



Report on
Preliminary Site Investigation (Contamination)

Contamination Investigation Services for
Neighbourhood Release 5 Sites
618-624 Mowbray Road West, 25-29 Mindarie Street,
Lane Cove North

Prepared for
New South Wales Land and Housing Corporation

Project 99537.00
February 2020

Integrated Practical Solutions



Document History

Document details

Project No.	99537.00	Document No.	R.001.Rev0
Document title	Report on Preliminary Site Investigation (Contamination) Contamination Investigation Services for Neighbourhood Release 5 Sites		
Site address	618-624 Mowbray Road West, 25-29 Mindarie Street, Lane Cove North		
Report prepared for	New South Wales Land and Housing Corporation		
File name	99537.00.R.001.Rev0		

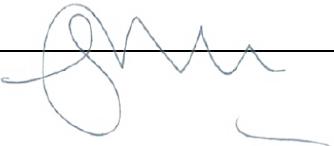
Document status and review

Status	Prepared by	Reviewed by	Date issued
Revision 0	Joel James-Hall		24 February 2020

Distribution of copies

Status	Electronic	Paper	Issued to
Revision 0	1	0	Subha Sarkar, Touchstone Partners Pty Ltd

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

	Signature	Date
Author		24 February 2020
Reviewer		24 February 2020



FS 604853

Douglas Partners Pty Ltd
ABN 75 053 980 117
www.douglaspartners.com.au
96 Hermitage Road
West Ryde NSW 2114
PO Box 472
West Ryde NSW 1685
Phone (02) 9809 0666

Table of Contents

	Page
1. Introduction	1
2. Scope of Works	1
3. Site Description	2
3.1 Site Identification	2
3.2 Site Walkover	2
4. Soil Landscapes, Geology, Topography, Hydrology, Hydrogeology and Acid Sulfate Soil Potential	3
4.1 Soil Landscapes	3
4.2 Geology	3
4.3 Topography, Hydrology and Hydrogeology	3
4.4 Acid Sulfate Soils	4
5. Site History Information	4
5.1 Historical Aerial Photographs	4
5.2 Historical Business Listings	5
5.3 NSW EPA Public Registers Search	5
5.4 Title Deeds Search	6
5.5 Council Section 10.7 Planning Certificate	8
5.6 Council Records	8
5.7 SafeWork NSW	8
5.8 Site History Summary	8
6. Conceptual Site Model	9
6.1 Potential Receptors	9
6.2 Potential Pathways	10
6.3 Summary of CSM	10
7. Discussion	12
8. Conclusions and Recommendations	12
9. Limitations	12

Appendices

- Appendix A: About This Report
- Appendix B: Site Photographs and Drawings
- Appendix C: Site History Documentation

Report on Preliminary Site Investigation (Contamination)

Contamination Investigation Services for Neighbourhood Release 5 Sites

618-624 Mowbray Road West, 25-29 Mindarie Street, Lane Cove North

1. Introduction

Douglas Partners Pty Ltd (DP) was commissioned by New South Wales Land and Housing Corporation (LAHC) to undertake a Preliminary Site Investigation (PSI) for contamination for the proposed future residential re-development at 618-624 Mowbray Road and 25-29 Mindarie Street, Lane Cove North (the site, as shown on Drawing 1, Appendix A). The investigation was carried out in accordance with DP's Proposal SYD191169.P.001 dated 8 November 2019.

The site is currently occupied by seven residential dwellings. It is understood that future redevelopment of the site is to be conducted under the LAHC Communities Plus Program. Given the current zoning of the land as high density residential this may entail low- or high-density residential housing or a mixture thereof.

The purpose of the current investigation is to review readily available site information to provide an indication of the risk and nature of potential contamination at the site, identify significant data gaps, and to provide recommendations for further works, if deemed necessary.

2. Scope of Works

DP carried out the following scope of works:

- Review of published geological, soil landscape and acid sulphate soil maps;
- Obtain and review Lotsearch Enviro Professional Report LS010309_EP for the site, including:
 - Department of Primary Industry groundwater bore records for registered groundwater bores in the vicinity of the site;
 - Available historical aerial photographs to assess likely past uses of the site;
 - Historical business listings to identify potential sources of contamination at or near the site; and
 - NSW EPA public registers for notices and licences issued under the *Contaminated Land Management Act 1997* (CLM Act) and the *Protection of the Environment Operations Act 1997* (POEO Act).
- Review of other pertinent site history information comprising:
 - Recent aerial imagery obtained through Nearmap;
 - Current and historical land titles;
 - Council's Section 10.7 Planning Certificate;
 - Council records obtained through an informal government information public access (GIPA) application; and

- Search of the SafeWork NSW register to identify hazardous chemicals on premises.
- Review of relevant previous investigations undertaken by DP at the site or nearby sites;
- A site walkover to observe current and recent land use and assess the potential for contaminating activities; and
- Preparation of this report detailing the findings of the assessment and a discussion of the potential risk of contamination at the site as well as recommendations for further works, if deemed necessary.

3. Site Description

3.1 Site Identification

Table 1 below summarises key information identifying the seven properties comprising the site.

Table 1: Site Identification Details

Item	Details
Site Owner	LAHC
Site Address	618, 620, 622 & 624 Mowbray Road West and 25, 27 & 29 Mindarie Street, Lane Cove North
Current land use	Residential
Lot and Deposited Plan (D.P.)	Lots 17, 18, 19, 20, 64, 65 & 66, D.P.35865
Council	Lane Cove Council
Approximate Site Area	4,100 m ²
Proposed future land-use	Residential

3.2 Site Walkover

A site walkover was conducted by a DP environmental engineer on 19 December 2019. Photographs from the site walkover are included in Appendix B, individual property locations are indicated on Drawing 1, Appendix B. At the time of the walkover, the site consisted of seven unoccupied residential dwellings situated at the corners of Mowbray Road West, Hatfield and Mindarie Streets.

All seven residential properties were unoccupied during the site walkover, with varying amounts of rubbish, including household furniture and general refuse fly tipped in the yards and inside the properties. Minor quantities of dumped chemical containers were observed, including a 20 L pesticide container and paint / oil cans at 25 Mindarie Street. Some properties contained tool-sheds likely to previously have stored household chemicals, potentially including cleaning products, paints, oil and pesticides & herbicides. 618 Mowbray Road was observed to have a tool-shed containing paint & oil containers and car parts (engine block) in the backyard. Potential asbestos containing materials (ACM) were observed in exposed broken fibre board at 25 Mindarie Street, further potential ACM may

be situated in the eaves of the properties, fuse boxes, internal walls and in other construction materials based upon the age of the properties.

No other obvious signs of contamination were observed.

4. Soil Landscapes, Geology, Topography, Hydrology, Hydrogeology and Acid Sulfate Soil Potential

4.1 Soil Landscapes

Reference to the *Sydney 1:100 000 Soils Landscape Sheet* indicates the site is underlain by the Lucas Heights soil landscape (mapping unit lh) generally characterised by gently undulating crests and ridges on plateau surface of the Mittagong Formation (alternating bands of shale and fine-grained sandstones), with minor areas overlying Hawkesbury Sandstone or Ashfield Shale. Local relief rises to 30 m, with slopes <10%. Rock outcrops are absent.

Soils typically consist of moderately deep, hardsetting yellow podzolic soils and yellow soloths, generally comprising stony soil with low soil fertility and water holding capacity.

4.2 Geology

Reference to the *Sydney 1:100,000 Geology Sheet* indicates that the site is underlain by Hawkesbury Sandstone (mapping unit Rh) of the Triassic age. This formation typically comprises medium to coarse-grained quartz sandstone, very minor shale and laminitic lenses.

4.3 Topography, Hydrology and Hydrogeology

Local topography slopes downwards to the south from approximately 50 m AHD in the north to 42 m AHD to the south. The regional topography slopes further to the south to approximately 16-20 m AHD towards Stringy Bark Creek.

Surface water and groundwater is anticipated to follow the general regional topography towards Stringybark Creek to the south which in turn feeds into the Lane Cove River further to the west.

A search of the groundwater bore database maintained by the Department of Primary Industry was included in the Lotsearch report provided in Appendix C. Review of the records indicates that there are three bores within 1 km of the site located between 600 and 950 m to the north east. Based on the expected regional groundwater flow these bores are not located up- or down-gradient of the current site.

4.4 Acid Sulfate Soils

Reference to the *Atlas of Australian Acid Sulfate Soils* included in the Lotsearch report indicates that the site lies in a “Class C” area, where there is an extremely low (1-5%) chance of occurrence. Given that the site lies at a relatively high elevation, acid sulfate soils are not likely to be present.

5. Site History Information

5.1 Historical Aerial Photographs

Historical aerial photographs from 1943 to 2009 were included in the Lotsearch report (Appendix C).

These were reviewed to identify past land uses and hence the potential for contaminating activities to have impacted the site. A summary of the aerial photograph review is given below.

1943 - The site appears to comprise of undeveloped land consisting of open grassed space and bushland, with Mowbray Road immediately adjacent to the north. The surrounding areas to the south also consists of undeveloped bushland. North of Mowbray Road is a large open lot which appears to be vacant. Limited residential development is visible to the north east.

1956 - The site has been developed with 7 residential properties comprising the current site. The surrounding areas have also been developed with residential properties surrounding the current site.

1961 - No significant changes to the site are visible. Surrounding areas appear largely unchanged, small additions to the school to the north are visible.

1965 - No significant changes to the site are visible. Surrounding areas appear largely unchanged.

1970 - No significant changes to the site are visible. Surrounding areas appear largely unchanged, with only minor additions near the school, including the construction of playing surfaces and a small structure in the open space immediately to the south of the site, possibly as the part of a playground.

1982 - No significant changes to the site are visible. Additional residential development visible further to the south of the site.

1991 - No significant changes to the site are visible. Further development of the school to the north is visible including additional playing surface (possibly tennis courts).

2000 - No significant changes to the site are visible. Continued development of the school to the north is visible.

2007 - No significant changes to the site are visible. Continued development of the school to the north is visible.

2014 - No significant changes to the site are visible. Continued development of the school to the north is visible in addition to three high density residential developments immediately to the west of the site.

2018 - No significant changes to the site are visible. Continued development of the school to the north is visible in addition to completion of 5 high density residential developments to the west and 3 to the east.

2019 - No significant changes to the site are visible. Residential buildings in cul-de-sac to the south appear to have been demolished. The park area immediately to the south appears to have been re-developed.

5.2 Historical Business Listings

A review of historical business records from 1948 to 1993 provided in the Lotsearch report (Appendix C) was undertaken to identify potentially contaminating business activities that could impact the site.

A summary of potentially contaminating business activities is provided in Table 2 below (It should be noted that a motor garage was identified 261 m to the south east which is downgradient of the current site and is not listed below).

Table 2: Summary of Historic Potentially Contaminating Business Activities

Year	Business Activity	Approximate Distance from Site	Potential Contamination
1961	Earth-moving contractors / Carriers and Cartage Contractors	15 m south west	TRH (fuels) & TRH, Metals, PAH (uncontrolled tipping/transport of fill)
1965	Carriers and Cartage Contractors	30 m north east	TRH (fuels)

Notes:

TPH -	total petroleum hydrocarbons
BTEX -	benzene, toluene, ethylbenzene, xylene
PAH -	polycyclic aromatic hydrocarbons
PCB -	polychlorinated biphenyls
OCP -	organochlorine pesticides
OPP -	organophosphorus pesticides
VOC -	volatile organic compounds
PFAS -	Per- and poly-fluoroalkyl substances

5.3 NSW EPA Public Registers Search

The EPA maintains a public database of contaminated sites under Section 58 of the CLM Act. The notices relate to investigation and / or remediation of site contamination considered to be significantly contaminated under the definition in the CLM Act.

A site will appear on the Contaminated Land: Record of Notices if the site has been issued a regulatory notice by the EPA. Sites appearing in the List of NSW Contaminated Sites Notified to the EPA indicate that the site is considered to be contaminated by the notifier and warrant reporting to the EPA. However, the contamination may or may not be significant enough to warrant regulation and is

subject to further review by the EPA. The NSW EPA also issues environmental protection licenses under Section 308 of the POEO Act.

Based on the Lotsearch report, the following is indicated:

- No notices or orders made under the CLM Act have been issued for the site or adjacent properties;
- The site and adjacent properties have not been included in the list of NSW contaminated sites notified to EPA;
- No licences under Schedule 1 of the POEO Act have been issued for the site; and
- No records were found relating to sites that are part of the EPA PFAS investigation within 1 km of the site.

5.4 Title Deeds Search

A historical title deeds search was conducted on the site by Infotrack Pty Ltd to obtain information regarding previous land ownership and occupancy details. This information provides an indication of previous land uses and also gives an insight into potential sources of contamination at the site. It should, however, be noted that title deeds alone are not conclusive of land use and need to be used in conjunction with other site history information (e.g., aerial photographs) to gain a better understanding of the likely land use.

Title deeds dating back to 1915 were obtained for the lots summarised in Table 1. A summary of the title deeds and inferred land uses is presented in Table 3 below. A full copy of the land titles search is provided in Appendix C.

Table 3: Summary of Historic Title Deeds and Probable Land Uses

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations Where Available	Inferred Land Use
As regards the part of the subject lands within the area numbered (1) on the attached Cadastral Records Enquiry Report		
11.11.1937 (1937 to 1946)	Sir Mark Sheldon (Knight) Lady Blanche Mary Sheldon (Married Woman)	Residential
24.07.1946	Housing Commission of New South Wales	Residential
As regards the part of Lots 17 and 66 D.P. 35865 within the area numbered (2) on the attached Cadastral Records Enquiry Report		
03.06.1915 (1915 to 1941)	Alfred Edward Sendall (Solicitor)	Residential
12.06.1941 (1941 to 1941)	Neville Chisholm Sendall (Solicitor) (Transmission Application not investigated)	Residential
10.07.1941 (1941 to 1946)	General Investments Pty Limited	Residential
24.07.1946	Housing Commission of New South Wales	Residential

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations Where Available	Inferred Land Use
Continued as regards Lots 17,19, 64, and 66 D.P. 35865		
24.07.1946 (1946 to date)	# Housing Commission of New South Wales	Residential
Continued as regards Lot 18 D.P. 35865		
24.07.1946 (1946 to 1976)	# Housing Commission of New South Wales	Residential
18.06.1976 (1976 to 1989)	Raymond Alan Leech (Representative) Shirley Faye Leech (Married Woman)	Residential
05.09.1989 (1989 to 1992)	Gregory William Kitson (Manager) Stella Kitson (Married Woman)	Residential
30.11.1992 (1992 to 2002)	Israel Rosen Faye Rosen	Residential
19.11.2002 (2002 to 2003)	Faye Rosen	Residential
22.07.2003 (2003 to 2009)	Hong Zhou Wi Zhong Yuan	Residential
30.09.2009 (2009 to 2017)	Eran Segev Galit Segev	Residential
10.01.2017 (2017 to date)	# New South Wales Land and Housing Corporation	Residential
Continued as regards Lot 20 D.P. 35865		
24.07.1946 (1946 to 1982)	# Housing Commission of New South Wales	Residential
10.05.1982 (1982 to 1988)	Joyce Beryl Malcolm	Residential
11.03.1988 (1988 to 1993)	Robert Andrew Kay Charlotte Tekstra	Residential
30.12.1993 (1993 to 1995)	Walter Gary Hutchinson Janine Nicole Hutchinson	Residential
25.08.1995 (1995 to 2017)	Sandra Faye Trudgett	Residential
10.01.2017 (2017 to date)	# New South Wales Land and Housing Corporation	Residential
Continued as regards Lot 65 D.P. 35865		
24.07.1946 (1946 to 1988)	# Housing Commission of New South Wales	Residential
04.07.1988 (1988 to 1991)	Jack Newling Beth Patricia Newling	Residential
17.09.1991 (1991 to 1997)	Freddie Yu Hwua Sia Nyuk Kiaw Chai	Residential
28.11.1997 (1997 to 1999)	Neil Michael Mayo	Residential
12.08.1999 (1999 to 2017)	Neil Michael Mayo Louise Melanie White	Residential

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations Where Available	Inferred Land Use
10.01.2017 (2017 to date)	# New South Wales Land and Housing Corporation	Residential

5.5 Council Section 10.7 Planning Certificate

A review of the Section 10.7 Planning Certificates (see Appendix C) provided by LAHC, dated 24 October 2019 indicated the following:

- The site is not declared to be significantly contaminated within the meaning of the CLM Act;
- The site is not subject to a management order or an on-going maintenance order within the meaning of the CLM Act;
- The site is not the subject of an approved voluntary management proposal within the meaning of the CLM Act; and
- The site is not the subject of a site audit statement within the meaning of the CLM Act.

It is noted that some residential homes within the local government area have been identified as containing loose fill asbestos insulation. However, a search of the loose fill asbestos insulation register on 16 December 2019 for all of the lots comprising the site did not return any results.

5.6 Council Records

No documentation relating to key information including, but not limited to, development applications, geotechnical and contamination consultant reports were made available through an informal information request (GIPA) to Lane Cove Council.

5.7 SafeWork NSW

The results of the SafeWork NSW Site Search for Schedule 11 Hazardous Chemicals on Premises undertaken in December 2019 indicates that no hazardous chemical have been or are currently stored on the site.

5.8 Site History Summary

From the available site history documentation, the current site comprising the existing 7 residential dwellings appears to have historically been in continuous use for residential purposes, with the approximate current extent of the properties visible in historical aerial photographs since 1956. Areas surrounding the site have gradually developed as a residential area, in particular the development of the school to the north and more recent high-density residential developments nearby. No available site history information indicates any significant historic contamination issues at the site or from nearby land uses.

6. Conceptual Site Model

A Conceptual Site Model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or in the future i.e., it enables an assessment of the potential source – pathway – receptor linkages (complete pathways).

Based on the review of site history information and the site walkover, the following potential sources of contamination and associated contaminants of potential concern (COPC) have been identified and are summarised in Table 4 below.

Table 4: Potential Contamination Sources and Associated Contaminants of Potential Concern

Potential Source	Description of Potential Contaminating Activity	Contaminants of Potential Concern
Fill and surficial soil (S1)	Uncontrolled fill placed on-site and fly tipping of waste.	Heavy metals, TPH, BTEX, PAH, PCB, OCP, OPP, phenols and asbestos.
Hazardous building materials in existing structures (S2)	Considering the age of the existing structures, it is considered likely that hazardous building materials, including ACM and lead paint were used in the construction materials.	Asbestos, lead and PCB.

Notes:

TPH -	total petroleum hydrocarbons
BTEX -	benzene, toluene, ethylbenzene, xylene
PAH -	polycyclic aromatic hydrocarbons
PCB -	polychlorinated biphenyls
OCP -	organochlorine pesticides
OPP -	organophosphorus pesticides
VOC -	volatile organic compounds

6.1 Potential Receptors

The following potential receptors (R) have been identified:

Human Health Receptors:

- R1 - Construction workers (during site redevelopment);
- R2 - Future site users; and
- R3 - Land users in adjacent areas.

Environmental Receptors:

- R4 - Local groundwater;
- R5 - Nearby surface water bodies; and
- R6 - Local Ecology.

6.2 Potential Pathways

The following potential exposure pathways are primarily relevant to human receptors:

- P1 - Ingestion and dermal contact; and
- P2 - Inhalation of fibres and/or dust and / or vapours.

The following potential exposure pathways are primarily relevant to environmental receptors:

- P3 - Leaching of contaminants and vertical migration into groundwater;
- P4 - Surface water run-off;
- P5 - Lateral migration of groundwater; and
- P6 - Direct contact with local ecology.

6.3 Summary of CSM

A 'source – pathway – receptor' approach has been used to assess the potential risks of harm being caused to the identified receptors from contamination sources on or in the vicinity of the site, via exposure pathways (complete pathways). The possible pathways between the above sources (S1 to S4) and receptors are provided in Table 5 below.

Table 5: Conceptual Site Model

Source	Transport Pathway	Receptor	Risk Management Action Recommended
Fill and surficial soil (S1)	P1 - Ingestion and dermal contact P2 - Inhalation of fibres / dust and / or vapours	R1 - Construction workers. R2 - Future site users	<p>An intrusive investigation of site soils is recommended to assess possible contamination issues including chemical testing of soils.</p> <p>Should results of the soil testing indicate signs of contamination, groundwater testing may be recommended.</p>
	P2 - Inhalation of fibres and / or dust and / or vapours.	R3 - Land users in adjacent areas	
	P3 - Leaching of contaminants and vertical migration into groundwater	R4 - Local groundwater R6 - Local Ecology	
	P4 - Surface water run-off P5 - Lateral migration of groundwater	R5 - Surface water bodies R6 - Local Ecology	
	P6 - Direct contact with Local ecology	R6 - Local Ecology	
Hazardous building materials in existing structures (S2)	P2 - Inhalation of fibres / dust and/or vapours	R1 - Construction workers. R2 - Future site users	<p>A hazardous material survey should be conducted prior to demolition with a clearance certificate provided for the ground surface post demolition.</p>
Hazardous building materials in existing structures (S2)	P1 - Ingestion and dermal contact P2 - Inhalation of fibres / dust and/or vapours	R1 - Construction workers R2 - Future site users	
	P2 - Inhalation of fibres / dust and/or vapours	R3 - Land users in adjacent areas.	

7. Discussion

From the available site history documentation, the current site comprising the existing 7 residential dwellings appears to have historically been in continuous use for residential purposes, with the approximate current extent of the properties visible in historical aerial photographs since 1956. Areas surrounding the site have gradually developed as a residential area, in particular the development of the school to the north and more recent high-density residential developments nearby. No available site history information indicates any significant historic contamination issues at the site or from nearby land uses.

Overall, based on the site history information, the site is considered to pose a low to moderate risk of contamination, however, intrusive soil investigation is recommended to confirm this conclusion.

8. Conclusions and Recommendations

Based on the review of the site history review and the walkover, the following assessments are recommended prior to development to confirm the contamination status of the site:

- **Existing Structures:** A pre-demolition hazardous building material survey in accordance with SafeWork NSW requirements is recommended to be conducted by an appropriately qualified occupation hygienist prior to the demolition of the existing structures. All demolition work should be undertaken by a licenced demolition contractor and a clearance certificate provided by an occupational hygienist for the ground surface post demolition;
- **Soil:** An intrusive soil investigation should be conducted to assess the potential for soil contamination and to assist with any waste classification of material to be disposed of off-site; and
- **Groundwater:** Should the results of the soil investigation indicate signs of contamination, groundwater testing may be recommended.

9. Limitations

Douglas Partners (DP) has prepared this report for this project at 618 - 624 Mowbray Road West and 25-29 Mindarie Street, Lane Cove in accordance with DP's proposal SYD191169.P.001.Rev0 dated 08 November 2019 and acceptance received from LAHC dated 9 December 2019. The work was carried out under the LAHC Conditions of Agreement (LAHC 2019/524). This report is provided for the exclusive use of LAHC for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

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

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

The contents of this report do not constitute formal design components such as are required, by the Health and Safety Legislation and Regulations, to be included in a Safety Report specifying the hazards likely to be encountered during construction and the controls required to mitigate risk. This design process requires risk assessment to be undertaken, with such assessment being dependent upon factors relating to likelihood of occurrence and consequences of damage to property and to life. This, in turn, requires project data and analysis presently beyond the knowledge and project role respectively of DP. DP may be able, however, to assist the client in carrying out a risk assessment of potential hazards contained in the Comments section of this report, as an extension to the current scope of works, if so requested, and provided that suitable additional information is made available to DP. Any such risk assessment would, however, be necessarily restricted to the environmental components set out in this report and to their application by the project designers to project design, construction, maintenance and demolition.

Douglas Partners Pty Ltd

Appendix A

About This Report

About this Report



Introduction

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

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

Copyright

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

Borehole and Test Pit Logs

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

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

Groundwater

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

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

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

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

Reports

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

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

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

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

About this Report

Site Anomalies

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

Information for Contractual Purposes

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

Site Inspection

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

Appendix B

Site Photographs and Drawings



Photo 1: 29 Mindarie St



Photo 2: Rear of 27 Mindarie St

Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT:	99537.00
	Preliminary Site Investigation		PLATE No:	1
	618-624 Mowbray Rd W, 25-29 Mindarie St, Lane Cove Nth, NSW		REV:	0
	CLIENT	NSW LAHC	DATE	13/01/2020



Photo 3: Side of 25 Mindarie St, fly tipped rubbish



Photo 4: Exposed fibre board (potential ACM) 25 Mindarie St

Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT:	99537.00
	Preliminary Site Investigation		PLATE No:	2
	618-624 Mowbray Rd W, 25-29 Mindarie St, Lane Cove Nth, NSW		REV:	0
	CLIENT	NSW LAHC	DATE	13/01/2020



Photo 5: Rear of 618 Mowbray Rd W, shed with miscellaneous rubbish and chemical containers



Photo 6: Rear of 622 Mowbray Rd W

Douglas Partners Geotechnics Environment Groundwater	Site Photographs		PROJECT:	99537.00
	Preliminary Site Investigation		PLATE No:	3
	618-624 Mowbray Rd W, 25-29 Mindarie St, Lane Cove Nth, NSW		REV:	0
	CLIENT	NSW LAHC	DATE	13/01/2020



Notes:
1. Basemap from nearmap.com (dated 22/10/2019)

Legend
 Site Boundary
 Approximate Property Boundaries

0 5 10 15 m

Appendix C

Site History Documentation



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 12 Dec 2019 16:30:53

Reference: LS010309 EP

Address: 618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.

You should obtain independent advice before you make any decision based on the information within the report.

The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

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

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Finance, Services & Innovation	14/10/2019	14/10/2019	Quarterly	-	-	-	-
Topographic Data	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	As required	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	19/11/2019	18/11/2019	Monthly	1000	0	0	3
Contaminated Land Records of Notice	Environment Protection Authority	13/11/2019	13/11/2019	Monthly	1000	0	0	1
Former Gasworks	Environment Protection Authority	03/12/2019	11/10/2017	Monthly	1000	0	0	0
National Waste Management Facilities Database	Geoscience Australia	05/11/2019	07/03/2017	Quarterly	1000	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	04/11/2019	04/11/2019	Monthly	2000	0	0	0
Defence PFAS Investigation & Management Program	Department of Defence	04/11/2019	04/11/2019	Monthly	2000	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	04/11/2019	04/11/2019	Monthly	2000	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	04/11/2019	04/11/2019	Monthly	2000	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	13/12/2018	13/12/2018	Annually	1000	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	25/11/2019	25/11/2019	Monthly	1000	0	0	0
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	25/11/2019	25/11/2019	Monthly	1000	0	0	2
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	25/11/2019	25/11/2019	Monthly	1000	0	0	6
UPSS Environmentally Sensitive Zones	Environment Protection Authority	14/04/2015	12/01/2010	As required	1000	1	1	1
UBD Business Directories 1950 - 1991 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	11	11
UBD Business Directories 1950 - 1991 (Road & Area Matches)	Hardie Grant			Not required	150	-	10	10
UBD Business Directory Drycleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500	0	0	0
UBD Business Directory Drycleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500	-	0	4
Points of Interest	NSW Department of Finance, Services & Innovation	19/09/2019	19/09/2019	Quarterly	1000	0	2	41
Tanks (Areas)	NSW Department of Finance, Services & Innovation	19/09/2019	19/09/2019	Quarterly	1000	0	0	0
Tanks (Points)	NSW Department of Finance, Services & Innovation	19/09/2019	19/09/2019	Quarterly	1000	0	0	0
Major Easements	NSW Department of Finance, Services & Innovation	19/09/2019	19/09/2019	Quarterly	1000	0	0	11
State Forest	NSW Department of Finance, Services & Innovation	18/01/2018	18/01/2018	As required	1000	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	16/01/2019	14/11/2018	Annually	1000	0	0	1
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1000	1	1	1
Botany Groundwater Management Zones	NSW Department of Primary Industries	15/03/2018	01/10/2005	As required	1000	0	0	0
Groundwater Boreholes	NSW Dept. of Primary Industries - Water NSW; Commonwealth of Australia (Bureau of Meteorology)	24/07/2018	23/07/2018	Annually	2000	0	0	30
Geological Units 1:100,000	NSW Dept. of Industry, Resources & Energy	20/08/2014		None planned	1000	1	-	4

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Geological Structures 1:100,000	NSW Dept. of Industry, Resources & Energy	20/08/2014		None planned	1000	0	-	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000	0	0	0
Soil Landscapes	NSW Office of Environment & Heritage	12/08/2014		None planned	1000	1	-	6
Atlas of Australian Soils	ABARES	19/05/2017	17/02/2011	As required	1000	1	1	2
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning and Environment	06/12/2019	11/10/2019	Weekly	500	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000	1	1	3
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000	0	0	0
Dryland Salinity Potential of Western Sydney	NSW Office of Environment & Heritage	12/05/2017	01/01/2002	None planned	1000	-	-	-
Mining Subsidence Districts	NSW Department of Finance, Services & Innovation	19/09/2019	19/09/2019	Quarterly	1000	0	0	0
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning and Environment	06/12/2019	07/12/2018	Weekly	1000	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning and Environment	06/12/2019	29/11/2019	Weekly	1000	1	9	99
Commonwealth Heritage List	Australian Government Department of the Environment and Energy - Heritage Branch	16/01/2019	31/07/2018	Unknown	1000	0	0	0
National Heritage List	Australian Government Department of the Environment and Energy - Heritage Branch	16/01/2019	28/09/2018	Unknown	1000	0	0	0
State Heritage Register - Curtilages	NSW Office of Environment & Heritage	08/11/2019	09/11/2018	Quarterly	1000	0	0	0
Environmental Planning Instrument Heritage	NSW Department of Planning and Environment	06/12/2019	29/11/2019	Weekly	1000	0	0	11
Bush Fire Prone Land	NSW Rural Fire Service	28/08/2019	03/06/2019	Quarterly	1000	1	2	3
Native Vegetation of the Sydney Metropolitan Area	NSW Office of Environment & Heritage	01/03/2017	16/12/2016	As required	1000	1	3	18
Ramsar Wetlands of Australia	Commonwealth of Australia Department of the Environment	08/10/2014	24/06/2011	As required	1000	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	0	1	3
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	0	1	7
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	12/12/2019	12/12/2019	Weekly	10000	-	-	-

Site Diagram

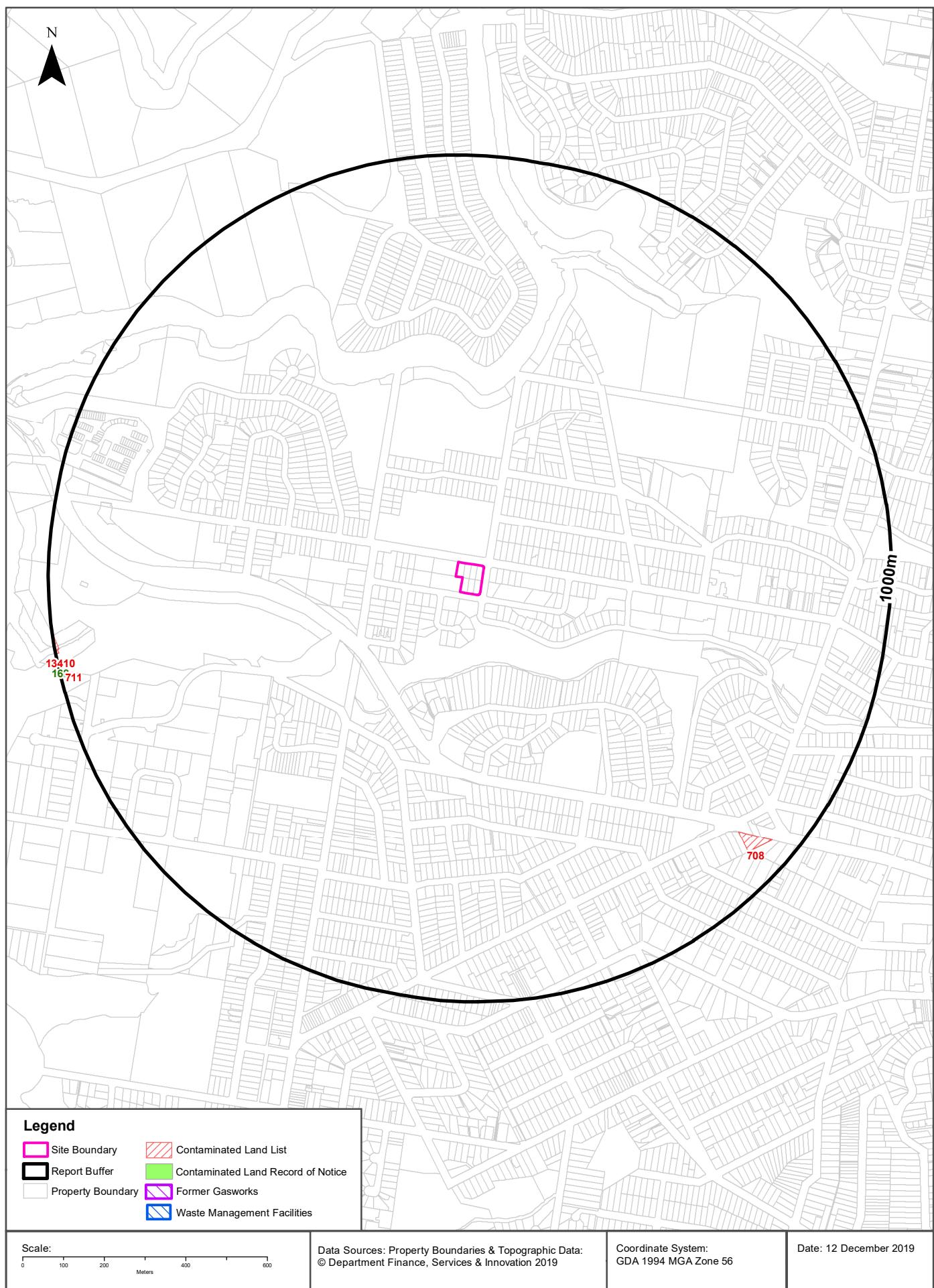
618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Legend	Total Area: 4106m ² Total Perimeter: 271m	Scale: 0 10 20 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: Aerial Imagery: © Aerometrex Pty Ltd
Coordinate System: GDA 1994 MGA Zone 56		Date: 12 December 2019

Contaminated Land & Waste Management Facilities

618, 620, 622, 624
Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Contaminated Land & Waste Management Facilities

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

List of NSW contaminated sites notified to EPA

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

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist (m)	Direction
708	BP-branded Jasbe Service Station	62-70 Epping Road	Lane Cove	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	860m	South East
13410	Ventemans Reach Bushland	Off Mars ROAD	Lane Cove West	Unclassified	Regulation under CLM Act not required	Current EPA List	General Area/ Suburb Match	990m	West
711	Pacific Power	Sirius Road	Lane Cove	Landfill	Ongoing maintenance required to manage residual contamination (CLM Act)	Current EPA List	Premise Match	993m	West

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.

