

PRELIMINARY SITE INVESTIGATION REPORT

A graphic of a water drop falling into a pool of water, creating ripples. The drop is suspended in mid-air above the surface. The background is a solid blue color.

293-295 Mona Vale Road

St Ives NSW 2075

Opal HealthCare – November 2025



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PRELIMINARY SITE INVESTIGATION REPORT

293-295 Mona Vale Road
St Ives NSW 2075

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EXECUTIVE SUMMARY

Geo-Logix Pty Ltd was commissioned by Midson Group Pty Ltd on behalf of Opal Health Care to conduct a Preliminary Site Investigation (PSI) of the property located at 293-295 Mona Vale Road, St Ives 2075. Geo-Logix understands the PSI is required in support of a Development Application (DA) for the site.

The objective of the PSI was to establish whether activities have occurred on site which may have resulted in contamination of the land. The findings in this report are based on a site inspection conducted on 28 August 2025, a review of historical data and preliminary soil testing.

The site is made up of two irregular shaped plots with a total approximate area of 3,410 m². On site, there are two separate residential blocks: 293 Mona Vale Rd to the east, 295 Mona Vale Rd to the west. At the time of the inspection the site was vacant. Residential structures, gardens and concrete/brick driveways covered most of the site. A pool, tennis court occupied the north-eastern portion of the site.

The site history review indicates the site was used for small-scale agriculture/orcharding until 1960. In 1965, the site was subdivided into two lots (293 and 295 Mona Vale Road) with construction of a dwelling and backyard pool on each. A former dam observed in historical aerial photography may have been filled prior to the construction of the house on 293 Mona Vale Road. A tennis court was built on 295 Mona Vale Road in 1970.

The properties have remained largely unchanged to present day, with exception to extensions made to the dwelling on 293 Mona Vale Road in the late 1900s/early 2000s. The surrounding areas have a similar history with surrounding residential development increasing from the 1960s to 1980s.

The following potentially contaminating activities were identified:

- Application of pesticides associated with historical orcharding;
- Potential application of uncontrolled fill;

Preliminary environmental sampling and analysis was completed to screen for contaminants of potential concern (COPC) that may arise from the identified activities. Sampling of fill/topsoil and native clay was completed during a concurrent geotechnical investigation at three locations across the site.

The results of the PSI indicate potential sources of contamination have been identified as:

- Application of pesticides associated with historical orcharding; and
- Application of uncontrolled fill.

Preliminary soil sampling results indicate:

- No contamination was identified during the preliminary screening.
- The likelihood of significant widespread pesticide contamination associated with historical orcharding is considered low and is not considered to warrant further investigation.
- The likelihood that significant volumes of fill have been applied across the site is considered low. Site topography suggest there may be some minor filling associated with levelling of 295 Mona Vale Road in the western garden area, elevated pool areas and potential filled former dam under the dwelling of 293 Mona Vale Road.

The site is considered suitable for the proposed development, pending further investigation of the above mentioned areas of potential uncontrolled fill.

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Attachment B: 10.7 Planning Certificates

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1. INTRODUCTION

Geo-Logix Pty Ltd was commissioned by Midson Group Pty Ltd on behalf of Opal HealthCare to conduct a Preliminary Site Investigation (PSI) of the property located at 293 and 295 Mona Vale Road, St Ives 2075 (Figure 1). Geo-Logix understands that Opal Healthcare proposes to redevelop the site as a multi-storey residential aged care facility with basement, parking and landscape area (Attachment A).

The objective of the PSI was to establish whether activities have occurred on site which may have resulted in contamination of the land. The findings in this report are based on a site inspection conducted on 28 August 2025, a review of historical data and preliminary soil testing.

2. SITE INFORMATION AND ENVIRONMENTAL SETTING

Site Information	Details
Address	293-295 Mona Vale Road, St Ives NSW
Lot and Deposited Plan (DP)	Lot 6 DP215732, Lot 7 DP215732
Approximate Area	3410m ²
Zoning and Land Use (Attachment B)	R2 Low Density Residential
Surrounding Land Use	<p>North – Residential properties.</p> <p>South – Residential properties.</p> <p>East – Residential properties.</p> <p>West – Mona Vale Road, with residential properties and a church with associated community facilities beyond.</p>
Site Description (Attachment C – Photographic Log)	<p>Lot 6 DP215732 – 295 Mona Vale Road</p> <p>The site is irregular in shape, single storey house with fibro cement walls, pool and backyard in the eastern boundary of the site. Garden in the western portion of the site.</p> <p>The house is elevated above Mona Vale Road. It appears there may have been some filling associated with levelling the property, particularly in the western garden and the eastern pool area.</p> <p>Lot 7 DP215732 – 293 Mona Vale Road</p> <p>The site is irregular in shape. The single storey house comprises of swimming pool in the northwestern portion, tennis court in the northeastern part of the site with garden in the centre of the site. Mature trees were present on both side of the driveway.</p> <p>The pool area is elevated above the remainder of the property and maybe associated with some fill materials during construction.</p>
Topography and Elevation	The site is situated on a minor slope running from the north-west to the south-east. Site elevation ranges from 156-164 mAHD
Geology	Ashfield Shale – Black to light grey shale and laminate.
Acid Sulfate Soils	Based on the elevation and geology, Acid Sulfate Soils are not expected at the site.
Nearest Surface Water	A tributary to Middle Harbour Creek is located approximately 490m south-east of the site.

Site Information	Details
Regional Hydrogeology	Groundwater is expected to follow regional topography and flow towards the south.
Registered Bores	There is one registered bore within 500m of the site. This bore is located 100m southeast of the site inside a residential property and is used for domestic purposes.
Underground Utilities (Attachment D – Underground Utility Plans)	<p>Based on a Before You Dig (BYDA) search the following utilities are present and may act as conduits for contamination migration:</p> <ul style="list-style-type: none"> • Ausgrid electricity cable runs along the western boundary of 295 Mona Vale Road and runs into the driveway of 293 Mona Vale Road driveway. • Jemena gas services enter 295 Mona Vale Road from the west. • A stormwater main runs along the eastern side of Mona Vale Road outside the property boundary. • Optus, NBN and TPG conduit runs along the Mona Vale Road. • Sydney water mains are located along Mona Vale Rd outside the site boundary. Sewer mains are located within the western and southeastern site boundary. • Telstra conduits run along the western boundary of the site from east towards the centre of both lots.
Heritage	<p>There are few EPI heritage places located near the site</p> <ul style="list-style-type: none"> • Uniting Church Hall former Presbyterian church is located 29m northwest to the site. • St Ives public school building, few houses around the site are listed as heritage items.
Sensitive Receptors	<p>There are few sensitive receptors around the site,</p> <ul style="list-style-type: none"> • St Ives preschool kindergarten is located 500 m west to the site. • Lapwing Reserve is located 410 m southeast to the site. • Garrick Road Reserve is located 400 m west to the site. • Tributary of Middle Harbour Creek located 550 m southeast to the site. • Orchard early learning centre is located 350 m north to the site. • Garigal National Park is located 1 km west to the site.

3. SITE HISTORY

The following information has been reviewed to determine historical land use and assess the likelihood of potentially contaminating activities having occurred at the site:

- Ku-Ring-Gai Council Section 10.7 (2 & 5) Planning Certificate;
- Available public databases compiled in the Lotsearch Enviro Professional Report (Attachment E); and
- Historical aerial photographs.

3.1 Section 10.7 Planning Certificate

Review of Planning Certificates under Section 10.7 (2 & 5) of the *Environmental Planning and Assessment Act 1979* indicates the following for the subject properties:

Information under Section 10.7 (2 & 5)	Comment
Is the land subject to natural hazards (i.e. Bushfire, landslip, flooding, coastal protection, acid sulfate soil etc.)?	No
Does the land contain sensitive environmental receptors or habitat (i.e biodiversity certified land, native vegetation set asides, tree orders, conservation area, heritage items, etc.)?	No
Land contains premises listed on the Loose Fill Asbestos Insulation register	No
Is the land considered significantly contaminated within the meaning of the matters prescribed by section 59 (2) of the Contaminated Land Management (CLM) Act or subject to any management orders, voluntary management proposals, ongoing maintenance orders or site audit statements under the CLM Act?	No
Is the land proclaimed to be in a mine subsidence district?	No
Additional Information	Council's record identifies prior to urban settlement, large areas of Ku-ring-gai were used for agricultural and horticultural activities which may cause land contamination.

3.2 Public Database Search Results

A summary of the search result from publicly available databases is presented in the table below. Detailed search results are included in the attached Lotsearch report.

Database	Sites
Sites Notified as Contaminated to the EPA	939 m north – Ampol service station (formerly Caltex) at Mona Vale Road. This is not considered a potential offsite contamination source given its significant distance from the site. No others identified within 1km of the site.
Contaminated Land Record of Notice	None identified within 1km of site.
NSW EPA Licences	Current EPA licences: None identified within 1km of site.

Database	Sites
	Former EPA licences: <ul style="list-style-type: none"> Multiple formerly held licences for application of herbicides to waterways throughout NSW.
NSW EPA Clean UP and Penalty Notices	None identified within 1km of site.
Defence, Military Sites and UXO Areas	None identified within 2km of site.
Former Gasworks Sites	None identified within 2km of site.
National Liquid Fuel Facilities	939 m north – Ampol service station (formerly Caltex) at Mona Vale Road (previously identified).
PFAS Sites	None identified within 2km of site.
National Pollutant Inventory (NPI)	No activities identified within 2km of the site
Derelict Mines and Quarries	None identified within 500m of site.
Historical Landfills	None identified within 500m of site.
Industries, businesses, and activities that may cause contamination	None identified within 500 m of site
Historical businesses	<p>Historical map between 1917 and 1920 shows the site has been used for orchards</p> <p>Multiple historical businesses are recorded as being active along Mona Vale Road between the 1950s and 1990s. Precise address information is not available. Activities recorded relevant to potential land contamination include:</p> <ul style="list-style-type: none"> Motor service stations; Car, truck dealers; Welders; and Poultry farmers. <p>Based on aerial imagery, none of these appear to have been located in close proximity to the site and are therefore not considered potential sources of offsite contamination for the site.</p>

3.3 Aerial Photograph Review

Geo-Logix's review of historical aerial included in the attached DDI Report is summarised in the table below:

Year	Site	Surrounding Area
1930	The land has been used for orchards.	Mona Vale Road is located to the west of the site. The surrounding area is used for orchards.
1943	The site has been cleared of orchards/vegetation.	Residential properties built to the southwest and to the northwest of the site.
1951	The site appears similar to the previous photograph.	The site surrounding areas appear similar to the previous photograph.
1955, 1956	The site appears similar to the previous photograph.	The site surrounding areas appear similar to the previous photograph. A new residential property is developed to the south of the site.
1961	A small dam is present in the southern part of the site.	Earthworks associated with residential development observed southeast of the site.

Year	Site	Surrounding Area
1965	The site appears to have been divided into two separate residential properties. One residential house at the west and another house at the south of the site. At 295 Mona Vale Road a pool has been constructed at the rear of the house, and one at the north of 293 Mona Vale Road. The dam previously observed on the southern part of the site is now covered with the house on 293 Mona Vale Road and may been filled.	A new road (Flinders Avenue) is built to the southeast of the site.
1970	At 293 Mona Vale Road tennis court was built to the north of the site.	The site surrounding areas appear similar to the previous photograph.
1978	At 293 Mona Vale Road, a little gazebo/summer hut was built in-between swimming pool and tennis court.	The site surrounding areas appear similar to the previous photograph.
1982	The site appears similar to the previous photograph.	Mona Vale Road has been widened.
1986	The site appears similar to the previous photograph.	The site surroundings appear similar to the previous photograph.
1991	The site appears similar to the previous photograph.	The site surroundings appear similar to the previous photograph.
1994	The site appears similar to the previous photograph.	The site surroundings appear similar to the previous photograph.
2005	The site appears similar to the previous photograph.	The site surroundings appear similar to the previous photograph.
2014	The site appears similar to the previous photograph.	Development of residential property in the east of the site. The remainder of the site surroundings appear similar to the previous photograph.
2025	The site appears similar to the previous photograph.	The site surroundings appear similar to the previous photograph.

4. SITE HISTORY SUMMARY

The site history review indicates the site was used for small-scale agriculture/orcharding until 1960. In 1965, the site was subdivided into two lots (293 and 295 Mona Vale Road) with construction of a dwelling and backyard pool on each. A former dam observed in historical aerial photography may have been filled prior to the construction of the house on 293 Mona Vale Road. A tennis court was built on 295 Mona Vale Road in 1970.

The properties have remained largely unchanged to present day, with exception to extensions made to the dwelling on 293 Mona Vale Road in the late 1900s/early 2000s. The surrounding areas have a similar history with surrounding residential development increasing from the 1960s to 1980s.

5. POTENTIAL SITE CONTAMINATION

5.1 On-site Activities

Orcharding

The site has been used for orcharding and small scale agricultural use prior to residential development in the 1960s. There is potential for contamination to shallow soils associated with pesticide application. Contaminants of potential concern (COPC) comprise:

- Organochlorine pesticides (OCPs); and
- Heavy metals (As, Cd, Cr, Cu, Hg, Pb, Ni and Zn).

Fill of unknown origin

Observed topography of the site suggests there is potential for some minor application of uncontrolled fill for levelling, particularly around the western garden of 295 Mona Vale Road and pool areas in the central portion of the site. A former dam observed in historical aerial photography may have been filled prior to the construction of the house on 293 Mona Vale Road. COPC comprise:

- Petroleum hydrocarbons/total recoverable hydrocarbons (TRH);
- Benzene, toluene, ethylene, xylene, and naphthalene (BTEXN);
- Polycyclic aromatic hydrocarbons (PAHs)
- OCPs;
- Per- and polyfluoroalkyl substances (PFAS);
- Heavy metals; and
- Asbestos.

Hazardous Building Materials

Given the age of the residential dwellings it is recognised there is potential for the presence of hazardous building materials within current structures (lead based paint and asbestos) and may be required to be managed during demolition. Historical aerial photography suggests the land was free of building structures prior to the current residential dwellings constructed around 1965. The dwellings have largely remained same since, with some extensions to the dwelling on 295 Mona Vale Road. Given the absence significant demolition activities during this time, the likelihood of significant impact of hazardous building materials to shallow soil is considered low.

6. CONCEPTUAL SITE MODEL

For site contamination to present a risk to human health and the environment there has to be a link between the contaminant and the receptor as detailed below.



If any of the links do not exist contaminant exposure cannot occur. The conceptual model below was prepared based on the established site history, the potential distribution of COPC. It considers the proposed site use and current surrounding land uses.

Conceptual Site Model – Contaminants in Soil and Groundwater			
Relevant Exposure Pathways	Receptors		
	On-site users	Off-site users	Other
Soil Ingestion/Dermal Contact/Dust	✓	X	Terrestrial Ecology ✓
Inhalation of Vapours derived from Soil	✓	X	Trench worker ✓
Inhalation of Vapours Derived from Groundwater	X	X	--
Soils Leaching to Groundwater	X	X	Ongoing Groundwater Impact X
Groundwater Ingestion / Dermal Contact	X	X	Trench worker X
Groundwater Discharge to Surface Water	--	--	Aquatic ecosystem X
Comments			
X – exposure pathway incomplete no unacceptable risk ✓ – exposure pathway complete potential unacceptable risk, investigation is required -- – Not relevant			

7. DATA QUALITY OBJECTIVES

The objective of the preliminary intrusive soil testing was to screen for hazardous building material and fill-related contamination during a concurrent geotechnical investigation. The following section is restricted to investigation of contamination in this context only.

To achieve the objective, Geo-Logix has adopted the seven step Data Quality Objective (DQO) process as described in AS 4482.1–2005 and NEPC (2013).

Step 1: State the problem.

The site is proposed to be redeveloped as a residential aged care facility with basement level parking. Site history review has identified potential for land contamination arising from the following historical activities conducted at the site:

- Application of pesticides associated with historical orcharding; and
- Application of uncontrolled fill.

It is not known whether the site is suitable for the proposed redevelopment without remediation and/or management.

Step 2: Identify the decisions/goals of the study.

The objective of the study is to obtain preliminary data to assess whether site activities have resulted in contamination. The decision statement (null hypothesis) is: "No contamination has been detected during the preliminary soil investigation".

Step 3: Identify inputs into the decision.

- Identification of issues of potential environmental concern (Section 5).
- Appropriate identification of COPCs (Section 5).
- Preliminary soil/fill investigations, consisting of three boreholes and sampling during a concurrent geotechnical investigation.
- Laboratory analysis of samples for COPC.
- Appropriate quality assurance/control to confirm the reliability of the analytical data.
- Screening sample analytical results against appropriate site assessment criteria (SAC).

Step 4: Define the boundaries of the site.

The project boundary is defined as the area within the site boundary (Figure 2) to a maximum depth of 9 metres below grade (mbg).

Step 5: Develop a decision rule.

To accept the assessment decision, the results of soil sampling must comply with the following rules:

- No single sample exceeds the soil SAC.

Step 6: Specify acceptable limits on decision errors.

Where data is collected through expert assessment (judgemental) and convenience sampling (groundwater), we recognize the inherent limitations and potential for decision errors. Decision errors may occur based on biased or subjective expert judgments. To reduce potential errors on non-probability data and enhance reliability and validity of findings the following is implemented:

- Corroborate findings with additional data sources (multiple lines of evidence);
- Data quality review;
- Being cautious in interpreting results from non-probability samples; and
- Communicating uncertainties.

Step 7: Optimise the design for obtaining data.

This is achieved by sampling plan design in consideration of the available site history information, area of investigation, contaminant behaviour in the environment, and likely spatial distribution of contamination.

The field sampling methodology, sample preservation techniques, and laboratory analytical procedures must be appropriate to provide confidence in data quality so any comparison against assessment criteria can be considered reliable. This is achieved by defining and comparing results against the Data Quality Indicators (DQIs).

8. SITE ASSESSMENT CRITERIA

The primary reference for environmental site assessment in Australia is the Amended Assessment of Site Contamination (ASC) National Environmental Protection Measure (NEPM) 1999 (NEPC, 2013). This document includes soil, soil vapour and groundwater criteria for use in evaluating potential contamination risk to human health and the environment.

The application of these investigation levels and screening levels is subject to a range of limitations, and their selection and use must be in the context of the conceptual site model (CSM) relating to the nature and distribution of impacts and potential exposure pathways. Each relevant guideline is discussed further below and the adopted screening criteria are presented in summary sample analytical tables attached to this report.

8.1 Soil Assessment Criteria

NEPM Health Based Investigation Level A (HILs B)

HILs are Tier 1 risk based generic assessment criteria used for the assessment of potential risks to human health from chronic exposure to contaminants in soil. They are intentionally conservative and based on a reasonable worst-case scenario for generic land use settings including Residential (HILs A/B), Open Space / Recreational (HILs C) and Commercial Industrial (HILs D).

The site comprises a high-care aged residential facility which covers the majority of the site footprint with some minor landscaped gardens. Given the low likelihood of direct and frequent soil contact by residents and staff, the land use is most appropriately characterised as 'Residential with minimal soil access' (HIL B) under NEPM (2013) Schedule B7. HIL B criteria have therefore been applied for the purposes of this preliminary screening assessment.

NEPM Health Screening Levels A (HSLs B)

HSLs are Tier 1 risk based generic soil assessment criteria used for the assessment of potential risks to human health from chronic inhalation exposure of petroleum vapour emanating off petroleum contaminated soils (Vapour Risk). They are intentionally conservative and based on a reasonable worst-case scenario for generic soil types, contamination depth and land use settings including Residential (HSLs A/B), Open Space / Recreational (HSLs C) and Commercial Industrial (HSLs D). Sand HSLs A/B (0 <1 m) assessment criteria were adopted based on the proposed site use.

NEPM Management Limits

Soil management limits have been derived to avoid and minimise the following potential effects that may result from petroleum in soils:

- Formation of observable light non-aqueous phase liquids (LNAPL);
- Fire and explosive hazards; and
- Effects on buried infrastructure.

Management limits for residential/park use and sand were adopted based on the residential use of the site and geology encountered.

Ecological Assessment

Based on the following, soil ecological assessment was not considered warranted:

- Majority of the site is covered with building with very limited soil access; and
- There are no onsite sensitive ecological receptors.

8.2 Sampling Analysis Plan

Preliminary shallow soils sampling was completed as part of a geotechnical investigation at the same site. To screen for contamination potential associated with COPC identified at the site, samples were collected from fill/topsoil and native soil at 3 boreholes distributed across the site.

Soils sampling is considered non-systematic and has been opportunistically co-located with geotechnical boreholes. Sampling and intrusive investigation methodology is described below.

A groundwater well was installed for the purposes of hydrogeological assessment associated with the geotechnical investigation.

8.3 Investigation Methodology

Preparatory Works

- Preparation of a site-specific health, safety and environment plan and sampling plan for field-based work.
- Underground utilities clearance to confirm the suitability of proposed drilling locations.
- Proposed drilling locations were adjusted due to access limitations to certain locations.

Boreholes

- Boreholes were drilled using a solid stem auger on a truck-mounted drill rig. Holes were advanced using V-bit until refusal, then using tungsten carbide (TC) bit until TC-bit refusal.
- Boreholes for groundwater well installation were completed using V-bit and TC bit to a depth of 6 m. From 6 to 9 metres below ground (mbg), these holes were continued using NMLC coring. Borehole log is attached for reference. (Attachment F)
- Soil strata were logged in accordance with AS1726-2017.

Soil Sampling

- In each borehole, one sample was collected from topsoil/fill, and a second sample was collected from natural soil. Additional samples were collected for the concurrent geotechnical investigation.
- A fresh pair of gloves was used for the collection of each sample.
- Samples were packed into laboratory-provided sample containers tightly with minimal headspace then stored in an esky with ice.

8.4 Quality Assurance

The following quality assurance measures were adopted during soil sampling:

- Fresh disposable nitrile gloves were used for the collection of each sample.
- Sample jars were labelled using a permanent marker.
- Containers were stored on ice in an esky for transport. Between return from the field site and dispatch to the laboratory they were stored in a refrigerator.

A chain of custody form was prepared to accompany the esky to a NATA Accredited Laboratory for analysis of COPC.

9. INVESTIGATION RESULTS

9.1 Site Geology

The subsurface profile is described in the below table.

Type	Depths Encountered (m)	Description
FILL	0 – 0.3 m	Fill comprising gravelly sand was observed in boreholes BH8 and BH9, located along the driveway of 293 Mona Vale Road. A concrete pavement had been installed in the ground surface along the driveway.
TOPSOIL	0 – 0.2 m	Topsoil was observed in MW1. It was silty sand, dark brown, dense, fine grained, and moist.
NATIVE SOIL	0.2 – 3.1	Subsoils were most commonly fine to medium grained sand, stiff, medium plasticity, grey, red, yellow or brown in colour. Some deeper subsoils, immediately overlying bedrock, contained weathered shale gravel.
BEDROCK	1.7+	Siltstone was encountered in all boreholes. Degree of weathering decreased with depth. Siltstones were white to light grey in colour. Cored siltstone was slightly weathered, low strength, and fine to medium grained, with visible, often angled bedding.

9.2 Soil Analytical Results

Soil analytical results are summarised in Table 1 to Table 4. Laboratory reports are presented in Attachment G.

Petroleum Hydrocarbons

Petroleum hydrocarbons were not detected in soil at concentrations greater than the SAC in any soil sample analysed with exception of F3 and F4 in sample BH8/0.14-0.2 (62 mg/kg) exceeded the LOR criteria but did not exceed Soil sample criteria (Table 1).

PAHs

PAHs were not detected in soil at concentrations greater than laboratory reporting limits in any soil sample analysed (Table 2).

OCPs

OCPs were not detected in soil at concentrations greater than laboratory reporting limits in any soil sample analysed (Table 3).

Heavy Metals

Heavy metals were not detected in soil at concentrations greater than the adopted assessment criteria in any soil sample analysed (Table 4).

Asbestos

Asbestos was not observed on the site surface or during drilling at the locations investigated.

10. PRELIMINARY WASTE CLASSIFICATION

Laboratory results for preliminary shallow soil sampling were compared to the following criteria:

- Waste Classification Criteria: NSW Environmental Protection Authority (EPA) *Waste Classification Guidelines – Part 1: Classification of Waste (2014)*.

Tables summarising laboratory results and comparing to waste classification criteria can be found in Attachment H.

10.1 Preliminary Waste Classification Laboratory Results

TRH and BTEXN

TRH and BTEX were not detected at concentrations greater than CT1 criteria for General Soil Waste (Attachment H — Table 1).

PAHs

PAHs were not detected at concentrations greater than CT1 criteria for General Soil Waste (Attachment H — Table 2).

OCPs

OCPs were not detected at concentrations greater than CT1 criteria for General Soil Waste (Attachment H — Table 3).

Heavy Metals

Heavy metals were not detected at concentrations greater than CT1 criteria for General Soil Waste (Attachment H – Table 4), with the exception of Nickel in sample BH8/0.14-0.2 (62 mg/kg). The

concentration did not exceed SCC1 criteria for General Solid Waste and leachate testing for nickel in sample B8/0.14-0.2 did not exceed TCLP criteria.

10.2 Preliminary Waste Classification

Preliminary results suggest that topsoil and fill at the site will be classifiable as General Solid Waste (non-putrescible). Detailed waste classification testing is required at the time of construction. Underlying subsoils and rock are likely to be classifiable as Virgin Excavated Natural Material (VENM).

11. CONCLUSIONS

The results of the PSI indicate potential sources of contamination have been identified as:

- Application of pesticides associated with historical orcharding; and
- Application of uncontrolled fill.

Preliminary soil sampling results indicate:

- No contamination was identified during the preliminary screening.
- The likelihood of significant widespread pesticide contamination associated with historical orcharding is considered low and is not considered to warrant further investigation.
- The likelihood that significant volumes of fill have been applied across the site is considered low. Site topography suggests there may be some minor filling associated with levelling of 295 Mona Vale Road in the western garden area, elevated pool areas and potential filled former dam under the dwelling of 293 Mona Vale Road.

The site is considered suitable for the proposed development, pending further investigation of the above-mentioned areas of potential uncontrolled fill.

12. LIMITATIONS

Preparation of this report

Geo-Logix has prepared this report with the diligence, care and skill which a reasonable person would expect from a reputable contaminated land consultant and in accordance with the environmental regulatory authority and industry standards, guidelines and assessment criteria referred to in this report.

Including, as explained below, this report is subject to limitations, and its use is subject to conditions.

Limited scope of this report

This report sets out the findings of a preliminary site investigation by Geo-Logix in relation to the potential presence of contamination at the Site. Because of the limited scope of the investigation documented in this report, further investigations are required before any conclusions can be drawn, in relation to:

- (a) Whether contamination is impacting the Site, and if so, the nature or extent of that contamination;
- (b) Whether any contamination within the Site presents a risk to human health or the environment, or otherwise impacts the development potential of the Site;
- (c) The suitability of the Site for any use or development; or
- (d) The nature of any remediation works warranted.

Proper use of this report

This report should be read in full, and no section of the report may be used or relied on in isolation or taken as representative of the report as a whole.

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Given the nature of asbestos, and the difficulties involved in identifying asbestos fibres, despite the exercise of all reasonable due care and diligence, thorough investigations may not always reveal its presence in either buildings or fill. Even if asbestos has been tested for and those tests' results do not reveal the presence of asbestos at those specific points of sampling, asbestos or asbestos containing materials may still be present at the Site, particularly if fill has been imported at any time, buildings constructed prior to 1980 have been demolished on the Site or materials from such buildings have been disposed of on the Site.

Where the Scope of Works does not include offsite investigations, Geo-Logix provides no warranty as to offsite conditions, including the extent if any to which substances in the Site may be emanating off site, and if so whether any adjoining sites have been or may be impacted by contamination originating from the Site.

Where the Scope of Works does not include the investigation, sampling, monitoring or other testing of groundwater in, on or under the Site, Geo-Logix provides no warranty or representation as to the quality of groundwater on the Site or the actual or potential migration of contamination in groundwater across or off the Site.

Subsurface site conditions are typically heterogeneous, and may change with time. Samples taken from different points on the Site may not enable inferences to be drawn about the condition of areas of the Site significantly removed from the sample points, or about the condition of any part of the Site whatsoever, in particular where the proposed inferences are to be drawn a long time after the date of the report

Geo-Logix also assumes no liability for any changes in industry standards, guidelines or environmental criteria after the date of this report.

13. REFERENCES

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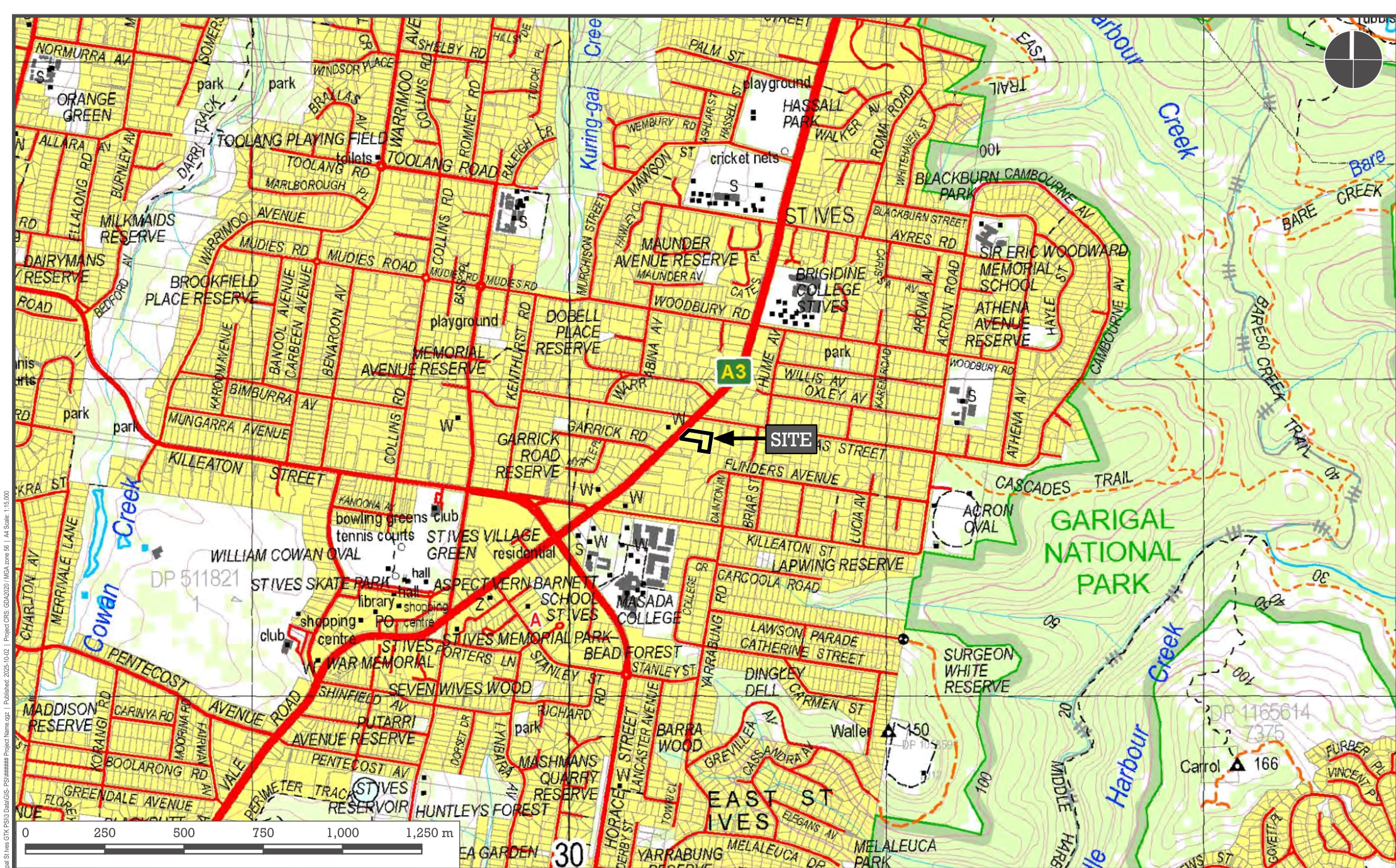
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FIGURES



SITE LOCATION

Preliminary Site Investigation
 293-295 Mona Vale Road, St Ives NSW

Project No. 2501056 **Figure 1**



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Filepath: Z:\06_Progect\2501056 NSW Qdal St Ives GTC\F310 Data\GIS PC\Map\Map Project Name.gxd | Published: 2025-10-02 | Project CRS: GDA2020 MGA zone 56 | A4 Scale: 1:15,000



KEY

- Site Boundary
- Borehole Locations
- Groundwater Monitoring Well Locations

0 10 20 30 40 50 m



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SITE MAP

Preliminary Site Investigation
 293-295 Mona Vale Road, St Ives NSW

Project No. 2501056

Figure 2

Filepath: Z:\06_Progect\2501056 NSW Deal St Ives GTR PS103 Data\GSE_PSI\###. Project Name: gzt | Published: 2025-06-17 | Project CRS: GDA2020 | MGA zone 56 | AA Scale: 1:1,000

TABLES

Table 1 : Summary of Soil Analytical Data - Petroleum Hydrocarbons

Preliminary Site Investigation

Project No.: 2501056

293-295 Mona Vale Road

St Ives NSW 2075

	Criteria 1	Criteria 2	Criteria 3	Criteria 4	Sample ID	MW1/0-0.2	BH8/0.14-0.2	BH9/0.3-0.5
		Management	ESLs	EILS	Depth (m)	0.0-0.2	0.14-0.2	0.3-0.5
	HILs - B	Limits	Urban Res	Urban	Type	Clay	Fill	Clay
		Res/Park	Coarse Soil	Residential	Date	28/08/2025	29/08/2025	29/08/2025
TRH C ₆ -C ₁₀	-	800	-	-		< 20	< 20	< 20
TRH C ₆ -C ₁₀ less BTEX (F1)	-	-	180	-		< 20	< 20	< 20
TRH >C ₁₀ -C ₁₆	-	1,000	-	-		< 50	< 50	< 50
TRH >C ₁₀ -C ₁₆ less Naphthalene (F2)	-	-	120	-		< 50	< 50	< 50
TRH >C ₁₆ -C ₃₄	-	3,500	300	-		< 100	260	< 100
TRH >C ₃₄ -C ₄₀	-	10,000	2,800	-		< 100	320	< 100
Benzene	-	-	50	-		< 0.1	< 0.1	< 0.1
Toluene	-	-	85	-		< 0.1	< 0.1	< 0.1
Ethylbenzene	-	-	70	-		< 0.1	< 0.1	< 0.1
m&p-Xylenes	-	-	-	-		< 0.2	< 0.2	< 0.2
o-Xylene	-	-	-	-		< 0.1	< 0.1	< 0.1
Xylenes - Total	-	-	105	-		< 0.3	< 0.3	< 0.3
Naphthalene (MAH)	-	-	-	170		< 0.5	< 0.5	< 0.5

Notes:

Criteria 1 = NEPC (1999) Amended, 'B' Residential Health Investigation Levels for soil contaminants.

Criteria 2 = NEPC (1999) Amended, Residential and parkland Management Limits for TPH fractions in soil, fine material.

Criteria 3 = NEPC (1999) Amended, Ecological Screening Levels for urban residential/public open space, coarse soil.

Criteria 4 = NEPC (1999) Amended, Ecological Investigation Levels for urban residential/public open space, minimum ACLs.

Total concentrations in mg/kg

- = assessment criteria not available

< # or ND = analyte(s) not detected in excess of laboratory reporting limit

-- = sample not analysed

Bold/red indicates exceedance of assessment criteria

Table 2 : Summary of Soil Analytical Data - Polyaromatic Hydrocarbons

Preliminary Site Investigation

Project No.: 2501056

293-295 Mona Vale Road

St Ives NSW 2075

	Criteria 1	Criteria 2	Criteria 3	Criteria 4	Sample ID	MW1/0-0.2	BH8/0.14-0.2	BH9/0.3-0.5
		HSLs - D	ESLs	EILS	Depth (m)	0.0-0.2	0.14-0.2	0.3-0.5
	HILs - B	Sand	Urban Res	Urban	Type	Clay	Fill	Clay
		0 to <1 m	Coarse Soil	Residential	Date	28/08/2025	29/08/2025	29/08/2025
Acenaphthene	-	-	-	-		< 0.5	< 0.5	< 0.5
Acenaphthylene	-	-	-	-		< 0.5	< 0.5	< 0.5
Anthracene	-	-	-	-		< 0.5	< 0.5	< 0.5
Benz(a)anthracene	-	-	-	-		< 0.5	< 0.5	< 0.5
Benzo(a)pyrene	-	-	33'	-		< 0.5	< 0.5	< 0.5
Benzo(b&j)fluoranthene	-	-	-	-		< 0.5	< 0.5	< 0.5
Benzo(g,h,i)perylene	-	-	-	-		< 0.5	< 0.5	< 0.5
Benzo(k)fluoranthene	-	-	-	-		< 0.5	< 0.5	< 0.5
Chrysene	-	-	-	-		< 0.5	< 0.5	< 0.5
Dibenz(a,h)anthracene	-	-	-	-		< 0.5	< 0.5	< 0.5
Fluoranthene	-	-	-	-		< 0.5	< 0.5	< 0.5
Fluorene	-	-	-	-		< 0.5	< 0.5	< 0.5
Indeno(1.2.3-cd)pyrene	-	-	-	-		< 0.5	< 0.5	< 0.5
Naphthalene	-	NL	-	170		< 0.5	< 0.5	< 0.5
Phenanthrene	-	-	-	-		< 0.5	< 0.5	< 0.5
Pyrene	-	-	-	-		< 0.5	< 0.5	< 0.5
Benzo(a)pyrene TEQ	4	-	-	-		0.6	0.6	0.6
Total PAH	400	-	-	-		< 0.5	< 0.5	< 0.5

Notes:

Criteria 1 = NEPC (1999) Amended, 'B' Residential Health Investigation Levels for soil contaminants.

Criteria 2 = NEPC (1999) Amended, 'D' Commercial/industrial Soil Health Screening Levels for vapour intrusion, sand 0 to <1m.

Criteria 3 = NEPC (1999) Amended, Ecological Screening Levels for urban residential/public open space, coarse soil.

Criteria 4 = NEPC (1999) Amended, Ecological Investigation Levels for urban residential/public open space, minimum ACLs.

Total concentrations in mg/kg

- = assessment criteria not available

NL = not limiting

'CRC CARE 2017 Technical Report n. 39 'Risk-Based Management and Remediation Guidance for benzo(a)pyrene.

< # or ND = analyte(s) not detected in excess of laboratory reporting limit

-- = sample not analysed

Bold/red indicates exceedance of assessment criteria

Table 3 : Summary of Soil Analytical Data - Organochlorine Pesticides

Preliminary Site Investigation

Project No.: 2501056

293-295 Mona Vale Road

St Ives NSW 2075

	Criteria 1	Criteria 2	Sample ID	MW1/0-0.2	BH8/0.14-0.2	BH9/0.3-0.5
		EILS	Depth (m)	0.0-0.2	0.14-0.2	0.3-0.5
	HILs - B	Urban	Type	Clay	Fill	Clay
		Residential	Date	28/08/2025	29/08/2025	29/08/2025
4.4'-DDD	-	-		< 0.05	< 0.5	< 0.05
4.4'-DDE	-	-		< 0.05	< 0.5	< 0.05
4.4'-DDT	-	180		< 0.05	< 0.5	< 0.05
a-BHC	-	-		< 0.05	< 0.5	< 0.05
Aldrin	-	-		< 0.05	< 0.5	< 0.05
b-BHC	-	-		< 0.05	< 0.5	< 0.05
Chlordanes - Total	90	-		< 0.1	< 1	< 0.1
d-BHC	-	-		< 0.05	< 0.5	< 0.05
Dieldrin	-	-		< 0.05	< 0.5	< 0.05
Endosulfan I	-	-		< 0.05	< 0.5	< 0.05
Endosulfan II	-	-		< 0.05	< 0.5	< 0.05
Endosulfan sulphate	-	-		< 0.05	< 0.5	< 0.05
Endrin	20	-		< 0.05	< 0.5	< 0.05
Endrin aldehyde	-	-		< 0.05	< 0.5	< 0.05
Endrin ketone	-	-		< 0.05	< 0.5	< 0.05
g-BHC (Lindane)	-	-		< 0.05	< 0.5	< 0.05
Heptachlor	10	-		< 0.05	< 0.5	< 0.05
Heptachlor epoxide	-	-		< 0.05	< 0.5	< 0.05
Hexachlorobenzene	15	-		< 0.05	< 0.5	< 0.05

Notes:

Criteria 1 = NEPC (1999) Amended, 'B' Residential Health Investigation Levels for soil contaminants.

Criteria 2 = NEPC (1999) Amended, Ecological Investigation Levels for urban residential/public open space, minimum ACLs.

Total concentrations in mg/kg

- = assessment criteria not available

< # or ND = analyte(s) not detected in excess of laboratory reporting limit

-- = sample not analysed

Bold/red indicates exceedance of assessment criteria

ATTACHMENT A

LEGEND:

- GATE
- PREMIUM SINGLE
- LARGE SINGLE
- LIFT
- NURSE STATION / BRIEFING ROOM
- FOH
- CORRIDOR
- BOH, MEN/TEL, STORAGE, SERVICES
- CANOPY - EXISTING MAJOR TREE TO BE RETAINED
- CANOPY - EXISTING TREE TO BE RETAINED
- SHRUB - EXISTING SHRUB TO BE RETAINED
- SRC - EXISTING TREE TO BE RETAINED
- TCE - EXISTING TREE TO BE RETAINED
- NEW TREES
- E.O. - E.O.F. EXTERNAL SIGNAGES



TOTAL SITE AREA	12,743 sqm
210 BEDS @	61 sqm/ BED
LOWER GROUND (CARPARK)	
TOTAL BED = 26	HOME A 14 HOME B 12
GROUND FLOOR	
TOTAL BED = 43	HOME C 14 HOME D 14 HOME E 15
LEVEL 01 (MAIN ENTRY)	
TOTAL BED = 66 dividing into 33 & 33	HOME F 15 HOME G 18 HOME H 7 HOME I 15 HOME J 11
LEVEL 02	
TOTAL BED = 46	HOME K 10 HOME L 12 HOME M 13 HOME N 11
LEVEL 03	
TOTAL BED = 29	HOME O 6 HOME P 12 HOME Q 11
TOTAL NUMBER OF BEDS	210

- MODIFICATIONS**
1. BASEMENT EXTENDED TO INCREASE CAR PARKING SPACES
 2. HOME A CONVERTED INTO MCN
 3. BOH - KITCHEN LAUNDRY, WASTE ROOM AREA AMENDED
 4. MINOR ADJUSTMENTS TO INTERNAL COMMUNAL AREA
 5. MINOR ADJUSTMENT TO LANDSCAPE DESIGN FOR COURTYARD A
 6. MINOR ADJUSTMENT TO LANDSCAPE DESIGN FOR COURTYARD A, SOUTHERN SETBACK TO REFLECT THE REMOVAL OF TERRACES FROM HOME A.

NOTE:
REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN DETAILS.



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OPAL ST IVES BOTANICA

Drawing Title

LOWER GROUND LEVEL

Scale: As indicated

Drawing Created (date): 14/10/22

Drawing Created (by): HW

Plotted and checked by: HW

Verified: NT

Approved: LMC

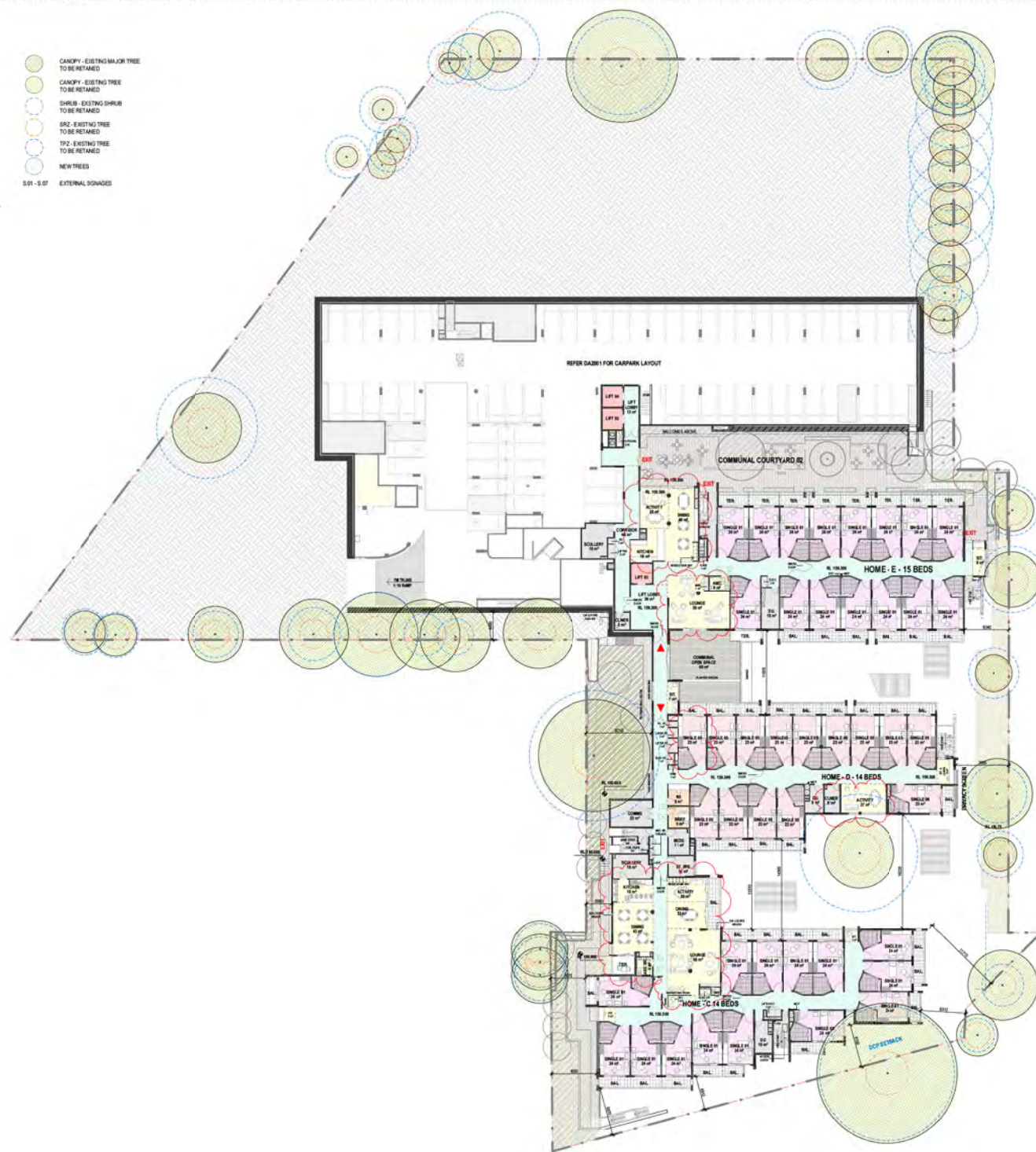
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A241932 DA 2001

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LEGEND:

- DATE
- PREMIUM SINGLE
- LARGE SINGLE
- LIFT
- NURSE STATION / BRIEFING ROOM
- FOH
- CORRIDOR
- BOILER ROOMS, STORAGE, SERVICES
- CANOPY - EXISTING MAJOR TREE TO BE RETAINED
- CANOPY - EXISTING TREE TO BE RETAINED
- SHRUB - EXISTING SHRUB TO BE RETAINED
- SRC - EXISTING TREE TO BE RETAINED
- T22 - EXISTING TREE TO BE RETAINED
- NEW TREES
- EXTERNAL SIGNAGES



TOTAL SITE AREA	12,743 sqm
210 BEDS @	61sqm/ BED
LOWER GROUND (CARPARK)	
TOTAL BED = 26	
GROUND FLOOR	
TOTAL BED = 43	
HOME A	14
HOME B	12
HOME C	14
HOME D	14
HOME E	15
LEVEL 01 (MAIN ENTRY)	
TOTAL BED = 66	
dividing into 33 & 33	
HOME F	15
HOME G	18
HOME H	7
HOME I	15
HOME J	11
LEVEL 02	
TOTAL BED = 46	
HOME K	10
HOME L	12
HOME M	13
HOME N	11
LEVEL 03	
TOTAL BED = 29	
HOME O	6
HOME P	12
HOME Q	11
TOTAL NUMBER OF BEDS	210

MODIFICATIONS
 1. MINOR ADJUSTMENT TO INTERNAL COMMUNAL AREAS
 2. MINOR ADJUSTMENT TO BEDROOMS

NOTE:
 REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN DETAILS.



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 team architect Lee-Marie Carigen 7560
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OPAL ST IVES BOTANICA

Drawing Title	
GROUND LEVEL	
Scale	As indicated
Drawing Created (date)	14/10/22
Drawing Created (By)	HN
Plotted and checked by	HN
Verified	NT
Approved	LMC
Project No.	Drawing No.
	Issue

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LEGEND:

- DATE
- PREMIUM SINGLE
- LARGE SINGLE
- LIFT
- NURSE STATION / BRIEFING ROOM
- FOH
- CORRIDOR
- BOILER ROOMS, STORAGE SERVICES
- CANOPY - EXISTING MAJOR TREE TO BE RETAINED
- CANOPY - EXISTING TREE TO BE RETAINED
- SHRUB - EXISTING SHRUB TO BE RETAINED
- SRC - EXISTING TREE TO BE RETAINED
- TYP - EXISTING TREE TO BE RETAINED
- NEW TREES
- S.01 - S.07 EXTERNAL SIGNAGES



TOTAL SITE AREA 12,743 sqm
210 BEDS @ 61sqm/ BED

Level	Home	Beds
LOWER GROUND (CARPARK)	HOME A	14
	HOME B	12
	TOTAL BED = 26	
	GROUND FLOOR	
	TOTAL BED = 43	
LEVEL 01 (MAIN ENTRY)	HOME C	14
	HOME D	14
	HOME E	15
	TOTAL BED = 66	
	dividing into 33 & 33	
	HOME F	15
LEVEL 02	HOME G	18
	HOME H	7
	HOME I	15
	HOME J	11
	TOTAL BED = 46	
	HOME K	10
LEVEL 03	HOME L	12
	HOME M	13
	HOME N	11
	HOME O	6
	TOTAL BED = 29	
TOTAL NUMBER OF BEDS		210

- MODIFICATIONS**
1. HOME I ADDED
 2. HOME J ADDED
 3. COMMUNAL AREAS AMENDED
 4. WELLNESS CENTRE AMENDED

NOTE:
REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN DETAILS.



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Project Title

OPAL ST IVES BOTANICA

Drawing Title

LEVEL 01

Scale As indicated

Drawing Created (date) 14/10/22

Drawing Created (By) HN

Plotted and checked by HN

Verified NT

Approved LMC

Project No. Drawing No. Issue

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LEGEND:

- GATE
- PREMIUM SINGLE
- LARGE SINGLE
- LIFT
- NURSE STATION / BRIEFING ROOM
- FOH
- CORRIDOR
- SOULMATEL STORAGE SERVICES
- CANOPY - EXISTING MAJOR TREE TO BE RETAINED
- CANOPY - EXISTING TREE TO BE RETAINED
- SHRUBS - EXISTING SHRUB TO BE RETAINED
- SRC - EXISTING TREE TO BE RETAINED
- T2 - EXISTING TREE TO BE RETAINED
- NEW TREES
- S.O. - S.O. EXTERNAL SIGNAGES



TOTAL SITE AREA 12,743 sqm
 210 BEDS @ 61 sqm/ BED

LOWER GROUND (CARPARK)	HOME A	14
TOTAL BED = 26	HOME B	12
GROUND FLOOR	HOME C	14
	HOME D	14
	HOME E	15
	HOME F	15
	HOME G	18
LEVEL 01 (MAIN ENTRY)	HOME H	7
	HOME I	15
	HOME J	11
LEVEL 02	HOME K	10
	HOME L	12
	HOME M	13
	HOME N	11
LEVEL 03	HOME O	6
	HOME P	12
	HOME Q	11
TOTAL NUMBER OF BEDS		210

- MODIFICATIONS**
1. HOME M ADDED
 2. HOME N ADDED
 3. COMMUNAL AREAS AMENDED
 4. HOME K ADDED

NOTE:

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN DETAILS.



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Project Title

OPAL ST IVES BOTANICA

Drawing Title

LEVEL 02

Scale As indicated

Drawing Created (date) 08/26/22

Drawing Created (by) HW

Plotted and checked by HW

Verified HT

Approved LMC

Project No Drawing No 2005

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1/11/2025 6:44:12 PM

LEGEND:

- GATE
- FRSHM SINGLE
- LARGE SINGLE
- LIFT
- NURSE STATION / BREASTING ROOM
- FOH
- CORRIDOR
- BOV/MENTAL STORAGE SERVICES
- CANOPY - EXISTING MAJOR TREE TO BE RETAINED
- CANOPY - EXISTING TREE TO BE RETAINED
- SHRUB - EXISTING SHRUB TO BE RETAINED
- SRC - EXISTING TREE TO BE RETAINED
- TPE - EXISTING TREE TO BE RETAINED
- NEW TREES
- S.O. - S.O.T
- EXTERNAL SIGNAGES



TOTAL SITE AREA 12,743 sqm
 210 BEDS @ 61sqm/ BED

LOWER GROUND (CARPARK)	HOMEA	14
TOTAL BED = 26	HOME B	12
GROUND FLOOR	HOME C	14
TOTAL BED = 43	HOME D	14
	HOME E	15
LEVEL 01 (MAIN ENTRY)	HOME F	15
TOTAL BED = 66	HOME G	18
dividing into 33 & 33	HOME H	7
	HOME I	15
	HOME J	11
LEVEL 02	HOME K	10
TOTAL BED = 46	HOME L	12
	HOME M	13
	HOME N	11
LEVEL 03	HOME O	6
TOTAL BED = 29	HOME P	12
	HOME Q	11
TOTAL NUMBER OF BEDS		210

MODIFICATIONS
 1. HOME P ADDED
 2. HOME Q ADDED
 3. COMMUNAL AREA'S AMENDED

NOTE:
 REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN DETAILS.



S4.55 SUBMISSION

Project Manager
 Midson Group Pty Ltd
 Suite 7, 33 Alexandra Street
 Hunters Hill NSW 2110

BCA
Formga1
 Level 2, 33 Yong Street
 Rockdale NSW 2218

Structural & Civil
Henry & Hymas
 Suite 2/51, 628 Pacific Highway
 Gordon NSW 2072

Building Services
JHA
 Level 25, 101 Miller Street
 North Sydney NSW 2060

Client
OPAL HealthCare
 Level 11, 420 George Street
 Sydney NSW 2000

GROUP GSA
 Group GSA Pty Ltd ABN 76 002 113 779
 Level 7, 80 William St East Sydney NSW
 Australia, 2011
 www.groupgsa.com
 T +61 2 9361 4144 F +61 2 9332 3458
 architecture interior design urban design landscape
 town planning landscape architecture
 Project Title

OPAL ST IVES BOTANICA

Drawing Title
 LEVEL 03

Scale As indicated

Drawing Created (date) 08/17/16

Drawing Created (by) HW

Plotted and checked by HW

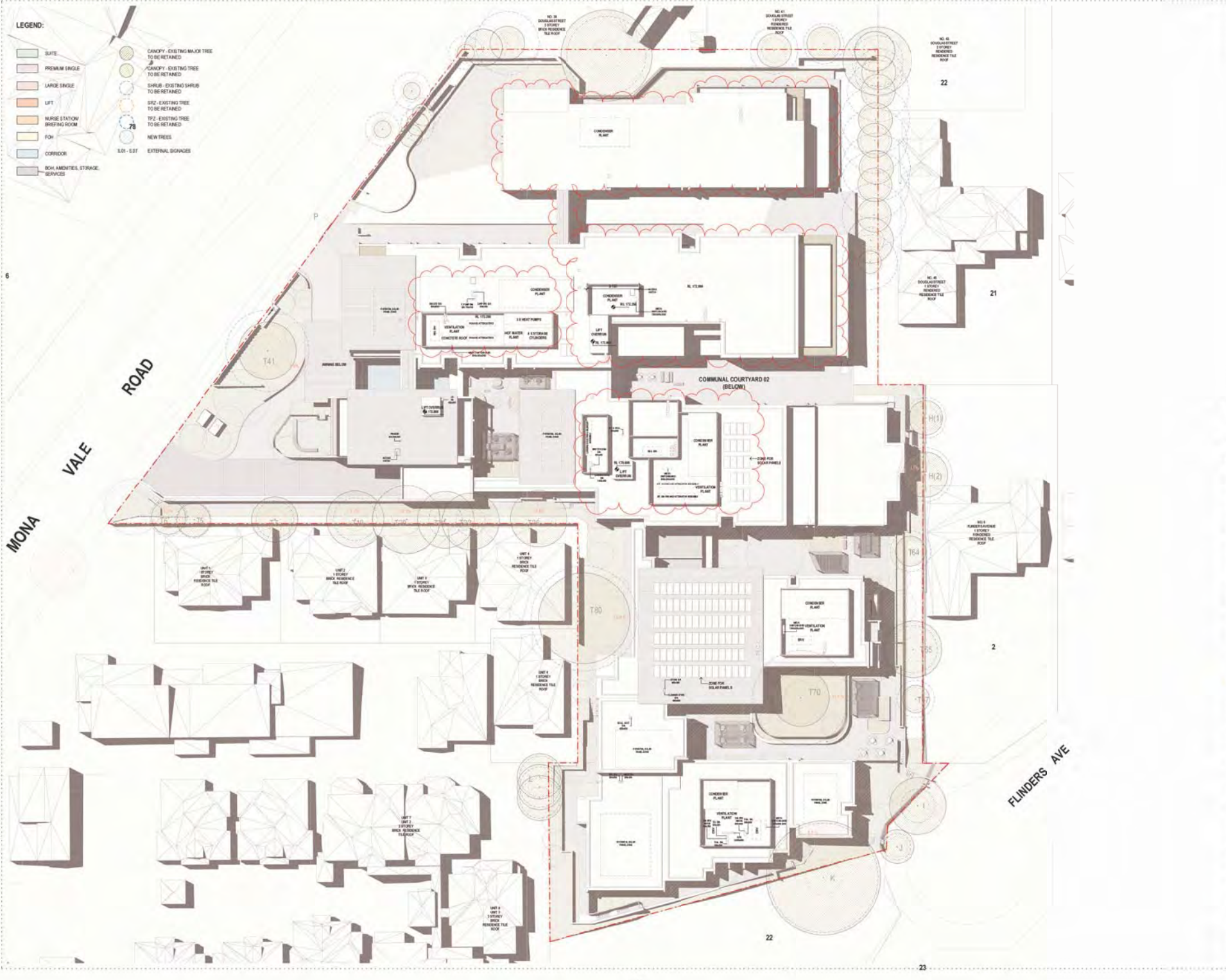
Verified HT

Approved LMC

Project No Drawing No. 16100

A241932 DA 2007

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 Do not scale drawings. Use Squared Dimensions.



Issue	Description	Date
A	SEDA	27.03.24
B	RFI RESPONSE	18.04.24
C	FOR COORDINATION	23.05.25
D	FOR INFORMATION	28.05.25
E	FOR INFORMATION	31.05.25
F	FOR INFORMATION	07.11.25
G	DRAFT SEDA MODIFICATION	11.11.25
H	SEDA MODIFICATION	17.11.25



S4.55 SUBMISSION

- Project Manager**
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 Architecture interior design urban design landscape
 from architect Lee-Marie Camgen 1969
 Group Title

OPAL ST IVES BOTANICA

Drawing Title	
Scale	As indicated
Drawing Created (date)	11/28/25
Drawing Created (by)	Author
Plotted and checked by	Designer
Verified	Checker
Approved	Approver
Project No	Drawing No

A241932 DA 2008 H

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 Do not scale drawings. Use Figure Dimensions.

ATTACHMENT B

PLANNING

CERTIFICATE

818 Pacific Highway, Gordon NSW 2072

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E krg@krg.nsw.gov.au

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ABN 86 408 856 411



UNDER SECTION 10.7 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PROPERTY DETAILS

Address: 293 Mona Vale Road ST IVES NSW 2075

Lot Description: Lot 7 DP 215732

CERTIFICATE DETAILS

Certificate No: ePC4070/25 **Certificate Date:** 04/09/2025

Certificate Type: Section 10.7(2) & (5)

APPLICANT DETAILS

REF: 2501056

Geo-Logix Pty Ltd
Building Q2, Level 3
WARRIEWOOD NSW 2102

BACKGROUND INFORMATION

This certificate provides information on how a property (such as land, a house, a commercial building, etc.) may be used and the limits on its development. The certificate contains information Council is aware of through its records and environmental plans with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 10.7 of the Environmental Planning and Assessment Act.

**THE FOLLOWING INFORMATION IS ISSUED UNDER SECTION 10.7(2)
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

**MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 –
ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION, 2021.**

1. Names of relevant planning instruments and development control plans

(1) Which environmental planning instruments apply to the carrying out of development on this land?

Ku-ring-gai Local Environmental Plan 2015 as published on the NSW Legislation Website on 5 March 2015.

State Environmental Planning Policy (Sustainable Buildings) 2022.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021
State Environmental Planning Policy (Housing) 2021.

(2) Which proposed environmental planning instruments apply to the carrying out of development on this land? (Including planning proposals and proposed environmental planning instruments that are or have been the subject of community consultation or on public exhibition under the E. P. & A. Act).

There are no proposed environmental planning instruments that apply to this land.

(3) Which development control plans apply to the carrying out of development on this land?

Ku-ring-gai Development Control Plan

SPECIAL NOTE: A development control plan adds further detail to local environmental plans and may address issues such as building design, car parking, landscaping etc. Copies of the Plans are available from Council.

(4) Which draft development control plans apply to the carrying out of development on this land? (Including draft development control plans that are or have been the subject of community consultation or on public exhibition under the E. P. & A. Act).

There are no draft development control plans that apply to this land

2. Zoning and land use under relevant local environmental plans (other than a SEPP or proposed SEPP)

(a) What is the zoning of this property and the relevant environmental planning instrument?

(i) Low Density Residential

(ii) R2

under the provisions of Ku-ring-gai Local Environmental Plan 2015.

(b) (i) What does not require development consent under the above environmental planning instrument?

Home occupations.

Note: Please refer to the provisions for Exempt and Complying Development as described in Part 3 of Ku-ring-gai Local Environmental Plan 2015.

(ii) What does require development consent under the above environmental planning instrument?

Bed and breakfast accommodation; Building identification signs, Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Tank-based aquaculture; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings.

(iii) What is prohibited under the above environmental planning instrument?

Any development not specified in item (b)(i) or (b)(ii)

(iv) What is the proposed zoning of this property and the relevant proposed environmental planning instrument?

Not applicable. There are no proposed environmental planning instruments that relate to this matter.

(v) What does not require development consent under the above proposed environmental planning instrument?

Not applicable. There are no proposed environmental planning instruments that relate to this matter.

(vi) What does require development consent under the above proposed environmental planning instrument?

Not applicable. There are no proposed environmental planning instruments that relate to this matter.

(vii) What is prohibited under the above proposed environmental planning instrument?

Not applicable. There are no proposed environmental planning instruments that relate to this matter.

(d) Do any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land?

There are no provisions in Ku-ring-gai Local Environmental Plan 2015 that regulate minimum dimension sizes for the erection of a dwelling house on this property.

(e) Is the land in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.

No.

(f) Is the land in a conservation area?

No.

***SPECIAL NOTE:** A conservation area is a place of historic and aesthetic value to the community. It contains a number of elements of significance, such as a historic subdivision layout, a pattern of building "footprints" within each street block, buildings of historic and architectural importance, road alignments, trees, gutters and kerb edges which all combine to create a sense of place that is worth keeping. Council's Heritage Planner can provide you with more information on this matter.*

(g) Is an item of environmental heritage situated on the land?

No.

***SPECIAL NOTE:** You are advised that the consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

3. Contribution plans

(1) Which contribution plans or draft contribution plans apply to this land under the Act, Division 7.1?

Ku-ring-gai Contributions Plan 2010 (s7.11).
Ku-ring-gai Council Section 7.12 Local Levy Contributions Plan 2023

(2) Is the land in a region within the meaning of the Act, Division 7.1 Subdivision 4?

Yes. The subject land is within Greater Sydney to which the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2023 applies.

(3) Is the land in a special contributions area to which a continued s7.23 determination applies??

No

***SPECIAL NOTE:** A s7.11 or s7.12 contributions plan outlines the financial costs Council levies if land is developed and Council believes the development will require additional infrastructure such as parks, roads etc. Copies of both the s7.11 and the s7.12 contributions plans are available on Council's website.*

4. Complying development

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

*(**Special Note:** It is your responsibility to ensure that you comply with any other general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to do so may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid).*

Container Recycling Facilities Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land.

Demolition Code

Complying development under the Demolition Code **may** be carried out on the land.

Fire Safety Code

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

General Development Code

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

Housing Code

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

Housing Alterations Code

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

Low Rise Housing Diversity Code

Development specified in the Low Rise Housing Diversity Code is not complying development under that code if the development is:

- (a) for the purposes of dual occupancies, and*
- (b) carried out on land in Zone R2 Low Density Residential, and*
- (c) permitted with development consent under State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 12 but not under another environmental planning instrument.*

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

Pattern Book Development Code

Development specified in the Pattern Book Development Code is not complying development under that code if the development is:

- (a) for the purposes of dual occupancies, and*
- (b) carried out on land in Zone R2 Low Density Residential, and*
- (c) permitted with development consent under State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 12 but not under another environmental planning instrument.*

Complying development under the Pattern Book Development Code **may** be carried out on the land.

Subdivision Code

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

5. Exempt development

The extent to which the land is land on which exempt development may or may not be carried out under each of the codes for complying development because of the provisions of clauses 1.16(1)(b1)-(d) or 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and if exempt development may not be carried out on that land the reason why it may not be carried out under those clauses

Exempt development **may** be carried out on the land.