Contaminated Land & Waste Management Facilities

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
168	Pacific Power	Sirius Road	Lane Cove	1 current and 8 former	3039	Premise Match	993m	West

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

Former Gasworks

Former Gasworks within the dataset buffer:

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

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

National Waste Management Site Database

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

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

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

PFAS Investigation Programs

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

EPA PFAS Investigation Program

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

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

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

Defence PFAS Investigation & Management Program

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

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

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

Airservices Australia National PFAS Management Program

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

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

Defence 3 Year Regional Contamination Investigation Program

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

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

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

EPA Other Sites with Contamination Issues

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

EPA Other Sites with Contamination Issues

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

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

Sites within the dataset buffer:

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

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

EPA Activities

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

Licensed Activities under the POEO Act 1997

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

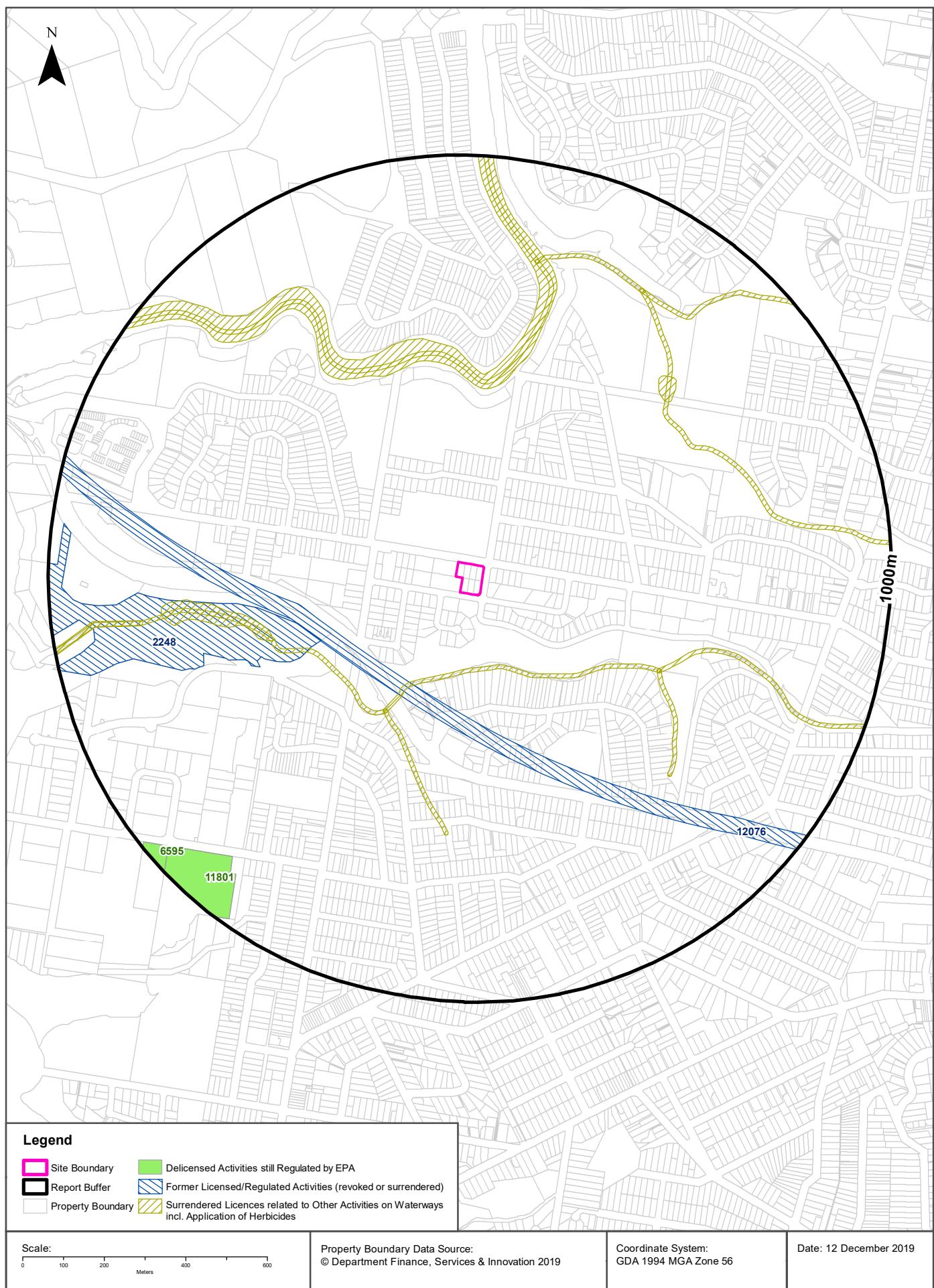
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



EPA Activities

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street Lane Cove North, NSW 2118

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
11801	CAP-XX PTY LTD	CAP-XX	9-10/12 MARS ROAD	LANE COVE	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	856m	South West
6595	COCHLEAR LIMITED	COCHLEAR LIMITED	14 - 16 MARS ROAD	LANE COVE	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	949m	South West

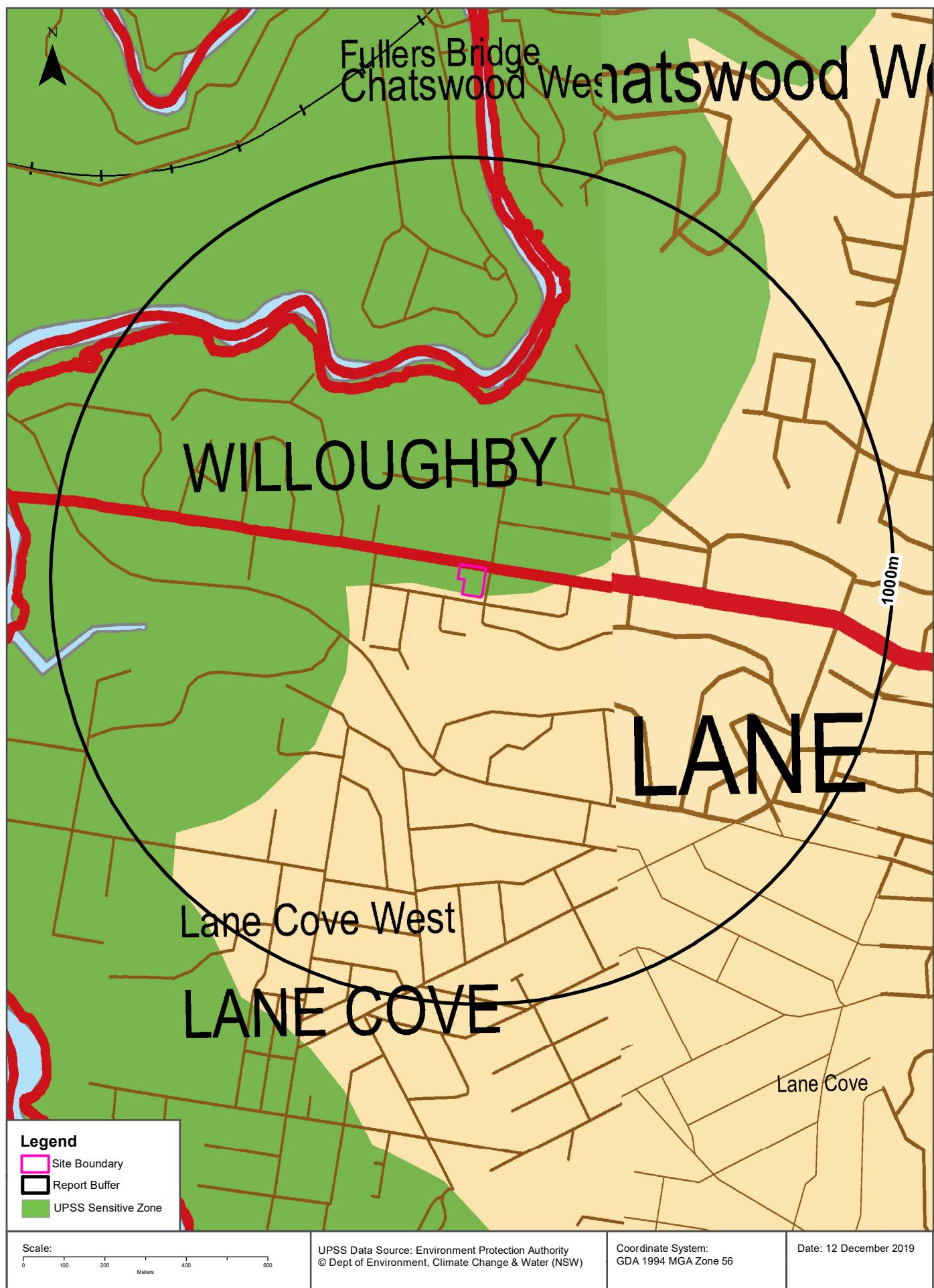
Delicensed Activities Data Source: Environment Protection Authority
 © State of New South Wales through the Environment Protection Authority

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	176m	-
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	176m	-
5030	CITY OF RYDE	AREAS REQUIRING MOSQUITO TREATMENT WITHIN THE LGA OF RYDE CITY COUNCIL - RYDE NSW 2112	Surrendered	11/08/2000	Miscellaneous licensed discharge to waters (at any time) - Pesticide application in areas requiring mosquito treatment	Network of Features	176m	-
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	176m	-
12076	JOHN HOLLAND PTY LTD	Epping Road, LANE COVE, NSW 2066	Surrendered	19/04/2004	Road Construction	Road Match	252m	South West
2248	S.C. JOHNSON & SON PTY LTD	160 EPPING ROAD, LANE COVE, NSW 2066	Surrendered	06/09/2000	Chemical production waste generation	Premise Match	361m	West

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



Historical Business Directories 1950-1991

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Legend	Scale:	Coordinate System:
<ul style="list-style-type: none"> Site Boundary Buffer 150m Property Boundary 	0 30 60 90 120 Meters	GDA 1994 MGA Zone 56
<ul style="list-style-type: none"> 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 	Date: 12 December 2019 Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 Property Boundaries © NSW Department Finance, Services & Innovation 2019	

Historical Business Directories

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

Business Directory Records 1950-1991 Premise or Road Intersection Matches

Universal Business Directory records 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	EARTH-MOVING CONTRACTORS	Houghton, N., 4 Pinaroo Pl., Lane Cove	299809	1961	Premise Match	15m	South West
	EARTH-MOVING MACH. HIRERS	Houghton, N., 4 Pinaroo Pl., Lane Cove	299999	1961	Premise Match	15m	South West
	CARRIERS & CARTAGE CONTRACTORS	Houghton, N., 4 Pinaroo Pl., Lane Cove	284904	1961	Premise Match	15m	South West
2	Carriers & Cartage Contractors	Coulter, J. G., 633 Mowbray Rd., Lane Cove	62949	1965	Premise Match	30m	North East
3	Stone Masons	Day S J, 41 Mindarie St Lane Cove 2066	63566	1991	Premise Match	60m	West
	STONE MASONS.	Day, S. J., 41 Mindarie St., Lane Cove. 2066	89530	1986	Premise Match	60m	West
	STONE MASONS. (S7245)	Day, S. J, 41 Mindarie St., Lane Cove. 2066.	77463	1982	Premise Match	60m	West
	STONE MASONS	Day. S. J., 41 Mindarie St., Lane Cove. 2066	68674	1978	Premise Match	60m	West
	STONE MASONS.	Day, S. J., 41 Mindarie St., Lane Cove. 2066.	81215	1975	Premise Match	60m	West
	STONE MASONS (S769)	Day, S.J., 41 Mindarie St., Lane Cove	366158	1970	Premise Match	60m	West
	STONE MASONS	Day, S. J., 41 Mindarie St., Lane Cove	149074	1965	Premise Match	60m	West

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

Business Directory Records 1950-1991 Road or Area Matches

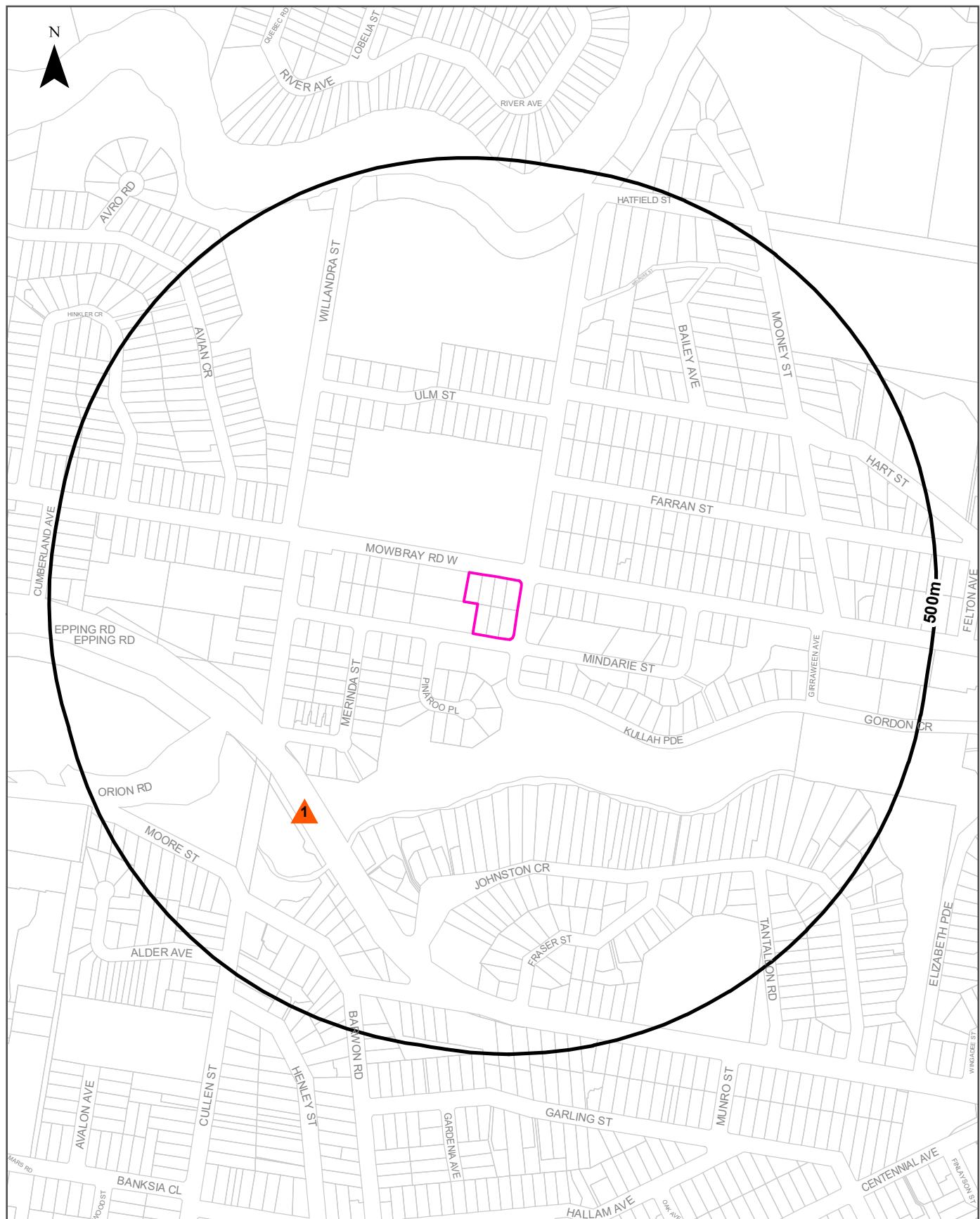
Universal Business Directory records from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

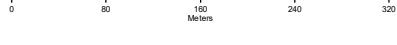
Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
4	MEDICAL PRACTITIONERS.	Farbenblum. D., 25 Mowbray Rd., Lane Cove. 2066	42771	1978	Road Match	0m
	GAS BURNERS - INDUSTRIAL - MFRS. &/OR DISTS.	ClimateMaster Engineering., Mowbray Rd., Lane Cove	310412	1970	Road Match	0m
	CARBON PAPER MFRS. (C108)	Columbia Ribbon & Carbon Co. (Aust.), Mowbray Rd., West, Lane Cove	277433	1970	Road Match	0m
	Motor Bus Services	Brooks, H. L. & E. E., Mowbray Rd., West Lane Cove	120398	1965	Road Match	0m
	Engineers General &/or Mfrg. &/or Mechanical	Telman Engineering Co. Pty. Ltd., Mowbray Rd., West Lane Cove	82932	1965	Road Match	0m
	CARPENTERS	Kothe, W. F., Mowbray Rd., Lane Cove	284127	1961	Road Match	0m
	ENGINEERS-GENERAL/MFRG./ MECHANICAL	Telman Engineering Co Pty Ltd., Mowbray Rd. West, Lane Cove	307110	1961	Road Match	0m
	ENGINEERS-GENERAL/MFRG./ MECHANICAL	Telman Engineering Co. Pty. Ltd., Mowbray Rd., West Lane Cove	307111	1961	Road Match	0m
	CARPENTERS & JOINERS	Kothe, W. F., Mowbray Rd., Lane Cove	17933	1950	Road Match	0m
5	STONE MASONS	Day, S. J., 58 Mindarie St., Lane Cove	254376	1961	Road Match	0m

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

Dry Cleaners, Motor Garages & Service Stations

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Legend	Scale:	Coordinate System: GDA 1994 MGA Zone 56
<ul style="list-style-type: none"> Site Boundary Buffer 500m Property Boundary 	Scale: 	Date: 12 December 2019
Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 Property Boundaries © NSW Department Finance, Services & Innovation 2019		

Historical Business Directories

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

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
	No records in buffer						

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

Dry Cleaners, Motor Garages & Service Stations 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 GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Cove Automotive., Epping Rd., Lane Cove. 2066.	3131	1981	Road Match	261m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Cove Automotive., Epping Rd., Lane Cove. 2066	52773	1980	Road Match	261m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Quarter Deck Service Station., Epping Rd., Lane Cove 2066	34769	1976	Road Match	261m
	MOTOR GARAGES &/OR ENGINEERS.	Quarter Deck Service Station., Epping Rd., Lane Cove. 2066	59426	1975	Road Match	261m

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

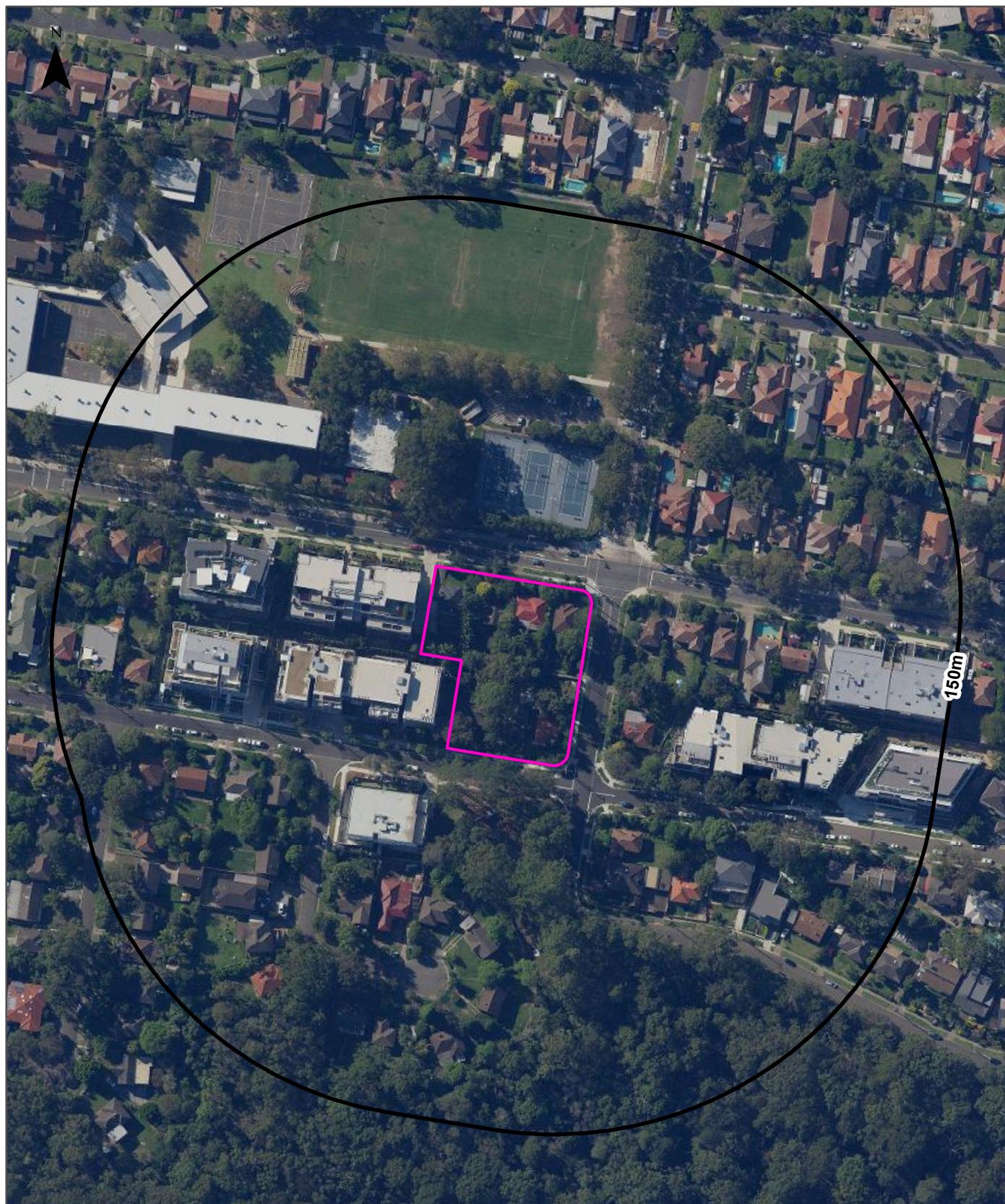
Aerial Imagery 2019

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Aerial Imagery 2018

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Legend

- Site Boundary
- Buffer 150m

Scale:

0 25 50 100
Meters

Data Sources: Aerial Imagery © Department Finance, Services & Innovation

Coordinate System:
GDA 1994 MGA Zone 56

Date: 12 December 2019

Aerial Imagery 2014

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Legend

- Site Boundary
- Buffer 150m

Scale:

0 25 50 75 100
Meters

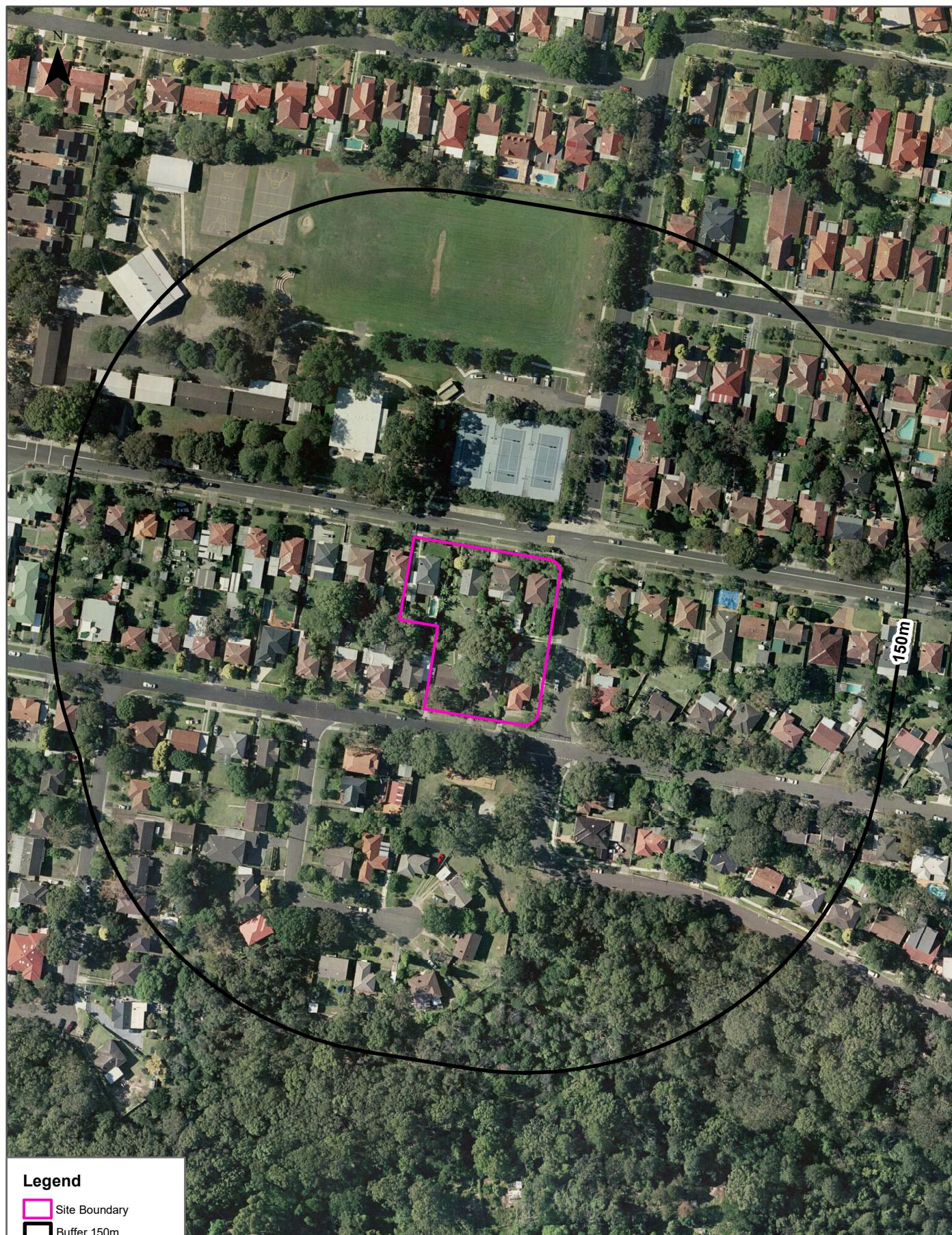
Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 12 December 2019

Aerial Imagery 2007

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Legend

- Site Boundary
- Buffer 150m

Scale:

0 25 50 75 100
Meters

Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 12 December 2019



Legend

- Site Boundary
- Buffer 150m

Scale:

0 25 50 75 100
Meters

Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 12 December 2019

Aerial Imagery 1991

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Aerial Imagery 1982

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Legend

- Site Boundary
- Buffer 150m

Scale:

0 25 50 75 100 Meters

Data Sources: Aerial Imagery © Department of Finance, Services & Innovation

Coordinate System: GDA 1994 MGA Zone 56

Date: 12 December 2019

Aerial Imagery 1970

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Legend

- Site Boundary (Pink)
- Buffer 150m (Black)

Scale:

0 25 50 75 100 Meters

Data Sources: Aerial Imagery © Department of Finance, Services & Innovation

Coordinate System: GDA 1994 MGA Zone 56

Date: 12 December 2019

Aerial Imagery 1965

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North,
NSW 2118



Aerial Imagery 1961

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North,
NSW 2118



Legend

- Site Boundary
- Buffer150m

Scale:

0 25 50 75 100 Meters

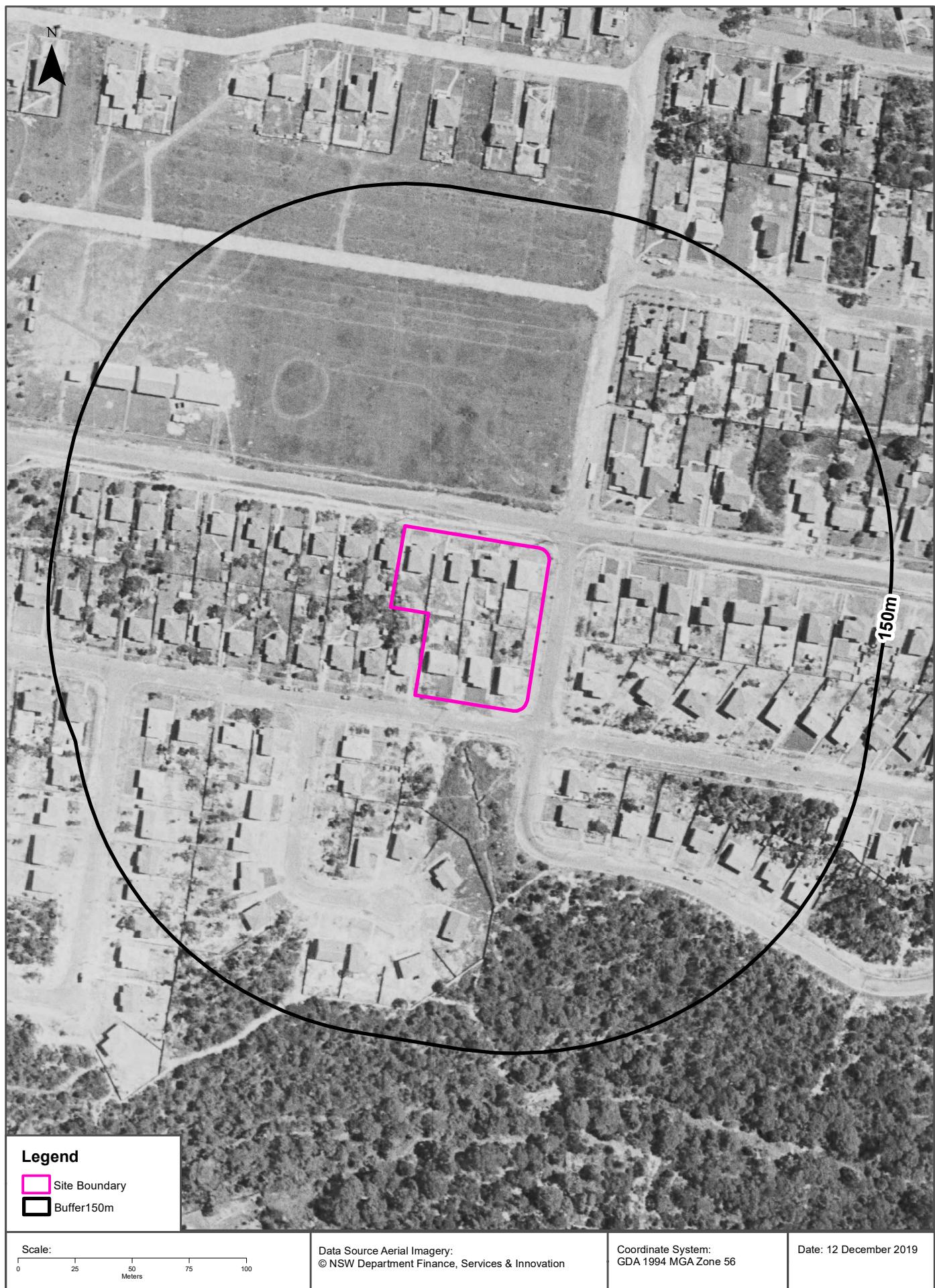
Data Source Aerial Imagery:
© NSW Department Finance, Services & Innovation