6. Affected building notices and building product rectification orders

(1) *Is there any affected building notice of which council is aware that is in force in respect of the land?*

No.

(2) *Is there any building product rectification order of which council is aware that is in force in respect of the land and has not been fully complied with?*

No.

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

No.

SPECIAL NOTE: The terms "affected building notice" and "building product rectification order" have the same meaning as in the Building Products (Safety) Act 2017.

7. Land reserved for acquisition

Do any environmental planning instruments or proposed environmental planning instruments referred to in clause 1 make provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act?

No.

8. Road widening and road realignment

Is the land affected by any road widening or road realignment under the Roads Act, any environmental planning instrument or any resolution of council?

No.

9. Flood related development controls information

Is the land or part of the land within the flood planning area and subject to flood related development controls?

No.(Unknown)

The flood risk of this land has not yet been mapped. Unmapped locations may also be subject to flood related development controls

Is the land or part of the land between the flood planning area and the probable maximum flood and subject to flood related development controls?

No.(Unknown)

The flood risk of this land has not yet been mapped. Unmapped locations may also be subject to flood related development controls

SPECIAL NOTE: Flood planning area has the same meaning as in the Floodplain Development Manual. Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

Probable maximum flood has the same meaning as in the Floodplain Development Manual.

10. Council and other public authority policies on hazard risk restrictions.

Is the land affected by a policy adopted by council, or by any other public authority required to be referred to in a planning certificate, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, contamination, acid sulphate soils or other risk (other than flooding)?

No.

Note: A review of Council's readily available records has been conducted to identify previous land uses that may have caused land contamination. This review did not reveal any reason for contamination of this property. However, prior to urban settlement, sizeable areas of Ku-ring-gai were covered by agricultural and horticultural activities. These uses are listed in the Managing Land Contamination Planning Guidelines as activities that may cause contamination. If you are concerned about possible contamination of the site you should make your own investigations regarding the condition of this property.

11. Bush fire prone land

Is the land bush fire prone land?

No.

SPECIAL NOTE: Bush fire prone land is defined in section 4 of the Environmental Planning and Assessment Act 1979 as meaning "land recorded for the time being as bushfire prone land on a bush fire prone land map for the area". The "area" is the local government area of Ku-ring-gai.

12. Loose-fill asbestos insulation

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

NSW Fair Trading has not provided Council with written confirmation that this property is listed on the Loose-Fill Asbestos Insulation Register.

SPECIAL NOTE: Some residential homes located in the Ku-ring-gai Local Government Area have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

For further information about the Loose-fill asbestos Public Register contact NSW Fair Trading. Tel: 13 32 20 or www.loosefillasbestos.nsw.gov.au.

13. Mine subsidence

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

No. Council has not been notified that the land is subject to such a proclamation.

14. Paper subdivision information

Is the land, land subject to a development plan adopted by a relevant authority, land proposed to be subject to a consent ballot or land subject to a subdivision order?

Not applicable.

SPECIAL NOTE: Words and expressions used in this item have the same meaning as Part 10 of the Environmental Planning and Assessment Regulation 2021. And Assessment Act 1979, Schedule 7

15. Property vegetation plans

Is the land, land to which a property vegetation plan under Native Vegetation Act 2003 applies?

Council has not been notified that the land is subject to an approved property vegetation plan.

16. Biodiversity stewardship sites

Is the land, land that is a biodiversity stewardship site under a biodiversity stewardship agreement under part 5 of the Biodiversity Conservation Act 2016?

Council has not been notified that the land is biodiversity stewardship land.

SPECIAL NOTE: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

17. Biodiversity certified land

Is the land, land that is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016?

Council has not been notified that the land is biodiversity certified land.

SPECIAL NOTE: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

18. Orders under Trees (Disputes between Neighbours) Act 2006

Is the land, subject to an order under the Tree (Disputes between neighbours) Act 2006 to carry out work in relation to a tree on the land?

Council has not been notified that the land is subject to such an order.

19. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Not applicable. This matter does not apply to land within Ku-ring-gai Local Government Area.

20. Western Sydney Aerotropolis

Not Applicable. This matter does not apply to land within Ku-ring-gai Local Government Area.

21. Development consent conditions for seniors housing

Is there a current site compatibility certificate (seniors housing), of which council is aware, in respect of proposed development on the land issued under clause 24 of the repealed State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004?

The land is not subject to such a current site compatibility certificate (seniors housing) of which Council is aware.

SPECIAL NOTE: State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 repealed on 26 November 2021 by State Environmental Planning Policy (Housing) 2021

22. Site Compatibility certificates and development consent conditions for affordable housing

Is there a current site compatibility certificate (affordable housing), of which council is aware, in respect of proposed development on the land issued under clause 39 of State Environmental Planning Policy (Housing) 2021?

The land is not subject to such a current site compatibility certificate (affordable housing) of which Council is aware.

23. Water or sewerage services

Is there, or is there to be, water or sewerage services provided to the land under the Water Industry Competition Act 2006?

Council is not aware of any such water or sewerage services provided to the land.

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

24. Special entertainment precincts

Is the land or part of the land in a special entertainment precinct within the meaning of the Local Government Act 1993, section 202B?

The land is not located in a special entertainment precinct within the meaning of the Local Government Act 1993, section 202B.

The following matters are prescribed by Section 59(2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate.

(a) *Is the land to which this certificate relates significantly contaminated land within the meaning of that Act?*

No.

(b) *Is the land to which this certificate relates subject to a management order within the meaning of that Act?*

No.

(c) *Is the land to which this certificate relates subject to an approved voluntary management proposal within the meaning of that Act?*

No.

(d) *Is the land to which this certificate relates subject to an ongoing maintenance order within the meaning of that Act?*

No.

(e) *Is the land of which this certificate relates subject to a site audit statement within the meaning of the Act?*

No.

SPECIAL NOTE: *If you have any concerns about land contamination beyond the information described in this certificate, you should contact the NSW Environmental Protection Authority. Tel: 131 555 or email info@environment.nsw.gov.au.*

THE FOLLOWING INFORMATION IS ISSUED UNDER SECTION 10.7(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Land Slip or Subsidence:

Council records do not have sufficient information to indicate land slip or subsidence is likely to restrict development on this land. However, some lots in Ku-ring-gai Local Government Area contain filling and/or road batters which may be subject to settlement and require special consideration in the design of foundations.

Flooding:

Council has commenced the Middle Harbour North Catchment Flood Study which applies to this property. Please contact council for study updates or to see if this may restrict the development of the land.

Please note: The flood study reports or flood certificate report will provide further detail about the location, extent and nature of flooding on the lot.

For further information please see <https://www.krg.nsw.gov.au/floodrisk>

SPECIAL NOTE: *The Department of Planning and Environment and the Department of Commerce have not indicated any private property which may be affected by flooding of major rivers or creeks in the Ku-ring-gai Local Government Area.*

Loose-fill asbestos insulation:

Some residential homes located in the Ku-ring-gai Local Government Area have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

For further information about the Loose-fill asbestos Public Register please contact NSW Fair Trading. Tel:13 32 20 or www.loosefillasbestos.nsw.gov.au.

Contamination:

Council records do not have sufficient information relating to any previous uses of this land to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

Threatened species, populations and ecological communities:

This land may contain threatened species, populations and ecological communities listed under the *Biodiversity Conservation Act 2016 (NSW)* and or the *Environment Protection Biodiversity Conservation Act 1999* (Commonwealth). For more information contact NSW Office of Environment and Heritage Tel: 131 555 or the Australian Government Department of Environment and Energy Tel: 1800 803 772.

This land may contain one or more of the following endangered or critically endangered ecological communities listed under Schedule 2 of the *Biodiversity Conservation Act 2016 (NSW)*:

Blue Gum High Forest in the Sydney Basin Bioregion,
Coastal Saltmarsh in the New South Wales North Coast, Sydney Basin and South East Corner Bioregions,
Coastal Upland Swamp in the Sydney Basin Bioregion,
Duffys Forest Ecological Community in the Sydney Basin Bioregion,
Swamp Oak Floodplain Forest of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions,
Sydney Turpentine Ironbark Forest.

For more information contact NSW Department of Environment & Heritage. Tel:131 555 or email info@environment.nsw.gov.au <<mailto:info@environment.nsw.gov.au>>



David Marshall
General Manager

PLANNING

CERTIFICATE

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W www.krg.nsw.gov.au

ABN 86 408 856 411



UNDER SECTION 10.7 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PROPERTY DETAILS

Address: 295 Mona Vale Road ST IVES NSW 2075

Lot Description: Lot 6 DP 215732

CERTIFICATE DETAILS

Certificate No: ePC4071/25 **Certificate Date:** 04/09/2025

Certificate Type: Section 10.7(2) & (5)

APPLICANT DETAILS

REF: 2501056

Geo-Logix Pty Ltd
Building Q2, Level 3
WARRIEWOOD NSW 2102

BACKGROUND INFORMATION

This certificate provides information on how a property (such as land, a house, a commercial building, etc.) may be used and the limits on its development. The certificate contains information Council is aware of through its records and environmental plans with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 10.7 of the Environmental Planning and Assessment Act.

**THE FOLLOWING INFORMATION IS ISSUED UNDER SECTION 10.7(2)
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

**MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 –
ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION, 2021.**

1. Names of relevant planning instruments and development control plans

(1) Which environmental planning instruments apply to the carrying out of development on this land?

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State Environmental Planning Policy (Sustainable Buildings) 2022.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021
State Environmental Planning Policy (Housing) 2021.

(2) Which proposed environmental planning instruments apply to the carrying out of development on this land? (Including planning proposals and proposed environmental planning instruments that are or have been the subject of community consultation or on public exhibition under the E. P. & A. Act).

There are no proposed environmental planning instruments that apply to this land.

(3) Which development control plans apply to the carrying out of development on this land?

Ku-ring-gai Development Control Plan

SPECIAL NOTE: A development control plan adds further detail to local environmental plans and may address issues such as building design, car parking, landscaping etc. Copies of the Plans are available from Council.

(4) Which draft development control plans apply to the carrying out of development on this land? (Including draft development control plans that are or have been the subject of community consultation or on public exhibition under the E. P. & A. Act).

There are no draft development control plans that apply to this land

2. Zoning and land use under relevant local environmental plans (other than a SEPP or proposed SEPP)

(a) What is the zoning of this property and the relevant environmental planning instrument?

(i) Low Density Residential

(ii) R2

under the provisions of Ku-ring-gai Local Environmental Plan 2015.

(b) (i) What does not require development consent under the above environmental planning instrument?

Home occupations.

Note: Please refer to the provisions for Exempt and Complying Development as described in Part 3 of Ku-ring-gai Local Environmental Plan 2015.

(ii) What does require development consent under the above environmental planning instrument?

Bed and breakfast accommodation; Building identification signs, Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Tank-based aquaculture; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings.

(iii) What is prohibited under the above environmental planning instrument?

Any development not specified in item (b)(i) or (b)(ii)

(iv) What is the proposed zoning of this property and the relevant proposed environmental planning instrument?

Not applicable. There are no proposed environmental planning instruments that relate to this matter.

(v) What does not require development consent under the above proposed environmental planning instrument?

Not applicable. There are no proposed environmental planning instruments that relate to this matter.

(vi) What does require development consent under the above proposed environmental planning instrument?

Not applicable. There are no proposed environmental planning instruments that relate to this matter.

(vii) What is prohibited under the above proposed environmental planning instrument?

Not applicable. There are no proposed environmental planning instruments that relate to this matter.

(d) Do any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land?

There are no provisions in Ku-ring-gai Local Environmental Plan 2015 that regulate minimum dimension sizes for the erection of a dwelling house on this property.

(e) Is the land in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.

No.

(f) Is the land in a conservation area?

No.

***SPECIAL NOTE:** A conservation area is a place of historic and aesthetic value to the community. It contains a number of elements of significance, such as a historic subdivision layout, a pattern of building "footprints" within each street block, buildings of historic and architectural importance, road alignments, trees, gutters and kerb edges which all combine to create a sense of place that is worth keeping. Council's Heritage Planner can provide you with more information on this matter.*

(g) Is an item of environmental heritage situated on the land?

No.

***SPECIAL NOTE:** You are advised that the consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

3. Contribution plans

(1) Which contribution plans or draft contribution plans apply to this land under the Act, Division 7.1?

Ku-ring-gai Contributions Plan 2010 (s7.11).
Ku-ring-gai Council Section 7.12 Local Levy Contributions Plan 2023

(2) Is the land in a region within the meaning of the Act, Division 7.1 Subdivision 4?

Yes. The subject land is within Greater Sydney to which the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2023 applies.

(3) Is the land in a special contributions area to which a continued s7.23 determination applies??

No

***SPECIAL NOTE:** A s7.11 or s7.12 contributions plan outlines the financial costs Council levies if land is developed and Council believes the development will require additional infrastructure such as parks, roads etc. Copies of both the s7.11 and the s7.12 contributions plans are available on Council's website.*

4. Complying development

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

*(**Special Note:** It is your responsibility to ensure that you comply with any other general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to do so may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid).*

Container Recycling Facilities Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land.

Demolition Code

Complying development under the Demolition Code **may** be carried out on the land.

Fire Safety Code

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

General Development Code

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

Housing Code

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

Housing Alterations Code

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

Low Rise Housing Diversity Code

Development specified in the Low Rise Housing Diversity Code is not complying development under that code if the development is:

- (a) for the purposes of dual occupancies, and*
- (b) carried out on land in Zone R2 Low Density Residential, and*
- (c) permitted with development consent under State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 12 but not under another environmental planning instrument.*

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

Pattern Book Development Code

Development specified in the Pattern Book Development Code is not complying development under that code if the development is:

- (a) for the purposes of dual occupancies, and*
- (b) carried out on land in Zone R2 Low Density Residential, and*
- (c) permitted with development consent under State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 12 but not under another environmental planning instrument.*

Complying development under the Pattern Book Development Code **may** be carried out on the land.

Subdivision Code

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

5. Exempt development

The extent to which the land is land on which exempt development may or may not be carried out under each of the codes for complying development because of the provisions of clauses 1.16(1)(b1)-(d) or 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and if exempt development may not be carried out on that land the reason why it may not be carried out under those clauses

Exempt development **may** be carried out on the land.

6. Affected building notices and building product rectification orders

(1) *Is there any affected building notice of which council is aware that is in force in respect of the land?*

No.

(2) *Is there any building product rectification order of which council is aware that is in force in respect of the land and has not been fully complied with?*

No.

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

No.

SPECIAL NOTE: The terms "affected building notice" and "building product rectification order" have the same meaning as in the Building Products (Safety) Act 2017.

7. Land reserved for acquisition

Do any environmental planning instruments or proposed environmental planning instruments referred to in clause 1 make provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act?

No.

8. Road widening and road realignment

Is the land affected by any road widening or road realignment under the Roads Act, any environmental planning instrument or any resolution of council?

No.

9. Flood related development controls information

Is the land or part of the land within the flood planning area and subject to flood related development controls?

No.(Unknown)

The flood risk of this land has not yet been mapped. Unmapped locations may also be subject to flood related development controls

Is the land or part of the land between the flood planning area and the probable maximum flood and subject to flood related development controls?

No.(Unknown)

The flood risk of this land has not yet been mapped. Unmapped locations may also be subject to flood related development controls

SPECIAL NOTE: Flood planning area has the same meaning as in the Floodplain Development Manual. Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005. Probable maximum flood has the same meaning as in the Floodplain Development Manual.

10. Council and other public authority policies on hazard risk restrictions.

Is the land affected by a policy adopted by council, or by any other public authority required to be referred to in a planning certificate, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, contamination, acid sulphate soils or other risk (other than flooding)?

No.

Note: A review of Council's readily available records has been conducted to identify previous land uses that may have caused land contamination. This review did not reveal any reason for contamination of this property. However, prior to urban settlement, sizeable areas of Ku-ring-gai were covered by agricultural and horticultural activities. These uses are listed in the Managing Land Contamination Planning Guidelines as activities that may cause contamination. If you are concerned about possible contamination of the site you should make your own investigations regarding the condition of this property.

11. Bush fire prone land

Is the land bush fire prone land?

No.

SPECIAL NOTE: Bush fire prone land is defined in section 4 of the Environmental Planning and Assessment Act 1979 as meaning "land recorded for the time being as bushfire prone land on a bush fire prone land map for the area". The "area" is the local government area of Ku-ring-gai.

12. Loose-fill asbestos insulation

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

NSW Fair Trading has not provided Council with written confirmation that this property is listed on the Loose-Fill Asbestos Insulation Register.

SPECIAL NOTE: Some residential homes located in the Ku-ring-gai Local Government Area have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

For further information about the Loose-fill asbestos Public Register contact NSW Fair Trading. Tel: 13 32 20 or www.loosefillasbestos.nsw.gov.au.

13. Mine subsidence

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

No. Council has not been notified that the land is subject to such a proclamation.

14. Paper subdivision information

Is the land, land subject to a development plan adopted by a relevant authority, land proposed to be subject to a consent ballot or land subject to a subdivision order?

Not applicable.

SPECIAL NOTE: Words and expressions used in this item have the same meaning as Part 10 of the Environmental Planning and Assessment Regulation 2021. And Assessment Act 1979, Schedule 7

15. Property vegetation plans

Is the land, land to which a property vegetation plan under Native Vegetation Act 2003 applies?

Council has not been notified that the land is subject to an approved property vegetation plan.

16. Biodiversity stewardship sites

Is the land, land that is a biodiversity stewardship site under a biodiversity stewardship agreement under part 5 of the Biodiversity Conservation Act 2016?

Council has not been notified that the land is biodiversity stewardship land.

SPECIAL NOTE: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

17. Biodiversity certified land

Is the land, land that is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016?

Council has not been notified that the land is biodiversity certified land.

SPECIAL NOTE: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

18. Orders under Trees (Disputes between Neighbours) Act 2006

Is the land, subject to an order under the Tree (Disputes between neighbours) Act 2006 to carry out work in relation to a tree on the land?

Council has not been notified that the land is subject to such an order.

19. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Not applicable. This matter does not apply to land within Ku-ring-gai Local Government Area.

20. Western Sydney Aerotropolis

Not Applicable. This matter does not apply to land within Ku-ring-gai Local Government Area.

21. Development consent conditions for seniors housing

Is there a current site compatibility certificate (seniors housing), of which council is aware, in respect of proposed development on the land issued under clause 24 of the repealed State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004?

The land is not subject to such a current site compatibility certificate (seniors housing) of which Council is aware.

SPECIAL NOTE: State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 repealed on 26 November 2021 by State Environmental Planning Policy (Housing) 2021

22. Site Compatibility certificates and development consent conditions for affordable housing

Is there a current site compatibility certificate (affordable housing), of which council is aware, in respect of proposed development on the land issued under clause 39 of State Environmental Planning Policy (Housing) 2021?

The land is not subject to such a current site compatibility certificate (affordable housing) of which Council is aware.

23. Water or sewerage services

Is there, or is there to be, water or sewerage services provided to the land under the Water Industry Competition Act 2006?

Council is not aware of any such water or sewerage services provided to the land.

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

24. Special entertainment precincts

Is the land or part of the land in a special entertainment precinct within the meaning of the Local Government Act 1993, section 202B?

The land is not located in a special entertainment precinct within the meaning of the Local Government Act 1993, section 202B.

The following matters are prescribed by Section 59(2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate.

(a) *Is the land to which this certificate relates significantly contaminated land within the meaning of that Act?*

No.

(b) *Is the land to which this certificate relates subject to a management order within the meaning of that Act?*

No.

(c) *Is the land to which this certificate relates subject to an approved voluntary management proposal within the meaning of that Act?*

No.

(d) *Is the land to which this certificate relates subject to an ongoing maintenance order within the meaning of that Act?*

No.

(e) *Is the land of which this certificate relates subject to a site audit statement within the meaning of the Act?*

No.

SPECIAL NOTE: *If you have any concerns about land contamination beyond the information described in this certificate, you should contact the NSW Environmental Protection Authority. Tel: 131 555 or email info@environment.nsw.gov.au.*

THE FOLLOWING INFORMATION IS ISSUED UNDER SECTION 10.7(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Land Slip or Subsidence:

Council records do not have sufficient information to indicate land slip or subsidence is likely to restrict development on this land. However, some lots in Ku-ring-gai Local Government Area contain filling and/or road batters which may be subject to settlement and require special consideration in the design of foundations.

Flooding:

Council has commenced the Middle Harbour North Catchment Flood Study which applies to this property. Please contact council for study updates or to see if this may restrict the development of the land.

Please note: The flood study reports or flood certificate report will provide further detail about the location, extent and nature of flooding on the lot.

For further information please see <https://www.krg.nsw.gov.au/floodrisk>

SPECIAL NOTE: *The Department of Planning and Environment and the Department of Commerce have not indicated any private property which may be affected by flooding of major rivers or creeks in the Ku-ring-gai Local Government Area.*

Loose-fill asbestos insulation:

Some residential homes located in the Ku-ring-gai Local Government Area have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

For further information about the Loose-fill asbestos Public Register please contact NSW Fair Trading. Tel:13 32 20 or www.loosefillasbestos.nsw.gov.au.

Contamination:

Council records do not have sufficient information relating to any previous uses of this land to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

Threatened species, populations and ecological communities:

This land may contain threatened species, populations and ecological communities listed under the *Biodiversity Conservation Act 2016 (NSW)* and or the *Environment Protection Biodiversity Conservation Act 1999* (Commonwealth). For more information contact NSW Office of Environment and Heritage Tel: 131 555 or the Australian Government Department of Environment and Energy Tel: 1800 803 772.

This land may contain one or more of the following endangered or critically endangered ecological communities listed under Schedule 2 of the *Biodiversity Conservation Act 2016 (NSW)*:

Blue Gum High Forest in the Sydney Basin Bioregion,
Coastal Saltmarsh in the New South Wales North Coast, Sydney Basin and South East Corner Bioregions,
Coastal Upland Swamp in the Sydney Basin Bioregion,
Duffys Forest Ecological Community in the Sydney Basin Bioregion,
Swamp Oak Floodplain Forest of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions,
Sydney Turpentine Ironbark Forest.

For more information contact NSW Department of Environment & Heritage. Tel:131 555 or email info@environment.nsw.gov.au <<mailto:info@environment.nsw.gov.au>>



David Marshall
General Manager

ATTACHMENT C

PRELIMINARY SITE INVESTIGATION

293-295 Mona Vale Road, St Ives NSW



Plate 1 – Remote operated gate to enter 293 Mona Vale Road. The view is towards the east.



Plate 2 – Remote operated gate to enter 295 Mona Vale Road. The view is towards the southeast.



Plate 3 – View of 293 Mona Vale Road from the north.



Plate 4 – View of the concrete driveway at 293 Mona Vale Road.



Plate 5 – View of the house from tennis court in the northeast corner of site.

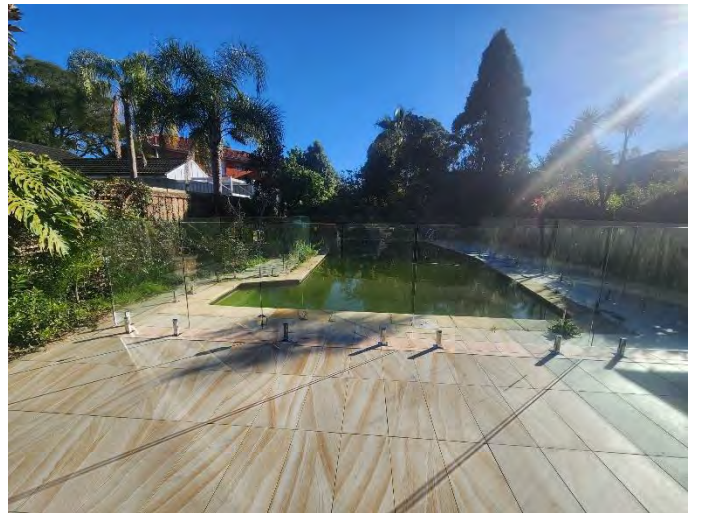


Plate 6 – View of the swimming pool in 293 Mona Vale Road.

PRELIMINARY SITE INVESTIGATION

293-295 Mona Vale Road, St Ives NSW



Plate 7 – View along the eastern side of 293 Mona Vale Road. Window frame was found on the ground during the time of site inspection.



Plate 8 – View of a summer house with stairs located between the tennis court and swimming pool at 293 Mona Vale Road.



Plate 9 – View of the tennis court with metal fence.



Plate 10 –view of concrete driveway at 293 Mona Vale Road.



Plate 11 – View of the groundwater bore well MW1.



Plate 12 – View of the residence 295 Mona Vale Road

PRELIMINARY SITE INVESTIGATION

293-295 Mona Vale Road, St Ives NSW



Plate 13 – View of swimming pool and backyard at 295 Mona Vale Road.



Plate 14 – View of shed adjacent to house (295 Mona Vale Road).

ATTACHMENT D

Client name: Opal Healthcare
Project name: Opal St Ives GTK PSI
Project Number: 2501056
Location: 289-293 Mona Vale Rd, St Ives NSW 2075

Position: E: 330362.55
 N: 6266810.32
Datum: 56H
Ground Surface Elevation (mAHD): 163.5

Date: : 28/08/2025
Drill Rig Supplier: Fico Group Pty Ltd
Drilling Method: Canter Truck
Logged/Checked: HM/CB









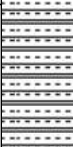
Drilling Method	Depth (m)	Elevation (mAHD)	Water	Samples	Soil Origin	Classification Code	Graphic Log	Moisture	Material Description	Remarks
										Observations / Comments
V-Bit	0.14				Non-Soil	CCT			Non-Soil - Concrete	Elevation estimated from site survey.
	0.3			BH8/0.14-0.2	Fill	F		M	Fill Gravelly SAND dark brown, medium grained, medium sized gravel, trace low plasticity clay, moist. CLAY CI: stiff, medium plasticity, orange brown, inorganic, moist.	
V-Bit	1	163.0			Natural	CI		M		
				BH8/0.6-0.9						
V-Bit	1.7	162.0			Residual	CL		M	CLAY CL: stiff, low plasticity, orange mottled with light grey, inorganic, moist, with extremely weathered gravelly shale.	
				BH8/1.7-1.9						
TC-Bit	2.3	161.0	During Drilling		Rock	SLT		M	SILTSTONE: distinctly weathered, very low strength, dark brownish red, fine grained, moist.	V-Bit refusal at 2.3
				BH8/2.8-3					As above, but greyish brown.	
TC-Bit	3.5	160.0			Rock	SLT		M		
				BH8/4.3-4.5					As above, but wet.	Resistance during drilling between this depth
	5	158.0			Rock	SLT			High and low resistance while drilling between this depth.	
BH8 Terminated at 6 m										

Sample Type D Disturbed UD Undisturbed B Bulk R Representative C Continuous ASB Asbestos Groundwater In Out During Drilling Stabilised	Field Tests PID Photo Ionisation Detector PP Pocket Penetrometer (kPa) SPT Standard Penetration Test DCP Dynamic Cone Penetration	Moisture D Dry SLM Slightly Moist M Moist D Dry Hydrocarbon odour H High M Medium L Low Z Zero	Geo-Logix Pty Ltd Building Q2, Level 3 Unit 2309 / Daydream Street Warriewood NSW 2102 www.geo-logix.com.au 02 9979 1722
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Client name: Opal Healthcare
Project name: Opal St Ives GTK PSI
Project Number: 2501056
Location: 289-293 Mona Vale Rd, St Ives NSW 2075

Position: E: 330407.65
 N: 6266805.18
Datum: 56H
Ground Surface Elevation (mAHD): 163.0

Date: : 29/08/2025
Drill Rig Supplier: Fico Group Pty Ltd
Drilling Method: Canter Truck
Logged/Checked: HM/CB

Drilling Method	Depth (m)	Elevation (mAHD)	Water	Samples	Soil Origin	Classification Code	Graphic Log	Moisture	Material Description	Remarks
										Observations / Comments
V-Bit	0.14		During Drilling		Non-Soil	CCT			Non-Soil - Concrete	Elevation estimated from site survey.
	0.3			BH9/0.14-0.25	Fill	F		M	Fill Gravelly SAND dark brown, medium grained, medium sized gravel, moist.	
				BH9/0.3-0.5	Natural	CI		M	CLAY CL: stiff, medium plasticity, orange mottled with light brown, inorganic, moist.	
				BH9/0.6-0.8						
	1	162.0								
		1.2				Natural	CL		M	CLAY CL: stiff, low plasticity, orange mottled with light grey, inorganic, moist.
	1.6		BH9/1.3-1.5	Natural	CL		M	As above, but yellowish grey mottled with red.		
TC-Bit	2	161.0	During Drilling		Rock	SLT		M	SILTSTONE: distinctly weathered, very low strength, light grey with light brown, moist.	V-Bit refusal
		2.8		BH9/2.8-3	Rock	SLT		W	As above, but dark grey with brown, wet.	Resistance encountered while drilling at this depth
		3.9			Rock	SLT		W	As above, but light brown.	
	4	159.0		BH9/4.3-4.5	Rock	SLT		W		
								BH9 Refusal at 4.6 m		



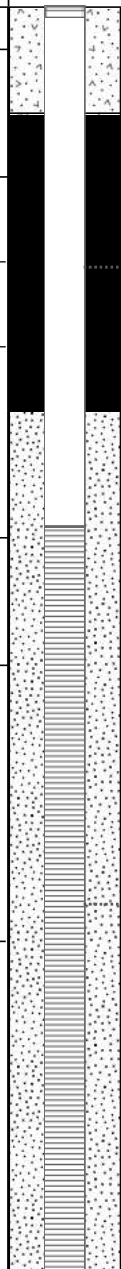









<p>Sample Type</p> <p>D Disturbed</p> <p>UD Undisturbed</p> <p>B Bulk</p> <p>R Representative</p> <p>C Continuous</p> <p>ASB Asbestos</p> <p>Groundwater</p> <p>▶ In</p> <p>◀ Out</p> <p>⚠ During Drilling</p> <p>⚡ Stabilised</p>	<p>Field Tests</p> <p>PID Photo Ionisation Detector</p> <p>PP Pocket Penetrometer (kPa)</p> <p>SPT Standard Penetration Test</p> <p>DCP Dynamic Cone Penetration</p>	<p>Moisture</p> <p>D Dry</p> <p>SLM Slightly Moist</p> <p>M Moist</p> <p>D Dry</p> <p>Hydrocarbon odour</p> <p>H High</p> <p>M Medium</p> <p>L Low</p> <p>Z Zero</p>	<p>Geo-Logix Pty Ltd</p> <p>Building Q2, Level 3</p> <p>Unit 2309 / Daydream Street</p> <p>Warriewood NSW 2102</p> <p>www.geo-logix.com.au</p> <p>02 9979 1722</p>
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Client name: Opal Healthcare
Project name: Opal St Ives GTK PSI
Project Number: 2501056
Location: 289-293 Mona Vale Rd, St Ives NSW 2075

Position: E: 330432.35
 N: 6266793.1200917
Datum: 56H
Surface Elevation (mAHD): 162.00
Top Of Casing (mAHD):

Screened Interval: 2.45 - 8.45 mbg
Depth to water (during drilling): 4.4 mbg
Depth to water (stabilised): 1.113 mbg

Date: 28/08/2025
Drill Rig Supplier:
 Fico Group Pty Ltd
Drill Method: Canter Truck
Logged/Checked: HM/CB

Drilling Method	Depth (m)	Elevation (m)	Water	Samples		Classification Code	Graphic Log	Moisture	Material Description	Well Diagram
				Soil Sample	Soil Origin					
V-Bit TC-Bit			Stabilised 	MW1/0-0.2	Topsoil	0.00-0.20 m, SM		M	Silty SAND SM: dark brown, dense, fine grained, moist.	
				MW1/0.2-0.5	Natural	0.20-0.80 m, CI		M	Gravelly CLAY CI: stiff, medium plasticity, pale red mottled with light grey, fine sized gravel, inorganic, moist.	
	1	161.0			Natural	0.80-1.20 m, CI		M	CLAY CI: very stiff, medium plasticity, pale red mottled with light grey, inorganic, moist.	
					Natural	1.20-1.60 m, CI		M	As above, but None red.	
					MW1/1.6-1.9	Natural	1.60-2.50 m, CI		M	
					Residual	2.50-3.10 m, CL		M	CLAY CL: friable, low plasticity, grey mottled with light brown, inorganic, moist.	
				MW1/2.9-3						
					Rock	3.10-4.40 m, SLT		M	SILTSTONE: distinctly weathered, very low strength, grey mottled with red, fine grained, moist.	
					Rock	4.40-6.20 m, SLT		W	As above, but dark greyish brown, wet.	
				During Drilling - ... 	MW1/5.4-5.5					





Sample Type D Disturbed UD Undisturbed B Bulk R Representative C Continuous ASB Asbestos Groundwater In Out During Drilling Stabilised	Field Tests PID Photo Ionisation Detector PP Pocket Penetrometer (kPa) SPT Standard Penetration Test DCP Dynamic Cone Penetration	Moisture D Dry SLM Slightly Moist M Moist D Dry Hydrocarbon odour H High M Medium L Low Z Zero	Geo-Logix Pty Ltd Building Q2, Level 3 Unit 2309 / Daydream Street Warriewood NSW 2102 www.geo-logix.com.au 02 9979 1722
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Client name: Opal Healthcare
Project name: Opal St Ives GTK PSI
Project Number: 2501056
Location: 289-293 Mona Vale Rd, St Ives NSW 2075

Position: E: 330432.35
 N: 6266793.1200917
Datum: 56H
Surface Elevation (mAHD): 162.00
Top Of Casing (mAHD):

Screened Interval: 2.45 - 8.45 mbg
Depth to water (during drilling): 4.4 mbg
Depth to water (stabilised): 1.113 mbg

Date: : 28/08/2025
Drill Rig Supplier:
 Fico Group Pty Ltd
Drill Method: Canter Truck
Logged/Checked: HM/CB

Drilling Method	Depth (m)	Elevation (m)	Water	Samples		Soil Origin	Classification Code	Graphic Log	Moisture	Material Description	Well Diagram
				Soil Sample							
TC-Bit						Rock	4.40-6.20 m, SLT		W	As above, but dark greyish brown, wet. (continued)	
						Rock	6.20-6.30 m, SST		M	SANDSTONE: slightly weathered, high strength, light to medium grey, fine to medium grained, moist, bedded sandstone. Commenced Coring at 6.3 m	

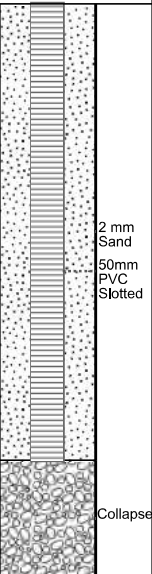
Sample Type D Disturbed UD Undisturbed B Bulk R Representative C Continuous ASB Asbestos Groundwater In Out During Drilling Stabilised	Field Tests PID Photo Ionisation Detector PP Pocket Penetrometer (kPa) SPT Standard Penetration Test DCP Dynamic Cone Penetration	Moisture D Dry SLM Slightly Moist M Moist D Dry Hydrocarbon odour H High M Medium L Low Z Zero	Geo-Logix Pty Ltd Building Q2, Level 3 Unit 2309 / Daydream Street Warriewood NSW 2102 www.geo-logix.com.au 02 9979 1722
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Client name: Opal Healthcare
Project name: Opal St Ives GTK PSI
Project Number: 2501056
Location: 289-293 Mona Vale Rd, St Ives NSW 2075

Position: E: 330432.35
 N: 6266793.1200917
Datum: 56H
Surface Elevation (mAHD): 162.00
Top Of Casing (mAHD):

Screened Interval: 2.45 - 8.45 mbg
Depth to water (during drilling): 4.4 mbg
Depth to water (stabilised): 1.113 mbg

Date: : 28/08/2025
Drill Rig Supplier:
 Fico Group Pty Ltd
Drill Method: Canter Truck
Logged/Checked: HM/CB

Drilling Method	Depth (m)	Elevation (m)	Material Description	Weathering	Estimated Strength	RQD% and TCR%	Defect Spacing (mm)	Defect Description	Well Diagram	Remarks
			Commenced Coring at 6.3 m							
NMLC Coring	7	155.0	SANDSTONE: slightly weathered, high strength, light to medium grey, fine to medium grained, moist, bedded sandstone. As above, but yellowish brown, medium to coarse grained, thin bed of massive sandstone, contact with overlying sandstone is abrupt, contact with underlying sandstone displays gradual transition with flame structures.	SW SW	Very Low Low Medium High Very High Extremely High		30 100 300 1000 3000	JT, 10°, CV, RO, OP		
	8	154.0	SANDSTONE: slightly weathered, high strength, light to medium grey, fine to medium grained, moist, bedded sandstone.					P, 30°, PL, SO, CL, OP, parting along bedding plane SS, 10°, PL, PO, CT, I P, 5°, PL, RO, CL, OP, aligned to bedding P, 15°, PL, RO, CL, OP		
		153.0	Non-Soil - Coreloss 40 cm core loss							Observations / Comments: The final 40cm of core could not be recovered
			MW1 Terminated at 9 m							

Sample Type D Disturbed UD Undisturbed B Bulk R Representative C Continuous ASB Asbestos Groundwater In Out During Drilling Stabilised	Field Tests PID Photo Ionisation Detector PP Pocket Penetrometer (kPa) SPT Standard Penetration Test DCP Dynamic Cone Penetration	Moisture D Dry SLM Slightly Moist M Moist D Dry Hydrocarbon odour H High M Medium L Low Z Zero	Geo-Logix Pty Ltd Building Q2, Level 3 Unit 2309 / Daydream Street Warriewood NSW 2102 www.geo-logix.com.au 02 9979 1722
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Client name: Opal Healthcare
Project name: Opal St Ives GTK PSI
Project Number: 2501056
Location: 289-293 Mona Vale Rd, St Ives NSW 2075

Position: E: 330370.52
 N: 6266782.0006088
Datum: 56H
Surface Elevation (mAHD): 163.0
Top Of Casing (mAHD):

Screened Interval: 3.2 - 9.2 mbg
Depth to water (during drilling): 2.7 mbg
Depth to water (stabilised): 1.981 mbg

Date: : 29/08/2025
Drill Rig Supplier:
 Fico Group Pty Ltd
Drill Method: Canter Truck
Logged/Checked: HM/CB

Depth (mbg)	Elevation (mAHD)	Water	Samples		Soil Origin	Classification Code	Graphic Log	Moisture	Material Description	Remarks	
			Soil Sample	Testing						Observations / Comments	Well Diagram
1	162.0		MW2/0.3-0.5	SPT 3,4,6 (N=10)	Non-Soil Natural	PAV CI		M	Non-Soil - Pavers Sandstone pavement CLAY CI: firm, medium plasticity, dark brown mottled with red, inorganic, moist.	Elevation estimated from site survey	
2	161.0	Stabilised	MW2/1.5-1.7	SPT 10,16,21 (N=37)	Natural	CH		M	CLAY CH: very stiff, high plasticity, yellowish brown mottled with red, inorganic, moist, distinctly weathered gravelly shale.		
3	160.0	During Drilling			Rock	SST		M	SANDSTONE: distinctly weathered, very low strength, dark brown mottled with red, medium grained, moist.		
4	159.0				Rock	SST		M	As above, but dark brown.		
5	158.0				Rock	SST		M			

Sample Type
 D Disturbed
 UD Undisturbed
 B Bulk
 R Representative
 C Continuous
 ASB Asbestos
 Groundwater
 In
 Out
 During Drilling
 Stabilised

Field Tests
 PID Photo Ionisation Detector
 PP Pocket Penetrometer (kPa)
 SPT Standard Penetration Test
 DCP Dynamic Cone Penetration

Moisture
 D Dry
 SLM Slightly Moist
 M Moist
 D Dry
 Hydrocarbon odour
 H High
 M Medium
 L Low
 Z Zero




Geo-Logix Pty Ltd
 Building Q2, Level 3
 Unit 2309 / Daydream Street
 Warriewood NSW 2102
 www.geo-logix.com.au
 02 9979 1722

Client name: Opal Healthcare
Project name: Opal St Ives GTK PSI
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Location: 289-293 Mona Vale Rd, St Ives NSW 2075

Position: E: 330370.52
 N: 6266782.0006088
Datum: 56H
Surface Elevation (mAHD): 163.0
Top Of Casing (mAHD):

Screened Interval: 3.2 - 9.2 mbg
Depth to water (during drilling): 2.7 mbg
Depth to water (stabilised): 1.981 mbg

Date: : 29/08/2025
Drill Rig Supplier:
 Fico Group Pty Ltd
Drill Method: Canter Truck
Logged/Checked: HM/CB

Depth (mbg)	Elevation (mAHD)	Water	Samples	Testing	Soil Origin	Classification Code	Graphic Log	Moisture	Material Description	Remarks	Well Diagram
			Soil Sample	SPT						Observations / Comments	
					Rock	SST		M	As above, but dark brown, (continued)		
									Commenced Coring at 6.1 m		

Sample Type D Disturbed UD Undisturbed B Bulk R Representative C Continuous ASB Asbestos Groundwater ▶ In ◀ Out ∇ During Drilling ▽ Stabilised	Field Tests PID Photo Ionisation Detector PP Pocket Penetrometer (kPa) SPT Standard Penetration Test DCP Dynamic Cone Penetration	Moisture D Dry SLM Slightly Moist M Moist D Dry Hydrocarbon odour H High M Medium L Low Z Zero	Geo-Logix Pty Ltd Building Q2, Level 3 Unit 2309 / Daydream Street Warriewood NSW 2102 www.geo-logix.com.au 02 9979 1722
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Client name: Opal Healthcare
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Screened Interval: 3.2 - 9.2 mbg
Depth to water (during drilling): 2.7 mbg
Depth to water (stabilised): 1.981 mbg


Date: 29/08/2025
Drill Rig Supplier:
 Fico Group Pty Ltd
Drill Method: Canter Truck
Logged/Checked: HM/CB

Drilling Method	Water	Depth (m)	Elevation (m)	Material Description	Weathering	Estimated Strength	RQD% and TCR%	Defect Spacing (mm)	Defect Description	Well Diagram	Remarks
						Very Low Low High Very High Extremely High		0 100 300 1000 3000	type, inclination, planarity, roughness, coating, thickness		
NMLC Coring		7 8 9	155.0	SANDSTONE: highly weathered, medium strength, light gray (7.5yr/7/1), medium grained, moist.	HW		RQD = 95% TCR = 100%		JT, ° PL, SO, CL, OP P, 40°, IR, RO, STN, I JT, 5°, STP, SO, CL, OP JT, 10°, PL, RO, CL, OP P, 10°, CV, RO, STN, I P, 10°, CV, RO, CL, OP P, 5°, IR, RO, STN, I P, 5°, CV, SO, CL, OP P, 5°, CV, RO, CL, OP JT, 5°, CV, RO, CL, OP	2 mm Sand 50mm PVC Slotte	
				MW2 Terminated at 9.2 m							

Sample Type D Disturbed UD Undisturbed B Bulk R Representative C Continuous ASB Asbestos Groundwater In Out During Drilling Stabilised	Field Tests PID Photo Ionisation Detector PP Pocket Penetrometer (kPa) SPT Standard Penetration Test DCP Dynamic Cone Penetration	Moisture D Dry SLM Slightly Moist M Moist D Dry Hydrocarbon odour H High M Medium L Low Z Zero	Geo-Logix Pty Ltd Building Q2, Level 3 Unit 2309 / Daydream Street Warriewood NSW 2102 www.geo-logix.com.au 02 9979 1722
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ATTACHMENT E

[Review responses online](#) ↗



Received 8 of 8 responses
All responses received

289,293,295 Mona Vale Road, St Ives NSW
 2075

Job dates
 27/08/2025 → 29/08/2025

These plans expire on
 23 Sep 2025

Lodged by
 Harsavardhan Annamalai Muthu

Authority	Status	Page
✉ BYDA Confirmation		2
🏠 Ausgrid	Received	4
🏠 Jemena Gas North	Received	21
🏠 Ku-ring-gai Council	Received	27
🏠 NBN Co NswAct	Received	38
🏠 Optus and or Uecomm Nsw	Received	49
🏠 Sydney Water	Received	63
🏠 Telstra NSW Central	Received	71
🏠 TPG Telecom (NSW)	Received	80



Contact Details

Contact Harsavardhan Annamalai Muthu	Contact number 0451 332 876	Company -	Enquirer ID 3729541
Email hmuthu@geo-logix.com.au	Address Unit 2309 4 Daydream Street Warriewood NSW 2102		

Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Enquiry date 26/08/2025	Start date 27/08/2025	End date 29/08/2025	On behalf of Private	Job purpose Excavation	Locations Private	Onsite activities Vertical Boring
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Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference 2501056	Address 289,293,295 Mona Vale Road St Ives NSW 2075	Notes/description -
----------------------------------	--	-------------------------------

Your Responsibility and Duty of Care

- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the [Privacy Policy](#) and [Term of Use](#).
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
260129131	Ausgrid	(02) 4951 0899	NOTIFIED
260129133	Jemena Gas North	1300 880 906	NOTIFIED
260129132	Ku-ring-gai Council	(02) 9424 0954	NOTIFIED
260129130	NBN Co NswAct	1800 687 626	NOTIFIED
260129134	Optus and or Uecomm Nsw	1800 505 777	NOTIFIED
260129136	Sydney Water	13 20 92	NOTIFIED
260129135	Telstra NSW Central	1800 653 935	NOTIFIED
260129137	TPG Telecom (NSW)	1800 786 306	NOTIFIED

END OF UTILITIES LIST



Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.



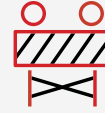
Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a skilled Locator.



Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.



Protect

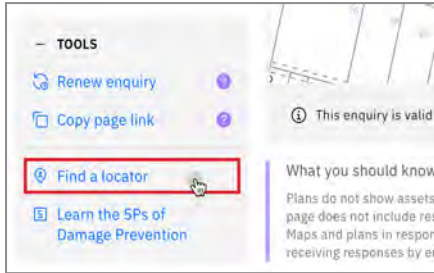
Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.



Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

Engage a skilled Locator



When you lodge an enquiry you will see skilled Locators to contact

Visit the Certified Locator website directly and search for a locator near you

certloc.com.au/locators

Get FREE Quotes for Contractors & Equipment Fast



Use iseekplant's FREE marketplace to get quotes for the equipment or services you need on your project. Compare quotes from trusted local contractors and get your project done on time and in budget.

1. Fill out your job details in our FREE quick quote form.
2. We send the request to trusted local contractors.
3. The local contractors will contact you directly with quotes

GET QUOTE

Use iseekplant to find trusted contractors near you today, visit: blog.iseekplant.com.au/byda-isp-get-quotes

Book a FREE BYDA Session



BYDA offers free training sessions to suit you and your organisation's needs covering safe work practices when working near essential infrastructure assets. The free sessions are offered in two different formats - online and face-to-face.

To book a session, visit: byda.com.au/contact/education-awareness-enquiry-form

BOOK NOW

Referral
260129131

Member Phone
(02) 4951 0899

Responses from this member

Response received Tue 26 Aug 2025 1.59pm

File name	Page
Response Body	5
Important Information.pdf	6
N_260129131_GMLA3_1.pdf	7
Working Near AusGrid Cables.pdf	8
How To Read AusGrid Plans.pdf	14
Assets Affected Letter.pdf	20

Thank you for contacting Dial Before You Dig (DBYD) prior to engaging in work or activities which may affect the infrastructure of Ausgrid.

**WARNING : AUSGRID ASSETS FOUND
YOU MUST READ AND UNDERSTAND ALL ATTACHED FILES IN THIS EMAIL BEFORE
PROCEEDING WITH ANY WORKS**

Please pay special attention to the attached file 'Assets Affected Letter.pdf'

Job number - 51010262

Sequence number - 260129131

Dig site location -

289,293,295 Mona Vale Road

St Ives

NSW 2075

Attention - Harsavardhan Annamalai Muthu

Attached are the files containing information relating to your Dial Before You Dig request.

For further enquiries or assistance with interpretation of plans and search content please contact our DBYD support team via email dbyd.ops@ausgrid.com.au or phone 02 4951 0899.

Please **DO NOT SEND A REPLY** to this email address as it has been generated by an automated system and replies are not monitored.

If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as-

Adobe Acrobat Reader (for PDF files).

<http://get.adobe.com/reader/>

This e-mail may contain confidential or privileged information. If you have received it in error, please notify the sender immediately via return e-mail and then delete the original e-mail. Ausgrid has collected your business contact details for dealing with you in your business capacity. More information about how we handle your personal information, including your right of access is contained at

<https://www.ausgrid.com.au/Ausgrid-Privacy-Policy>

IMPORTANT INFORMATION

YOU MUST BE AWARE THAT:

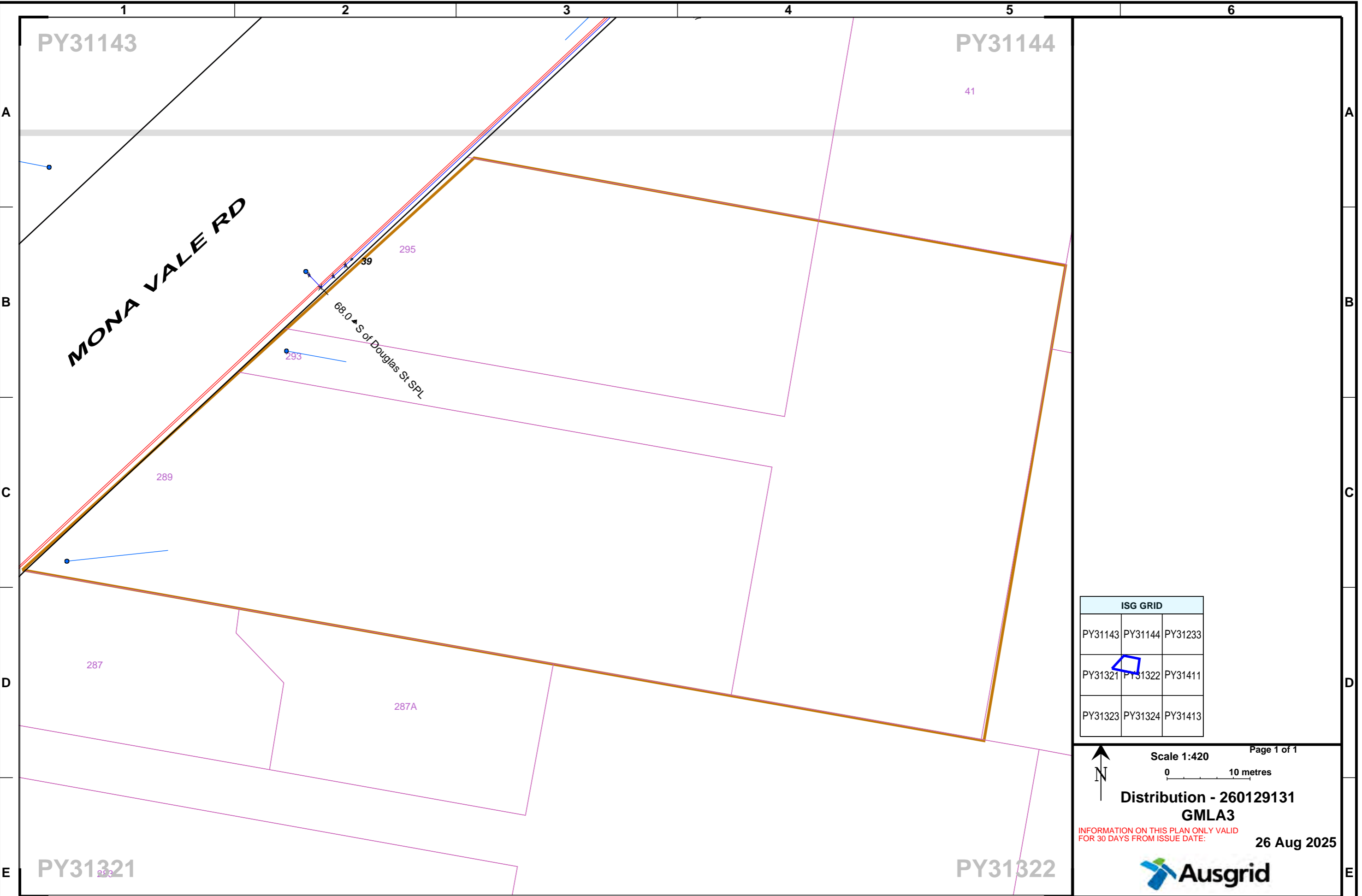
1. There may be underground cables owned by other utilities, in the vicinity of your work, about which Ausgrid has no information.
2. Ausgrid does not usually keep plans of privately owned underground cables or its underground service cables on private property. (Refer NS 156 for further information.)

YOU MUST MAKE YOUR OWN ENQUIRIES IN RESPECT OF THESE CABLES.

YOU MUST UNDERSTAND THAT:

1. Ausgrid takes all reasonable care in providing details of its underground cables. However, owing to changes in road and footway alignments and levels, and the age and incompleteness of some records, it is not possible to conclusively specify the location of all of Ausgrid's underground cables. The accuracy and completeness of the information provided to you cannot be guaranteed. It is intended to be indicative only. It must not be **solely** relied upon when undertaking underground works.
2. Except to the extent that liability may not be capable of lawful exclusion, Ausgrid, its servants and agents will be under no liability whatsoever to any person for loss or damage (including indirect or consequential loss or damage) however caused (including without limitation, for breach of contract, negligence and breach of statute) which may be suffered or incurred from or in connection with the advice provided.
3. Due to the inherent dangers associated with **excavation, under boring and directional drilling** in the vicinity of underground cables, precautions must always be taken when undertaking any underground works. Ausgrid's Network Standard NS 156 specifies standards for working in the vicinity of underground cables. It is deemed to be part of this Advice, and it must be read by you.
4. Due to the inherent risk of compromising the stability of Ausgrid's power poles during excavation which could lead to pole movement or collapse, precautions must always be taken. If excavation is to be carried out within 1m from a power pole, Ausgrid must be contacted at construction.works@ausgrid.com.au for advice. Do not proceed until you have received such advice from Ausgrid.

YOU MUST READ [NETWORK STANDARD NS 156](#), *WORKING NEAR OR AROUND UNDERGROUND CABLES*. IT IS PART OF THIS ADVICE.



ISG GRID		
PY31143	PY31144	PY31233
PY31321	PY31322	PY31411
PY31323	PY31324	PY31413

Page 1 of 1

Scale 1:420

0 10 metres

Distribution - 260129131
GMLA3

INFORMATION ON THIS PLAN ONLY VALID FOR 30 DAYS FROM ISSUE DATE: **26 Aug 2025**

W A R N I N G : Ausgrid's plans show the position of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in the street. Persons working near electricity networks must exercise care and will be held responsible for any damage caused. You must excavate by hand or use vacuum excavation to establish the location of Ausgrid underground cables and associated assets. Underground: Working near a cable may result in electric shock even if no contact is made. Any work in the vicinity of any cable should only be performed using safe work methods developed in accordance with the recommendations included in Safework NSW Code of Practice for Excavation and Safework NSW Guide for Work Near Underground Assets as well as recommendations of Ausgrid's Network Standard NS156. Overhead: Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid. Cables or earth conductors may be present close to substations, poles or towers. Workers must maintain safe approach distances and follow applicable Safework NSW Codes of Practice. NOTE: 1. You must keep Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret the plans. 2. This information includes data from the NSW Digital Cadastral Database by Land and Property Information (c) 2016, used under Creative Commons licence version 4.0.

Working near Ausgrid cables

Finding out what's below the surface can save your life.
Contact Before You Dig Australia @ www.byda.com.au or call 1100



Changes in the Law.

NSW legislation now requires people who are planning to do excavation work to obtain copies of underground electricity cable plans through Before You Dig Australia (Phone 1100) and to make sure that the plans are no more than 30 days old when excavation commences.

The aim of the legislation is to ensure that when workers dig near electricity cables, they will establish the exact location of the cables and thus avoid coming into contact with them or damaging them. This will ensure worker safety and also prevent disruption to Ausgrid's electricity network.

This brochure gives you a brief overview of how to prepare for excavation works near or around electricity cables. It is important that you also consult our guide How to Read Ausgrid Plans and make sure that workers engaged in excavation works fully understand how to read the plan. If the people actually doing the digging can't read the plans, it is essential that the work is directed by a person who has been trained to read Ausgrid's plans.

You must also consult Ausgrid's Network Standard NS156, which contains comprehensive information concerning all the issues that arise when excavating near underground cables (such as safety hazards from asbestos conduits and organochlorine pesticides).

Excavating near transmission cables.

If any cable plan you receive says "You are working near transmission cables" it is compulsory to notify Ausgrid two weeks before work is scheduled to begin. Ausgrid will then arrange for an Ausgrid representative to attend the site during excavation work.

Phone the Ausgrid Transmission enquiries line on (02) 4951 9200 to arrange for an Ausgrid representative in your region.



Be prepared. Wise words for safety at work.

Here are some simple precautions you and your workers need to follow to be as safe as possible.

- Make sure that your Before You Dig Australia (BYDA) plan is less than 30 days old
- Keep a copy of the cable plan on site at all times
- Make sure the excavation work is conducted or directed by staff who are trained to read the plan
- Hand dig until the exact location of the cable has been established
- Have on site at all times a first aid kit and a person trained in resuscitation
- Wear protective clothing, including safety footwear and safety helmet
- Have emergency contact numbers on site
- Set up safety barriers, witches hats and warning lights to reduce the risk of injury to the general public
- Comply with all SafeWork NSW requirements and codes.

See also:

- **SafeWork NSW Guidelines: Work Near Underground Assets**
- **SafeWork NSW Code of Practice: Excavation Work**
- **SafeWork NSW Code of Practice: Work Near Overhead Powerlines (if applicable).**

Before you start. Complete the checklist. Stop and look around.

Before you start excavating, consult the flow chart and fill in the checklist at the end of this brochure.

Then, be sure to look for clues where cables might be located on the site: for example, pits, distribution pillars (green and other colours), cables attached to the side of poles, street lights without overhead wires.



Do all power cables look the same?

No. Power cables come in different sizes, colours and coverings. They may be covered in black plastic sheath, steel wires in a sticky bitumen like material, or even a simple lead or steel wire/tape sheath.

What else should I look for below ground level?

Cables may also be buried in orange PVC or PE conduits or even in earthenware or steel pipes. A bank of cables may be covered with electrical bricks, plastic warning markers or protective covers, or they may not be covered at all. If they have been buried close to the surface, they may be covered by concrete slabs or steel plates.

When in doubt, ask Ausgrid.

If you have any questions about excavating near Ausgrid cables, read **NS156** (available at ausgrid.com.au). For further information call 13 13 65.

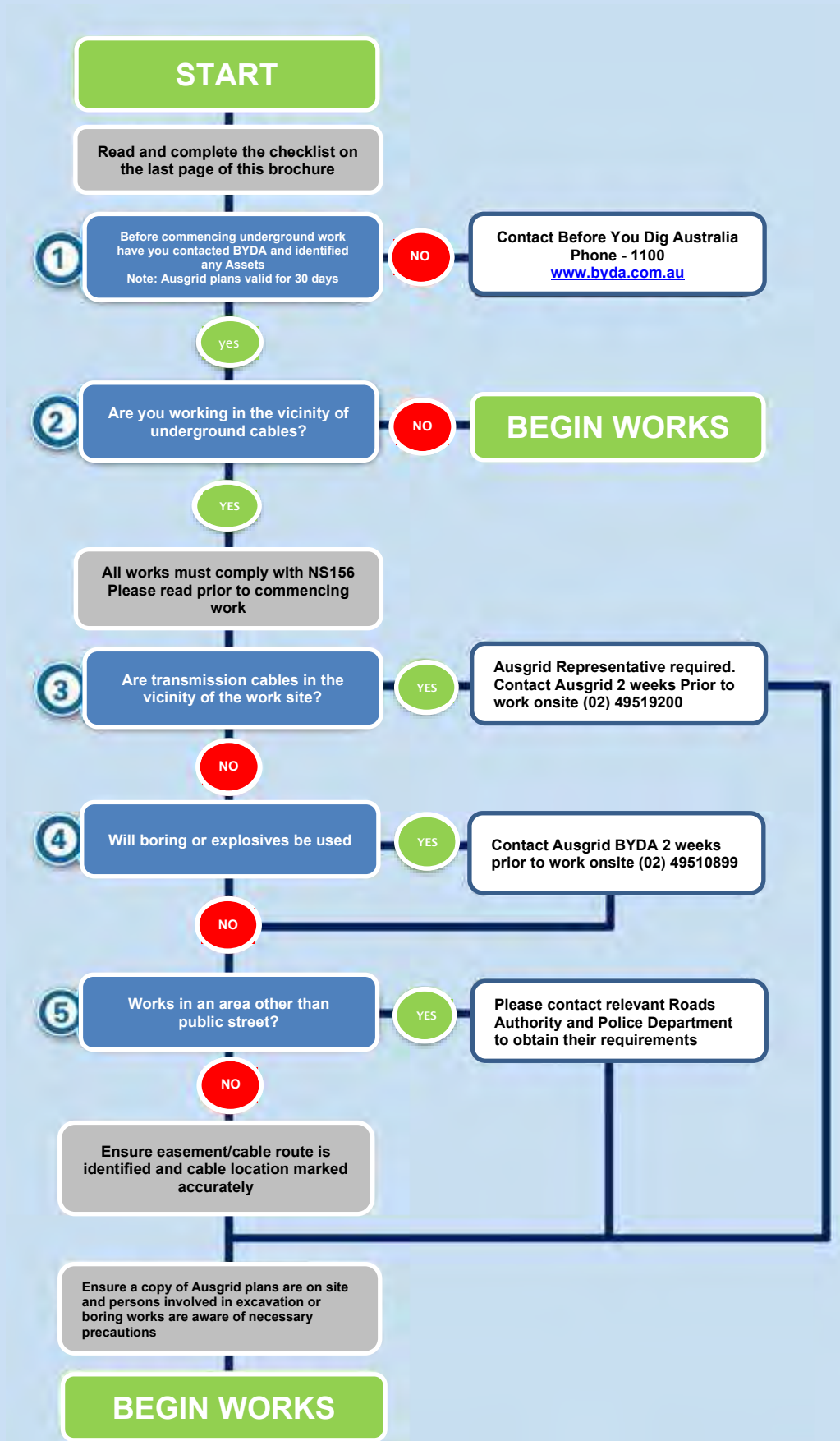
You've taken every precaution, but accidents still happen. What now?

If you damage an electricity cable, it is compulsory to notify Ausgrid on **13 13 88**.

Striking power cables can cause serious damage to the cables and endanger the lives of anyone who comes in contact with them. Machinery and hand operated plant such as jack hammers can become alive if it is in contact with electrical cables or equipment. Keep people well away from machinery and the work site if contact is made with a cable.



Flow Chart for work near Ausgrid Cables



Ausgrid Checklist for work near or around underground cables

It is the responsibility of the Constructor to ensure that underground pits, ducts and cables are not damaged as a result of construction work. It is also your duty to protect your workers from harm or injury. This Checklist is intended to be used as a guide to what Constructors should do to make sure they have satisfied the minimum requirements to minimise damage to underground networks.

PLANS, LOCATION and NOTIFICATIONS	Completed
All relevant utilities plans obtained from Before You Dig Australia? (call 1 100 – allow at least 5 working days for plans).	
Checked issue date on all the above plans to ensure issue was within the last 30 days?	
Examined plans and assessed all possible impacts on Ausgrid’s network?	
Do you have both Underground Distribution and Transmission Plans (if applicable), on site at all times?	
All cables and conduits shown on the Ausgrid plans been located and marked on the ground?	
If you are planning to use a bore, have you ensured that the equipment is calibrated?	
Have you read and understood the requirements of NS 156? (For copies of NS 156 visit Ausgrid’s Website or phone Ausgrid BYDA Office (02) 4951 0899) www.ausgrid.com.au	
Have you notified Ausgrid as specified by NS 0156 and complied with requirements? Where an Ausgrid representative is required, two weeks notice is required before work commencing on site. Contact phone number for Transmission cable enquiries is (02) 4951 9200. For all other cases contact Ausgrid BYDA Office: (02) 4951 0899.	
INSPECTION OF WORK BY Ausgrid’s REPRESENTATIVE	
Is the Ausgrid representative on site for any work near or around any transmission cable before you start? (Refer to NS 156.)	
For proposed work near or around cables other than transmission and/or conduits, are any requirements specified by Ausgrid’s representative clearly understood and ready to be applied before you start the work? (Refer to NS 156.)	
PROTECTION	
Check that all people on-site have been made aware of the presence and location of ALL Ausgrid underground cables and/or conduits; especially boring, drilling and trenching machine operators?	
Is there any asbestos or asbestos containing material in Ausgrid’s underground network assets?	
Have you checked for the presence of any Organo-Chloride Pesticides (OCP) in transmission trenches?	
Is the site supervisor monitoring all machine operators working near or around Ausgrid’s underground cables and/or conduits?	
Are the requirements specified by Ausgrid’s representative being followed?	
Are Ausgrid’s requirements in place for any exposed cables and/or conduits to be supported and protected?	
Have you marked all exposed underground cables and/or conduits with flags that are clearly visible from within all machinery used on-site?	
Have safety barriers, fencing or para-webbing been erected to protect staff and the public as well underground cables and/or conduits in areas that are at risk?	
Have safety barriers, fencing or para-webbing been erected to protect staff and the public as well underground cables and/or conduits in areas that are at risk?	

**In the event of DAMAGE to Ausgrid’s cable or conduits, call 13 13 88 immediately.
PROCEED with CAUTION**

It is your responsibility to protect Ausgrid’s cables and conduits from damage and your Duty of Care to protect your workers from harm or injury.

Signed: _____ Date: ____ / ____ / ____
Responsible person on site

For more information call 13 13 65 or visit www.ausgrid.com.au

Reading Ausgrid Plans

COMN0119

1 Property Lines

“property line” (PL), sometimes referred to as “building line” (BL), is the standard dimensioning reference point on all Ausgrid plans and represents property boundaries.

Typically, the PL is the boundary between private property and local council’s footpath area or nature reserve. Most residential fences and office blocks are erected along the PL.

“kerb line” (KL) is less frequently referred to on Ausgrid plans, and where used will be identified clearly as KL.

Numbers listed within property boundaries should correspond to recognised “street numbers” (refer to figure 1).



Figure 1

2 Datum References

“datum references” identify distances (in metres) from significant features (such as corners of property boundaries) to reference points such as Ausgrid assets (eg: “conduits”, “cables”, “joints”) (refer to figure 2).

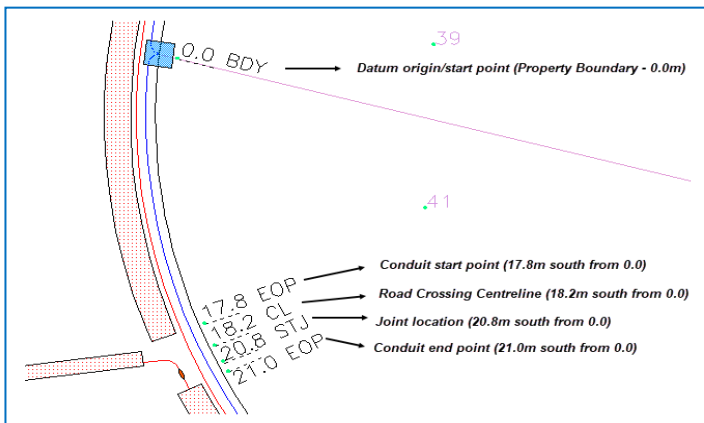


Figure 2

3 Cross Sections

A “cross sections” displayed on Ausgrid plans detail information relating to the relative position (ie: distance from the “property line”, and the depth of “cover”) of Ausgrid assets.

“Cover” is a term used to refer to the depth of cables underground.

A “cross section” leader line will be drawn indicating the location of the displayed “cable” or “conduit” information on Ausgrid plans.

The distance from “property line” (in metres) and depth of “cover” (in metres) references are displayed as; ie: 0.6 metres from PL and 0.5 metres underground.

Where distance and cover are not recorded, they will be clearly marked as “NR”.

NOTE: Distance and cover where indicated may be different to the actual position of the cables (eg: fill may have been placed at site that has changed the ground level).

“PL” distance shown in cross sections is an indicative measure to the centre of the trench allocation from the adjacent property line.

On some plans the “cross sections” may also be shown with a specific number (eg: HR1). This number will match with a cross section detail found in the border of the plot or on a separate plot page (refer to figures 3 and 4).

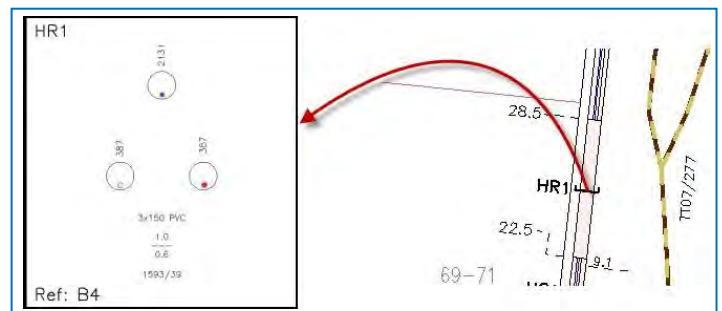


Figure 3

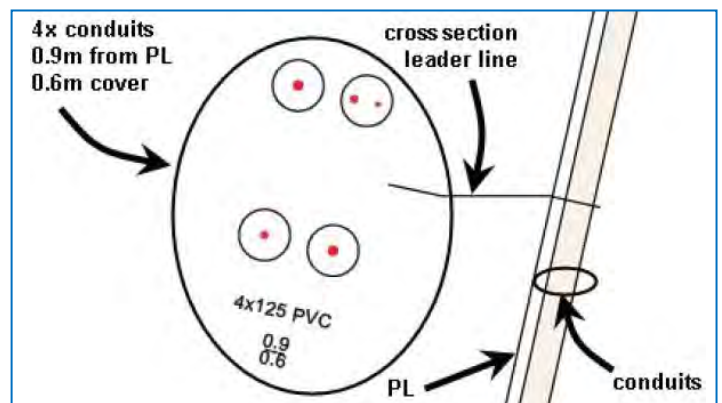


Figure 4

4 Cable Joints and Joint Reports

“cable joints” (numbered individually) and “joint reports” (attached to Ausgrid plans) can provide information relating to the relative position of Ausgrid assets, distance from the “property line” (in metres), and the depth of “cover” (in metres) (refer to figures 5 and 6).

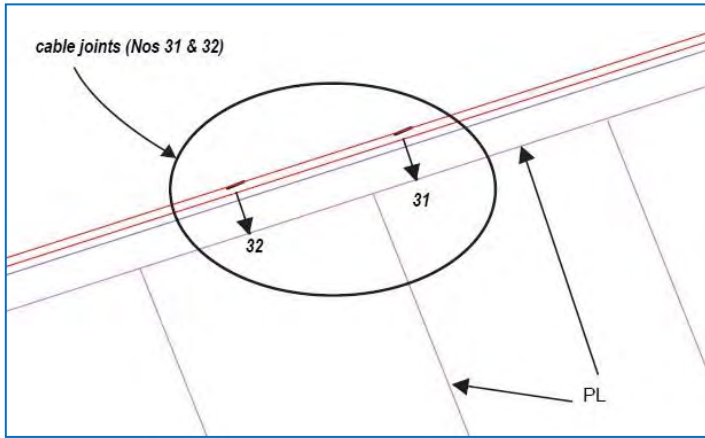


Figure 5

JOINT DETAIL REPORT			
No.	Bk-Pg	PI/Cvt	Joint Location
Map: 31	LE912 524-24	1.14/0.69	61.7 E of Pearl Lane EPL
32	524-24	1.14/0.69	57.6 E of Pearl Lane EPL

joint location
(61.7m east of Pearl Lane East PL)

joint position
(1.14m from PL, 0.69 cover)

Figure 6

5 Cross Section Detail Boxes

“cross section” detail boxes on the sides of an Ausgrid plan are used when there is insufficient room to display “cable” and/or “conduit” information on the Ausgrid plan.

Ausgrid plans (refer to figure 7) are bordered by numeric identifiers along the top and bottom borders and alpha identifiers along the side borders.

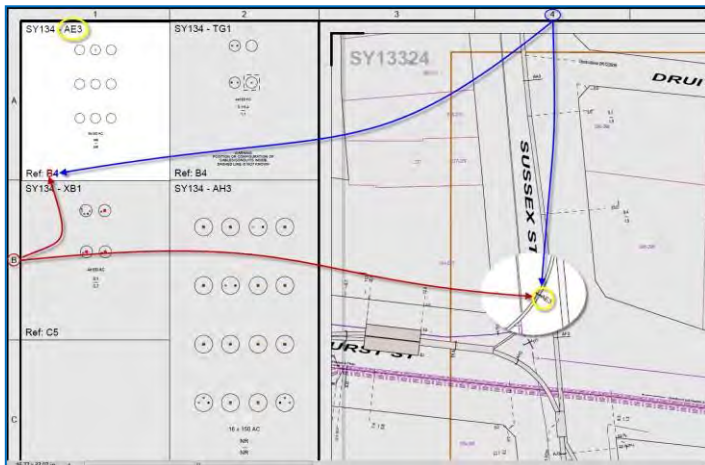


Figure 7

“Cross section” leader line and annotation is drawn on the Ausgrid plan for a reference to “cable” and/or “conduit” information in the “cross

6 Pits

Underground “pits” are numbered on Ausgrid plans, positioned relative to the “property line” (PL), and can be found on either the footpath (nature strip) or the road (refer figure 8).

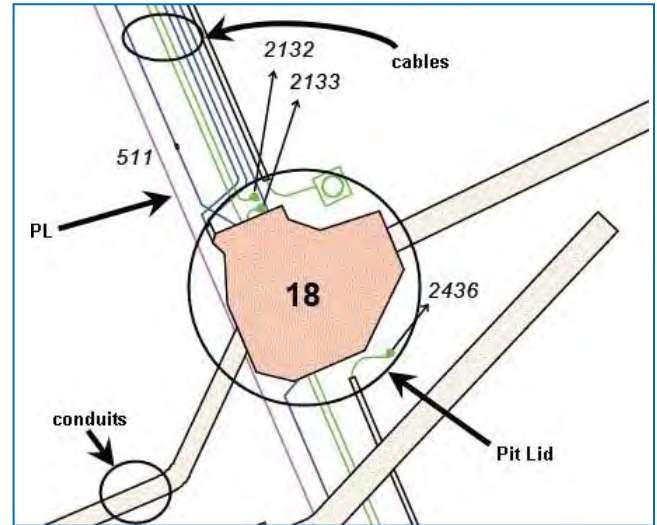


Figure 8

7 Proposal Areas

“section” detail boxes. There are areas where underground work may have been issued for construction by Ausgrid, but details are not yet completely displayed on Ausgrid plans. In such cases a shaded “proposal area” is displayed on the Ausgrid plan, indicating underground work may have commenced in the vicinity but is not yet complete.

In some instances, cables and other assets within the shaded “proposal area” will be shown in a bright magenta colour, indicating that the proposed new work displayed within the shaded area is based on initial planning documentation (refer to figure 9).



Figure 9

In other instances, the shaded “proposal area” itself may be shown as a blue colour, indicating that the new work displayed within the shaded area on the Ausgrid plan is yet to include details regarding final depths and dimensioning (refer to figure 10).

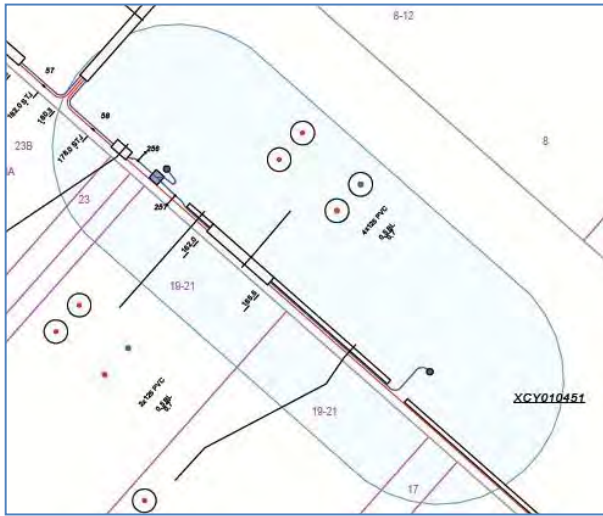


Figure 10

NOTE: In cases where these shaded “proposal areas” are displayed on Ausgrid plans.

“Ausgrid’s design plans showing the proposed position of its underground cables, overhead lines and structures have been prepared solely for Ausgrid’s own planning use. They show the proposed position of such underground cables, overhead lines and structures as proposed at the time of planning and have not necessarily been corrected to take into account any changes to road widths, road levels, fences and buildings subsequent to proposed installation.

Actual installations may vary from proposed installations as it may be necessary to take account of unforeseen above ground or subterranean constructions. Therefore, Ausgrid does not hold out that the design plans show more than the proposed presence or absence of its underground cables, overhead lines and structures in the street and will accept no liability for inaccuracies in the information shown on such design plans from any cause whatsoever.”

Any further information regarding information displayed for “proposal areas” can be obtained by contacting the Ausgrid Before You Dig Australia (BYDA) office at the number indicated on the response to your BYDA enquiry for further information.

8 Ausgrid Maps

Depending on the size of the BYDA request, the response will either be a **single map area** or a **cover sheet** and several standard maps.

8.1 Single Map Area Response

The single map area response will have a buffer area shown on the plan that should relate to the original Before You Dig Australia request.

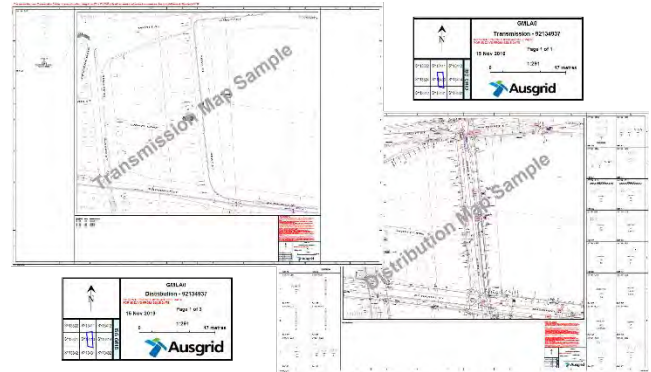


Figure 11

The **map grid index box** on Ausgrid plans should be used when reading the “**joint report**” (see part 4 of this document for more detail) to accurately locate underground cables. The buffer area will display on the grid index box for single map area responses

There are two different size maps that can be produced – A3 will be issued if there are no cross sections in the area, and an A0 will be issued if there are cross sections that are required to be displayed in the detail boxes on the side.

A single map area response could include two maps in the Sydney region. Ausgrid plans are separately labelled as “**Distribution – nnnnnnn**” and “**Transmission – nnnnnnn**”, where “**nnnnnnn**” refers to the BYDA sequence number quoted. If the request does not include any Transmission assets, then only one Distribution map will be issued.

In the Hunter region, the Ausgrid plans show combined “**distribution**” and “**transmission**” voltage assets, are clearly labelled as “**Distr + Trans – nnnnnnn**” where “**nnnnnnn**” refers to the BYDA sequence number.

Some Hunter plans may have transmission cables in the area, when these cables are present there will be a warning printed at the top of the plan supplied: “**You are working near Transmission Cables. You must contact Ausgrid on (02) 4951 9200 at least two weeks before work commences. See Ausgrid Network Standard NS156**”

8.2 Cover Sheet Response

On a response that includes a cover sheet, the buffer area will only be shown on the cover sheet and it will not appear on the standard maps. The cover sheet will indicate which standard maps have been included and provide a high-level view of the location of the underground details (Figure 12). The standard maps will have the detail of the underground assets (Figure 13).

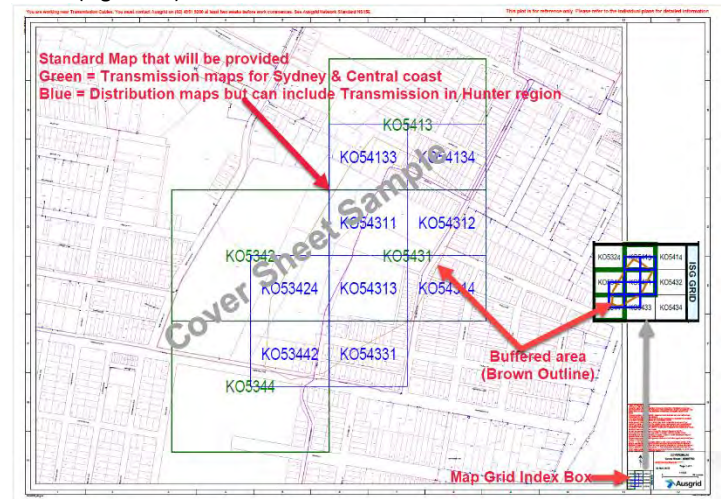


Figure 12

Ausgrid Underground Map Symbology

NOTE: Please note symbology is subject to change. This document provides underground (UG) related objects only. In cases where you are unsure of the data presented, please contact Ausgrid's BYDA for clarification *prior* to any planning/excavation works.

Object		Symbol
HV Cable	HV (High Voltage) 5kV-22kV	In Service
		Out of Service
	TR (Transmission) 33kV – 330kV	In Service
		Out of Service
LV Cable (Low Voltage)	Mains (Dark blue)	In Service
		Out of Service
	Street Lighting (Green) Note: Mains Connector also used as Street Lighting (dark blue)	In Service
		Out of Service
	Service (Light blue)	In Service
	Out of Service 	
	Stars are used to highlight At Risk cables	In Service Risk
		In Service Risk
		In Service Risk
	Unknown	
Auxiliary Cable	Data	
	Comms	In Service
	Telco	
	Protection	Out of Service
	Fibre Optic Pilot	

Object		Symbol
HV UG Joint	Straight Through, Parallel Branch or Tee	
	Switchgear, End Box or Transition	
HV UG Termination	Sealed end	
	Pot End	
	UGOH	
HV Cable Repair	5kV-330kV (HV & TR)	
LV UG Joint	Straight Through, Parallel Branch, Tee or Service	
	Network Box	
LV UG Termination	Switchgear, End Box or Transition	
	Sealed end	
	Pot End	
	UGOH	

Object		Symbol
Auxiliary Fix	Pilot Window	
Auxiliary Joint	Straight Through, Parallel Branch or Tee	
Auxiliary Termination	UGOH or Pole Termination	
	Pilot	
	UGOP-ADSS Termination	
Cable Pit (Can be various shapes)	Auxiliary	
	Distribution	
	Transmission	
LV Pillar	Distribution	
	Switch	
	SL Pillar	
	SL Cubicle	
	Fargo	
	Private	
LV Auxiliary Pillar	All Types	
LV Link Box	2 Way & 4 Way	

Ausgrid Underground Map Symbology

Object	Symbol	
Substation	Cottage & Chamber	
	Ground & Subtransmission Ground	
	Kiosk & Subtransmission Kiosk	
	Zone	
	Transmission	
	Bulk Supply Point	
	Metering Station & Subtransmission Metering	
	Switching Station	Isolating & Earth
Other – OH & UG		
Ring Main Unit		
Earthing	UG Earth Cable	
	Earth Point	
Frequency Marker	Distribution and Transmission Power Ball or Disc Type Marker	
	Auxiliary Communications Ball or Disc Type Marker	
	Distribution and Transmission Power Tape Marker	
	Auxiliary Communications Tape Marker	

Object	Symbol	
Trench	Centreline	
Conduit (Can be various shapes)	Coverage (Distribution)	
	Coverage (Transmission)	
	Coverage (Underbore – cross hatched)	
Cross Section	Marker (Staple)	
	User Line	
Measurement Point		
Miscellaneous Point Feature	Cable Clamp	
	Cable Core split (Trifurcation)	
	Cable Marker	
	Electrolysis Point	
	End Of Pipe	
	Frequency Injection Unit	
	Gas Charger	
	Gas Control Cabinet	
	Gas Control Kiosk	
	Gas Control Point	
	Gas Control Valve	
	Gatic Pit lid	

Object	Symbol	
Miscellaneous Point Feature	Inspection Box	
	Link point	
	Oil Control Valve	
	Oil Gauge	
	Oil Tank	
	Sniffer Box	
	Thermocouple Box	
	Transmission Cable Marker	
	Transmission Link Point	
Miscellaneous Linear Feature	All Geometries	
	Map Note	Text about note
Dimension Feature	Placement Change	
Lead Cable	Oil/Gas/Thermocouple	
	Bonding	
	Electrolysis	

If further information is required, please contact:
 Ausgrid BYDA
 Phone: (02) 4951 0899
 Fax: (02) 4951 0729



Emergency Phone Number 131388

Underground Cable Location Search Advice -- Ausgrid Assets Affected --

To:	Harsavardhan Annamalai Muthu		
	Not Supplied	Phone No:	+61451332876
	Unit 2309,4 Daydream Street	Issue Date:	26/08/2025
	Warriewood NSW 2102		

In response to your enquiry, Sequence No: 260129131 the records of Ausgrid disclose that there **are** Ausgrid underground cables in the defined search location and relevant Ausgrid plans have been provided.

This search is based on the geographical position of the dig site as denoted in the Before You Dig Australia caller confirmation sheet and an overview is provided:

Address:	289,293,295 Mona Vale Road St Ives NSW 2075
Job #:	51010262



Important

- All information provided to you is **ONLY VALID FOR 30 DAYS** from the date of issue
- You must keep Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret plans.
- If you require a full size print of A0 plans and don't have the resources to do so please contact our office on 49510899 to request a hard copy to be posted. **Please allow 3 working days for delivery.**
- Please note you will ONLY receive portions of your search area that contain Ausgrid Underground Assets

YOU MUST READ AND UNDERSTAND THE SUPPLEMENTARY MATERIAL CONTAINED IN THIS ADVICE BEFORE PROCEEDING WITH ANY WORKS.

Summary of Supplementary Information:

Material	Purpose	Location
Important Information.pdf	Details important information	Attached
Working near Ausgrid Cables.pdf	Summary of NS156	Attached
COMN0119 How to Read Ausgrid Plans.pdf	Details how to read Ausgrid plans	Attached
SafeWork NSW "Work near underground assets: Guide"	To assist you in deciding appropriate measures to eliminate or control risks when working near underground assets.	Web Link [Click Here]
Ausgrid's Network Standard NS156	For important information for work near or around underground cables	Web Link [Click Here]
Ausgrid's Network Standard NS199	This Network Standard applies to specific work on Ausgrid Low Voltage Underground Assets and associated Hazards	Web Link [Click Here]
Working in Confined Spaces	For important information when working in confined spaces	Web Link [Click Here]

Referral
260129133

Member Phone
1300 880 906

Responses from this member

Response received Tue 26 Aug 2025 2.33pm

File name	Page
Response Body	22
Standard_Gas_Coversheet_Jemena.pdf	23
image1	Excluded
Jemena_BYDAResponse_STD_51010262_260129133.pdf	25

Dear Harsavardhan Annamalai Muthu

REF: BYDA JOB:51010262 SEQ:260129133 - 289,293,295 Mona Vale Road St Ives NSW 2075

Thank you for your BYDA inquiry. For a detailed response from Jemena, please refer to the attached documents.

Please follow the excavation guidelines attached.

For your safety and to further reduce the risk of accidental hit to Jemena's services, the attached plans will now show lines from the mains to the serviced properties, representing Jemena's Gas Service Pipes. This new detail is explained further on the attached legend.

This information is valid for 28 days from the date of enquiry.

Regards

BYDA Admin, Jemena

Level 14, 99 Walker Street North Sydney, NSW
2060
PO Box 1220, North Sydney, NSW 2059
1300 880 906
www.jemena.com.au |
www.gonaturalgas.com.au



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ASSETS AFFECTED

This information is only valid for 28 days from the date of issue

Please note that there are **Gas Mains or Services** in the vicinity of your intended work, as generally illustrated on the attached map. There may also be other mains or services at the location. For an explanation of the map, please see the legend attachment and read the important information below.

Please note that you have duty of care to ensure that Jemena's assets are not compromised or damaged during any digging, future development or construction work.

Excavation Guidelines:

It is essential that the location of gas pipe/s are confirmed by carefully pot-holing by hand excavation prior to proceeding with mechanical excavation in the vicinity of gas pipes. If you cannot locate the pipe, contact the local depot.

Important Information:

1. The enclosed plans have been prepared solely for the use of Jemena Gas Networks (NSW) Ltd and Jemena Asset Management Pty Ltd (together "Jemena") and show the position of Jemena's underground gas mains and installations in public gazetted roads. If the enclosed plans show gas assets located on private property or other third party property, these are approximate locations.
2. There may be underground assets owned by other utilities in the vicinity of your work and it is your responsibility to identify and locate such assets.
3. The plans may show the position of underground mains and installations relative to fences, buildings and other structures as they existed at the time the assets were installed and may not have been updated to take account of any subsequent change in the location or style of those features. Depth of underground assets may also vary as a result of changes to road, footpath or surface levels subsequent to installation.
4. While Jemena takes all reasonable care to ensure the accuracy and completeness of the information provided, it makes no warranty as to the accuracy or completeness of the enclosed plans and does not assume any duty of care to you nor any responsibility for the accuracy, adequacy, suitability or completeness of the plans or for any error or omission. It is intended to be indicative only and must not be solely relied upon when undertaking underground works.
5. Except to the extent that liability may not be capable of being lawfully excluded, Jemena, its employees, agents, officers and contractors will not be liable to any person for loss or damage (including indirect and consequential loss or damage) which may be suffered or incurred in connection with the provision of this information.
6. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to Jemena's underground mains, service lines and equipment. In accordance with the *Work Near Underground Assets – Guide* published in 2007 by Work Cover Authority*, Jemena recommends that you carry out pot-holing by hand to accurately confirm the location of gas mains and installation prior to commencing excavations.

Network Mains

- Proposed New Main (coloured as per kPa)
- Proposed Isolate (coloured as per kPa)
- Unknown kPa
- 2kPa Low Pressure gas main
- 7kPa Low Pressure gas main
- 30kPa Medium pressure gas main
- 100kPa Medium Pressure gas main
- 210kPa Medium Pressure gas main
- 300kPa Medium Pressure gas main
- 400kPa Medium Pressure gas main
- 1050kPa High Pressure gas main
- 3500kPa High Pressure gas main
- 7000kPa High Pressure gas main
- >7000kPa Transmission pipeline
- Isolated Service - Former Med/High Pressure
- Isolated Steel Main - **Treat as High Pressure**
- Conduit or Casing
100 PVC Size & Material (see conduit material codes)
- Critical Main - **Treat as High Pressure**
(Main coloured as per kPa)
- Exposed Main section
EXPOSED
- Shallow Main section: see Protection Code below, no code assume no protection
SHALLOW-SP

SP	Steel Plate	CE	Concrete Encased
PP	PE Plate	UNK	Unknown Type
CS	Concrete Slab		
- Warning** - Blue Jacket Coated gas main
(Main coloured and styled as per kPa)

Gas Services

- Gas service – coloured by kPa
- Serviced Site indicator

Jemena has created service pipe features programmatically based on known pipe characteristics and cartographic principles. They may provide guidance to identify assets whilst in the field in addition to existing processes.

Network Assets

- Siphon
- Network Valve
- High Pressure Main Line Valve ($\geq 1050\text{kPa}$)
- High Pressure Automatic Line Break Valve ($> 1050\text{kPa}$)
- Boundary Regulator Set ($\leq 1050\text{kPa}$)
- Distribution Regulator Set ($\leq 1050\text{kPa}$)
- High Pressure Regulating Station ($> 1050\text{kPa}$)

Annotations

Pipe and Conduit Material Codes

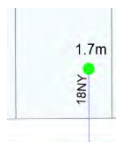
NY	Nylon	NB	Nominal Bore – Cast Iron
PE	Polyethylene	ST	Steel
P/PL	Plastic (undefined)	C/CO	Copper
PVC	Polyvinyl Chloride		

Pipe code combinations and dimension references

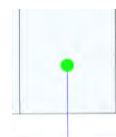
- 6 NB 50MM NY** 50mm Nylon main inserted into 6 inch (Nominal Bore) Cast Iron pipe
- 50MM 32MM NY** 32mm Nylon main inserted into 50mm Steel pipe

~1.5 Distance (in metres) of main from Boundary Line (MBL)

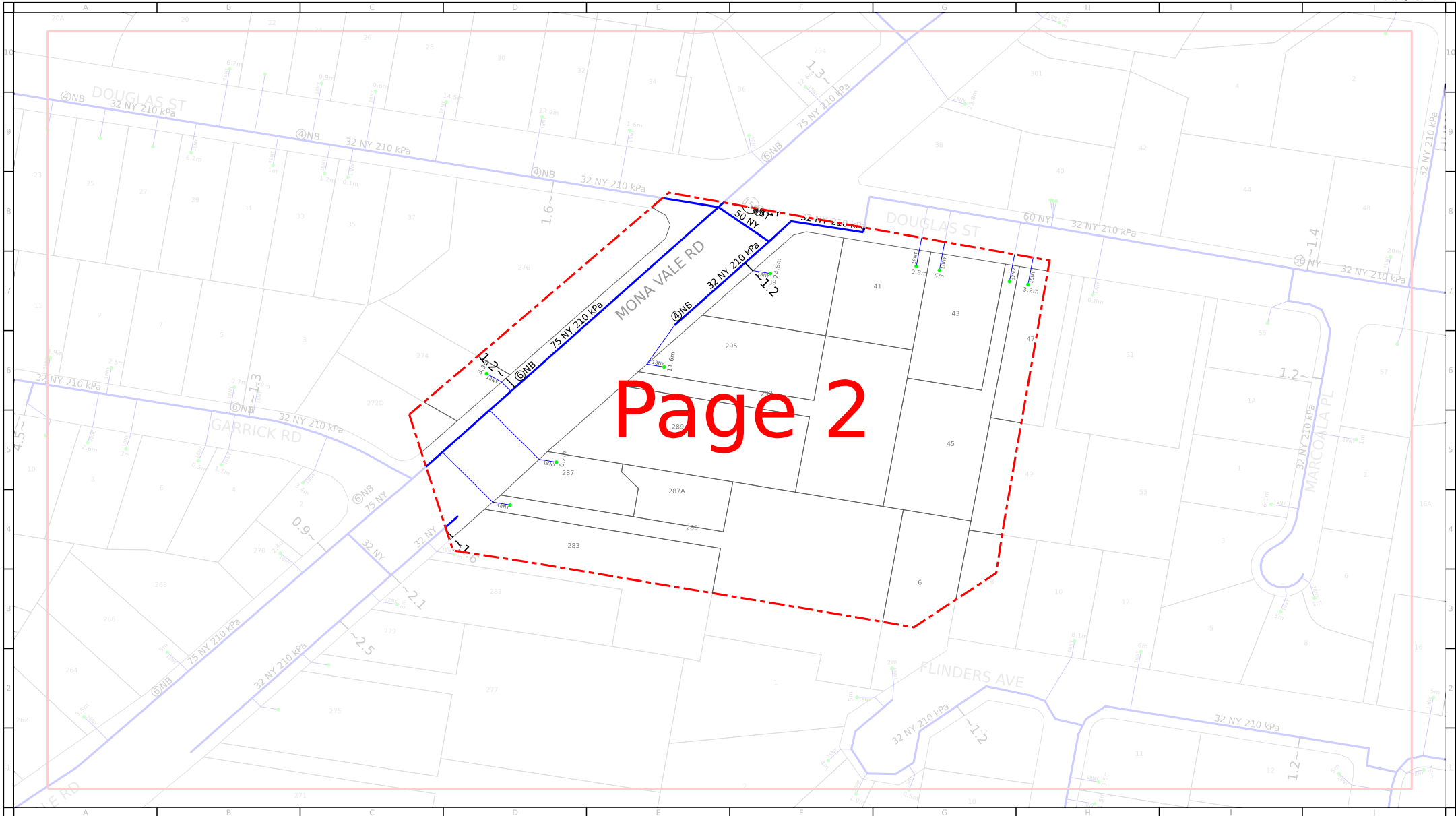
MBK	Distance in Metres Back of Kerb
MKL	Distance in Metres from Kerb Line
MEBL	Distance in Metres from Eastern Boundary Line (North/South/West)
MCL	Distance in Metres from Centre Line of Road
MFL	Distance in Metres from Fence Line



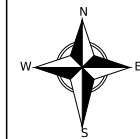
Distance (in metres) of service from side Boundary where the service pipe crosses from the road reserve into the private lot
Service placed towards left or right boundary
Service pipe size & material where known



For connected sites with insufficient asset details, service is shown down the centre of the lot with no attributes plotted



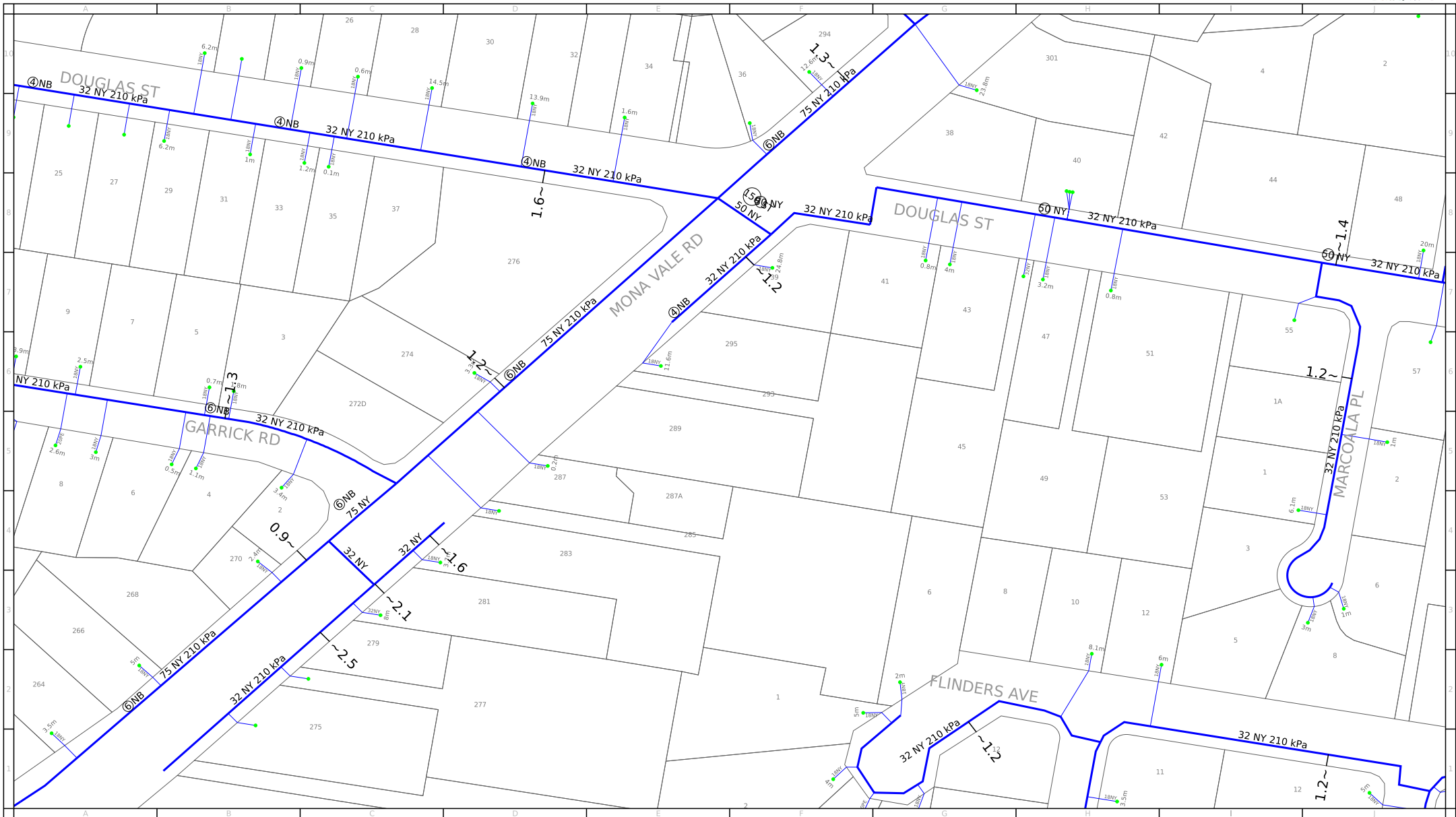
For legend details, please refer to the Coversheet attachment provided as part of this BYDA response.



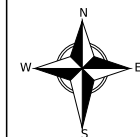
Scale:1:2101

Issue Date: 26/08/2025
 BYDA Seq No: 260129133
 BYDA Job No: 51010262
 Overview Page:

WARNING: This is a representation of Jemena Gas Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the date of issue.



For legend details, please refer to the Coversheet attachment provided as part of this BYDA response.



Scale: 1:2000

Issue Date: 26/08/2025
 BYDA Seq No: 260129133
 BYDA Job No: 51010262

0m 10m 20m 30m 40m 50m 60m 70m 80m



WARNING: This is a representation of Jemena Gas Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. This plan is diagrammatic only, and distances scaled from this plan may not be accurate. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the date of issue.

Referral
260129132

Member Phone
(02) 9424 0954

Responses from this member

Response received Tue 26 Aug 2025 12.52pm

File name	Page
Response Body	28
Ku-ring-gai Important Information.pdf	29
260129132 - Ku-ring-gai Council Assets Found Letter.pdf	36
260129132 - Ku-ring-gai Council Plan.pdf	37

ATTENTION: Harsavardhan Annamalai Muthu

Please DO NOT SEND A REPLY to this email as it has been automatically generated and replies are not monitored.

Thank you for your DBYD enquiry.

Job No: 51010262

Sequence No: 260129132

Enquiry location:

289,293,295 Mona Vale Road

St Ives

NSW 2075

Attached are the files containing information relating to your recent DBYD request. Please read and understand all the attached documentation and contact Ku-ring-gai Council on 02 94250954 or DBYDinfo@kmc.nsw.gov.au if you have any queries.

Note: If you have received this email in error, please advise by calling 02 94250954 and quote the Sequence Number listed above.

If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as:

Adobe Acrobat Reader (for PDF files) - <http://get.adobe.com/reader>



Utility Assets

The attached information is relevant for your application.

It is important the following information is understood prior to proceeding with any works.

Information has been generated by an automated system based on the area highlighted in the “Locality Indication Only” window on your Caller Confirmation.

It is your responsibility to ensure the dig site is properly defined when submitting your Dial before You Dig enquiry.

Public road reserve includes areas known as the road, footpath and nature strip. Works within these areas require a Road Opening Permit to be obtained from Council prior to commencement.

Please visit the Council website <http://www.kmc.nsw.gov.au/Home> or contact Council on (02) 9424 0000 for further information.

Damage caused to a Council asset or infrastructure, outside the approved area identified in the Road Opening Permit, must be reported immediately to Ku-ring-gai Council on (02) 9424 0000 or kmc@kmc.nsw.gov.au

Important Information

An attached drawing will be provided by Ku-ring-gai Council.

It will detail the location of known:

- Rock Anchors;
- Council's underground stormwater;
- Electrical or communication assets; and / or
- Survey Coordination Marks.

Unless otherwise indicated, it will not include:

- Private assets or assets of any other authority.

Where assets are shared with or owned by another party, the owner(s) of the asset must be contacted for any further information or approvals regarding the asset.

Note: There may be underground assets, owned by other utilities, in the vicinity of your work, unknown to Council.

Information provided is valid for one (1) month only.

If Works have not commenced within one (1) month of the date, a new request must be submitted with "Dial Before You Dig".

A colour copy of Council's plans as well as any other information provided is to remain on-site at all times throughout the inspection, location and construction phase of any works.

Information provided may have inaccuracies or omissions due to the nature, age and availability of information of Council's infrastructure. Therefore, provided information is to be considered an indicative only.

Location of underground assets must be confirmed by field investigation. It is recommended a specialist utility locating company be engaged for the location of assets. For stormwater drainage, a qualified plumber may also be able to locate Council assets

Discrepancies between Council's plans and the actual location of assets should be promptly reported to Council on (02) 9424 0000 or email to DBYDinfo@kmc.nsw.gov.au.

Locations of Council's electrical assets are indicative only. Due to limited records of these underground cables, the exact position may not be known. As a result, such areas will be hatched on the drawing as "Areas containing Council electricity". If works are within these areas, you must contact Council on (02) 9424 0000 for further information.

Ku-ring-gai Council has taken care to provide available information but accepts no liability arising from the use of information shown on plans.

You are responsible for ensuring the information provided by Council would be used only for the purpose for which the Dial before You Dig search is intended.

All work must follow the requirements of Workcover's Guide Work near Underground Assets. This is available at the following website.

http://www.workcover.nsw.gov.au/data/assets/pdf_file/0018/24408/work_near_underground_assets_1419.pdf

All damage to Council assets must be reported to Council immediately by phoning 02 9424 0000 or emailing kmc@kmc.nsw.gov.au

This includes any existing damage or intrusions found when locating or inspecting Council assets prior to excavation.

Persons excavating or carrying out earthworks in or near Ku-ring-gai Council's land, including the public road reserve, will be held responsible for any damage caused to Council's assets.

Council reserves the right to recover compensation for loss or damage and cost of repairs to any of its assets irrespective of provision of plans.

Council's authority to provide and protect these assets is supported under the *Roads Act 1993* and *Local Government Act 1993*.

Works within Council's public road reserve or Council property require Council's consent.

Council must be contacted on (02) 9424 0000 prior to the commencement of any works on Council property or within the vicinity of Council's electrical assets.

Plans or information, obtained by the applicant, from a consultant or contractor must be forwarded to Council at least five (5) days prior to the commencement of work.

Caution must be exercised during excavating. No mechanical excavation machineries are to be used within 1 metre of a Council asset. A spotter must be used when using mechanical excavation tools.

Pollution resulting from works in or near Ku-ring-gai Council's land, including the public road reserve, must be reported to Council immediately on (02) 9424 0000 as per section 148 of *The Protection of The Environment Operations Act 1997* (EPA)

Additional information on reporting pollution can be found at the EPA website.
<http://www.epa.nsw.gov.au/pollution/>

All fill material obtained from external sources and used for backfilling must be 'clean' to prevent the contamination of Council land or the public road reserve.

Permits

- Works, within Council road reserve, require consent from Council prior to commencement in accordance with Section 138 of the *Roads Act 1993*.
- Permits for works on State Roads may also require:
 - Road Opening Permit obtained from Council prior to commencement of any works on the road surface;
 - Crane Permit;
 - Work Zone Permit;
 - Store Material on Footpath Permit;
 - Hoarding Permit;
 - Place Goods on or above Footpath Application;
 - Hoist or Pump Material across Footpath Application; and / or
 - Skip Bin/Waste Permit.

Further information is available by calling Customer Service on (02) 9424 0000 or by visiting Council's website
http://www.kmc.nsw.gov.au/I_want_to/Pay_register_request_or_reply/Find_a_form.

State Roads

The Roads & Maritime Service (RMS) must be notified of any activity that will impact on the operational efficiency of the road network.

An RMS Road Occupancy License and an approval from the relevant RMS Asset Management Branch may be required for any works in the vicinity of an RMS asset.

Please contact the RMS on 131 700 for further information.

The Road Occupancy Manual is available at the following website:
http://www.rms.nsw.gov.au/documents/about/forms/road_occupancy_manual.pdf

A map of RMS classified roads is available at the following website:
http://www.rms.nsw.gov.au/business-industry/partners-suppliers/lgr/documents/classification-review/sydney_overview.pdf

The list of RMS classified roads is available at the following website:
<http://www.rms.nsw.gov.au/business-industry/partners-suppliers/lgr/documents/classified-roads-schedule.pdf>

A map of State Roads within Council's LGA is available at the following Council website:
http://www.kmc.nsw.gov.au/Services_facilities/Basics/Streets_roads_parking/Plans_policies

All works

All works are to comply with the requirements of the *Water Management Act 2000* and *The Protection of the Environment Operations Act 1997*

The relevant legislation is available at the NSW Legislation websites:

<http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N>

<http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N>

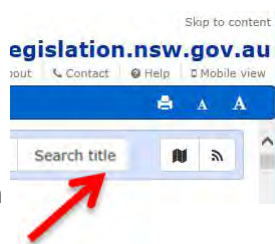
All works must comply with the requirements of the *Environment and Planning Act* which include:

- Riparian zone,
- Heritage Conversation areas; and
- Threatened Plant communities.

Further information is available from the Ku-ring-gai Local Environment Plan (LEP) 2015

<http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+134+2015+cd+0+N>

There is a Maps tab towards the right of the screen



Alternately on Council's on line mapping at
<http://maps.kmc.nsw.gov.au/KMCwebPROD.html>

At the Maps tab use the Planning tab and then the required section.

Contaminated lands

Information about Contaminated Land can be found on the EPA website at
<http://www.epa.nsw.gov.au/clm/>

EPA maintain the registry of contaminated land which can be found at
<http://www.epa.nsw.gov.au/prclmapp/aboutregister.aspx>

A search on a particular site can be found at
<http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx>

Greenweb areas are shown at Council's on line mapping at
<http://maps.kmc.nsw.gov.au/KMCwebPROD.html>

Under the Maps tab use the Environment tab and then select Greenweb

Or via Council's website
http://www.kmc.nsw.gov.au/About_Ku-ring-gai/Land_and_surrounds/Web_Map_-_Online_mapping_tool

Additional Information for assets

Rock Anchors

Rock anchors are markings known as Council installations or planned installations. Please contact the building owner if you require further information. A copy of the information retained by Council is available by contacting Council by email at DBYDinfo@kmc.nsw.gov.au or calling Customer Service on 9424 0000.

Drainage

Drainage information has been provided to Council from a number of different sources. Council cannot guarantee the accuracy of the information. Due to the age and placement of drainage pipes council does not have accurate data on their location and as such it is recommended you locate surface features on site before determining the actual pipe alignments.

Identified assets shown may be owned by:

- Council
- Other parties or
- Shared with other parties.

All asset owners must be contacted prior to any work near a drainage line.

The actual pipe location must be identified prior to work commencing.

The accuracy and completeness of the location of trunk drainage lines, in private property, is less accurate than the location of trunk drainage in public roads.

Information for easements and drainage can be found on Council's website at
http://www.kmc.nsw.gov.au/Plans_regulations/Building_and_development/Buying_and_selling_property/Drainage_easements_sewer_mains

Household roof water connections to drains on the street are not shown on Council's mapping and must be located on site before any excavation.

If you find discrepancies between the mapped system and actual locations on site, please notify Council on DBYDinfo@kmc.nsw.gov.au.

Please report the location of any blocked Council pit or pipe by calling Customer Service on (02) 9424 0000 or email kmc@kmc.nsw.gov.au

Council considers stormwater drainage system to be a confined space until determined otherwise by a suitably trained and qualified person.

For information on working in and near confined spaces, see Workcover's Confined Spaces Code of Practice. This can be found at the following weblink.
http://www.workcover.nsw.gov.au/data/assets/pdf_file/0012/15204/confined-spaces-code-of-practice-3558.pdf

Survey marks

Council does not have co-ordinates for these marks. They are shown only on our mapping to help prevent damage to the marks.

Survey Marks shown are part of state control which is managed by Land and Property information. For more information on marks and requirements for protection of the marks see the following weblink.

http://www.lpi.nsw.gov.au/data/assets/pdf_file/0020/208280/Protecting_survey_marks.pdf

Additional information on preserving survey marks can be found at the following weblink
http://www.lpi.nsw.gov.au/data/assets/pdf_file/0008/25946/section_11.pdf

There are a number of older Sydney Water bench marks shown on Council's mapping. Limited information on these marks may be available from Sydney Water.

Council Public Lighting

While the majority of public lighting is provided by Ausgrid, and is shown on Ausgrid's maps, some public lighting is provided by Council and Roads & Maritime Services.

Council's public lighting is generally connected to the grid via underground supply

All electrical utilities shall be regarded as live until proven to have been disconnected from the source of energy. Contact with live electrical utilities will cause severe injury or death.

Note: some electrical utilities are on timers or other controls that may energise the circuit at any time without notice.

Council Sports field lighting

Some Council's sports field and parks have floodlighting. Only some of this is shown on the attached drawings. The installation is separate to the Ausgrid street lighting and public lighting systems. This includes underground connections to the floodlighting towers and if applicable, solar panels and / or irrigation systems.

Both lighting and irrigation systems have remote controls including timers and may not be energised all the time. Additional care is required in locating these assets before any excavation.

Normal methods for locating energised cables may not work for these cables.

All electrical utilities shall be regarded as live until proven to have been disconnected from source of energy. Contact with live electrical utilities will cause severe injury or death.

Note: some electrical utilities are on timers or other controls that may energise the circuit at any time without notice.

Council telecommunications

Council has a number of private telecommunications assets. These include optical fibre cables. These are separate to any metallic cables and require the services of a cable locator with Dial Before You Dig or Telstra with optical fibre accreditation.

Council irrigation rising mains (recycled water)

There are a number of sports field irrigation systems supplied or supplemented by recycled or rainwater.

These systems involve pipelines and cabling between the water source and final irrigation system which includes the holding tanks.

These systems use plastic pipe. While some have electricity and / or communications wires in the same trench, this is not at all locations.

The pipes and cables must be located using methods that will not damage the pipe or any cables before mechanical excavation commences.

Council House service lines

Many Council properties are connected to utility mains. Council has limited information on the location of the connections for these properties.

The majority are not mapped and will require checking on site before excavation. Information which is available to Council is shown on the mapping.

The connection, from the main to the metering point, is an internal distribution inside the site.

Response Cover Letter

Ku-ring-gai Council
Locked Bag 1056
Gordon NSW 2072



Date: 26/08/2025

To: Harsavardhan Annamalai Muthu
Not Supplied
Unit 2309,4 Daydream Street
Warriewood NSW 2102

According to our records your enquiry with the following details is impacting known infrastructure. Please review other attached documents to this enquiry for additional details.

Sequence No: 260129132

Job No: 51010262

Location: 289,293,295 Mona Vale Road
St Ives NSW 2075

If you require further information please contact the Ku-ring-gai Council on 02 9424 0954 or dbydinfo@kmc.nsw.gov.au.

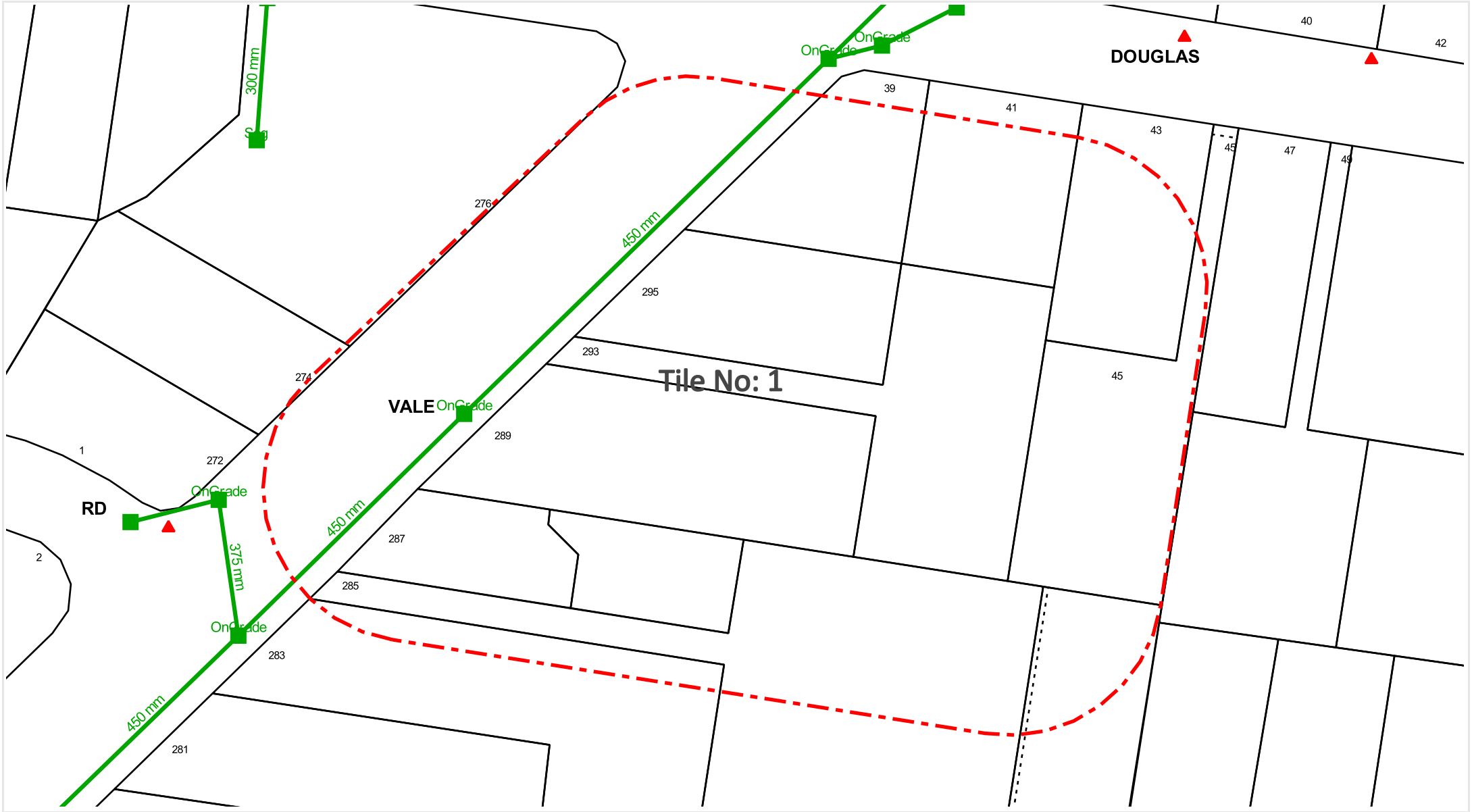
Important Notice: This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the DBYD enquiry outlined above. Please ensure that the DBYD enquiry details and this response accurately reflect your proposed works.

This response is intended for use only by the addressee. If you have received the enquiry response in error, please let us know by telephone and delete all copies; you are advised that copying, distributing, disclosing or otherwise acting in reliance on the response is expressly prohibited.



While reasonable measures has been taken to ensure the accuracy of the information contained in this plan response, neither Ku-ring-gai Council or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Sequence No: 260129132
 Job No: 51010262
 Location: 289,293,295 Mona Vale Road, St Ives, NSW 2075



Legend | Scale: 1:1000



- | | | |
|-----------------|-----------------------------|---------------|
| Recycled Main | Irrigation Power | Rock Anchor |
| Stormwater Main | House Service Connection | Survey Marker |
| Stormwater Pit | Communication Cable | Easement |
| Sewer Main | Electrical (Lighting) Cable | Land Parcel |

DISCLAIMER: While reasonable measures has been taken to ensure the accuracy of the information contained in this plan response, neither Ku-ring-gai Council or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Referral
260129130

Member Phone
1800 687 626

Responses from this member

Response received Tue 26 Aug 2025 1.24pm

File name	Page
Response Body	39
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	40
Disclaimer_260129130_20250826_032412205687.pdf	42
260129130_20250826_032412205687_1.pdf	46

Hi Harsavardhan Annamalai Muthu,

Please find attached the response to your DBYD referral for the address mentioned in the subject line. The location shown in our DBYD response is assumed based off the information you have provided. If the location shown is different to the location of the excavation then this response will consequently be rendered invalid.

Take the time to read the response carefully and note that this information is only valid for 28 days after the date of issue.

If you have any further enquiries, please do not hesitate to contact us.

Regards,
Network Services and Operations
NBN Co Limited
P: 1800626329
E: dbyd@nbnco.com.au
www.nbnco.com.au

Confidentiality and Privilege Notice

This e-mail is intended only to be read or used by the addressee. It is confidential and may contain legally privileged information. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone, and you should destroy this message and kindly notify the sender by reply e-mail. Confidentiality and legal privilege are not waived or lost by reason of mistaken delivery to you. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of NBN Co Limited

Please Do Not Reply To This Mail



Working near nbn™ cables

nbn has partnered with Dial Before You Dig to give you a single point of contact to get information about **nbn** underground services owned by **nbn** and other utility/service providers in your area including communications, electricity, gas and other services. Contact with underground power cables and gas services can result in serious injury to the worker, and damage and costly repairs. You must familiarise yourself with all of the Referral Conditions (meaning the referral conditions referred to in the DBYD Notice provided by **nbn**).

Practice safe work habits

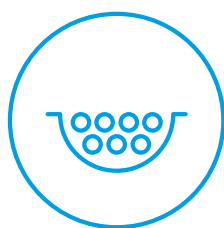
Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact with underground **nbn** assets are minimised.



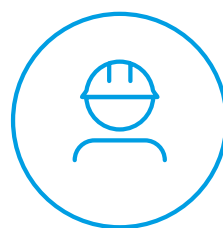
Plan: Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



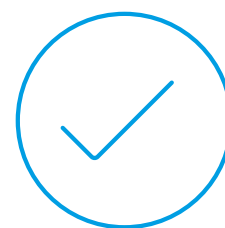
Prepare: Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



Pothole: Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.

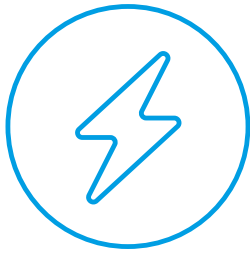


Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with the potential to damage the asset is prevented.

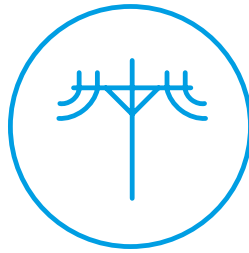


Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

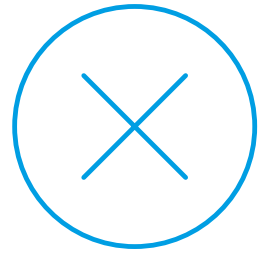
Working near **nbn**TM cables



Identify all electrical hazards, assess the risks and establish control measures.



When using excavators and other machinery, also check the location of overhead power lines.



Workers and equipment must maintain safety exclusion zones around power lines.

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by **nbn**. Please note:

- Construction Partners of **nbn** may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

Contact

All **nbn**TM network facility damages must be reported online [here](#).
For enquiries related to your DBYD request please call 1800 626 329.

Disclaimer


This brochure is a guide only. It does not address all the matters you need to consider when working near our cables. You must familiarise yourself with other material provided (including the Referral Conditions) and make your own inquiries as appropriate.

nbn will not be liable or responsible for any loss, damage or costs incurred as a result of reliance on this brochure.

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To: Harsavardhan Annamalai
Muthu
Phone: Not Supplied
Fax: Not Supplied
Email: hmuthu@geo-logix.com.au

Before You Dig Australia Job #:	51010262	
Sequence #	260129130	
Issue Date:	26/08/2025	
Location:	289,293,295 Mona Vale Road , St Ives , NSW , 2075	

Information

The area of interest requested by you contains one or more assets.

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by nbn™*

Location of nbn™ Underground Assets

We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn™** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn™** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Before You Dig Australia Service. For any enquiries related to moving assets or Planning and Design activities, please visit the [nbn Commercial Works](#) website to complete the online application form. If you are planning to excavate and require further information, please email dbyd@nbnco.com.au or call 1800 626 329.

Notes:

1. You are now aware that there are **nbn™** Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans, you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.

3. You should not assume that **nbn**™ Facilities follow straight lines or are installed at uniformed depths along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.
4. In carrying out any works in the vicinity of **nbn**™ Facilities, you must maintain the following minimum clearances:
 - 300mm when laying assets inline, horizontally or vertically.
 - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
 - 1000mm when operating mechanical excavators.
 - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn**™ fibre optic, copper and coaxial cables, and power cable feed to **nbn**™ assets). Damage to underground electric cables may result in:
 - Injury from electric shock or severe burns, with the possibility of death.
 - Interruption of the electricity supply to wide areas of the city.
 - Damage to your excavating plant.
 - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn**™ Facilities. These precautions may include but not limited to the following:
 - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
 - If any undisclosed underground cables are located, notify **nbn** immediately.
 - All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
 - The safety of the public and other workers must be ensured.
 - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn**™ Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
8. You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.
9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans (including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans (including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

State/Territory	Documents
National	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft)

	Occupational Health and Safety Act 1991
NSW	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
VIC	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
QLD	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
SA	Electricity Act 1996
TAS	Tasmanian Electricity Supply Industry Act 1995
WA	Electricity Act 1945
	Electricity Regulations 1947
NT	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
ACT	Electricity Act 1971

Thank You,


nbn BYDA

Date: 26/08/2025

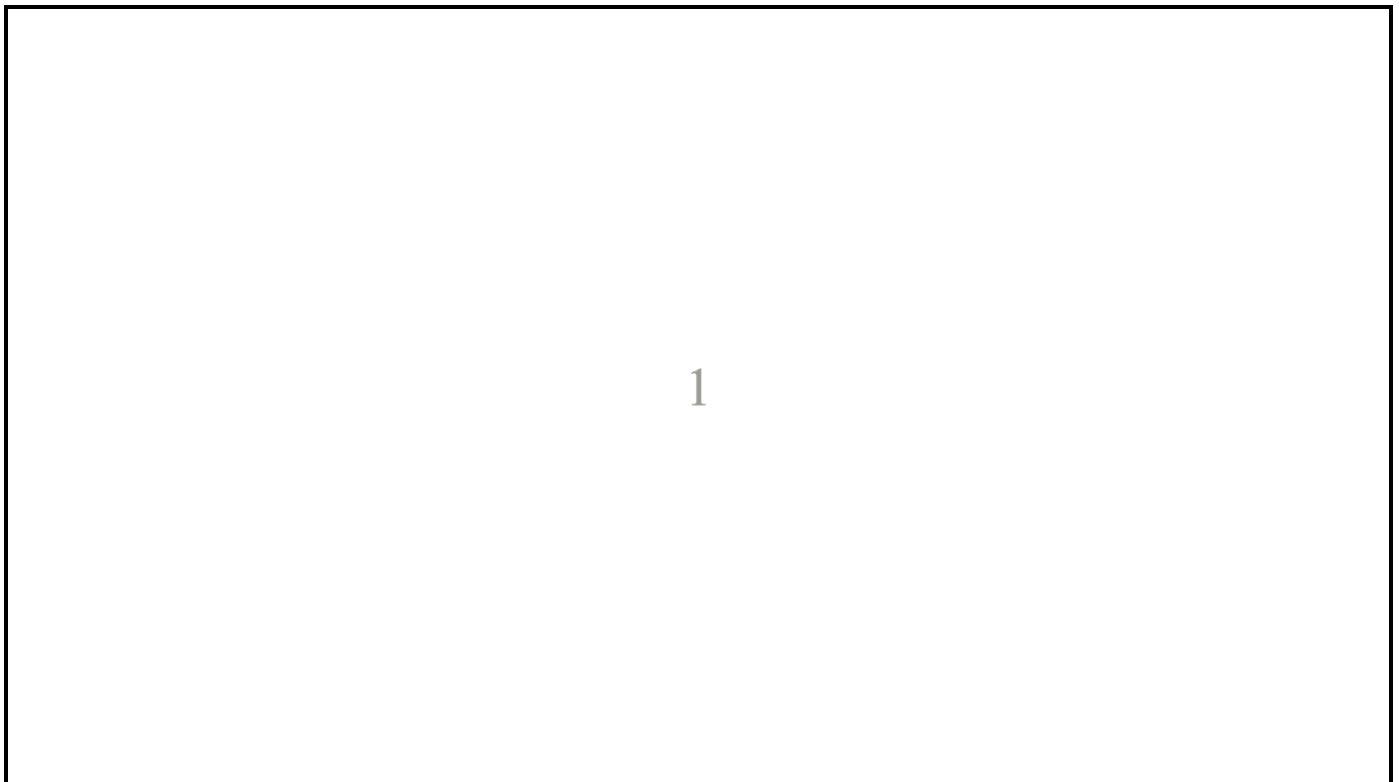
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To: Harsavardhan Annamalai
Muthu
Phone: Not Supplied
Fax: Not Supplied
Email: hmuthu@geo-logix.com.au

Dial before you dig Job #:	51010262	
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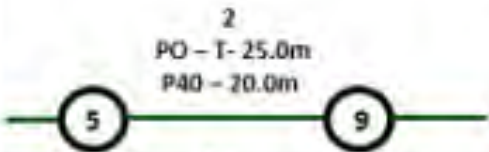
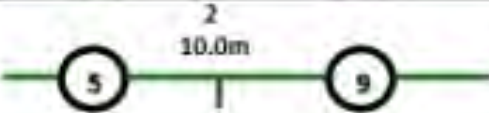




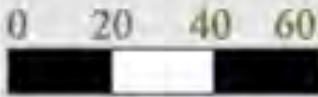
Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans





LEGEND



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

Referral
260129134

Member Phone
1800 505 777

Responses from this member

Response received Tue 26 Aug 2025 2.28pm

File name	Page
Response Body	50
260129134 - Optus Plan.pdf	51
260129134 - Optus Response Letter.pdf	52

Optus - Before You Dig Australia - REFERRAL NOTIFICATION

This referral has been successfully processed by Optus and the results are contained in the attached files.

Notice: Please DO NOT REPLY TO THIS EMAIL as it has been automatically generated and replies are not monitored.

If you have any queries or attachments missing please contact:

Network Operations Centre
1 Lyonpark Road,
Macquarie Park, NSW 2113
Ph: 1800 505 777
Fax: 1300 307 035

You will require Adobe Reader to view attachments.

<http://www.adobe.com/downloads/>

We thank you for your enquiry and appreciate your continued use of the “Before You Dig Australia Service” Asset Analysis Service. If you require further information in relation to Optus and/or Uemcomm cables please contact Optus on above.

This reply relates only to the location indicated above and is valid for 30 days from the sent date. Where additional works are planned that have not been specified within this reply, Optus require that an additional enquiry be submitted to Before You Dig Australia enquiry Service: <http://www.byda.com.au>

In the case of no additional location request being submitted, Optus will hold the relevant party responsible for any damage to Optus and/or Uecommm plant and all expenses incurred by Optus as a result of asset damage.

This e-mail may contain confidential information. If you are not the intended recipient, please notify Network Operations Centre immediately and delete this e-mail from your system. You must not disclose this e-mail to anyone without express permission from the sender. The contents of all e-mails sent to and received from Optus may be scanned, stored, or disclosed to others at Optus' discretion.



Tile No: 1

WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

Sequence Number: 260129134

Date Generated: 26 Aug 2025



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



Date: 26 Aug 2025
To: Harsavardhan Annamalai Muthu
Company: Not Supplied
Address: Unit 2309,4 Daydream Street
Warriewood, NSW 2102

ENQUIRY DETAILS

Location: 289,293,295 Mona Vale Road, St Ives, NSW 2075
Sequence No.: 260129134
BYDA Reference: 51010262

In relation to your enquiry concerning the above location, Optus advises as follows:

Optus records indicate that there ARE underground Optus FIBRE OPTIC TELECOMMUNICATIONS ASSETS in the vicinity of the above location as per the attached drawing(s).

PLEASE NOTE that any interference with these assets may be considered an offence under the Criminal Code Act 1995 (Cth). Optus reserves the right to seek compensation for loss or damage to its assets including consequential loss.

This reply is valid for a period of 30 days from the date above.

IMPORTANT INFORMATION

Asset location drawings provided by Optus are reference diagrams and are provided as a guide only. The completeness of the information in these drawings cannot be guaranteed. Exact ground cover and alignments cannot be provided with any certainty as these may have altered over time. Depths of telecommunications assets vary considerably as do alignments. It is essential to identify the location of any Optus assets in the vicinity prior to engaging in any works.