Coordinate System:
GDA 1994 MGA Zone 56

Date: 12 December 2019

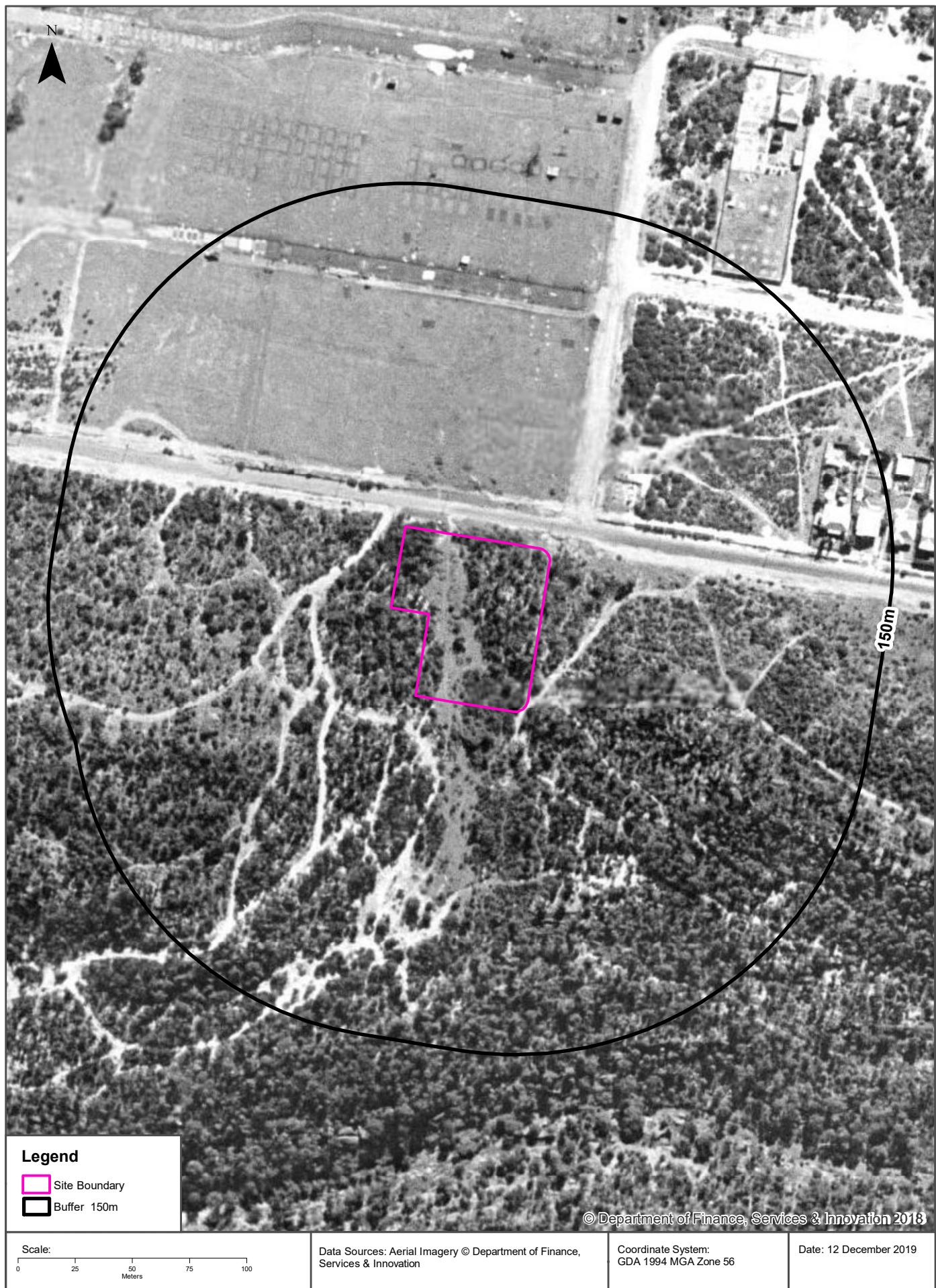
Aerial Imagery 1956

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North,
NSW 2118



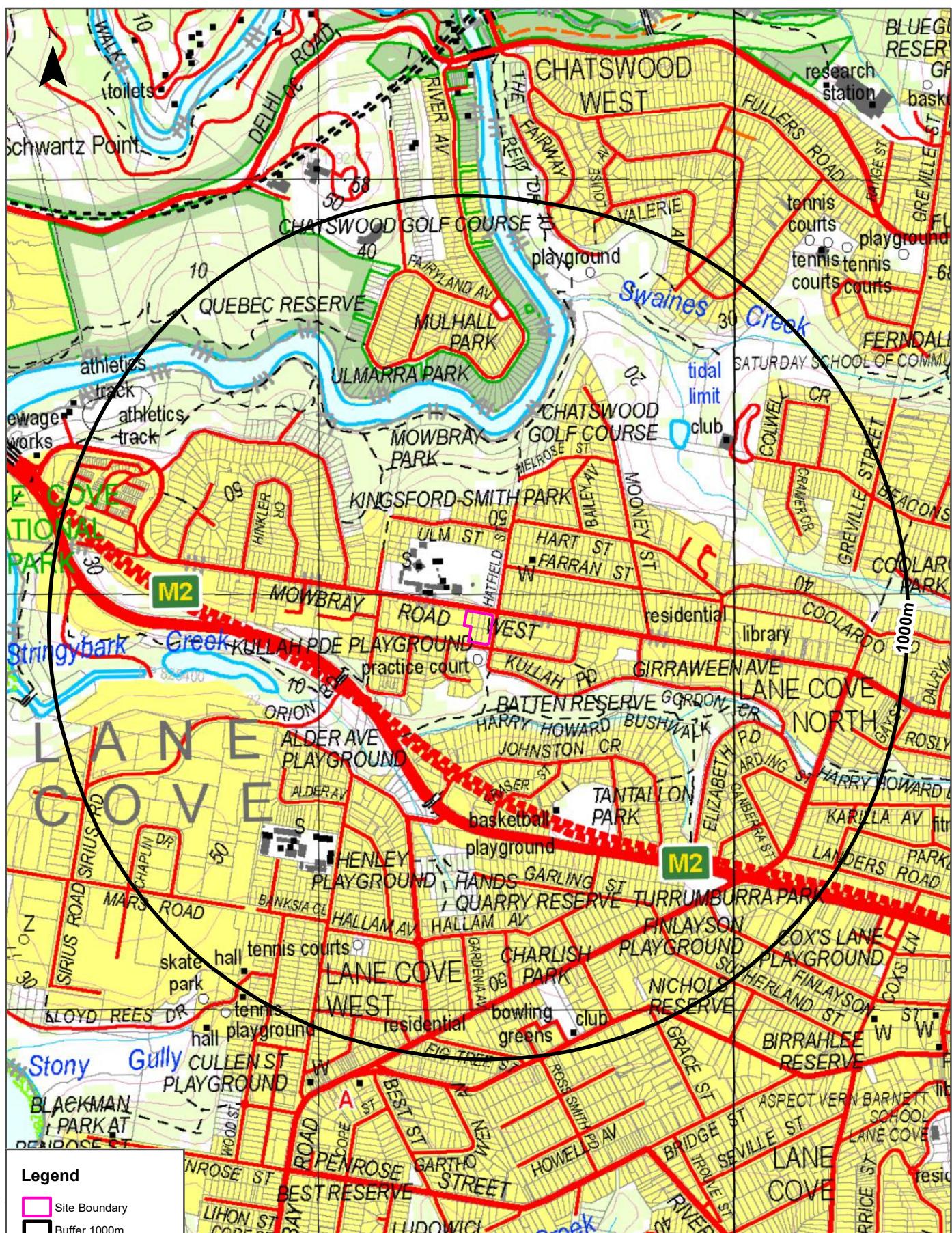
Aerial Imagery 1943

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Topographic Map 2015

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Scale:
0 100 200 300 400 500 600 Meters

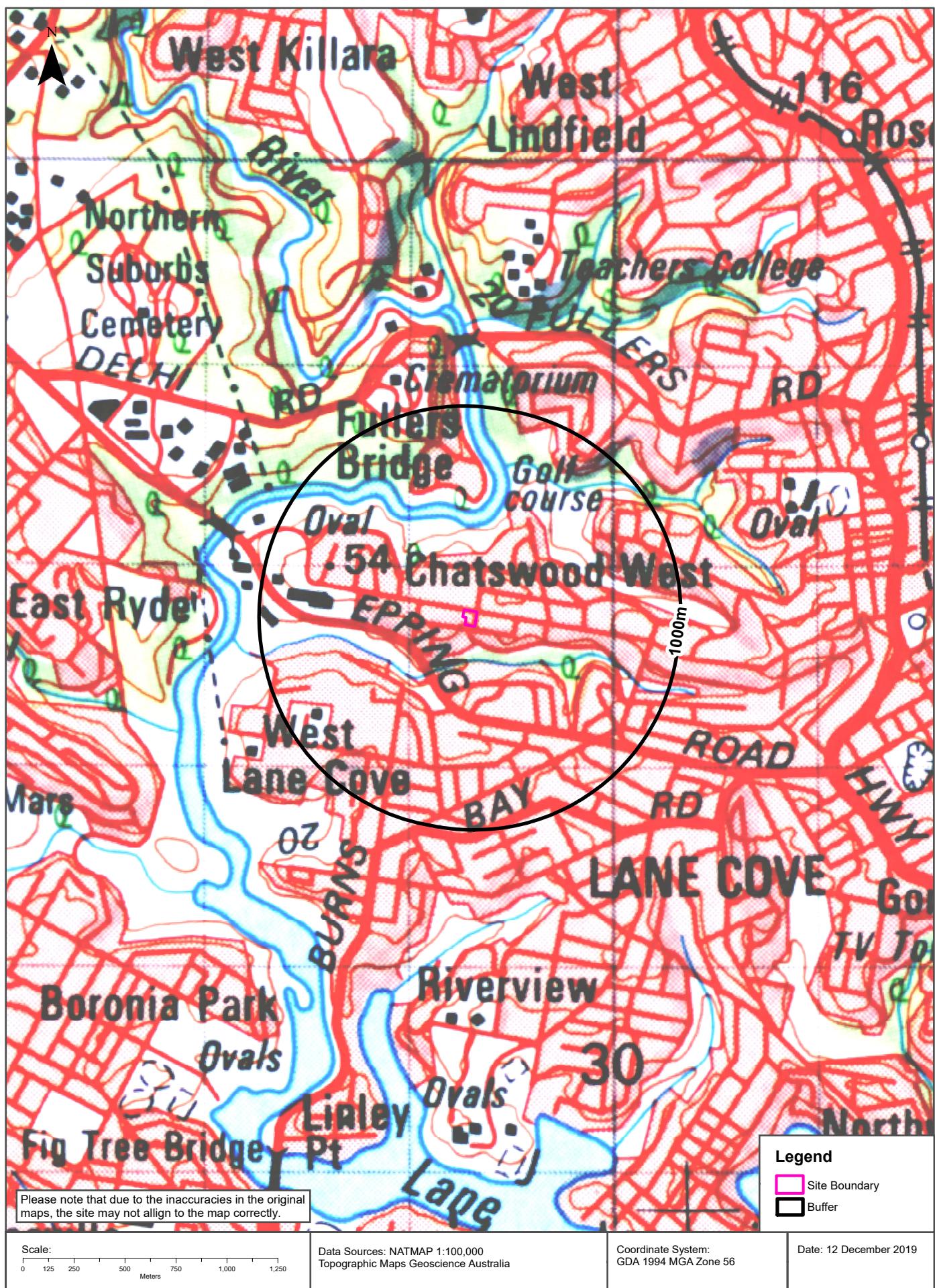
Data Sources: Topographic Map Data
© NSW Land and Property Information

Coordinate System:
GDA 1994 MGA Zone 56

Date: 12 December 2019

Historical Map 1975

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Historical Map c.1936

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Historical Map c.1917

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Please note that due to the inaccuracies in the original maps, the site may not align to the map correctly.

Legend

- Site Boundary (Pink square)
- Buffer (Black square)

Scale:
0 125 250 500 750 1,000 1,250 Meters

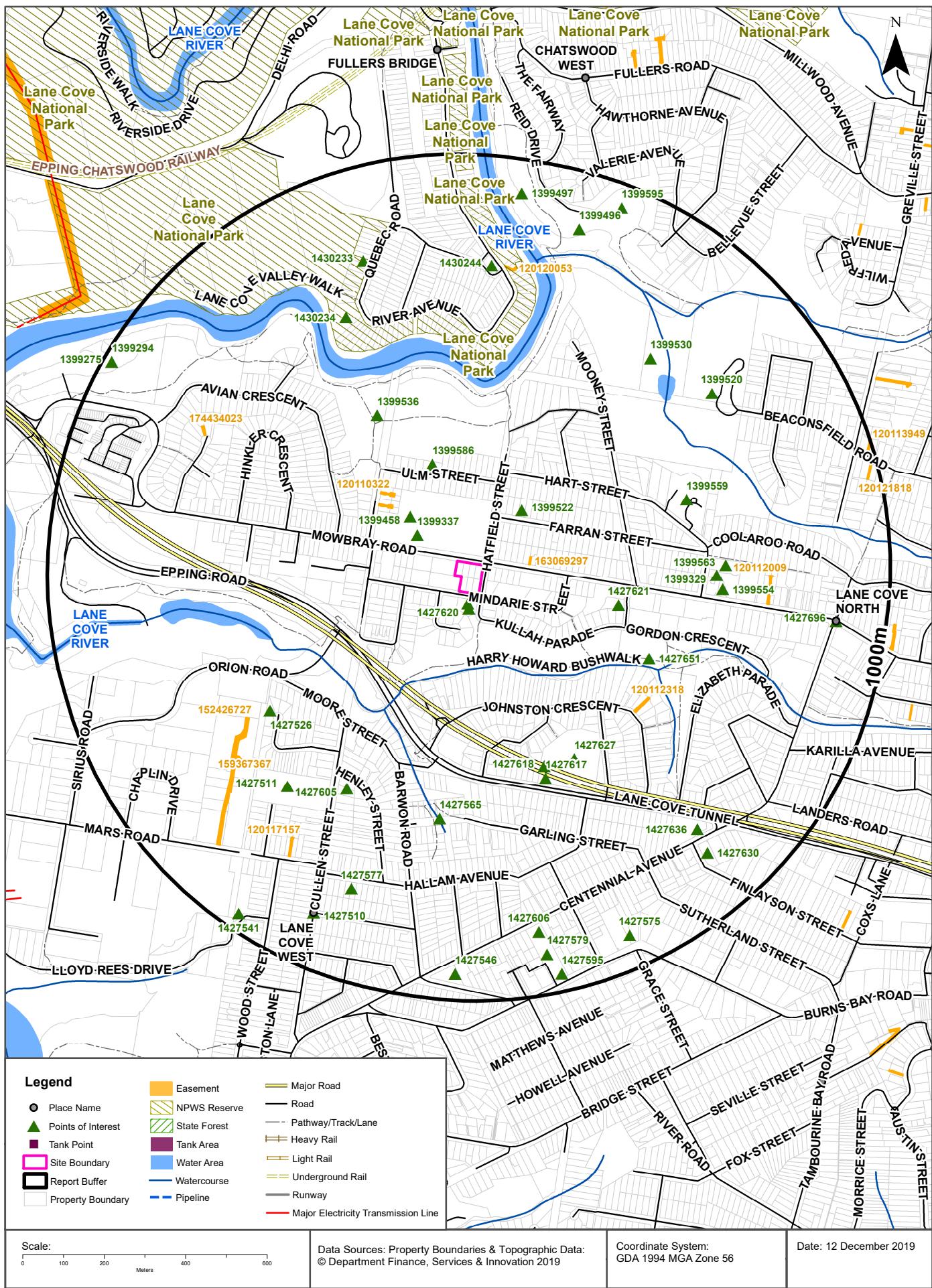
Data Sources: Australia 1:63360,
Produced by Australian Section Imperial General Staff

Coordinate System:
GDA 1994 MGA Zone 56

Date: 12 December 2019

Topographic Features

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Topographic Features

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
1427619	Park	KULLAH PDE PLAYGROUND	28m	South
1427620	Sports Court	PRACTICE COURT	39m	South
1399337	High School	AURORA COLLEGE	117m	North West
1399458	Primary School	MOWBRAY PUBLIC SCHOOL	159m	North West
1399522	Place Of Worship	PRESBYTERIAN CHURCH	166m	North East
1399586	Park	KINGSFORD-SMITH PARK	245m	North
1427621	Park	GIRRAWEEN AVE	343m	East
1399536	Park	MOWBRAY PARK	408m	North West
1427651	Park	BATTEN RESERVE	447m	South East
1427618	Park	BASKETBALL	454m	South
1427627	Sports Field	TANTALON PARK	469m	South East
1427617	Park	PLAYGROUND	482m	South
1399559	Retirement Village	LANE COVE GARDENS	526m	East
1427526	Park	ALDER AVE PLAYGROUND	549m	South West
1427605	Park	HENLEY PLAYGROUND	557m	South West
1427565	Park	HANDS QUARRY RESERVE	559m	South
1399329	Nursing Home	CATHOLIC HEALTHCARE ST PETER'S LANE COVE NORTH	573m	East
1399554	Library	WEST CHATSWOOD LIBRARY	591m	East
1399563	Retirement Village	ST PETER'S GREEN	595m	East
1427511	Primary School	LANE COVE WEST PUBLIC SCHOOL	638m	South West
1399530	Golf Course	CHATSWOOD GOLF COURSE	655m	North East
1430234	Park	ULMARRA PARK	658m	North West
1399520	Club	CHATSWOOD GOLF CLUB	704m	North East
1430244	Park	MULHALL PARK	731m	North
1430233	Park	QUEBEC RESERVE	772m	North
1427577	Sports Court	TENNIS COURTS	778m	South
1427636	Park	TURRUMBURRA PARK	790m	South East
1427606	Park	CHARLISH PARK	844m	South
1427630	Park	FINLAYSON PLAYGROUND	849m	South East
1399496	Picnic Area	O H REID MEMORIAL PARK	859m	North
1427510	Suburb	LANE COVE WEST	867m	South West

Map Id	Feature Type	Label	Distance	Direction
1427696	Suburb	LANE COVE NORTH	876m	East
1427579	Sports Field	BOWLING GREENS	902m	South
1427575	Park	NICHOLS RESERVE	917m	South East
1399497	Golf Course	CHATSWOOD GOLF COURSE	917m	North
1427546	Nursing Home	UNITING ST COLUMBA'S LANE COVE	935m	South
1399595	Sports Field	OH REID OVAL	943m	North
1427595	Club	LANE COVE BOWLING AND RECREATIONAL CLUB	956m	South
1427541	Community Facility	1ST LANE COVE SCOUT HALL	959m	South West
1399275	Athletics Track	Athletics Track	979m	North West
1399294	Sports Field	CHATSWOOD ROTARY WAR MEMORIAL ATHLETICS FIELD	979m	North West

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

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

Topographic Features

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

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

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

Tanks (Points)

What are the Tank Points located within the dataset buffer?

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

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

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

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

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 (66kV etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
163069297	Primary	Right of way	2.95	112m	East
120110322	Primary	Undefined		205m	North West
120112318	Primary	Undefined		479m	South East
152426727	Primary	Right of way		602m	South West
174434023	Primary	Right of way	Var.	690m	North West
120112009	Primary	Undefined		702m	East
159367367	Primary	Right of way		708m	South West
120120053	Primary	Undefined		726m	North
120117157	Primary	Undefined		729m	South West
120121818	Primary	Undefined		966m	East
120113949	Primary	Undefined		984m	East

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

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

Topographic Features

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

State Forest

What State Forest exist within the dataset buffer?

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

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)

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

National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N0083	NATIONAL PARK	Lane Cove National Park	24/04/1992	485m	North West

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

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

Elevation Contours (m AHD)

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Hydrogeology & Groundwater

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

Hydrogeology

Description of aquifers on-site:

Description
Porous, extensive aquifers of low to moderate productivity

Description of aquifers within the dataset buffer:

Description
Porous, extensive aquifers of low to moderate productivity

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

Botany Groundwater Management Zones

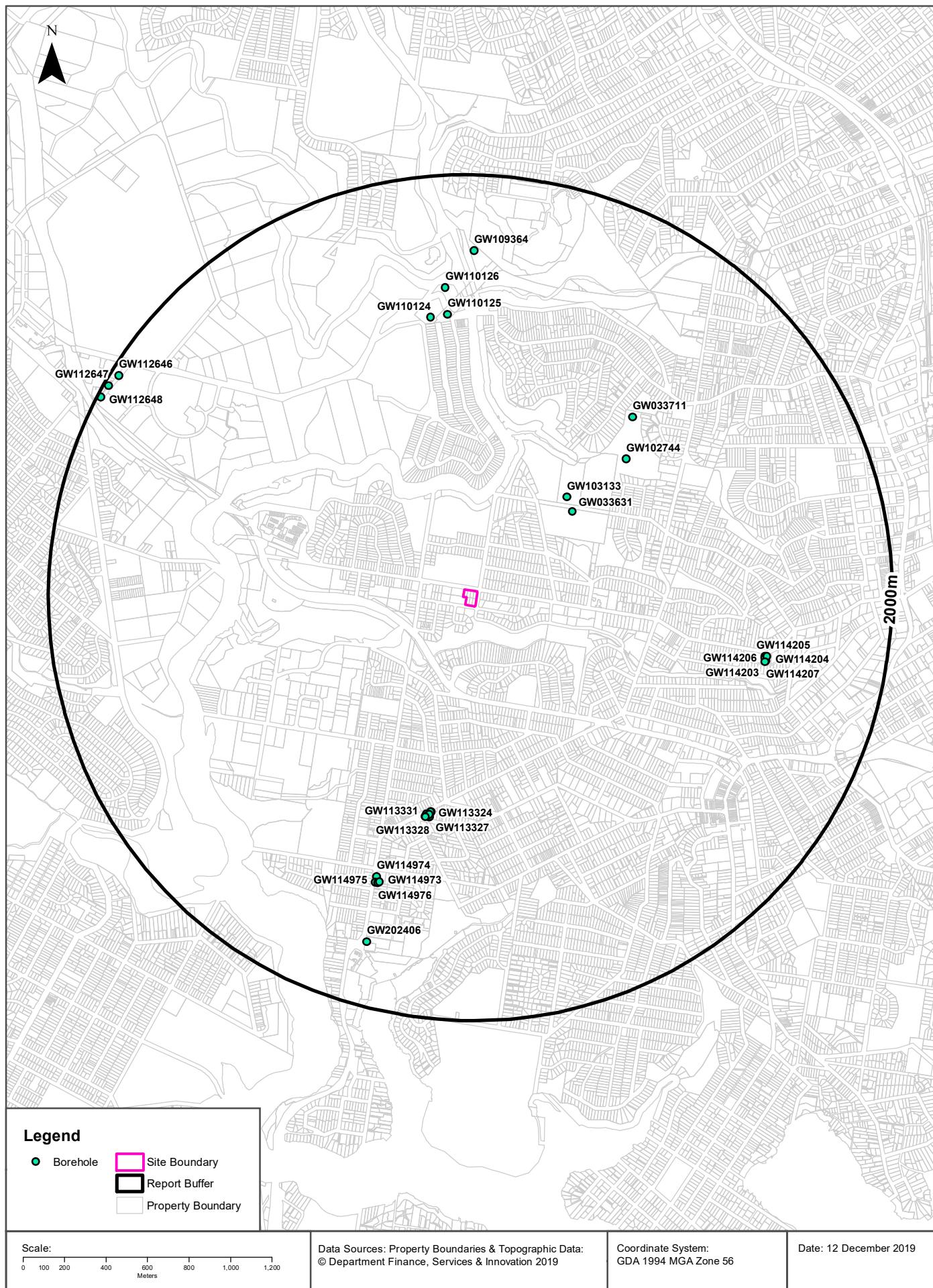
Groundwater management zones relating to the Botany Sand Beds aquifer within the dataset buffer:

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

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

Groundwater Boreholes

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Hydrogeology & Groundwater

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

Groundwater Boreholes

Boreholes within the dataset buffer:

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW033 631	10BL026 839, 10BL137 058, 10CA10 9327	Bore open thru rock	Private	Irrigation, Recreation - Low Security, Recreation (groundwater), Test Bore	Recreation (groundwater)		01/12/1966	14.00	14.00	Fresh				601m	North East
GW103 133	10BL141 318, 10CA10 9327	Bore		Irrigation, Recreation - Low Security, Recreation (groundwater)	Irrigation, Recreation (groundwater)		25/09/1990	46.00	46.00	Fresh	12.50	4.500		629m	North East
GW102 744	10BL156 110, 10CA10 9327	Bore		Irrigation, Recreation - Low Security, Recreation (groundwater)	Industrial		03/11/1994	39.00	39.00			1.900		962m	North East
GW113 324	10BL602 699	Bore	Private	Monitoring Bore	Monitoring Bore	7-Eleven	14/01/2009	6.00	6.00					1013m	South
GW113 323	10BL602 699	Bore	Private	Monitoring Bore	Monitoring Bore	7-Eleven	14/01/2009	6.00	6.00					1014m	South
GW113 331	10BL602 699	Bore	Private	Monitoring Bore	Monitoring Bore	7-Eleven	15/01/2009	0.80	0.80					1027m	South
GW113 325	10BL602 699	Bore	Private	Monitoring Bore	Monitoring Bore	7-Eleven	04/12/2013	1.50	1.50					1027m	South
GW113 326	10BL602 699	Bore	Private	Monitoring Bore	Monitoring Bore	7-Eleven	14/01/2009	6.00	6.00					1029m	South
GW113 327	10BL602 699	Bore	Private	Monitoring Bore	Monitoring Bore	7-Eleven	15/01/2009	5.60	5.60					1038m	South
GW113 330	10BL602 699	Bore	Private	Monitoring Bore	Monitoring Bore	7-Eleven	15/01/2009	6.00	6.00					1041m	South
GW113 328	10BL602 699	Bore	Private	Monitoring Bore	Monitoring Bore	7-Eleven	15/01/2009	0.80	0.80					1042m	South
GW113 329	10BL602 699	Bore	Private	Monitoring Bore	Monitoring Bore	7-Eleven	15/01/2009	6.00	6.00					1043m	South
GW033 711	10BL026 840	Bore open thru rock	Private	Test Bore	Irrigation		01/11/1966	13.40	13.40	Fresh				1127m	North East
GW110 124	10BL161 368	Bore	Private	Monitoring Bore	Monitoring Bore		08/02/2000	47.48	47.48					1321m	North
GW110 125	10BL161 368	Bore	Private	Monitoring Bore	Monitoring Bore		31/03/2000	29.65	29.65					1327m	North
GW114 974	10BL604 670			Monitoring Bore	Monitoring Bore		08/06/2011	8.50	8.50					1379m	South
GW114 973	10BL604 670			Monitoring Bore	Monitoring Bore		08/06/2011	8.50	8.39		2.77			1399m	South
GW114 976	10BL604 670			Monitoring Bore	Monitoring Bore		07/06/2011	8.30	8.30					1406m	South
GW114 975	10BL604 670			Monitoring Bore	Monitoring Bore		07/06/2011	7.30	7.30					1407m	South
GW114 205	10BL604 061	Bore	Private	Monitoring Bore	Monitoring Bore	Caltex - Lane Cove	16/08/2010	10.00	10.00					1419m	East
GW114 206	10BL604 061	Bore	Private	Monitoring Bore	Monitoring Bore	Caltex - Lane Cove	16/08/2010	8.00	8.00					1419m	East
GW114 203	10BL604 061	Bore	Private	Monitoring Bore	Monitoring Bore	Caltex - Lane Cove	02/06/2010	13.85	13.85					1422m	East

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW114 207	10BL604 061	Bore	Private	Monitoring Bore	Monitoring Bore	Caltex - Lane Cove	16/08/2010	2.00	2.00					1426m	East
GW114 204	10BL604 061	Bore	Private	Monitoring Bore	Monitoring Bore	Caltex - Lane Cove	02/06/2010	13.80	13.80					1428m	East
GW110 126	10BL161 368	Bore	Private	Monitoring Bore	Monitoring Bore		10/03/2000	53.39	53.39					1457m	North
GW109 364	10BL161 369	Bore	Private	Monitoring Bore	Monitoring Bore		24/09/2008	44.78	44.78					1633m	North
GW202 406	10BL604 362	Bore	Private	Monitoring Bore	Monitoring Bore		27/08/2010	6.00	6.00		2.10	40.00	0	1694m	South
GW112 646	10BL605 161	Bore	Private	Monitoring Bore	Monitoring Bore		30/04/2012	10.00	10.00		3.65			1958m	North West
GW112 647	10BL605 161	Bore	Private	Monitoring Bore	Monitoring Bore		01/05/2012	13.00	13.00		5.65			1976m	North West
GW112 648	10BL605 161	Bore	Private	Monitoring Bore	Monitoring Bore		01/05/2012	11.30	11.50		10.59			1983m	North West

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

Hydrogeology & Groundwater

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

Driller's Logs

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

Groundwater No	Drillers Log	Distance	Direction
GW033631	0.00m-1.21m Topsoil 1.21m-2.68m Sandstone Red Soft 2.68m-2.74m Sand Water Supply 2.74m-4.87m Sandstone Red 4.87m-6.70m Sandstone Yellow 6.70m-8.83m Sandstone White 8.83m-11.27m Sandstone Water Supply 11.27m-14.02m Sandstone White Water Supply	601m	North East
GW103133	0.00m-1.20m SANDY SOIL 1.20m-5.40m IRONSTONE WITH BANDS OF CLAY 5.40m-8.90m YELLOW SANDSTONE 8.90m-20.10m GREY SANDSTONE 20.10m-20.30m GREY SANDSTONE W.B. 20.30m-41.90m SANDSTONE GREY 41.90m-43.00m SANDSTONE GREY W.B. 43.00m-46.00m SANDSTONE GREY	629m	North East
GW102744	0.00m-1.00m CLAY FILL 1.00m-11.00m SANDSTONE BROWN 11.00m-18.00m SANDSTONE WHITE 18.00m-21.00m SANDSTONE WHITE WITH SHALE 21.00m-29.00m SANDSTONE WHITE WITH SHALE 29.00m-31.00m CLAY STIFF GREY SANDY 31.00m-39.00m SANDSTONE GREY WITH CLAY	962m	North East
GW033711	0.00m-0.60m Sandstone Red 0.60m-0.91m Clay Yellow 0.91m-5.48m Sandstone Red 5.48m-6.09m Sandstone Yellow 6.09m-8.22m Sandstone White 8.22m-8.53m Sand White Water Supply 8.53m-10.97m Sandstone White 10.97m-11.27m Sand Grey Water Supply 11.27m-13.41m Sandstone White Hard	1127m	North East
GW110124	0.00m-0.70m CONTINUED FROM NON-CORED BOREHOLE 0.70m-3.00m SANDSTONE,MEDIUM GRAINED,PALE BROWN GREY 3.00m-6.00m SANDSTONE,RED BROWN 6.00m-6.30m NO CORE: 0.30m 6.30m-7.00m SILTSTONE,DARK GREY TO GREY,SANDSTONE 7.00m-8.60m SANDSTONE FINE GRAINED 8.60m-18.70m SANDSTONE,MEDIUM GRAINED,PALE GREY 18.70m-25.10m SANDSTONE MEDIUM GRAINED,RED BROWN MOTTLED 25.10m-26.70m SANDSTONE,SOME COARSE GRAIN,PALE GREY 26.70m-27.30m SANDSTONE FINE GRAINED,SOME SILTSTONE 27.30m-30.60m SANDSTONE MEDIUM GRAINED,PALE GREY 30.60m-31.00m SANDSTONE MEDIUM TO COARSE GRAINED 31.00m-32.30m SANDSTONE MEDIUM GRAINED 32.30m-32.70m SILTSTONE DARK GREY 32.70m-33.90m SANDSTONE MEDIUM GREY 33.90m-35.30m SANDSTONE COARSE GRAINED 35.30m-46.10m SANDSTONE MEDIUM GRAINED,PALE GREY 46.10m-47.48m SANDSTONE FINE GRAINED,PALE GREY	1321m	North

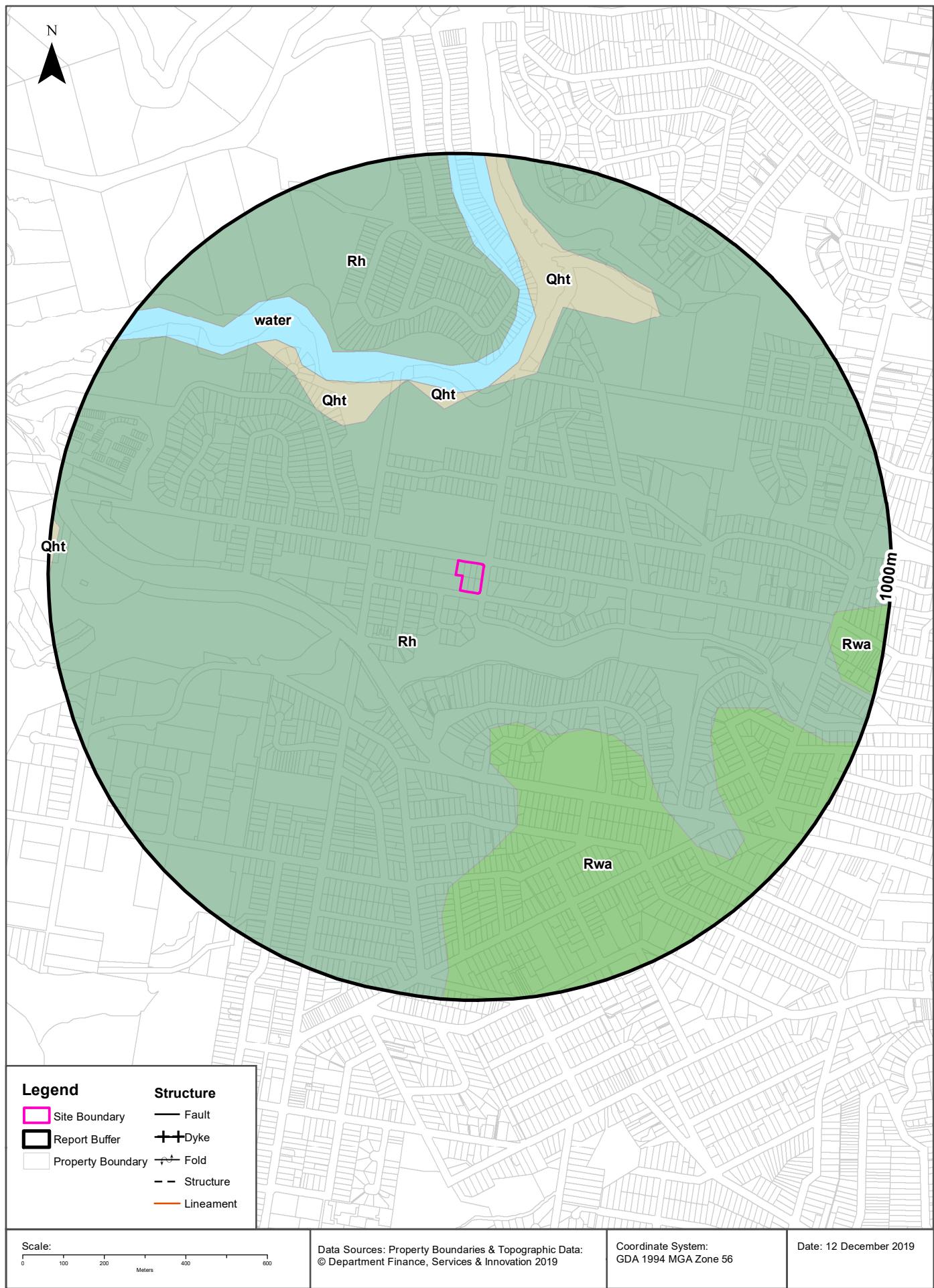
Groundwater No	Drillers Log	Distance	Direction
GW110125	0.00m-0.10m SILTY SAND 0.10m-1.30m SILTY SAND FINE TO MEDIUM GRAINED 1.30m-4.50m SILTY SAND, MOTTLED BROWN 4.50m-8.80m SAND, FINE TO COARSE GRAINED, DARK GREY 8.80m-10.50m SILTY SAND, FINE TO COARSE, WITH SOME CHARCOAL FRAGMENTS 10.50m-15.50m SAND, FINE TO MEDIUM GRAINED, TRACE OF SOME SILT 15.50m-17.20m SAND FINE TO COARSE GRAINED, BANDS OF SILTY SAND 17.20m-17.60m SANDSTONE MEDIUM GRAINED, MOTTLED LIGHT GREY 17.60m-19.20m SANDSTONE MEDIUM GRAINED 19.20m-19.50m SANDSTONE FINE TO MEDIUM GRAINED 19.50m-21.70m SANDSTONE MEDIUM GRAINED 21.70m-22.00m NO CORE: 0.28m 22.00m-25.10m SANDSTONE MEDIUM GRAINED AND SOME COARSE GRAINED 25.10m-27.10m SANDSTONE COARSE GRAINED, TERACE OF SOME GRAVEL 27.10m-29.00m SANDSTONE MEDIUM GRAINED, FINE PEBBLES 29.00m-29.65m SANDSTONE FINE TO MEDIUM GRAINED	1327m	North
GW114974	0.00m-0.10m CONCRETE 0.10m-0.20m FILL, SAND BROWN, M/GRAINED, DRY 0.20m-1.00m FILL, GRAVELLY CLAY BROWN SOFT, GRAVELS 1.00m-1.30m CLAY GREY WITH PURPLISH MOTTLING 1.30m-8.50m CLAY GREY WITH RED MOTTLING, DRY LOW PLASTICITY	1379m	South
GW114976	0.00m-0.10m CONCRETE 0.10m-0.20m FILL, SAND LIGHT BROWN, DRY, ORGANIC MATERIALS 0.20m-0.90m FILL, CLAY, CRUSHED ASPHALT CHUNKS, GRAVELS, SAND DRY 0.90m-1.60m GRAVELLY CLAY, GREY WITH PURPLISH RED MOTTLING 1.60m-8.30m GRAVELLY CLAY GREY WITH DARK RED AND ORANGE MOTTLING, FIRM, DRY	1406m	South
GW114975	0.00m-0.10m CONCRETE 0.10m-0.20m FILL, SAND, LIGHT BROWN, M/GRAINED 0.20m-0.60m GRAVELLY CLAY, BROWN WITH GREY MOTTLING 0.60m-1.70m GRAVELLY CLAY GREY WITH PURPLISH RED MOTTLING 1.70m-7.30m GRAVELLY CLAY GREY WITH DARK RED AND ORANGE MOTTLING	1407m	South
GW110126	0.00m-0.10m FILL 0.10m-0.50m FILL, SILTY SAND 0.50m-2.50m SILTY SAND MEDIUM GRAINED, DARK BROWN 2.50m-7.00m SAND, TRACE OF SHELL FRAGMENTS 7.00m-13.00m PEATY SAND, MEDIUM TO COARSE GRAINED 13.00m-17.00m SILTY SAND/PEATY SAND 17.00m-18.00m SANDY CLAY/CLAYEY SAND, PALE GREY 18.00m-18.30m BOREHOLE CONTINUED AS CORED HOLE. 18.30m-19.50m SANDSTONE, FINE TO MEDIUM GRAINED 19.50m-23.50m SANDSTONE, TRACE CARBONACEOUS FLECKS 23.50m-25.90m SANDSTONE MEDIUM GRAINED, PALE GREY 25.90m-26.00m NO CORE: 160 mm 26.00m-27.50m SANDSTONE, MEDIUM TO COARSE GRAINED 27.50m-31.50m SANDSTONE, FINE TO MEDIUM GRAINED 31.50m-34.60m SANDSTONE, MEDIUM GRAIN, GREY 34.60m-36.30m SANDSTONE, MEDIUM GREY, PALE GREY 36.30m-41.20m SANDSTONE, MEDIUM GRAINED, PALE GREY 41.20m-46.70m SANDSTONE, MEDIUM GRAINED, TRACE CARBONACEOUS LAMINATIONS 46.70m-53.39m SANDSTONE, MEDIUM GRAINED, PALE GREY, MASSIVE, TRACE CARBONACEOUS FLECKS.	1457m	North
GW109364	0.00m-2.00m SANDSTONE M/GRAINED 2.00m-3.90m SANDSTONE M/GRAINED 3.90m-6.80m SANDSTONE MED.GRAIN,PALE,GREY 6.80m-7.50m SANDSTONE,CROSS BEDDED. 7.50m-9.20m SANDSTONE,MED TO COARSE GRAINED 9.20m-11.20m SANDSTONE,MG. PALE GREY,ORANGE/BROWN IRONSTANNING 11.20m-13.40m SANDSTONE,MG, TRACE OF SHALE LAMINATIONS 13.40m-14.60m SANDSTONE MG PALE GREY 14.60m-18.60m SANDSTONE MG PALE GREY CROSS BEDDED 18.60m-20.10m SANDSTONE FG,PALE GREY,CARBONACEOUS LAMINATIONS 20.10m-21.30m SANDSTONE MG, TRACE SILSTONE LAMINATIONS 21.30m-22.50m SANDSTONE MED TO COARSE GRAINED,PALE GREY 22.50m-26.30m SANDSTONE,MG, LIGHT GREY,MASSIVE,SHALE INCLUSIONS 26.30m-44.78m SANDSTONE MG PALE GREY,SILTSTONE AND CARB. INCLUSIONS	1633m	North
GW202406	0.00m-0.20m Fill; Concrete 0.20m-0.65m Fill; Silty Sandy Clay, low plasticity, dark brown, fine to medium grained sand, with igneous gravel 0.65m-2.50m Sandstone; fine to coarse grained, orange & yellow 2.50m-4.00m Sandstone; as above, but light grey, brown & orange 4.00m-6.00m Sandstone; as above, but orange & grey	1694m	South

Groundwater No	Drillers Log	Distance	Direction
GW112646	0.00m-0.05m ASPHALT 0.05m-0.10m ROAD BASE 0.10m-0.40m FILLING BROWN 0.40m-1.26m SHALE LOW STRENGTH 1.26m-2.00m SILTSTONE 2.00m-3.95m SANDSTONE 3.95m-7.05m SANDSTONE LOW TO MED. STRENGTH 7.05m-10.00m SANDSTONE	1958m	North West
GW112647	0.00m-0.05m ASPHALT 0.05m-0.15m ROADBASE 0.15m-0.30m FILL 0.30m-1.30m SHALE 1.30m-1.85m SHALE LOW STRENGTH 1.85m-3.18m SHALE 3.18m-4.40m SILTSTONE 4.40m-5.30m SANDSTONE 5.30m-5.80m SHALE 5.80m-6.06m SHALE WEATHERED 6.06m-6.86m SANDSTONE 6.86m-7.00m SHALE 7.00m-8.00m SANDSTONE 8.00m-13.00m SANDSTONE L/STRENGTH	1976m	North West
GW112648	0.00m-0.07m ASPHALT 0.07m-0.10m ROADBASE 0.10m-0.30m FILL 0.30m-0.45m FILLING BROWN 0.45m-0.55m CLAY SOFT TO FIRM 0.55m-0.70m SHALE L/STRENGTH 0.70m-0.90m SANDSTONE 0.90m-1.79m SANDSTONE M/STRENGTH 1.79m-2.06m SILTSTONE 2.06m-2.27m SILTSTONE M/STRENGTH 2.27m-3.06m SANDSTONE 3.06m-10.35m SANDSTONE, H/STRENGTH 10.35m-10.98m SANDSTONE WEATHERED,FRACTURED 10.98m-11.50m SANDSTONE H/STRENGTH,WEATHERED TO FRESH	1983m	North West

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

Geology 1:100,000

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Geology

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

Geological Units

What are the Geological Units onsite?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Rh	Medium to coarse grained quartz sandstone, very minor shale and laminate lenses				Triassic		Sydney	1:100,000

What are the Geological Units within the dataset buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Qht	Sandy mud and muddy sand				Quaternary		Sydney	1:100,000
Rh	Medium to coarse grained quartz sandstone, very minor shale and laminate lenses				Triassic		Sydney	1:100,000
Rwa	Black to dark grey shale and laminate	Ashfield Shale	Wianamatta Group		Triassic		Sydney	1:100,000
water							Sydney	1:100,000

Geological Structures

What are the Geological Structures onsite?

Feature	Name	Description	Map Sheet	Dataset
No features				1:100,000

What are the Geological Structures within the dataset buffer?

Feature	Name	Description	Map Sheet	Dataset
No features				1:100,000

Geological Data Source : NSW Department of Industry, Resources & Energy

© State of New South Wales through the NSW Department of Industry, Resources & Energy

Naturally Occurring Asbestos Potential

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

Naturally Occurring Asbestos Potential

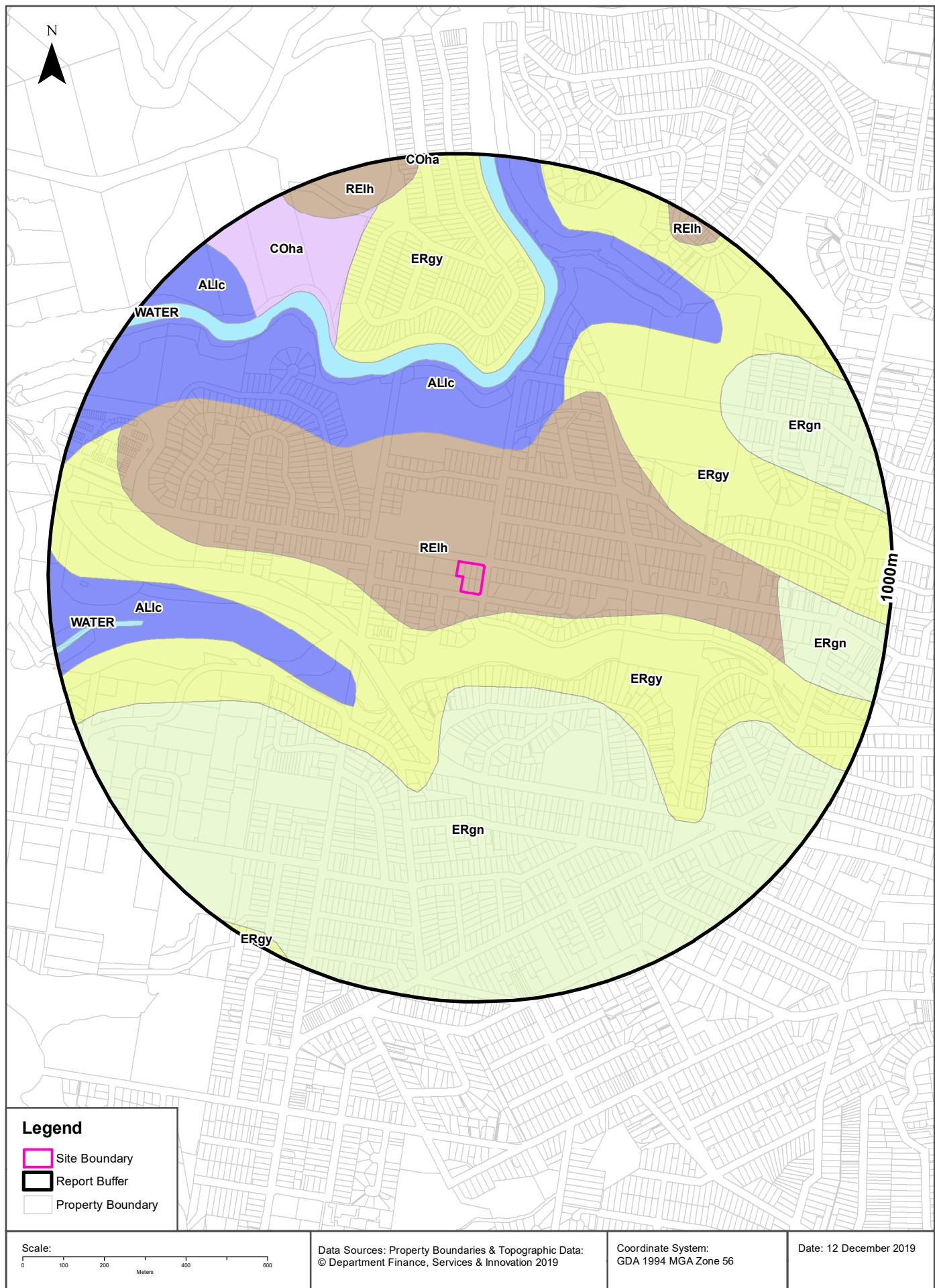
Naturally Occurring Asbestos Potential within the dataset buffer:

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

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

Soil Landscapes

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Soils

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

Soil Landscapes

What are the onsite Soil Landscapes?

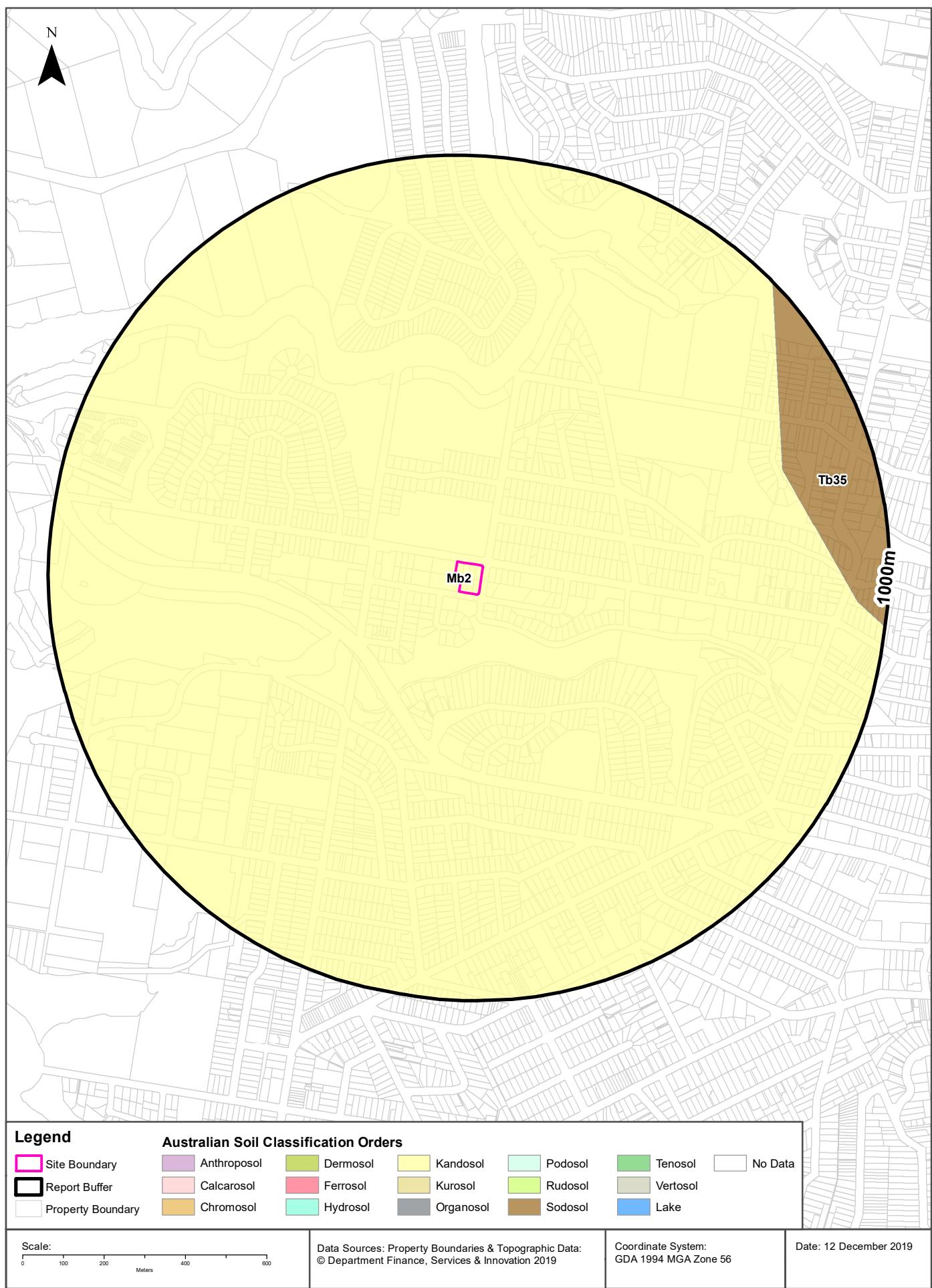
Soil Code	Name	Group	Process	Map Sheet	Scale
RElh	LUCAS HEIGHTS		RESIDUAL	Sydney	1:100,000

What are the Soil Landscapes within the dataset buffer?

Soil Code	Name	Group	Process	Map Sheet	Scale
ALlc	LANE COVE		ALLUVIAL	Sydney	1:100,000
COha	HAWKESBURY		COLLUVIAL	Sydney	1:100,000
ERgn	GLENORIE		EROSIONAL	Sydney	1:100,000
ERgy	GYMEA		EROSIONAL	Sydney	1:100,000
RElh	LUCAS HEIGHTS		RESIDUAL	Sydney	1:100,000
WATER	WATER		WATER	Sydney	1:100,000

Soils Landscapes Data Source : NSW Office of Environment and Heritage

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



Soils

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

Atlas of Australian Soils

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

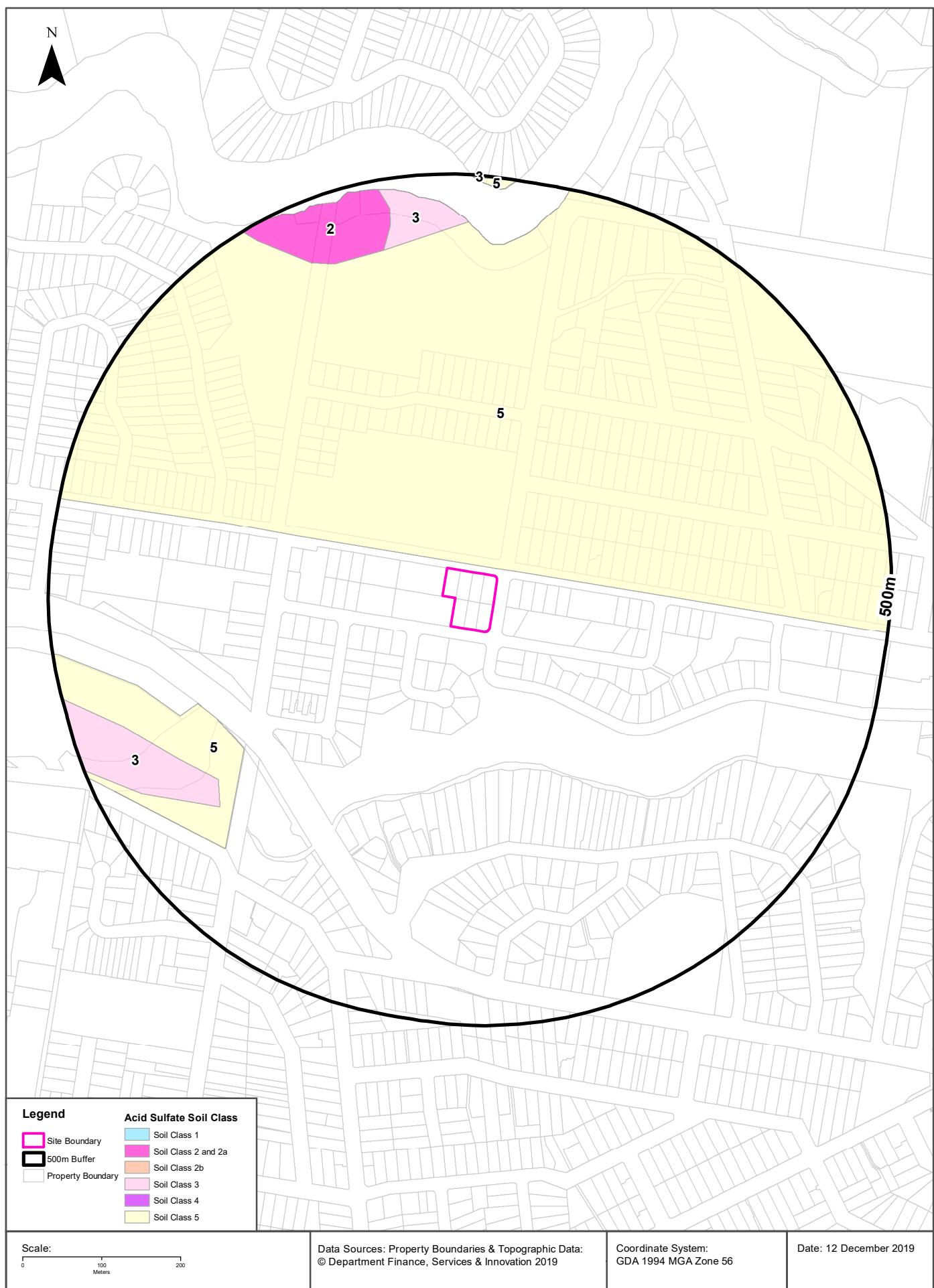
Map Unit Code	Soil Order	Map Unit Description	Distance
Mb2	Kandosol	Dissected sandstone plateau of moderate to strong relief with sandstone pillars, ledges, and slabs-- level to undulating ridges, irregularly benched slopes, steep ridges, cliffs, canyons, narrow sandy valleys: chief soils are (i) on 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
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.	774m

Atlas of Australian Soils Data Source: CSIRO

Creative Commons 4.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/4.0/au/deed.en>

Acid Sulfate Soils

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Acid Sulfate Soils

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

Environmental Planning Instrument - Acid Sulfate Soils

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

Soil Class	Description	EPI Name
N/A		

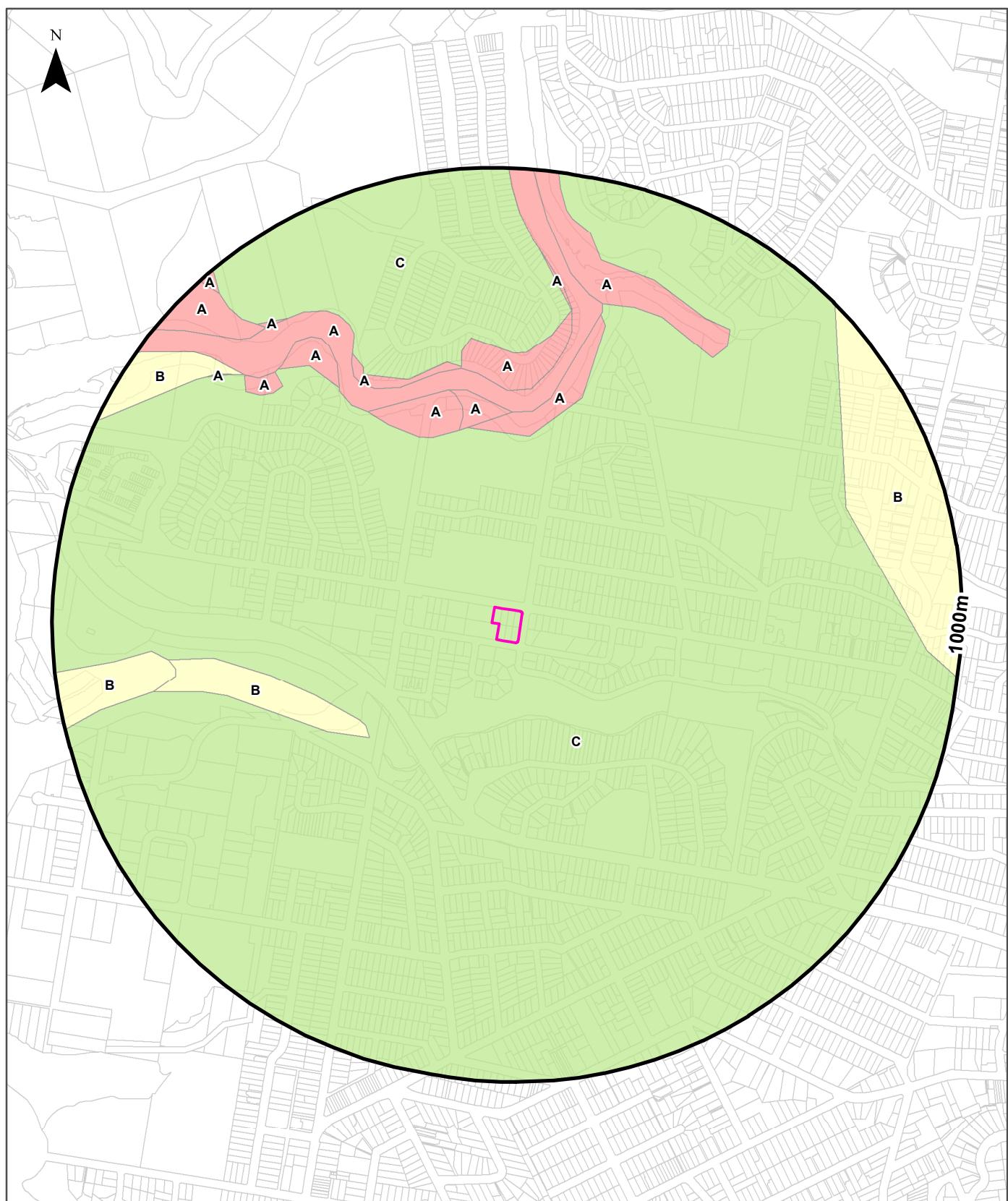
If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
N/A				

Acid Sulfate Data Source Accessed 23/10/2018: NSW Crown Copyright - Planning and Environment
Creative Commons 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

Atlas of Australian Acid Sulfate Soils

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Legend

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

Scale:

0 100 200 300 400 500 600
Meters

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

Coordinate System:
GDA 1994 MGA Zone 56

Date: 12 December 2019

Acid Sulfate Soils

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

Atlas of Australian Acid Sulfate Soils

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

Class	Description	Distance
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m
B	Low Probability of occurrence. 6-70% chance of occurrence.	357m
A	High Probability of occurrence. >70% chance of occurrence.	397m

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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

Dryland Salinity

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

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

No

What Dryland Salinity assessments are given?

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

Dryland Salinity Data Source : National Land and Water Resources Audit

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

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

Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

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

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

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

Mining Subsidence Districts

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

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

State Environmental Planning Policy

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

State Significant Precincts

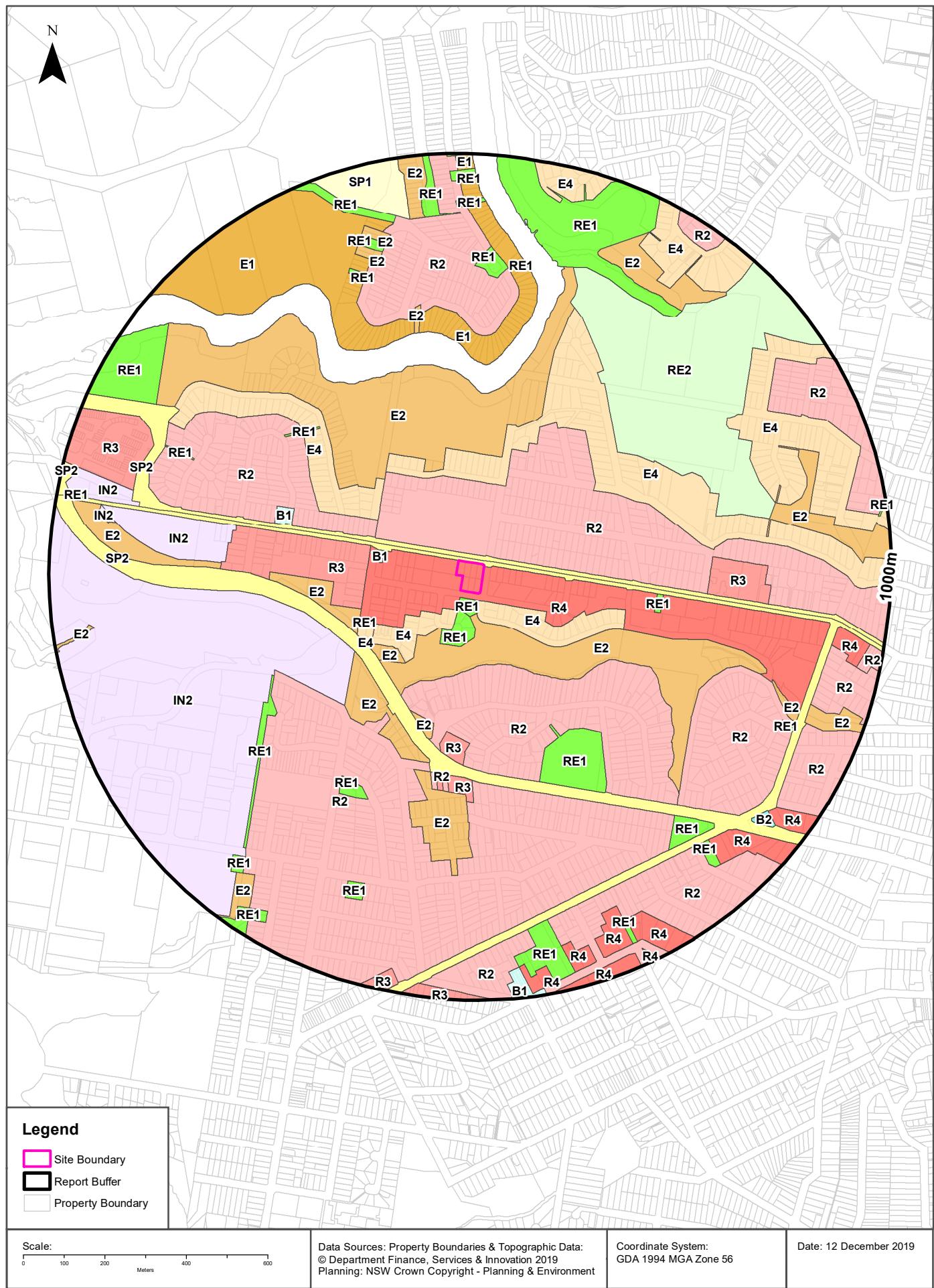
What SEPP State Significant Precincts exist within the dataset buffer?