All Optus assets in the vicinity of any planned works will need to be electronically located to ascertain their general location. Depending on the scope of planned works in the vicinity, the assets may also need to be physically located.

YOU MUST ENGAGE THE SERVICES OF ONE OF THE OPTUS ASSET ACCREDITED LOCATORS TO CARRY OUT ASSET LOCATION (REFER LIST OF ACCREDITED LOCATORS AT THE END OF THIS OPTUS RESPONSE).

Unless otherwise agreed with Optus, where an on-site asset location is required, the requestor is responsible for all costs associated with the locating service including (where required) physically exposing the Optus asset.

DUTY OF CARE

When working in the vicinity of telecommunications assets you have a legal "Duty of Care" and non-interference that must be observed.

It is your responsibility as the requesting party (as a landowner or any other party involved in the planned works) to design for minimal impact to any existing Optus asset. Optus can assist at the design stage through consultation.

It is also your, as the requesting party (or your representative's), responsibility to:

- Obtain location drawings (through the Before You Dig Australia process) of any existing Optus assets at a reasonable time before any planned works begin;
- Have an Optus Accredited Asset Locator identify the general location of the Optus asset and physically locate the asset where planned works may encroach on its alignment; and
- Contact Optus for further advice where requested to do so by this letter.

DAMAGE TO ANY OPTUS ASSET MUST BE REPORTED TO 1800 505 777 IMMEDIATELY

You, your head contractor, and any relevant subcontractor are all responsible for any Optus asset damage as a result of planned activities in the vicinity of Optus assets.

This applies where works commence prior to obtaining Optus drawings, where there is failure to follow instructions or during any construction activities.

Optus reserves the right to recover compensation for loss or damage to its assets including consequential loss. Also, you, your head contractor and any relevant subcontractor may also be liable for prosecution under the Criminal Code Act 1995 (Cth).

ASSET RELOCATIONS

You are not permitted by law to relocate, alter or interfere with any Optus asset under any circumstance. Any unauthorised interference with an Optus asset may lead to prosecution under the Criminal Code Act 1995 (Cth). Enquiries relating to the relocation of Optus assets must be referred to the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

APPROACH DISTANCES

On receipt of Optus asset location drawings and prior to commencing any planned works near an Optus asset, engage an Optus Accredited Locator to undertake a general location of the Optus asset.

Physical location of the Optus asset by an Optus Accredited Locator will also be required where planned works are within the following approach distances of the general location of the Optus asset:

- a) In built up metropolitan areas where road and footpaths are well defined by kerbs or other features a minimum clear distance of 1 meter must be maintained from the general location of the Optus asset.
- b) In non-established or unformed metropolitan areas, a minimum clear distance of 3 meters must be maintained from the general location of the Optus asset.
- c) In country or rural areas where wider variations may exist between the general and actual location of an Optus asset may exist, then a minimum clear distance of 5 meters must be maintained from the general location of the Optus asset.

If planned works are parallel to the Optus asset, then the Optus asset must be physically located by an Optus Accredited Locator at a minimum of 5 meter intervals along the length of the parallel works prior to work commencing.

Under no circumstances is crossing of any Optus asset permitted without physical location of the asset being carried out by an Optus Accredited Locator. Depending on the asset involved an Optus representative may be required onsite.

The minimum clearances to the physical location of Optus assets for the following specific types of works must be maintained at all times.

Note: Where the clearances in the following table cannot be maintained or where the type of work differs from those listed then advice must be sought from the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

Type of Works	Clearance to Physical Location of Optus Asset
Jackhammers / Pneumatic Breakers	Not within 1 meter.
Light duty Vibrating Plate or Wacker Packer type compactors (not heavy road construction vibrating rollers etc.)	500mm compact clearance cover before a light duty compactor can be used over any Optus conduit. No compaction permitted over Optus direct buried cable without prior approval from Optus.
Boring Equipment (in-line, horizontal and vertical)	Not within 5 meters parallel of the Optus asset location without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite. Not to cross the Optus asset without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite.

Type of Works	Clearance to Physical Location of Optus Asset
Heavy vehicle Traffic (over 3 tonnes)	<p>Not to be driven across Optus conduits with less than 600mm of cover.</p> <p>Not to be driven across Optus direct buried cable with less than 1.2 meters of cover.</p> <p>Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.</p>
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	<p>Not within 1 meter.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.</p>

ASSET CLEARANCES AFTER COMPLETION OF WORKS

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").

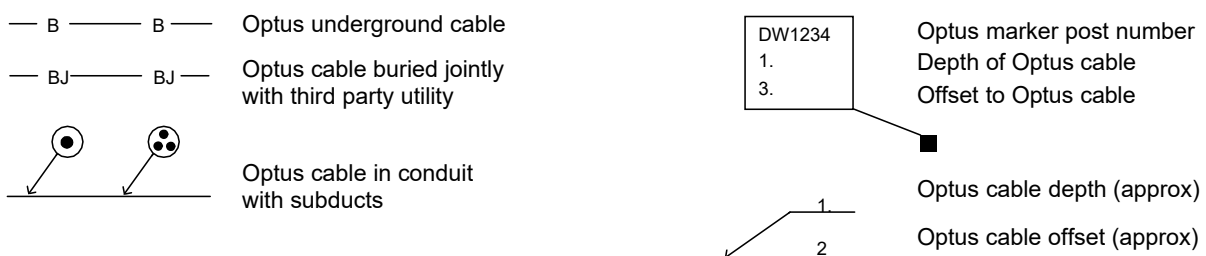
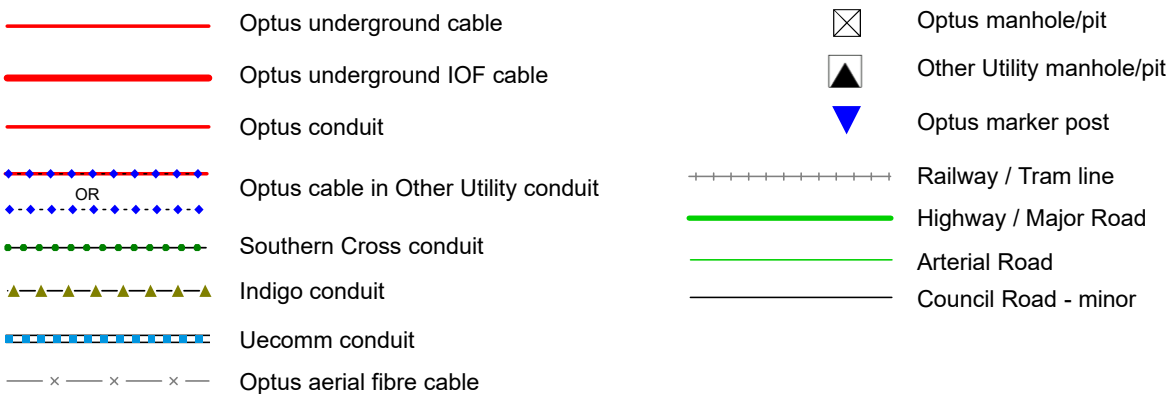
FURTHER ASSISTANCE

Further assistance on asset clearances, protection works, or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:

NFODamages&RelocationsDropbox@optus.com.au

Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

OPTUS ENGINEERING DRAWING SYMBOLS





Optus Accredited Asset Locators

Name	Company Name	Phone	Email	State	Region/Service Area
Drew Misko	Australian Subsurface Pty Ltd	0427 879 600	admin@australiansubsurface.com	ALL	ALL
Andrew Watson	Subsurface Mapping Solutions Pty Ltd	0408 839 723	admin@subsurfacems.com.au	ALL (Not TAS)	South East QLD + Aus wide
Chris Gordon	Heavy Construction Solutions	1300 859 027	chris.gordon@heavycs.com.au	VIC,NSW,QLD,SA TAS	All
Alan Cordner	Alcom Fibre Services Pty Ltd	0400 300 337	alcomfibre@bigpond.com	NSW	Sydney, NSW
Daniel Rogers	D&D Rogers Pty Ltd T/as Bradmac Locating Services	0407662605	info@bradmaclocating.com.au	NSW	Sydney and surrounds
Shane Buckley	Cable & Pipe Locations Pty Ltd	0408730430	shane@cableandpipelocations.com.au	NSW	North Coast , Mid North Coast, Central West, Northern Rivers
Annabelle Pegler	Down Under Detection Services (DUDS)	0418 267 964	apegler@duds.net.au	NSW	All
George Koenig	Downunder Locations	0438243856	downunderlocations@gmail.com	NSW	Tweed Heads/Gold Coast
Michael Grant	M&K Grant Bega Bobcats Pty Ltd	0427 260 423	zzbobcat@bigpond.net.au	NSW	Bega, Far South Coast
Antony Critcher	Geotrace Australia Pty Ltd	0417 147 945	antony@geotrace.com.au	NSW	All Areas, Sydney, Wollongong, Newcastle, ACT
Sarah Martin	Hydro Digga	0447 774 000	admin@hydrodigga.com	NSW	Mid North Coast
Nathan Ellis	Utility Locating Services	0404 087 555	nathan@uls.com.au	NSW	Sydney
Scott O'Malley	Coastal Cable Locators Pty Ltd	0427 975 777	skomalley@bigpond.com	NSW	South Coast- Snowy Mountains- Southern Highlands
Liam Bolger	Brandon Construction Services	0438 044 008	liam.bolger@hotmail.com	NSW	Sydney
Laura Elvery	Durkin Construction Pty Ltd	02 9712 0308	info@durkin.au	NSW	NSW
Shireen Sidhu	Locate & Map	(02) 8753 0049	admin@locateandmap.com.au	NSW	Sydney & Regional NSW only

Ken Browne	Riteway Traffic Control Pty Ltd	0419 212 969	kbrowne@ritewaytc.com.au	NSW	Central Coast, Hunter
Jean-Max Monty	Civilscan	1300 575 488	info@civilscan.com.au	NSW	Sydney, Central Coast, Hunter, Blue Mountains, Southern Highlands, Illawarra
Scott Hunter	Hunter Ground Search	0409327345	admin@hunter-groundsearch.net.au	NSW	Hunter, Upper Hunter, Central Coast, Newcastle
Damien Black	Mid North Coast Hydro Digging & Service Locating P/L	0418 409 465	djblack1@bigpond.com	NSW	Mid North Coast
Michael Nicholls	Utility Mapping NSW	1300 627 746	sydney@utilitymapping.com.au	NSW	All NSW
Joseph Restuccia	ProLocate	0415 633 393	joe.restuccia@prolocate.com.au	NSW	NSW Wide
Barry Maloney	Online Pipe & Cable Locating	1300 665 384	Office@onlinepipe.com.au	NSW	Sydney, Central Coast, Canberra, Wollongong, Newcastle
Sam Romano	Locating Services	0403 065 510	sam.romano@locatingservices.com.au	NSW	NSW All
Scott Allison	Crux Surveying Australia	02 9540 9940	sydneyoffice@cruxsurveying.com.au	NSW	Sydney Metro & Surrounding Areas
Donna Wullaert	Commence Communications Pty Ltd	02 6226 3869	admin@commencecomms.com.au	NSW	Canberra/ Yass / Bungendore/ Goulburn and surrounding regional areas
Grant Pearson	Warrabinya Services	0423 651 615	grant@warrabinya.com.au	NSW	Greater Sydney region
Stephen Fraser	Advanced Ground Locations	(02) 4930 3195	steve_agl@hotmail.com	NSW	Newcastle, Hunter Valley, Central Coast, Taree & Surrounding Areas
Andrew Findlay/ Anthony Hart	LiveLocates	1300 517 062	info@livelocates.com.au	NSW/ACT	South Coast NSW, ACT, Snowy Mountains, Snowy Valley
Mark Smith	Armidale Electrical	02 6772 3702	office@armidale-electrical.com.au	NSW	New England/Northwest
Samantha Guptill	Australian Locating Services	1300 761 545	admin@locating.com.au	NSW	All NSW
Clay Laneyrie	Laneyrie Electrical	0411142627	bindy@laneyrieelectrical.com.au	NSW	Illawarra, South Coast, Shoalhaven, Southern Highlands
Reece Gainsford	East Coast Locating Services	0431 193 111	admin@eastcoastlocatingservices.com.au	NSW	Newcastle/Maitland/ Hunter / Sydney / Central Coast / upper hunter / Port Stephens
Jason Vane	Smartscan Locators PTY Ltd	1300 778 923	Admin@sslocators.com.au	NSW	Sydney
Alex Farcash	Newcastle Locating Services Pty Ltd	0410698599	Admin@newcastlelocatingservices.com.au	NSW	Newcastle, Hunter Valley, Central Coast, Taree & Surrounding Areas

Amer El Chami	Site Scan Pty Ltd	0449 992 520	office@sitescan.net.au	NSW	All NSW
Ian Brown	A1 Locate Services	0400 484 828	Ian.brown@a1locate.com.au	NSW	All NSW
Paul Wallis	Beveridge Williams	0431 458 878	wallisp@bevwill.com.au	NSW	NSW Wide
Cameron Handley	Wombat Underground Services	0407477038	accounts@wombatunderground-services.com.au	NSW	ALL
Samantha Cupido	Geoscope Utility Detection Services Pty Ltd	1300 750 350	info@geoscopelocating.com.au	NSW	All regions
Laurence Mead	Astrea Pty Ltd	1300 009 346	admin@astrea.com.au	NSW	Sydney Only
Braydon Greenwood	City Coast Services	0422432813	braydon.greenwood@live.com.au	NSW	NSW
Jim Morrison	Absolute Utilities Pty Ltd	0429 496 375	jim@absoluteutilities.com.au	NSW	Mid North Coast
Declan Dowd	Dowds Pipe And Cable Locating	0434 635 134	accounts@pipeandcable.com.au	NSW	Sydney/Wollongong
Nicholas Schneider	Subsurface Utility Solutions	0421157372	nick@subsurf.com.au	NSW	Sydney only
Ricky Evans	Riverina Cable Locating	0411444980	ricky@riverinacablelocating.com.au	NSW	Riverina, Murray
Adrian Ruane	Road and Rail Excavations Pty Ltd	0414 594 063	cody@roadandrailexcavations.com.au	NSW	Sydney only
Billy Cameron	Locate Down Under Pty Ltd	0431275034	info@locateddownunder.com.au	NSW	Central Coast/ Sydney
Daniel Hudson	Geosurv Locating Pty Ltd	1300 554 675	dan@geosurv.com.au	NSW	Sydney only
Roneel Chand	JDG Civil	0416506891	sadhunaam@gmail.com	NSW	Sydney only
Tim Briggs	Deetect Locating Services	0414630852	deetect.locating@outlook.com	NSW	ACT / NSW
Sean Ferriter	Utech Solutions Pty Ltd	1300 427 614	seanf@vaughancivil.com.au	NSW	Sydney only
Mark Restuccia	Direct Connect Locating PTY LTD	0400507690	info@dclocating.com.au	NSW	NSW only
Ali Chahine	Underground Industries	0406906787	info@undergroundindustries.com.au	NSW	Sydney only
Scott Copetti	Metiri	0435 710 399	scott@metiri.com.au	NSW	Newcastle & Hunter Region
Blake Richardson	VFT	0409 210 502	b.richardson@vftes.com	NSW	NSW
Roneel Chand	Tonagh Civil Pty Ltd,	0416506891	roneel@tonaghcivil.com.au	NSW	All Regions
Brett Pickup	BAP Services Pty Ltd	0434006009	Brett@bapservices.com.au	NSW	All Areas, Sydney, Illawarra, Newcastle, ACT
Patrick Billingham	OzDetect Pty Ltd	0497700667	patrick@ozdetect.com.au	NSW	NSW

Cameron Brown	Sub Scan Australia	0421751343	admin@subscan.com.au	NSW	Norther Rivers
Jesse Gavin	LCG GLOBAL PTY LTD	1300032740	info@lcsolutions.com.au	NSW	All NSW
Rob Moate	Dig Safe NSW Pty Ltd	0477 900 200	rob@digsafensw.com.au	NSW	All Regions
Euan Gow	Jurovich Surveying	1300 750 000	egow@jurovichsurveying.com.au	WA/NSW/SA	All state
Michael Nicholls	LocateX	0487 043 596	info@locatex.com.au	NSW	Sydney, Central Coast, Newcastle
Brad Mccorkindale	b4 u dig locators	0447818260	jon@b4udiglocators.com	NSW	central west nsw
Jason Steger	Steger & Associates Registered Land Surveyors	0400 008 641	jason.steger@steger.com.au	ACT/NSW	ACT & Surrounds
Samuel Hathaway	Landmark Surveys	02 6280 9608	admin@landmarksurveys.com.au	NSW/ACT	ACT & Sourthen NSW
Kaisar sefian	Australian Utility Search Pty Ltd	0424 841 888	kaisar@aususearch.com.au	NSW/ACT	All NSW, ACT
Daniel Fox	Epoca Environmental Pty Ltd	1300 376 220	daniel@epocaenvironmental.com.au	NSW & ACT	All NSW & ACT
Scott Tancred	SureSearch Underground Services	1300 884 520	Scott.Tancred@suresearch.com.au	NSW/ACT QLD	NSW, Sydney, Northern NSW, Canberra, QLD, South East QLD.
Justin Martinez	LCG GLOBAL PTY LTD	0401749007	J.martinez@lcsolutions.com.au	NSW, ACT, QLD, VIC	All regions
Troy Redden	On Point Utility Locating	1300 66 76 46	Troy@onpointlocating.com.au	NSW/QLD	Throughout both states
Geoff Campbell	CLS Locating	0450759497	geoffrey@campbellslocating.com.au	NSW/QLD	All QLD, Northern Rivers, NSW
Patrick Popovic	Site And See Pty Ltd	0479 162 692	patrick@siteandsee.com.au	QLD/NSW	South East QLD & Northern NSW
Kelsee Stevens	Abletech Underground Group	07 5293 7746	admin@abletechunderground.com.au	QLD / NSW	QLD / NSW
Rhys Lambert	Provac / one find cables	1300 734 772	rhys@provac.net.au	QLD	South East QLD
Paul Beaton	Cairns Asset Locations	0448 157 227	paul.beaton@clarketrenching.com.au	QLD	FNQ to NT Border
Chris Hall	D C Locators Pty Ltd	0419 679 741	dcloc@powerup.com.au	QLD	Brisbane, Ipswich
Benji Lee	LADS	0478 915 237	benji@ladsqld.com.au	QLD	South East QLD
Ian Lambert	Lambert Locations Pty Ltd	07 5562 8400	admin@lambertlocations.com.au	QLD	South East QLD & Northern NSW
Ross Clarke	FNQ Cable Locators Pty Ltd	0428 775 655	onlineco@bigpond.net.au	QLD	QLD REGION
Col Greville	Bsure Locators	0488 520 688	admin@bsurelocators.com.au	QLD	Wide Bay & Burnett; Central and Western QLD; Western Downs
Matthew Carr	Pensar	0405609739	matty.carr@pensar.com.au	QLD	Brisbane

Jimmy Wilkins	GeoRadar Asutralia Pty Ltd	0425057722	jimmy@georadar.net.au	QLD	Emerald, Bundeaberg
Craig Waite	C Locate	0437 808 444	clocate@bigpond.com	QLD	Brisbane GC SC
Jeffrey Lenehan	Syndicate Communications	0404 151 270	Jlenehan@syndicate.com.au	QLD	Brisbane
Toni O'Dell	Utility Location Services	1300 001 857	qldops@utilitylocation-services.com.au	QLD	South East QLD
Michael Jackman	Utility Mapping QLD	1300 627 746	brisbane@utilitymapping.com.au	QLD	All QLD
Jenny Dziduch	1300 Locate Pty Ltd	1300 562 283	admin@1300locate.com.au	QLD	All Queensland, Northern NSW
Brendon Smith	Advanced Locating PTY LTD	0424678823	admin@advancedlocating.com.au	QLD	Gold Coast
Samuel Hazel	Utility ID Underground Service Locators	0401 202 515	sam@utilityid.com.au	QLD	Darling Downs, South West QLD and South East QLD
Bruce Normyle	Dynamic Hydro Excavations	0434 731 933	admin@dynamicexcavation.com.au	QLD	QLD
Michael Koschel	Precision Service Locating	07 46462845	paul@pslocating.com.au	QLD	All QLD / North West NSW/South East QLD
Robert Rutledge	Safe Dig Services	+61 7 3376 0856	rrutledge@safedig.com.au	QLD	Brisbane
Michael Falla	ICUC Locating Services Pty Ltd	0410085365	michael.falla@icuclocatings-services.com.au	QLD	South East QLD
Ben Stephens	DTS Group TA Electroscan	0434 140 556	ben.s@electroscanqld.com.au	QLD	Queensland
Adam Lloyd	Aussie HydroVac Services	07 3287 7818	adam.lloyd@aussiehydrovac.com.au	QLD	All
Michael Prentice	Onsite Utility Locations	0437 172 601	admin@onsiteutilitylocations.com.au	QLD	SEQ
Roland Mollison	LandPartners Pty Ltd	0439 488 545	roland.mollison@landpartners.com.au	QLD	South East Queensland
Duncan McGrath	Abletech Underground Group	0418 511 767	duncan@abletechunderground.com.au	QLD	QLD Wide
Daniel Poppi	Ace Cable Locations	0431517837	acecablelocations@bigpond.com	QLD	Wide Bay Burnett
Jason Bastow	Utility Underground	0414454015	jason@utilityunderground.com.au	QLD	QLD / NSW
Aidan Waszaj	South-East Scanning Pty Ltd	0421 193 439	aidan@southeastscanning.com.au	QLD	Southeast Queensland
Josh Brinn	i-LOCATE	0418 105 902	josh@i-lec.com.au	QLD	QLD only
Carl Molloy	Provac Melbourne	0451 104 611	melbourne@provac.net.au	VIC	Melbourne Region

Olivier Davies	Central Locating PTY LTD	0439 995 894	ollie@centrallocating.com.au	VIC	Melbourne & Western Victoria
Tina Brereton	D-Tech Ground & Over-head	03 9544 8933	tina@d-tech.net.au	VIC	ALL
Josh Taylor	Advanced Locations Victoria Pty Ltd	0427846716	josh@advancedlocationsvic.com.au	VIC	All Victoria
Ben Minutoli	Geelong Cable Locations	1800 449 543	ben@geelongcablelocations.com.au	VIC	Melbourne, Geelong, Country Victoria
Sean Henry	Asset Survey Solutions	1300 035 796	info@assetsurvey.com.au	VIC,QLD,NSW,SA	VIC,QLD,NSW,SA
Mick McGoldrick	Locate Cables	0404 241 679	mick@locatecables.com	VIC	Western Victoria
Alex Jones	Utility Mapping VIC	1300 627 746	melbourne@utilitymapping.com.au	VIC	All VIC
Phi Nguyen	Asset Detection Services Pty Ltd	1300 300 100	Phi.nguyen@assetdetection.com.au	VIC	Melbourne/VIC
Maurice Tobin	Drain Solutions	0412 111600	info@drainsolutions.com.au	VIC	Melbourne Metro
Kate Ficker	Seeker Utility Engineering	1300 733 583	admin@seekerutilityengineering.com.au	VIC	All Victoria
Leigh French	Veris Australia VIC	(03) 7019 8400	melbourne@veris.com.au	VIC	Melbourne
Ben Wooldridge	Controltech Solutions	0447 760 759	ben.wooldridge@controltechsolutions.com.au	VIC	Melbourne
Chris Sandlant	Access Utility Engineering P/L	03 9799 8788	Chris.sandlant@accessue.com.au	VIC	Victoria & Regional
Shaun Stephen	STS Locating Services	0405 181 734	stslocatingservices@gmail.com	VIC	All VIC
Glen Foreman	Underground Services Detection Pty Ltd	0402 748 889	undergroundservices@bigpond.com	VIC	Victoria
Clinton Carver	Insight Underground Pty Ltd	0468 900 273	clinton@insightunderground.com.au	VIC	Victoria
Lindsay Botha	L B Underground Service Locations & Engineering	0499 658 677	lb.locations.engineering@gmail.com	VIC	Metro and Regional Victoria
Damien Nielsen	ELS Environmental Location Systems Pty Ltd	0499 499 137	bookings@elsvic.com.au	VIC	Victoria only
Tyler Blake	CHS Group	0409 437 750	tyler.blake@chsgroup.com.au	VIC	Horsham VIC
Craig Jackson	Survey Management Solutions	0400647299	craigj@surveyms.com.au	VIC	All Regions
Chloe Milligan	Tequa Plumbing and Civil	0351432666	civil@tequa.au	VIC	Gippsland only
Ashley Stevens	ABS HYDRO Pty Ltd	0422 798 476	ashley.stevens@abshydro.com.au	NSW/VIC	All of VIC, Regional NSW

Eddie Santos	Taylor's Development Strategists	0488 700 155	m.tasker@taylorstds.com.au	VIC/SA/TAS	Victoria
Taryn van Dyk	Trenchless Pipelaying Contractors (TPC)	08 8376 5911	tpc@trenchlesspipelaying.com.au	SA	All
Marc Rose	SADB	0488190699	marc@sadb.com.au	SA	Adelaide only
Deninis Stray	Pinpoint Services Mapping	(08) 8130 1600	hello@pinpointsm.com.au	SA	SA and western VIC
Liam Gill	Michael Grear Surveys	08 82788732	ugsl@mgsurveys.com.au	SA	SA
Matthew Cooper	Fulton Hogan	0447 320 581	Matthew.Cooper@fulton-hogan.com.au	SA	South Australia
Liam Catchpole	Apex Service Locating Pty Ltd	0458 924 471	liam@apexvacolutions.com.au	SA	Adelaide and Surroundings
Bradley Gosling	Engineering Surveys	0433506880	bgosling@engsurveys.com.au	SA	Adelaide
Jason Shelvock	SA Underground Pty Ltd	0430 067 476	jason@saunderground.com.au	SA	All SA
Jason Revill	MME/Platinum Locating Services	08 94080625	jason.revill@platinumlocating.com.au	WA	Perth
Henry Westbrook	Cable Locates & Consulting	08 9524 6600	admin@cablelocates.com.au	WA	All WA
Cameron Swift	Mikcomm Communication	08 9337 1125	cswift@mikcomm.com.au	WA	All
Tobi Lawrence-Ward	Abaxa	08 9256 0100	enquiries@abaxa.com.au	WA	Perth, Southwest, Western Australia
Ben Upton	TerraVac Vacuum Excavation	0433 374 802	locations@terravac.com.au	WA	Perth
Dale Shearsmith	Subtera	1300 046 636	dale@subtera.com.au	WA	WA
Liam Davies	Bunbury Telecom Service Pty Ltd	897260088	admin@btswa.com.au	WA	WA
Drew Monkhouse	Utility Mapping WA	1300 627 746	perth@utilitymapping.com.au	WA	All WA
Edel O'Connor	Kier Contracting	0456 190 910	edel@kier.com.au	WA	Perth Metro & greater region; Regional WA
Nigel Nunn	CCS Group / Utility Locating Solutions	08 9385 5000	enquiry@ccswa.com.au	WA	Perth
Jeremy Brown	Spotters Asset Locations Pty Ltd	0459 130 677	jeremy@spottersassetlocations.com.au	WA	All
Reece Topham	Prime Locate	0400 888 406	reece@primelocate.com.au	WA	All
Rhyce Murphy	RM Surveys	08 9457 7900	rhyce.murphy@rmsurveys.com.au	WA	All

James Horton	Westscan Pty Ltd	1300 858 404	westscan1@gmail.com	WA	All
Ashleigh Austin	Veris WA	0419 024 696	perth@veris.com.au	WA	Perth Metro & Regional
Suhairee Suhaimi	BCE Spatial	08 9791 7411	harry@bcespatial.com.au	WA/SA/VIC/NSW	WA
Tim Daws	Award Contracting Pty Ltd	0411 878 895	info@awardcontracting.com.au	WA	Metro & Country Regions
Stephen Steart	Cabling WA Pty Ltd	0422 845 586	ssteart@cablingwa.com.au	WA	Perth Metro
Devvyn Barto	Pulse Locating	0431402738	devvyn.barto@pulselocating.com.au	WA	Western Australia
Shane McQuoid	Find Wise Location Services	0407992758	shane@findwise.com.au	WA	Perth
Alex King	KR SURVEYS	0400077933	alex@krsurveys.com.au	WA	Statewide
Cody Foster	Precision Locating Pty Ltd	0473029391	cody@precisionlocating.net	WA	Statewide
Scott Harrison	Triodia Scanning services PTY LTD	0438 664 196	booking@triodiascanning.com.au	WA	Perth/ Regional
Josh Pool	Utility Mapping NT	1300 627 746	darwin@utilitymapping.com.au	NT	All NT
Stuart Speckman	FYFE	08 8944 7888	Stuart.Speckman@fyfe.com.au	NT/SA/NSW	NT/SA/NSW
Wayne Parslow	Danisam	0417 089 865	danisam@westnet.com.au	NT	Darwin NT and Surrounds
Heather Easter	Archers Underground Service Pty Ltd	0418 737 299	admin@auslocations.com.au	TAS	Statewide
Scott Crerar	Paneltec Group	0400 895 637	scott@paneltec.com.au	TAS	All
Hayden Stone	Utility Detection & Mapping	03 61712555	admin@udmgroup.com.au	TAS	Statewide

Referral
260129136

Member Phone
13 20 92

Responses from this member

Response received Tue 26 Aug 2025 12.56pm

File name	Page
Response Body	64
Important_Information_Sydney_Water_DBYD_Plans.pdf	65
Guide_to_Sydney_Water_DBYD_Plans.pdf	68
MAP_26012913651010262.pdf	70

Asset Name: 80210

Date of enquiry: 26/08/2025 2:46:00 AM

Notification No: 51010262 (Job No)

Sequence No: 260129136

Customers Name: Harsavardhan Annamalai Muthu

Customers Phone No: +61451332876,

Address supplied for dig site location

289,293,295 Mona Vale Road, St Ives, NSW

Notice: Please DO NOT REPLY TO THIS EMAIL as it has been automatically generated and replies are not monitored. Should you wish to advise Dial Before You Dig of any issues with this enquiry, please Call 13 20 92.

[Facebook] [Twitter] [YouTube] [Instagram]

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Important information about Before You Dig

The material provided or made available to you by Sydney Water (including on the Sydney Water website) in relation to your Before You Dig enquiry (Information) is provided on each of the following conditions, which you are taken to have accepted by using the Information:

- 1 The Information has been generated by an automated system based on the area highlighted in the “Locality Indication Only” window on your Confirmation Email. It is your responsibility to ensure that the dig site is properly defined when submitting your Before You Dig enquiry and, if the Information does not match the dig site, to resubmit your enquiry for the correct dig site.
- 2 Neither Sydney Water nor Before You Dig make any representation or give any guarantee, warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information. The Information, including Sydney Water plans and work-as-executed diagrams, amongst other things:
 - (a) may not show all existing structures, including Sydney Water’s pipelines, particularly in relation to newer developments and in relation to structures owned by parties who do not participate in the Before You Dig service;
 - (b) may be out of date and not show changes to surface levels, road alignments, fences, buildings and the like;
 - (c) is approximate only and is therefore not suitable for scaling purposes; and
 - (d) does not show locations of property services (often called house service lines) belonging to or servicing individual customers, which are usually connected to Sydney Water’s structures.
- 3 You are responsible for, amongst other things:
 - (a) exposing underground structures, including Sydney Water’s pipelines, by pot-holing using hand-held tools or vacuum techniques so as to determine the precise location and extent of structures before any mechanical means of excavation are used;
 - (b) the safe and proper excavation of and for underground works and structures, including having regard to the fact that asbestos cement pipelines, which can pose a risk to health, may form part of Sydney Water’s water and sewerage reticulation systems;
 - (c) protecting underground structures, including Sydney Water’s pipelines, from damage and interference;
 - (d) maintaining minimum clearances between Sydney Water’s structures and structures belonging to others;
 - (e) ensuring that backfilling of excavation work in the vicinity of Sydney Water’s structures complies with Sydney Water’s standards contained on its website or otherwise communicated to you;
 - (f) notifying Sydney Water immediately of any damage caused or threat of damage to Sydney Water’s structures;
 - (g) ensuring that plans are approved by Sydney Water (usually signified by stamping) prior to landscaping or building over or in the vicinity of any Sydney Water structure;
 - (h) ensuring that the Information is used only for the purposes for which Sydney Water and Before You Dig intended.

- 4 You acknowledge that you use the Information at your own risk. In consideration for the provision of the Before You Dig service and the Information by Sydney Water and Before You Dig, to the fullest extent permitted by law
- (a) all conditions and guarantees concerning the Information (whether as to quality, outcome, fitness, care, skill or otherwise) expressed or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded and to the extent that those statutory guarantees cannot be excluded, the liability of Sydney Water and Before You Dig to you is limited to either of the following as nominated by Sydney Water in its discretion, which you agree is your only remedy:
 - (i) the supplying of the Information again; or
 - (ii) payment of the cost of having the Information supplied again;
 - (b) in no event will Sydney Water or Before You Dig be liable for, and you release Sydney Water and Before You Dig from, any Loss arising from or in connection with the Information, including the use of or inability to use the Information and delay in the provision of the Information:
 - (i) whether arising under statute or in contract, tort or any other legal doctrine, including any negligent act, omission or default (including willful default) by Sydney Water or Before You Dig; and
 - (ii) regardless of whether Sydney Water or Before You Dig are or ought to have been aware of, or advised of, the possibility of such loss, costs or damages;
 - (c) you will indemnify Sydney Water and Before You Dig against any Loss arising from or in connection with Sydney Water providing incorrect or incomplete information to you in connection with the Before You Dig service; and
 - (d) you assume all risks associated with the use of the Before You Dig and Sydney Water websites, including risk to your computer, software or data being damaged by any virus, and you release and discharge Sydney Water and Before You Dig from all Loss which might arise in respect of your use of the websites.
- 5 “**Sydney Water**” means Sydney Water Corporation and its employees, agents, representatives and contractors. “**Before You Dig**” means Before You Dig Australia and its employees, agents, representatives and contractors. References to “**you**” include references to your employees, agents, representatives, contractors and anyone else using the Information. References to “**Loss**” include any loss, cost, expense, claim, liability or damage (including arising in connection with personal injury, death or any damage to or loss of property and economic or consequential loss, lost profits, loss of revenue, loss of management time, opportunity costs or special damages). To the extent of any inconsistency, the conditions in this document will prevail over any other information provided to you by Sydney Water and Before You Dig.

In an emergency, or to notify Sydney Water of damage or threats to its structures, call 13 20 90 (24 hours, 7 days)

Further information and guidance is available in the 'Plumbing, building and developing' section of Sydney Water's website at www.sydneywater.com.au, where you will find the following under 'Before You Dig':

- Essential references
 - Guide to Reading Sydney Water BYDA Plans
 - Avoid Damaging Water and Sewer Pipelines
 - Technical guidelines: Building over and adjacent to pipe assets
- See Also
 - Building over or next to assets, section of Sydney Water's website at www.sydneywater.com.au

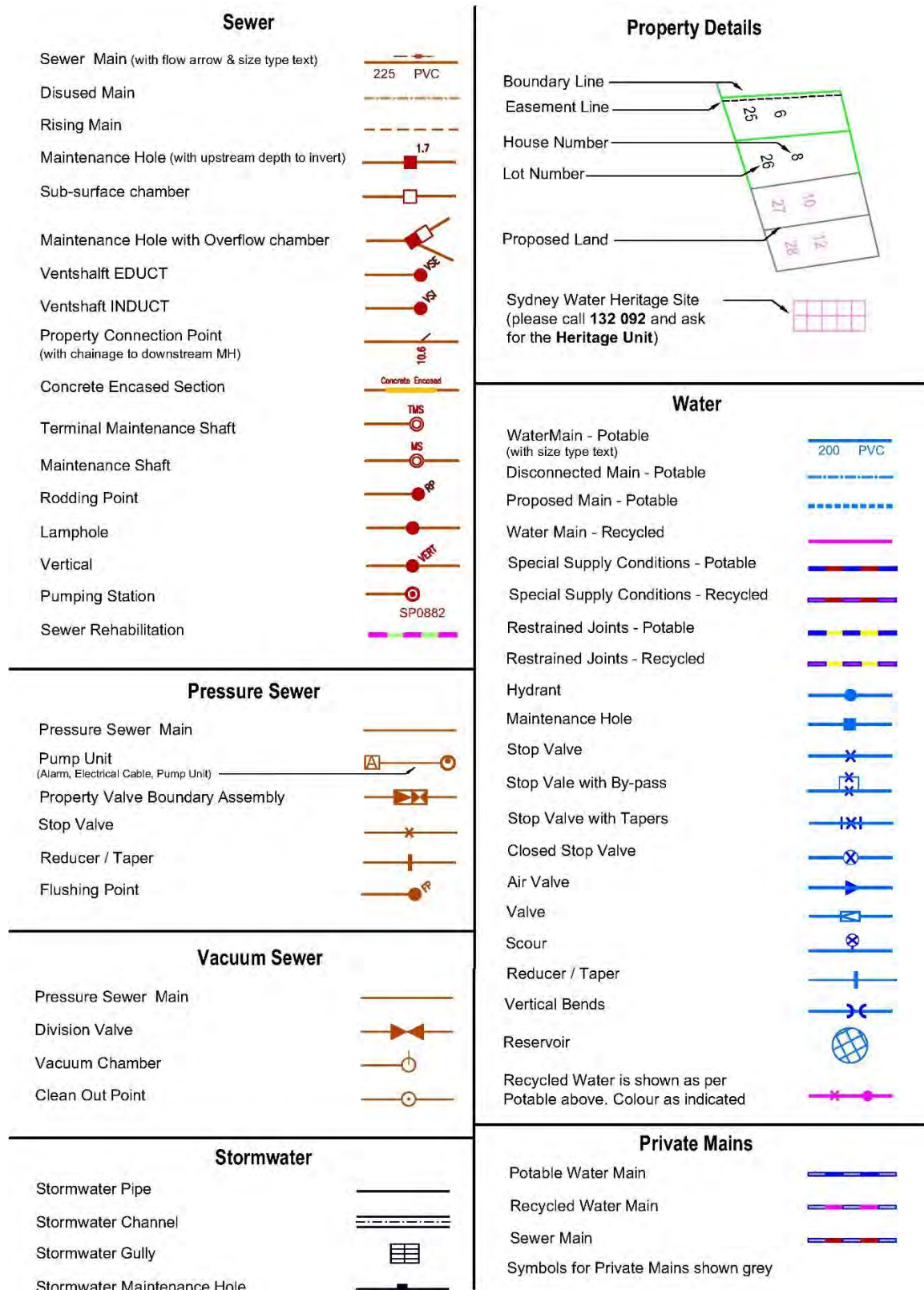
Or call **13 20 92** for Customer Enquiries.

Note: The lodging of enquiries via www.byda.com.au will enable you to receive, via email, colour plans in PDF format 24 hours a day, 7 days a week.

This communication is confidential. If you are not the intended recipient, please destroy all copies immediately. Sydney Water Corporation prohibits unauthorised copying or distribution of this communication.

Guide to reading Sydney Water Before You Dig Plans

This guide will help you understand our plans and what our services are.



Pipe types

ABS	Acrylonitrile Butadiene Styrene	AC	Asbestos Cement
BRICK	Brick	CI	Cast Iron
CICL	Cast Iron Cement Lined	CONC	Concrete
COPPER	Copper	DI	Ductile Iron
DICL	Ductile Iron Cement (mortar) Lined	DIPL	Ductile Iron Polymeric Lined
EW	Earthenware	FIBG	Fibreglass
FL BAR	Forged Locking Bar	GI	Galvanised Iron
GRP	Glass Reinforced Plastics	HDPE	High Density Polyethylene
MS	Mild Steel	MSCL	Mild Steel Cement Lined
PE	Polyethylene	PC	Polymer Concrete
PP	Polypropylene	PVC	Polyvinylchloride
PVC - M	Polyvinylchloride, Modified	PVC - 0	Polyvinylchloride, Oriented
PVC - U	Polyvinylchloride, Unplasticised	RC	Reinforced Concrete
RC-PL	Reinforced Concrete Plastics Lined	S	Steel
SCL	Steel Cement (mortar) Lined	SCL IBL	Steel Cement Lined Internal Bitumen
SGW	Salt Glazed Ware	SPL	Steel Polymeric Lined
SS	Stainless Steel	STONE	Stone
VC	Vitrified Clay	WI	Wrought Iron
WS	Woodstave		

In an emergency, or to notify Sydney Water of damage or threats to its structures, call 13 20 90 (24 hours, 7 days)

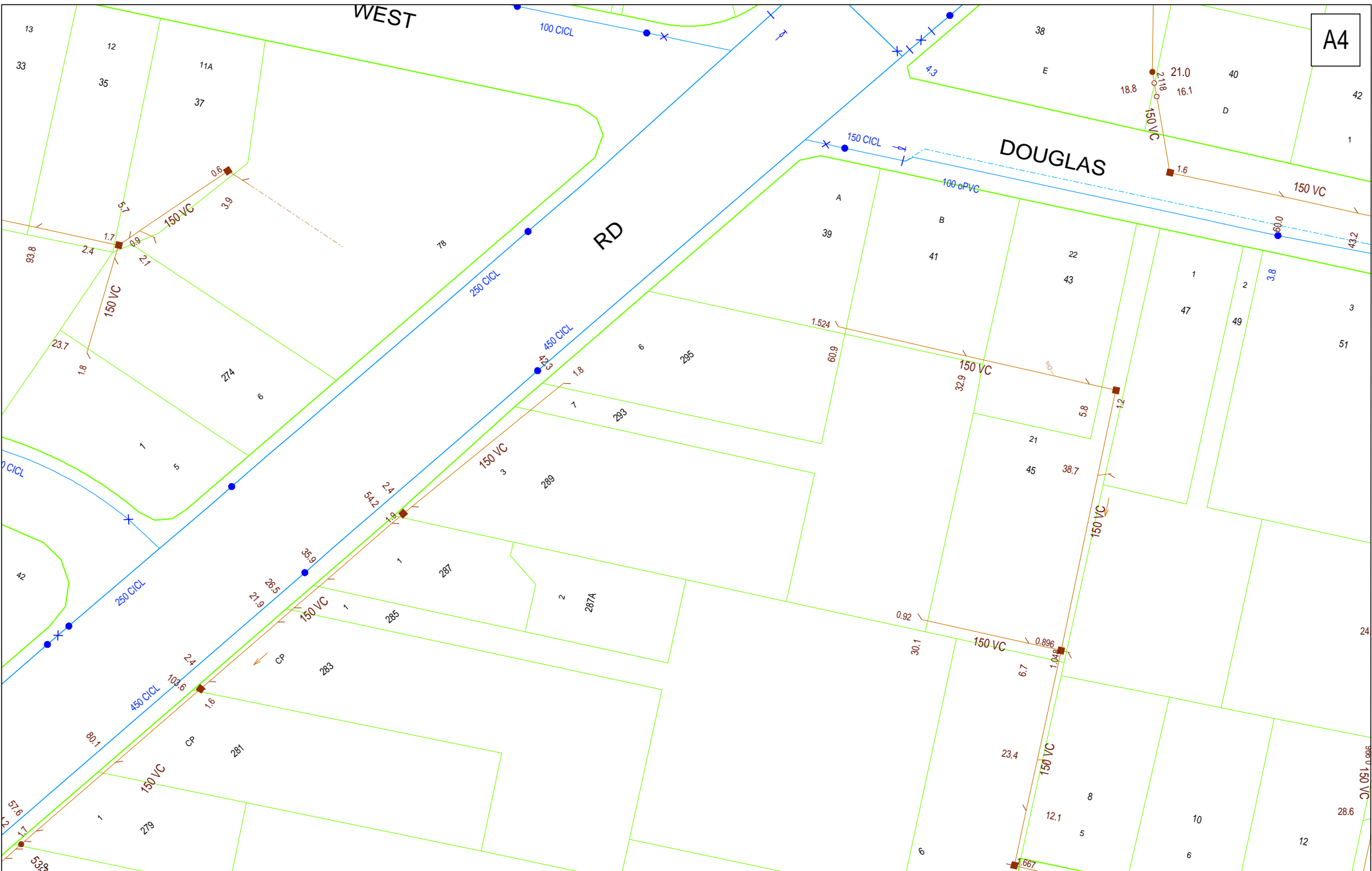
Further information and guidance is available in the 'Plumbing, building and developing' section of Sydney Water's website at www.sydneywater.com.au, where you will find the following under 'Before You Dig':

- Essential references
 - Avoid Damaging Water and Sewer Pipelines
 - Important Information about Before You Dig
 - Technical guidelines: Building over and adjacent to pipe assets
- See Also
 - Building over or next to assets, section of Sydney Water's website at www.sydneywater.com.au

Or call **13 20 92** for Customer Enquiries.

Note: The lodging of enquiries via www.byda.com.au will enable you to receive, via email, colour plans in PDF format 24 hours a day, 7 days a week.

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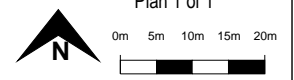


DBYD Address:
 n/a 289,293,295
 Mona Vale Road
 St Ives NSW 2075

DBYD Job No: 51010262
 DBYD Sequence No: 260129136

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 SYDNEY WATER CORPORATION

Scale: 1:1000
 Date of Production: 26/08/2025



Referral
260129135

Member Phone
1800 653 935

Responses from this member

Response received Tue 26 Aug 2025 12:57pm

File name	Page
Response Body	72
260129135.pdf	74
Telstra Map Legend 4.0b.pdf	76
Telstra Duty of Care v32.0c.pdf	77
AccreditedPlantLocators 2025-01-08a.pdf	79

Attention: Harsavardhan Annamalai Muthu

Site Location: 289,293,295 Mona Vale Road, St Ives, NSW 2075

Your Job Reference: 2501056

Please do not reply to this email, this is an automated message -

Thank you for requesting Telstra information via Before You Dig Australia (BYDA).

This response contains Telstra information relating to your recent BYDA request.

Please refer to all enclosed attachments for more information.

Information for opening Telstra Asset Plans as well as some other useful contact information is noted in the attached documents.

Report Damage to Telstra Equipment: [Report damages to Telstra equipment - Telstra](#)

Please note:

When working in the vicinity of telecommunications plant you have a 'Duty of Care' that must be observed.

Ensure you read all documents (attached) - they contain important information.

Please also refer to the **Before you Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation**

<https://www.byda.com.au/before-you-dig/best-practice-guides/>, The essential steps that must be undertaken prior to commencing construction activities.

WARNING - MAJOR CABLES and/or OPTIC FIBRE IN THE AREA.

Phone 1800 653 935 for further assistance.

Note: In some areas Telstra fibre routes may be marked as "Amcom", as Telstra has purchased much of this infrastructure. If in doubt, please contact Telstra Plan services on the number above. Telstra plans and information are only valid for 60 days from the date of issue.

WARNING:

Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing them. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra assets prior to commencing work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. See the **Before You Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation**

<https://www.byda.com.au/before-you-dig/best-practice-guides/>.

Please note that:

- it is a criminal offence under the *Criminal Code Act 1995* (Cth) to tamper or interfere with telecommunications infrastructure.
- Telstra will take action to recover compensation for damage caused to property and assets, and for interference with the operation of Telstra's networks and customers' services.

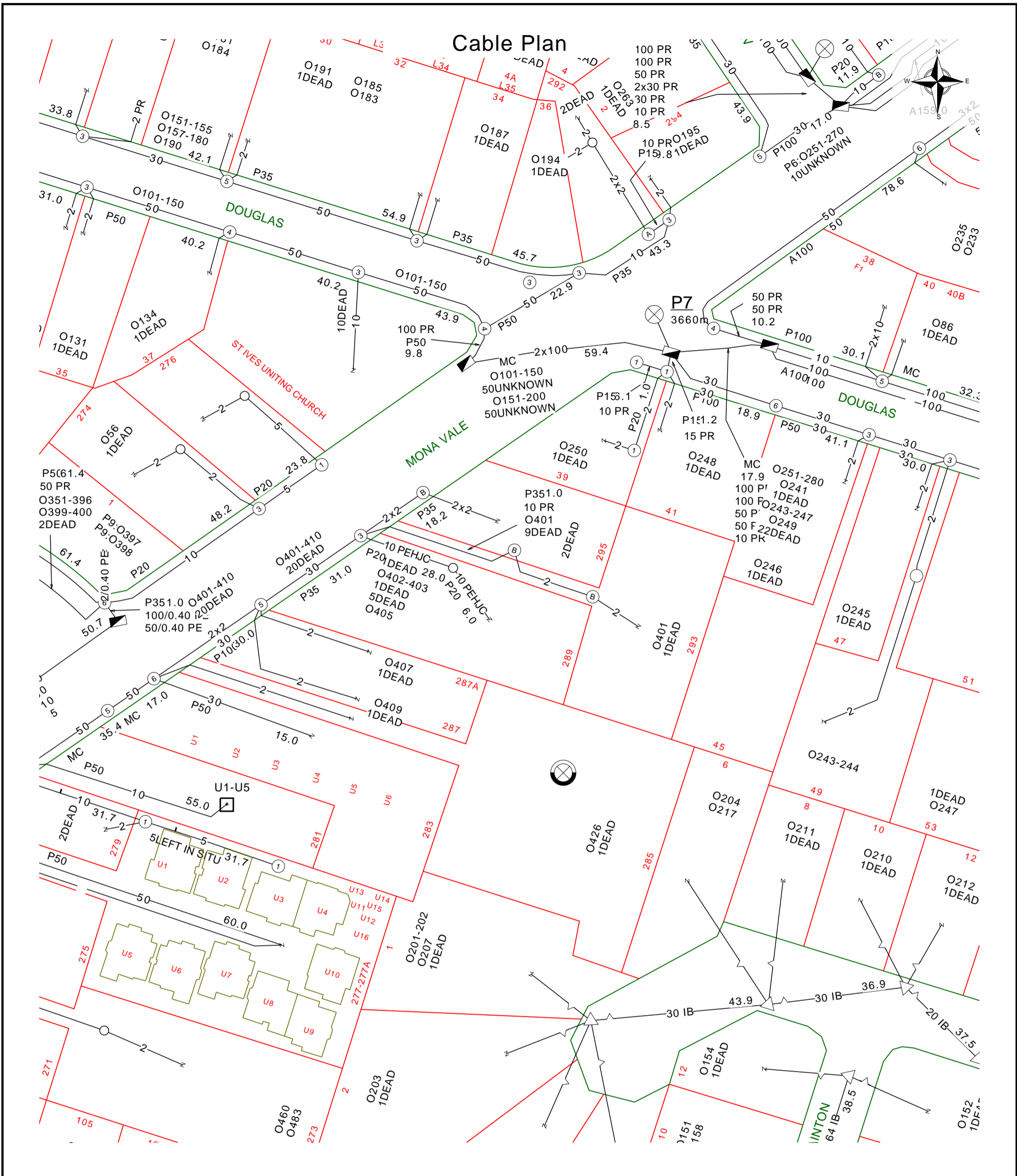
Telstra's plans contain Telstra's confidential information and are provided on the basis that they are used solely for identifying the location or vicinity of Telstra's infrastructure to avoid damage to this infrastructure occurring as part of any digging or other excavation activity. You must not use Telstra's plans for any other purpose or in a way that will cause Telstra loss or damage and you must comply with any other terms of access to the data that have been provided to you by Telstra (including Conditions of Use or Access).

(See attached file: *Telstra Duty of Care v32.0c.pdf*)

(See attached file: *Telstra Map Legend 4.0b.pdf*)

(See attached file: AccreditedPlantLocators 2025-01-08a.pdf)

(See attached file: 260129135.pdf)




 Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

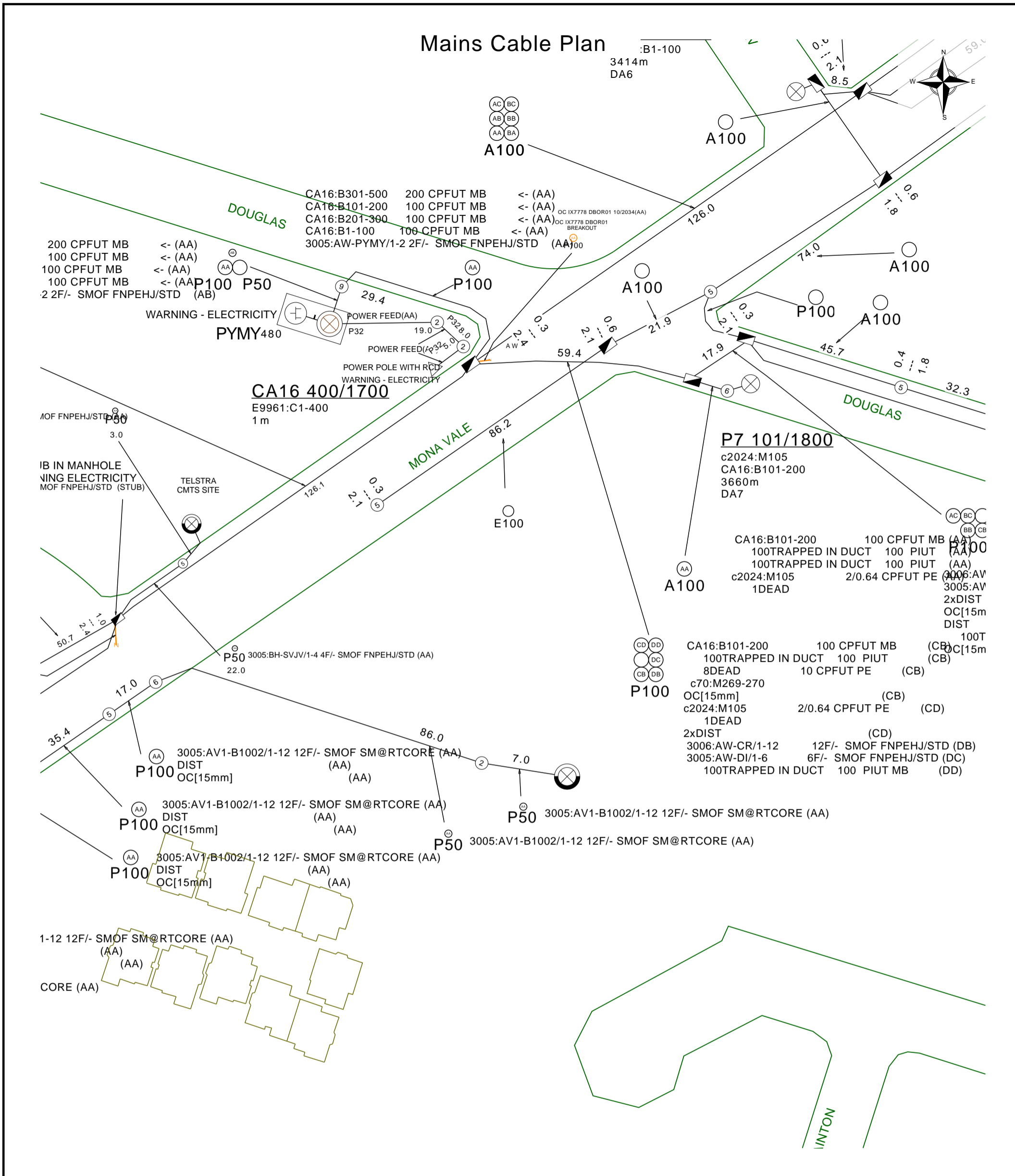
Sequence Number: 260129135
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

TELSTRA LIMITED A.C.N. 086 174 781
Generated On 26/08/2025 12:50:20

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works. See the Steps- Telstra Duty of Care that was provided in the email response.

Mains Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 260129135

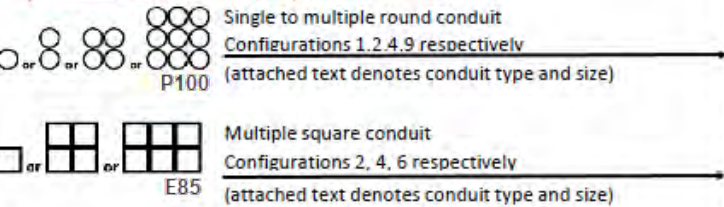
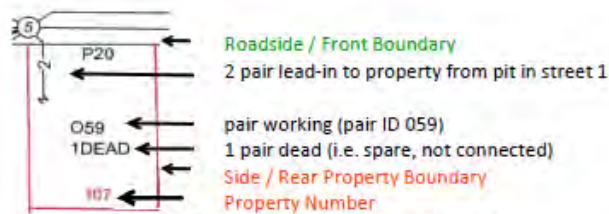
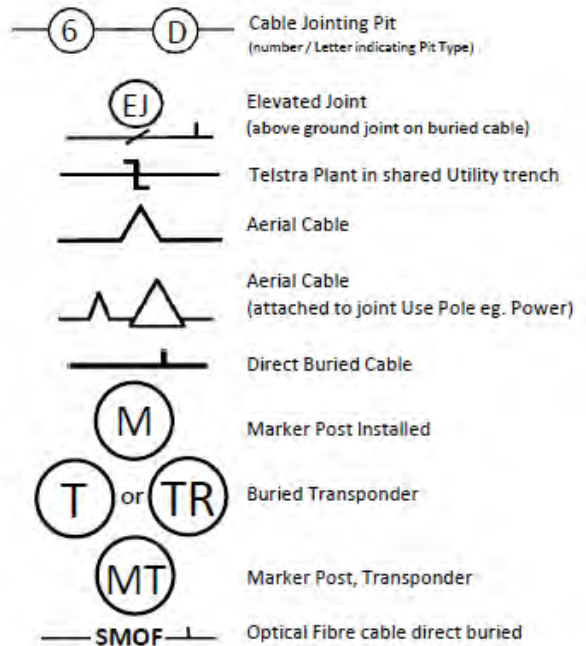
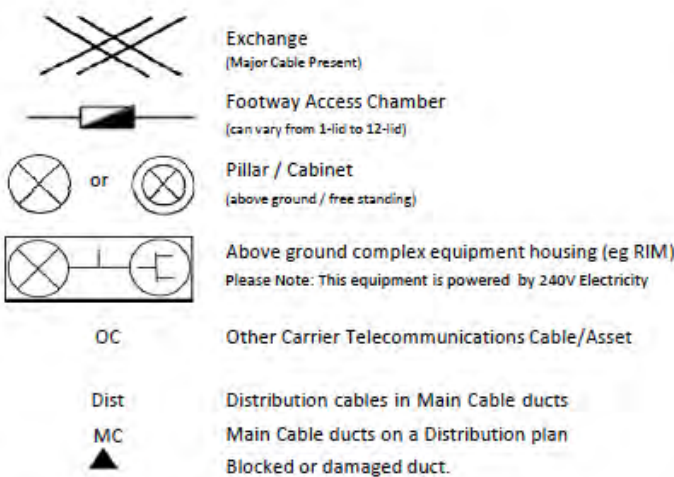
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 26/08/2025 12:50:21

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works. See the Steps- Telstra Duty of Care that was provided in the email response.

LEGEND



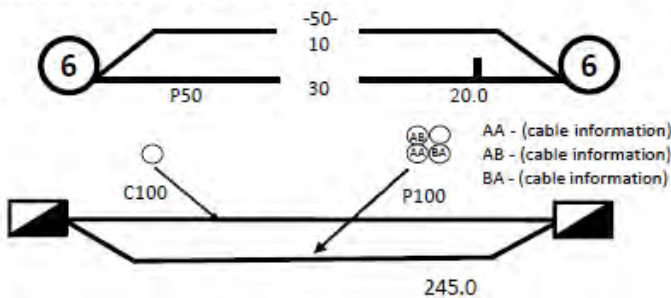
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galanised iron, E - Earthenware

Conduit sizes *nominally* range from 20mm to 100mm

P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits, approximately 20.0m apart, with a direct buried 30-pair cable along the same route

Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along

Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or [Telstra Location Intelligence Team 1800 653 935](#)

Before You Dig Australia

Think before you dig

This document has been sent to you because you requested plans of the Telstra network through Before You Dig Australia (BYDA).

If you are working or excavating near telecommunications cables, or there is a chance that cables are located near your site, you are responsible to avoid causing damage to the Telstra network.

Please read this document carefully. Taking your time now and following the **BYDA's Best Practices and 5 Ps of Safe Excavation** <https://www.byda.com.au/before-you-dig/best-practice-guides/>

can help you avoid damaging our network, interrupting services, and potentially incurring civil and criminal penalties.

Our network is complex and working near it requires expert knowledge. Do not attempt these activities if you are not qualified to do so.

Disclaimer and legal details



*Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013.

It is a criminal offence under the Criminal Code Act 1995 (Cth) to tamper or interfere with telecommunications infrastructure.

Telstra will also take action to recover costs and damages from persons who damage assets or interfere with the operation of **Telstra's** networks.

By receiving this information including the indicative plans that are provided as part of this information package you confirm that you understand and accept the risks of working near **Telstra's** network and the importance of taking all the necessary steps to confirm the presence, alignments and various depths of **Telstra's** network. This in addition to, and not in replacement of, any duties and obligations you have under applicable law.

When working in the vicinity of a telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

The Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

If you are designing a project, it is recommended that you also undertake these steps to validate underground assets prior to committing to your design.

This Notice has been provided as a guide only and may not provide you with all the information that is required for you to determine what assets are on or near your site of interest. You will also need to collate and understand all information received from other Utilities and understand that some Utilities are not a part of the BYDA program and make your own enquiries as appropriate. It is the responsibility of the entities undertaking the works to protect **Telstra's** network during excavation / construction works.

Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or CERTLOC Certified Locating Organisation (CLO). The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details.

Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.

Please ensure Telstra plans and information provided always remains on-site throughout the inspection, location, and construction phase of any works.

Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.

Data Extraction Fees

In some instances, a data extraction fee may be applicable for the supply of Telstra information. Typically, a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Location Intelligence Team.

Telstra does not accept any liability or responsibility for the performance of or advice given by a CERTLOC Certified Locating Organisation (CLO). Certification is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.

Neither the Certified Locating Organisation nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Certified Locating Organisation or its employees.

Once all work is completed, the excavation should be reinstated with the same type of excavated material unless specified by Telstra.

The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

When using excavators and other machinery, also check the location of overhead power lines.

Workers and equipment must maintain safety exclusion zones around power lines

WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. **FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK.** A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

Privacy Note

Your information has been provided to Telstra by BYDA to enable Telstra to respond to your BYDA request. Telstra keeps your information in accordance with its privacy statement. You can obtain a copy at www.telstra.com.au/privacy or by calling us at 1800 039 059 (business hours only).



Before you Dig Australia – BEST PRACTISE GUIDES

The five Ps of safe excavation

<https://www.byda.com.au/before-you-dig/best-practice-guides/>

OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.
Dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.



DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or
Autodesk Design Review <http://usa.autodesk.com/design-review/> for
DWF files. (Windows PC)



PDF Map Files (max size A3)
Adobe Acrobat Reader <http://get.adobe.com/reader/>



Telstra BYDA map related enquiries email Telstra.Plans@team.telstra.com
1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

Report online - <https://www.telstra.com.au/forms/report-damage-to-telstra-equipment>

Ph: 13 22 03

If you receive a message asking for a phone or account number say:
“I don’t have one” then say “Report Damage” then press 1 to speak to an operator.



Telstra New Connections / Disconnections
13 22 00



Telstra asset relocation enquiries: 1800 810 443 (AEST business hours only).

NetworkIntegrity@team.telstra.com

<https://www.telstra.com.au/consumer-advice/digging-construction>



Telstra Aerial Assets Group (overhead network)
1800 047 909



CERTLOC Certified Locating Organisation (CLO)

certloc.com.au/locators/

Only Telstra authorised personnel and CERTLOC Locators can access Telstra’s Pit and Pipe Network.

Referral
260129137

Member Phone
1800 786 306

Responses from this member

Response received Tue 26 Aug 2025 12.47pm

File name	Page
Response Body	81
260129137.pdf	82

Request: 260129137 Enquirer: - 3729541 Contact: Harsavardhan Annamalai Muthu Email: hmuthu@geologix.com.au Phone: +61451332876 Address: Unit 2309 4 Daydream Street Warriewood NSW 2102 Site Address: 289,293,295 Mona Vale Road St Ives NSW 2075 Activity: Vertical Boring Job Number: 51010262

Date: 26/08/2025

Enquirer Name: Harsavardhan Annamalai Muthu
Enquirer Address: Unit 2309 4 Daydream Street
Email: hmuthu@geo-logix.com.au
Phone: +61451332876

Dear Harsavardhan Annamalai Muthu

The following is our response on behalf of each of the TPG carriers (listed below) to your Before You Dig Australia enquiry – Sequence 260129137

It is provided to you on a confidential basis under the following conditions and must be shredded or securely disposed of after use.

Assets Affected: 289,293,295 Mona Vale Road St Ives

Carriers (each a “TPG carrier”) and assets affected:

PIPE Networks

Location:

According to our records, the underground assets in the vicinity of the location stated in your enquiry are **AFFECTED**. Please read the below information and disclaimers in addition to the any attached plans provided prior to any construction activities.

IMPORTANT INFORMATION

- The information provided is valid for 30 days from the date of this response. If your work site area changes or your construction activity is beyond 30 days please contact Before You Dig Australia on 1100 or www.1100.com.au to re-submit a new enquiry.
- Due to the nature of underground assets and the age of some assets and records, our plans are indicative of the general location only and may not show all assets in the location. You should not solely rely on these plans when undertaking construction works. It is also inaccurate to assume depth or that underground network conduit and cables follow straight lines, and careful on-site investigations are essential to locate an asset's exact position prior to excavation. It is your responsibility to locate and confirm the exact location of our infrastructure using non-destructive techniques. We make no warranty or guarantee that our plans are complete, current or error free, and to the maximum extent permitted by law we exclude all liability to you, your employees, agents and contractors for any loss, damage or claim arising out of or in connection with using our plans.
- Please note that some of our conduits carry electrical cables and gas pipes. Please exercise extreme care when working within the vicinity of these conduit and take into account the minimum clearance distances under Duty Of Care below.
- You (and your employee and contractors) must not open, move, interfere, alter or relocate any of our assets without our prior approval.
- **Note** It is a criminal offence under the *Criminal Code Act 1995 (Cth)* to tamper or interfere with communication facilities owned by a carrier. Heavy penalties may apply for breach of this prohibition, and any damages suffered, or costs incurred by us as a result of such unauthorised works may be claimed against you.

DAMAGE

- You must report immediately any damage to our network on **1800 786 306** (24hrs). We will hold you liable and seek compensation for any loss or damage to our network, our property and our customers that is caused by or arises out of your activities.

DUTY OF CARE

You have a duty of care to carefully locate, validate and protect our assets when carrying out works near our infrastructure. For construction activities that may impact on or interfere with our network, you will need to call us on **1800 786 306** to discuss a suitable engineering solution, lead time and cost involved. The below precautions must be taken when working in the vicinity of our network:

- Contact us on **1800 786 306** to discuss and obtain relevant information and plans on our infrastructure in a particular location if the information provided in this response is insufficient.
- Physically locate and mark on-site our network infrastructure using non-destructive techniques i.e. pot holing or hand digging every 5 metres prior to commencing any construction activities. Assets located must be marked to AS5488 standard. **NO CONSTRUCTION WORK IS ALLOWED UNTIL THIS STEP IS COMPLETED**. You must use an approved telecommunications accredited locator, or we can provide a locator for you at your expense. If we provide you with a locator, and this locator attended the site and is proven to be grossly negligent in physically locating and marking our infrastructure, then to the extent any TPG carrier is liable for this locator's negligence, acts and omissions, the total liability aggregated for all TPG carriers is limited, at our option, to attend the site and re-mark the infrastructure or to pay for a third party to re-mark the infrastructure.
- If you require us to locate or monitor our infrastructure, please allow five business days' notice for us to respond.
- Ensure all information, including our network requirements and any associated plans provided by us are kept confidential and remain on-site throughout your construction works.

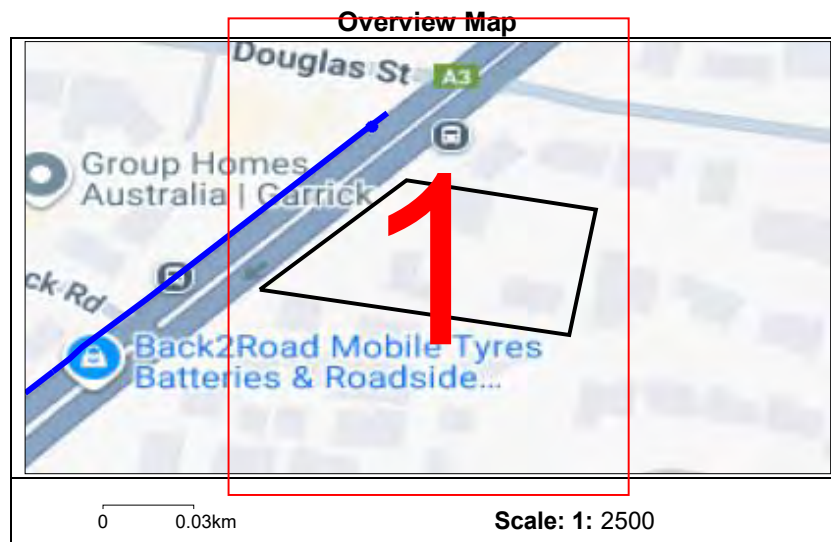
- Use suitably qualified and supervised professionals, particularly if you are working near assets that contain electricity cables or gas pipes.
- Ensure the below minimum clearance distances between the construction activities and the actual location of our assets are met. If you need clearance distances for our above ground assets, or if the below distances cannot be met, call **1800 786 306** to discuss.

Minimum assets clearance distances.

- 300mm when laying asset inline, horizontal or vertical.
 - 1000mm when operating vibrating equipment. Eg: vibrating plates. No vibrating equipment on top of asset.
 - 1000mm when operating mechanical excavators or jackhammers/pneumatic breakers.
 - 2000mm when performing directional bore in-line, horizontal and vertical.
 - No heavy vehicle over 3 tonnes to be driven over asset with less than 600mm of cover.
- Reinstate exposed TPG network infrastructure back to original state.

PRIVACY & CONFIDENTIALITY

- Privacy Notice – Your information has been provided to us by Before You Dig Australia to respond to your Before You Dig Australia enquiry. We will keep your personal information in accordance with TPG’s privacy policy, see www.tpg.com.au/about/privacy.
- Confidentiality – The information we have provided to you is confidential and is to be used only for planning and designing purposes in connection with your Before You Dig Australia enquiry. Please dispose of the information by shredding or other secure disposal method after use. We retain all intellectual property rights (including copyrights) in all our documents and plans.



TPG Telecom Limited



Enquiry Number: 260129137

Map Sheet: 1

Scale: 1: 750

0 0.008km



LEGEND

BYDA Work Area



AAPT/PowerTel Pit		TransACT Pit	
AAPT/PowerTel Duct		TransACT Duct	
DDA Pit		SOUL Pattinson Telecoms Pit	
DDA Duct		SOUL Pattinson Telecoms Duct	
Agile/Adam Pit		PIPE Networks Pit	
Agile/Adam Duct		PIPE Networks Duct	

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End of document

i This document may exclude some files (eg. DWF or ZIP files)

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ATTACHMENT F



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 26 Aug 2025 11:10:18

Reference: LS094845 EP

Address: 293-295 Mona Vale Road, St Ives, NSW 2075

Disclaimer:

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

Dataset Listing

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

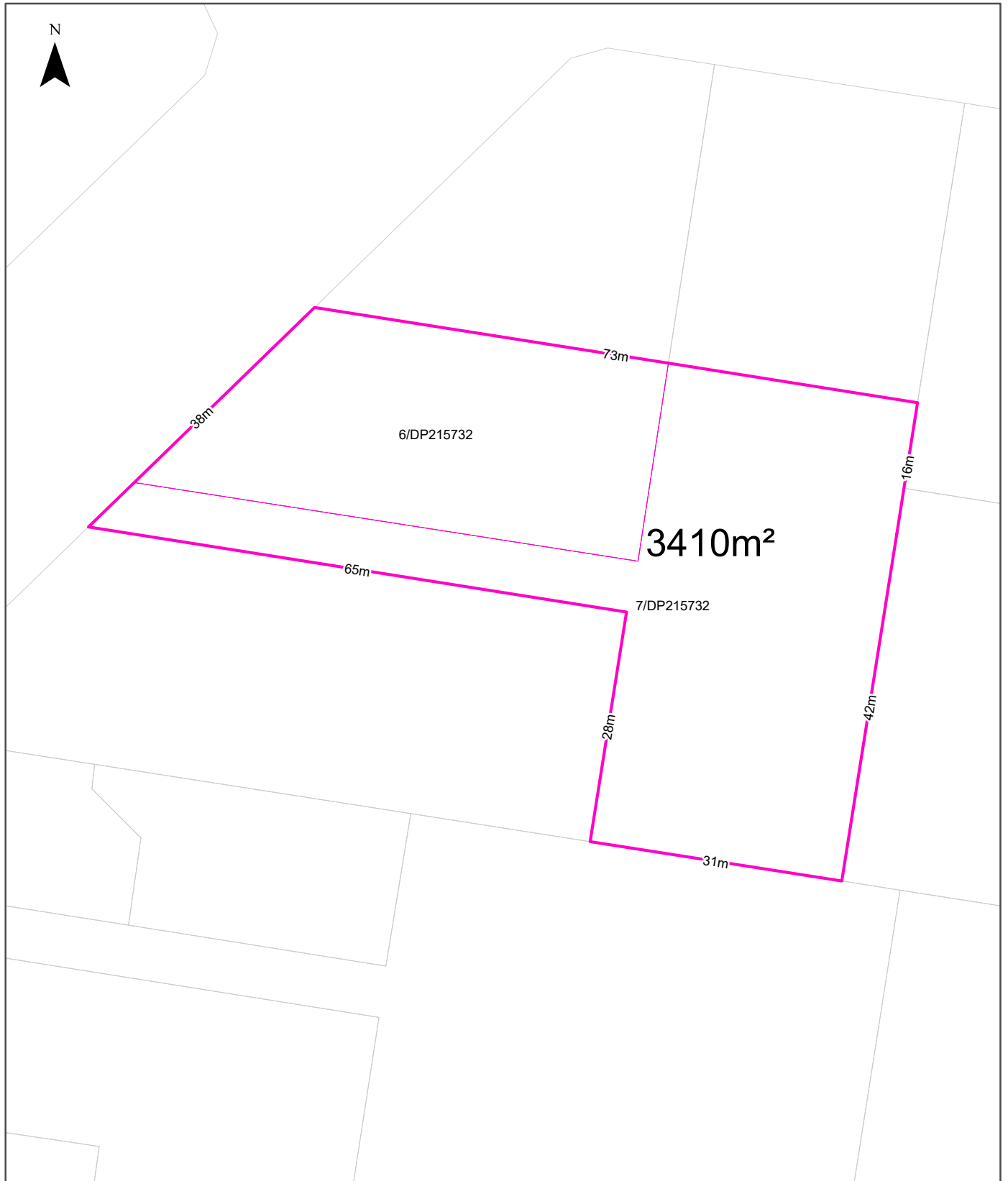
Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	30/07/2025	30/07/2025	Monthly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	20/05/2025	20/05/2025	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority NSW	13/08/2025	08/07/2025	Monthly	1000m	0	0	1
Contaminated Land Records of Notice	Environment Protection Authority NSW	13/08/2025	13/08/2025	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority NSW	14/08/2025	23/06/2025	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority NSW	04/08/2025	04/08/2025	Monthly	1000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	30/05/2025	19/01/2023	Annually	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	16/10/2024	19/01/2023	Annually	1000m	0	0	1
EPA PFAS Investigation Program	Environment Protection Authority NSW	01/08/2025	05/02/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	14/08/2025	14/08/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	14/08/2025	14/08/2025	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	14/08/2025	21/05/2025	Monthly	2000m	0	0	0
Defence Controlled Areas	Australian Department of Defence	15/07/2025	15/07/2025	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Australian Department of Defence	14/08/2025	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Australian Department of Defence	15/07/2025	15/07/2025	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority NSW	28/11/2024	15/12/2022	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority NSW	25/08/2025	25/08/2025	Monthly	1000m	0	0	0
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority NSW	25/08/2025	25/08/2025	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority NSW	25/08/2025	25/08/2025	Monthly	1000m	0	0	3
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	5	7
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	78	78
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	65	65
Points of Interest	NSW Department of Customer Service - Spatial Services	18/08/2025	18/08/2025	Quarterly	1000m	0	1	46
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	18/08/2025	18/08/2025	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	18/08/2025	18/08/2025	Quarterly	1000m	0	0	0
Major Easements	NSW Department of Customer Service - Spatial Services	18/08/2025	18/08/2025	Quarterly	1000m	0	0	4
State Forest	Forestry Corporation of NSW	18/12/2024	11/11/2024	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Geoscience Australia	22/04/2025	19/08/2019	Annually	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024	NSW Department of Climate Change, Energy, the Environment and Water	08/08/2025	28/06/2024	Quarterly	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	30/05/2025	04/03/2025	Annually	2000m	0	1	35
NSW Seamless Geology Single Layer: Rock Units	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	1	1	2
NSW Seamless Geology Single Layer: Geological Boundaries and Faults	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	0	0	0
NSW Seamless Geology Single Layer: Trendlines	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	0	0	0
NSW Seamless Geology Single Layer: Fold Axes	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	0	0	0
Naturally Occurring Asbestos Potential	NSW Department of Primary Industries and Regional Development	05/05/2025	30/09/2015	Annually	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	15/01/2025	17/02/2011	Annually	1000m	1	1	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Climate Change, Energy, the Environment and Water	18/12/2024	27/07/2020	Annually	1000m	1	2	6
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Housing and Infrastructure	31/07/2025	09/05/2025	Monthly	500m	1	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	15/01/2025	21/02/2013	Annually	1000m	1	1	2
Dryland Salinity - National Assessment	Australian Bureau of Agricultural and Resource Economics and Sciences	03/06/2025	15/04/2025	Annually	1000m	0	0	0
Mining Subsidence Districts	NSW Department of Customer Service	18/08/2025	18/08/2025	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Primary Industries and Regional Development	08/08/2025	08/08/2025	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Primary Industries and Regional Development	08/08/2025	08/08/2025	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Primary Industries and Regional Development	08/08/2025	08/08/2025	Monthly	1000m	12	12	14
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Housing and Infrastructure	31/07/2025	08/09/2023	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Housing and Infrastructure	31/07/2025	25/07/2025	Monthly	1000m	1	3	68
Commonwealth Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	18/08/2025	25/07/2025	Quarterly	1000m	0	0	0
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Housing and Infrastructure	31/07/2025	25/07/2025	Monthly	1000m	0	1	8
Bush Fire Prone Land	NSW Rural Fire Service	30/07/2025	29/07/2025	Monthly	1000m	0	0	2
NSW Native Vegetation Type Map	NSW Department of Climate Change, Energy, the Environment and Water	28/05/2025	04/10/2024	Quarterly	1000m	1	2	27
Ramsar Wetlands of Australia	Australian Department of Climate Change, Energy, the Environment and Water	19/05/2025	05/03/2025	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Terrestrial	Australian Department of Climate Change, Energy, The Environment and Water	20/03/2025	19/06/2024	Annually	1000m	0	0	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Marine	Australian Department of Climate Change, Energy, The Environment and Water	20/03/2025	30/06/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	30/05/2025	07/05/2020	Annually	1000m	0	0	0
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	30/05/2025	07/05/2020	Annually	1000m	0	0	0
NSW BioNet Species Sightings	NSW Department of Climate Change, Energy, the Environment and Water	29/07/2025	29/07/2025	Monthly	10000m	-	-	-

Site Diagram

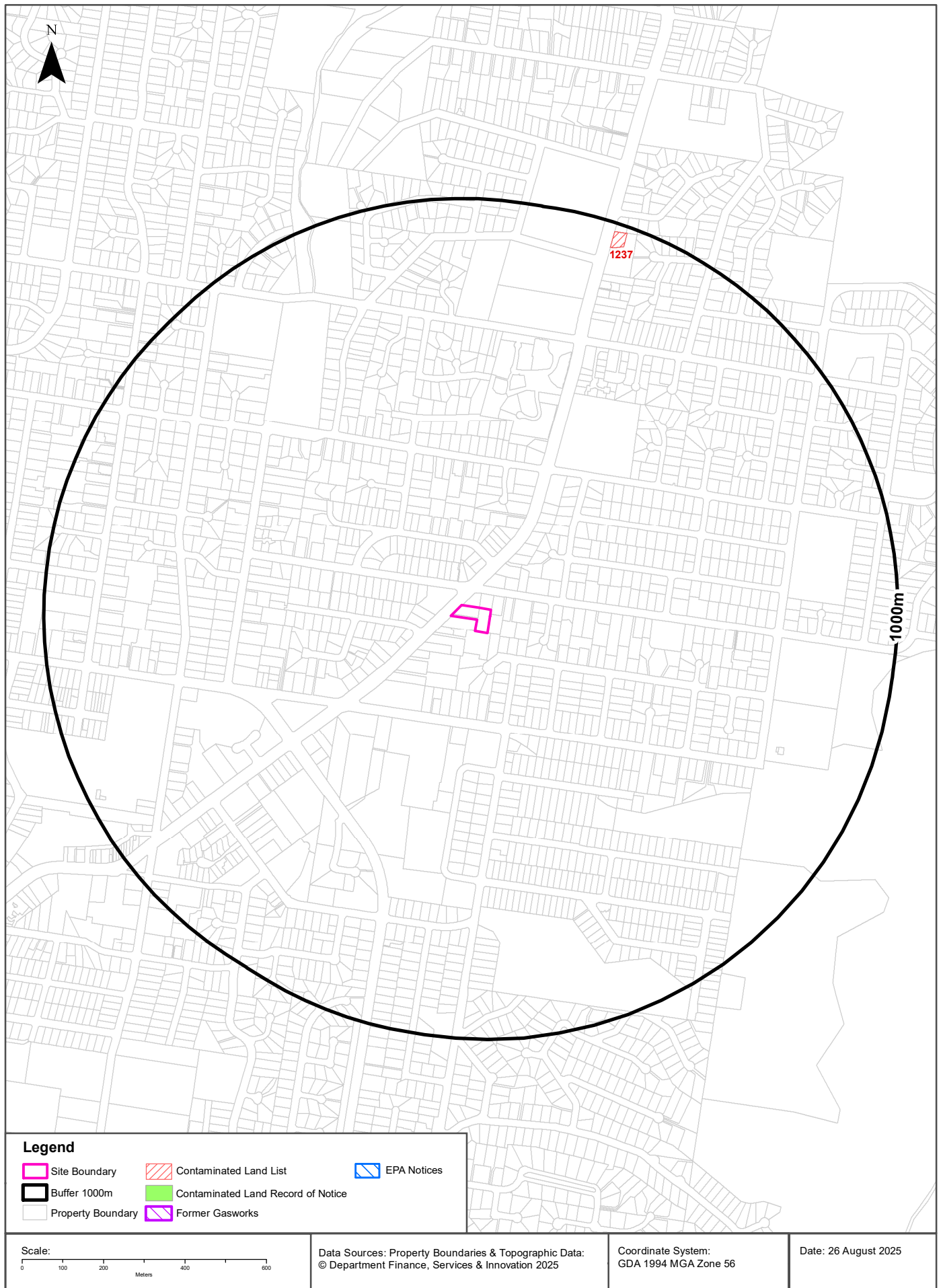
293-295 Mona Vale Road, St Ives, NSW 2075



Legend Site Boundary Internal Parcel Boundaries	Total Area: 3410m ² Total Perimeter: 293m	Scale: 0 15 30 Meters	
	Disclaimers: Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2025	
		Coordinate System: GDA 1994 MGA Zone 56	Date: 26 August 2025

Contaminated Land

293-295 Mona Vale Road, St Ives, NSW 2075



Contaminated Land

293-295 Mona Vale Road, St Ives, NSW 2075

List of NSW contaminated sites notified to EPA

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

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
1237	Caltex Service Station St Ives	363 Mona Vale Road	St Ives	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	939m	North

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

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

NSW EPA Contaminated Land List Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

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

Contaminated Land Records of Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit

<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

Former Gasworks

Former Gasworks within the dataset buffer:

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

Former Gasworks Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

EPA Notices

Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

Map ID	Number	Type	Name	Address	Status	Issued Date	Act	Offence	Offence Date	Loc Conf	Dist	Dir
N/A	No records in buffer											

NSW EPA Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

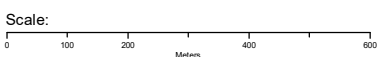
Waste Management & Liquid Fuel Facilities

293-295 Mona Vale Road, St Ives, NSW 2075



Legend

- Site Boundary
- Waste Management Facilities
- Buffer 1000m
- National Liquid Fuel Facilities
- Property Boundary



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2025

Coordinate System:
GDA 1994 MGA Zone 56

Date: 26 August 2025

Waste Management & Liquid Fuel Facilities

293-295 Mona Vale Road, St Ives, NSW 2075

National Waste Management Facilities Database

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

Map ID	Owner	Name	Address	Management Type	Facility Type	Status	Loc Conf	Dist	Dir
N/A	No records in buffer								

Source: Waste Management Facilities Database

Creative Commons 4.0 © Commonwealth of Australia (Geoscience Australia) 2022

National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
3791	AMPOL	AMPOL WOOLWORT HS ST IVES NORTH	363 MONA VALE ROAD	ST IVES	PETROL STATION	Operational		25/07/2011	Premise Match	939m	North

National Liquid Fuel Facilities Data Source: Geoscience Australia

Creative Commons 4.0 © Commonwealth of Australia

PFAS Investigation & Management Programs

293-295 Mona Vale Road, St Ives, NSW 2075

EPA PFAS Investigation Program

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

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

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

Defence PFAS Investigation Program

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

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

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

Defence PFAS Management Program

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

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

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

Airservices Australia National PFAS Management Program

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

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites and Unexploded Ordnance

293-295 Mona Vale Road, St Ives, NSW 2075

Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

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

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

Defence 3 Year Regional Contamination Investigation Program (RCIP)

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

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

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

National Unexploded Ordnance (UXO)

Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

EPA Other Sites with Contamination Issues

293-295 Mona Vale Road, St Ives, NSW 2075

EPA Other Sites with Contamination Issues

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

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

Sites within the dataset buffer:

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

EPA Other Sites with Contamination Issues: Environment Protection Authority
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EPA Activities

293-295 Mona Vale Road, St Ives, NSW 2075

Licensed Activities under the POEO Act 1997

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

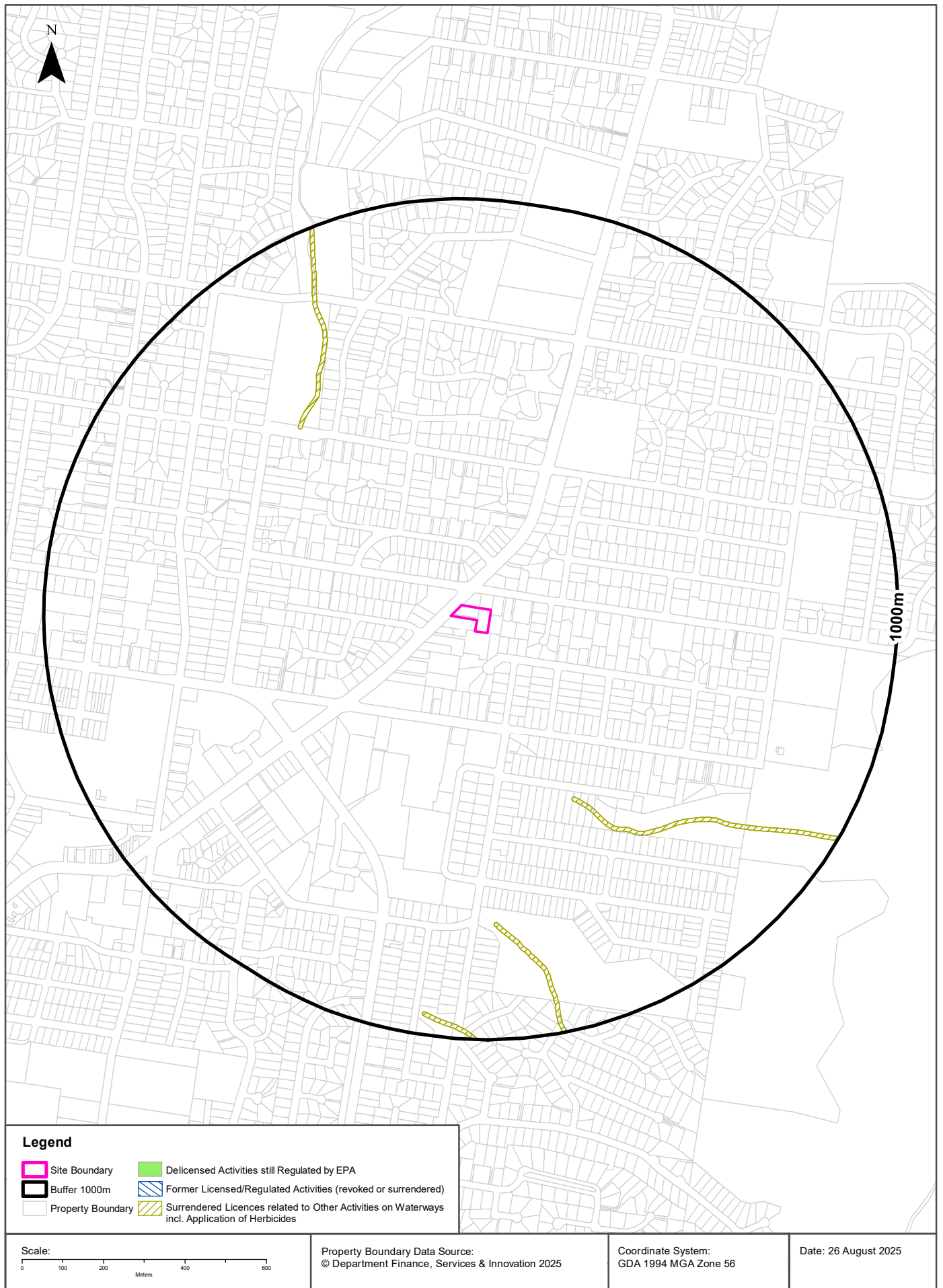
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

293-295 Mona Vale Road, St Ives, NSW 2075



EPA Activities

293-295 Mona Vale Road, St Ives, NSW 2075

Delicensed Activities still regulated by the EPA

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

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

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

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

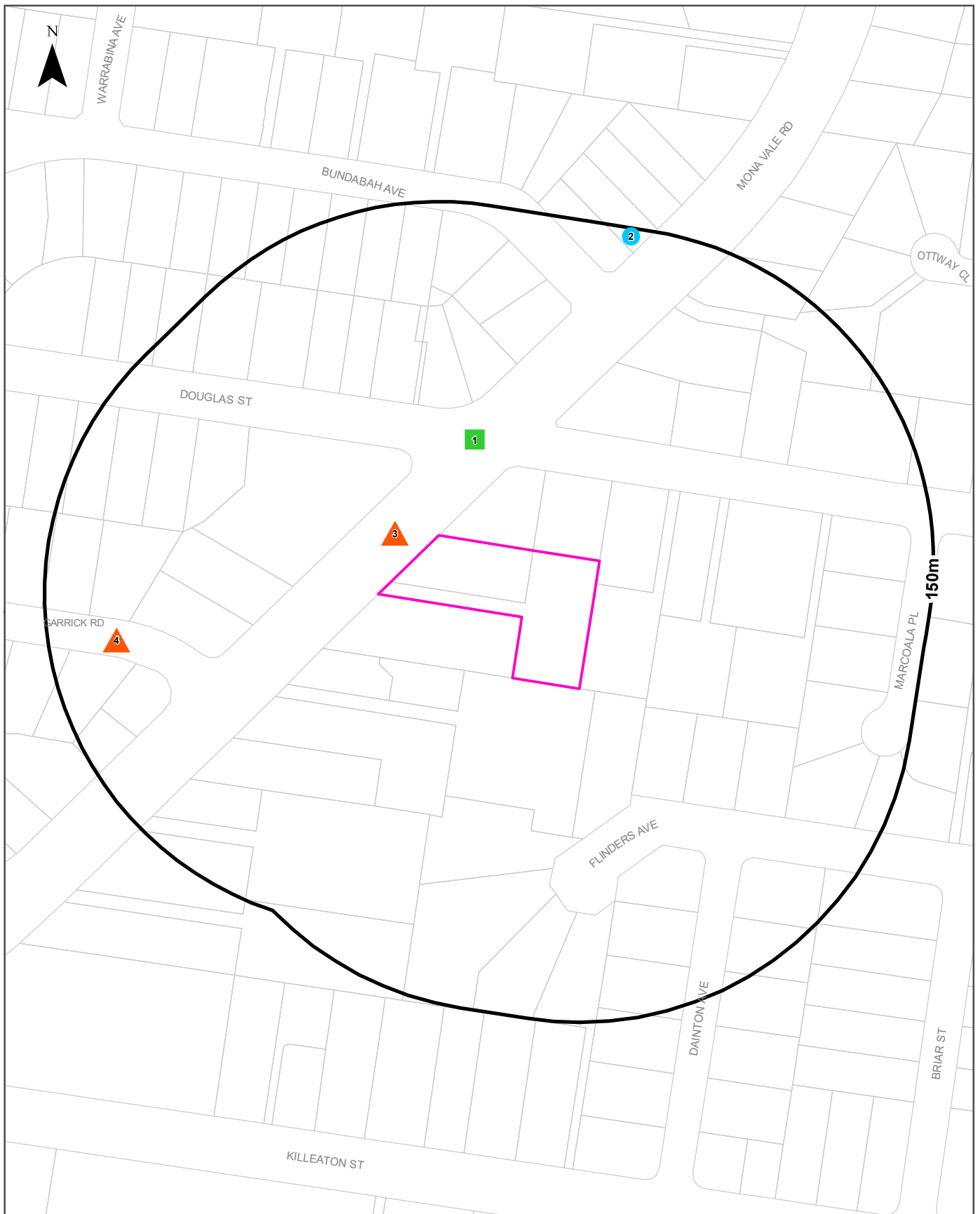
Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	455m	South East
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	455m	South East
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	455m	South East

Former Licensed Activities Data Source: Environment Protection Authority
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Historical Business Directories

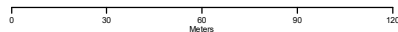
293-295 Mona Vale Road, St Ives, NSW 2075



Legend

- Site Boundary
- Buffer 150m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- ▲ Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale:



Coordinate System:
GDA 1994 MGA Zone 56

Date: 26 August 2025

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018
Property Boundaries © NSW Department Finance, Services & Innovation 2025

Historical Business Directories

293-295 Mona Vale Road, St Ives, NSW 2075

Business Directory Records 1950-1991 Premise or Road Intersection Matches

Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	BUILDERS & CONTRACTORS-(M.M.B.A.) (B796)	C. & A. Constructions Pty. Ltd., Cnr. Mona Vale Rd. & Douglas St., St. Ives	270516	1970	Road Intersection	45m	North
	BUILDERS & CONTRACTORS (B800)	De Lange, C.M., Cnr. Mona Vale Rd & Douglas St., St. Ives	270064	1970	Road Intersection	45m	North
	Builders & Contractors - (M.M.B.A.)	C. & A. Constructions Pty. Ltd., Cnr. Mona Vale Rd. & Douglas St. St Ives	54976	1965	Road Intersection	45m	North
	Builders & Contractors	De Lange, C. M., Cnr. Mona Vale Rd. & Douglas St., St. Ives	55234	1965	Road Intersection	45m	North
	BUILDERS & CONTRACTORS-(M.M.B.A.)	De Lange, C. M Cnr. Mona Vale Rd. & Douglas St. ST. IVES	277027	1961	Road Intersection	45m	North
2	Builders & Contractors	Gardener, A., 300 Mona Vale Rd., St. Ives	55296	1965	Premise Match	139m	North
	BUILDERS & CONTRACTORS-(M.M.B.A.)	Gardner, A 300 Mona Vale Rd ST. IVES	277114	1961	Premise Match	139m	North

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Business Directory Records 1950-1991 Road or Area Matches

Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
3	DOG &/OR CAT BOARDING KENNELS.	Tallia Corgi Kennels, Mona Vale Rd., St. Ives. 2075	19314	1978	Road Match	0m
	DOG &/OR CAT BREEDERS.	Tallia Corgi Kennels, Mona Vale Rd., St. Ives. 2075	19317	1978	Road Match	0m
	NURSERYMEN (N190)	Camelia Grove Nursery Pty. Ltd., Mona Vale Rd., St. Ives	344437	1970	Road Match	0m
	MOTOR GARAGES & ENGINEERS(M6S6)	Gillott, A. H. Pty. Ltd., Mona Vale Rd., St. IVES	337865	1970	Road Match	0m
	MOTOR SERVICE STATIONS- PETROL,OIL,Etc.	Gillott, A. Pty. Ltd., Mona Vale Rd., ST. IVES	341141	1970	Road Match	0m
	DOG & CAT BREEDERS (D430)	Tallia Corgi Kennels., Mona Vale Rd., St Ives.	289995	1970	Road Match	0m
	DOG & CAT BREEDERS (D430)	Tallia Corgi Kennels., Mona Vale Rd., St Ives.	289994	1970	Road Match	0m
	DOG/CAT BOARDING KENNELS(D440)	Tallta Corgi Kennels., Mona Vale Rd, St., Ives	290036	1970	Road Match	0m
	Dog Breeders	"Tallia Corgi Kennels", Mona Vale Rd., St Ives	74640	1965	Road Match	0m
	Dog Food/Medicine Mfrs.	A.B.C. Dog & Cat Remedies, Mona Vale Rd., St. Ives	74667	1965	Road Match	0m
	Dog Breeders	Blue Cross Boarding Kennels, Mona Vale Rd., St. Ives	74625	1965	Road Match	0m
	Dog Food/Medicine Mfrs.	Blue Cross Boarding Kennels, Mona Vale Rd., St. Ives	74670	1965	Road Match	0m
	Dog/Cat Boarding Kennels	Blue Cross Boarding Kennels, Mona Vale Rd., St. Ives	74647	1965	Road Match	0m
	Nurserymen	Camelia Grove Nursery Pty. Ltd., Mona Vale Rd., St. Ives	129059	1965	Road Match	0m
	Motor Garages & Engineers	Collins, E., Pittwater Rd. St. Ives	123370	1965	Road Match	0m
	Motor Garages & Engineers	Gillott, A. H. Pty. Ltd., Mona Vale Rd. St. Ives	123371	1965	Road Match	0m
	Hospitals - Public	Margaret Reid Orthopaedic Hospital, Mona Vale Rd., St. Ives	101107	1965	Road Match	0m
	Motor Service Stations - Petrol, Oil, Etc. - St. Ives	Woods, N. O., Pittwater Rd., ST. IVES	126144	1965	Road Match	0m
	ANIMAL & BIRD FOOD SUPPLIES	A. B. C. Dog & Cat Remedies, Mona Vale Rd., St. Ives	267838	1961	Road Match	0m
	DOG FOOD/MEDICINE MFRS.	A.B.C. Dog & Cat Remedies, Mona Vale Rd., St. Ives	297379	1961	Road Match	0m
	DOG BREEDERS	Blue Cross Boarding Kennels, Mona Vale Rd., St. Ives	297359	1961	Road Match	0m
	DOG FOOD/MEDICINE MFRS.	Blue Cross Boarding Kennels, Mona Vale Rd., St. Ives	297382	1961	Road Match	0m
	DOG/CAT BOARDING KENNELS	Blue Cross Boarding Kennels, Mona Vale Rd., St. Ives	297401	1961	Road Match	0m
	NURSERYMEN	Camellia Grove Nursery, Mona Vale Rd., St. Ives	354030	1961	Road Match	0m
	MOTOR GARAGES & ENGINEERS	Collins, E., Pittwater Rd. St Ives	346922	1961	Road Match	0m
	MOTOR GARAGES & ENGINEERS	Gillott, A. H. Pty. Ltd., Mona Vale Rd., St Ives	347228	1961	Road Match	0m
	METAL MERCHANTS	Gillott, A. H., P.O. Box 2, Mona Vale Rd., St. Ives	338055	1961	Road Match	0m
	GRAVEL, SAND/SOIL SUPPLIES	Gillott, A. H., Post Office Box 2, Mona Vale Rd., St. Ives	319902	1961	Road Match	0m
	MOTOR CAR/TRUCK DEALERS—NEW/USED	Knights Car Sales, Mona Vale Rd., St. Ives	345150	1961	Road Match	0m

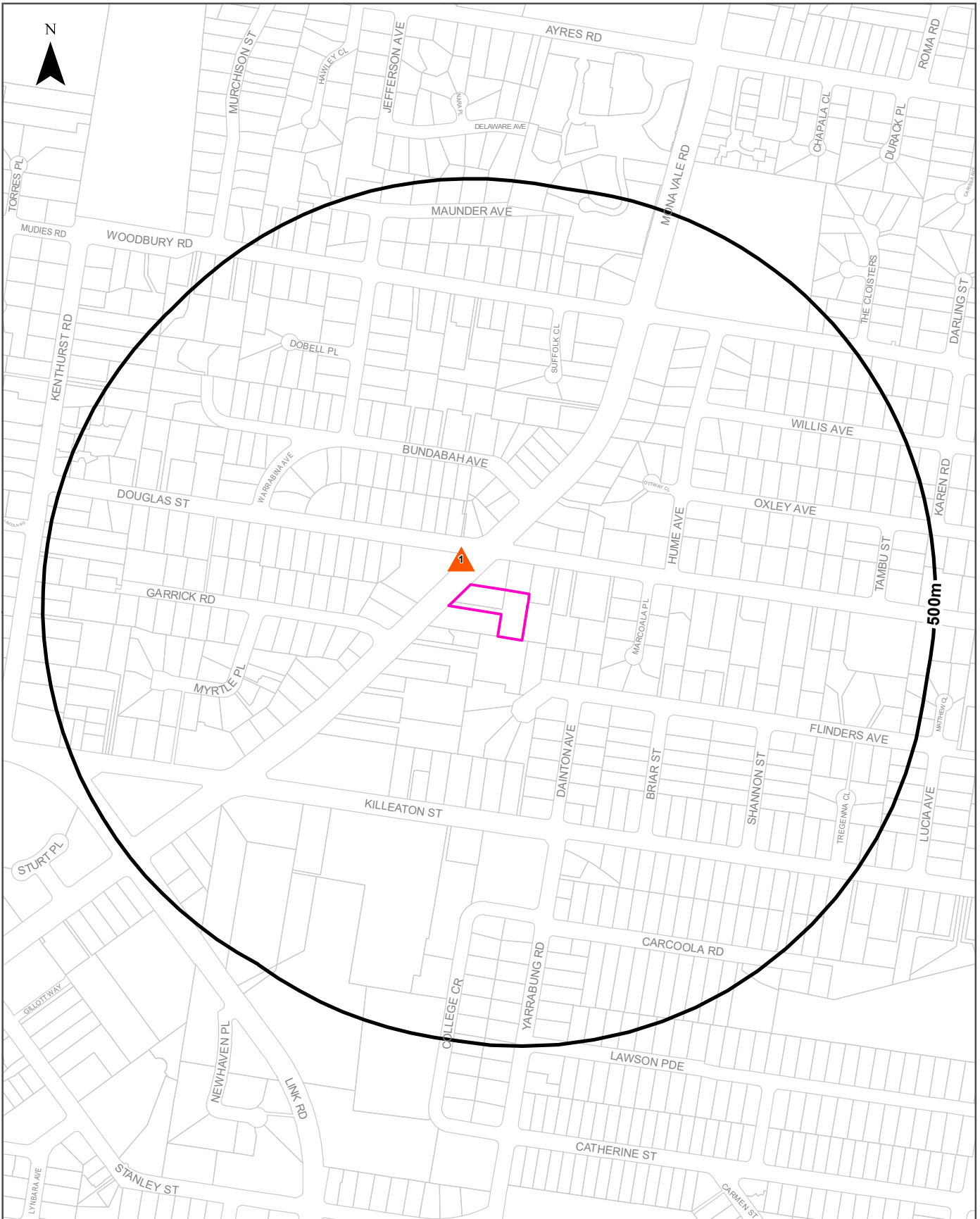
Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
3	HOSPITALS-PUBLIC	Margaret Reid Orthopaedic Hospital, Pittwater Rd., St. Ives	324870	1961	Road Match	0m
	NURSERYMEN	Orchid Grove Nursery, Mona Vale Rd., St. Ives	354168	1961	Road Match	0m
	PLUMBERS, GASFITTERS & DRAINLAYERS	Scott, H. J., Mona Vale Rd. ST. IVES	360025	1961	Road Match	0m
	FLORISTS-WHOLESALE	Thorpe, A., W., Pittwater Rd., St. Ives	312121	1961	Road Match	0m
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Woods, N. O., Pittwater Rd. ST IVES.	351311	1961	Road Match	0m
	CHEMISTS-PHARMACEUTICAL	Baggs, W., Pittwater Rd., St. Ives	21293	1950	Road Match	0m
	HARDWARE DEALERS &/OR IRONMONGERS	Bestors Pty.Ltd., Pittwater Rd., St.Ives	61340	1950	Road Match	0m
	POULTRY FARMERS	Bray, Mrs. E., Pittwater Rd., St. Ives	93889	1950	Road Match	0m
	NURSERYMEN	Camellia Grove Nursery, Pittwater Rd., St. Ives	89035	1950	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS	Collins, E., Pittwater Rd., St. Ives	83608	1950	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, Etc.	Collins, E., Pittwater Rd., St. Ives	85885	1950	Road Match	0m
	VETERINARY SURGEONS & HOSPITALS	Cordery, H. R., Pittwater Rd., St. Ives	111941	1950	Road Match	0m
	HIRE CAR SERVICES	Gillott, A. H., Pittwater Rd. St. Ives	62188	1950	Road Match	0m
	GRAVEL, SAND & SOIL SUPPLIES	Gillott, A. H., Pittwater Rd., St. Ives	55143	1950	Road Match	0m
	MOTOR BUS SERVICES	Gillott, A. H., Pittwater Rd., St. Ives	87239	1950	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, Etc.	Gillott, A. H., Pittwater Rd., St. Ives	85993	1950	Road Match	0m
	TAXIS	Gillott, A. H., Pittwater Rd., St. Ives	107352	1950	Road Match	0m
	TOURS (CONDUCTED) OPERATORS	Gillott, A. H., Pittwater Rd., St. Ives	109291	1950	Road Match	0m
	WELDERS-ELECTRIC &/OR OXY	Gillott, A. H., Pittwater Rd., St., Ives	112803	1950	Road Match	0m
	HAULAGE CONTRACTORS-HEAVY	Gillott, Arthur H., Pittwater Rd., St. Ives	61866	1950	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS	Gillott, A. H., Pittwater Rd., St. Ives	83807	1950	Road Match	0m
	EXCAVATION CONTRACTORS	Hennessy, J G Glenorie, Pittwater Rd., St. Ives	42685	1950	Road Match	0m
	EARTH MOVING CONTRACTORS	Hennessy, J. G., "Glenorie", Pittwater Rd., St. Ives	36138	1950	Road Match	0m
	HAULAGE CONTRACTORS-HEAVY	Hennessy, J. G., "Glenorie", Pittwater Rd., St. Ives	61870	1950	Road Match	0m
	CARRIERS & CARTAGE CONTRACTORS	Hennessy, J. G., Pittwater Rd., St. Ives	19010	1950	Road Match	0m
	HIRE CAR SERVICES	Knight, A., Pittwater Rd., St. Ives	62216	1950	Road Match	0m
	HARDWARE DEALERS &/OR IRONMONGERS	Knight, R. B., Pittwater Rd., St. Ives	61166	1950	Road Match	0m
	MOTOR CAR & TRUCK DEALERS-USED	Knight's Garage, Pittwater Rd., St. Ives	82436	1950	Road Match	0m
	TRACTOR IMPORTERS &/OR MANUFACTURERS &/OR DISTRIBUTORS	Knight's Garage, Pittwater Rd., St. Ives	109937	1950	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS	Knight's Service Station, Pittwater Rd., St. Ives	83965	1950	Road Match	0m
	WELDERS-ELECTRIC &/OR OXY	Knight's Service Station, Pittwater Rd., St. Ives	112886	1950	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS	Knights Garage, Pittwater Rd., St. Ives	83967	1950	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, Etc.	Knight's Service Station., Pittwater Rd., St. Ives	86114	1950	Road Match	0m
	WINDOW CLEANERS	Marvell, C., Pittwater Rd., St. Ives	113364	1950	Road Match	0m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
3	HOSPITALS-PRIVATE	Reid, Margaret, Pittwater Rd., St. Ives	62695	1950	Road Match	0m
	MOTOR ACCESSORIES-DEALER	St. Ives Service Station, Pittwater Rd., St. Ives	81789	1950	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS	St. Ives Service Station, Pittwater Rd., St. Ives	84405	1950	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, Etc.	St. Ives Service Station, Pittwater Rd., St. Ives	86413	1950	Road Match	0m
	HIRE CAR SERVICES	St. Ives Taxi Service, Pittwater Rd., St. Ives	62318	1950	Road Match	0m
	FLORISTS-WHOLESALE	Thorpe, A. W., Pittwater Rd., St. Ives	46286	1950	Road Match	0m
	DOG BOARDING KENNELS (ALSO CATS)	Warburton, Mrs. G., Pittwater Rd., St. Ives	33173	1950	Road Match	0m
	HATCHERIES	Willryse Poultry Farm (R. D. Wilson), Pittwater Rd., St. Ives	61810	1950	Road Match	0m
	POULTRY FARMERS	Willryse Poultry Farm (R. D. Wilson), Pittwater Rd., St. Ives	94380	1950	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, Etc.	Woods, N. O., Pittwater Rd., St. Ives	86545	1950	Road Match	0m
4	SCHOOLS - KINDERGARTEN, DAY NURSERY.	St. Ives Kindergarten, Garrick Rd., St. Ives. 2075	84964	1986	Road Match	84m
	SCHOOLS - KINDERGARTEN, DAY.NURSERY. (S1470)	St. Ives Kindergarten, Garrick Rd., St. Ives. 2075.	73541	1982	Road Match	84m
	SCHOOLS-KINDERGARTEN, DAY NURSERY.	St. Ives Kindergarten, Garrick Rd., St. Ives. 2075	65074	1978	Road Match	84m
	SCHOOLS-KINDERGARTEN, DAY NURSERY.	St. Ives Kindergarten., Garrick Rd., St. Ives 2075.	76025	1975	Road Match	84m
	SCHOOLS-KINDERGARTEN/DAY NURSERY (S149)	St. Ives Kindergarten, Garrick Rd., St. Ives	359706	1970	Road Match	84m

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Dry Cleaners, Motor Garages & Service Stations

293-295 Mona Vale Road, St Ives, NSW 2075



Legend

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

Scale:



Coordinate System:
GDA 1994 MGA Zone 56

Date: 26 August 2025

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018
Property Boundaries © NSW Department Finance, Services & Innovation 2025

Historical Business Directories

293-295 Mona Vale Road, St Ives, NSW 2075

Dry Cleaners, Motor Garages & Service Stations 1948-1993 Premise or Road Intersection Matches

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

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

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

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Dry Cleaners, Motor Garages & Service Stations 1948-1993 Road or Area Matches

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

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
1	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Gillott A. Pty. Ltd., Mona Vale Rd., St. Ives	2583	1971	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Gillott A. H. Pty. Ltd., Mona Vale Rd Stives	62694	1971	Road Match	0m
	MOTOR GARAGES & ENGINEERS(M6S6)	Gillott, A. H. Pty. Ltd., Mona Vale Rd., St. IVES	337865	1970	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL,OIL,ETC.	Gillott, A. Pty. Ltd., Mona Vale Rd., ST. IVES	341141	1970	Road Match	0m
	MOTOR GARAGES & ENGINEERS.	Gillott A. H. Pty. Ltd., Mona Vale Rd St Ives	47134	1969	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Gillott A. Pty. Ltd., Mona Vale Rd Stives	50742	1969	Road Match	0m
	MOTOR GARAGES & ENGINEERS	Gillott A. H. Pty. Ltd., Mona Vale Rd St Ives	26510	1968	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Gillott A. Pty. Ltd., Mona Vale Rd St Ives	36825	1968	Road Match	0m
	MOTOR GARAGES & ENGINEERS.	Gillott A. H. Pty. Ltd., Mona Vale Rd St Ives	10999	1967	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Gillott A. Pty. Ltd., Mona Vale Rd Stives	16227	1967	Road Match	0m
	MOTOR GARAGES & ENGINEERS.	Gillott A. H. Pty. Ltd., Mona Vale Rd., St Ives	60733	1966	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Gillott A. Pty. Ltd., Mona Vale Rd St Ives	1794	1966	Road Match	0m
	Motor Garages & Engineers	Collins, E., Pittwater Rd. St. Ives	123370	1965	Road Match	0m
	Motor Garages & Engineers	Gillott, A. H. Pty. Ltd., Mona Vale Rd. St. Ives	123371	1965	Road Match	0m
	Motor Service Stations - Petrol, Oil, Etc. - St. Ives	Woods, N. O., Pittwater Rd., ST. IVES	126144	1965	Road Match	0m
	MOTOR GARAGES & ENGINEERS	Collins E., Pittwater Rd St Ives	48648	1964	Road Match	0m
	MOTOR GARAGES & ENGINEERS	Gillott A. H. Pty. Ltd., Mona Vale Rd St Ives	48649	1964	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Woods, N. O., Pittwater Rd St Ives	65197	1964	Road Match	0m
	MOTOR GARAGES & ENGINEERS.	Collins E., Pittwater Rd St Ives	33407	1962	Road Match	0m
	MOTOR GARAGES & ENGINEERS.	Gillott A. H. Pty. Ltd., Mona Vale Rd., St. Ives	33408	1962	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Woods N. O., Pittwater Rd St Ives	38682	1962	Road Match	0m
	MOTOR GARAGES & ENGINEERS	Collins, E., Pittwater Rd. St Ives	346922	1961	Road Match	0m
	MOTOR GARAGES & ENGINEERS	Gillott, A. H. Pty. Ltd., Mona Vale Rd., St Ives	347228	1961	Road Match	0m
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Woods, N. O., Pittwater Rd. ST IVES.	351311	1961	Road Match	0m

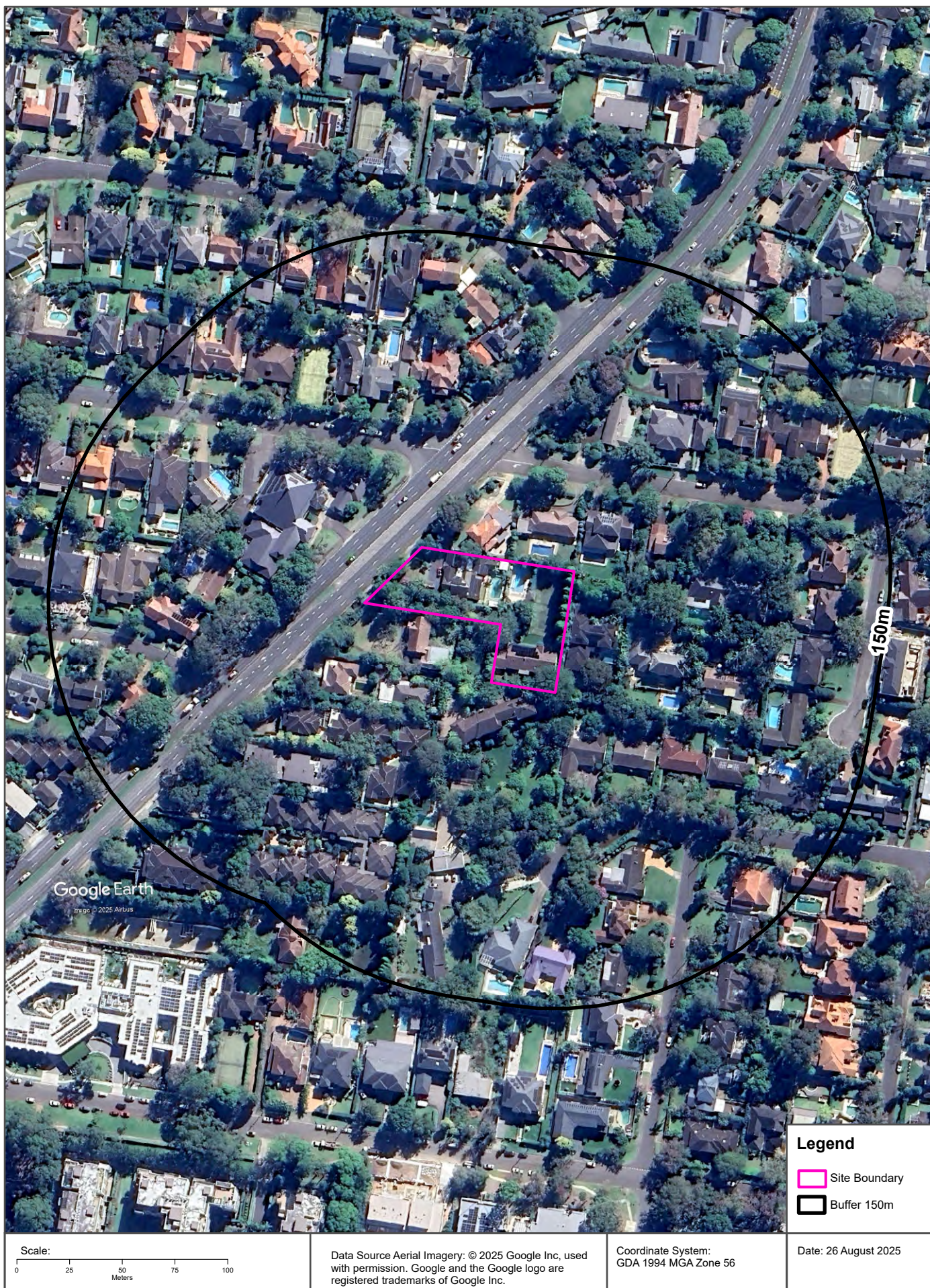
Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
1	MOTOR GARAGES & ENGINEERS.	Collins E., Pittwater Rd St Ives	19959	1959	Road Match	0m
	MOTOR GARAGES & ENGINEERS.	Gillott A. H. Pty. Ltd., Mona Vale Rd St Ives	19960	1959	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Woods N. O., Pittwater Rd St Ives	24556	1959	Road Match	0m
	MOTOR GARAGE/ENGINEERS.	Collins, E., Pittwater Rd., St Ives	861	1958	Road Match	0m
	MOTOR GARAGE/ENGINEERS.	Gillott A. H. Pty. Ltd., Mona Vale Rd St Ives	4167	1958	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Woods N. O., Pittwater Rd., St Ives	9937	1958	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Collins, E., Pittwater Rd., St Ives	57462	1956	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Gillott A. H. Pty. Ltd., Mona Vale Rd St Ives	57705	1956	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Woods N. O., Pittwater Rd St Ives	128	1956	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Woods, N. O., Pittwater Rd., St Ives	144	1956	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Collins, E., Pittwater Rd., St Ives	49089	1954	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Gillett A. H. Pty. Ltd., Mona Vale Rd St Ives	49316	1954	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Knight's Service Station, Pittwater Rd., St Ives	49538	1954	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Woods, N. O., Pittwater Rd., St Ives	54724	1954	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Collins, E., Pittwater Rd., St Ives	39838	1953	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Gillott A. H. Pty. Ltd., Mona Vale Rd St Ives	40045	1953	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Knight's Service Station, Pittwater Rd., St Ives	40238	1953	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Woods N. O., Pittwater Rd 'st Ives	44264	1953	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Collins E., Pittwater Rd., St Ives	31499	1952	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Gillott A. H., Pittwater Rd., St Ives	31685	1952	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Knights Garage, Pittwater Rd., St. Ives	31840	1952	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Knights Garage, Pittwater Rd., St. Ives	31846	1952	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Knight's Service Station, Pittwater Rd., St Ives	35890	1952	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	St. Ives Service Station., Pittwater Rd., St. Ives	32207	1952	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Woods, N. O., Pittwater Rd., St Ives	36047	1952	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS	Collins, E., Pittwater Rd., St. Ives	83608	1950	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, Etc.	Collins, E., Pittwater Rd., St. Ives	85885	1950	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, Etc.	Gillott, A. H., Pittwater Rd., St. Ives	85993	1950	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS	Gillott, A. H., Pittwater Rd., St. Ives	83807	1950	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS	Knight's Service Station, Pittwater Rd., St. Ives	83965	1950	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS	Knights Garage, Pittwater Rd., St. Ives	83967	1950	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, Etc.	Knight's Service Station., Pittwater Rd., St. Ives	86114	1950	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS	St. Ives Service Station, Pittwater Rd., St. Ives	84405	1950	Road Match	0m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
1	MOTOR SERVICE STATIONS-PETROL, Etc.	St. Ives Service Station, Pittwater Rd., St. Ives	86413	1950	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, Etc.	Woods, N. O., Pittwater Rd., St. Ives	86545	1950	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Gillott A. H., Pittwater Rd, St Ives	22382	1948-49	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Knight's Service Station., Pittwater Rd St Ives	22531	1948-49	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Knight's Service Station., Pittwater Rd., St Ives	23365	1948-49	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	St. Ives Service Station., Pittwater Rd., St. Ives	22834	1948-49	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, ETC.	St. Ives Service Station., Pittwater Rd., St. Ives	26760	1948-49	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Woods N. O., Pittwater Rd., St Ives	26892	1948-49	Road Match	0m

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Aerial Imagery 2025

293-295 Mona Vale Road, St Ives, NSW 2075



Aerial Imagery 2014

293-295 Mona Vale Road, St Ives, NSW 2075



Aerial Imagery 2005

293-295 Mona Vale Road, St Ives, NSW 2075





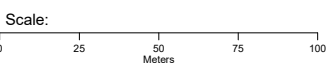
Aerial Imagery 1994

293-295 Mona Vale Road, St Ives, NSW 2075



Legend

-  Site Boundary
-  Buffer 150m



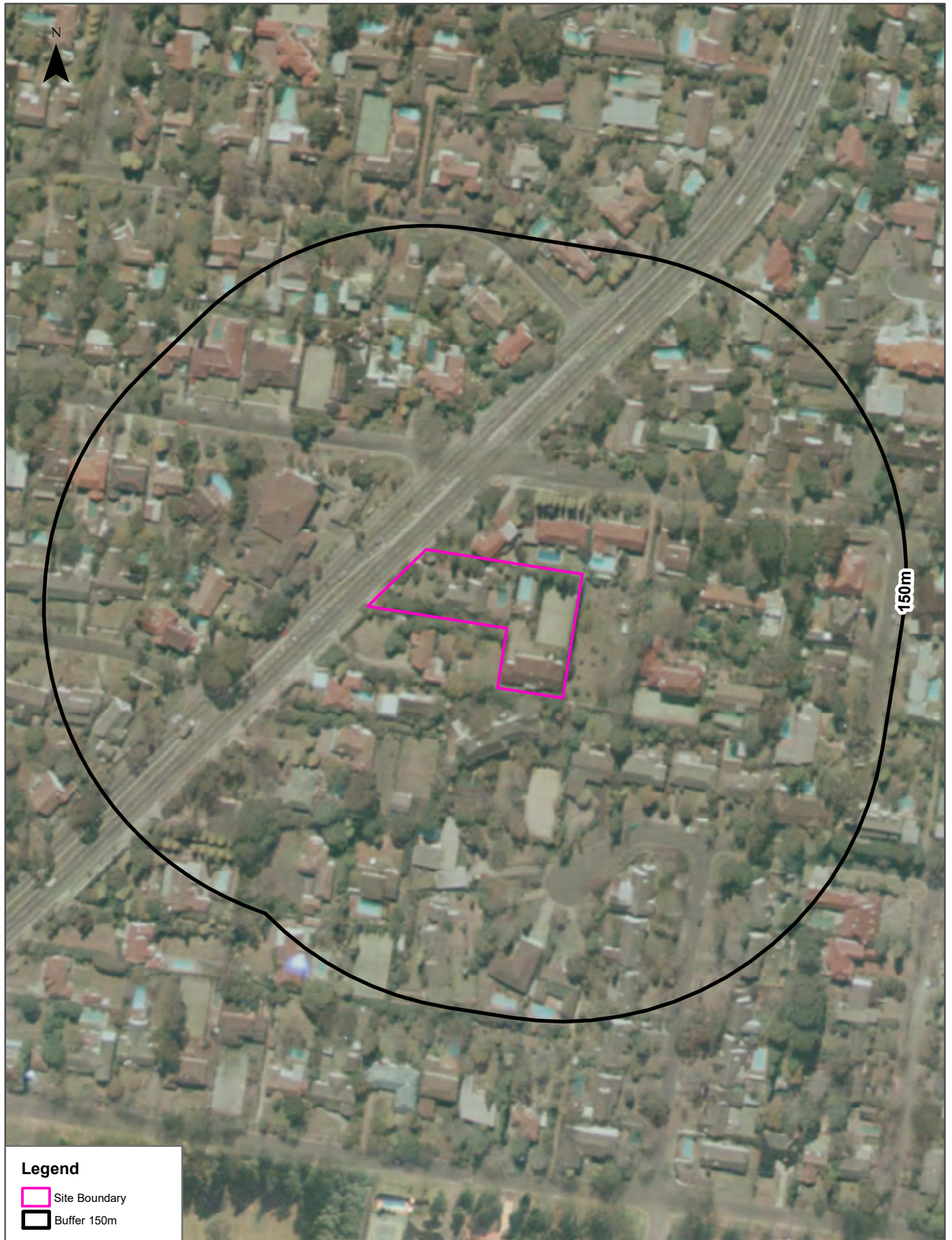
Data Sources: Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 56


Date: 26 August 2025

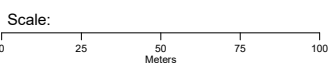
Aerial Imagery 1991

293-295 Mona Vale Road, St Ives, NSW 2075



Legend

-  Site Boundary
-  Buffer 150m



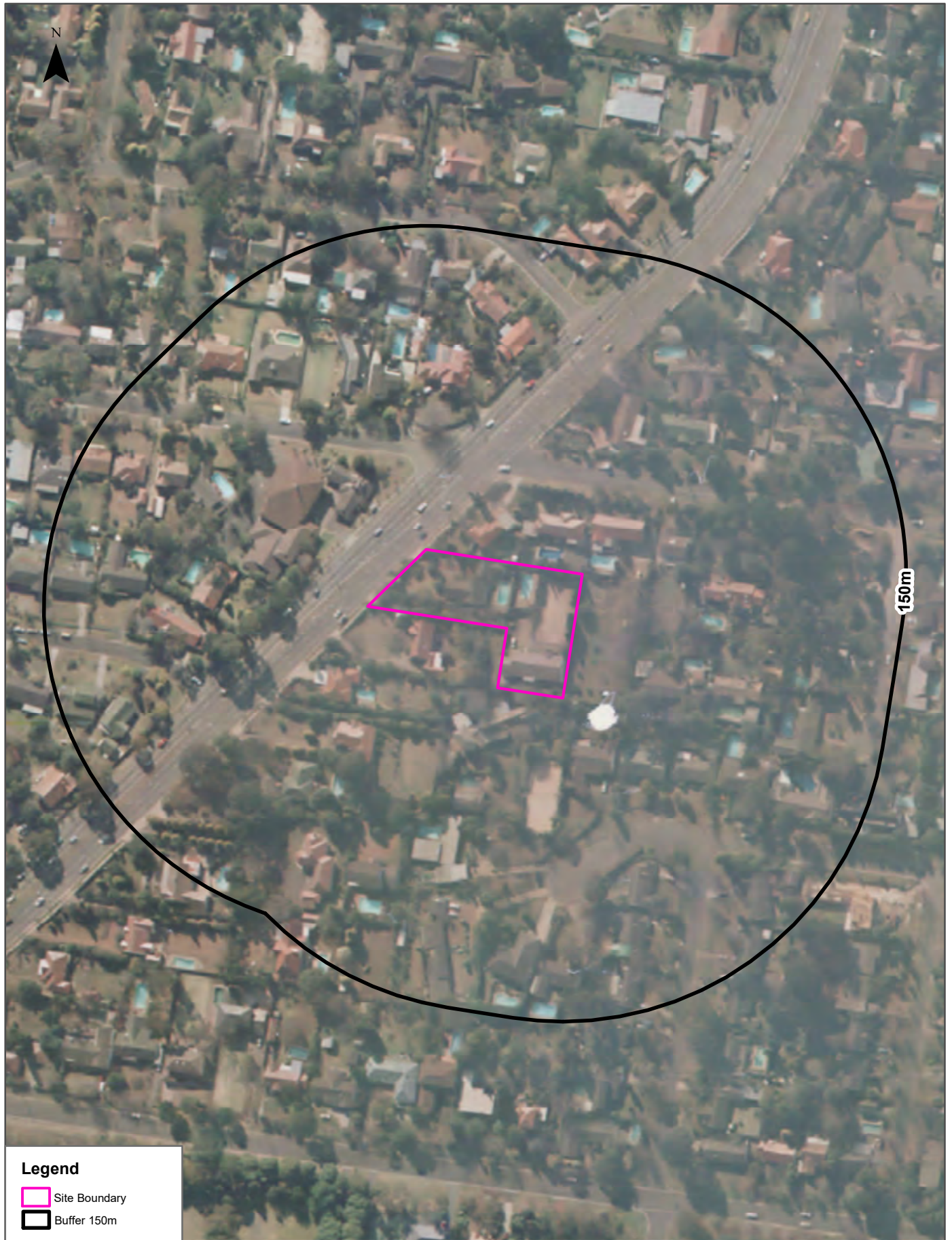
Data Sources: Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 56