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
Creative Commons 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

EPI Planning Zones

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Environmental Planning Instrument

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

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
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	08/11/2019	08/11/2019	08/11/2019	Amendment No 27	0m	Onsite
SP2	Infrastructure	Road	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		0m	South East
SP2	Infrastructure	Classified Road	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	20/10/2017		10m	East
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		15m	South
E4	Environmental Living		Lane Cove Local Environmental Plan 2009	18/01/2013	18/01/2013	08/11/2019	Amendment No 7	16m	South East
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	20/10/2017		21m	East
E2	Environmental Conservation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		46m	South East
E4	Environmental Living		Lane Cove Local Environmental Plan 2009	18/01/2013	18/01/2013	08/11/2019	Amendment No 7	48m	South West
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	18/01/2013	18/01/2013	08/11/2019	Amendment No 7	48m	South
R2	Low Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		176m	South East
B1	Neighbourhood Centre		Lane Cove Local Environmental Plan 2009	18/01/2013	18/01/2013	08/11/2019	Amendment No 7	184m	West
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	20/10/2017		199m	East
E2	Environmental Conservation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		211m	South West
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	20/10/2017		214m	North West
R3	Medium Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		219m	West
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	20/10/2017		223m	North West
E4	Environmental Living		Lane Cove Local Environmental Plan 2009	23/08/2013	23/08/2013	08/11/2019	Amendment No 12	226m	South West
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	20/10/2017		227m	North West
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		242m	South West
E2	Environmental Conservation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		248m	West
E2	Environmental Conservation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		295m	South West
IN2	Light Industrial		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		300m	South West
E2	Environmental Conservation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		319m	South
R3	Medium Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		348m	South
R2	Low Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		351m	South
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		366m	South East
B1	Neighbourhood Centre		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	20/10/2017		420m	West
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	08/11/2019	08/11/2019	08/11/2019	Amendment No 27	428m	East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE2	Private Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	20/10/2017		429m	North East
E2	Environmental Conservation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		452m	South
R2	Low Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		452m	South
R3	Medium Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		452m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	20/10/2017		470m	North West
E1	National Parks and Nature Reserves		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	18/01/2019		485m	North
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		504m	South West
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		539m	South West
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	20/10/2017		550m	East
IN2	Light Industrial		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		552m	West
R2	Low Density Residential		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	18/01/2019		555m	North
E1	National Parks and Nature Reserves		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	18/01/2019		557m	North West
E2	Environmental Conservation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	18/01/2019		567m	North
E2	Environmental Conservation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		578m	West
R2	Low Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		587m	South East
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	20/10/2017		695m	East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	20/10/2017		696m	North West
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	18/01/2019		700m	North
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	18/01/2019		719m	North
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		725m	South East
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	18/01/2019		733m	North
E2	Environmental Conservation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		748m	East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	20/10/2017		753m	North
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		757m	South
E2	Environmental Conservation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	18/01/2019		759m	North
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	18/01/2019		781m	North
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	20/10/2017		785m	North East
R2	Low Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		791m	South East
IN2	Light Industrial		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	20/10/2017		797m	West
E2	Environmental Conservation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	18/01/2019		801m	North
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	20/10/2017		801m	West
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		804m	South East
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	20/10/2017		817m	North East
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		818m	South

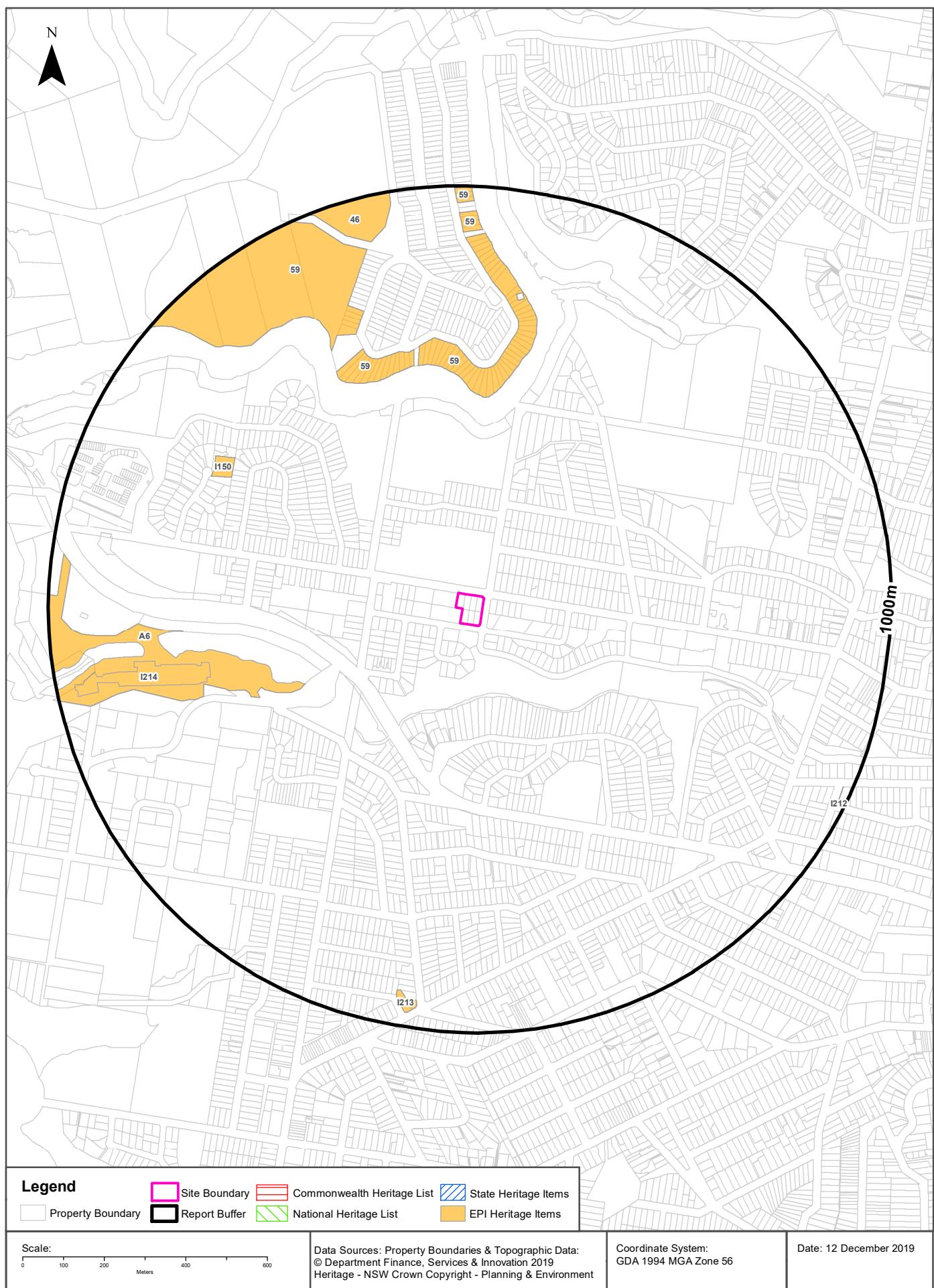
Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		819m	South East
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		826m	South East
R2	Low Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		833m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	20/10/2017		837m	North West
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		838m	South
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		840m	South West
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	18/01/2019		841m	North
IN2	Light Industrial		Lane Cove Local Environmental Plan 2009	23/08/2013	23/08/2013	08/11/2019	Amendment No 12	844m	West
E2	Environmental Conservation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	18/01/2019		846m	North
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	18/01/2019		846m	North
SP1	Special Activities	Crematorium	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	18/01/2019		846m	North
E2	Environmental Conservation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		856m	East
R2	Low Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		856m	East
E2	Environmental Conservation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		862m	South West
B2	Local Centre		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		866m	South East
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	18/01/2019		868m	North
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		871m	East
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		876m	South East
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		877m	South East
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		884m	South
E1	National Parks and Nature Reserves		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	18/01/2019		886m	North
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		887m	South East
E2	Environmental Conservation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		898m	West
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		917m	South
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		919m	South West
B1	Neighbourhood Centre		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		922m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	20/10/2017		924m	West
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	18/01/2019		932m	North
R2	Low Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		940m	East
R3	Medium Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		943m	South
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	20/10/2017		944m	North East
E1	National Parks and Nature Reserves		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	18/01/2019		959m	North
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		959m	South East
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		961m	South

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R3	Medium Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	08/11/2019		968m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	20/10/2017		975m	East
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	18/01/2019		992m	North

Environmental Planning Instrument Data Source: NSW Crown Copyright - Planning & Environment
 Creative Commons 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

Heritage Items

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Heritage

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

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
Creative Commons 3.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/3.0/au/deed.en>

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
Creative Commons 3.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/3.0/au/deed.en>

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
Creative Commons 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

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
A6	Chicago Mills, 160 Epping Road	Item - Archaeological	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	409m	West
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	23/11/2018	485m	North
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	23/11/2018	557m	North

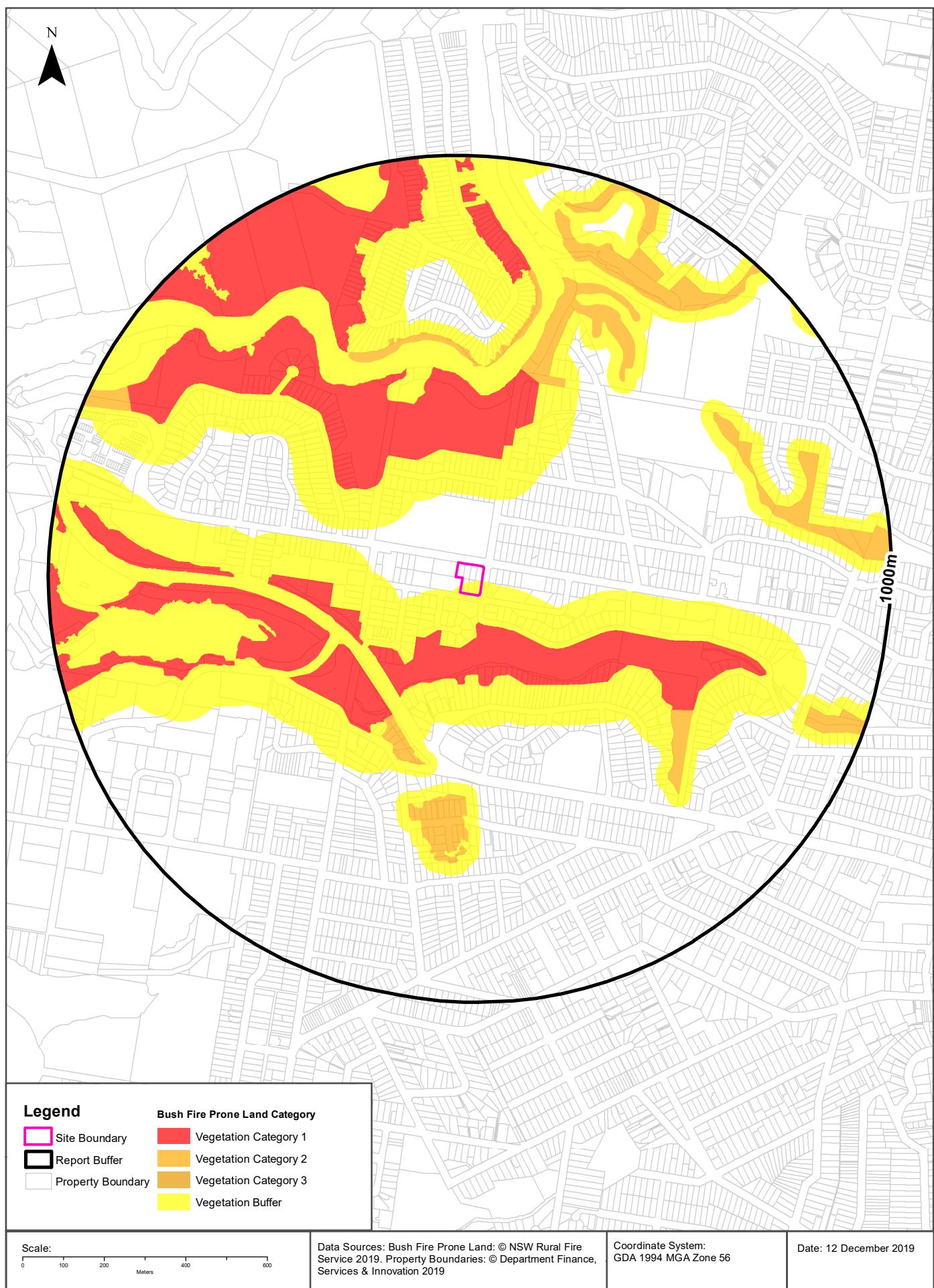
Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I214	Cumberland Paper Mills, Epping Road	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	621m	West
I150	House (including former dairy and original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	04/10/2019	625m	North West
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	23/11/2018	671m	North West
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	23/11/2018	886m	North
46	Northern Suburbs Crematorium	Item - General	Local	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	23/11/2018	888m	North
I213	House, 125 Centennial Avenue	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	913m	South
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	23/11/2018	959m	North
I212	Streetscape element (wall only)	Item - General	Local	Lane Cove Local Environmental Plan 2009	30/08/2013	30/08/2013	15/12/2017	975m	South East

Heritage Data Source: NSW Crown Copyright - Planning & Environment

Creative Commons 4.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/4.0/>

Natural Hazards - Bush Fire Prone Land

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Natural Hazards

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

Bush Fire Prone Land

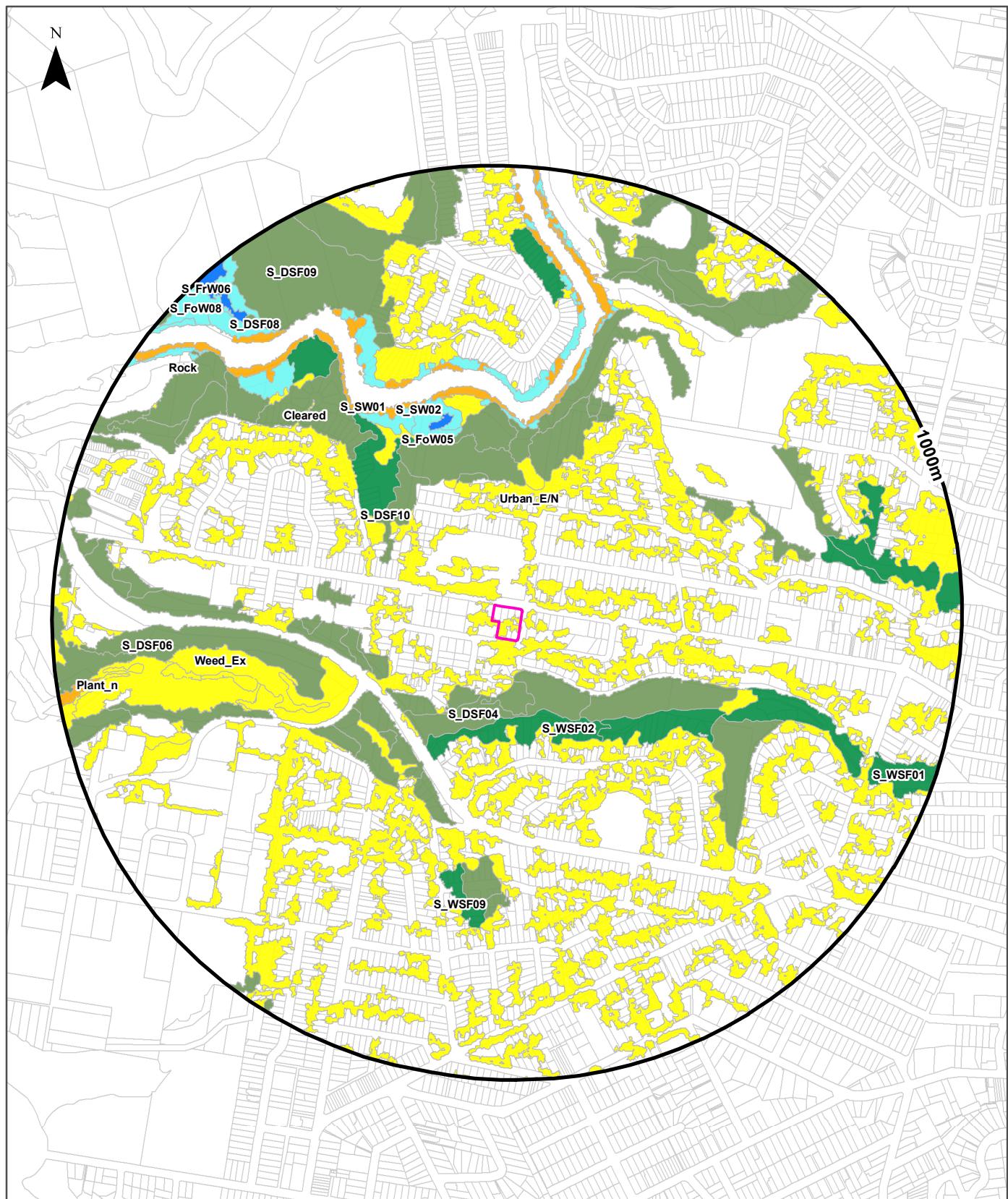
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	0m	Onsite
Vegetation Category 1	62m	South West
Vegetation Category 2	341m	South West

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

Ecological Constraints - Native Vegetation & RAMSAR Wetlands

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Legend

Site Boundary	Rainforest	Forested Wetlands	Grasslands	Artificial Wetlands	RAMSAR Wetlands
Report Buffer	Wet Sclerophyll Forests	Grassy Woodlands	Freshwater Wetlands	Water	
Property Boundary	Dry Sclerophyll Forests	Heathlands	Saline Wetlands	Other	

Scale:

0 100 200 300 400 500 600
Meters

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

Coordinate System:
GDA 1994 MGA Zone 56

Date: 12 December 2019

Ecological Constraints

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Map Unit Name	Threatened Ecological Community NSW	Threatened Ecological Community EPBC Act	Understorey	Disturbance	Disturbance Index	Dominant Species	Dist	Direction
Urban_E/N	Urban_E/N: Urban Exotic/Native			00: Not assessed	00: Not assessed	0: Not assessed	Urban Exotic/Native	0m	Onsite
S_DSF04	S_DSF04: Coastal Enriched Sandstone Dry Forest			11: Semi sheltered dry/mesic	13: Weeds	1: Low	E.piperita/A.costataE.pilularis	66m	South
S_DSF06	S_DSF06: Coastal Sandstone Foreshores Forest			17: Pittosporum dominant	13: Weeds	3: High	E.piperita/A.costataE.pilularis	92m	South
S_DSF10	S_DSF10: Hornsby Enriched Sandstone Exposed Woodland			12: Dry xeric shrubs	14: Canopy gaps	2: Moderate	E.haemastoma/C.gummifera/A.littoralisE.piperita/E.sieberi/A.hispida	128m	South West
S_WSF02	S_WSF02: Coastal Enriched Sandstone Moist Forest			10: Mesic/rainforest	13: Weeds	3: High	E.pilularis/A.costata/C.gummifera E.resinifera	166m	South
Weed_Ex	Weed_Ex: Weeds and Exotics			00: Not assessed	00: Not assessed	0: Not assessed	Exotic Species >90% cover	272m	North
S_FoW08	S_FoW08: Estuarine Swamp Oak Forest	Swamp Oak Floodplain Forest		18: Swampy sedges, shrubs, ferns and herbs	15: Regrowth	3: High	C.glaucha	391m	North
S_FoW05	S_FoW05: Riverflat Paperbark Swamp Forest	Swamp Sclerophyll Forest on Coastal Floodplains		18: Swampy sedges, shrubs, ferns and herbs	13: Weeds	2: Moderate	M.styphelioides/M.linariifolia	397m	North West
S_SW01	S_SW01: Estuarine Mangrove Forest			00: Not assessed	00: Not assessed	0: Not assessed	Mangroves	415m	North
S_FrW06	S_FrW06: Estuarine Reedland	Swamp Oak Floodplain Forest		00: Not assessed	00: Not assessed	0: Not assessed	P.australis/B.junc ea	421m	North
S_SW02	S_SW02: Estuarine Saltmarsh	Coastal Saltmarsh	Subtropical and Temperate Coastal Saltmarsh (possible)	13: Dry shrubs and grasses	13: Weeds	3: High	S.repens/S.quinqueflora/S.virginicusJ.krausii	461m	North West
S_WSF09	S_WSF09: Sydney Turpentine-Ironbark Forest		Turpentine Ironbark Forest (possible)	20: Weeds and exotics	20: Previously cleared 1943	3: High	E.pilularis/S.glomerulifera/A.costata/E.resinifera	518m	South
Cleared	Cleared			00: Not assessed	00: Not assessed	0: Not assessed	Cleared	606m	North West
S_DSF09	S_DSF09: Coastal Sandstone Gully Forest			11: Semi sheltered dry/mesic	13: Weeds	3: High	A.costata/E.piperita/C.gummifera/S.glomerulifera/E.resinifera	630m	North West
S_DSF08	S_DSF08: Coastal Sandstone Riparian Forest			18: Swampy sedges, shrubs, ferns and herbs	13: Weeds	1: Low	E.piperita/A.costata/T.laurina	806m	North West
Plant_n	Plant_n: Plantation (native and/or exotic)			00: Not assessed	00: Not assessed	0: Not assessed	Native or Exotic Plantations	831m	West
S_WSF01	S_WSF01: Blue Gum High Forest	Blue Gum High Forest		10: Mesic/rainforest	13: Weeds	3: High	E.saligna/E.pilularis	849m	East
Rock	Rock			00: Not assessed	00: Not assessed	0: Not assessed	Rock	881m	North West

Ramsar Wetlands

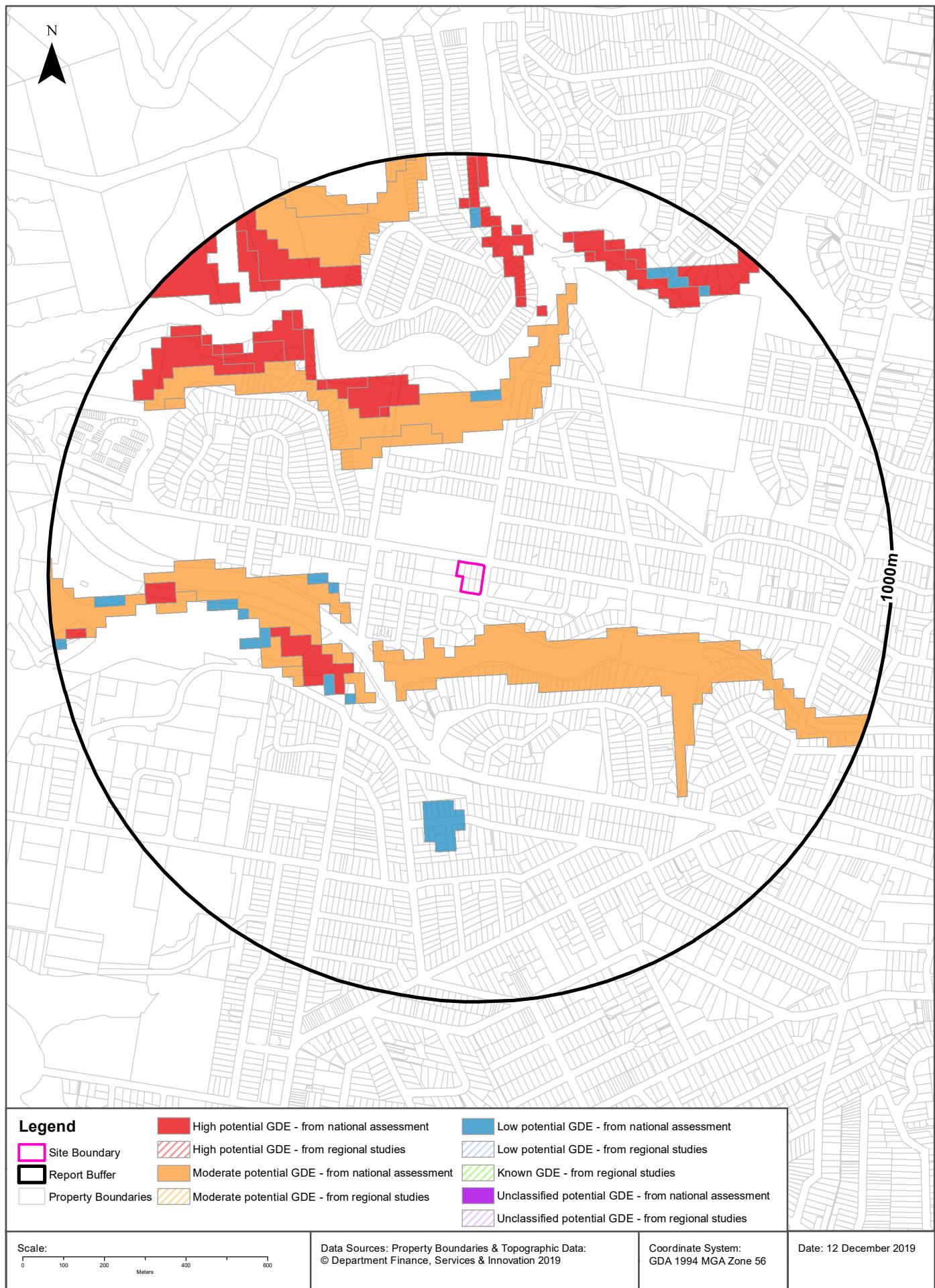
What Ramsar Wetland areas exist within the dataset buffer?

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

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

Ecological Constraints - Groundwater Dependent Ecosystems Atlas

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Ecological Constraints

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

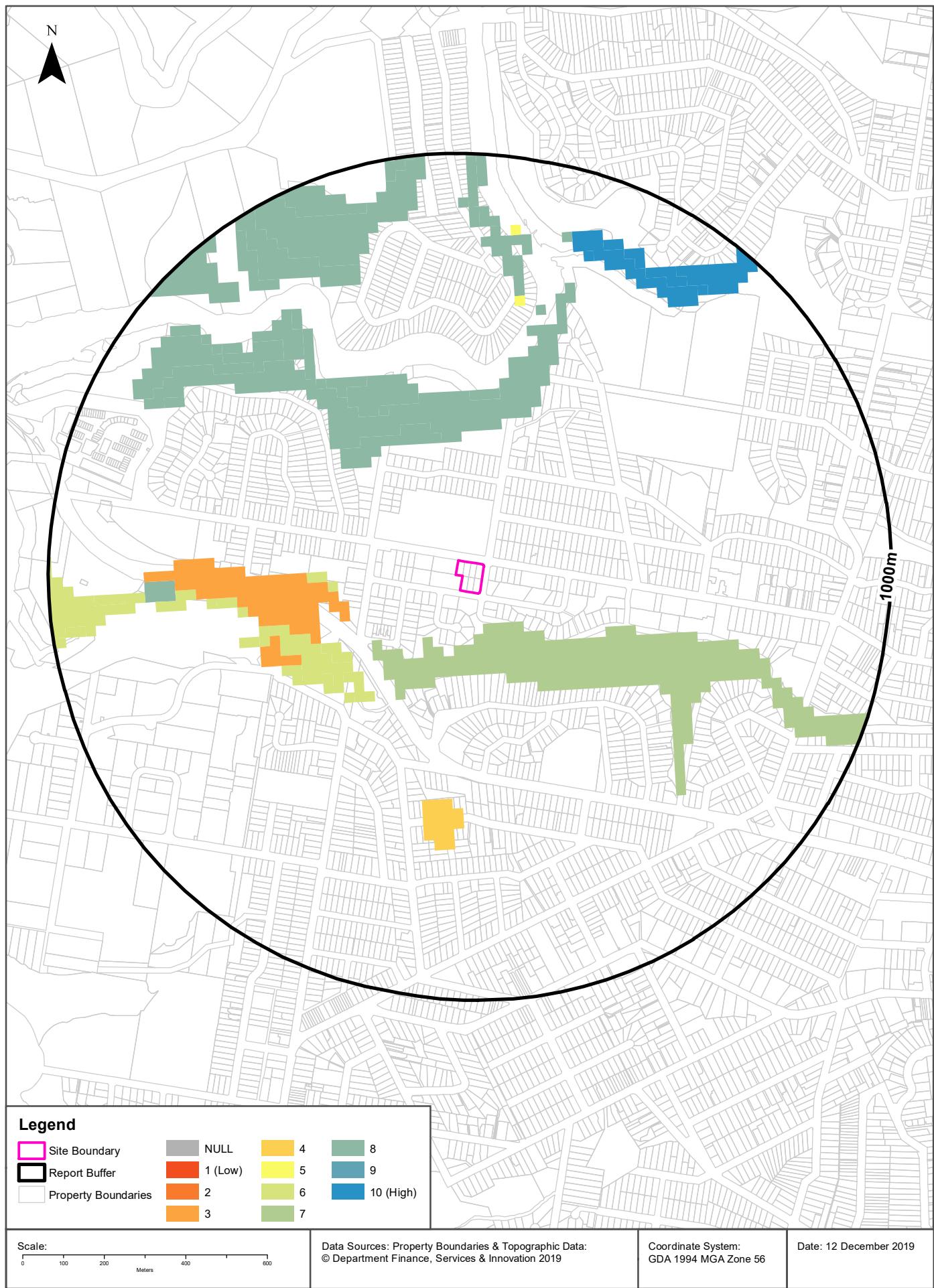
Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	Moderate potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	74m
Terrestrial	Low potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	289m
Terrestrial	High potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	316m

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Ecological Constraints - Inflow Dependent Ecosystems Likelihood

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118



Ecological Constraints

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	7	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	74m
Terrestrial	3	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	269m
Terrestrial	6	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	289m
Terrestrial	8	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	289m
Terrestrial	4	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	507m
Terrestrial	5	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	638m
Terrestrial	10	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	774m

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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

Ecological Constraints

618, 620, 622, 624 Mowbray Road West, 25, 27, 29 Mindarie Street, Lane Cove North, NSW 2118