Date: 26 August 2025

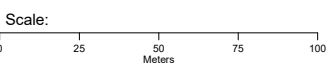
Aerial Imagery 1986

293-295 Mona Vale Road, St Ives, NSW 2075



Legend

-  Site Boundary
-  Buffer 150m



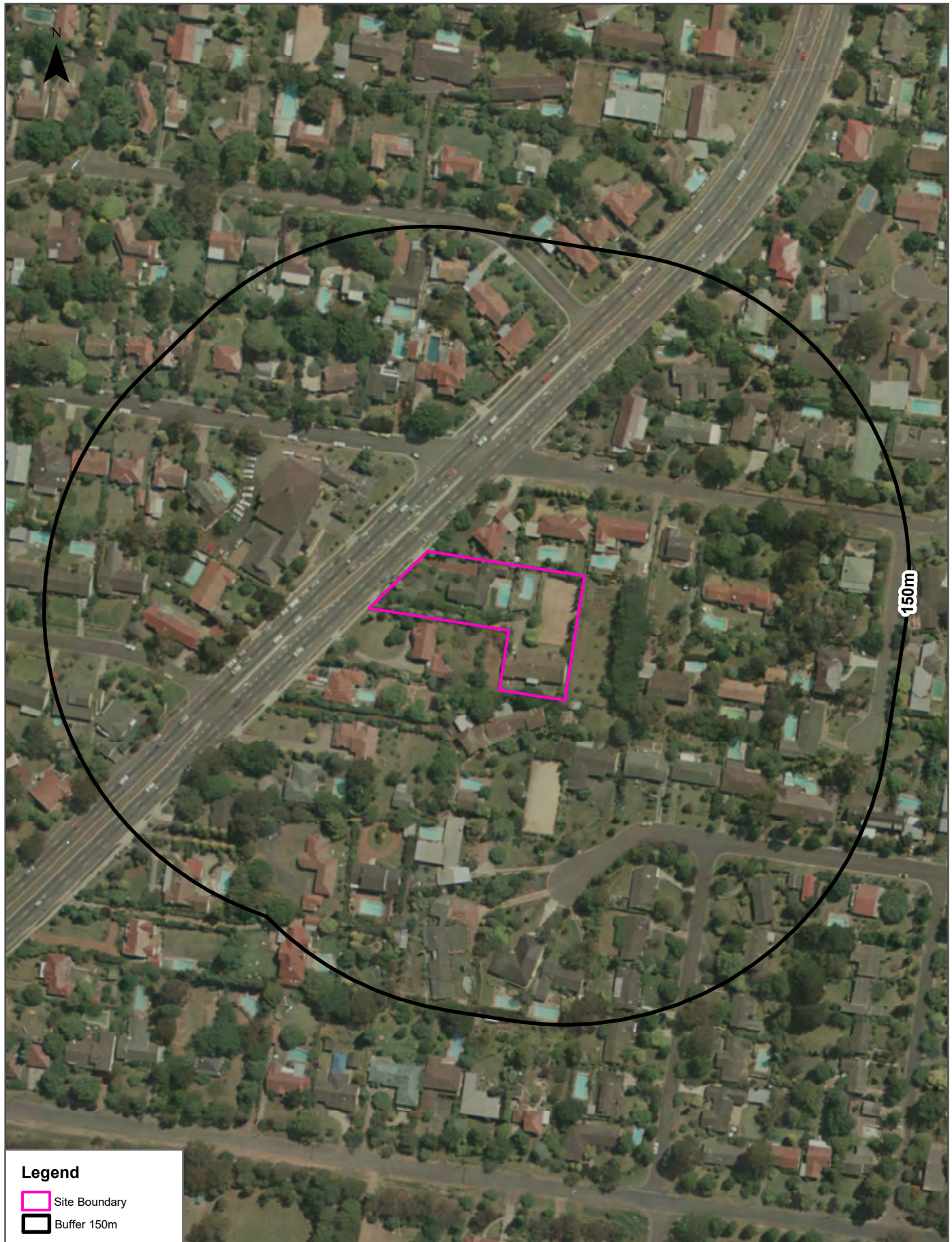
Data Sources: Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 56



Date: 26 August 2025

Aerial Imagery 1982

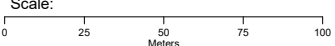
293-295 Mona Vale Road, St Ives, NSW 2075



Legend

-  Site Boundary
-  Buffer 150m

Scale:



0 25 50 75 100
Meters

Data Sources: Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 56



Date: 26 August 2025

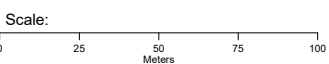
Aerial Imagery 1978

293-295 Mona Vale Road, St Ives, NSW 2075



Legend

-  Site Boundary
-  Buffer 150m



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Coordinate System:
GDA 1994 MGA Zone 56



Date: 26 August 2025

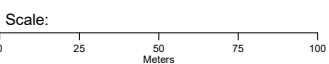
Aerial Imagery 1970

293-295 Mona Vale Road, St Ives, NSW 2075



Legend

-  Site Boundary
-  Buffer 150m



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Coordinate System:
GDA 1994 MGA Zone 56

Date: 26 August 2025

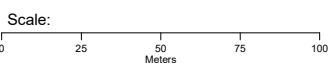
Aerial Imagery 1965

293-295 Mona Vale Road, St Ives, NSW 2075



Legend

- Site Boundary
- Buffer 150m



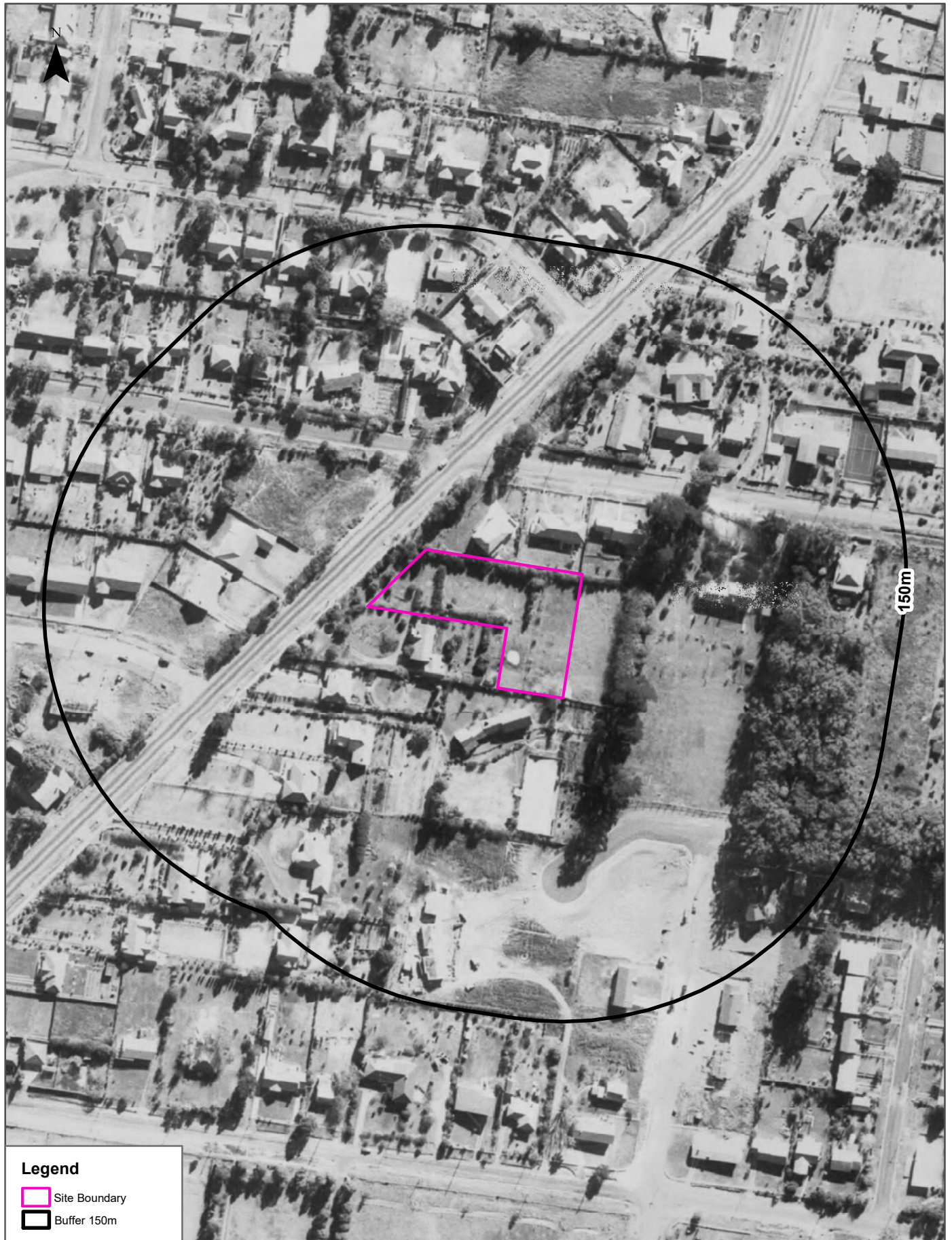
Data Sources: Aerial Imagery:
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Coordinate System:
GDA 1994 MGA Zone 56



Date: 26 August 2025

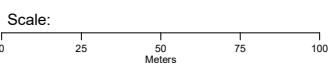
Aerial Imagery 1961

293-295 Mona Vale Road, St Ives, NSW 2075



Legend

-  Site Boundary
-  Buffer 150m



Data Sources: Aerial Imagery:
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Coordinate System:
GDA 1994 MGA Zone 56

Date: 26 August 2025

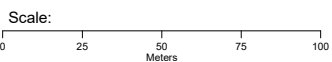
Aerial Imagery 1955, 1956

293-295 Mona Vale Road, St Ives, NSW 2075



Legend

-  Site Boundary
-  Buffer 150m



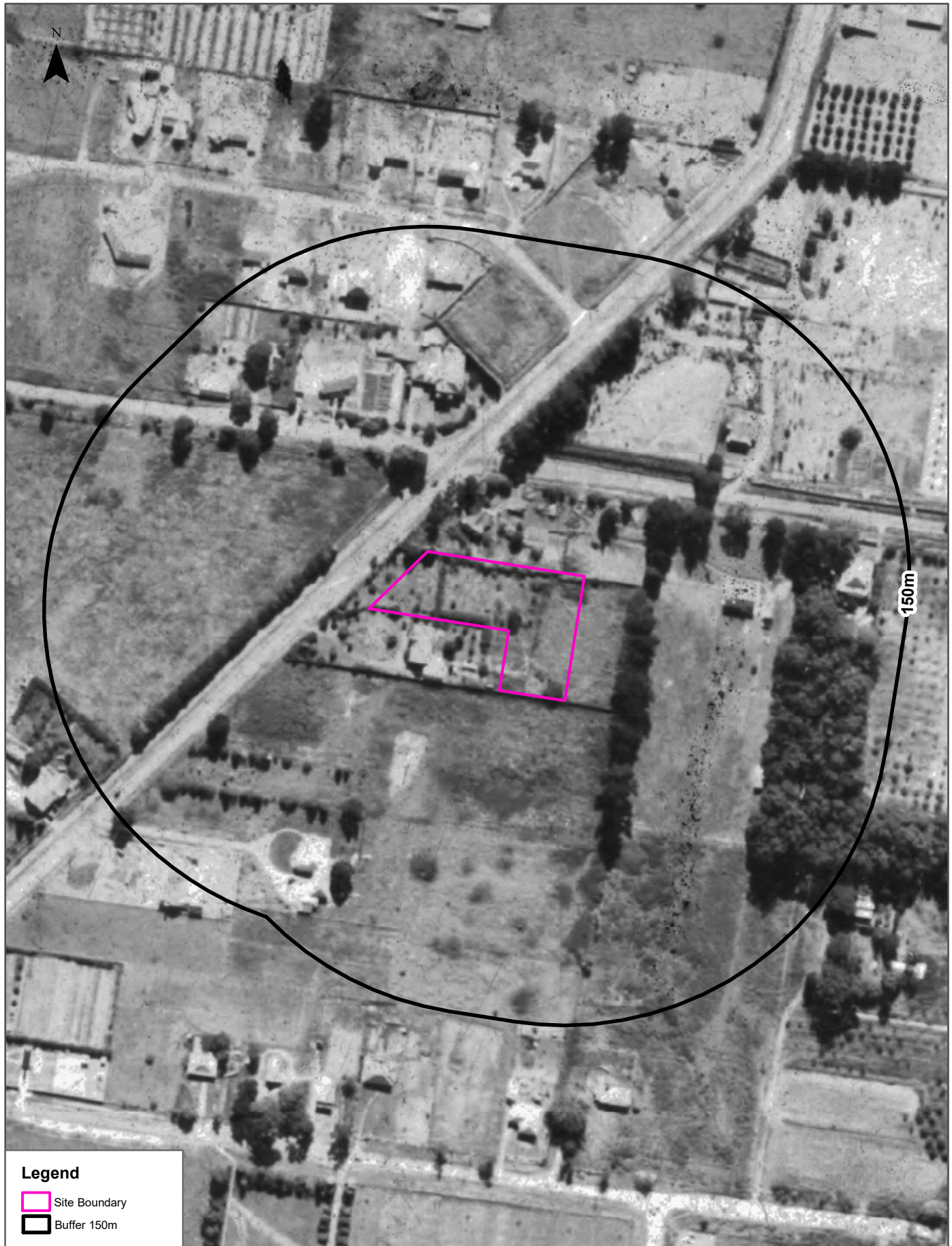
Data Sources: Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 56



Date: 26 August 2025

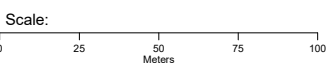
Aerial Imagery 1951

293-295 Mona Vale Road, St Ives, NSW 2075



Legend

-  Site Boundary
-  Buffer 150m



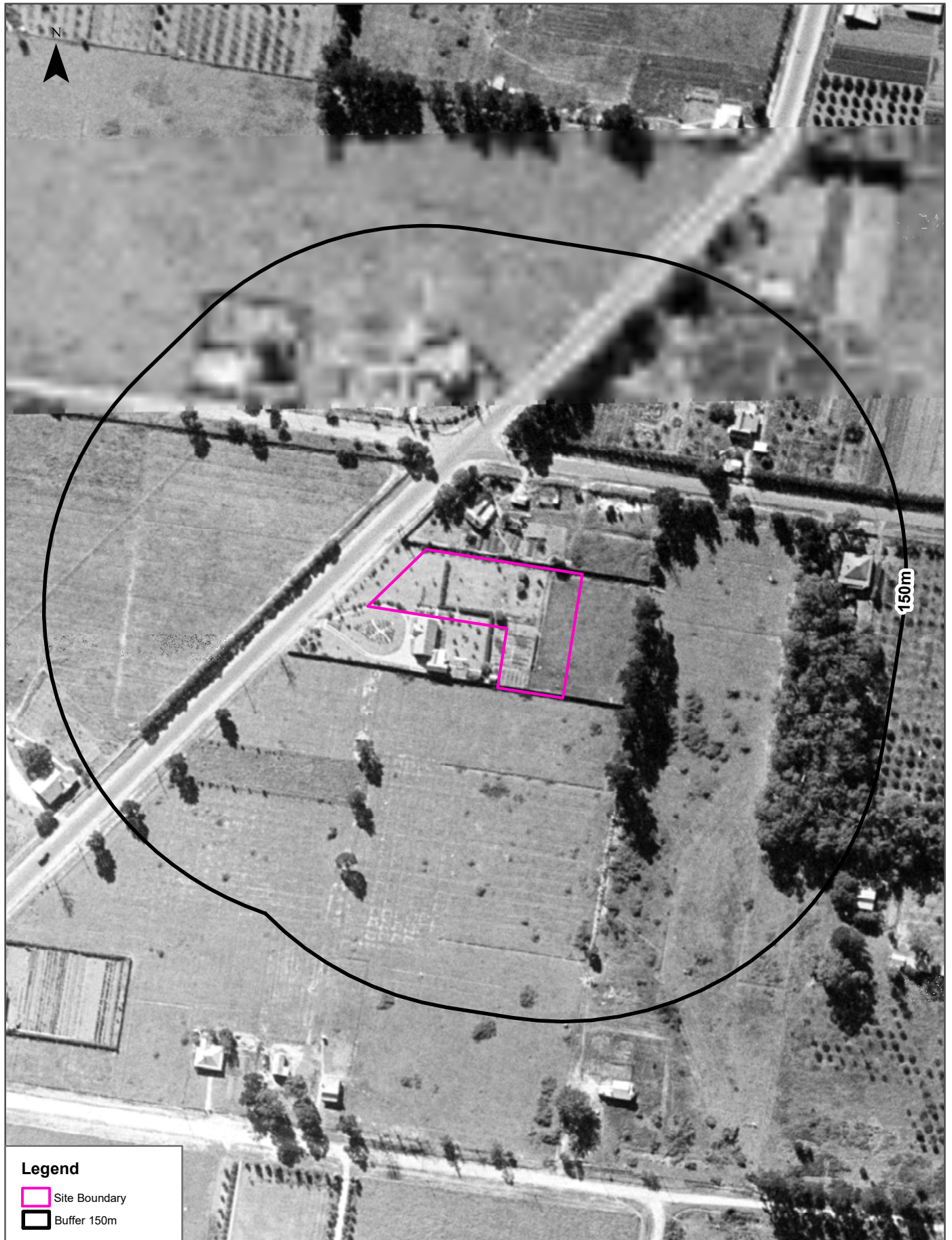
Data Sources: Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 56



Date: 26 August 2025

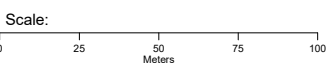
Aerial Imagery 1943

293-295 Mona Vale Road, St Ives, NSW 2075



Legend

-  Site Boundary
-  Buffer 150m



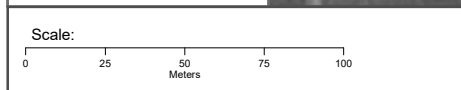
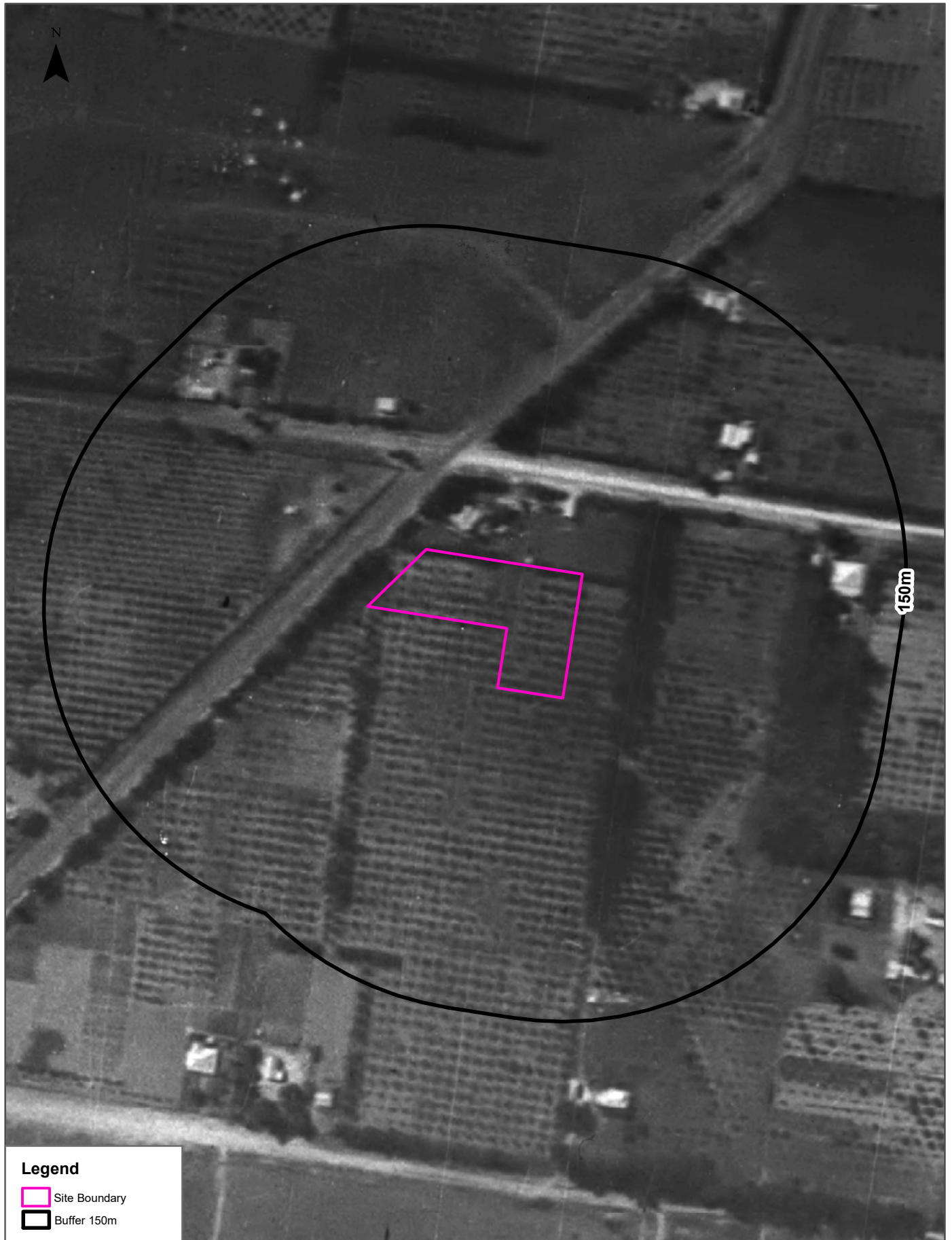
Data Sources Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 56

Date: 26 August 2025

Aerial Imagery 1930

293-295 Mona Vale Road, St Ives, NSW 2075



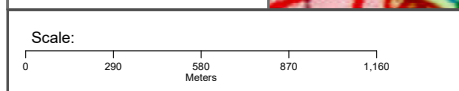
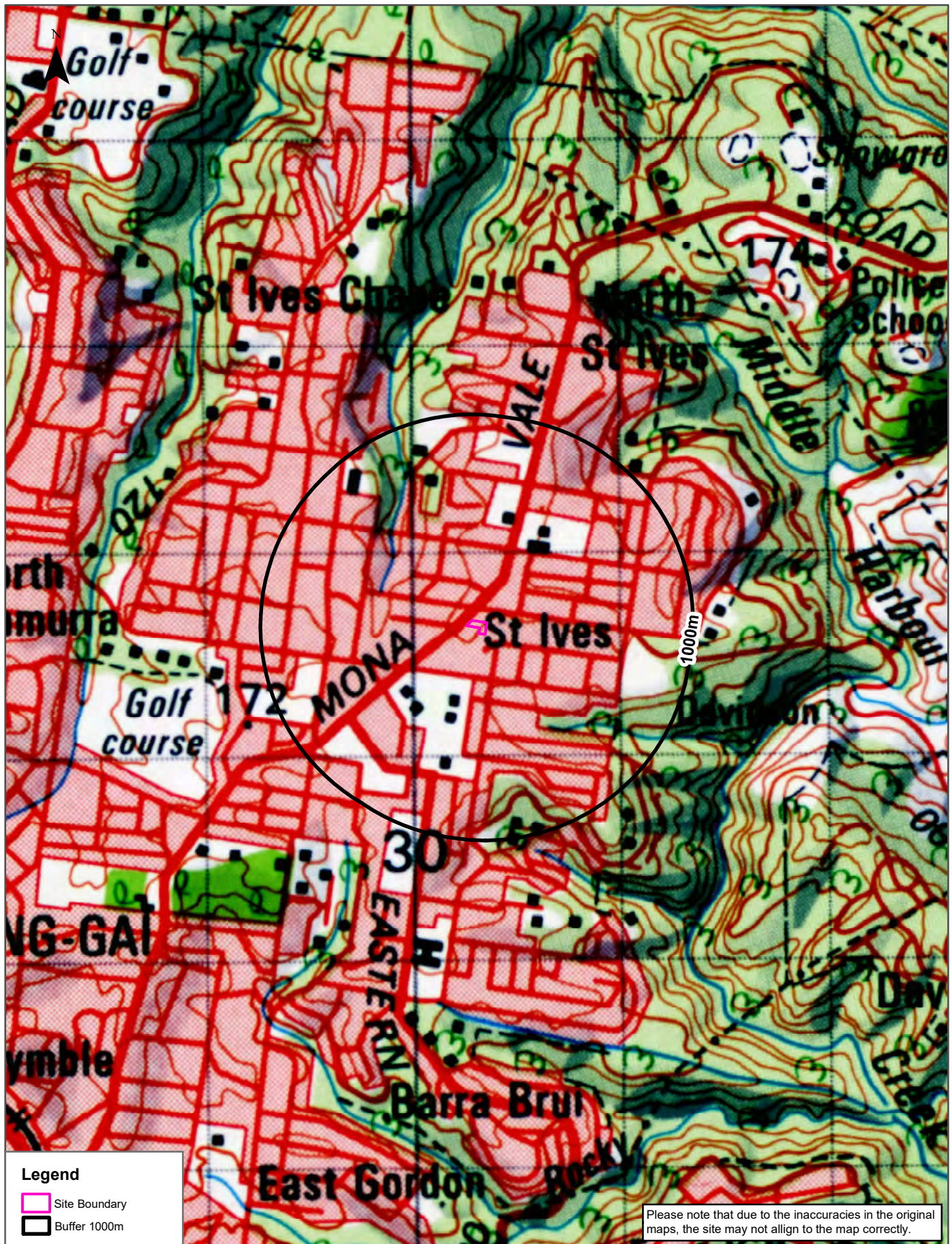
Data Sources: Aerial Imagery:
© Geoscience Australia

Coordinate System:
GDA 1994 MGA Zone 56

Date: 26 August 2025

Historical Map 1975

293-295 Mona Vale Road, St Ives, NSW 2075



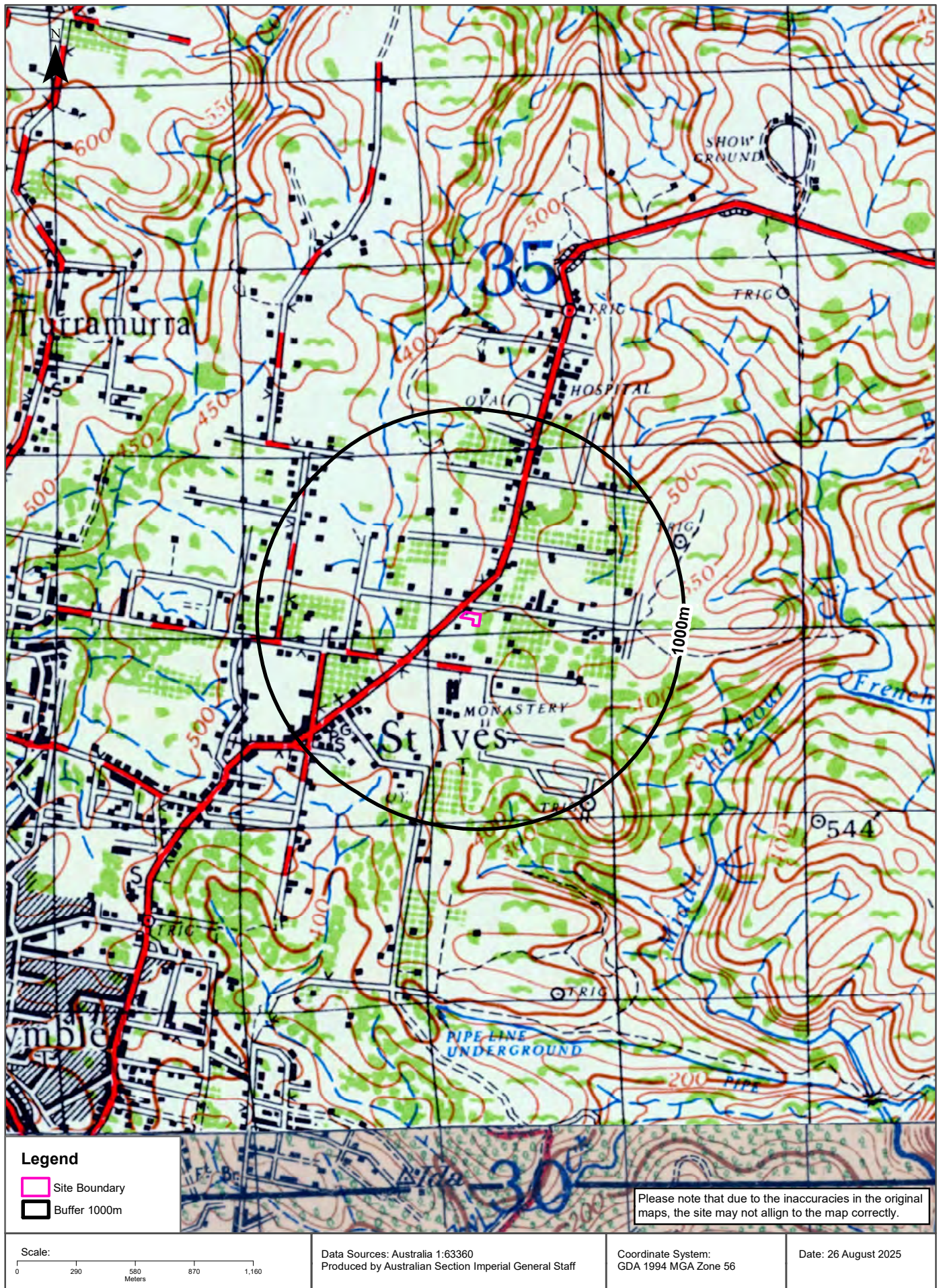
Data Sources: NATMAP 1:100,000
Topographic Maps Geoscience Australia

Coordinate System:
GDA 1994 MGA Zone 56

Date: 26 August 2025

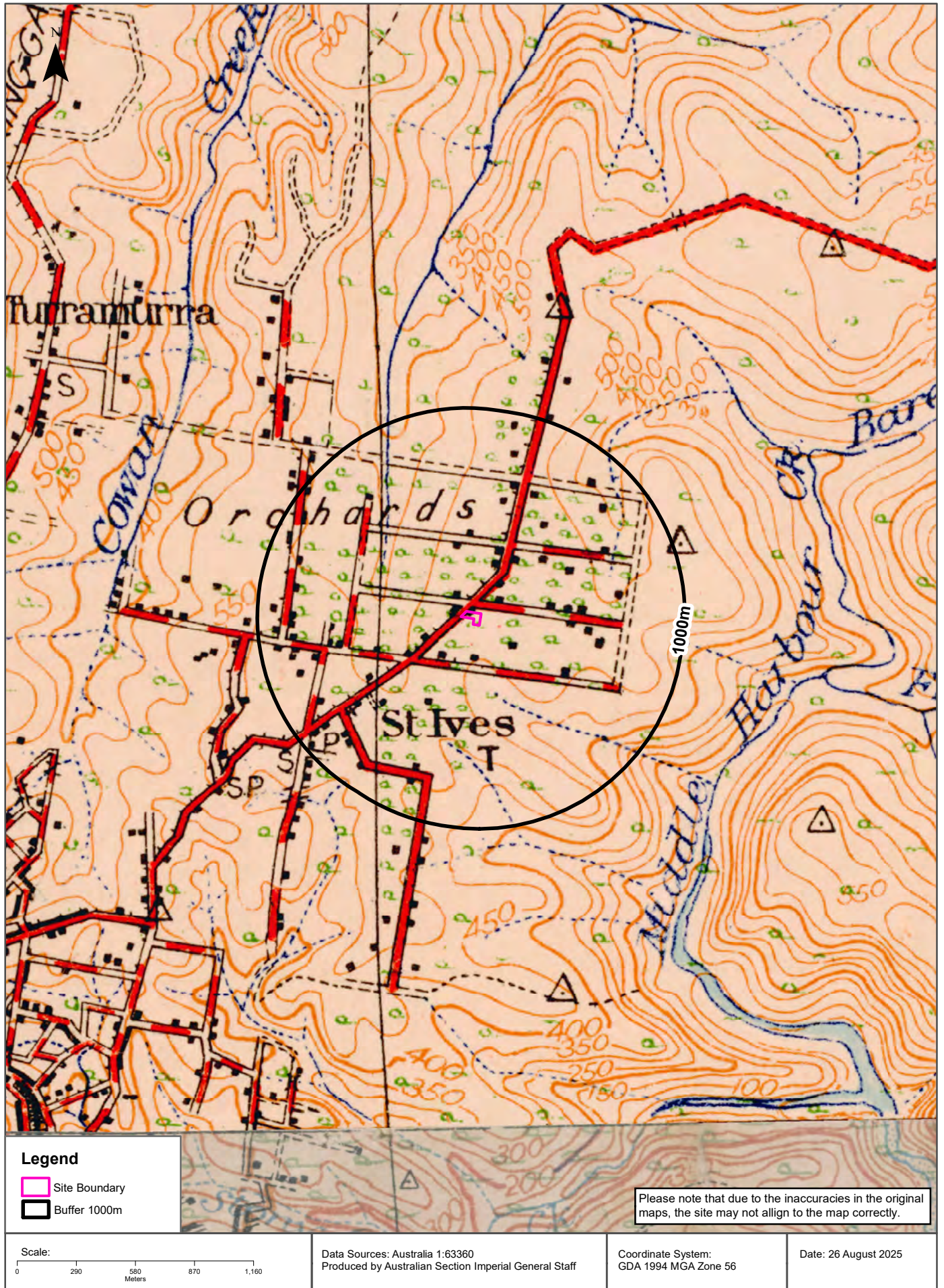
Historical Map 1936 - 1942

293-295 Mona Vale Road, St Ives, NSW 2075



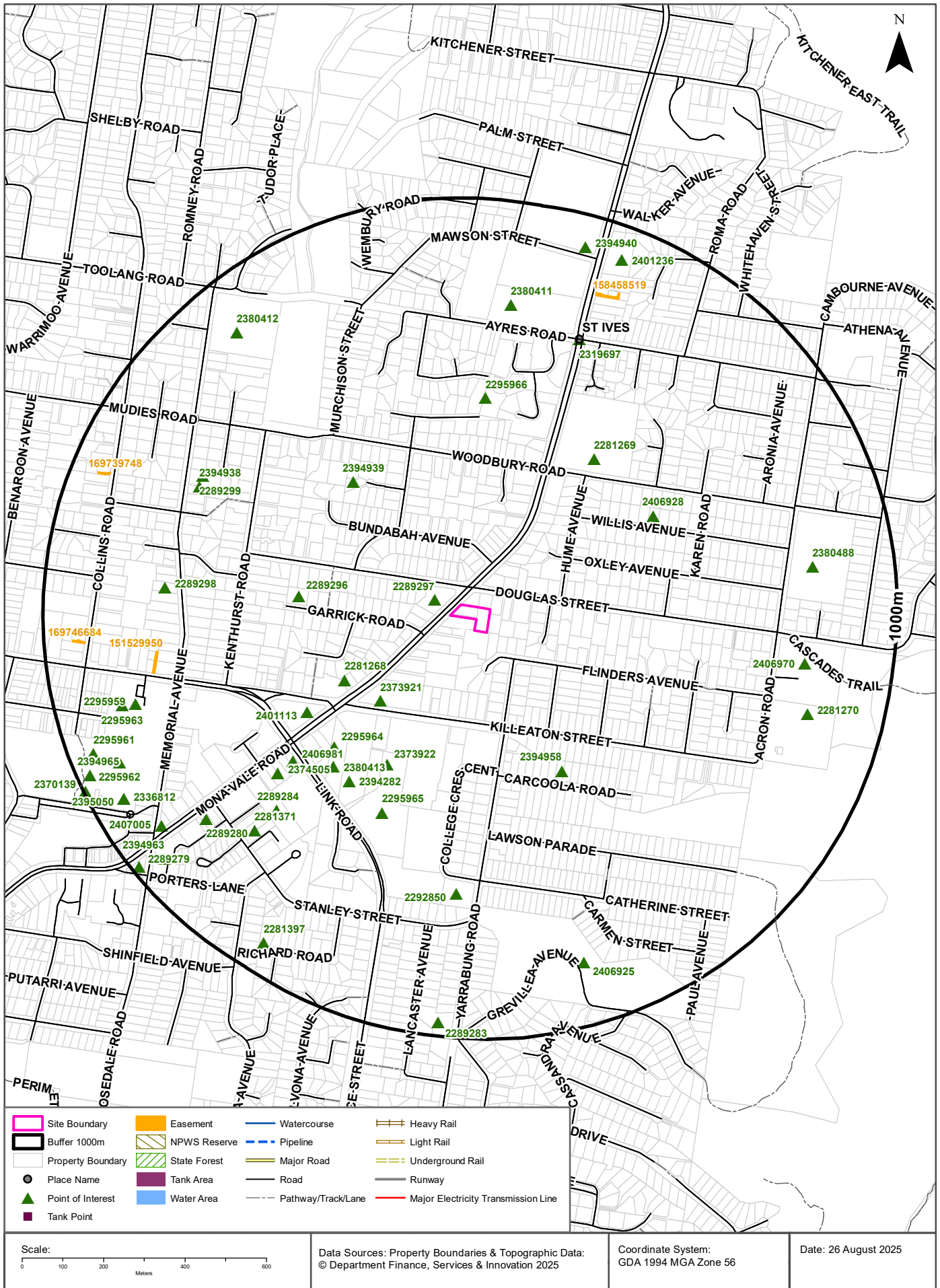
Historical Map 1917 - 1920

293-295 Mona Vale Road, St Ives, NSW 2075



Topographic Features

293-295 Mona Vale Road, St Ives, NSW 2075



Topographic Features

293-295 Mona Vale Road, St Ives, NSW 2075

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
2289297	Place Of Worship	UNITING CHURCH	53m	West
2373921	Place Of Worship	SYNAGOGUE	271m	South West
2281268	Place Of Worship	PRESBYTERIAN CHURCH	303m	South West
2289296	Park	GARRICK ROAD RESERVE	374m	West
2394958	Park	LAPWING RESERVE	387m	South East
2373922	Place Of Worship	SYNAGOGUE	393m	South West
2394939	Park	DOBELL PLACE RESERVE	401m	North West
2401113	Nursing Home	BUPA ST IVES	423m	South West
2295964	Place Of Worship	CATHOLIC CHURCH	431m	South West
2281269	High School	BRIGIDINE COLLEGE ST IVES	449m	North East
2406928	Park	WILLIS AVENUE RESERVE	461m	North East
2380413	Primary School	CORPUS CHRISTI CATHOLIC PRIMARY SCHOOL	470m	South West
2394282	Special School	ASPECT VERN BARNETT SCHOOL ST IVES	477m	South West
2295965	High School	MASADA COLLEGE	501m	South West
2295966	Park	MAUNDER AVENUE RESERVE	511m	North
2406981	Park	IVOR WYATT RESERVE	527m	South West
2374505	Nursing Home	UNITING KARI COURT ST IVES	574m	South West
2289284	Park	IVOR WYATT RESERVE	641m	South West
2292850	Park	BEAD FOREST	646m	South
2394938	Park	MEMORIAL AVENUE RESERVE	692m	North West
2289299	Park	PLAYGROUND	698m	North West
2319697	Suburb	ST IVES	699m	North
2289298	Place Of Worship	BAPTIST CHURCH	704m	West
2281371	Ambulance Station	ST IVES AMBULANCE STATION	714m	South West
2380411	Primary School	SYDNEY GRAMMAR ST IVES PREPARATORY SCHOOL	747m	North
2289280	Community Facility	ST IVES POSTAL DELIVERY CENTRE	781m	South West
2406970	Park	DOUGLAS STREET RESERVE	784m	East
2380488	Primary School	ST IVES PARK PUBLIC SCHOOL	798m	East
2295959	Club	ST IVES BOWLING AND RECREATION CLUB	802m	West
2281270	Sports Field	ACRON OVAL	813m	East
2295963	Sports Field	BOWLING GREENS	836m	West
2406925	Park	DINGLY DELL	846m	South

Map Id	Feature Type	Label	Distance	Direction
2380412	Primary School	ST IVES NORTH PUBLIC SCHOOL	867m	North West
2407005	Park	ST IVES ROTARY PARK	878m	South West
2295962	Sports Field	ST IVES VILLAGE GREEN	889m	West
2401236	Shopping Centre	ST IVES PLAZA SHOPPING CENTRE	917m	North
2336812	Community Facility	ST IVES COMMUNITY HALL	920m	South West
2395050	Community Facility	THE FITZ YOUTH CENTRE	920m	South West
2394940	Sports Court	CRICKET NETS	922m	North
2394963	Community Facility	KU-RING-GAI COMMUNITY GROUPS MEETING ROOM	923m	South West
2281397	Park	SEVEN WIVES WOOD	926m	South West
2295961	Sports Court	ST IVES VILLAGE GREEN TENNIS COURTS	940m	West
2289283	Park	BARRA WOOD	964m	South
2394965	Park	PLAYGROUND	968m	West
2289279	Park	ST IVES MEMORIAL PARK	983m	South West
2370139	Sports Court	ST IVES SKATE PARK	995m	South West

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

What are the Tank Areas located within the dataset buffer?

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

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

Tanks (Points)

What are the Tank Points located within the dataset buffer?

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

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

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

What Major Easements exist within the dataset buffer?

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

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
151529950	Primary	Right of way	4.5m	723m	West
158458519	Primary	Right of way	Variable	813m	North East
169746684	Primary	Right of way	3.5m & Var	899m	West
169739748	Primary	Right of way	Variable	904m	West

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

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State Forest

What State Forest exist within the dataset buffer?

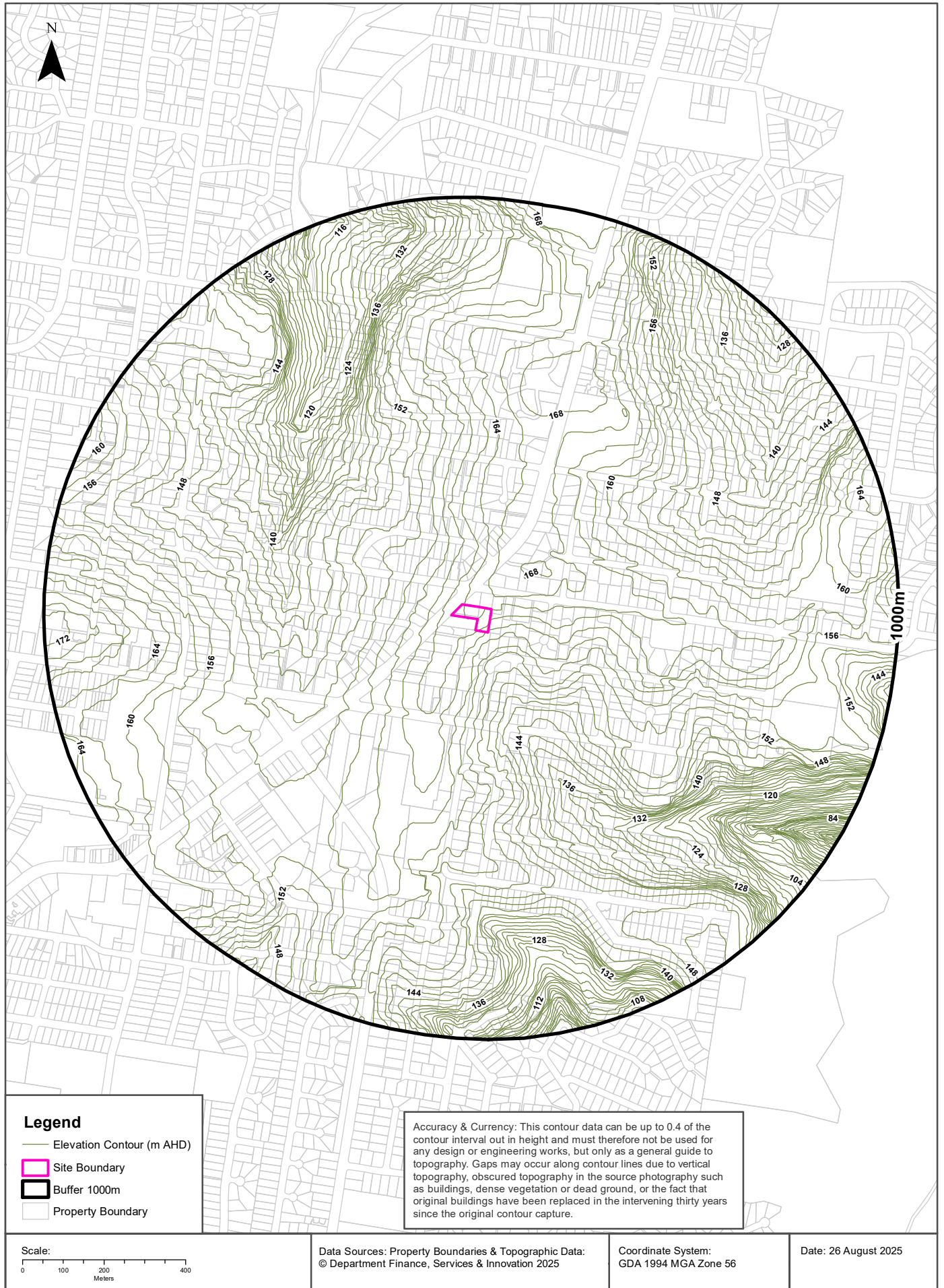
State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)

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

Elevation Contours (m AHD)

293-295 Mona Vale Road, St Ives, NSW 2075



Hydrogeology & Groundwater

293-295 Mona Vale Road, St Ives, NSW 2075

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive aquifers of low to moderate productivity	0m	On-site

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)

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

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024

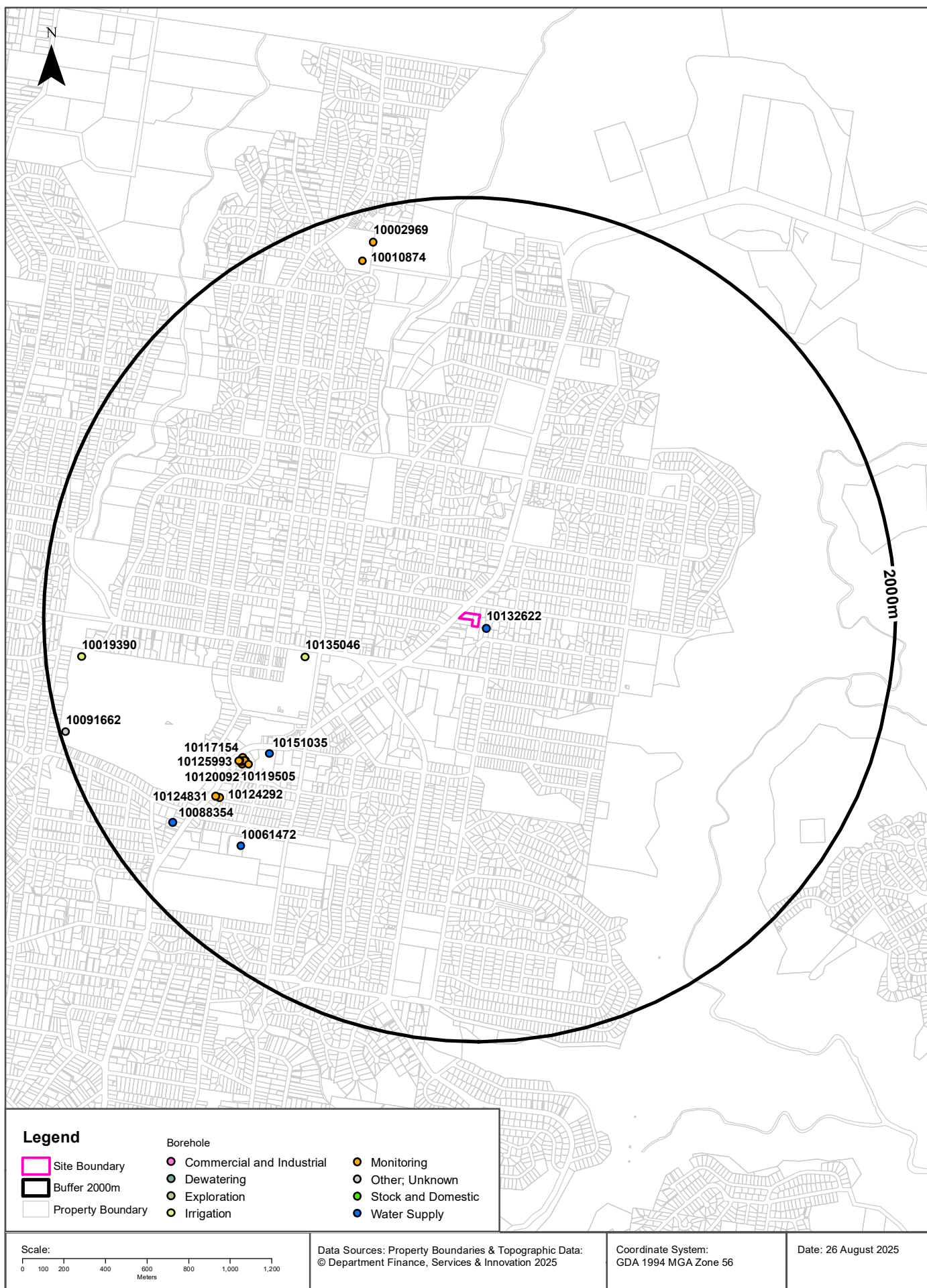
Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024 Data Source : NSW Department of Primary Industries

Groundwater Boreholes

293-295 Mona Vale Road, St Ives, NSW 2075



Hydrogeology & Groundwater

293-295 Mona Vale Road, St Ives, NSW 2075

Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10132622	GW028301	Water Supply	Unknown	01/03/1966	68.50		AHD				42m	South East
10135046	GW032711	Irrigation	Unknown	01/01/1966	42.60		AHD				765m	West
10151035	GW022928	Water Supply	Unknown	01/03/1958	50.20		AHD	Good			1123m	South West
10126237	GW112192	Monitoring	Functional	31/01/2003	6.00		AHD				1233m	South West
10120146	GW112185	Monitoring	Functional	30/01/2003	6.00		AHD				1239m	South West
10124099	GW112189	Monitoring	Functional	31/01/2003	6.00		AHD				1239m	South West
10054791	GW103895	Monitoring	Unknown	09/10/2000	3.50		AHD				1240m	South West
10057285	GW103899	Monitoring	Unknown	10/10/2000	5.00		AHD				1240m	South West
10058225	GW103896	Monitoring	Unknown	09/10/2000	3.50		AHD				1240m	South West
10061008	GW103897	Monitoring	Unknown	09/10/2000	3.50		AHD				1240m	South West
10062361	GW103898	Monitoring	Unknown	10/10/2000	0.50		AHD				1240m	South West
10062570	GW103894	Monitoring	Unknown	09/10/2000	3.50		AHD				1240m	South West
10086730	GW103900	Monitoring	Unknown	10/10/2000	3.50		AHD				1240m	South West
10086862	GW103903	Monitoring	Unknown	11/10/2000	1.00		AHD				1240m	South West
10087122	GW103901	Monitoring	Unknown	10/10/2000	3.50		AHD				1240m	South West
10088726	GW103904	Monitoring	Unknown	15/10/1998			AHD				1240m	South West
10088833	GW103902	Monitoring	Unknown	11/10/2000	3.50		AHD				1240m	South West
10090540	GW103905	Monitoring	Unknown	15/10/1998			AHD				1240m	South West
10091103	GW103906	Monitoring	Unknown	15/10/1998	4.00		AHD				1240m	South West
10098158	GW103907	Monitoring	Unknown	14/10/1998	3.50		AHD				1240m	South West
10124861	GW112187	Monitoring	Functional	30/01/2003	6.00		AHD				1240m	South West
10117154	GW112193	Monitoring	Functional	30/01/2003	6.00		AHD				1248m	South West
10124775	GW112188	Monitoring	Functional	30/01/2003	6.00		AHD				1254m	South West
10125993	GW112190	Monitoring	Functional	31/01/2003	6.00		AHD				1258m	South West
10120092	GW112194	Monitoring	Functional	30/01/2003	6.00		AHD				1260m	South West
10119505	GW112186	Monitoring	Functional	30/01/2003	6.00		AHD				1261m	South West
10132658	GW112191	Monitoring	Functional	31/01/2003	6.00		AHD				1264m	South West
10124292	GW110700	Monitoring	Unknown	31/07/2009	7.00		AHD			5.30	1440m	South West
10124831	GW110701	Monitoring	Unknown	31/07/2009	7.00		AHD			5.30	1453m	South West

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10061472	GW106428	Water Supply	Functioning	29/09/2007	180.00		AHD	810	0.150	67.00	1520m	South West
10088354	GW100727	Water Supply	Functioning	06/12/1996	140.00		AHD	1050	0.300	72.00	1694m	South West
10010874	GW116786	Monitoring	Functioning	23/08/2017	19.50		AHD				1764m	North
10019390	GW103733	Irrigation	Unknown	02/11/1997	151.00		AHD				1826m	West
10002969	GW116785	Monitoring	Functioning	24/08/2017	20.00		AHD				1837m	North
10091662	GW071874	Other	Functioning	01/03/1994	46.00	130.00	AHD	440	12.000	3.00	1971m	West

Borehole Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Driller's Logs

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

NGIS Bore ID	Drillers Log	Distance	Direction
10132622	0.00m-0.91m Clay 0.91m-6.70m Clay Light Brown Yellow 6.70m-8.83m Shale Grey 6.70m-8.83m Clay Seams 8.83m-18.28m Shale Dark Brown Sticky 18.28m-25.90m Sandstone Medium 25.90m-31.39m Sandstone Grey 25.90m-31.39m Shale Bands 31.39m-32.91m Shale Grey 32.91m-38.10m Sandstone Cream Traces 32.91m-38.10m Shale 38.10m-39.62m Sandstone Cream Soft 39.62m-44.19m Sandstone Hard 44.19m-50.29m Sandstone Grey 50.29m-50.90m Sandstone Soft 50.90m-51.81m Sandstone Grey Shale Water Supply 51.81m-68.58m Sandstone Grey Water Supply	42m	South East
10135046	0.00m-42.67m Clay Nominal 0.00m-42.67m Shale Nominal 0.00m-42.67m Sandstone Nominal	765m	West
10151035	0.00m-3.04m Loam 3.04m-6.09m Clay White Red 6.09m-9.14m Clay White Shaley 9.14m-12.19m Clay White Red 12.19m-18.28m Shale Grey Water Supply 18.28m-24.38m Sandstone Shaley Water Supply 24.38m-27.43m Shale Grey 27.43m-39.62m Sandstone Cream Water Supply 27.43m-39.62m Shale Grey 39.62m-48.76m Shale Grey Water Supply 48.76m-50.29m Sandstone White	1123m	South West
10054791	0.00m-1.20m GRAVELLY SAND 1.20m-1.50m FILL/CLAY,ORANGE 1.50m-3.50m CLAY,ORANGE,GREY,VERY STIFF	1240m	South West
10057285	0.00m-1.00m FILL/SAND CLAY:GREY/GREEN 1.00m-5.00m CLAY/SILTY CLAY,GREY,STIFF,MOIST	1240m	South West
10058225	0.00m-1.10m fill,sandy clay,medium plasticity,orange brown 1.10m-3.50m clay,grey, stiff,weathred rock	1240m	South West
10061008	0.00m-1.50m FILL,TOPSOIL,DARK BROWN,SILTY SAND 1.50m-3.50m CLAY,GREY WITH WEATHERED ROCK	1240m	South West
10062361	0.00m-0.10m BITUMEN 0.10m-0.50m FILL,SILTY SAND,BROWN,DAMP,GRAVEL	1240m	South West
10062570	0.00m-0.15m CONCRETE 0.15m-1.00m SILTY SAND 1.00m-2.00m SILTY CLAY 2.00m-3.50m CLAY,ORANGE AND GREY	1240m	South West
10086730	0.00m-1.50m FILL,SANDY CLAY,ORANGE/BROWN 1.50m-3.50m CLAY,PINK/OARNGE,VERY STIFF	1240m	South West
10086862	0.00m-0.10m TOPSOIL,SILTY SAND 0.10m-1.00m SILTY CLAY,ORANGE BROWN	1240m	South West
10087122	0.00m-1.00m FILL:SILTY SAND/CLAYEY/GREEN BROWN 1.00m-3.50m SILTY CLAY:GREENY BROWN,SHALE	1240m	South West

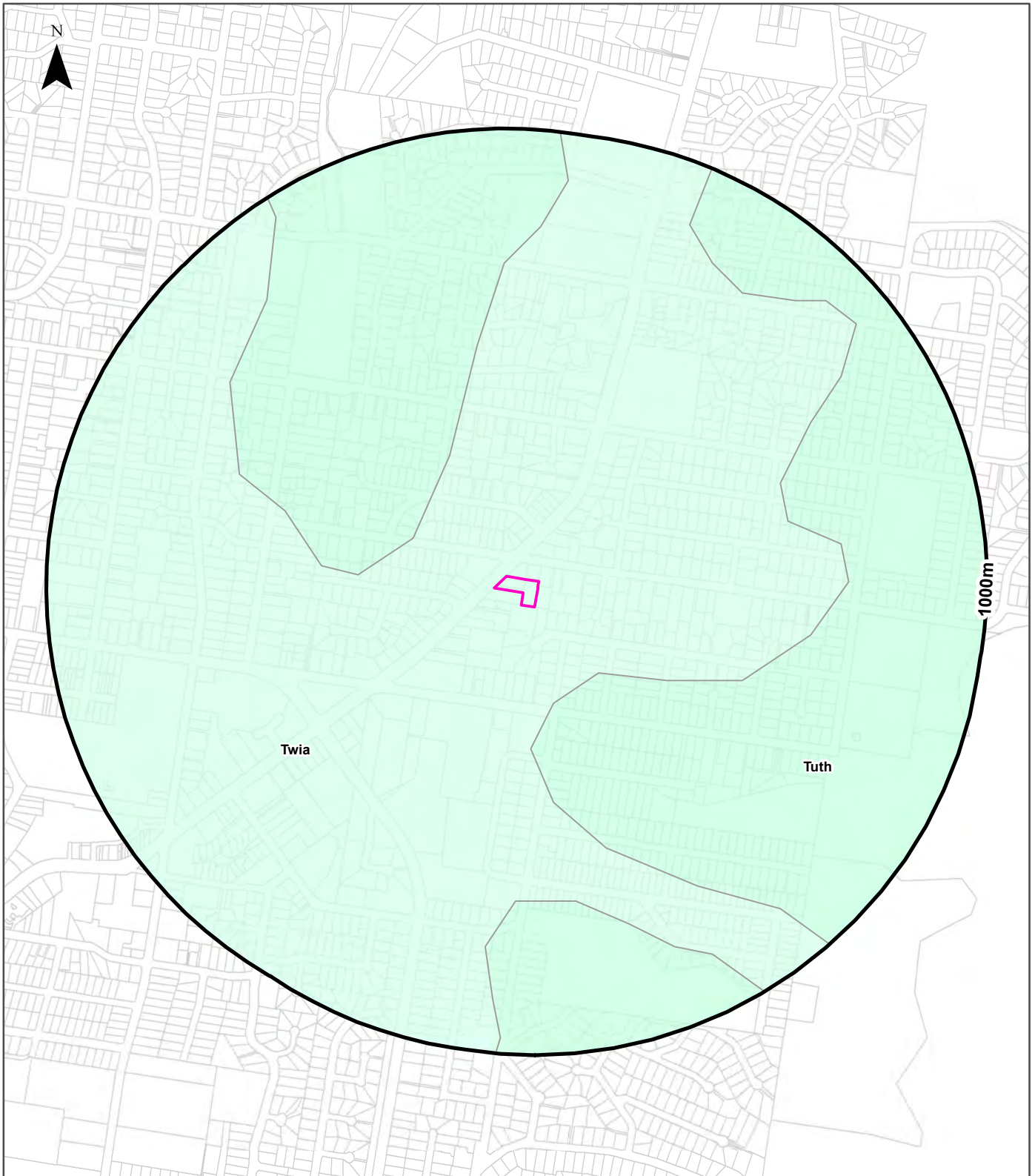
NGIS Bore ID	Drillers Log	Distance	Direction
10088726	0.00m-1.00m FILL:SANDY CLAYEY SILT 1.00m-1.80m CONCRETE 1.80m-2.20m SILTY SAND 2.20m-4.00m SANDY CLAYEY SILT:NON PLASTIC	1240m	South West
10088833	0.00m-0.50m ASPALTH/FILL,SAND,DARK BROWN 0.50m-3.50m SILTY CLAY-ORANGE BROWN,GREY,HARD	1240m	South West
10090540	0.00m-0.10m FILL:CLAYEY SANDY SILT 0.10m-2.00m CLAYEY SANDY SILT 2.00m-2.10m SILTY SAND 2.10m-3.00m CLAYEY SANDY SILT 3.00m-4.00m CLAYEY SANDY SILT AS ABOVE,BEC. PEATY	1240m	South West
10091103	0.00m-0.10m ASPHALT 0.10m-0.20m FILL:ROADBASE 0.20m-0.40m FILL:SANDSTONE,VERY WEATHERED,RED 0.40m-0.80m FILL,SANDSTONE,WHITE 0.80m-2.20m CLAY:MEDIUM TO FIRM 2.20m-4.00m CLAY:MEDIUM TO FIRM	1240m	South West
10098158	0.00m-0.40m FILL:SILT,SAND AND GRAVEL 0.40m-2.00m CLAY:STIFF/YELLO/ORANGE 2.00m-3.50m CLAYEY SAND,ORANGE BROWN	1240m	South West
10124292	0.00m-0.70m CONCRETE 0.70m-0.80m FILL 0.80m-3.00m CLAY GREY BROWN, HARD 3.00m-5.50m SHALE GREY/ CLAY 5.50m-7.00m SHALE WEATHERED / GREY	1440m	South West
10124831	0.00m-0.70m CONCRETE 0.70m-0.80m FILL 0.80m-3.00m CLAY GREY BROWN HARD 3.00m-5.50m SHALE GREY/ CLAY 5.50m-7.00m SHALE GREY/ WEATHERED	1453m	South West
10061472	0.00m-2.40m clay, brown red 2.40m-6.30m sandstone, brown 6.30m-15.00m shale, grey weathered 15.00m-34.60m shale, grey harder 34.60m-40.50m sandstone, grey 40.50m-40.70m clay, white 40.70m-49.00m sandstone, grey 49.00m-49.50m sandstone, fine quartz 49.50m-79.80m sandstone, grey 79.80m-80.20m clay, light grey 80.20m-96.50m sandstone, grey 96.50m-96.60m sandstone, fracture 96.60m-127.00m sandstone, grey 127.00m-127.50m sandstone, fracture quartz 127.50m-180.00m sandstone, grey	1520m	South West
10088354	0.00m-0.40m TOPSOIL 0.40m-2.80m DARK RED CLAY 2.80m-15.30m LIGHT GREY CLAY 15.30m-44.10m SHALE, DARK GREY SOME FRACTURED ZONES 44.10m-48.00m SANDSTONE LIGHT GREY F.G. CEMENTED 48.00m-55.00m SANDSTONE LIGHT GREY M.G. CEMENTED 55.00m-57.40m SHALE, DARK GREY 57.40m-59.60m SANDSTONE LIGHT GREY C.G. 59.60m-61.40m SANDSTONE LIGHT GREY QUARTZ MATRIX 61.40m-63.20m SHALE DARK GREY 63.20m-69.50m SANDSTONE, LIGHT GREY MED. GRAIN 69.50m-75.10m SHALE DARK GREY 75.10m-80.00m SANDSTONE LIGHT GREY F.G. CEMENTED 80.00m-82.60m SANDSTONE, LIGHT GREY QUARTZ MATRIX 82.60m-88.80m SANDSTONE, LIGHT GREY F.G. 88.80m-96.00m SHALE DARK GREY 96.00m-113.00m SANDSTONE LIGHT GREY F.G. 113.00m-120.30m SHALE DARK GREY 120.30m-121.10m SANDSTONE LIGHT GREY F.G. CEMENTED 121.10m-123.40m SHALE DARK GREY 123.40m-129.30m SANDSTONE LIGHT GREY F.G. CEMENTED 129.30m-130.60m SANDSTONE, SHALE CROSS-BED 130.60m-133.30m SHALE DARK GREY 133.30m-138.80m SANDSTONE LIGHT GREY F.G. CEMENTED 138.80m-140.00m SANDSTONE, SHALE CROSS-BED	1694m	South West
10019390	0.00m-2.00m CLAYS SOFT SANDSTON E 2.00m-4.00m SANDSTONE 4.00m-12.00m SHALE 12.00m-150.00m SANDSTONE 150.00m-151.00m SHALE	1826m	West

NGIS Bore ID	Drillers Log	Distance	Direction
10091662	0.00m-4.00m clay 4.00m-5.00m sandstone, wthed 5.00m-8.00m sandstone, fine 8.00m-9.00m shale 9.00m-12.00m sandstone, med course 12.00m-15.00m sandstone, grey course grain (fractures) 15.00m-20.00m sandstone, grey med fine 20.00m-46.00m sandstone, fine grain	1971m	West

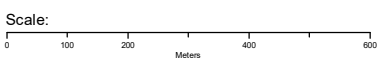
Drill Log Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Geology

293-295 Mona Vale Road, St Ives, NSW 2075



Legend		Linear Geological Structures and Boundaries	
Site Boundary	Trendline	Marker Bed	Miscellaneous Boundary
Report Buffer	Fold Axis	Faulted Boundary	Water/Coastline Boundary
Property Boundary	Geological Boundary	Shear Zone or Schist Zone Boundary	State/Territory Border



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2025

Coordinate System:
GDA 1994 MGA Zone 56

Date: 26 August 2025

Geology

293-295 Mona Vale Road, St Ives, NSW 2075

Geological Units

Geological units within the dataset buffer:

Code	Unit Name	Description	Stratigraphy	Age Range	Dominant Lithology	Dist	Dir
Twia	Ashfield Shale	Black to light grey shale and laminite.	/Wianamatta Group//Ashfield Shale//	Middle Triassic (base) to Middle Triassic (top)	Shale	0m	On-site
Tuth	Hawkesbury Sandstone	Medium- to coarse-grained quartz sandstone displaying small- to large-scale, high-angle cross-bedding; minor shale and laminite lenses.	/Ungrouped Triassic units//Hawkesbury Sandstone//	Anisian (base) to Anisian (top)	Sandstone	202m	South East

Linear Geological Structures

Fault and shear or schist zone boundaries within the dataset buffer:

Map ID	Boundary Type	Feature Description	Fault Dip Angle	Fault Dip Direction	Dist	Dir
NA	No records in buffer					

Trendlines within the dataset buffer:

Map ID	Feature Description	Observation Method	Structure Name	Dist	Dir
NA	No records in buffer				

Fold axes within the dataset buffer:

Map ID	Feature Description	Observation Method	Structure Name	Dist	Dir
NA	No records in buffer				

Marker beds within the dataset buffer:

Map ID	Feature Description	Rock Unit Description	Dist	Dir
NA	No records in buffer			

Geological Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development
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Naturally Occurring Asbestos Potential

293-295 Mona Vale Road, St Ives, NSW 2075

Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

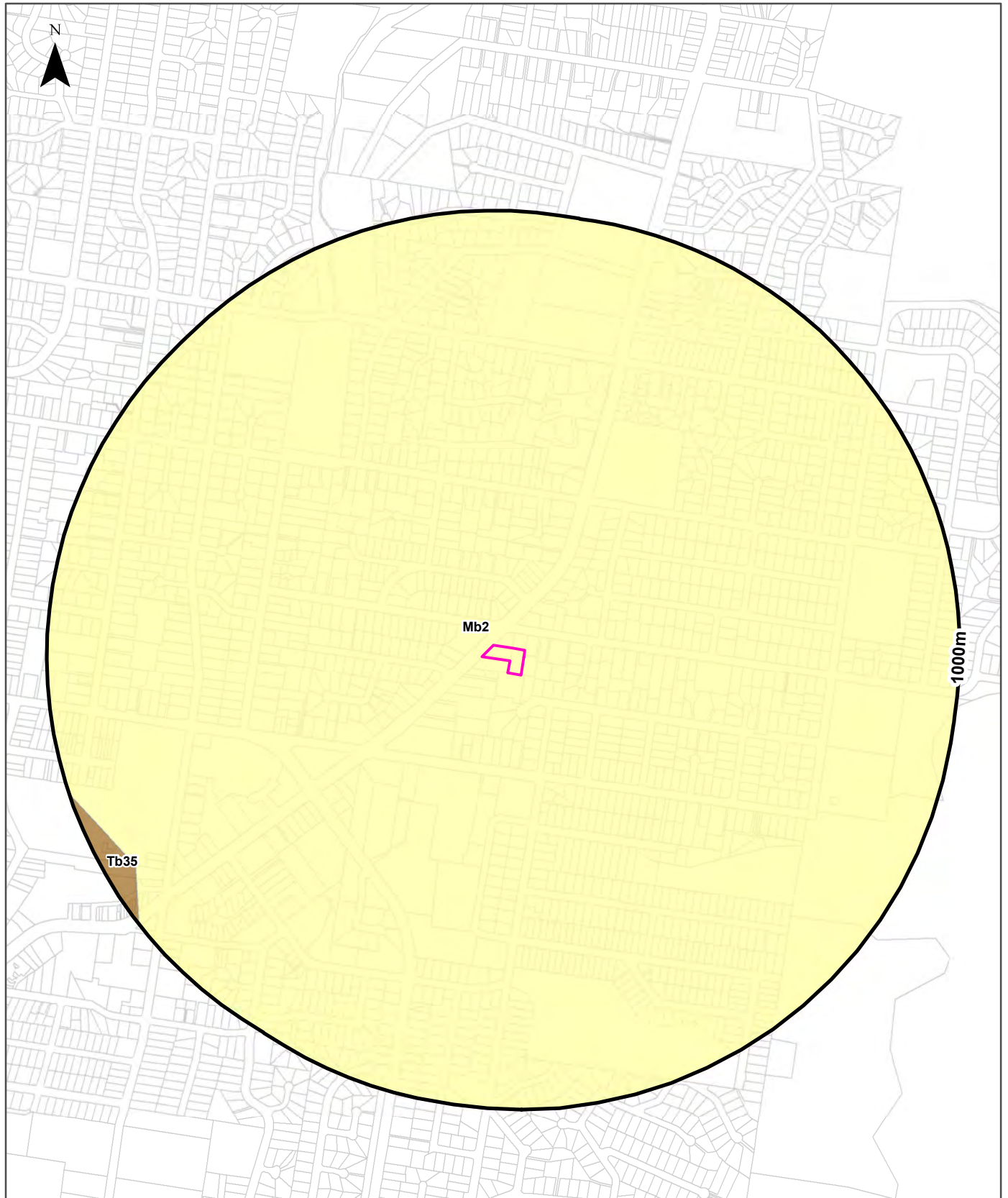
Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Naturally Occurring Asbestos Potential Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Atlas of Australian Soils

293-295 Mona Vale Road, St Ives, NSW 2075



Legend		Australian Soil Classification Orders				
Site Boundary	Anthrosol	Dermosol	Kandosol	Podosol	Tenosol	No Data
Buffer 1000m	Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol	
Property Boundary	Chromosol	Hydrosol	Organosol	Sodosol	Lake	
Scale: 		Data Sources: Property Boundaries & Topographic Data. © Department Finance, Services & Innovation 2025		Coordinate System: GDA 1994 MGA Zone 56		Date: 26 August 2025

Soils

293-295 Mona Vale Road, St Ives, NSW 2075

Atlas of Australian Soils

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

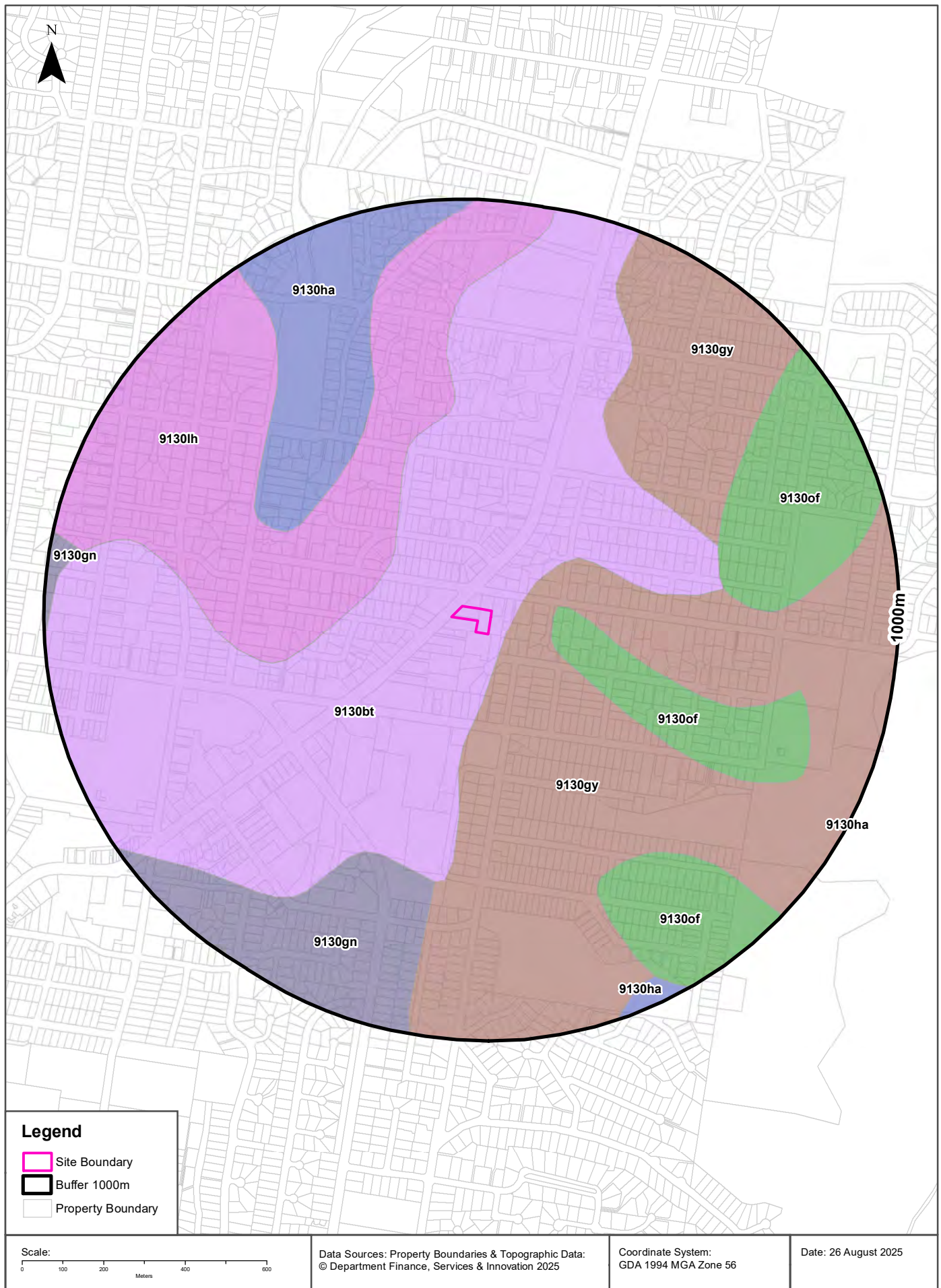
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Mb2	Kandosol	Dissected sandstone plateau of moderate to strong relief with sandstone pillars, ledges, and slabs-- level to undulating ridges, irregularly benched slopes, steep ridges, cliffs, canyons, narrow sandy valleys: chief soils are (i) on areas of gentle to moderate relief, acid yellow leached earths (Gn2.74) and (Gn2.34) and acid leached yellow earths (Gn2.24)- sometimes these soils contain ironstone gravel; and (ii) on, or adjacent to, areas of strong relief, siliceous sands (Uc1.2), leached sands (Uc2.12) and (Uc2.2), and shallow forms of the above (Gn2) soils. Associated are: (i) on flat to gently undulating remnants of the original plateau surface, leached sands (Uc2.3), siliceous sands (Uc1.2), sandy earths (Uc5.22), and (Gn2) soils as for (i) above (these areas are in part comparable with unit Cb29); (ii) on flat ironstone gravelly remnants of the original plateau surface, (Gn2) soils as for unit Mb5(i); (iii) on gently undulating ridges where interbedded shales are exposed, shallow, often stony (Dy3.41), (Dr2.21), and related soils similar to unit Tb35; (iv) narrow valleys of (Uc2.3) soils flanked by moderate slopes of (Dy3.41) soils; (v) escarpments of steep hills with shallow (Dy) and (Dr) soils between sandstone pillars; and (vi) shallow (Um) soils, such as (Um6.21) on steep hills of basic rocks. As mapped, minor areas of units Mg20, Mm1, and Mw8 are included. Data are limited.	0m	On-site
Tb35	Sodosol	Dissected plateau remnants--flat to undulating ridge tops with moderate to steep side slopes: chief soils are hard acidic yellow and yellow mottled soils (Dy3.41), (Dy2.21), and (Dy2.41) and hard acidic red soils (Dr2.21); many shallow profiles occur and profile thickness varies considerably over short distances. Associated are: (Gn3.54), (Gn3.14), and possibly other (Gn3) soils; (Db1.2) soils on some ridges; (Dy5.81) soils in areas transitional to unit Mb2; soils common to unit Mb2; and eroded lateritic remnants. Small areas of other soils are likely. Flat ferruginous shale or sandstone fragments are common on and/or in and/or below the soils of this unit.	931m	South West

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW

293-295 Mona Vale Road, St Ives, NSW 2075



Soil Landscapes of Central and Eastern NSW

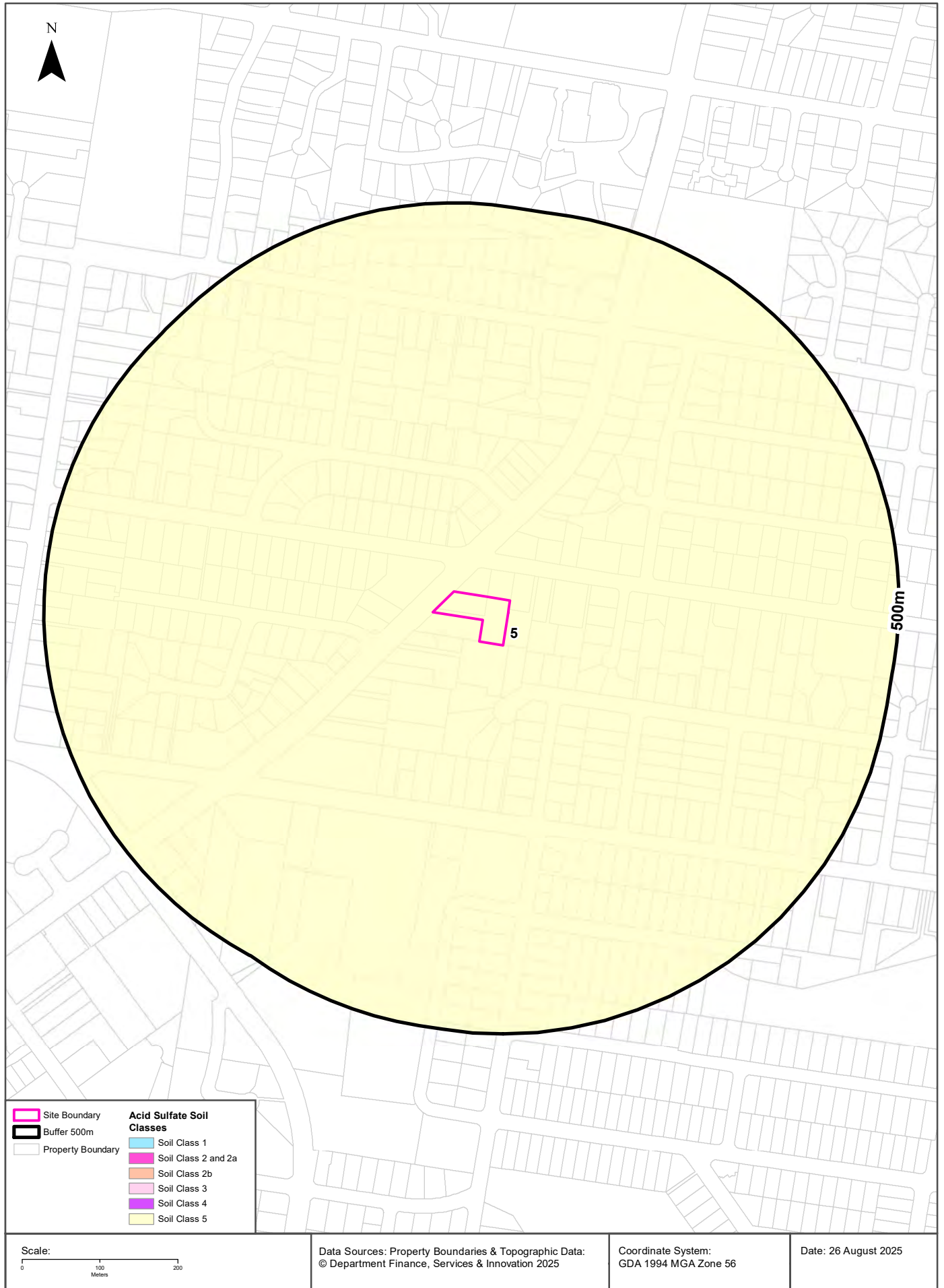
Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9130bt	Blacktown	0m	On-site
9130gy	GyMEA	40m	South East
9130of	Oxford Falls	149m	South East
9130lh	Lucas Heights	198m	North West
9130ha	Hawkesbury	431m	North West
9130gn	Glenorie	594m	South West

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment
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Acid Sulfate Soils

293-295 Mona Vale Road, St Ives, NSW 2075



Acid Sulfate Soils

293-295 Mona Vale Road, St Ives, NSW 2075

Environmental Planning Instrument - Acid Sulfate Soils

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

Soil Class	Description	EPI Name
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk	Ku-ring-gai Local Environmental Plan 2015

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

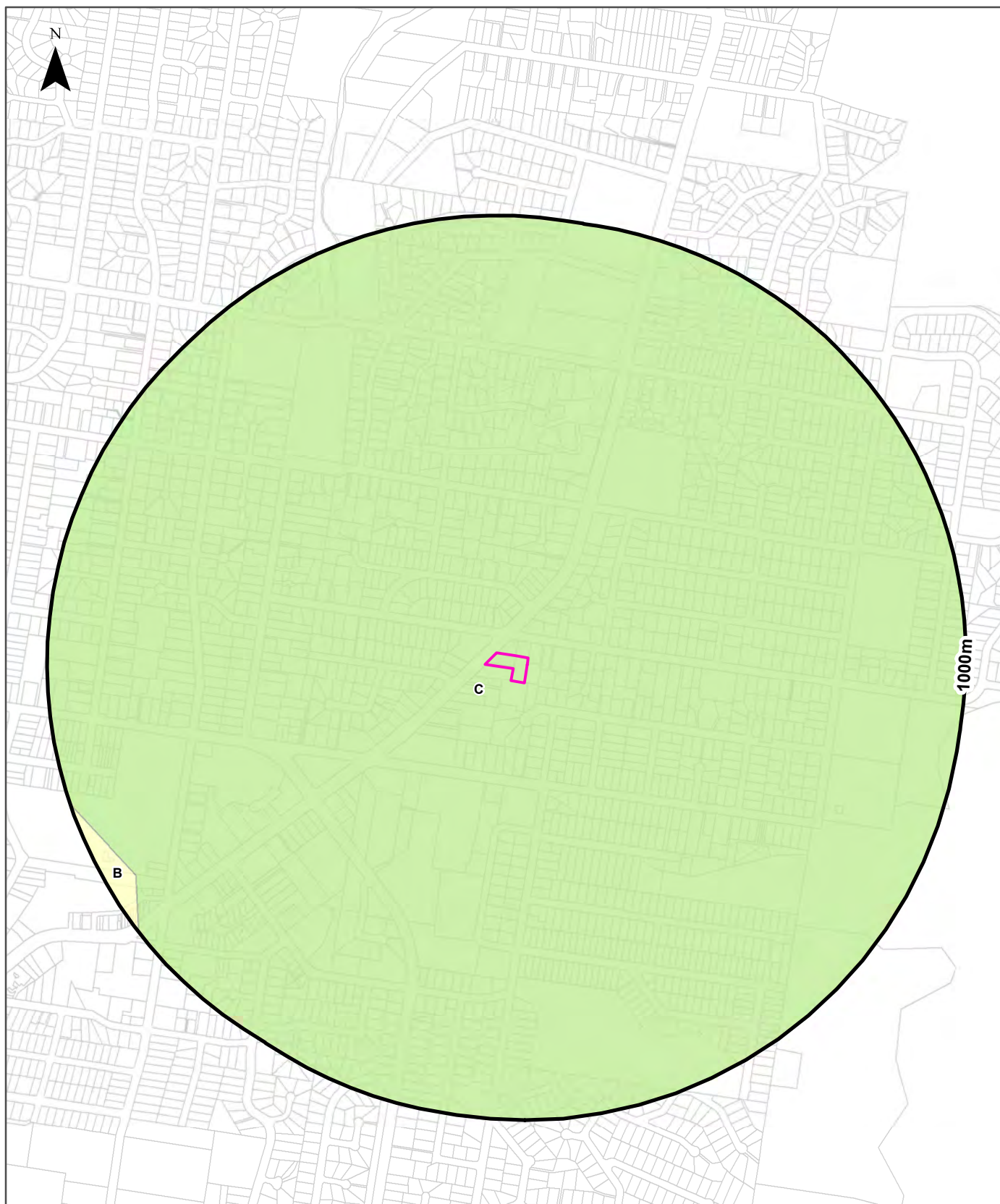
Soil Class	Description	EPI Name	Distance	Direction
None				

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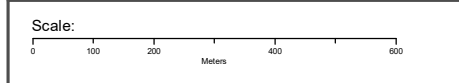
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Atlas of Australian Acid Sulfate Soils

293-295 Mona Vale Road, St Ives, NSW 2075



Legend		
Site Boundary	Probability of occurrence of Acid Sulfate Soils	
Buffer 1000m	A. High (>70%)	C. Extremely Low (1-5%)
Property Boundary	B. Low (6-70%)	D. No Chance (0%)



Data Sources: Property Boundaries & Topographic Data.
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Coordinate System:
GDA 1994 MGA Zone 56

Date: 26 August 2025

Acid Sulfate Soils

293-295 Mona Vale Road, St Ives, NSW 2075

Atlas of Australian Acid Sulfate Soils

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

Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site
B	Low Probability of occurrence. 6-70% chance of occurrence.	932m	South West

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

293-295 Mona Vale Road, St Ives, NSW 2075

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

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

No

What Dryland Salinity assessments are given?

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

Dryland Salinity Data Source : National Land and Water Resources Audit

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

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

Mining

293-295 Mona Vale Road, St Ives, NSW 2075

Mining Subsidence Districts

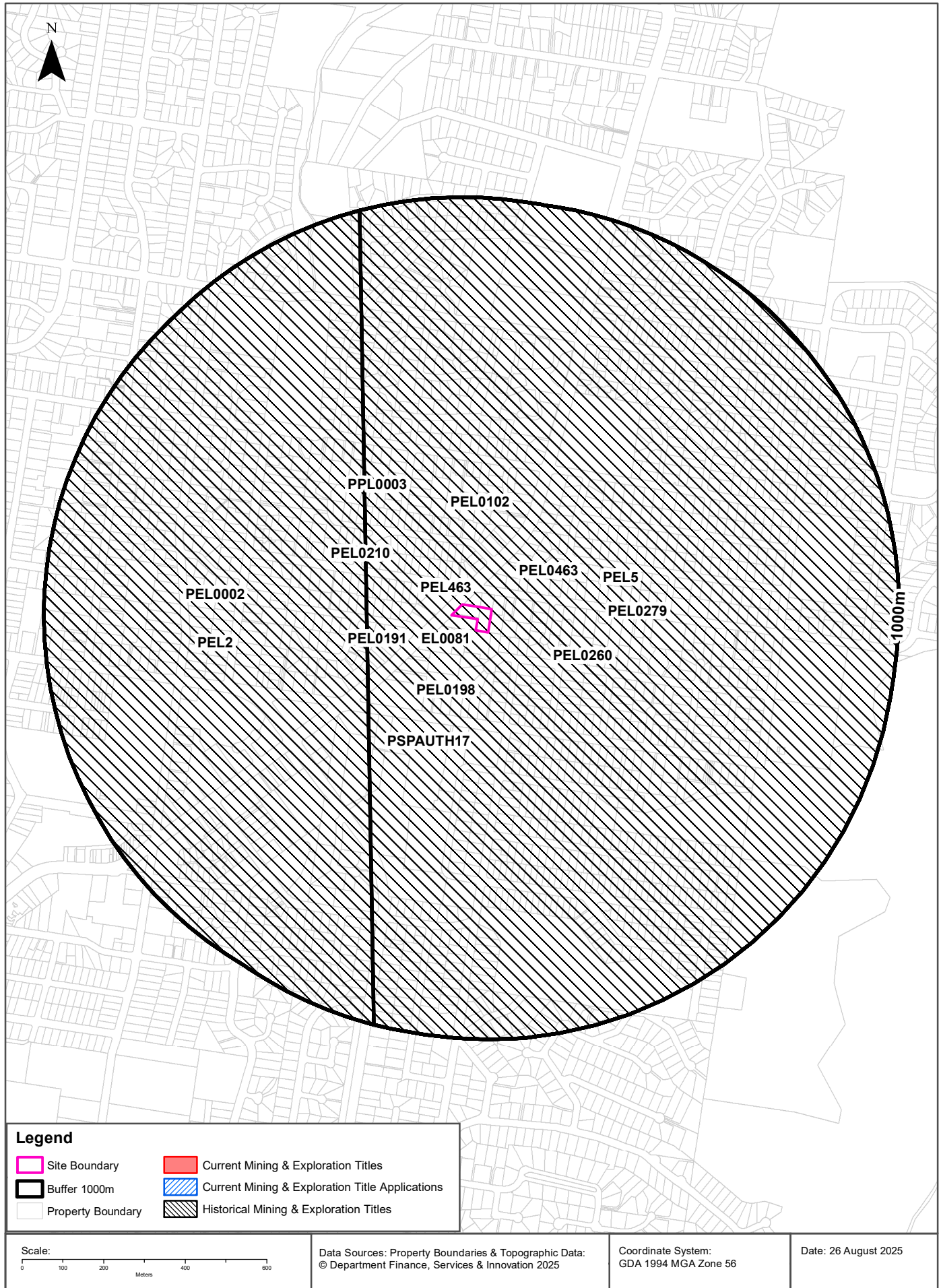
Mining Subsidence Districts within the dataset buffer:

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

Mining Subsidence District Data Source: © Land and Property Information (2016)
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Mining & Exploration Titles

293-295 Mona Vale Road, St Ives, NSW 2075



Mining

293-295 Mona Vale Road, St Ives, NSW 2075

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer								

Current Mining & Exploration Titles Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer						

Current Mining & Exploration Title Applications Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
EL0081	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	19670201	19680201	MINERALS		0m	On-site
PEL0210	THE AUSTRALIAN GAS LIGHT COMPANY (AGL), NORTH BULLI COLLIERIES PTY LTD			PETROLEUM	Petroleum	0m	On-site
PSPAUTH17	MACQUARIE ENERGY PTY LTD	20070803	20080703	PETROLEUM	Petroleum	0m	On-site
PPL0003	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0463	DART ENERGY (APOLLO) PTY LTD	20091010	20150603	PETROLEUM	Petroleum	0m	On-site
PEL463	DART ENERGY (APOLLO) PTY LTD	20081022	20130227	MINERALS		0m	On-site
PEL0260	NORTH BULLI COLLIERIES PTY LTD, AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT CO.	19810909	19930803	PETROLEUM	Petroleum	0m	On-site
PEL0279	THE ELECTRICITY COMMISSION OF NSW (TRADING AS PACIFIC POWER)	19910504	19931111	PETROLEUM	Petroleum	0m	On-site
PEL0198	JOHN STREVENS (TERRIGAL) NL			PETROLEUM	Petroleum	0m	On-site
PEL0191	NORTHWEST OIL AND MINERALS CO NL			PETROLEUM	Petroleum	0m	On-site
PEL0102	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL5	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20011210	MINERALS		0m	On-site
PEL0002	AGL UPSTREAM INVESTMENTS PTY LIMITED	19950503	20150607	PETROLEUM	Petroleum	207m	West
PEL2	AGL UPSTREAM INVESTMENTS PTY LIMITED	20000120	20001108	MINERALS		208m	West

Historical Mining & Exploration Titles Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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State Environmental Planning Policy

293-295 Mona Vale Road, St Ives, NSW 2075

State Significant Precincts

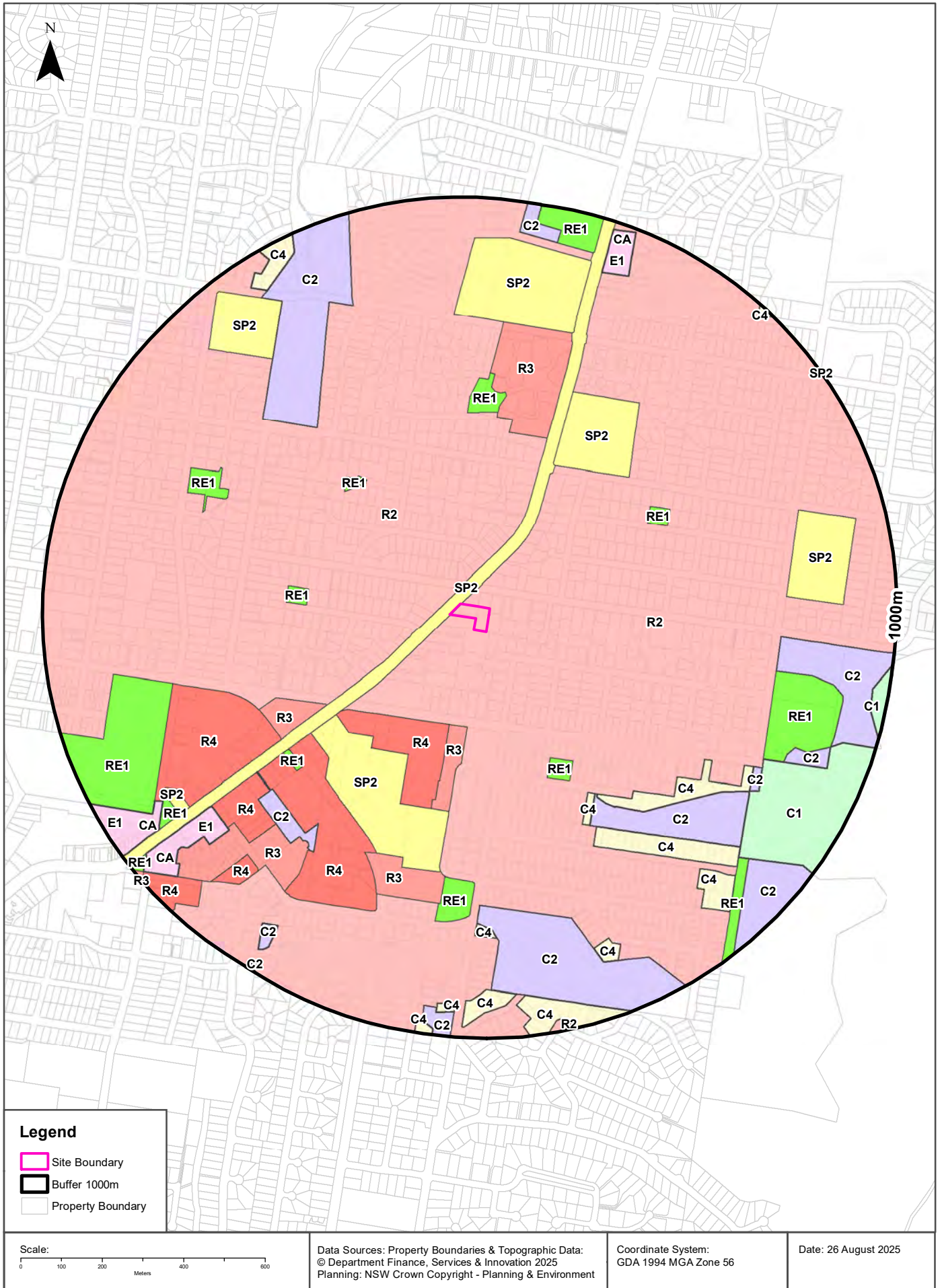
What SEPP State Significant Precincts exist within the dataset buffer?

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

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

293-295 Mona Vale Road, St Ives, NSW 2075



Environmental Planning Instrument

293-295 Mona Vale Road, St Ives, NSW 2075

Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	0m	On-site
SP2	Infrastructure	Classified Road	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	0m	North West
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	29m	North West
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	239m	South
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	06/09/2024	06/09/2024	06/09/2024	Map Amendment No 5	241m	South West
SP2	Infrastructure	Educational Establishment	Ku-ring-gai Local Environmental Plan 2015	06/09/2024	06/09/2024	06/09/2024	Map Amendment No 5	347m	South West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	347m	South East
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	352m	West
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	376m	South West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	378m	North West
SP2	Infrastructure	Educational Establishment	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	386m	North East
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	435m	North
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	439m	North East
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	449m	South West
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	466m	South East
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	470m	North
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	478m	South East
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	482m	South East
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	514m	South West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	516m	South West
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	549m	South East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	558m	North West
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	586m	South
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	606m	South West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	610m	South
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	614m	South West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	617m	North West
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	660m	South West
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	671m	South
SP2	Infrastructure	Educational Establishment	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	700m	North
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	701m	West
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	716m	South
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	716m	East
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	717m	East
SP2	Infrastructure	Educational Establishment	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	727m	East
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	735m	South East
C1	National Parks and Nature Reserves		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	748m	South East
E1	Local Centre		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	751m	South West
CA	Complex Area		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	751m	South West
SP2	Infrastructure	Educational Establishment	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	759m	North West
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	772m	South West
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	783m	South East
SP2	Infrastructure	Elect Trans & Distrib	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	785m	South West
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	796m	South East
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	810m	South

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	826m	South West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	831m	South East
E1	Local Centre		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	841m	South West
CA	Complex Area		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	841m	South West
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	851m	South East
CA	Complex Area		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	871m	North
E1	Local Centre		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	871m	North
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	872m	South West
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	880m	South
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	894m	South West
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	898m	South
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	906m	North West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	909m	North
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	913m	North
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	918m	South
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	930m	South
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	951m	South West
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	959m	South
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	976m	North East
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	976m	South West
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	983m	South West
SP2	Infrastructure	Educational Establishment	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	998m	North East
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	999m	North East

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Heritage Items

293-295 Mona Vale Road, St Ives, NSW 2075



Heritage

293-295 Mona Vale Road, St Ives, NSW 2075

Commonwealth Heritage List

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

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

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

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

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

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

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

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

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

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

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

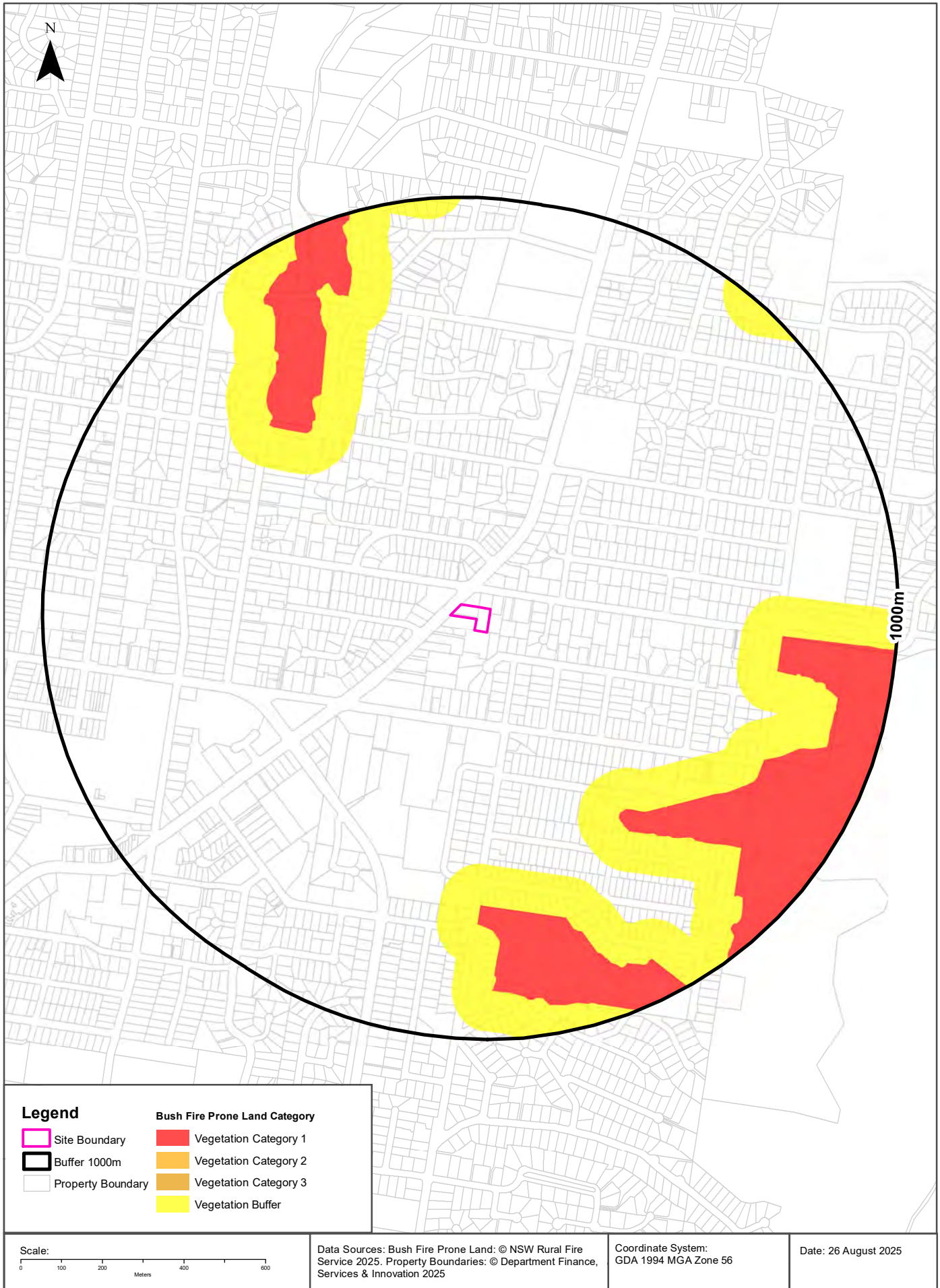
Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I726	Uniting Church Hall Former Presbyterian Church	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	29m	North West
I129	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	408m	West
I727	Dwelling house "Hillcrest"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	524m	North
I720	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	799m	West
I130	St Ives Public School—former St Ives Public School buildings	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	851m	South West
I128	"Chester", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	900m	West
I131	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	903m	South West
I735	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	924m	North

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Natural Hazards - Bush Fire Prone Land

293-295 Mona Vale Road, St Ives, NSW 2075



Natural Hazards

293-295 Mona Vale Road, St Ives, NSW 2075

Bush Fire Prone Land

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

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	449m	South East
Vegetation Category 1	549m	East

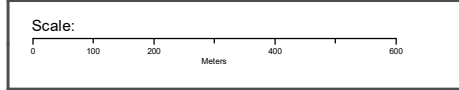
NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence

Ecological Constraints - Vegetation & Ramsar Wetlands

293-295 Mona Vale Road, St Ives, NSW 2075



Site Boundary	Dry Sclerophyll Forests (Shrub/grass sub-formation)	Semi-arid Woodlands (Grassy sub-formation)
Report Buffer	Dry Sclerophyll Forests (Shrubby sub-formation)	Semi-arid Woodlands (Shrubby sub-formation)
Property Boundary	Forested Wetlands	Wet Sclerophyll Forests (Grassy sub-formation)
Ramsar Wetland	Freshwater Wetlands	Wet Sclerophyll Forests (Shrubby sub-formation)
Native Vegetation		
Alpine Complex	Grasslands	Non vegetated
Arid Shrublands (Acacia sub-formation)	Grassy Woodlands	Unattributed
Arid Shrublands (Chenopod sub-formation)	Heathlands	Not classified
	Rainforests	Other
	Saline Wetlands	



Data Sources: Property Boundaries & Topographic Data.
© Department Finance, Services & Innovation 2025

Coordinate System:
GDA 1994 MGA Zone 56

Date: 26 August 2025

Ecological Constraints

293-295 Mona Vale Road, St Ives, NSW 2075

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
7073731	Not classified	(Not classified) Not classified	Not classified	0m	On-site
7073373	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	74m	South West
7073515	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Gully Forest	Sydney Coastal Dry Sclerophyll Forests	261m	East
7072666	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	349m	West
7073749	Not classified	(Not classified) Not classified	Not classified	357m	East
7072987	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Gully Forest	Sydney Coastal Dry Sclerophyll Forests	403m	South East
7073507	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	435m	East
7073730	Not classified	(Not classified) Not classified	Not classified	529m	West
7073667	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Gully Forest	Sydney Coastal Dry Sclerophyll Forests	587m	North West
7073508	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Coastal Shale-Sandstone Forest	Northern Hinterland Wet Sclerophyll Forests	603m	North West
7073747	Not classified	(Not classified) Not classified	Not classified	612m	North
7073505	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	617m	South West
7073504	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	641m	South West
7073039	Not classified	(Not classified) Not classified	Not classified	654m	South East
7072977	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	690m	South
7072981	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Bloodwood Shrub Forest	Sydney Coastal Dry Sclerophyll Forests	709m	South East
7073514	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Bloodwood Shrub Forest	Sydney Coastal Dry Sclerophyll Forests	710m	East
7072984	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Gully Forest	Sydney Coastal Dry Sclerophyll Forests	718m	South
7073509	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	720m	North West
7073506	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	734m	South East
7073728	Not classified	(Not classified) Not classified	Not classified	739m	North West
7073767	Not classified	(Not classified) Not classified	Not classified	759m	South East
7073513	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Bloodwood Shrub Forest	Sydney Coastal Dry Sclerophyll Forests	763m	East
7073512	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	775m	South East

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
7073511	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	780m	West
7073497	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Bloodwood Shrub Forest	Sydney Coastal Dry Sclerophyll Forests	906m	North
7072979	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Bloodwood Shrub Forest	Sydney Coastal Dry Sclerophyll Forests	997m	South East

Native Vegetation Type Map : NSW Department of Planning and Environment 2022

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Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

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

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment

Ecological Constraints - Protected Areas

293-295 Mona Vale Road, St Ives, NSW 2075



Legend		IUCN category	
Site Boundary	Strict Nature Reserve	Natural Monument or Feature	Protected area sustainable use of natural resources
Buffer 1000m	Wilderness Area	Habitat/Species Management Area	Uncategorised Protected Area
Property Boundary	National Park	Protected Landscape/Seascape	

<p>Scale:</p>	<p>Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2025</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 26 August 2025</p>
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Ecological Constraints

293-295 Mona Vale Road, St Ives, NSW 2075

Collaborative Australian Protected Areas Database - Terrestrial

Protected areas in terrestrial environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
1	Garigal	National Park	National Park	NSW Department of Planning and Environment	State	748m	South East

Collaborative Australian Protected Areas Database - Marine

Protected areas in marine environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Source: Collaborative Australian Protected Areas Database (CAPAD) 2022
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Ecological Constraints

293-295 Mona Vale Road, St Ives, NSW 2075

Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer					

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology

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Ecological Constraints

293-295 Mona Vale Road, St Ives, NSW 2075

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer					

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

293-295 Mona Vale Road, St Ives, NSW 2075

NSW BioNet Species Sightings

Species sightings from the NSW BioNet Repository that have either a state or federal conservation status, or a sensitivity status, and are within 10 km of the site:

Note: This data does not include NSW Category 1 sensitive species.

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Heleioporus australiacus	Giant Burrowing Frog	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Not Sensitive	Endangered	Vulnerable	
Animalia	Amphibia	Pseudophryne australis	Red-crowned Toadlet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Amauornis moluccana	Pale-vented Bush-hen	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Category 2	Critically Endangered	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ardenna carneipes	Flesh-footed Shearwater	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Ardenna pacifica	Wedge-tailed Shearwater	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Arenaria interpres	Ruddy Turnstone	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Burhinus grallarius	Bush Stone-curlew	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris falcinellus	Broad-billed Sandpiper	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Not Sensitive	Critically Endangered	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Category 3	Endangered	Endangered	
Animalia	Aves	Calyptorhynchus banksii banksii	Red-tailed Black-Cockatoo (coastal subspecies)	Category 2	Critically Endangered	Not Listed	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Category 2	Vulnerable	Not Listed	
Animalia	Aves	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Category 2	Vulnerable	Vulnerable	
Animalia	Aves	Cecropis daurica	Red-rumped Swallow	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Certhionyx variegatus	Pied Honeyeater	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Cuculus optatus	Oriental Cuckoo	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Not Sensitive	Vulnerable	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Dasyornis brachypterus	Eastern Bristlebird	Category 2	Endangered	Endangered	
Animalia	Aves	Diomedea exulans	Wandering Albatross	Not Sensitive	Endangered	Vulnerable	
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Esacus magnirostris	Beach Stone-curlew	Not Sensitive	Critically Endangered	Not Listed	
Animalia	Aves	Falco hypoleucos	Grey Falcon	Category 2	Vulnerable	Vulnerable	
Animalia	Aves	Falco subniger	Black Falcon	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;JAMBA
Animalia	Aves	Haematopus fuliginosus	Sooty Oystercatcher	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Haematopus longirostris	Pied Oystercatcher	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Not Sensitive	Endangered	Critically Endangered	
Animalia	Aves	Limosa lapponica	Bar-tailed Godwit	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Lophochroa leadbeateri	Pink Cockatoo	Category 2	Vulnerable	Endangered	
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Menura alberti	Albert's Lyrebird	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Nettapus coromandelianus	Cotton Pygmy-Goose	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Numenius minutus	Little Curlew	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Onychoprion fuscatus	Sooty Tern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pachycephala olivacea	Olive Whistler	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pandion cristatus	Eastern Osprey	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Parvipsitta pusilla	Little Lorikeet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Petroica rodinogaster	Pink Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pluvialis fulva	Pacific Golden Plover	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;CAMBA; JAMBA

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	<i>Polytelis swainsonii</i>	Superb Parrot	Category 3	Vulnerable	Vulnerable	
Animalia	Aves	<i>Ptilinopus magnificus</i>	Wompoo Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Ptilinopus regina</i>	Rose-crowned Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Ptilinopus superbus</i>	Superb Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Pyrrholaemus sagittatus</i>	Speckled Warbler	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Sterna hirundo</i>	Common Tern	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Thalassarche melanophris</i>	Black-browed Albatross	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	<i>Thalasseus bergii</i>	Crested Tern	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	<i>Thinornis cucullatus cucullatus</i>	Eastern Hooded Dotterel	Not Sensitive	Critically Endangered	Vulnerable	
Animalia	Aves	<i>Todiramphus chloris</i>	Collared Kingfisher	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Tringa brevipes</i>	Grey-tailed Tattler	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Tringa stagnatilis</i>	Marsh Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Tyto novaehollandiae</i>	Masked Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	<i>Tyto tenebricosa</i>	Sooty Owl	Category 3	Vulnerable	Not Listed	
Animalia	Gastropoda	<i>Pommerhelix duralensis</i>	Dural Land Snail	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	<i>Arctocephalus forsteri</i>	New Zealand Fur-seal	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Arctocephalus pusillus doriferus</i>	Australian Fur-seal	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Not Sensitive	Vulnerable	Endangered	
Animalia	Mammalia	<i>Eubalaena australis</i>	Southern Right Whale	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Isoodon obesulus obesulus</i>	Southern Brown Bandicoot (eastern)	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	<i>Macrotis lagotis</i>	Bilby	Not Sensitive	Extinct	Vulnerable	
Animalia	Mammalia	<i>Micronomus norfolkensis</i>	Eastern Coastal Free-tailed Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Miniopterus australis</i>	Little Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Myotis macropus</i>	Southern Myotis	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Notamacropus parma</i>	Parma Wallaby	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	<i>Petauroides volans</i>	Southern Greater Glider	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	<i>Petaurus australis</i>	Yellow-bellied Glider	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	<i>Petaurus norfolkensis</i>	Squirrel Glider	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Petrogale penicillata</i>	Brush-tailed Rock-wallaby	Not Sensitive	Endangered	Vulnerable	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Mammalia	Petrogale xanthopus	Yellow-footed Rock-wallaby	Not Sensitive	Endangered	Vulnerable	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Phoniscus papuensis	Golden-tipped Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Pseudomys gracilicaudatus	Eastern Chestnut Mouse	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Pseudomys novaehollandiae	New Holland Mouse	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Vespadelus trouhntoni	Eastern Cave Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Aspidites ramsayi	Woma	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Reptilia	Cyclodomorphus melanops elongatus	Mallee Slender Blue-tongue Lizard	Not Sensitive	Endangered	Not Listed	
Animalia	Reptilia	Dermochelys coriacea	Leatherback Turtle	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Diplodactylus platyrurus	Eastern Fat-tailed Gecko	Not Sensitive	Endangered	Not Listed	
Animalia	Reptilia	Eulamprus kosciuskoi	Alpine Water Skink	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Reptilia	Hemiaspis damelii	Grey Snake	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Myuchelys bellii	Western Sawshelled Turtle, Bell's Turtle	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Suta flagellum	Little Whip Snake	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Tiliqua multifasciata	Centralian Blue-tongued Lizard	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Tiliqua occipitalis	Western Blue-tongued Lizard	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Uvidicolus sphyrurus	Border Thick-tailed Gecko	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Reptilia	Varanus rosenbergi	Rosenberg's Goanna	Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Camarophylloopsis kearneyi		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe anomala var. ianthinomarginata		Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Hygrocybe aurantipes		Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Hygrocybe austropratensis		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe lanecovensensis		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe reesiaae		Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Hygrocybe rubronivea		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	Acacia pubescens	Downy Wattle	Not Sensitive	Vulnerable	Vulnerable	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Acacia terminalis subsp. Eastern Sydney	Sunshine wattle	Not Sensitive	Endangered	Endangered	
Plantae	Flora	Caladenia tessellata	Thick Lip Spider Orchid	Category 2	Vulnerable	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Category 3	Vulnerable	Not Listed	
Plantae	Flora	Cryptostylis hunteriana	Leafless Tongue Orchid	Category 2	Vulnerable	Vulnerable	
Plantae	Flora	Darwinia biflora		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Darwinia peduncularis		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Davidsonia jerseyana	Davidson's Plum	Category 2	Endangered	Endangered	
Plantae	Flora	Deyeuxia appressa		Not Sensitive	Endangered	Endangered	
Plantae	Flora	Diuris bracteata		Category 2	Endangered	Extinct	
Plantae	Flora	Epacris purpurascens var. purpurascens		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Epacris sparsa	Sparse Heath	Not Sensitive	Vulnerable	Endangered	
Plantae	Flora	Eucalyptus camfieldii	Camfield's Stringybark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus leucoxylon subsp. pruinosa	Yellow Gum	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus scoparia	Wallangarra White Gum	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	Galium australe	Tangled Bedstraw	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Gaudium deanei		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Genoplesium baueri	Bauer's Midge Orchid	Category 2	Endangered	Endangered	
Plantae	Flora	Genoplesium plumosum	Tallong Midge Orchid	Category 2	Critically Endangered	Endangered	
Plantae	Flora	Grammitis stenophylla	Narrow-leaf Finger Fern	Category 3	Endangered	Not Listed	
Plantae	Flora	Grevillea caleyi	Caley's Grevillea	Category 3	Critically Endangered	Critically Endangered	
Plantae	Flora	Grevillea hilliana	White Yiel Yiel	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Grevillea juniperina subsp. juniperina	Juniper-leaved Grevillea	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Haloragodendron lucasii		Not Sensitive	Endangered	Endangered	
Plantae	Flora	Hibbertia puberula		Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Hibbertia spanantha	Julian's Hibbertia	Category 2	Critically Endangered	Critically Endangered	
Plantae	Flora	Hibbertia superans		Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Isotoma fluviatilis subsp. fluviatilis		Category 3	Not Listed	Extinct	
Plantae	Flora	Lasiopetalum joyceae		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Macadamia integrifolia	Macadamia Nut	Not Sensitive	Not Listed	Vulnerable	
Plantae	Flora	Macadamia tetraphylla	Rough-shelled Bush Nut	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Melaleuca biconvexa	Biconvex Paperbark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Melaleuca deanei	Deane's Paperbark	Not Sensitive	Vulnerable	Vulnerable	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	<i>Microtis angusii</i>	Angus's Onion Orchid	Category 2	Endangered	Endangered	
Plantae	Flora	<i>Persoonia hirsuta</i>	Hairy Geebung	Category 3	Endangered	Endangered	
Plantae	Flora	<i>Persoonia mollis</i> subsp. <i>maxima</i>		Not Sensitive	Endangered	Endangered	
Plantae	Flora	<i>Persoonia pauciflora</i>	North Rothbury Persoonia	Category 3	Critically Endangered	Critically Endangered	
Plantae	Flora	<i>Pimelea curviflora</i> var. <i>curviflora</i>		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	<i>Prostanthera marifolia</i>	Seaforth Mintbush	Category 3	Critically Endangered	Critically Endangered	
Plantae	Flora	<i>Pterostylis nigricans</i>	Dark Greenhood	Category 2	Vulnerable	Not Listed	
Plantae	Flora	<i>Rhizanthella slateri</i>	Eastern Australian Underground Orchid	Category 2	Vulnerable	Endangered	
Plantae	Flora	<i>Rhodamnia rubescens</i>	Scrub Turpentine	Not Sensitive	Critically Endangered	Critically Endangered	
Plantae	Flora	<i>Sarcochilus hartmannii</i>	Hartman's Sarcochilus	Category 2	Vulnerable	Vulnerable	
Plantae	Flora	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	<i>Tetradlea glandulosa</i>		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	<i>Tetradlea juncea</i>	Black-eyed Susan	Not Sensitive	Vulnerable	Vulnerable	

Source: NSW BioNet Species Sightings

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Adjacent Match	Land adjacent to a georeferenced feature
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ATTACHMENT G

Table 1 : Summary of Soil Analytical Data - Petroleum Hydrocarbons

Waste Classification
 Project No.: 2501056
 193-195 Mona Vale Road
 St Ives

	Criteria 1	Sample ID	MW1/0-0.2	BH8/0.14-0.2	BH9/0.3-0.5
	General	Depth (m)	0.0-0.2	0.14-0.2	0.3-0.5
	Solid Waste	Type	Clay	Fill	Clay
	CT1	Date	28/08/2025	29/08/2025	29/08/2025
TRH C ₆ -C ₁₀	-		< 20	< 20	< 20
TRH C ₆ -C ₁₀ less BTEX (F1)	-		< 20	< 20	< 20
TRH >C ₁₀ -C ₁₆	-		< 50	< 50	< 50
TRH >C ₁₀ -C ₁₆ less Naphthalene (F2)	-		< 50	< 50	< 50
TRH >C ₁₆ -C ₃₄	-		< 100	260	< 100
TRH >C ₃₄ -C ₄₀	-		< 100	320	< 100
TRH C ₆ -C ₉	650		< 20	< 20	< 20
TRH C ₁₀ -C ₃₆ - Total	10,000		< 50	332	< 50
Benzene	10		< 0.1	< 0.1	< 0.1
Toluene	288		< 0.1	< 0.1	< 0.1
Ethylbenzene	600		< 0.1	< 0.1	< 0.1
m&p-Xylenes	-		< 0.2	< 0.2	< 0.2
o-Xylene	-		< 0.1	< 0.1	< 0.1
Xylenes - Total	1,000		< 0.3	< 0.3	< 0.3
Naphthalene (MAH)	-		< 0.5	< 0.5	< 0.5

Notes:

Criteria 1 = NSW EPA, Waste Classification Guidelines (Nov 2014), General Solid Waste Contaminant thresholds.

Total concentrations in mg/kg

- = assessment criteria not available

< # or ND = analyte(s) not detected in excess of laboratory reporting limit

-- = sample not analysed

Bold/red indicates exceedance of assessment criteria

Table 2 : Summary of Soil Analytical Data - Polyaromatic Hydrocarbons

Waste Classification

Project No.: 2501056

193-195 Mona Vale Road

St Ives

	Criteria 1	Sample ID	MW1/0-0.2	BH8/0.14-0.2	BH9/0.3-0.5
	General	Depth (m)	0.0-0.2	0.14-0.2	0.3-0.5
	Solid Waste	Type	Clay	Fill	Clay
	CT1	Date	28/08/2025	29/08/2025	29/08/2025
Acenaphthene	-		< 0.5	< 0.5	< 0.5
Acenaphthylene	-		< 0.5	< 0.5	< 0.5
Anthracene	-		< 0.5	< 0.5	< 0.5
Benz(a)anthracene	-		< 0.5	< 0.5	< 0.5
Benzo(a)pyrene	0.8		< 0.5	< 0.5	< 0.5
Benzo(b&j)fluoranthene	-		< 0.5	< 0.5	< 0.5
Benzo(g,h,i)perylene	-		< 0.5	< 0.5	< 0.5
Benzo(k)fluoranthene	-		< 0.5	< 0.5	< 0.5
Chrysene	-		< 0.5	< 0.5	< 0.5
Dibenz(a,h)anthracene	-		< 0.5	< 0.5	< 0.5
Fluoranthene	-		< 0.5	< 0.5	< 0.5
Fluorene	-		< 0.5	< 0.5	< 0.5
Indeno(1.2.3-cd)pyrene	-		< 0.5	< 0.5	< 0.5
Naphthalene	-		< 0.5	< 0.5	< 0.5
Phenanthrene	-		< 0.5	< 0.5	< 0.5
Pyrene	-		< 0.5	< 0.5	< 0.5
Benzo(a)pyrene TEQ	-		0.6	0.6	0.6
Total PAH	200		< 0.5	< 0.5	< 0.5

Notes:

Criteria 1 = NSW EPA, Waste Classification Guidelines (Nov 2014), General Solid Waste Contaminant thresholds.

Total concentrations in mg/kg

- = assessment criteria not available

< # or ND = analyte(s) not detected in excess of laboratory reporting limit

-- = sample not analysed

Bold/red indicates exceedance of assessment criteria

Table 3 : Summary of Soil Analytical Data - Organochlorine Pesticides

Waste Classification
 Project No.: 2501056
 193-195 Mona Vale Road
 St Ives

	Criteria 1	Sample ID	MW1/0-0.2	BH8/0.14-0.2	BH9/0.3-0.5
	General	Depth (m)	0.0-0.2	0.14-0.2	0.3-0.5
	Solid Waste	Type	Clay	Fill	Clay
	CT1	Date	28/08/2025	29/08/2025	29/08/2025
4.4'-DDD	-		< 0.05	< 0.5	< 0.05
4.4'-DDE	-		< 0.05	< 0.5	< 0.05
4.4'-DDT	-		< 0.05	< 0.5	< 0.05
a-BHC	-		< 0.05	< 0.5	< 0.05
Aldrin	-		< 0.05	< 0.5	< 0.05
b-BHC	-		< 0.05	< 0.5	< 0.05
Chlordanes - Total	-		< 0.1	< 1	< 0.1
d-BHC	-		< 0.05	< 0.5	< 0.05
Dieldrin	-		< 0.05	< 0.5	< 0.05
Endosulfan I	-		< 0.05	< 0.5	< 0.05
Endosulfan II	-		< 0.05	< 0.5	< 0.05
Endosulfan sulphate	-		< 0.05	< 0.5	< 0.05
Endrin	-		< 0.05	< 0.5	< 0.05
Endrin aldehyde	-		< 0.05	< 0.5	< 0.05
Endrin ketone	-		< 0.05	< 0.5	< 0.05
g-BHC (Lindane)	-		< 0.05	< 0.5	< 0.05
Heptachlor	-		< 0.05	< 0.5	< 0.05
Heptachlor epoxide	-		< 0.05	< 0.5	< 0.05
Hexachlorobenzene	-		< 0.05	< 0.5	< 0.05

Notes:

Criteria 1 = NSW EPA, Waste Classification Guidelines (Nov 2014), General Solid Waste Contaminant thresholds.

Total concentrations in mg/kg

-- = assessment criteria not available

< # or ND = analyte(s) not detected in excess of laboratory reporting limit

-- = sample not analysed

Bold/red indicates exceedance of assessment criteria

ATTACHMENT H

Building Q2, Level 3
2309/4 Daydream St
Warriewood, NSW 2102

Project Manager: Ted & Harsha
Contact email: TLILLY@GEO-LOGIX.COM.AU
HMUTHU@GEO-LOGIX.COM.AU

Purchase Order No: P06930

Quote Reference: _____

ABN: 86 116 892 936

Project Name: St Ives

Send Invoice to: accounts@geo-logix.com.au

P: (02) 9979 1722
F: (02) 9979 1222

Project Number: 2501056 Date Submitted: 02/09/25

TAT required: STD

ANALYSIS REQUIRED

Lab ID	Sample ID	Date	Matrix					Comments	COMPOSITE	TRH - C6 - C10	TRH - C10 - C40	VOCs	BTEXN	PAHs	PCBs	OCPs	OPP	Phenols	Metals - M8	Metals - Lead	Metals - Specify **	TCLP	Asbestos (ID only)	Asbestos (WA DOH)	Foreign Materials	Conductivity (EC)	pH	Grain Size (by sieve)	Aggressivity	Hold	SUITE	Eurofins MGT Suite Codes
			soil	water	air	paint, filters	other																									
	MW1/0.2-0.5	28-09-25	X																								X			B1 TRH/BTEXN		
	MW1/1.6-1.9	"	X																									X			B1A TRH/MAH	
	MW1/5.4-5.5	"	X																									X			B2 TRH/BTEXN/Pb	
	MW1/2.9-3	"	X																									X			B2A TRH/MAH/Pb	
	BH8/0.6-0.9	"	X																									X			B3 PAH/Phenols	
	BH8/1.7-1.9	"	X																									X			B4 TRH/BTEXN/PAH	
	BH8/2.8-3	"	X																									X			B4A TRH/BTEXN/PAH/Phenols	
	BH8/4.3-4.5	"	X																									X			B5 TRH/BTEXN/M7	
	BH9/0.6-0.8	29-09-25	X																									X			B6 TRH/BTEXN/M8	
	BH9/1.6-1.8	"	X																									X			B7 TRH/BTEXN/PAH/M8	
	BH9/2.8-3	"	X																									X			B7A TRH/BTEXN/PAH/Phenols/M8	
	BH9/4.3-4.5	"	X																									X			B8 TRH/VOC/PAH/M8	
	MW1/0-0.2	28-09-25	X																												B9 TRH/BTEXN/PAH/OCP/M8	
	BH8/0.14-0.2	28-09-25	X																												B10 TRH/BTEXN/PAH/OCP/OPP/M8	
	BH9/0.3-0.5	29-09-25	X																												B11 Na/K/Ca/Mg/Cl/SO ₄ /CO ₂ /HCO ₃ /NH ₄ /NO ₃	
																															B11A B11/Alkalinity	
																																B11B B11/EC/TDS
																																B12 TRH/BTEXN/Oxygenates/Ethanol
																																B12A TRH/BTEXN/Oxygenates
																																B13 OCP/PCB
																																B14 OCP/OPP
																																B15 OCP/OPP/PCB
																																B16 TDS/SO ₄ /CH ₄ /Alk/BOD/COD/HPC/CUB
																																B17 SO ₄ /NO ₃ /Fe ⁺⁺ /HPC/CUB
																																B18 Cl-/SO ₄ /pH
																																B19 N/P/K
																																B20 CEC/%ESP/Ca/Ma/Na/K

Metals**(circle) As, Cd, Cr, Cu, Ni, Pb, Zn, Hg, Cr⁶⁺, Cr³⁺, Fe²⁺, Fe³⁺, Be, B, Al, V, Mn, Fe, Co, Se, Sr, Sn, Mo, Ag, Ba, Tl, Bi, Sb

Chain of Custody

Relinquished by: Harsha Date/Time: 02/09/25 Signature: [Signature]

Received by: [Signature] Date/Time: 02/09/25 Signature: [Signature]

#1263289
SOL CH

Eurofins Environment Testing Australia Pty Ltd

ABN: 50 005 085 521

Melbourne	Geelong	Sydney	Canberra	Brisbane	Newcastle
6 Monterey Road Dandenong South VIC 3175 +61 3 8564 5000 NATA# 1261 Site# 1254	19/8 Lewalan Street Grovedale VIC 3216 +61 3 8564 5000 NATA# 1261 Site# 25403	179 Magowar Road Girraween NSW 2145 +61 2 9900 8400 NATA# 1261 Site# 18217	Unit 1,2 Dacre Street Mitchell ACT 2911 +61 2 6113 8091 NATA# 1261 Site# 25466	1/21 Smallwood Place Murarrie QLD 4172 +61 7 3902 4600 NATA# 1261 Site# 20794 & 2780	1/2 Frost Drive Mayfield West NSW 2304 +61 2 4968 8448 NATA# 1261 Site# 25079

Eurofins ARL Pty Ltd

ABN: 91 05 0159 898

Perth
46-48 Banksia Road Welshpool WA 6106 +61 8 6253 4444 NATA# 2377 Site# 2370 & 2554

Eurofins Environment Testing NZ Ltd

NZBN: 9429046024954

Auckland	Auckland (Focus)	Christchurch	Tauranga
35 O'Rorke Road Penrose Auckland 1061 +64 9 526 4551 IANZ# 1327	Unit C1/4 Pacific Rise Mount Wellington Auckland 1061 +64 9 525 0568 IANZ# 1308	43 Detroit Drive Rolleston Christchurch 7675 +64 3 343 5201 IANZ# 1290	1277 Cameron Road Gate Pa Tauranga 3112 +64 9 525 0568 IANZ# 1402

Sample Receipt Advice

Company name: Geo-Logix P/L
Contact name: - ALL RESULTS Ted Lilly
Project name: ST IVES
Project ID: 2501056
Turnaround time: 5 Day
Date/Time received: Sep 2, 2025 4:00 PM
Eurofins reference: 1263289

Sample Information

- ✓ A detailed list of analytes logged into our LIMS, is included in the attached summary table.
- ✓ Sample Temperature of chilled sample on the batch as recorded by Eurofins Sample Receipt : 6 degrees Celsius.
- ✓ All samples have been received as described on the above COC.
- ✗ COC has been completed correctly.
- ✓ Attempt to chill was evident.
- ✓ Appropriately preserved sample containers have been used.
- ✓ All samples were received in good condition.
- ✓ Samples have been provided with adequate time to commence analysis in accordance with the relevant holding times.
- ✓ Appropriate sample containers have been used.
- ✓ Sample containers for volatile analysis received with zero headspace.
- ✗ Split sample sent to requested external lab.
- ✗ Some samples have been subcontracted.
- N/A Custody Seals intact (if used).

Notes

On COC sampling dates state 28/09 and 29/09, however received samples labeled with 28/08 and 29/08, assuming typo, sample labels will be used for sampling date. Please Confirm.

Contact

If you have any questions with respect to these samples, please contact your Analytical Services Manager:

Bonnie Pu on phone : or by email: Bonnie.Pu@eurofinsanz.com

Results will be delivered electronically via email to - ALL RESULTS Ted Lilly - tlilly@geo-logix.com.au.