NSW BioNet Atlas

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

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	<i>Heleioporus australiacus</i>	Giant Burrowing Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Amphibia	<i>Litoria aurea</i>	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Amphibia	<i>Pseudophryne australis</i>	Red-crowned Toadlet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Actitis hypoleucus</i>	Common Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Anseranas semipalmata</i>	Magpie Goose	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Anthochaera phrygia</i>	Regent Honeyeater	Critically Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	<i>Apus pacificus</i>	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Ardea ibis</i>	Cattle Egret	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	<i>Ardenna grisea</i>	Sooty Shearwater	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	<i>Ardenna pacificus</i>	Wedge-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	<i>Ardenna tenuirostris</i>	Short-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	<i>Arenaria interpres</i>	Ruddy Turnstone	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Artamus cyanopterus</i>	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Botaurus poiciloptilus</i>	Australasian Bittern	Endangered	Not Sensitive	Endangered	
Animalia	Aves	<i>Burhinus grallarius</i>	Bush Stone-curlew	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Calidris canutus</i>	Red Knot	Not Listed	Not Sensitive	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Calidris ferruginea</i>	Curlew Sandpiper	Endangered	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Calidris mauri</i>	Western Sandpiper	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	<i>Calidris melanotos</i>	Pectoral Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	<i>Calidris ruficollis</i>	Red-necked Stint	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Calidris tenuirostris</i>	Great Knot	Vulnerable	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Endangered Population, Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Calyptorhynchus banksii samueli</i>	Red-tailed Black-Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	<i>Calyptorhynchus lathami</i>	Glossy Black-Cockatoo	Vulnerable	Category 2	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	<i>Carterornis leucotis</i>	White-eared Monarch	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Charadrius leschenaultii</i>	Greater Sand-plover	Vulnerable	Not Sensitive	Vulnerable	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Charadrius veredus</i>	Oriental Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	<i>Chlidonias leucopterus</i>	White-winged Black Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Circus assimilis</i>	Spotted Harrier	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Daphoenositta chrysotera</i>	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Diomedea exulans</i>	Wandering Albatross	Endangered	Not Sensitive	Endangered	JAMBA
Animalia	Aves	<i>Egretta sacra</i>	Eastern Reef Egret	Not Listed	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	<i>Ephippiorhynchus asiacus</i>	Black-necked Stork	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	<i>Epithianura albifrons</i>	White-fronted Chat	Endangered Population, Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Erythrotriorchis radiatus</i>	Red Goshawk	Critically Endangered	Category 2	Vulnerable	
Animalia	Aves	<i>Falco subniger</i>	Black Falcon	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Gallinago hardwickii</i>	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Gelochelidon nilotica</i>	Gull-billed Tern	Not Listed	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	<i>Glossopsitta pusilla</i>	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Haematopus longirostris</i>	Pied Oystercatcher	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	<i>Hieraetus morphnoides</i>	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Hirundapus caudacutus</i>	White-throated Needletail	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Hydroprogne caspia</i>	Caspian Tern	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	<i>Ixobrychus flavicollis</i>	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Lathamus discolor</i>	Swift Parrot	Endangered	Category 3	Critically Endangered	
Animalia	Aves	<i>Limicola falcinellus</i>	Broad-billed Sandpiper	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Limosa lapponica</i>	Bar-tailed Godwit	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Limosa limosa</i>	Black-tailed Godwit	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Lophochroa leadbeateri</i>	Major Mitchell's Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	<i>Lophoictinia isura</i>	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Merops ornatus</i>	Rainbow Bee-eater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	<i>Motacilla flava</i>	Yellow Wagtail	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Neophema pulchella</i>	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Neophema splendida</i>	Scarlet-chested Parrot	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Nettapus coromandelianus</i>	Cotton Pygmy-Goose	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	<i>Ninox connivens</i>	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Ninox strenua</i>	Powerful Owl	Vulnerable	Category 3	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	<i>Numenius madagascariensis</i>	Eastern Curlew	Not Listed	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Numenius minutus</i>	Little Curlew	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Numenius phaeopus</i>	Whimbrel	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Onychoprion fuscata</i>	Sooty Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Pachycephala olivacea</i>	Olive Whistler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Pandion cristatus</i>	Eastern Osprey	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Petroica boodang</i>	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Petroica phoenicea</i>	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Phaethon lepturus</i>	White-tailed Tropicbird	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	<i>Phaethon rubricauda</i>	Red-tailed Tropicbird	Vulnerable	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	<i>Philomachus pugnax</i>	Ruff	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Plegadis falcinellus</i>	Glossy Ibis	Not Listed	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	<i>Pluvialis fulva</i>	Pacific Golden Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Pluvialis squatarola</i>	Grey Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Polytelis anthopeplus monarchoides</i>	Regent Parrot (eastern subspecies)	Endangered	Category 3	Vulnerable	
Animalia	Aves	<i>Polytelis swainsonii</i>	Superb Parrot	Vulnerable	Category 3	Vulnerable	
Animalia	Aves	<i>Pterodroma leucoptera leucoptera</i>	Gould's Petrel	Vulnerable	Not Sensitive	Endangered	
Animalia	Aves	<i>Pterodroma solandri</i>	Providence Petrel	Vulnerable	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	<i>Ptilinopus regina</i>	Rose-crowned Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Ptilinopus superbus</i>	Superb Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Rostratula australis</i>	Australian Painted Snipe	Endangered	Not Sensitive	Endangered	
Animalia	Aves	<i>Stercorarius pomarinus</i>	Pomarine Jaeger	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	<i>Sterna hirundo</i>	Common Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Sternula albifrons</i>	Little Tern	Endangered	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Stictonetta naevosa</i>	Freckled Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Sula dactylatra</i>	Masked Booby	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	<i>Thalassarche melanophris</i>	Black-browed Albatross	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	<i>Thinornis rubricollis</i>	Hooded Plover	Critically Endangered	Not Sensitive	Vulnerable	
Animalia	Aves	<i>Tringa brevipes</i>	Grey-tailed Tattler	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Tringa glareola</i>	Wood Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Tringa nebularia</i>	Common Greenshank	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Tringa stagnatilis</i>	Marsh Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Tyto longimembris</i>	Eastern Grass Owl	Vulnerable	Category 3	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	<i>Tyto novaehollandiae</i>	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Tyto tenebricosa</i>	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Xenus cinereus</i>	Terek Sandpiper	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Gastropoda	<i>Pommerhelix duralensis</i>	Dural Land Snail	Endangered	Not Sensitive	Endangered	
Animalia	Insecta	<i>Petalura gigantea</i>	Giant Dragonfly	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Arctocephalus forsteri</i>	New Zealand Fur-seal	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Arctocephalus pusillus doriferus</i>	Australian Fur-seal	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Dasyurus viverrinus</i>	Eastern Quoll	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Eubalaena australis</i>	Southern Right Whale	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Isoodon obesulus obesulus</i>	Southern Brown Bandicoot (eastern)	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Macrotis lagotis</i>	Bilby	Presumed Extinct	Not Sensitive	Vulnerable	
Animalia	Mammalia	<i>Megaptera novaeangliae</i>	Humpback Whale	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	<i>Micronomus norfolkensis</i>	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Miniopterus australis</i>	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Myotis macropus</i>	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Perameles bougainvillae fasciata</i>	Western Barred Bandicoot (mainland)	Presumed Extinct	Not Sensitive	Extinct	
Animalia	Mammalia	<i>Perameles nasuta</i>	Long-nosed Bandicoot	Endangered Population	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Petauroides volans</i>	Greater Glider	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	<i>Petaurus australis</i>	Yellow-bellied Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Petaurus norfolkensis</i>	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Phascolarctos cinereus</i>	Koala	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	<i>Pseudomys novaehollandiae</i>	New Holland Mouse	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	<i>Saccopteryx flaviventris</i>	Yellow-bellied Sheathtail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Vespadelus troughtoni</i>	Eastern Cave Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	<i>Antaresia stimsoni</i>	Stimson's Python	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	<i>Aspidites ramsayi</i>	Worm	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Reptilia	<i>Caretta caretta</i>	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	<i>Chelonia mydas</i>	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	<i>Dermochelys coriacea</i>	Leatherback Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	<i>Diplodactylus platyurus</i>	Eastern Fat-tailed Gecko	Endangered	Not Sensitive	Not Listed	
Animalia	Reptilia	<i>Myuchelys bellii</i>	Western Sawshelled Turtle, Bell's Turtle	Endangered	Not Sensitive	Vulnerable	
Animalia	Reptilia	<i>Suta flagellum</i>	Little Whip Snake	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	<i>Uvidicolus sphyurus</i>	Border Thick-tailed Gecko	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	<i>Varanus rosenbergi</i>	Rosenberg's Goanna	Vulnerable	Not Sensitive	Not Listed	
Fungi	Flora	<i>Camarophyllopsis kearneyi</i>		Endangered	Not Sensitive	Not Listed	
Fungi	Flora	<i>Hygrocybe anomala</i> var. <i>ianthinoxanthina</i>		Vulnerable	Not Sensitive	Not Listed	
Fungi	Flora	<i>Hygrocybe aurantipes</i>		Vulnerable	Not Sensitive	Not Listed	
Fungi	Flora	<i>Hygrocybe austropratensis</i>		Endangered	Not Sensitive	Not Listed	
Fungi	Flora	<i>Hygrocybe collucera</i>		Endangered	Not Sensitive	Not Listed	
Fungi	Flora	<i>Hygrocybe griseoramosa</i>		Endangered	Not Sensitive	Not Listed	
Fungi	Flora	<i>Hygrocybe lanecovensis</i>		Endangered	Not Sensitive	Not Listed	
Fungi	Flora	<i>Hygrocybe reesiae</i>		Vulnerable	Not Sensitive	Not Listed	
Fungi	Flora	<i>Hygrocybe rubronivea</i>		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Acacia bynoeana</i>	Bynoe's Wattle	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Acacia clunies-rossiae</i>	Kanangra Wattle	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Acacia gordonii</i>		Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Acacia pubescens</i>	Downy Wattle	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Acacia terminalis</i> subsp. <i>terminalis</i>	Sunshine Wattle	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Allocasuarina portuensis</i>	Nielsen Park She-oak	Endangered	Category 3	Endangered	
Plantae	Flora	<i>Amperea xiphoclada</i> var. <i>pedicellata</i>		Presumed Extinct	Not Sensitive	Extinct	
Plantae	Flora	<i>Caladenia tessellata</i>	Thick Lip Spider Orchid	Endangered	Category 2	Vulnerable	
Plantae	Flora	<i>Callistemon linearifolius</i>	Netted Bottle Brush	Vulnerable	Category 3	Not Listed	
Plantae	Flora	<i>Cryptostylis hunteriana</i>	Leafless Tongue Orchid	Vulnerable	Category 2	Vulnerable	
Plantae	Flora	<i>Darwinia biflora</i>		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Darwinia peduncularis</i>		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Deyeuxia appressa</i>		Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Dillwynia tenuifolia</i>		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Epacris purpurascens</i> var. <i>purpurascens</i>		Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	<i>Eucalyptus camfieldii</i>	Camfield's Stringybark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Eucalyptus leucoxylon</i> subsp. <i>pruinosa</i>	Yellow Gum	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Eucalyptus pulverulenta</i>	Silver-leaved Gum	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Genoplesium baueri</i>	Bauer's Midge Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	<i>Genoplesium plumosum</i>	Tallong Midge Orchid	Critically Endangered	Category 2	Endangered	
Plantae	Flora	<i>Grammitis stenophylla</i>	Narrow-leaf Finger Fern	Endangered	Category 3	Not Listed	
Plantae	Flora	<i>Grevillea beadleana</i>	Beadle's Grevillea	Endangered	Category 3	Endangered	
Plantae	Flora	<i>Grevillea caleyi</i>	Caley's Grevillea	Critically Endangered	Category 3	Critically Endangered	
Plantae	Flora	<i>Grevillea hilliana</i>	White Yiel Yiel	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Grevillea juniperina</i> subsp. <i>juniperina</i>	Juniper-leaved Grevillea	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Haloragodendron lucasii</i>		Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Hibbertia puberula</i>		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Hibbertia spanantha</i>	Julian's Hibbertia	Critically Endangered	Category 2	Critically Endangered	
Plantae	Flora	<i>Hibbertia superans</i>		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Isotoma fluviatilis</i> subsp. <i>fluviatilis</i>		Not Listed	Not Sensitive	Extinct	
Plantae	Flora	<i>Lasiopteratum joyceae</i>		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Leptospermum deanei</i>		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Macadamia integrifolia</i>	Macadamia Nut	Not Listed	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Macadamia tetraphylla</i>	Rough-shelled Bush Nut	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Melaleuca biconvexa</i>	Biconvex Paperbark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Melaleuca deanei</i>	Deane's Paperbark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Microtis angusii</i>	Angus's Onion Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	<i>Persoonia hirsuta</i>	Hairy Geebung	Endangered	Category 3	Endangered	
Plantae	Flora	<i>Pimelea curviflora</i> var. <i>curviflora</i>		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Pomaderris prunifolia</i>	Plum-leaf Pomaderris	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	<i>Prostanthera junonis</i>	Somersby Mintbush	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Prostanthera marifolia</i>	Seaforth Mintbush	Critically Endangered	Category 3	Critically Endangered	
Plantae	Flora	<i>Rhodamnia rubescens</i>	Scrub Turpentine	Critically Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Sarcocilus hartmannii</i>	Hartman's Sarcocilus	Vulnerable	Category 2	Vulnerable	
Plantae	Flora	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Tetratheca glandulosa</i>		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Tetratheca juncea</i>	Black-eyed Susan	Vulnerable	Not Sensitive	Vulnerable	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	<i>Thesium australe</i>	Austral Toadflax	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Wahlenbergia multicaulis</i>	Tadgell's Bluebell	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	<i>Wilsonia backhousei</i>	Narrow-leaved Wilsonia	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Zannichellia palustris</i>		Endangered	Not Sensitive	Not Listed	

Data does not include NSW category 1 sensitive species.

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

Data obtained 03/10/2019

Location Confidences

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

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

USE OF REPORT - APPLICABLE TERMS

The following terms apply to any person (End User) who is given the Report by the person who purchased the Report from Lotsearch Pty Ltd (ABN: 89 600 168 018) (Lotsearch) or who otherwise has access to the Report (Terms). The contract terms that apply between Lotsearch and the purchaser of the Report are specified in the order form pursuant to which the Report was ordered and the terms set out below are of no effect as between Lotsearch and the purchaser of the Report.

1. End User acknowledges and agrees that:
 - (a) the Report is compiled from or using content (**Third Party Content**) which is comprised of:
 - (i) content provided to Lotsearch by third party content suppliers with whom Lotsearch has contractual arrangements or content which is freely available or methodologies licensed to Lotsearch by third parties with whom Lotsearch has contractual arrangements (**Third Party Content Suppliers**); and
 - (ii) content which is derived from content described in paragraph (i);
 - (b) Neither Lotsearch nor Third Party Content Suppliers takes any responsibility for or give any warranty in relation to the accuracy or completeness of any Third Party Content included in the Report including any contaminated land assessment or other assessment included as part of a Report;
 - (c) the Third Party Content Suppliers do not constitute an exhaustive set of all repositories or sources of information available in relation to the property which is the subject of the Report (**Property**) and accordingly neither Lotsearch nor Third Party Content Suppliers gives any warranty in relation to the accuracy or completeness of the Third Party Content incorporated into the report including any contaminated land assessment or other assessment included as part of a Report;
 - (d) Reports are generated at a point in time (as specified by the date/time stamp appearing on the Report) and accordingly the Report is based on the information available at that point in time and Lotsearch is not obliged to undertake any additional reporting to take into consideration any information that may become available between the point in time specified by the date/time stamp and the date on which the Report was provided by Lotsearch to the purchaser of the Report;
 - (e) Reports must be used or reproduced in their entirety and End User must not reproduce or make available to other persons only parts of the Report;
 - (f) Lotsearch has not undertaken any physical inspection of the property;
 - (g) neither Lotsearch nor Third Party Content Suppliers warrants that all land uses or features whether past or current are identified in the Report;
 - (h) the Report does not include any information relating to the actual state or condition of the Property;
 - (i) the Report should not be used or taken to indicate or exclude actual fitness or unfitness of Land or Property for any particular purpose
 - (j) the Report should not be relied upon for determining saleability or value or making any other decisions in relation to the Property and in particular should not be taken to be a rating or assessment of the desirability or market value of the property or its features; and
 - (k) the End User should undertake its own inspections of the Land or Property to satisfy itself that there are no defects or failures
2. The End User may not make the Report or any copies or extracts of the report or any part of it available to any other person. If End User wishes to provide the Report to any other person or make extracts or copies of the Report, it must contact the purchaser of the Report before doing so to ensure the proposed use is consistent with the contract terms between Lotsearch and the purchaser.
3. Neither Lotsearch (nor any of its officers, employees or agents) nor any of its Third Party Content Suppliers will have any liability to End User or any person to whom End User provides the Report and End User must not represent that Lotsearch or any of its Third Party Content Suppliers accepts liability to any such person or make any other representation to any such person on behalf of Lotsearch or any Third Party Content Supplier.
4. The End User hereby to the maximum extent permitted by law:
 - (a) acknowledges that the Lotsearch (nor any of its officers, employees or agents), nor any

of its Third Party Content Supplier have any liability to it under or in connection with the Report or these Terms;

- (b) waives any right it may have to claim against Third Party Content Supplier in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms; and
- (c) releases each Third Party Content Supplier from any claim it may have otherwise had in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms.

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

Locality : LANE COVE NORTH

LGA : LANE COVE

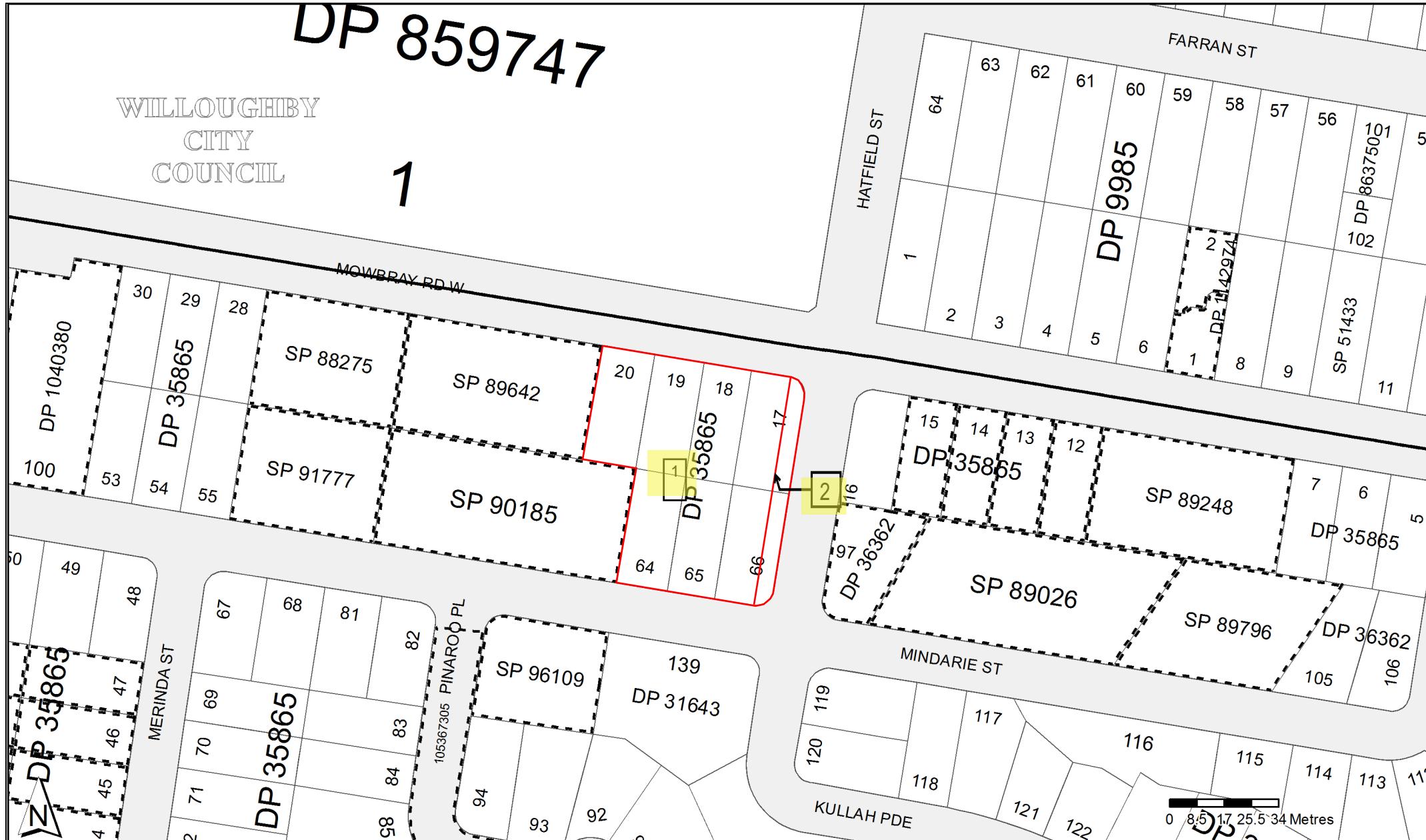
Parish : WILLOUGHBY

County : CUMBERLAND

DP 859747

1

WILLOUGHBY
CITY
COUNCIL



NEW SOUTH WALES

13227 Fol. 47

(Page 1) Vol.

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

CERTIFICATE OF TITLE

PROPERTY ACT, 1900

13227-047

Appln. Nos. 7467 and 19747

Prior Title Vol. 8344 Fol. 204



Vol. 8344 Fol. 204

EDITION ISSUED

CANCELLED 17 1 1977

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

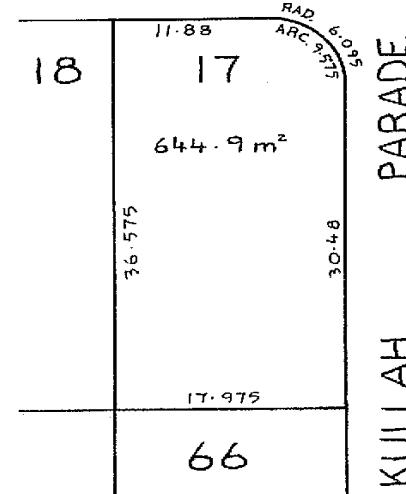
SEE AUTO FOLIO

Registrar General.


PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

MOWBRAY ROAD WEST



P 851079 O.H.

REDUCTION RATIO 1 : 500

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 17 in Deposited Plan 35865 in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland being part of Portion 169 granted to Robert Nicholas Sadlear on 11-2-1856 and part of Portion 168 granted to Francis Mooney on 12-8-1856.

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES.

SECOND SCHEDULE

NIL

FIRST SCHEDULE (continued)

SECOND SCHEDULE (continued)

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



FOLIO: 17/35865

SEARCH DATE	TIME	EDITION NO	DATE
-----	-----	-----	-----
8/1/2020	8:33 AM	-	-

VOL 13227 FOL 47 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 17 IN DEPOSITED PLAN 35865
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP35865

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES

SECOND SCHEDULE (0 NOTIFICATIONS)

NIL

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

lane cove north dp 35865

PRINTED ON 8/1/2020

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

NEW SOUTH WALES
C [REDACTED] CATE OF TITL
[REDACTED] PROPERTY ACT, 1900



13227 48

Appln No. 7467

Prior Title Vol. 8344 Fol. 204



Vol. [REDACTED] Fol. [REDACTED]

EDITION ISSUED

17 1 1977

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

CANCELLED

SEE AUTO FOLIO
SEE AUTO FOLIO

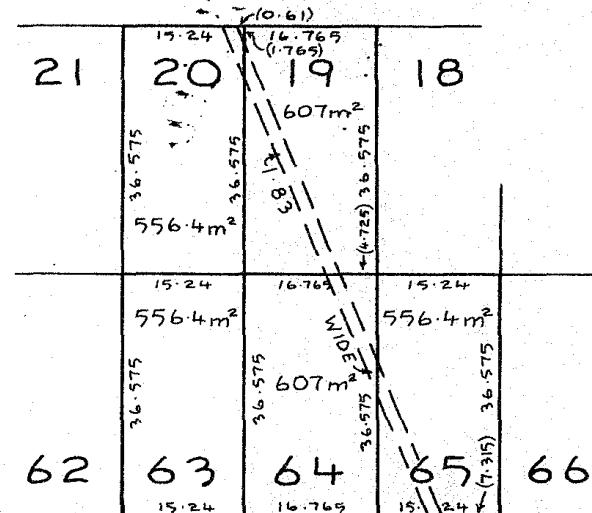
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

MOWBRAY ROAD WEST



P 851079 O.H.

REDUCTION RATIO 1 : 800

TO

Estate in Fee Simple in Lot 19 in Deposited Plan 35865 in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland being part of Portion 168 granted to Francis Mooney on 12-8-1856.

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES.

SECOND SCHEDULE

GRN
ED(SB) 1. Easement for Drainage created by Transfer No. J78908 affecting the part of the land above described 1.83 wide shown in the plan hereon.

FIRST SCHEDULE (continued)

SECOND SCHEDULE (continued)

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

NEW SOUTH WALES
C [REDACTED] CATE OF TITLI
[REDACTED] PROPERTY ACT, 1900



13227-048

Appln No. 7467

Prior Title Vol. 8344 Fol. 204



Vol. [REDACTED] Fol. [REDACTED]

EDITION ISSUED

17 1 1977

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

CANCELLED

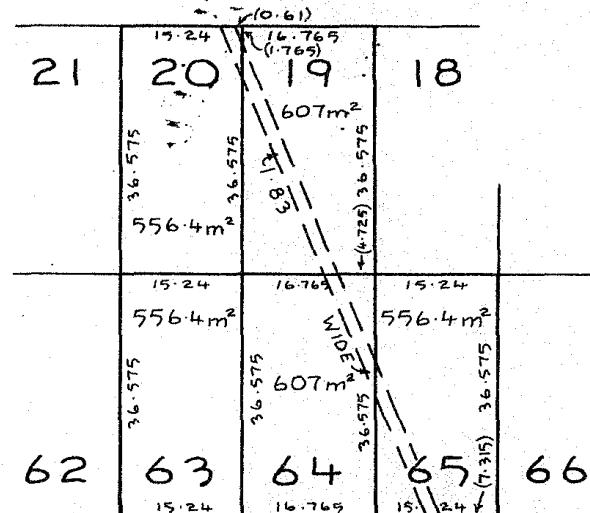
SEE AUTO FOLIO
SEE AUTO FOLIO
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

MOWBRAY ROAD WEST



MINDARIE ST

P 851079 O.H.

REDUCTION RATIO 1 : 800

TO

Estate in Fee Simple in Lot 19 in Deposited Plan 35865 in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland being part of Portion 168 granted to Francis Mooney on 12-8-1856.

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES.

SECOND SCHEDULE

GRN
ED(SB) 1. Easement for Drainage created by Transfer No. J78908 affecting the part of the land above described 1.83 wide shown in the plan hereon.

FIRST SCHEDULE (continued)

CANCELLED

~~SEE AUTO FOLIO~~

SECOND SCHEDULE (continued)

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



FOLIO: 19/35865

SEARCH DATE	TIME	EDITION NO	DATE
-----	-----	-----	-----
8/1/2020	8:33 AM	-	-

VOL 13227 FOL 48 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 19 IN DEPOSITED PLAN 35865
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP35865

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES

SECOND SCHEDULE (1 NOTIFICATION)

1 J78908 EASEMENT FOR DRAINAGE AFFECTING THE PART(S) SHOWN
SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

3020978 NOTE: RETAIN C.T. (PARCHMENT) FOR MICROFILMING-REFER TO PUB 31

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

lane cove north dp 35865

PRINTED ON 8/1/2020

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT

NATURE

NUMBER

DATE

ENTERED

Signature of
Registrar General

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

INSTRUMENT

NATURE

NUMBER

DATE

PARTICULARS

ENTERED

Signature of
Registrar General

CANCELLATION

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT

NATURE

NUMBER

DATE

ENTERED

Signature of
Registrar General

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

INSTRUMENT

NATURE

NUMBER

DATE

PARTICULARS

ENTERED

Signature of
Registrar General

CANCELLATION



LAND
REGISTRY
SERVICES

Title Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 64/35865

SEARCH DATE	TIME	EDITION NO	DATE
-----	-----	-----	-----
8/1/2020	8:34 AM	-	-

VOL 13227 FOL 68 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 64 IN DEPOSITED PLAN 35865
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP35865

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES

SECOND SCHEDULE (1 NOTIFICATION)

1 J78908 EASEMENT FOR DRAINAGE AFFECTING THE PART(S) SHOWN
SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

3020978 NOTE: RETAIN C.T. (PARCHMENT) FOR MICROFILMING-REFER TO PUB 31

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

lane cove north dp 35865

PRINTED ON 8/1/2020

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

NEW SOUTH WALES

CERTIFICATE OF TITLE

LAND PROPERTY ACT, 1900

Appln. Nos. 7467 and 19747

Prior Title Vol. 8344 Fol. 204



13227-070

Vol. Fol.

EDITION ISSUED

17 1 1977

70

13227

(Page 1) Vol. Fol.

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

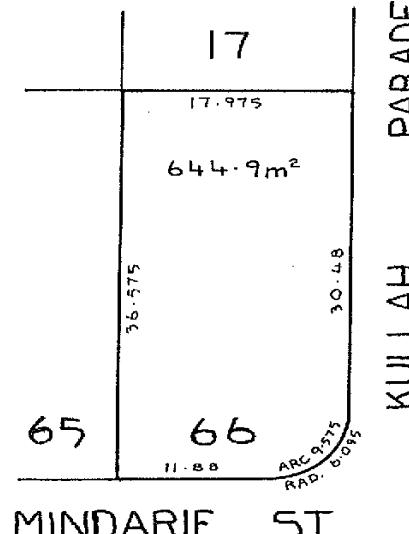
CANCELLED

J. Watson
Registrars
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



MINDARIE ST

P 851079 D.H.

REDUCTION RATIO 1 : 500

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 66 in Deposited Plan 35865 in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland being part of Portion 169 granted to Robert Nicholas Sadlear on 11-2-1856 and part of Portion 168 granted to Francis Mooney on 12-8-1856.

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES.

SECOND SCHEDULE

GRV
NIL

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT

NATURE

NUMBER

DATE

ENTERED

Signature of
Registrar General

CANCELLLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

INSTRUMENT

NATURE

NUMBER

DATE

PARTICULARS

ENTERED

Signature of
Registrar General

CANCELLATION

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



LAND
REGISTRY
SERVICES

Title Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 66/35865

SEARCH DATE	TIME	EDITION NO	DATE
-----	-----	-----	-----
8/1/2020	8:34 AM	-	-

VOL 13227 FOL 70 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 66 IN DEPOSITED PLAN 35865
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP35865

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES

SECOND SCHEDULE (0 NOTIFICATIONS)

NIL

NOTATIONS

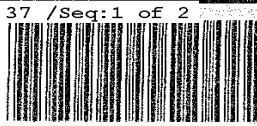
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

lane cove north dp 35865

PRINTED ON 8/1/2020

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



TENURE

CERTIFICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

Appn. No. 7467

Prior Title Vol. 8344 Fol. 204



Vol. 13138 Fol. 32

EDITION ISSUED

21 9 1976

13138 Fol. 32

(Page 1) Vol. 1

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

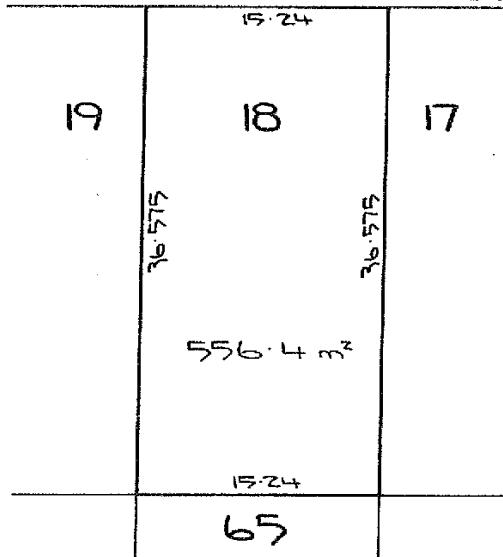


Registrar General.

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

MOWBRAY RD WEST



P 795700 11

REDUCTION RATIO 1:400

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 18 in Deposited Plan 35865 in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland being part of Portion 168 granted to Francis Mooney on 12-8-1856.

FIRST SCHEDULE

RAYMOND ALAN LEECH of Lane Cove, Representative and SHIRLEY FAYE LEECH his wife, as Joint Tenants.

SECOND SCHEDULE

NIL.

GRN

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT

NATURE

NUMBER

DATE

ENTERED

Signature of
Registrar General**CANCELLED****SEE AUTO FOLIO**

Vol.

13138 Fol. 32

SECOND SCHEDULE (continued)

INSTRUMENT

NATURE

NUMBER

DATE

PARTICULARS

ENTERED

Signature of
Registrar General

CANCELLATION



SEARCH DATE

8/1/2020 8:36AM

FOLIO: 18/35865

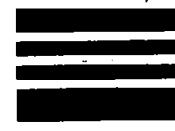
First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13138 FOL 32

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
17/11/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
5/9/1989	Y582344	TRANSFER	
5/9/1989	Y582345	MORTGAGE	EDITION 1
14/11/1989	Y668106	CAVEAT	
30/11/1992	E936015	WITHDRAWAL OF CAVEAT	
30/11/1992	E936016	DISCHARGE OF MORTGAGE	
30/11/1992	E936017	TRANSFER	EDITION 2
19/11/2002	9137194	NOTICE OF DEATH	EDITION 3
22/7/2003	9810102	TRANSFER	
22/7/2003	9810103	MORTGAGE	EDITION 4
3/8/2004	AA852173	DISCHARGE OF MORTGAGE	
3/8/2004	AA852174	MORTGAGE	EDITION 5
12/7/2006	AC450230	DISCHARGE OF MORTGAGE	
12/7/2006	AC450231	MORTGAGE	EDITION 6
30/9/2009	AF18229	DISCHARGE OF MORTGAGE	
30/9/2009	AF18230	TRANSFER	
30/9/2009	AF18231	MORTGAGE	EDITION 7
16/1/2015	AJ175858	CAVEAT	
10/1/2017	AM43527	WITHDRAWAL OF CAVEAT	
10/1/2017	AM43526	DISCHARGE OF MORTGAGE	
10/1/2017	AM43528	TRANSFER	EDITION 8

*** END OF SEARCH ***

RP 13

STAMP DUTY



Y582344

481.00

TRANSFER

REAL PROPERTY ACT, 1900

T

CB	1	2	X
\$	44		

R.H.

DESCRIPTION OF LAND
Note (a)

DESCRIPTION OF LAND Note (a)	Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
	18/35865 (VOLUME 13138 Folio 32)	WHOLE	LANE COVE
TRANSFEROR Note (b)	RAYMOND ALAN LEECH and SHIRLEY FAYE LEECH		

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 192,000.00 and transfers an estate in fee simple in the land above described to the TRANSFeree

TRANSFeree
Note (d)

GREGORY WILLIAM KITSON of 620 Mowbray Road, Lane Cove, Manager and STELLA KITSON of the same address, his wife

OFFICE USE ONLY

JT2

TENANCY
Note (e)

as joint tenants/.....

PRIOR
ENCUMBRANCES
Note (f)

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

DATE

75-8-89

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

EXECUTION
Note (g)

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

Signature of Witness

ANNETTE DU PREZ

Name of Witness (BLOCK LETTERS)

STARKEY STREET, FORESTVILLE

Address and occupation of Witness

CLERK

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

Note (g)

049

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Transferor

Mr. M. STEINFIELD

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

LODGED BY			LOCATION OF DOCUMENTS		
REGISTERED	CT	OTHER			
Shirley Leech			Herewith.		
			In L.T.O. with		
			Produced by		
	Secondary Directions				
	Delivery Directions				

OFFICE USE ONLY

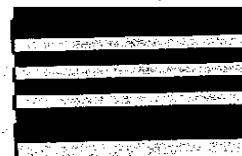
NSW Stamp Duty Office



5 SEP 1989

24488 6

B



TRANSFER

Real Property Act, 1900

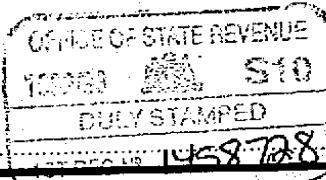


E

936017 K

Office of State Revenue use only

002670



(A) LAND TRANSFERRED

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Cert of Title Fol Ident 18/35865

(B) LODGED BY

L.T.O. Box

Name, Address or DX and Telephone
BURKHART & COMPANY PTY. LTD.
DX 654 SYDNEY Phone: 299 3171

REFERENCE (max. 15 characters): 155 S C & G. Rosen

(C) TRANSFEROR

GREGORY. WILLIAM. KITSON. and. STELLA. KITSON.

(D) acknowledges receipt of the consideration of TWO HUNDRED AND FORTY TWO THOUSAND&FIVE HUNDRED DOLLARS (\$242,500.00)
and as regards the land specified above transfers to the transferee an estate in fee simple

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

(F) TRANSFeree



ISRAEL ROSEN and FAYE ROSEN

as joint tenants/tenants in common/XXX

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE 23.11.92
Signed in my presence by the transferor who is personally known to me.