Note: A copy of these results will also be delivered to the general Geo-Logix P/L email address.



web: www.eurofins.com.au

email: EnviroSales@eurofinsanz.com

Melbourne	Geelong	Sydney	Canberra	Brisbane	Newcastle
6 Monterey Road Dandenong South VIC 3175 +61 3 8564 5000 NATA# 1261 Site# 1254	19/8 Lewalan Street Grovedale VIC 3216 +61 3 8564 5000 NATA# 1261 Site# 25403	179 Magowar Road Girraween NSW 2145 +61 2 9900 8400 NATA# 1261 Site# 18217	Unit 1,2 Dacre Street Mitchell ACT 2911 +61 2 6113 8091 NATA# 1261 Site# 25466	1/21 Smallwood Place Murarrie QLD 4172 +61 7 3902 4600 NATA# 1261 Site# 20794 & 2780	1/2 Frost Drive Mayfield West NSW 2304 +61 2 4968 8448 NATA# 1261 Site# 25079

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Auckland	Auckland (Focus)	Christchurch	Tauranga
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Company Name: Geo-Logix P/L	Order No.: P06930	Received: Sep 2, 2025 4:00 PM
Address: Bld Q2 Level 3, 2309/4 Daydream St Warriewood NSW 2102	Report #: 1263289	Due: Sep 9, 2025
	Phone: 02 9979 1722	Priority: 5 Day
	Fax: 02 9979 1222	Contact Name: - ALL RESULTS Ted Lilly
Project Name: ST IVES	Eurofins Analytical Services Manager : Bonnie Pu	
Project ID: 2501056		

Sample Detail						Aggressivity Soil Set	Moisture Set	Suite B10A:TRH/TEXN/PAH/OC/P/PCB/Metals8
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
External Laboratory								
No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID			
1	MW1/0.2-0.5	Aug 28, 2025		Soil	S25-Se0007301	X	X	
2	MW1/1.6-1.9	Aug 28, 2025		Soil	S25-Se0007302	X	X	
3	MW1/5.4-5.5	Aug 28, 2025		Soil	S25-Se0007303	X	X	
4	MW1/2.9-3	Aug 28, 2025		Soil	S25-Se0007304	X	X	
5	BH8/0.6-0.9	Aug 28, 2025		Soil	S25-Se0007305	X	X	
6	BH8/1.7-1.9	Aug 28, 2025		Soil	S25-Se0007306	X	X	
7	BH8/2.8-3	Aug 28, 2025		Soil	S25-Se0007307	X	X	
8	BH8/4.3-4.5	Aug 28, 2025		Soil	S25-Se0007308	X	X	
9	BH9/0.6-0.8	Aug 29, 2025		Soil	S25-Se0007309	X	X	
10	BH9/1.6-1.8	Aug 29, 2025		Soil	S25-Se0007310	X	X	
11	BH9/2.8-3	Aug 29, 2025		Soil	S25-Se0007311	X	X	
12	BH9/4.3-4.5	Aug 29, 2025		Soil	S25-Se0007312	X	X	
13	BH9/0.14-0.25	Aug 29, 2025		Soil	S25-Se0007313	X	X	
14	MW1/0-0.2	Aug 28, 2025		Soil	S25-Se0007314		X	X



Eurofins Environment Testing Australia Pty Ltd

ABN: 50 005 085 521

Eurofins ARL Pty Ltd

ABN: 91 05 0159 898

Eurofins Environment Testing NZ Ltd

NZBN: 9429046024954

web: www.eurofins.com.au

email: EnviroSales@eurofinsanz.com

Melbourne 6 Monterey Road Dandenong South VIC 3175 +61 3 8564 5000 NATA# 1261 Site# 1254	Geelong 19/8 Lewalan Street Grovedale VIC 3216 +61 3 8564 5000 NATA# 1261 Site# 25403	Sydney 179 Magowar Road Girraween NSW 2145 +61 2 9900 8400 NATA# 1261 Site# 18217	Canberra Unit 1,2 Dacre Street Mitchell ACT 2911 +61 2 6113 8091 NATA# 1261 Site# 25466	Brisbane 1/21 Smallwood Place Murarrie QLD 4172 +61 7 3902 4600 NATA# 1261 Site# 20794 & 2780	Newcastle 1/2 Frost Drive Mayfield West NSW 2304 +61 2 4968 8448 NATA# 1261 Site# 25079	Perth 46-48 Banksia Road Welshpool WA 6106 +61 8 6253 4444 NATA# 2377 Site# 2370 & 2554	Auckland 35 O'Rorke Road Penrose Auckland 1061 +64 9 526 4551 IANZ# 1327	Auckland (Focus) Unit C1/4 Pacific Rise Mount Wellington Auckland 1061 +64 9 525 0568 IANZ# 1308	Christchurch 43 Detroit Drive Rolleston Christchurch 7675 +64 3 343 5201 IANZ# 1290	Tauranga 1277 Cameron Road Gate Pa Tauranga 3112 +64 9 525 0568 IANZ# 1402
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Company Name: Geo-Logix P/L
Address: Bld Q2 Level 3, 2309/4 Daydream St
Warriewood
NSW 2102

Project Name: ST IVES
Project ID: 2501056

Order No.: P06930
Report #: 1263289
Phone: 02 9979 1722
Fax: 02 9979 1222

Received: Sep 2, 2025 4:00 PM
Due: Sep 9, 2025
Priority: 5 Day
Contact Name: - ALL RESULTS Ted Lilly

Eurofins Analytical Services Manager : Bonnie Pu

Sample Detail					Aggressivity Soil Set	Moisture Set	Suite B10A:TRH/BTEXN/PAH/OC/P/PCB/Metals8
Sydney Laboratory - NATA # 1261 Site # 18217					X	X	X
15	BH8/0.14-0.2	Aug 29, 2025	Soil	S25-Se0007315	X	X	X
16	BH9/0.3-0.5	Aug 29, 2025	Soil	S25-Se0007316	X	X	X
Test Counts					13	16	3

Geo-Logix P/L
 Bld Q2 Level 3, 2309/4 Daydream St
 Warriewood
 NSW 2102



NATA Accredited
Accreditation Number 1261
Site Number 18217

Accredited for compliance with ISO/IEC 17025 – Testing
 NATA is a signatory to the ILAC Mutual Recognition
 Arrangement for the mutual recognition of the
 equivalence of testing, medical testing, calibration,
 inspection, proficiency testing scheme providers and
 reference materials producers reports and certificates.

Attention: - ALL RESULTS Ted Lilly

Report 1263289-S
 Project name **ST IVES**
 Project ID 2501056
 Received Date Sep 02, 2025

Client Sample ID			MW1/0.2-0.5	MW1/1.6-1.9	MW1/5.4-5.5	MW1/2.9-3
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins Sample No.			S25-Se0007301	S25-Se0007302	S25-Se0007303	S25-Se0007304
Date Sampled			Aug 28, 2025	Aug 28, 2025	Aug 28, 2025	Aug 28, 2025
Test/Reference	LOR	Unit				
Chloride	10	mg/kg	< 10	40	< 10	< 10
Conductivity (1:5 aqueous extract at 25 °C as rec.)	10	uS/cm	< 10	91	43	65
pH (1:5 Aqueous extract at 25 °C as rec.)	0.1	pH Units	5.5	4.8	5.8	5.4
Resistivity*	0.5	ohm.m	1300	110	230	150
Sulphate (as SO4)	10	mg/kg	12	84	39	120
Sample Properties						
% Moisture	1	%	17	15	19	24

Client Sample ID			BH8/0.6-0.9	BH8/1.7-1.9	BH8/2.8-3	BH8/4.3-4.5
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins Sample No.			S25-Se0007305	S25-Se0007306	S25-Se0007307	S25-Se0007308
Date Sampled			Aug 28, 2025	Aug 28, 2025	Aug 28, 2025	Aug 28, 2025
Test/Reference	LOR	Unit				
Chloride	10	mg/kg	26	< 10	35	< 10
Conductivity (1:5 aqueous extract at 25 °C as rec.)	10	uS/cm	27	48	14	18
pH (1:5 Aqueous extract at 25 °C as rec.)	0.1	pH Units	6.0	4.8	5.2	5.1
Resistivity*	0.5	ohm.m	370	210	710	570
Sulphate (as SO4)	10	mg/kg	53	26	330	< 10
Sample Properties						
% Moisture	1	%	20	8.4	18	19

Client Sample ID			BH9/0.6-0.8	BH9/1.6-1.8	BH9/2.8-3	BH9/4.3-4.5
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins Sample No.			S25-Se0007309	S25-Se0007310	S25-Se0007311	S25-Se0007312
Date Sampled			Aug 29, 2025	Aug 29, 2025	Aug 29, 2025	Aug 29, 2025
Test/Reference	LOR	Unit				
Chloride	10	mg/kg	210	19	200	280
Conductivity (1:5 aqueous extract at 25 °C as rec.)	10	uS/cm	170	130	150	210
pH (1:5 Aqueous extract at 25 °C as rec.)	0.1	pH Units	4.7	4.3	4.9	4.6
Resistivity*	0.5	ohm.m	59	76	67	49
Sulphate (as SO4)	10	mg/kg	23	230	27	16
Sample Properties						
% Moisture	1	%	15	11	17	21

Client Sample ID			BH9/0.14-0.25	MW1/0-0.2	G01BH8/0.14-0.2	BH9/0.3-0.5
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins Sample No.			S25-Se0007313	S25-Se0007314	S25-Se0007315	S25-Se0007316
Date Sampled			Aug 29, 2025	Aug 28, 2025	Aug 29, 2025	Aug 29, 2025
Test/Reference	LOR	Unit				
Chloride	10	mg/kg	< 10	-	-	-
Conductivity (1:5 aqueous extract at 25 °C as rec.)	10	uS/cm	270	-	-	-
pH (1:5 Aqueous extract at 25 °C as rec.)	0.1	pH Units	11	-	-	-
Resistivity*	0.5	ohm.m	36	-	-	-
Sulphate (as SO4)	10	mg/kg	75	-	-	-
Sample Properties						
% Moisture	1	%	13	25	5.1	20
Total Recoverable Hydrocarbons						
TRH C6-C9	20	mg/kg	-	< 20	< 20	< 20
TRH C10-C14	20	mg/kg	-	< 20	< 20	< 20
TRH C15-C28	50	mg/kg	-	< 50	82	< 50
TRH C29-C36	50	mg/kg	-	< 50	250	< 50
TRH C10-C36 (Total)	50	mg/kg	-	< 50	332	< 50
TRH C6-C10	20	mg/kg	-	< 20	< 20	< 20
TRH C6-C10 less BTEX (F1) ^{N04}	20	mg/kg	-	< 20	< 20	< 20
TRH >C10-C16	50	mg/kg	-	< 50	< 50	< 50
TRH >C10-C16 less Naphthalene (F2) ^{*N01}	50	mg/kg	-	< 50	< 50	< 50
Naphthalene ^{N02}	0.5	mg/kg	-	< 0.5	< 0.5	< 0.5
TRH >C16-C34	100	mg/kg	-	< 100	260	< 100
TRH >C34-C40	100	mg/kg	-	< 100	320	< 100
TRH >C10-C40 (total)*	100	mg/kg	-	< 100	580	< 100
BTEX						
Benzene	0.1	mg/kg	-	< 0.1	< 0.1	< 0.1
Toluene	0.1	mg/kg	-	< 0.1	< 0.1	< 0.1
Ethylbenzene	0.1	mg/kg	-	< 0.1	< 0.1	< 0.1
m&p-Xylenes	0.2	mg/kg	-	< 0.2	< 0.2	< 0.2
o-Xylene	0.1	mg/kg	-	< 0.1	< 0.1	< 0.1
Xylenes - Total*	0.3	mg/kg	-	< 0.3	< 0.3	< 0.3
4-Bromofluorobenzene (surr.)	1	%	-	128	139	106

Client Sample ID			BH9/0.14-0.25	MW1/0-0.2	G01 BH8/0.14-0.2	BH9/0.3-0.5
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins Sample No.			S25-Se0007313	S25-Se0007314	S25-Se0007315	S25-Se0007316
Date Sampled			Aug 29, 2025	Aug 28, 2025	Aug 29, 2025	Aug 29, 2025
Test/Reference	LOR	Unit				
Polycyclic Aromatic Hydrocarbons						
Benzo(a)pyrene TEQ (lower bound) *	0.5	mg/kg	-	< 0.5	< 0.5	< 0.5
Benzo(a)pyrene TEQ (medium bound) *	0.5	mg/kg	-	0.6	0.6	0.6
Benzo(a)pyrene TEQ (upper bound) *	0.5	mg/kg	-	1.2	1.2	1.2
Acenaphthene	0.5	mg/kg	-	< 0.5	< 0.5	< 0.5
Acenaphthylene	0.5	mg/kg	-	< 0.5	< 0.5	< 0.5
Anthracene	0.5	mg/kg	-	< 0.5	< 0.5	< 0.5
Benz(a)anthracene	0.5	mg/kg	-	< 0.5	< 0.5	< 0.5
Benzo(a)pyrene	0.5	mg/kg	-	< 0.5	< 0.5	< 0.5
Benzo(b&j)fluoranthene ^{N07}	0.5	mg/kg	-	< 0.5	< 0.5	< 0.5
Benzo(g,h,i)perylene	0.5	mg/kg	-	< 0.5	< 0.5	< 0.5
Benzo(k)fluoranthene	0.5	mg/kg	-	< 0.5	< 0.5	< 0.5
Chrysene	0.5	mg/kg	-	< 0.5	< 0.5	< 0.5
Dibenz(a,h)anthracene	0.5	mg/kg	-	< 0.5	< 0.5	< 0.5
Fluoranthene	0.5	mg/kg	-	< 0.5	< 0.5	< 0.5
Fluorene	0.5	mg/kg	-	< 0.5	< 0.5	< 0.5
Indeno(1.2.3-cd)pyrene	0.5	mg/kg	-	< 0.5	< 0.5	< 0.5
Naphthalene	0.5	mg/kg	-	< 0.5	< 0.5	< 0.5
Phenanthrene	0.5	mg/kg	-	< 0.5	< 0.5	< 0.5
Pyrene	0.5	mg/kg	-	< 0.5	< 0.5	< 0.5
Total PAH*	0.5	mg/kg	-	< 0.5	< 0.5	< 0.5
2-Fluorobiphenyl (surr.)	1	%	-	103	64	95
p-Terphenyl-d14 (surr.)	1	%	-	86	59	77
Organochlorine Pesticides						
Chlordanes - Total	0.1	mg/kg	-	< 0.1	< 1	< 0.1
4,4'-DDD	0.05	mg/kg	-	< 0.05	< 0.5	< 0.05
4,4'-DDE	0.05	mg/kg	-	< 0.05	< 0.5	< 0.05
4,4'-DDT	0.05	mg/kg	-	< 0.05	< 0.5	< 0.05
a-HCH	0.05	mg/kg	-	< 0.05	< 0.5	< 0.05
Aldrin	0.05	mg/kg	-	< 0.05	< 0.5	< 0.05
b-HCH	0.05	mg/kg	-	< 0.05	< 0.5	< 0.05
d-HCH	0.05	mg/kg	-	< 0.05	< 0.5	< 0.05
Dieldrin	0.05	mg/kg	-	< 0.05	< 0.5	< 0.05
Endosulfan I	0.05	mg/kg	-	< 0.05	< 0.5	< 0.05
Endosulfan II	0.05	mg/kg	-	< 0.05	< 0.5	< 0.05
Endosulfan sulphate	0.05	mg/kg	-	< 0.05	< 0.5	< 0.05
Endrin	0.05	mg/kg	-	< 0.05	< 0.5	< 0.05
Endrin aldehyde	0.05	mg/kg	-	< 0.05	< 0.5	< 0.05
Endrin ketone	0.05	mg/kg	-	< 0.05	< 0.5	< 0.05
g-HCH (Lindane)	0.05	mg/kg	-	< 0.05	< 0.5	< 0.05
Heptachlor	0.05	mg/kg	-	< 0.05	< 0.5	< 0.05
Heptachlor epoxide	0.05	mg/kg	-	< 0.05	< 0.5	< 0.05
Hexachlorobenzene	0.05	mg/kg	-	< 0.05	< 0.5	< 0.05
Methoxychlor	0.05	mg/kg	-	< 0.05	< 0.5	< 0.05
Toxaphene	0.5	mg/kg	-	< 0.5	< 10	< 0.5
Aldrin and Dieldrin (Total)*	0.05	mg/kg	-	< 0.05	< 0.5	< 0.05
DDT + DDE + DDD (Total)*	0.05	mg/kg	-	< 0.05	< 0.5	< 0.05
Vic EPA IWRG 621 OCP (Total)*	0.1	mg/kg	-	< 0.1	< 1	< 0.1
Vic EPA IWRG 621 Other OCP (Total)*	0.1	mg/kg	-	< 0.1	< 1	< 0.1
Dibutylchloroendate (surr.)	1	%	-	125	G01INT	127
Tetrachloro-m-xylene (surr.)	1	%	-	107	63	98

Client Sample ID			BH9/0.14-0.25	MW1/0-0.2	^{G01} BH8/0.14-0.2	BH9/0.3-0.5
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins Sample No.			S25-Se0007313	S25-Se0007314	S25-Se0007315	S25-Se0007316
Date Sampled			Aug 29, 2025	Aug 28, 2025	Aug 29, 2025	Aug 29, 2025
Test/Reference	LOR	Unit				
Polychlorinated Biphenyls						
Aroclor-1016	0.1	mg/kg	-	< 0.1	< 1	< 0.1
Aroclor-1221	0.1	mg/kg	-	< 0.1	< 1	< 0.1
Aroclor-1232	0.1	mg/kg	-	< 0.1	< 1	< 0.1
Aroclor-1242	0.1	mg/kg	-	< 0.1	< 1	< 0.1
Aroclor-1248	0.1	mg/kg	-	< 0.1	< 1	< 0.1
Aroclor-1254	0.1	mg/kg	-	< 0.1	< 1	< 0.1
Aroclor-1260	0.1	mg/kg	-	< 0.1	< 1	< 0.1
Total PCB*	0.1	mg/kg	-	< 0.1	< 1	< 0.1
Dibutylchlorodate (surr.)	1	%	-	125	INT	127
Tetrachloro-m-xylene (surr.)	1	%	-	107	63	98
Heavy Metals						
Arsenic	2	mg/kg	-	16	2.5	7.4
Cadmium	0.4	mg/kg	-	< 0.4	< 0.4	< 0.4
Chromium	5	mg/kg	-	9.6	61	16
Copper	5	mg/kg	-	13	24	9.7
Lead	5	mg/kg	-	27	7.5	19
Mercury	0.1	mg/kg	-	< 0.1	< 0.1	< 0.1
Nickel	5	mg/kg	-	< 5	62	< 5
Zinc	5	mg/kg	-	39	70	6.7

Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Chloride - Method: In-house method LTM-INO-4090 Chloride by Discrete Analyser	Sydney	Sep 03, 2025	28 Days
Conductivity (1:5 aqueous extract at 25 °C as rec.) - Method: LTM-INO-4030 Conductivity	Sydney	Sep 03, 2025	7 Days
pH (1:5 Aqueous extract at 25 °C as rec.) - Method: LTM-GEN-7090 pH by ISE	Sydney	Sep 03, 2025	7 Days
Sulphate (as SO ₄) - Method: In-house method LTM-INO-4110 Sulphate by Discrete Analyser	Sydney	Sep 03, 2025	28 Days
% Moisture - Method: LTM-GEN-7080 Moisture	Sydney	Sep 02, 2025	14 Days
Total Recoverable Hydrocarbons - 1999 NEPM Fractions - Method: LTM-ORG-2010 TRH C6-C40	Sydney	Sep 03, 2025	14 Days
Total Recoverable Hydrocarbons - 2013 NEPM Fractions - Method: LTM-ORG-2010 TRH C6-C40	Sydney	Sep 03, 2025	14 Days
Total Recoverable Hydrocarbons - 2013 NEPM Fractions - Method: LTM-ORG-2010 TRH C6-C40	Sydney	Sep 03, 2025	14 Days
BTEX - Method: LTM-ORG-2010 BTEX and Volatile TRH	Sydney	Sep 03, 2025	14 Days
Polycyclic Aromatic Hydrocarbons - Method: LTM-ORG-2130 PAH and Phenols in Soil and Water	Sydney	Sep 03, 2025	14 Days
Organochlorine Pesticides - Method: LTM-ORG-2220 OCP & PCB in Soil and Water	Sydney	Sep 03, 2025	14 Days
Polychlorinated Biphenyls - Method: LTM-ORG-2220 OCP & PCB in Soil and Water	Sydney	Sep 03, 2025	28 Days
Metals M8 - Method: LTM-MET-3040 Metals in Waters, Soils & Sediments by ICP-MS	Sydney	Sep 03, 2025	28 Days

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Melbourne 6 Monterey Road Dandenong South VIC 3175 +61 3 8564 5000 NATA# 1261 Site# 1254	Geelong 19/8 Lewalan Street Grovedale VIC 3216 +61 3 8564 5000 NATA# 1261 Site# 25403	Sydney 179 Magowar Road Girraween NSW 2145 +61 2 9900 8400 NATA# 1261 Site# 18217	Canberra Unit 1,2 Dacre Street Mitchell ACT 2911 +61 2 6113 8091 NATA# 1261 Site# 25466	Brisbane 1/21 Smallwood Place Murarri QLD 4172 +61 7 3902 4600 NATA# 1261 Site# 20794 & 2780	Newcastle 1/2 Frost Drive Mayfield West NSW 2304 +61 2 4968 8448 NATA# 1261 Site# 25079
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Perth 46-48 Banksia Road Welshpool WA 6106 +61 8 6253 4444 NATA# 2377 Site# 2370 & 2554
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Company Name: Geo-Logix P/L Address: Bld Q2 Level 3, 2309/4 Daydream St Warriewood NSW 2102 Project Name: ST IVES Project ID: 2501056	Order No.: P06930 Report #: 1263289 Phone: 02 9979 1722 Fax: 02 9979 1222	Received: Sep 2, 2025 4:00 PM Due: Sep 9, 2025 Priority: 5 Day Contact Name: - ALL RESULTS Ted Lilly
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Eurofins Analytical Services Manager : Bonnie Pu

Sample Detail						Aggressivity Soil Set	Moisture Set	Suite B10A:TRH/TEXN/PAH/OC/P/PCB/Metals8
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
External Laboratory								
No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID			
1	MW1/0.2-0.5	Aug 28, 2025		Soil	S25-Se0007301	X	X	
2	MW1/1.6-1.9	Aug 28, 2025		Soil	S25-Se0007302	X	X	
3	MW1/5.4-5.5	Aug 28, 2025		Soil	S25-Se0007303	X	X	
4	MW1/2.9-3	Aug 28, 2025		Soil	S25-Se0007304	X	X	
5	BH8/0.6-0.9	Aug 28, 2025		Soil	S25-Se0007305	X	X	
6	BH8/1.7-1.9	Aug 28, 2025		Soil	S25-Se0007306	X	X	
7	BH8/2.8-3	Aug 28, 2025		Soil	S25-Se0007307	X	X	
8	BH8/4.3-4.5	Aug 28, 2025		Soil	S25-Se0007308	X	X	
9	BH9/0.6-0.8	Aug 29, 2025		Soil	S25-Se0007309	X	X	
10	BH9/1.6-1.8	Aug 29, 2025		Soil	S25-Se0007310	X	X	
11	BH9/2.8-3	Aug 29, 2025		Soil	S25-Se0007311	X	X	
12	BH9/4.3-4.5	Aug 29, 2025		Soil	S25-Se0007312	X	X	
13	BH9/0.14-0.25	Aug 29, 2025		Soil	S25-Se0007313	X	X	
14	MW1/0-0.2	Aug 28, 2025		Soil	S25-Se0007314		X	X



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Perth
46-48 Banksia Road Welshpool WA 6106 +61 8 6253 4444 NATA# 2377 Site# 2370 & 2554

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35 O'Rorke Road Penrose Auckland 1061 +64 9 526 4551 IANZ# 1327	Unit C1/4 Pacific Rise Mount Wellington Auckland 1061 +64 9 525 0568 IANZ# 1308	43 Detroit Drive Rolleston Christchurch 7675 +64 3 343 5201 IANZ# 1290	1277 Cameron Road Gate Pa Tauranga 3112 +64 9 525 0568 IANZ# 1402

Company Name: Geo-Logix P/L Address: Bld Q2 Level 3, 2309/4 Daydream St Warriewood NSW 2102 Project Name: ST IVES Project ID: 2501056	Order No.: P06930 Report #: 1263289 Phone: 02 9979 1722 Fax: 02 9979 1222	Received: Sep 2, 2025 4:00 PM Due: Sep 9, 2025 Priority: 5 Day Contact Name: - ALL RESULTS Ted Lilly
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Eurofins Analytical Services Manager : Bonnie Pu

Sample Detail	Aggressivity Soil Set	Moisture Set	Suite B10A:TRH/BTEXN/PAH/OC/P/PCB/Metals8				
Sydney Laboratory - NATA # 1261 Site # 18217							
15	BH8/0.14-0.2	Aug 29, 2025	Soil	S25-Se0007315	X	X	X
16	BH9/0.3-0.5	Aug 29, 2025	Soil	S25-Se0007316	X	X	X
Test Counts					13	16	3

Internal Quality Control Review and Glossary

General

- Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples follow guidelines delineated in the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended May 2013. They are included in this QC report where applicable. Additional QC data may be available on request.
- Unless otherwise stated, all soil/sediment/solid results are reported on a dry weight basis.
- Unless otherwise stated, all biota/food results are reported on a wet weight basis on the edible portion.
- For CEC results where the sample's origin is unknown or environmentally contaminated, the results should be used advisedly.
- Actual LORs are matrix dependent. Quoted LORs may be raised where sample extracts are diluted due to interferences.
- Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds where annotated.
- SVOC analysis on waters is performed on homogenised, unfiltered samples unless noted otherwise.
- Samples were analysed on an 'as received' basis.
- Information identified in this report with **blue** colour indicates data provided by customers that may have an impact on the results.
- This report replaces any interim results previously issued.

Holding Times

Please refer to the 'Sample Preservation and Container Guide' for holding times (QS3001).

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours before sample receipt deadlines as stated on the SRA.

If the Laboratory did not receive the information in the required timeframe, and despite any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the sampling date; therefore, compliance with these may be outside the laboratory's control.

For VOCs containing vinyl chloride, styrene and 2-chloroethyl vinyl ether, the holding time is seven days; however, for all other VOCs, such as BTEX or C6-10 TRH, the holding time is 14 days.

Units

mg/kg: milligrams per kilogram	mg/L: milligrams per litre	ppm: parts per million
µg/L: micrograms per litre	ppb: parts per billion	%: Percentage
org/100 mL: Organisms per 100 millilitres	NTU: Nephelometric Turbidity Units	MPN/100 mL: Most Probable Number of organisms per 100 millilitres
CFU: Colony Forming Unit	Colour: Pt-Co Units (CU)	

Terms

APHA	American Public Health Association
CEC	Cation Exchange Capacity
COC	Chain of Custody
CP	Client Parent - QC was performed on samples pertaining to this report
CRM	Certified Reference Material (ISO17034) - reported as percent recovery.
Dry	Where moisture has been determined on a solid sample, the result is expressed on a dry weight basis.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
LOR	Limit of Reporting.
LCS	Laboratory Control Sample - reported as percent recovery.
Method Blank	In the case of solid samples, these are performed on laboratory-certified clean sands and in the case of water samples, these are performed on de-ionised water.
NCP	Non-Client Parent - QC performed on samples not pertaining to this report, QC represents the sequence or batch that client samples were analysed within.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
SRA	Sample Receipt Advice
Surr - Surrogate	The addition of a similar compound to the analyte target is reported as percentage recovery. See below for acceptance criteria.
TBTO	Tributyltin oxide (<i>bis</i> -tributyltin oxide) - individual tributyltin compounds cannot be identified separately in the environment; however, free tributyltin was measured, and its values were converted stoichiometrically into tributyltin oxide for comparison with regulatory limits.
TCLP	Toxicity Characteristic Leaching Procedure
TEQ	Toxic Equivalency Quotient or Total Equivalence
QSM	US Department of Defense Quality Systems Manual Version 6.0
US EPA	United States Environmental Protection Agency
WA DWER	Sum of PFBA, PFPeA, PFHxA, PFHpA, PFOA, PFBS, PFHxS, PFOS, 6:2 FTSA, 8:2 FTSA

QC - Acceptance Criteria

The acceptance criteria should only be used as a guide and may be different when site-specific Sampling Analysis and Quality Plan (SAQP) have been implemented.

RPD Duplicates: Global RPD Duplicates Acceptance Criteria is ≤30%; however, the following acceptance guidelines are equally applicable:

Results <10 times the LOR:	No Limit
Results between 10-20 times the LOR:	RPD must lie between 0-50%
Results >20 times the LOR:	RPD must lie between 0-30%

NOTE: pH duplicates are reported as a range, not as RPD

Surrogate Recoveries: Recoveries must lie between 20-130% for Speciated Phenols & 50-150% for PFAS. SVOCs recoveries 20 – 150%, VOC recoveries 50 – 150%

PFAS field samples containing surrogate recoveries above the QC limit designated in QSM 6.0, where no positive PFAS results have been reported or reviewed, and no data was affected.

QC Data General Comments

- Where a result is reported as less than (<), higher than the nominated LOR, this is due to either matrix interference, extract dilution required due to interferences or contaminant levels within the sample, high moisture content or insufficient sample provided.
- Duplicate data shown within this report that states the word "BATCH" is a Batch Duplicate from outside of your sample batch but within the laboratory sample batch at a 1:10 ratio. The Parent and Duplicate data shown are not data from your samples.
- pH and Free Chlorine analysed in the laboratory - Analysis on this test must begin within 30 minutes of sampling. Therefore, laboratory analysis is unlikely to be completed within holding time. Analysis will begin as soon as possible after sample receipt.
- Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of recovery, the term "INT" appears against that analyte.
- For Matrix Spikes and LCS results, a dash "-" in the report means that the specific analyte was not added to the QC sample.
- Duplicate RPDs are calculated from raw analytical data; thus, it is possible to have two sets of data.

Quality Control Results

Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Method Blank							
Conductivity (1:5 aqueous extract at 25 °C as rec.)	uS/cm	< 10			10	Pass	
Method Blank							
Chloride	mg/kg	< 10			10	Pass	
Sulphate (as SO ₄)	mg/kg	< 10			10	Pass	
Method Blank							
Chloride	mg/kg	< 10			10	Pass	
Sulphate (as SO ₄)	mg/kg	< 10			10	Pass	
Method Blank							
Total Recoverable Hydrocarbons							
TRH C6-C9	mg/kg	< 20			20	Pass	
TRH C10-C14	mg/kg	< 20			20	Pass	
TRH C15-C28	mg/kg	< 50			50	Pass	
TRH C29-C36	mg/kg	< 50			50	Pass	
TRH C6-C10	mg/kg	< 20			20	Pass	
TRH >C10-C16	mg/kg	< 50			50	Pass	
Naphthalene	mg/kg	< 0.5			0.5	Pass	
TRH >C16-C34	mg/kg	< 100			100	Pass	
TRH >C34-C40	mg/kg	< 100			100	Pass	
Method Blank							
BTEX							
Benzene	mg/kg	< 0.1			0.1	Pass	
Toluene	mg/kg	< 0.1			0.1	Pass	
Ethylbenzene	mg/kg	< 0.1			0.1	Pass	
m&p-Xylenes	mg/kg	< 0.2			0.2	Pass	
o-Xylene	mg/kg	< 0.1			0.1	Pass	
Xylenes - Total*	mg/kg	< 0.3			0.3	Pass	
Method Blank							
Polycyclic Aromatic Hydrocarbons							
Acenaphthene	mg/kg	< 0.5			0.5	Pass	
Acenaphthylene	mg/kg	< 0.5			0.5	Pass	
Anthracene	mg/kg	< 0.5			0.5	Pass	
Benz(a)anthracene	mg/kg	< 0.5			0.5	Pass	
Benzo(a)pyrene	mg/kg	< 0.5			0.5	Pass	
Benzo(b&i)fluoranthene	mg/kg	< 0.5			0.5	Pass	
Benzo(g,h,i)perylene	mg/kg	< 0.5			0.5	Pass	
Benzo(k)fluoranthene	mg/kg	< 0.5			0.5	Pass	
Chrysene	mg/kg	< 0.5			0.5	Pass	
Dibenz(a,h)anthracene	mg/kg	< 0.5			0.5	Pass	
Fluoranthene	mg/kg	< 0.5			0.5	Pass	
Fluorene	mg/kg	< 0.5			0.5	Pass	
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.5			0.5	Pass	
Naphthalene	mg/kg	< 0.5			0.5	Pass	
Phenanthrene	mg/kg	< 0.5			0.5	Pass	
Pyrene	mg/kg	< 0.5			0.5	Pass	
Method Blank							
Organochlorine Pesticides							
Chlordanes - Total	mg/kg	< 0.1			0.1	Pass	
4,4'-DDD	mg/kg	< 0.05			0.05	Pass	
4,4'-DDE	mg/kg	< 0.05			0.05	Pass	
4,4'-DDT	mg/kg	< 0.05			0.05	Pass	
a-HCH	mg/kg	< 0.05			0.05	Pass	

Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Aldrin	mg/kg	< 0.05			0.05	Pass	
b-HCH	mg/kg	< 0.05			0.05	Pass	
d-HCH	mg/kg	< 0.05			0.05	Pass	
Dieldrin	mg/kg	< 0.05			0.05	Pass	
Endosulfan I	mg/kg	< 0.05			0.05	Pass	
Endosulfan II	mg/kg	< 0.05			0.05	Pass	
Endosulfan sulphate	mg/kg	< 0.05			0.05	Pass	
Endrin	mg/kg	< 0.05			0.05	Pass	
Endrin aldehyde	mg/kg	< 0.05			0.05	Pass	
Endrin ketone	mg/kg	< 0.05			0.05	Pass	
g-HCH (Lindane)	mg/kg	< 0.05			0.05	Pass	
Heptachlor	mg/kg	< 0.05			0.05	Pass	
Heptachlor epoxide	mg/kg	< 0.05			0.05	Pass	
Hexachlorobenzene	mg/kg	< 0.05			0.05	Pass	
Methoxychlor	mg/kg	< 0.05			0.05	Pass	
Toxaphene	mg/kg	< 0.5			0.5	Pass	
Method Blank							
Polychlorinated Biphenyls							
Aroclor-1016	mg/kg	< 0.1			0.1	Pass	
Aroclor-1221	mg/kg	< 0.1			0.1	Pass	
Aroclor-1232	mg/kg	< 0.1			0.1	Pass	
Aroclor-1242	mg/kg	< 0.1			0.1	Pass	
Aroclor-1248	mg/kg	< 0.1			0.1	Pass	
Aroclor-1254	mg/kg	< 0.1			0.1	Pass	
Aroclor-1260	mg/kg	< 0.1			0.1	Pass	
Total PCB*	mg/kg	< 0.1			0.1	Pass	
Method Blank							
Heavy Metals							
Arsenic	mg/kg	< 2			2	Pass	
Cadmium	mg/kg	< 0.4			0.4	Pass	
Chromium	mg/kg	< 5			5	Pass	
Copper	mg/kg	< 5			5	Pass	
Lead	mg/kg	< 5			5	Pass	
Mercury	mg/kg	< 0.1			0.1	Pass	
Nickel	mg/kg	< 5			5	Pass	
Zinc	mg/kg	< 5			5	Pass	
LCS - % Recovery							
Conductivity (1:5 aqueous extract at 25 °C as rec.)	%	96			70-130	Pass	
LCS - % Recovery							
Chloride	%	107			70-130	Pass	
Sulphate (as SO4)	%	90			70-130	Pass	
LCS - % Recovery							
Chloride	%	107			70-130	Pass	
Sulphate (as SO4)	%	91			70-130	Pass	
LCS - % Recovery							
Total Recoverable Hydrocarbons							
TRH C6-C9	%	84			70-130	Pass	
TRH C10-C14	%	114			70-130	Pass	
TRH C6-C10	%	82			70-130	Pass	
TRH >C10-C16	%	112			70-130	Pass	
Naphthalene	%	91			70-130	Pass	
LCS - % Recovery							
BTEX							
Benzene	%	92			70-130	Pass	

Test	Units	Result 1		Acceptance Limits	Pass Limits	Qualifying Code
Toluene	%	91		70-130	Pass	
Ethylbenzene	%	90		70-130	Pass	
m&p-Xylenes	%	95		70-130	Pass	
o-Xylene	%	95		70-130	Pass	
Xylenes - Total*	%	95		70-130	Pass	
LCS - % Recovery						
Polycyclic Aromatic Hydrocarbons						
Acenaphthene	%	94		70-130	Pass	
Acenaphthylene	%	97		70-130	Pass	
Anthracene	%	72		70-130	Pass	
Benz(a)anthracene	%	91		70-130	Pass	
Benzo(a)pyrene	%	99		70-130	Pass	
Benzo(b&j)fluoranthene	%	98		70-130	Pass	
Benzo(k)fluoranthene	%	110		70-130	Pass	
Chrysene	%	101		70-130	Pass	
Dibenz(a,h)anthracene	%	104		70-130	Pass	
Fluoranthene	%	110		70-130	Pass	
Fluorene	%	112		70-130	Pass	
Indeno(1,2,3-cd)pyrene	%	108		70-130	Pass	
Naphthalene	%	104		70-130	Pass	
Phenanthrene	%	82		70-130	Pass	
Pyrene	%	117		70-130	Pass	
LCS - % Recovery						
Organochlorine Pesticides						
4,4'-DDD	%	119		70-130	Pass	
4,4'-DDE	%	117		70-130	Pass	
4,4'-DDT	%	89		70-130	Pass	
a-HCH	%	95		70-130	Pass	
Aldrin	%	122		70-130	Pass	
b-HCH	%	91		70-130	Pass	
d-HCH	%	83		70-130	Pass	
Endosulfan I	%	107		70-130	Pass	
Endosulfan II	%	92		70-130	Pass	
Endosulfan sulphate	%	126		70-130	Pass	
Endrin	%	114		70-130	Pass	
Endrin aldehyde	%	97		70-130	Pass	
g-HCH (Lindane)	%	104		70-130	Pass	
Hexachlorobenzene	%	127		70-130	Pass	
Methoxychlor	%	123		70-130	Pass	
LCS - % Recovery						
Polychlorinated Biphenyls						
Aroclor-1016	%	82		70-130	Pass	
LCS - % Recovery						
Heavy Metals						
Arsenic	%	95		80-120	Pass	
Cadmium	%	96		80-120	Pass	
Chromium	%	91		80-120	Pass	
Copper	%	92		80-120	Pass	
Lead	%	91		80-120	Pass	
Mercury	%	85		80-120	Pass	
Nickel	%	91		80-120	Pass	
Zinc	%	91		80-120	Pass	
LCS - % Recovery						
Polycyclic Aromatic Hydrocarbons						

Test			Units	Result 1		Acceptance Limits	Pass Limits	Qualifying Code
Benzo(g,h,i)perylene			%	100		70-130	Pass	
LCS - % Recovery								
Organochlorine Pesticides								
Dieldrin			%	96		70-130	Pass	
Heptachlor			%	105		70-130	Pass	
Heptachlor epoxide			%	105		70-130	Pass	
LCS - % Recovery								
Polychlorinated Biphenyls								
Aroclor-1260			%	100		70-130	Pass	
Test	Lab Sample ID	QA Source	Units	Result 1		Acceptance Limits	Pass Limits	Qualifying Code
Spike - % Recovery								
				Result 1				
Chloride	S25-Se0007311	CP	%	100		70-130	Pass	
Sulphate (as SO4)	S25-Se0007311	CP	%	97		70-130	Pass	
Spike - % Recovery								
Total Recoverable Hydrocarbons				Result 1				
TRH C6-C9	S25-Se0002812	NCP	%	81		70-130	Pass	
TRH C10-C14	S25-Se0008845	NCP	%	122		70-130	Pass	
TRH C6-C10	S25-Se0002812	NCP	%	79		70-130	Pass	
TRH >C10-C16	S25-Se0008845	NCP	%	122		70-130	Pass	
Naphthalene	S25-Se0002812	NCP	%	81		70-130	Pass	
Spike - % Recovery								
BTEX				Result 1				
Benzene	S25-Se0002812	NCP	%	82		70-130	Pass	
Toluene	S25-Se0002812	NCP	%	86		70-130	Pass	
Ethylbenzene	S25-Se0002812	NCP	%	85		70-130	Pass	
m&p-Xylenes	S25-Se0002812	NCP	%	87		70-130	Pass	
o-Xylene	S25-Se0002812	NCP	%	86		70-130	Pass	
Xylenes - Total*	S25-Se0002812	NCP	%	86		70-130	Pass	
Spike - % Recovery								
Polycyclic Aromatic Hydrocarbons				Result 1				
Acenaphthene	N25-Se0004765	NCP	%	111		70-130	Pass	
Acenaphthylene	N25-Se0004765	NCP	%	115		70-130	Pass	
Benz(a)anthracene	N25-Se0004765	NCP	%	110		70-130	Pass	
Benzo(a)pyrene	N25-Se0004765	NCP	%	101		70-130	Pass	
Benzo(b&j)fluoranthene	N25-Se0004765	NCP	%	106		70-130	Pass	
Benzo(k)fluoranthene	N25-Se0004765	NCP	%	106		70-130	Pass	
Chrysene	N25-Se0004765	NCP	%	115		70-130	Pass	
Dibenz(a,h)anthracene	N25-Se0004765	NCP	%	115		70-130	Pass	
Fluorene	N25-Se0004765	NCP	%	128		70-130	Pass	
Indeno(1,2,3-cd)pyrene	N25-Se0004765	NCP	%	92		70-130	Pass	
Naphthalene	N25-Se0004765	NCP	%	123		70-130	Pass	
Spike - % Recovery								
Organochlorine Pesticides				Result 1				
4,4'-DDD	N25-Se0004765	NCP	%	128		70-130	Pass	
4,4'-DDT	N25-Se0004765	NCP	%	116		70-130	Pass	
a-HCH	N25-Se0004765	NCP	%	103		70-130	Pass	
b-HCH	N25-Se0004765	NCP	%	114		70-130	Pass	
d-HCH	N25-Se0004765	NCP	%	114		70-130	Pass	
Endosulfan I	N25-Se0004765	NCP	%	108		70-130	Pass	
Endosulfan II	N25-Se0004765	NCP	%	106		70-130	Pass	
Endosulfan sulphate	N25-Se0004765	NCP	%	119		70-130	Pass	
Endrin	N25-Se0004765	NCP	%	126		70-130	Pass	
Endrin aldehyde	N25-Se0004765	NCP	%	101		70-130	Pass	

Test	Lab Sample ID	QA Source	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
g-HCH (Lindane)	N25-Se0004765	NCP	%	112			70-130	Pass	
Spike - % Recovery									
Polychlorinated Biphenyls				Result 1					
Aroclor-1016	N25-Se0004765	NCP	%	99			70-130	Pass	
Spike - % Recovery									
Polycyclic Aromatic Hydrocarbons				Result 1					
Anthracene	S25-Se0002839	NCP	%	100			70-130	Pass	
Benzo(g,h,i)perylene	S25-Se0002839	NCP	%	101			70-130	Pass	
Fluoranthene	S25-Se0002839	NCP	%	110			70-130	Pass	
Phenanthrene	S25-Se0002839	NCP	%	99			70-130	Pass	
Pyrene	S25-Se0002839	NCP	%	113			70-130	Pass	
Spike - % Recovery									
Organochlorine Pesticides				Result 1					
Chlordanes - Total	S25-Se0002839	NCP	%	102			70-130	Pass	
4,4'-DDE	S25-Se0002839	NCP	%	97			70-130	Pass	
Aldrin	S25-Se0002839	NCP	%	96			70-130	Pass	
Dieldrin	S25-Se0002839	NCP	%	95			70-130	Pass	
Endrin ketone	S25-Se0002839	NCP	%	100			70-130	Pass	
Heptachlor	S25-Se0002839	NCP	%	103			70-130	Pass	
Heptachlor epoxide	S25-Se0002839	NCP	%	105			70-130	Pass	
Hexachlorobenzene	S25-Se0002839	NCP	%	93			70-130	Pass	
Methoxychlor	S25-Se0002839	NCP	%	112			70-130	Pass	
Spike - % Recovery									
Polychlorinated Biphenyls				Result 1					
Aroclor-1260	S25-Se0002839	NCP	%	103			70-130	Pass	
Spike - % Recovery									
Heavy Metals				Result 1					
Arsenic	S25-Se0007316	CP	%	97			75-125	Pass	
Cadmium	S25-Se0007316	CP	%	95			75-125	Pass	
Chromium	S25-Se0007316	CP	%	90			75-125	Pass	
Copper	S25-Se0007316	CP	%	90			75-125	Pass	
Lead	S25-Se0007316	CP	%	96			75-125	Pass	
Mercury	S25-Se0007316	CP	%	91			75-125	Pass	
Nickel	S25-Se0007316	CP	%	89			75-125	Pass	
Zinc	S25-Se0007316	CP	%	88			75-125	Pass	
Test	Lab Sample ID	QA Source	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Duplicate									
				Result 1	Result 2	RPD			
Chloride	S25-Se0008484	NCP	mg/kg	13	11	13	30%	Pass	
Conductivity (1:5 aqueous extract at 25 °C as rec.)	S25-Se0008484	NCP	uS/cm	210	200	4.0	30%	Pass	
pH (1:5 Aqueous extract at 25 °C as rec.)	S25-Se0008484	NCP	pH Units	8.3	8.4	pass	30%	Pass	
Resistivity*	S25-Se0008484	NCP	ohm.m	48	49	4.0	30%	Pass	
Sulphate (as SO4)	S25-Se0007301	CP	mg/kg	12	< 10	99	30%	Fail	Q15
Duplicate									
Sample Properties				Result 1	Result 2	RPD			
% Moisture	S25-Se0007301	CP	%	17	16	3.0	30%	Pass	
Duplicate									
				Result 1	Result 2	RPD			
Sulphate (as SO4)	S25-Se0007308	CP	mg/kg	< 10	< 10	<1	30%	Pass	
Duplicate									
				Result 1	Result 2	RPD			
Chloride	S25-Se0007309	CP	mg/kg	210	220	3.0	30%	Pass	
Sulphate (as SO4)	S25-Se0007309	CP	mg/kg	23	15	41	30%	Fail	Q15

Duplicate								
				Result 1	Result 2	RPD		
Conductivity (1:5 aqueous extract at 25 °C as rec.)	S25-Se0002885	NCP	uS/cm	51	44	14	30%	Pass
pH (1:5 Aqueous extract at 25 °C as rec.)	S25-Se0002885	NCP	pH Units	6.0	6.0	pass	30%	Pass
Resistivity*	S25-Se0002885	NCP	ohm.m	200	230	14	30%	Pass
Duplicate								
Sample Properties				Result 1	Result 2	RPD		
% Moisture	S25-Se0007311	CP	%	17	17	5.0	30%	Pass
Duplicate								
Total Recoverable Hydrocarbons				Result 1	Result 2	RPD		
TRH C10-C14	S25-Se0009274	NCP	mg/kg	< 20	< 20	<1	30%	Pass
TRH C15-C28	S25-Se0009274	NCP	mg/kg	< 50	< 50	<1	30%	Pass
TRH C29-C36	S25-Se0009274	NCP	mg/kg	< 50	< 50	<1	30%	Pass
TRH >C10-C16	S25-Se0009274	NCP	mg/kg	< 50	< 50	<1	30%	Pass
TRH >C16-C34	S25-Se0009274	NCP	mg/kg	< 100	< 100	<1	30%	Pass
TRH >C34-C40	S25-Se0009274	NCP	mg/kg	< 100	< 100	<1	30%	Pass
Duplicate								
Polycyclic Aromatic Hydrocarbons				Result 1	Result 2	RPD		
Acenaphthene	S25-Se0000837	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Acenaphthylene	S25-Se0000837	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Anthracene	S25-Se0000837	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Benz(a)anthracene	S25-Se0000837	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Benzo(a)pyrene	S25-Se0000837	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Benzo(b&j)fluoranthene	S25-Se0000837	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Benzo(g,h,i)perylene	S25-Se0000837	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Benzo(k)fluoranthene	S25-Se0000837	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Chrysene	S25-Se0000837	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Dibenz(a,h)anthracene	S25-Se0000837	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Fluoranthene	S25-Se0000837	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Fluorene	S25-Se0000837	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Indeno(1,2,3-cd)pyrene	S25-Se0000837	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Naphthalene	S25-Se0000837	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Phenanthrene	S25-Se0000837	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Pyrene	S25-Se0000837	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Duplicate								
Organochlorine Pesticides				Result 1	Result 2	RPD		
Chlordanes - Total	S25-Se0000837	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
4,4'-DDD	S25-Se0000837	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass
4,4'-DDE	S25-Se0000837	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass
4,4'-DDT	S25-Se0000837	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass
a-HCH	S25-Se0000837	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass
Aldrin	S25-Se0000837	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass
b-HCH	S25-Se0000837	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass
d-HCH	S25-Se0000837	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass
Dieldrin	S25-Se0000837	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass
Endosulfan I	S25-Se0000837	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass
Endosulfan II	S25-Se0000837	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass
Endosulfan sulphate	S25-Se0000837	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass
Endrin	S25-Se0000837	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass
Endrin aldehyde	S25-Se0000837	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass
Endrin ketone	S25-Se0000837	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass
g-HCH (Lindane)	S25-Se0000837	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass
Heptachlor	S25-Se0000837	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass
Heptachlor epoxide	S25-Se0000837	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass
Hexachlorobenzene	S25-Se0000837	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass

Duplicate								
Organochlorine Pesticides				Result 1	Result 2	RPD		
Methoxychlor	S25-Se0000837	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass
Toxaphene	S25-Se0000837	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Duplicate								
Polychlorinated Biphenyls				Result 1	Result 2	RPD		
Aroclor-1016	S25-Se0000837	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
Aroclor-1221	S25-Se0000837	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
Aroclor-1232	S25-Se0000837	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
Aroclor-1242	S25-Se0000837	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
Aroclor-1248	S25-Se0000837	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
Aroclor-1254	S25-Se0000837	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
Aroclor-1260	S25-Se0000837	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
Total PCB*	S25-Se0000837	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
Duplicate								
Total Recoverable Hydrocarbons				Result 1	Result 2	RPD		
TRH C6-C9	S25-Se0007315	CP	mg/kg	< 20	< 20	<1	30%	Pass
TRH C6-C10	S25-Se0007315	CP	mg/kg	< 20	< 20	<1	30%	Pass
Naphthalene	S25-Se0007315	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass
Duplicate								
BTEX				Result 1	Result 2	RPD		
Benzene	S25-Se0007315	CP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
Toluene	S25-Se0007315	CP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
Ethylbenzene	S25-Se0007315	CP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
m&p-Xylenes	S25-Se0007315	CP	mg/kg	< 0.2	< 0.2	<1	30%	Pass
o-Xylene	S25-Se0007315	CP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
Xylenes - Total*	S25-Se0007315	CP	mg/kg	< 0.3	< 0.3	<1	30%	Pass
Duplicate								
Heavy Metals				Result 1	Result 2	RPD		
Arsenic	S25-Se0007315	CP	mg/kg	2.5	3.1	20	30%	Pass
Cadmium	S25-Se0007315	CP	mg/kg	< 0.4	< 0.4	<1	30%	Pass
Chromium	S25-Se0007315	CP	mg/kg	61	74	19	30%	Pass
Copper	S25-Se0007315	CP	mg/kg	24	26	9.0	30%	Pass
Lead	S25-Se0007315	CP	mg/kg	7.5	9.8	26	30%	Pass
Mercury	S25-Se0007315	CP	mg/kg	< 0.1	< 0.1	<1	30%	Pass
Nickel	S25-Se0007315	CP	mg/kg	62	79	25	30%	Pass
Zinc	S25-Se0007315	CP	mg/kg	70	55	24	30%	Pass

Comments
Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	Yes
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Qualifier Codes/Comments

Code	Description
G01	The LORs have been raised due to matrix interference
N01	F2 is determined by arithmetically subtracting the "naphthalene" value from the ">C10-C16" value. The naphthalene value used in this calculation is obtained from volatiles (Purge & Trap analysis).
N02	Where we have reported both volatile (P&T GCMS) and semivolatile (GCMS) naphthalene data, results may not be identical. Provided correct sample handling protocols have been followed, any observed differences in results are likely to be due to procedural differences within each methodology. Results determined by both techniques have passed all QAQC acceptance criteria, and are entirely technically valid.
N04	F1 is determined by arithmetically subtracting the "Total BTEX" value from the "C6-C10" value. The "Total BTEX" value is obtained by summing the concentrations of BTEX analytes. The "C6-C10" value is obtained by quantitating against a standard of mixed aromatic/aliphatic analytes.
N07	Please note:- These two PAH isomers closely co-elute using the most contemporary analytical methods and both the reported concentration (and the TEQ) apply specifically to the total of the two co-eluting PAHs
Q15	The RPD reported passes Eurofins Environment Testing's QC - Acceptance Criteria as defined in the Internal Quality Control Review and Glossary page of this report.

Authorised by:

Sharlene Santos	Analytical Services Manager
Mickael Ros	Senior Analyst-Metal
Ryan Phillips	Senior Analyst-Sample Properties
Dilani Samarakoon	Senior Analyst-Inorganic
Raymond Siu	Senior Analyst-Volatile
Roopesh Rangarajan	Senior Analyst-Organic
Ryan Phillips	Senior Analyst-Inorganic



Glenn Jackson
Managing Director

Final Report – this report replaces any previously issued Report

- Indicates Not Requested


* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please [click here](#).

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3 DAY ADDITIONAL: Eurofins Test Results, Invoice - Report 1263289 : Site ST IVES (2501056)

From Sharlene Santos <Sharlene.Santos@eurofinsanz.com>
Date Tue 16/09/2025 5:27 PM
To SH_AU25_Enviro_Sample_NSW <EnviroSampleNSW@eurofinsanz.com>
Cc Bonnie Pu <Bonnie.Pu@eurofinsanz.com>

 1 attachment (129 KB)

Eurofins Test Results, Invoice - Report 1263289 : Site ST IVES (2501056);

Verified Sender: This email is from an internal and/or verified domain which passed security verifications. Remember to still be cautious with personal data and follow company policies.

Hey SR,

Can we please get the below additional on a 3 day TAT?

Kind Regards,

Sharlene Santos
Assistant Analytical Services Manager

My hours are 12pm - 8pm from Monday to Friday.
Please contact your analytical services manager (ASM) for queries outside of these hours.

Eurofins Environment Testing Australia Pty Ltd
179 Magowar Road, Girraween NSW 2145

Email: Sharlene.Santos@eurofinsanz.com
Website: www.eurofins.com.au/environmental-testing

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From: Ted Lilly <tlilly@geo-logix.com.au>
Sent: Tuesday, September 16, 2025 5:25 PM
To: Sharlene Santos <Sharlene.Santos@eurofinsanz.com>; Harsha Muthu <hmuthu@geo-logix.com.au>
Cc: Bonnie Pu <Bonnie.Pu@eurofinsanz.com>
Subject: RE: Eurofins Test Results, Invoice - Report 1263289 : Site ST IVES (2501056)

Unverified Sender: The sender of this email has not been verified. Review the content of the message carefully and verify the identity of the sender before acting on this email: replying, opening attachments or clicking links.

Hi Sharlene, can we do this on 3 day TAT.

Cheers,

Ted Lilly | Principal Engineer
Unit 2309/4 Daydream St, Warriewood NSW 2102
T: 02 9979 1722 | M: 0412 708 868 | W: www.geo-logix.com.au

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From: Sharlene Santos <Sharlene.Santos@eurofinsanz.com>
Sent: Tuesday, 16 September 2025 5:23 PM
To: Harsha Muthu <hmuthu@geo-logix.com.au>
Cc: Ted Lilly <tlilly@geo-logix.com.au>; Bonnie Pu <Bonnie.Pu@eurofinsanz.com>
Subject: Re: Eurofins Test Results, Invoice - Report 1263289 : Site ST IVES (2501056)

Hey Harsha,

Yep, I can organise this for you. What TAT would you like this job on?

Kind Regards,

Sharlene Santos
Assistant Analytical Services Manager

My hours are 12pm - 8pm from Monday to Friday.
Please contact your analytical services manager (ASM) for queries outside of these hours.

Eurofins Environment Testing Australia Pty Ltd
179 Magowar Road, Girraween NSW 2145

Email: Sharlene.Santos@eurofinsanz.com
Website: www.eurofins.com.au/environmental-testing

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From: Harsha Muthu <hmuthu@geo-logix.com.au>
Sent: Tuesday, September 16, 2025 5:13 PM
To: Sharlene Santos <Sharlene.Santos@eurofinsanz.com>
Cc: Ted Lilly <tlilly@geo-logix.com.au>; Bonnie Pu <Bonnie.Pu@eurofinsanz.com>
Subject: RE: Eurofins Test Results, Invoice - Report 1263289 : Site ST IVES (2501056)

Unverified Sender: The sender of this email has not been verified. Review the content of the message carefully and verify the identity of the sender before acting on this email: replying, opening attachments or clicking links.

Hi Sharlene,
Can you please run TCLP for nickel for the sample BH8/0.14-0.2
Project Number: 2501056

From: Sharlene Santos <EET-ELVIS@eurofinsanz.com>
Sent: Tuesday, 9 September 2025 7:20 PM
To: Ted Lilly <tlilly@geo-logix.com.au>
Cc: Harsha Muthu <hmuthu@geo-logix.com.au>
Subject: Eurofins Test Results, Invoice - Report 1263289 : Site ST IVES (2501056)

Dear Valued Client,

Please find the attached results and invoice for your project in the subject header :)

Kind Regards,

Sharlene Santos

Assistant Analytical Services Manager

My hours are 12pm - 8pm from Monday to Friday.

Please contact your analytical services manager (ASM) for queries outside of these hours.

Eurofins Environment Testing Australia Pty Ltd

179 Magowar Road, Girraween NSW 2145

Email: Sharlene.Santos@eurofinsanz.com

Website: www.eurofins.com.au/environmental-testing

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NATA# 2377
Site# 2370 & 2554

Sample Receipt Advice

Company name: Geo-Logix P/L
Contact name: - ALL RESULTS Ted Lilly
Project name: 2501056
Project ID: ADDITIONAL: ST IVES
Turnaround time: 3 Day
Date/Time received: Sep 16, 2025 5:25 PM
Eurofins reference: 1268861

Sample Information

- ✓ A detailed list of analytes logged into our LIMS, is included in the attached summary table.
- ✓ Sample Temperature of chilled sample on the batch as recorded by Eurofins Sample Receipt : 6 degrees Celsius.
- ✓ All samples have been received as described on the above COC.
- ✓ COC has been completed correctly.
- ✓ Attempt to chill was evident.
- ✓ Appropriately preserved sample containers have been used.
- ✓ All samples were received in good condition.
- ✓ Samples have been provided with adequate time to commence analysis in accordance with the relevant holding times.
- ✓ Appropriate sample containers have been used.
- ✓ Sample containers for volatile analysis received with zero headspace.
- ✗ Split sample sent to requested external lab.
- ✗ Some samples have been subcontracted.
- N/A Custody Seals intact (if used).

Notes

Contact

If you have any questions with respect to these samples, please contact your Analytical Services Manager:

Bonnie Pu on phone : or by email: Bonnie.Pu@eurofinsanz.com

Results will be delivered electronically via email to - ALL RESULTS Ted Lilly - tlilly@geo-logix.com.au.

Note: A copy of these results will also be delivered to the general Geo-Logix P/L email address.

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web: www.eurofins.com.au

email: EnviroSales@eurofinsanz.com

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Company Name: Geo-Logix P/L
Address: Bld Q2 Level 3, 2309/4 Daydream St
Warriewood
NSW 2102

Project Name: 2501056
Project ID: ADDITIONAL: ST IVES

Order No.:
Report #: 1268861
Phone: 02 9979 1722
Fax: 02 9979 1222

Received: Sep 16, 2025 5:25 PM
Due: Sep 19, 2025
Priority: 3 Day
Contact Name: - ALL RESULTS Ted Lilly

Eurofins Analytical Services Manager : Bonnie Pu

Sample Detail						Nickel	USA Leaching Procedure
Sydney Laboratory - NATA # 1261 Site # 18217						X	X
External Laboratory							
No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID		
1	BH8/0.14-0.2	Aug 29, 2025		US Leachate	S25-Se0048683	X	X
Test Counts						1	1

Geo-Logix P/L
Bld Q2 Level 3, 2309/4 Daydream St
Warriewood
NSW 2102



NATA Accredited
Accreditation Number 1261
Site Number 18217

Accredited for compliance with ISO/IEC 17025 – Testing
 NATA is a signatory to the ILAC Mutual Recognition
 Arrangement for the mutual recognition of the
 equivalence of testing, medical testing, calibration,
 inspection, proficiency testing scheme providers and
 reference materials producers reports and certificates.

Attention: - ALL RESULTS Ted Lilly

Report 1268861-L
 Project name **ADDITIONAL: 2501056**
 Project ID **ADDITIONAL: ST IVES**
 Received Date Sep 16, 2025

Client Sample ID			BH8/0.14-0.2
Sample Matrix			US Leachate
Eurofins Sample No.			S25-Se0048683
Date Sampled			Aug 29, 2025
Test/Reference	LOR	Unit	
Heavy Metals			
Nickel	0.01	mg/L	0.05
USA Leaching Procedure			
Leachate Fluid ^{C01}		comment	1.0
pH (initial)	0.1	pH Units	9.0
pH (off)	0.1	pH Units	5.4
pH (USA HCl addition)	0.1	pH Units	1.6

Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Heavy Metals - Method: LTM-MET-3040 Metals in Waters, Soils & Sediments by ICP-MS	Sydney	Sep 16, 2025	28 Days
USA Leaching Procedure - Method: LTM-GEN-7010 Leaching Procedure for Soils & Solid Wastes	Sydney	Sep 16, 2025	14 Days



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Test Counts						1	1

Internal Quality Control Review and Glossary

General

- Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples follow guidelines delineated in the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended May 2013. They are included in this QC report where applicable. Additional QC data may be available on request.
- Unless otherwise stated, all soil/sediment/solid results are reported on a dry weight basis.
- Unless otherwise stated, all biota/food results are reported on a wet weight basis on the edible portion.
- For CEC results where the sample's origin is unknown or environmentally contaminated, the results should be used advisedly.
- Actual LORs are matrix dependent. Quoted LORs may be raised where sample extracts are diluted due to interferences.
- Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds where annotated.
- SVOC analysis on waters is performed on homogenised, unfiltered samples unless noted otherwise.
- Samples were analysed on an 'as received' basis.
- Information identified in this report with **blue** colour indicates data provided by customers that may have an impact on the results.
- This report replaces any interim results previously issued.

Holding Times

Please refer to the 'Sample Preservation and Container Guide' for holding times (QS3001).

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours before sample receipt deadlines as stated on the SRA.

If the Laboratory did not receive the information in the required timeframe, and despite any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the sampling date; therefore, compliance with these may be outside the laboratory's control.

For VOCs containing vinyl chloride, styrene and 2-chloroethyl vinyl ether, the holding time is seven days; however, for all other VOCs, such as BTEX or C6-10 TRH, the holding time is 14 days.

Units

mg/kg: milligrams per kilogram	mg/L: milligrams per litre	ppm: parts per million
µg/L: micrograms per litre	ppb: parts per billion	%: Percentage
org/100 mL: Organisms per 100 millilitres	NTU: Nephelometric Turbidity Units	MPN/100 mL: Most Probable Number of organisms per 100 millilitres
CFU: Colony Forming Unit	Colour: Pt-Co Units (CU)	

Terms

APHA	American Public Health Association
CEC	Cation Exchange Capacity
COC	Chain of Custody
CP	Client Parent - QC was performed on samples pertaining to this report
CRM	Certified Reference Material (ISO17034) - reported as percent recovery.
Dry	Where moisture has been determined on a solid sample, the result is expressed on a dry weight basis.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
LOR	Limit of Reporting.
LCS	Laboratory Control Sample - reported as percent recovery.
Method Blank	In the case of solid samples, these are performed on laboratory-certified clean sands and in the case of water samples, these are performed on de-ionised water.
NCP	Non-Client Parent - QC performed on samples not pertaining to this report, QC represents the sequence or batch that client samples were analysed within.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
SRA	Sample Receipt Advice
Surr - Surrogate	The addition of a similar compound to the analyte target is reported as percentage recovery. See below for acceptance criteria.
TBTO	Tributyltin oxide (<i>bis</i> -tributyltin oxide) - individual tributyltin compounds cannot be identified separately in the environment; however, free tributyltin was measured, and its values were converted stoichiometrically into tributyltin oxide for comparison with regulatory limits.
TCLP	Toxicity Characteristic Leaching Procedure
TEQ	Toxic Equivalency Quotient or Total Equivalence
QSM	US Department of Defense Quality Systems Manual Version 6.0
US EPA	United States Environmental Protection Agency
WA DWER	Sum of PFBA, PFPeA, PFHxA, PFHpA, PFOA, PFBS, PFHxS, PFOS, 6:2 FTSA, 8:2 FTSA

QC - Acceptance Criteria

The acceptance criteria should only be used as a guide and may be different when site-specific Sampling Analysis and Quality Plan (SAQP) have been implemented.

RPD Duplicates: Global RPD Duplicates Acceptance Criteria is ≤30%; however, the following acceptance guidelines are equally applicable:

Results <10 times the LOR:	No Limit
Results between 10-20 times the LOR:	RPD must lie between 0-50%
Results >20 times the LOR:	RPD must lie between 0-30%

NOTE: pH duplicates are reported as a range, not as RPD

Surrogate Recoveries: Recoveries must lie between 20-130% for Speciated Phenols & 50-150% for PFAS. SVOCs recoveries 20 – 150%, VOC recoveries 50 – 150%

PFAS field samples containing surrogate recoveries above the QC limit designated in QSM 6.0, where no positive PFAS results have been reported or reviewed, and no data was affected.

QC Data General Comments

- Where a result is reported as less than (<), higher than the nominated LOR, this is due to either matrix interference, extract dilution required due to interferences or contaminant levels within the sample, high moisture content or insufficient sample provided.
- Duplicate data shown within this report that states the word "BATCH" is a Batch Duplicate from outside of your sample batch but within the laboratory sample batch at a 1:10 ratio. The Parent and Duplicate data shown are not data from your samples.
- pH and Free Chlorine analysed in the laboratory - Analysis on this test must begin within 30 minutes of sampling. Therefore, laboratory analysis is unlikely to be completed within holding time. Analysis will begin as soon as possible after sample receipt.
- Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of recovery, the term "INT" appears against that analyte.
- For Matrix Spikes and LCS results, a dash "-" in the report means that the specific analyte was not added to the QC sample.
- Duplicate RPDs are calculated from raw analytical data; thus, it is possible to have two sets of data.

Quality Control Results

Test				Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code	
Method Blank											
Heavy Metals											
Nickel				mg/L	< 0.01			0.01	Pass		
LCS - % Recovery											
Heavy Metals											
Nickel				%	90			80-120	Pass		
Test	Lab Sample ID	QA Source	Units	Result 1				Acceptance Limits	Pass Limits	Qualifying Code	
Spike - % Recovery											
Heavy Metals											
Nickel				CP	%	90		75-125	Pass		
Test	Lab Sample ID	QA Source	Units	Result 1				Acceptance Limits	Pass Limits	Qualifying Code	
Duplicate											
Heavy Metals											
Nickel				NCP	mg/L	0.04	0.04	4.0	30%	Pass	

Comments
Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	Yes
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Qualifier Codes/Comments

Code	Description
C01	Leachate Fluid Key: 1 - pH 5.0; 2 - pH 2.9; 3 - pH 9.2; 4 - Reagent (DI) water; 5 - Client sample, 6 - other

Authorised by:

Nileshni Goundar	Analytical Services Manager
Mickael Ros	Senior Analyst-Metal
Ryan Phillips	Senior Analyst-Sample Properties



Glenn Jackson
Managing Director

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please [click here](#).

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