Mea
Signature of Witness

P. F. Grunstein

Name of Witness (BLOCK LETTERS)

20, Balmoral Road, Neutral Bay.

Address of Witness

G. Grunstein
Signature of Transferor

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

G. Grunstein
Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

G. Grunstein
(Gary Grunstein)

Solicitor for Signature of Transferee



Form: 01T

Release: 2.1

www.lpi.nsw.gov.au

TRANSFERNew South Wales
Real Property Act 1900**9810102X****PRIVACY NOTE:** this information is legally required and will become part of the public record.**STAMP DUTY**

Office of State Revenue use only

NEW SOUTH WALES DUTY

17-06-2003

0001448504-001

SECTION 18(2)

DUTY

\$ *****2.00

(A) TORRENS TITLE

18/DP35865

(B) LODGED BY

Delivery Box

Name, Address or DX and Telephone

23L

CSB - 257932209V

Reference:

CODES**T****TW**

(Sheriff)

(C) TRANSFEROR

Faye Rosen

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 577,000.00 and as regards**(E) ESTATE** the land specified above transfers to the transferee an estate in fee simple**(F) SHARE TRANSFERRED****(G) ENCUMBRANCES** (if applicable):**(H) TRANSFeree**

Hong Zhou & Wei Zhong Yuan

(I) TENANCY: Joint Tenants**(J) DATE**

11/07/03

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of witness:

Signature of transferor:

Name of witness:
Address of witness:

Claire Stone

12/83 Longueville Rd
Lane Cove.

F. Hong F. Rosen

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

Signature:

Signatory's name:
Signatory's capacity:Eric Hong
transferee's solicitor



Form: 01T
Release: 3.6
www.lands.nsw.gov.au

TRANSFER
New South Wales
Real Property Act 1900

AF18230F

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

Office of State Revenue

NSW Treasury

Client No: 1411509

1272

Duty: 10 Trans No: SSS5272

Asst details:

2191509

(A) TORRENS TITLE 18/35865

(B) LODGED BY

Document Collection Box

256

Name, Address or DX, Telephone, and Customer Account Number if any
EDS BPA PTY LTD
25 PIERSON ST LOCKLEYS SA 5032
TEL: 132558 LLPN: 12300211

CODES

T JT
TJ TW

(C) TRANSFEROR

WEI ZHONG YUAN AND HONG ZHOU

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 673,000.00

and as regards

(E) ESTATE

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

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFeree

ERAN SEGEV AND GALIT SEGEV

(I)

TENANCY: Joint Tenants

DATE

(J) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of witness:

Guixing Li

Signature of transferor:

Name of witness:

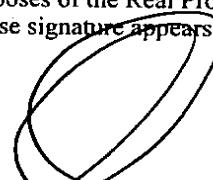
Guixing Li

Address of witness:

12 Euston Rd Auburn
2144

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

Signature:



Signatory's name: Paul Roncolato
Signatory's capacity: transferee's solicitor



LAND
REGISTRY
SERVICES

Title Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 18/35865

SEARCH DATE	TIME	EDITION NO	DATE
-----	-----	-----	-----
8/1/2020	8:34 AM	8	10/1/2017

LAND

LOT 18 IN DEPOSITED PLAN 35865
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP35865

FIRST SCHEDULE

NEW SOUTH WALES LAND AND HOUSING CORPORATION (T AM43528)

SECOND SCHEDULE (0 NOTIFICATIONS)

NIL

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

lane cove north dp 35865

PRINTED ON 8/1/2020

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

C
E
T
I
L
E
C
A
T
E
O
F
T
I
T
L
E
P
R
O
P
E
R
T
Y
A
C
T
1
9
0
0

NEW SOUTH WALES

Appln No. 7467

Prior Title Vol. 8344 Fol. 204



VOL. FOL.

EDITION ISSUED

17 1 1977

13227 49

(Page 1) Vol. Fol.

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

CANCELLED
Registrar General



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

SEE AUTO FOLD

MOWBRAY ROAD WEST

			(0.61)	
21	20	19	18	
		16.765 (-7.65)		
		607m ²		
		13.83		
		36.575		
		556.4m ²		
62	63	64	65	66
	15.24	16.765	15.24	
	36.575	36.575	36.575	36.575
	556.4m ²	607m ²	556.4m ²	
	36.575	36.575	36.575	36.575
	15.24	16.765	15.24	
	36.575	36.575	36.575	36.575
	556.4m ²	607m ²	556.4m ²	
	36.575	36.575	36.575	36.575

MINDARIE ST

P 851079 O.H.

REDUCTION RATIO 1 : 800

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 20 in Deposited Plan 35865 in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland being part of Portion 168 granted to Francis Mooney on 12-8-1856.

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES.

SECOND SCHEDULE

ED(SB) 1. Easement for Drainage created by Transfer No. J78908 affecting the part of the land above described 1.83 wide shown in the plan hereon.

NEW SOUTH WALES

Appln No. 7467

Prior Title Vol. 8344 Fol. 204

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE
Register

13227 49

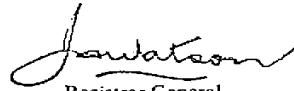
Vol. Fol.

CANCELLED

EDITION ISSUED

17 1 1977

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

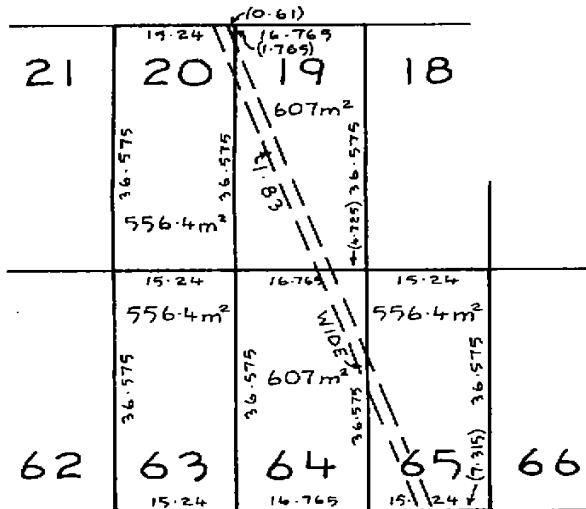


Registrar General.


PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

MOWBRAY ROAD WEST



MINDARIE ST

P 851079 O.H.

REDUCTION RATIO 1 : 800

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 20 in Deposited Plan 35865 in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland being part of Portion 168 granted to Francis Mooney on 12-8-1856.

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES.

SECOND SCHEDULE

1. Easement for Drainage created by Transfer No. J78908 affecting the part of the land above described 1.83 wide shown in the plan hereon.



FIRST SCHEDULE (continued)

SECOND SCHEDULE (continued)

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



SEARCH DATE

8/1/2020 8:36AM

FOLIO: 20/35865

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13227 FOL 49

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
8/2/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
27/3/1992	E352689	DISCHARGE OF MORTGAGE	EDITION 1
30/12/1993	I915873	TRANSFER	EDITION 2
25/8/1995	O485734	TRANSFER	
25/8/1995	O485735	MORTGAGE	EDITION 3
24/6/2003	9724126	DISCHARGE OF MORTGAGE	EDITION 4
4/6/2010	AF538063	CAVEAT	
17/7/2012	AH115088	WITHDRAWAL OF CAVEAT	
16/1/2015	AJ175876	CAVEAT	
10/1/2017	AM43518	WITHDRAWAL OF CAVEAT	
10/1/2017	AM43519	TRANSFER	EDITION 5

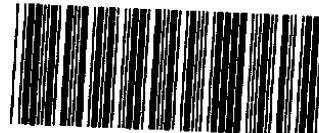
*** END OF SEARCH ***

RP13



TRANSFER

Real Property Act, 1900

I
915873 H

\$2.00

Office of State Revenue use only

080993 1225 04 200663640/03

(A) LAND TRANSFERRED

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Folio Identifier: 20/35865

(B) LODGED BY

L.T.O. Box

Name, Address or DX and Telephone

48T

Citylink

REFERENCE (max. 15 characters): DHW/Hutchinson

(C) TRANSFEROR

..ROBERT..ANDREW..KAY..AND..CHARLOTTE..TEKSTRA.....

(D) acknowledges receipt of the consideration of ..\$ 235,000.00.....
and as regards the land specified above transfers to the transferee an estate in fee simple

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

(F) TRANSFeree

T

WALTER GARY HUTCHINSON AND JANINE NICOLE HUTCHINSON

(G)

as joint tenants/tenants-in-common

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

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

Signature of Witness

...CRATE ERIC GAWTHORPE.....

Name of Witness (BLOCK LETTERS)

S. ETHEL ST., EASTWOOD.....

Address of Witness

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee's Solicitor

(MILAN DAEVONIC)

CHECKED BY (office use only)

35

97-01T

TRANSFER

Real Property Act, 1900



(1)



0

485734 Q

Office of State Revenue use only

42.00

210895 1922 04 201003080/03

N.S.W. STAMP DUTY

(A) LAND TRANSFERRED

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Folio Identifier 20/35865

(B) LODGED BY

L.T.O. Box	Name, Address or DX and Telephone
3506	GREAVES WANNAN & WILLIAMS SOLICITORS 10 BARRACK STREET SYDNEY REFERENCE (max. 15 characters) PH: 262 2788 AC 56797

(C) TRANSFEROR

WALTER GARY HUTCHINSON and JANINE NICOLE HUTCHINSON

(D) acknowledges receipt of the consideration of **\$273,000.00**

and as regards the land specified above transfers to the Transferee an estate in fee simple

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

(F) TRANSFeree

T TS (s713 LGA)	SANDRA FAYE TRUDGETT
TW (Sheriff)	TENANCY:

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

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee *DAVID TOPP* *Solicitor*

CHECKED BY (office use only)



LAND
REGISTRY
SERVICES

Title Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 20/35865

SEARCH DATE	TIME	EDITION NO	DATE
-----	-----	-----	-----
8/1/2020	8:34 AM	5	10/1/2017

LAND

LOT 20 IN DEPOSITED PLAN 35865
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP35865

FIRST SCHEDULE

NEW SOUTH WALES LAND AND HOUSING CORPORATION (T AM43519)

SECOND SCHEDULE (1 NOTIFICATION)

1 J78908 EASEMENT FOR DRAINAGE AFFECTING THE PART(S) SHOWN
SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

lane cove north dp 35865

PRINTED ON 8/1/2020

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

C [REDACTED] CATE OF TITL

NEW SOUTH WALES

PROPERTY ACT, 1900

13227069

Appln No. 7467

Prior Title Vol. 8344 Fol. 204



EDITION ISSUED

17 1 1977

13227 69

(Page 1) Vol.

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

J. G. Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

MOWBRAY ROAD WEST

		(10.61)		
21	20	19	18	
36.575	15.24 36.575	16.765 (1.765) 607m ²		
556.4m ²		36.575		
36.575	15.24 556.4m ²	16.765	15.24	
62	63	64	65	66
15.24	15.24	16.765	15.24	

MINDARIE ST

P 851079 O.H.

REDUCTION RATIO 1 : 800

ESTATE AND LAND REFERRED TO

S

Estate in Fee Simple in Lot 65 in Deposited Plan 35865 in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland being part of Portion 168 granted to Francis Mooney on 12-8-1856.

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES.

SECOND SCHEDULE

GRN
ED (SE). Easement for Drainage created by Transfer No. J78908 affecting the part of the land above described 1.83 wide shown in the plan hereon.

FIRST SCHEDULE (continued)

SECOND SCHEDULE (continued)

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



SEARCH DATE

8/1/2020 8:36AM

FOLIO: 65/35865

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13227 FOL 69

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
21/3/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
17/9/1991	Z879511	TRANSFER	
17/9/1991	Z879512	MORTGAGE	EDITION 1
28/11/1997	3620878	DISCHARGE OF MORTGAGE	
28/11/1997	3620879	TRANSFER	
28/11/1997	3620880	MORTGAGE	EDITION 2
12/8/1999	6037155	DISCHARGE OF MORTGAGE	
12/8/1999	6037156	TRANSFER	
12/8/1999	6037157	MORTGAGE	EDITION 3
16/1/2015	AJ175872	CAVEAT	
10/4/2015	AJ390515	DISCHARGE OF MORTGAGE	EDITION 4
10/1/2017	AM43500	WITHDRAWAL OF CAVEAT	
10/1/2017	AM43501	TRANSFER	EDITION 5

*** END OF SEARCH ***

RP 13
1985

STAMP DUTY



B

2
879511 R

TRANSFER

REAL PROPERTY ACT, 1900

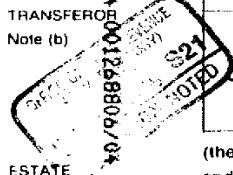
T

A	1	of	7
			\$ 48.50

R1/2

DESCRIPTION OF LAND
Note (a)

DESCRIPTION OF LAND Note (a)	Torrens Title Reference Folio Identifier 65/35865	If Part Only, Delete Whole and Give Details WHOLE	Location MUNICIPALITY OF LANE COVE PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TRANSFEROR Note (b)			

PATRICK
Jack Newling and Beth Patricia NewlingESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 218,000.00 and transfers an estate in fee simple in the land above described to the TRANSFeree

TRANSFeree
Note (d)

Freddie Yu Hway Sia and Nyuk Kiaw Chai both of 5/753 Pacific Highway, Chatswood

OFFICE USE ONLY

JT2

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR ENCUMBRANCES
Note (f)subject to the following PRIOR ENCUMBRANCES 1.
2. 3.

DATE 19 JULY 1991

EXECUTION
Note (g)

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

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

D. Binks

Signature of Witness

DIANE MAREE BINKS

Name of Witness (BLOCK LETTERS)

45 HURSTHORPE AVE BURRABOG

Address and occupation of Witness

B. Newling
J. Newling

Signature of Transfer

Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Transferee

DAVID JOHN SMITH

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

LODGED BY		LOCATION OF DOCUMENTS		
		CT	OTHER	
				Herewith.
				In L.T.O. with
				Produced by
Checked 42	Passed	Secondary Directions		
Signed	Extra Fee	Delivery Directions		

OFFICE USE ONLY



REGISTERED - 19

17 SEP 1991

Licence: AUS/0634/96

D TRANSFER

New South Wales
Real Property Act 1900

3620879 N

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

Office of State Revenue use only

\$2.00

311097 5709 04 402124004/03

N.S.W. STAMP DUTY

(A) LAND TRANSFERRED

If appropriate, specify the
share or part transferred.

FOLIO IDENTIFIER 65/35865

(B) LODGED BY

LTO Box 45A	Name, NATIONAL AUSTRALIA BANK LIMITED National Australia Bank Limited 258 George Street, Sydney 237-1111 FAX 237-1284 Reference (15 character maximum): VC4602
--------------------	---

(C) TRANSFEROR FREDDIE YU HWUA SIA AND NYUK KIAW CHAI

(D) acknowledges receipt of the consideration of ..\$377,000.00.....

and as regards the land specified above transfers to the transferee an estate in fee simple.

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

(F) TRANSFeree

T
TS
(s713 LGA)
TW
(Sheriff)

NEIL MICHAEL MAYO

(G)

TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 20.11.97

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

Tom L'Orange

Signature of Witness

Timothy L'Orange

Name of Witness (BLOCK LETTERS)

*Yvonne Sia**Signature*

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness


 Signature of Transferee's Solicitor
 ROBERT SAVIO
If signed on the transferee's behalf by a solicitor or licensed
conveyancer, show the signatory's full name in block letters.

Licence: AUS/0634/96

TRANSFER

New South Wales
Real Property Act 1901

6037156H



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

Office of State Revenue use only

280599 7210 04 402559424/01

N.S.W. STAMP DUTY

\$5402.50

(A) LAND TRANSFERRED

If appropriate, specify the
share or part transferred

RELODGED

315
11 AUG 1999

(B) LODGED BY

LAND TITLES OFFICE

FOLIO IDENTIFIER 65/35865

LTO Box

408

Name, Address or DX and Telephone

Reference (15 character maximum):

99 LKS802

(C) TRANSFEROR

NEIL MICHAEL MAYO

(D) acknowledges receipt of the consideration of \$197,500.00
and as regards the land specified above transfers to the transferee an estate in fee simple, as to one-half share

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

(F) TRANSFeree

T
TS
(s713 LGA)
TW
(Sheriff)

LOUISE MELANIE WHITE

(G)

TENANCY: T Tenants in Common

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

DATE 8 JUL 1999

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness 3426 Church St

Wollongong

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee's Solicitor

ROBERT SAVIO

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

Page 1 of

Checked by (LTO use)



FOLIO: 65/35865

SEARCH DATE	TIME	EDITION NO	DATE
-----	-----	-----	-----
8/1/2020	8:34 AM	5	10/1/2017

LAND

LOT 65 IN DEPOSITED PLAN 35865
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP35865

FIRST SCHEDULE

NEW SOUTH WALES LAND AND HOUSING CORPORATION (T AM43501)

SECOND SCHEDULE (1 NOTIFICATION)

1 J78908 EASEMENT FOR DRAINAGE AFFECTING THE PART(S) SHOWN
SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

lane cove north dp 35865

PRINTED ON 8/1/2020

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



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

PLANNING CERTIFICATE

Under Section 10.7 Environmental Planning and Assessment Act, 1979

Applicant:

sai global property

Date of Issue:

24/10/2019

PO Box 447

Council Reference:

151587

SOUTHBANK VIC 3205

Applicant Reference:

Certificate No:

Owner(s): Department of Housing

Property address: 618 Mowbray Road LANE COVE NORTH NSW 2066

Description: LOT: 17 DP: 35865 LOC: Corner

Property Reference: 8416

INFORMATION PROVIDED PURSUANT TO SECTION 10.7(2) & (5) OF THE ACT

The planning information contained in this certificate applies specifically to the land.

Table of Contents	
Description	Section No.
Part 2: Information for Section 10.7 (2)	
Names of relevant planning instruments and DCP	1
Zoning, Heritage, Conservation	2
Zoning & land use under SEPP (Sydney Region Growth Centres) 2006	2A
Complying Development	3
Coastal protection	4
Certain information relating to beaches and coasts	4A
Annual charges: Local Government Act – coastal protection	4B
Mine Subsidence	5
Road Widening and road realignment	6
Council and other public hazard risk restriction	7
Flood related development controls	7A
Land reserved for acquisition	8
Contributions plans	9
Biodiversity certified land	9A
Biobanking agreements	10
Bushfire prone land	11
Property Vegetation Plans	12
Orders under Trees (disputes between neighbours) act	13
Directions under part 3A	14
Site compatibility certificates and conditions for seniors housing	15
Site compatibility certificates for infrastructure	16
Site compatibility certificates and conditions for affordable rental housing	17
Contaminated Land Management Act 1997s.59(2)	Note
Part 5: Additional information for Section 10.7 (5)	Part 5

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1172, Page 1 of 10



PART 2:

Sec: 1 Names of relevant planning instruments and DCP

- 1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Lane Cove Local Environmental Plan 2009 - gazetted on 19 February 2010

State Environmental Planning Policy No.19: Bushland in Urban Areas - gazetted 24 October 1986

State Environmental Planning Policy No.55: Remediation of Land - gazetted 28 August 1998

State Environmental Planning Policy No.64: Advertising and Signage - gazetted 16 March 2001

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 - gazetted 25 June 2004

**State Environmental Planning Policy (Housing for seniors or people with a disability) 2004
Amendment No.2 - gazetted 31 March 2004 effective 12 October 2007**

**State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) -
gazetted 28 September 2007**

State Environmental Planning Policy (Infrastructure) 2007 - gazetted 21 December 2007; commenced 1 January 2008

State Environmental Planning Policy (Exempt & Complying Development Codes) - gazetted 12 December 2008

State Environmental Planning Policy (Affordable Rental Housing) 2009, gazetted: 31 September 2009

**State Environmental Planning Policy (Major Projects) 2005 - gazetted 1 August 2005. Replaced by
State Environmental Planning Policy (State Significant Precincts) 2005.**

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 - gazetted 25 August 2017

- 2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultations or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved)

NA

N/A

- 3) The name of each development control plan that applies to the carrying out of development on the land.

Lane Cove Development Control Plan, effective 22 February 2010

- 4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or draft environmental planning instrument.



Sec: 2 Zoning and land use under relevant LEPs

The land is zoned: High Density Residential R4

1) Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a high concentration of housing with good access to transport, services and facilities.
- To ensure that the existing amenity of residences in the neighbourhood is respected.
- To avoid the isolation of sites resulting from site amalgamation.
- To ensure that landscaping is maintained and enhanced as a major element in the residential environment.

2) Permitted without consent

Nil

3) Permitted with consent

Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Exhibition homes; Group homes; Home businesses; Home industries; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Shop top housing; Signage

4) Prohibited

Pond-based aquaculture; Tank-based aquaculture Any development not specified in item 2 or 3

5) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed:

Not Applicable

6) Whether the land includes or comprises critical habitat:

NO

7) Whether the land is in a conservation area (however described):

NO

8) Whether an item of environmental heritage (however described) is situated on the land:

NO



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Sec: 2A Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Not applicable.

Sec: 3 Complying development

- 1) The extent to which the land is on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- 2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- 3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(1) Complying development may be carried out on the land as a whole under the SEPP in accordance with the following Codes (unless the land is excluded elsewhere in this Section):- Housing Code, Housing Alterations Code, General Development Code, Subdivision Code, Demolition Code and/or Fire Safety Code.

(2) Not applicable.

(3) Not applicable

Sec: 4 Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the [Coastal Protection Act 1979](#), but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

NO

Sec: 4A Certain information relating to beaches and coasts

Not applicable.

Sec: 4B Annual charges under [Local Government Act 1993](#) for coastal protection services that relate to existing coastal protection works

Not applicable.

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1172, Page 4 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Sec: 5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*:

NO

Sec: 6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

- a) Division 2 of Part 3 of the *Roads Act 1993*:
Not affected by road widening
- b) Any environmental planning instrument:
NO
- c) Any resolution of the council:
NO

Sec: 7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- a) Adopted by the council, or
- b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of :-

Land slip:

NO

Bushfire:

See Section 11.

Tidal inundation:

NO

Subsidence:

NO

Acid Sulphate soils:

NO

Sec: 7A Flood related development controls information

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1172, Page 5 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

- 1) Whether or not development on that land or part of the land for the purposes of swelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

The Lane Cove Development Control Plan - effective 22 February 2010 - applies

- 2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

The Lane Cove Development Control Plan - effective 22 February 2010 - applies

Overland Flow

A study is currently being undertaken to determine exact locations subject to overland flow in the Municipality of Lane Cove. Until such time as Council has completed this work, property owners should conduct their own investigations to be satisfied that this property is not affected by overland flow.

Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

Sec: 8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

NO

Sec: 9 Contributions plans

Lane Cove Section 94 Contributions Plan.

Sec: 9A Biodiversity certified land

Not applicable.

Sec: 10 Biobanking agreements

Not applicable.

Sec: 11 Bushfire prone land

The land is not identified on the Lane Cove Bushfire Prone Land Map dated 27 May 2016.

Sec: 12 Property vegetation plans

Not applicable.

Sec: 13 Orders under Trees (disputes Between Neighbours) Act 2006

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1172, Page 6 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

NONE

Sec: 14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

NONE

Sec: 15 Site compatibility certificates and conditions for seniors housing

If the land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

NO

Sec: 16 Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land.

NO

Sec: 17 Site compatibility certificates and conditions for affordable rental housing

Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land:

NO

Sec: 18 Paper Subdivision Information

- 1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
Not applicable
- 2) The date of an subdivision order that applies to the land.
Not applicable
- 3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

Sec: 19 Site verification certificates

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1172, Page 7 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Not applicable

Sec: 20 Loose-fill asbestos insulation

If the land includes 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, a statement to that effect.

- **Some residential homes located in the Local Government Area have been identified as containing Loose Fill Asbestos Insulation (LFAI) , for example in the roof space**
- **NSW Fair Trading maintains a Register of these homes that are affected by Loose Fill Asbestos Insulation. This register can be found on NSW Fair Trading's website - http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page**

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates to confirm the status of the property.

Sec: 21 Affected building notices and building product rectification orders

- 1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
NO
- 2) A statement of:
 - (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
NO
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.
NO
- 3) In this clause:
affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.
building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Note. 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) That the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
NO
- b) That the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1172, Page 8 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

NO

c) That the land to which the certificate relates is subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

d) That the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

NO

e) That the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this Section 10.7 certificate. To confirm that the land hasn't 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.

For further information, please contact the Strategic Planning Department on 9911 3612.

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1172, Page 9 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Part 5:

ADDITIONAL INFORMATION PROVIDED UNDER SECTION 10.7(5) OF THE ACT

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

The land is subject to a Tree Preservation Order, details of which are available at Council's Customer Service Centre.

The Register of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding Arterial Road Reservations and Regional Open Space should be directed to the Roads and Traffic Authority and Department of Planning respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Department of Public Works and Services.

For more information, please contact the Strategic Planning Department on 9911 3555

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1172, Page 10 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

PLANNING CERTIFICATE

Under Section 10.7 Environmental Planning and Assessment Act, 1979

Applicant:

sai global property

Date of Issue:

24/10/2019

PO Box 447

Council Reference:

151587

SOUTHBANK VIC 3205

Applicant Reference:

1174

Certificate No:

Owner(s):

New South Wales Land and Housing Corporation

Property address:

620 Mowbray Road LANE COVE NORTH NSW 2066

Description:

LOT: 18 DP: 35865 LOC:

Property Reference:

8417

INFORMATION PROVIDED PURSUANT TO SECTION 10.7(2) & (5) OF THE ACT

The planning information contained in this certificate applies specifically to the land.

Table of Contents	
Description	Section No.
Part 2: Information for Section 10.7 (2)	
Names of relevant planning instruments and DCP	1
Zoning, Heritage, Conservation	2
Zoning & land use under SEPP (Sydney Region Growth Centres) 2006	2A
Complying Development	3
Coastal protection	4
Certain information relating to beaches and coasts	4A
Annual charges: Local Government Act – coastal protection	4B
Mine Subsidence	5
Road Widening and road realignment	6
Council and other public hazard risk restriction	7
Flood related development controls	7A
Land reserved for acquisition	8
Contributions plans	9
Biodiversity certified land	9A
Biobanking agreements	10
Bushfire prone land	11
Property Vegetation Plans	12
Orders under Trees (disputes between neighbours) act	13
Directions under part 3A	14
Site compatibility certificates and conditions for seniors housing	15
Site compatibility certificates for infrastructure	16
Site compatibility certificates and conditions for affordable rental housing	17
Contaminated Land Management Act 1997s.59(2)	Note
Part 5: Additional information for Section 10.7 (5)	Part 5

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1174, Page 1 of 10



PART 2:

Sec: 1 Names of relevant planning instruments and DCP

- 1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Lane Cove Local Environmental Plan 2009 - gazetted on 19 February 2010

State Environmental Planning Policy No.19: Bushland in Urban Areas - gazetted 24 October 1986

State Environmental Planning Policy No.55: Remediation of Land - gazetted 28 August 1998

State Environmental Planning Policy No.64: Advertising and Signage - gazetted 16 March 2001

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 - gazetted 25 June 2004

**State Environmental Planning Policy (Housing for seniors or people with a disability) 2004
Amendment No.2 - gazetted 31 March 2004 effective 12 October 2007**

**State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) -
gazetted 28 September 2007**

State Environmental Planning Policy (Infrastructure) 2007 - gazetted 21 December 2007; commenced 1 January 2008

State Environmental Planning Policy (Exempt & Complying Development Codes) - gazetted 12 December 2008

State Environmental Planning Policy (Affordable Rental Housing) 2009, gazetted: 31 September 2009

**State Environmental Planning Policy (Major Projects) 2005 - gazetted 1 August 2005. Replaced by
State Environmental Planning Policy (State Significant Precincts) 2005.**

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 - gazetted 25 August 2017

- 2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultations or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved)

NA

N/A

- 3) The name of each development control plan that applies to the carrying out of development on the land.

Lane Cove Development Control Plan, effective 22 February 2010

- 4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or draft environmental planning instrument.



Sec: 2 Zoning and land use under relevant LEPs

The land is zoned: High Density Residential R4

1) Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a high concentration of housing with good access to transport, services and facilities.
- To ensure that the existing amenity of residences in the neighbourhood is respected.
- To avoid the isolation of sites resulting from site amalgamation.
- To ensure that landscaping is maintained and enhanced as a major element in the residential environment.

2) Permitted without consent

Nil

3) Permitted with consent

Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Exhibition homes; Group homes; Home businesses; Home industries; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Shop top housing; Signage

4) Prohibited

Pond-based aquaculture; Tank-based aquaculture Any development not specified in item 2 or 3

5) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed:

Not Applicable

6) Whether the land includes or comprises critical habitat:

NO

7) Whether the land is in a conservation area (however described):

NO

8) Whether an item of environmental heritage (however described) is situated on the land:

NO



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Sec: 2A Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Not applicable.

Sec: 3 Complying development

- 1) The extent to which the land is on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- 2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- 3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(1) Complying development may be carried out on the land as a whole under the SEPP in accordance with the following Codes (unless the land is excluded elsewhere in this Section):- Housing Code, Housing Alterations Code, General Development Code, Subdivision Code, Demolition Code and/or Fire Safety Code.

(2) Not applicable.

(3) Not applicable

Sec: 4 Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the [Coastal Protection Act 1979](#), but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

NO

Sec: 4A Certain information relating to beaches and coasts

Not applicable.

Sec: 4B Annual charges under [Local Government Act 1993](#) for coastal protection services that relate to existing coastal protection works

Not applicable.

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1174, Page 4 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Sec: 5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*:

NO

Sec: 6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

- a) Division 2 of Part 3 of the *Roads Act 1993*:
Not affected by road widening
- b) Any environmental planning instrument:
NO
- c) Any resolution of the council:
NO

Sec: 7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- a) Adopted by the council, or
- b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of :-

Land slip:

NO

Bushfire:

See Section 11.

Tidal inundation:

NO

Subsidence:

NO

Acid Sulphate soils:

NO

Sec: 7A Flood related development controls information

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1174, Page 5 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

- 1) Whether or not development on that land or part of the land for the purposes of swelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

The Lane Cove Development Control Plan - effective 22 February 2010 - applies

- 2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

The Lane Cove Development Control Plan - effective 22 February 2010 - applies

Overland Flow

A study is currently being undertaken to determine exact locations subject to overland flow in the Municipality of Lane Cove. Until such time as Council has completed this work, property owners should conduct their own investigations to be satisfied that this property is not affected by overland flow.

Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

Sec: 8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

NO

Sec: 9 Contributions plans

Lane Cove Section 94 Contributions Plan.

Sec: 9A Biodiversity certified land

Not applicable.

Sec: 10 Biobanking agreements

Not applicable.

Sec: 11 Bushfire prone land

The land is not identified on the Lane Cove Bushfire Prone Land Map dated 27 May 2016.

Sec: 12 Property vegetation plans

Not applicable.

Sec: 13 Orders under Trees (disputes Between Neighbours) Act 2006

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1174, Page 6 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

NONE

Sec: 14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

NONE

Sec: 15 Site compatibility certificates and conditions for seniors housing

If the land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

NO

Sec: 16 Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land.

NO

Sec: 17 Site compatibility certificates and conditions for affordable rental housing

Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land:

NO

Sec: 18 Paper Subdivision Information

- 1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
Not applicable
- 2) The date of an subdivision order that applies to the land.
Not applicable
- 3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

Sec: 19 Site verification certificates

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1174, Page 7 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Not applicable

Sec: 20 Loose-fill asbestos insulation

If the land includes 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, a statement to that effect.

- **Some residential homes located in the Local Government Area have been identified as containing Loose Fill Asbestos Insulation (LFAI) , for example in the roof space**
- **NSW Fair Trading maintains a Register of these homes that are affected by Loose Fill Asbestos Insulation. This register can be found on NSW Fair Trading's website - http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page**

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates to confirm the status of the property.

Sec: 21 Affected building notices and building product rectification orders

- 1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
NO
- 2) A statement of:
 - (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
NO
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.
NO
- 3) In this clause:
affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.
building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Note. 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) That the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
NO
- b) That the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1174, Page 8 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

NO

c) That the land to which the certificate relates is subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

d) That the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

NO

e) That the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this Section 10.7 certificate. To confirm that the land hasn't 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.

For further information, please contact the Strategic Planning Department on 9911 3612.

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1174, Page 9 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Part 5:

ADDITIONAL INFORMATION PROVIDED UNDER SECTION 10.7(5) OF THE ACT

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

The land is subject to a Tree Preservation Order, details of which are available at Council's Customer Service Centre.

The Register of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding Arterial Road Reservations and Regional Open Space should be directed to the Roads and Traffic Authority and Department of Planning respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Department of Public Works and Services.

For more information, please contact the Strategic Planning Department on 9911 3555

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1174, Page 10 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

PLANNING CERTIFICATE

Under Section 10.7 Environmental Planning and Assessment Act, 1979

Applicant:

sai global property

Date of Issue:

24/10/2019

PO Box 447

Council Reference:

151587

SOUTHBANK VIC 3205

Applicant Reference:

1171

Certificate No:

Owner(s): Department of Housing
Property address: 622 Mowbray Road LANE COVE NORTH NSW 2066
Description: LOT: 19 DP: 35865 LOC:
Property Reference: 8418

Owner(s): Department of Housing
Property address: 622 Mowbray Road LANE COVE NORTH NSW 2066
Description: LOT: 19 DP: 35865 LOC:
Property Reference: 8418

INFORMATION PROVIDED PURSUANT TO SECTION 10.7(2) & (5) OF THE ACT

The planning information contained in this certificate applies specifically to the land.

Table of Contents	
Description	Section No.
Part 2: Information for Section 10.7 (2)	
Names of relevant planning instruments and DCP	1
Zoning, Heritage, Conservation	2
Zoning & land use under SEPP (Sydney Region Growth Centres) 2006	2A
Complying Development	3
Coastal protection	4
Certain information relating to beaches and coasts	4A
Annual charges: Local Government Act – coastal protection	4B
Mine Subsidence	5
Road Widening and road realignment	6
Council and other public hazard risk restriction	7
Flood related development controls	7A
Land reserved for acquisition	8
Contributions plans	9
Biodiversity certified land	9A
Biobanking agreements	10
Bushfire prone land	11
Property Vegetation Plans	12
Orders under Trees (disputes between neighbours) act	13
Directions under part 3A	14
Site compatibility certificates and conditions for seniors housing	15
Site compatibility certificates for infrastructure	16
Site compatibility certificates and conditions for affordable rental housing	17
Contaminated Land Management Act 1997s.59(2)	Note
Part 5: Additional information for Section 10.7 (5)	Part 5

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1171, Page 1 of 10



PART 2:

Sec: 1 Names of relevant planning instruments and DCP

- 1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Lane Cove Local Environmental Plan 2009 - gazetted on 19 February 2010

State Environmental Planning Policy No.19: Bushland in Urban Areas - gazetted 24 October 1986

State Environmental Planning Policy No.55: Remediation of Land - gazetted 28 August 1998

State Environmental Planning Policy No.64: Advertising and Signage - gazetted 16 March 2001

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 - gazetted 25 June 2004

**State Environmental Planning Policy (Housing for seniors or people with a disability) 2004
Amendment No.2 - gazetted 31 March 2004 effective 12 October 2007**

**State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) -
gazetted 28 September 2007**

**State Environmental Planning Policy (Infrastructure) 2007 - gazetted 21 December 2007; commenced 1
January 2008**

**State Environmental Planning Policy (Exempt & Complying Development Codes) - gazetted 12
December 2008**

State Environmental Planning Policy (Affordable Rental Housing) 2009, gazetted: 31 September 2009

**State Environmental Planning Policy (Major Projects) 2005 - gazetted 1 August 2005. Replaced by
State Environmental Planning Policy (State Significant Precincts) 2005.**

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 - gazetted 25 August 2017

- 2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultations or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved)

NA

N/A

- 3) The name of each development control plan that applies to the carrying out of development on the land.

Lane Cove Development Control Plan, effective 22 February 2010

- 4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or draft environmental planning instrument.



Sec: 2 Zoning and land use under relevant LEPs

The land is zoned: High Density Residential R4

1) Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a high concentration of housing with good access to transport, services and facilities.
- To ensure that the existing amenity of residences in the neighbourhood is respected.
- To avoid the isolation of sites resulting from site amalgamation.
- To ensure that landscaping is maintained and enhanced as a major element in the residential environment.

2) Permitted without consent

Nil

3) Permitted with consent

Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Exhibition homes; Group homes; Home businesses; Home industries; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Shop top housing; Signage

4) Prohibited

Pond-based aquaculture; Tank-based aquaculture Any development not specified in item 2 or 3

5) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed:

Not Applicable

6) Whether the land includes or comprises critical habitat:

NO

7) Whether the land is in a conservation area (however described):

NO

8) Whether an item of environmental heritage (however described) is situated on the land:

NO



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Sec: 2A Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Not applicable.

Sec: 3 Complying development

- 1) The extent to which the land is on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- 2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- 3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(1) Complying development may be carried out on the land as a whole under the SEPP in accordance with the following Codes (unless the land is excluded elsewhere in this Section):- Housing Code, Housing Alterations Code, General Development Code, Subdivision Code, Demolition Code and/or Fire Safety Code.

(2) Not applicable.

NOTE however conditions relating to flood control lots relate to this land.

(3) Not applicable

Sec: 4 Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the [Coastal Protection Act 1979](#), but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

NO

Sec: 4A Certain information relating to beaches and coasts

Not applicable.

Sec: 4B Annual charges under [Local Government Act 1993](#) for coastal protection services that relate to existing coastal protection works

Not applicable.

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1171, Page 4 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Sec: 5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*:

NO

Sec: 6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

- a) Division 2 of Part 3 of the *Roads Act 1993*:
Not affected by road widening
- b) Any environmental planning instrument:
NO
- c) Any resolution of the council:
NO

Sec: 7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- a) Adopted by the council, or
- b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of :-

Land slip:

NO

Bushfire:

See Section 11.

Tidal inundation:

NO

Subsidence:

NO

Acid Sulphate soils:

NO

Sec: 7A Flood related development controls information

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1171, Page 5 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

- 1) Whether or not development on that land or part of the land for the purposes of swelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

The Lane Cove Development Control Plan - effective 22 February 2010 - applies

- 2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

The Lane Cove Development Control Plan - effective 22 February 2010 - applies

Overland Flow

A study is currently being undertaken to determine exact locations subject to overland flow in the Municipality of Lane Cove. Until such time as Council has completed this work, property owners should conduct their own investigations to be satisfied that this property is not affected by overland flow.

Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

Sec: 8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

NO

Sec: 9 Contributions plans

Lane Cove Section 94 Contributions Plan.

Sec: 9A Biodiversity certified land

Not applicable.

Sec: 10 Biobanking agreements

Not applicable.

Sec: 11 Bushfire prone land

The land is not identified on the Lane Cove Bushfire Prone Land Map dated 27 May 2016.

Sec: 12 Property vegetation plans

Not applicable.

Sec: 13 Orders under Trees (disputes Between Neighbours) Act 2006

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1171, Page 6 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

NONE

Sec: 14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

NONE

Sec: 15 Site compatibility certificates and conditions for seniors housing

If the land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

NO

Sec: 16 Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land.

NO

Sec: 17 Site compatibility certificates and conditions for affordable rental housing

Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land:

NO

Sec: 18 Paper Subdivision Information

- 1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
Not applicable
- 2) The date of an subdivision order that applies to the land.
Not applicable
- 3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

Sec: 19 Site verification certificates

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1171, Page 7 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Not applicable

Sec: 20 Loose-fill asbestos insulation

If the land includes 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, a statement to that effect.

- **Some residential homes located in the Local Government Area have been identified as containing Loose Fill Asbestos Insulation (LFAI) , for example in the roof space**
- **NSW Fair Trading maintains a Register of these homes that are affected by Loose Fill Asbestos Insulation. This register can be found on NSW Fair Trading's website - http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page**

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates to confirm the status of the property.

Sec: 21 Affected building notices and building product rectification orders

- 1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
NO
- 2) A statement of:
 - (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
NO
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.
NO
- 3) In this clause:
affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.
building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Note. 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) That the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
NO
- b) That the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1171, Page 8 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

NO

c) That the land to which the certificate relates is subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

d) That the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

NO

e) That the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this Section 10.7 certificate. To confirm that the land hasn't 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.

For further information, please contact the Strategic Planning Department on 9911 3612.

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1171, Page 9 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Part 5:

ADDITIONAL INFORMATION PROVIDED UNDER SECTION 10.7(5) OF THE ACT

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

The land is subject to a Tree Preservation Order, details of which are available at Council's Customer Service Centre.

The Register of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding Arterial Road Reservations and Regional Open Space should be directed to the Roads and Traffic Authority and Department of Planning respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Department of Public Works and Services.

For more information, please contact the Strategic Planning Department on 9911 3555

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1171, Page 10 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

PLANNING CERTIFICATE

Under Section 10.7 Environmental Planning and Assessment Act, 1979

Applicant:

sai global property

Date of Issue:

24/10/2019

PO Box 447

Council Reference:

151587

SOUTHBANK VIC 3205

Applicant Reference:

1175

Certificate No:

Owner(s): New South Wales Land and Housing Corporation
Property address: 624 Mowbray Road LANE COVE NORTH NSW 2066
Description: LOT: 20 DP: 35865 LOC:
Property Reference: 8419

INFORMATION PROVIDED PURSUANT TO SECTION 10.7(2) & (5) OF THE ACT

The planning information contained in this certificate applies specifically to the land.

Table of Contents	
Description	Section No.
Part 2: Information for Section 10.7 (2)	
Names of relevant planning instruments and DCP	1
Zoning, Heritage, Conservation	2
Zoning & land use under SEPP (Sydney Region Growth Centres) 2006	2A
Complying Development	3
Coastal protection	4
Certain information relating to beaches and coasts	4A
Annual charges: Local Government Act – coastal protection	4B
Mine Subsidence	5
Road Widening and road realignment	6
Council and other public hazard risk restriction	7
Flood related development controls	7A
Land reserved for acquisition	8
Contributions plans	9
Biodiversity certified land	9A
Biobanking agreements	10
Bushfire prone land	11
Property Vegetation Plans	12
Orders under Trees (disputes between neighbours) act	13
Directions under part 3A	14
Site compatibility certificates and conditions for seniors housing	15
Site compatibility certificates for infrastructure	16
Site compatibility certificates and conditions for affordable rental housing	17
Contaminated Land Management Act 1997s.59(2)	Note
Part 5: Additional information for Section 10.7 (5)	Part 5

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1175, Page 1 of 10



PART 2:

Sec: 1 Names of relevant planning instruments and DCP

- 1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Lane Cove Local Environmental Plan 2009 - gazetted on 19 February 2010

State Environmental Planning Policy No.19: Bushland in Urban Areas - gazetted 24 October 1986

State Environmental Planning Policy No.55: Remediation of Land - gazetted 28 August 1998

State Environmental Planning Policy No.64: Advertising and Signage - gazetted 16 March 2001

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 - gazetted 25 June 2004

**State Environmental Planning Policy (Housing for seniors or people with a disability) 2004
Amendment No.2 - gazetted 31 March 2004 effective 12 October 2007**

**State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) -
gazetted 28 September 2007**

State Environmental Planning Policy (Infrastructure) 2007 - gazetted 21 December 2007; commenced 1 January 2008

State Environmental Planning Policy (Exempt & Complying Development Codes) - gazetted 12 December 2008

State Environmental Planning Policy (Affordable Rental Housing) 2009, gazetted: 31 September 2009

**State Environmental Planning Policy (Major Projects) 2005 - gazetted 1 August 2005. Replaced by
State Environmental Planning Policy (State Significant Precincts) 2005.**

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 - gazetted 25 August 2017

- 2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultations or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved)

NA

N/A

- 3) The name of each development control plan that applies to the carrying out of development on the land.

Lane Cove Development Control Plan, effective 22 February 2010

- 4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or draft environmental planning instrument.



Sec: 2 Zoning and land use under relevant LEPs

The land is zoned: High Density Residential R4

1) Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a high concentration of housing with good access to transport, services and facilities.
- To ensure that the existing amenity of residences in the neighbourhood is respected.
- To avoid the isolation of sites resulting from site amalgamation.
- To ensure that landscaping is maintained and enhanced as a major element in the residential environment.

2) Permitted without consent

Nil

3) Permitted with consent

Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Exhibition homes; Group homes; Home businesses; Home industries; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Shop top housing; Signage

4) Prohibited

Pond-based aquaculture; Tank-based aquaculture Any development not specified in item 2 or 3

5) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed:

Not Applicable

6) Whether the land includes or comprises critical habitat:

NO

7) Whether the land is in a conservation area (however described):

NO

8) Whether an item of environmental heritage (however described) is situated on the land:

NO



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Sec: 2A Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Not applicable.

Sec: 3 Complying development

- 1) The extent to which the land is on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- 2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- 3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(1) Complying development may be carried out on the land as a whole under the SEPP in accordance with the following Codes (unless the land is excluded elsewhere in this Section):- Housing Code, Housing Alterations Code, General Development Code, Subdivision Code, Demolition Code and/or Fire Safety Code.

(2) Not applicable.

NOTE however conditions relating to flood control lots relate to this land.

(3) Not applicable

Sec: 4 Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the [Coastal Protection Act 1979](#), but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

NO

Sec: 4A Certain information relating to beaches and coasts

Not applicable.

Sec: 4B Annual charges under [Local Government Act 1993](#) for coastal protection services that relate to existing coastal protection works

Not applicable.

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1175, Page 4 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Sec: 5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*:

NO

Sec: 6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

- a) Division 2 of Part 3 of the *Roads Act 1993*:
Not affected by road widening
- b) Any environmental planning instrument:
NO
- c) Any resolution of the council:
NO

Sec: 7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- a) Adopted by the council, or
- b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of :-

Land slip:

NO

Bushfire:

See Section 11.

Tidal inundation:

NO

Subsidence:

NO

Acid Sulphate soils:

NO

Sec: 7A Flood related development controls information

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1175, Page 5 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

- 1) Whether or not development on that land or part of the land for the purposes of swelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

The Lane Cove Development Control Plan - effective 22 February 2010 - applies

- 2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

The Lane Cove Development Control Plan - effective 22 February 2010 - applies

Overland Flow

A study is currently being undertaken to determine exact locations subject to overland flow in the Municipality of Lane Cove. Until such time as Council has completed this work, property owners should conduct their own investigations to be satisfied that this property is not affected by overland flow.

Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

Sec: 8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

NO

Sec: 9 Contributions plans

Lane Cove Section 94 Contributions Plan.

Sec: 9A Biodiversity certified land

Not applicable.

Sec: 10 Biobanking agreements

Not applicable.

Sec: 11 Bushfire prone land

The land is not identified on the Lane Cove Bushfire Prone Land Map dated 27 May 2016.

Sec: 12 Property vegetation plans

Not applicable.

Sec: 13 Orders under Trees (disputes Between Neighbours) Act 2006

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1175, Page 6 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

NONE

Sec: 14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

NONE

Sec: 15 Site compatibility certificates and conditions for seniors housing

If the land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

NO

Sec: 16 Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land.

NO

Sec: 17 Site compatibility certificates and conditions for affordable rental housing

Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land:

NO

Sec: 18 Paper Subdivision Information

- 1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
Not applicable
- 2) The date of an subdivision order that applies to the land.
Not applicable
- 3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

Sec: 19 Site verification certificates

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1175, Page 7 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Not applicable

Sec: 20 Loose-fill asbestos insulation

If the land includes 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, a statement to that effect.

- **Some residential homes located in the Local Government Area have been identified as containing Loose Fill Asbestos Insulation (LFAI) , for example in the roof space**
- **NSW Fair Trading maintains a Register of these homes that are affected by Loose Fill Asbestos Insulation. This register can be found on NSW Fair Trading's website - http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page**

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates to confirm the status of the property.

Sec: 21 Affected building notices and building product rectification orders

- 1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
NO
- 2) A statement of:
 - (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
NO
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.
NO
- 3) In this clause:
affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.
building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Note. 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) That the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
NO
- b) That the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1175, Page 8 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

NO

c) That the land to which the certificate relates is subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

d) That the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

NO

e) That the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this Section 10.7 certificate. To confirm that the land hasn't 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.

For further information, please contact the Strategic Planning Department on 9911 3612.

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1175, Page 9 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Part 5:

ADDITIONAL INFORMATION PROVIDED UNDER SECTION 10.7(5) OF THE ACT

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

The land is subject to a Tree Preservation Order, details of which are available at Council's Customer Service Centre.

The Register of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding Arterial Road Reservations and Regional Open Space should be directed to the Roads and Traffic Authority and Department of Planning respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Department of Public Works and Services.

For more information, please contact the Strategic Planning Department on 9911 3555

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1175, Page 10 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

PLANNING CERTIFICATE

Under Section 10.7 Environmental Planning and Assessment Act, 1979

Applicant:

sai global property

Date of Issue:

24/10/2019

PO Box 447

Council Reference:

151587

SOUTHBANK VIC 3205

Applicant Reference:

Certificate No:

1173

Owner(s): Department of Housing

Property address: 29 Mindarie Street LANE COVE NORTH NSW 2066

Description: LOT: 64 DP: 35865 LOC:

Property Reference: 7613

INFORMATION PROVIDED PURSUANT TO SECTION 10.7(2) & (5) OF THE ACT

The planning information contained in this certificate applies specifically to the land.

Table of Contents	
Description	Section No.
Part 2: Information for Section 10.7 (2)	
Names of relevant planning instruments and DCP	1
Zoning, Heritage, Conservation	2
Zoning & land use under SEPP (Sydney Region Growth Centres) 2006	2A
Complying Development	3
Coastal protection	4
Certain information relating to beaches and coasts	4A
Annual charges: Local Government Act – coastal protection	4B
Mine Subsidence	5
Road Widening and road realignment	6
Council and other public hazard risk restriction	7
Flood related development controls	7A
Land reserved for acquisition	8
Contributions plans	9
Biodiversity certified land	9A
Biobanking agreements	10
Bushfire prone land	11
Property Vegetation Plans	12
Orders under Trees (disputes between neighbours) act	13
Directions under part 3A	14
Site compatibility certificates and conditions for seniors housing	15
Site compatibility certificates for infrastructure	16
Site compatibility certificates and conditions for affordable rental housing	17
Contaminated Land Management Act 1997s.59(2)	Note
Part 5: Additional information for Section 10.7 (5)	Part 5

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1173, Page 1 of 10



PART 2:

Sec: 1 Names of relevant planning instruments and DCP

- 1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Lane Cove Local Environmental Plan 2009 - gazetted on 19 February 2010

State Environmental Planning Policy No.19: Bushland in Urban Areas - gazetted 24 October 1986

State Environmental Planning Policy No.55: Remediation of Land - gazetted 28 August 1998

State Environmental Planning Policy No.64: Advertising and Signage - gazetted 16 March 2001

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 - gazetted 25 June 2004

**State Environmental Planning Policy (Housing for seniors or people with a disability) 2004
Amendment No.2 - gazetted 31 March 2004 effective 12 October 2007**

**State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) -
gazetted 28 September 2007**

State Environmental Planning Policy (Infrastructure) 2007 - gazetted 21 December 2007; commenced 1 January 2008

State Environmental Planning Policy (Exempt & Complying Development Codes) - gazetted 12 December 2008

State Environmental Planning Policy (Affordable Rental Housing) 2009, gazetted: 31 September 2009

**State Environmental Planning Policy (Major Projects) 2005 - gazetted 1 August 2005. Replaced by
State Environmental Planning Policy (State Significant Precincts) 2005.**

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 - gazetted 25 August 2017

- 2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultations or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved)

NA

N/A

- 3) The name of each development control plan that applies to the carrying out of development on the land.

Lane Cove Development Control Plan, effective 22 February 2010

- 4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or draft environmental planning instrument.



Sec: 2 Zoning and land use under relevant LEPs

The land is zoned: High Density Residential R4

1) Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a high concentration of housing with good access to transport, services and facilities.
- To ensure that the existing amenity of residences in the neighbourhood is respected.
- To avoid the isolation of sites resulting from site amalgamation.
- To ensure that landscaping is maintained and enhanced as a major element in the residential environment.

2) Permitted without consent

Nil

3) Permitted with consent

Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Exhibition homes; Group homes; Home businesses; Home industries; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Shop top housing; Signage

4) Prohibited

Pond-based aquaculture; Tank-based aquaculture Any development not specified in item 2 or 3

5) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed:

Not Applicable

6) Whether the land includes or comprises critical habitat:

NO

7) Whether the land is in a conservation area (however described):

NO

8) Whether an item of environmental heritage (however described) is situated on the land:

NO



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Sec: 2A Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Not applicable.

Sec: 3 Complying development

- 1) The extent to which the land is on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- 2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- 3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(1) Complying development may be carried out on the land as a whole under the SEPP in accordance with the following Codes (unless the land is excluded elsewhere in this Section):- Housing Code, Housing Alterations Code, General Development Code, Subdivision Code, Demolition Code and/or Fire Safety Code. Note however that this is subject to conditions which may apply relating to bush fire prone land.

(2) Not applicable.

(1) Complying development may be carried out on the land as a whole under the SEPP in accordance with the following Codes (unless the land is excluded elsewhere in this Section):- Housing Code, Housing Alterations Code, General Development Code, Subdivision Code, Demolition Code and/or Fire Safety Code.

(2) Not applicable.

NOTE however conditions relating to flood control lots relate to this land.

(3) Not applicable

Sec: 4 Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the [Coastal Protection Act 1979](#), but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

NO

Sec: 4A Certain information relating to beaches and coasts

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1173, Page 4 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Not applicable.

Sec: 4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Not applicable.

Sec: 5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*:

NO

Sec: 6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

- a) Division 2 of Part 3 of the *Roads Act 1993*:
Not affected by road widening
- b) Any environmental planning instrument:
NO
- c) Any resolution of the council:
NO

Sec: 7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- a) Adopted by the council, or
- b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of :-

Land slip:

NO

Bushfire:

See Section 11.

Tidal inundation:

NO

Subsidence:

NO

Acid Sulphate soils:

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1173, Page 5 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

NO

Sec: 7A Flood related development controls information

- 1) Whether or not development on that land or part of the land for the purposes of swelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.
The Lane Cove Development Control Plan - effective 22 February 2010 - applies

- 2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.
The Lane Cove Development Control Plan - effective 22 February 2010 - applies

Overland Flow

A study is currently being undertaken to determine exact locations subject to overland flow in the Municipality of Lane Cove. Until such time as Council has completed this work, property owners should conduct their own investigations to be satisfied that this property is not affected by overland flow.

Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

Sec: 8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

NO

Sec: 9 Contributions plans

Lane Cove Section 94 Contributions Plan.

Sec: 9A Biodiversity certified land

Not applicable.

Sec: 10 Biobanking agreements

Not applicable.

Sec: 11 Bushfire prone land

All or some of the land is bush fire prone land as identified in the Lane Cove Bushfire Prone Land Map dated 27 May 2016.

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1173, Page 6 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Sec: 12 Property vegetation plans

Not applicable.

Sec: 13 Orders under Trees (disputes Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

NONE

Sec: 14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

NONE

Sec: 15 Site compatibility certificates and conditions for seniors housing

If the land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

NO

Sec: 16 Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land.

NO

Sec: 17 Site compatibility certificates and conditions for affordable rental housing

Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land:

NO

Sec: 18 Paper Subdivision Information

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

Not applicable

- 2) The date of an subdivision order that applies to the land.

Not applicable

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1173, Page 7 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

- 3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

Sec: 19 Site verification certificates

Not applicable

Sec: 20 Loose-fill asbestos insulation

If the land includes 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, a statement to that effect.

- **Some residential homes located in the Local Government Area have been identified as containing Loose Fill Asbestos Insulation (LFAI) , for example in the roof space**
- **NSW Fair Trading maintains a Register of these homes that are affected by Loose Fill Asbestos Insulation. This register can be found on NSW Fair Trading's website - http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page**

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates to confirm the status of the property.

Sec: 21 Affected building notices and building product rectification orders

- 1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
NO
- 2) A statement of:
 - (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
NO
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.
NO
- 3) In this clause:
affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.
building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Note. 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:

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1173, Page 8 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

- a) That the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
NO
- b) That the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,
NO
- c) That the land to which the certificate relates is subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,
NO
- d) That the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,
NO
- e) That the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.
NO

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this Section 10.7 certificate. To confirm that the land hasn't 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.

For further information, please contact the Strategic Planning Department on 9911 3612.

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1173, Page 9 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Part 5:

ADDITIONAL INFORMATION PROVIDED UNDER SECTION 10.7(5) OF THE ACT

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

The land is subject to a Tree Preservation Order, details of which are available at Council's Customer Service Centre.

The Register of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding Arterial Road Reservations and Regional Open Space should be directed to the Roads and Traffic Authority and Department of Planning respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Department of Public Works and Services.

For more information, please contact the Strategic Planning Department on 9911 3555

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1173, Page 10 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

PLANNING CERTIFICATE

Under Section 10.7 Environmental Planning and Assessment Act, 1979

Applicant:

sai global property

Date of Issue:

24/10/2019

PO Box 447

Council Reference:

151587

SOUTHBANK VIC 3205

Applicant Reference:

1176

Certificate No:

Owner(s):

New South Wales Land and Housing Corporation

Property address:

27 Mindarie Street LANE COVE NORTH NSW 2066

Description:

LOT: 65 DP: 35865 LOC:

Property Reference:

7612

INFORMATION PROVIDED PURSUANT TO SECTION 10.7(2) & (5) OF THE ACT

The planning information contained in this certificate applies specifically to the land.

Table of Contents	
Description	Section No.
Part 2: Information for Section 10.7 (2)	
Names of relevant planning instruments and DCP	1
Zoning, Heritage, Conservation	2
Zoning & land use under SEPP (Sydney Region Growth Centres) 2006	2A
Complying Development	3
Coastal protection	4
Certain information relating to beaches and coasts	4A
Annual charges: Local Government Act – coastal protection	4B
Mine Subsidence	5
Road Widening and road realignment	6
Council and other public hazard risk restriction	7
Flood related development controls	7A
Land reserved for acquisition	8
Contributions plans	9
Biodiversity certified land	9A
Biobanking agreements	10
Bushfire prone land	11
Property Vegetation Plans	12
Orders under Trees (disputes between neighbours) act	13
Directions under part 3A	14
Site compatibility certificates and conditions for seniors housing	15
Site compatibility certificates for infrastructure	16
Site compatibility certificates and conditions for affordable rental housing	17
Contaminated Land Management Act 1997s.59(2)	Note
Part 5: Additional information for Section 10.7 (5)	Part 5

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1176, Page 1 of 10



PART 2:

Sec: 1 Names of relevant planning instruments and DCP

- 1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Lane Cove Local Environmental Plan 2009 - gazetted on 19 February 2010

State Environmental Planning Policy No.19: Bushland in Urban Areas - gazetted 24 October 1986

State Environmental Planning Policy No.55: Remediation of Land - gazetted 28 August 1998

State Environmental Planning Policy No.64: Advertising and Signage - gazetted 16 March 2001

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 - gazetted 25 June 2004

**State Environmental Planning Policy (Housing for seniors or people with a disability) 2004
Amendment No.2 - gazetted 31 March 2004 effective 12 October 2007**

**State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) -
gazetted 28 September 2007**

**State Environmental Planning Policy (Infrastructure) 2007 - gazetted 21 December 2007; commenced 1
January 2008**

**State Environmental Planning Policy (Exempt & Complying Development Codes) - gazetted 12
December 2008**

State Environmental Planning Policy (Affordable Rental Housing) 2009, gazetted: 31 September 2009

**State Environmental Planning Policy (Major Projects) 2005 - gazetted 1 August 2005. Replaced by
State Environmental Planning Policy (State Significant Precincts) 2005.**

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 - gazetted 25 August 2017

- 2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultations or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved)

NA

N/A

- 3) The name of each development control plan that applies to the carrying out of development on the land.

Lane Cove Development Control Plan, effective 22 February 2010

- 4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or draft environmental planning instrument.



Sec: 2 Zoning and land use under relevant LEPs

The land is zoned: High Density Residential R4

1) Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a high concentration of housing with good access to transport, services and facilities.
- To ensure that the existing amenity of residences in the neighbourhood is respected.
- To avoid the isolation of sites resulting from site amalgamation.
- To ensure that landscaping is maintained and enhanced as a major element in the residential environment.

2) Permitted without consent

Nil

3) Permitted with consent

Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Exhibition homes; Group homes; Home businesses; Home industries; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Shop top housing; Signage

4) Prohibited

Pond-based aquaculture; Tank-based aquaculture Any development not specified in item 2 or 3

5) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed:

Not Applicable

6) Whether the land includes or comprises critical habitat:

NO

7) Whether the land is in a conservation area (however described):

NO

8) Whether an item of environmental heritage (however described) is situated on the land:

NO



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Sec: 2A Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Not applicable.

Sec: 3 Complying development

- 1) The extent to which the land is on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- 2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- 3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(1) Complying development may be carried out on the land as a whole under the SEPP in accordance with the following Codes (unless the land is excluded elsewhere in this Section):- Housing Code, Housing Alterations Code, General Development Code, Subdivision Code, Demolition Code and/or Fire Safety Code. Note however that this is subject to conditions which may apply relating to bush fire prone land.

(2) Not applicable.

(1) Complying development may be carried out on the land as a whole under the SEPP in accordance with the following Codes (unless the land is excluded elsewhere in this Section):- Housing Code, Housing Alterations Code, General Development Code, Subdivision Code, Demolition Code and/or Fire Safety Code.

(2) Not applicable.

NOTE however conditions relating to flood control lots relate to this land.

(3) Not applicable

Sec: 4 Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the [Coastal Protection Act 1979](#), but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

NO

Sec: 4A Certain information relating to beaches and coasts

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1176, Page 4 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Not applicable.

Sec: 4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Not applicable.

Sec: 5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*:

NO

Sec: 6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

- a) Division 2 of Part 3 of the *Roads Act 1993*:
Not affected by road widening
- b) Any environmental planning instrument:
NO
- c) Any resolution of the council:
NO

Sec: 7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- a) Adopted by the council, or
- b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of :-

Land slip:

NO

Bushfire:

See Section 11.

Tidal inundation:

NO

Subsidence:

NO

Acid Sulphate soils:

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1176, Page 5 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

NO

Sec: 7A Flood related development controls information

- 1) Whether or not development on that land or part of the land for the purposes of swelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.
The Lane Cove Development Control Plan - effective 22 February 2010 - applies

- 2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.
The Lane Cove Development Control Plan - effective 22 February 2010 - applies

Overland Flow

A study is currently being undertaken to determine exact locations subject to overland flow in the Municipality of Lane Cove. Until such time as Council has completed this work, property owners should conduct their own investigations to be satisfied that this property is not affected by overland flow.

Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

Sec: 8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

NO

Sec: 9 Contributions plans

Lane Cove Section 94 Contributions Plan.

Sec: 9A Biodiversity certified land

Not applicable.

Sec: 10 Biobanking agreements

Not applicable.

Sec: 11 Bushfire prone land

All or some of the land is bush fire prone land as identified in the Lane Cove Bushfire Prone Land Map dated 27 May 2016.

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1176, Page 6 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Sec: 12 Property vegetation plans

Not applicable.

Sec: 13 Orders under Trees (disputes Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

NONE

Sec: 14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

NONE

Sec: 15 Site compatibility certificates and conditions for seniors housing

If the land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

NO

Sec: 16 Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land.

NO

Sec: 17 Site compatibility certificates and conditions for affordable rental housing

Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land:

NO

Sec: 18 Paper Subdivision Information

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

Not applicable

- 2) The date of an subdivision order that applies to the land.

Not applicable

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1176, Page 7 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

- 3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

Sec: 19 Site verification certificates

Not applicable

Sec: 20 Loose-fill asbestos insulation

If the land includes 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, a statement to that effect.

- **Some residential homes located in the Local Government Area have been identified as containing Loose Fill Asbestos Insulation (LFAI) , for example in the roof space**
- **NSW Fair Trading maintains a Register of these homes that are affected by Loose Fill Asbestos Insulation. This register can be found on NSW Fair Trading's website - http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page**

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates to confirm the status of the property.

Sec: 21 Affected building notices and building product rectification orders

- 1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
NO
- 2) A statement of:
 - (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
NO
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.
NO
- 3) In this clause:
affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.
building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Note. 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:

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1176, Page 8 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

- a) That the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
NO
- b) That the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,
NO
- c) That the land to which the certificate relates is subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,
NO
- d) That the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,
NO
- e) That the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.
NO

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this Section 10.7 certificate. To confirm that the land hasn't 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.

For further information, please contact the Strategic Planning Department on 9911 3612.

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1176, Page 9 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Part 5:

ADDITIONAL INFORMATION PROVIDED UNDER SECTION 10.7(5) OF THE ACT

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

The land is subject to a Tree Preservation Order, details of which are available at Council's Customer Service Centre.

The Register of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding Arterial Road Reservations and Regional Open Space should be directed to the Roads and Traffic Authority and Department of Planning respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Department of Public Works and Services.

For more information, please contact the Strategic Planning Department on 9911 3555

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1176, Page 10 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

PLANNING CERTIFICATE

Under Section 10.7 Environmental Planning and Assessment Act, 1979

Applicant:

sai global property

Date of Issue:

24/10/2019

PO Box 447

Council Reference:

151587

SOUTHBANK VIC 3205

Applicant Reference:

1177

Certificate No:

Owner(s):

Department of Housing

Property address:

25 Mindarie Street LANE COVE NORTH NSW 2066

Description:

LOT: 66 DP: 35865 LOC: Corner

Property Reference:

7611

INFORMATION PROVIDED PURSUANT TO SECTION 10.7(2) & (5) OF THE ACT

The planning information contained in this certificate applies specifically to the land.

Table of Contents	
Description	Section No.
Part 2: Information for Section 10.7 (2)	
Names of relevant planning instruments and DCP	1
Zoning, Heritage, Conservation	2
Zoning & land use under SEPP (Sydney Region Growth Centres) 2006	2A
Complying Development	3
Coastal protection	4
Certain information relating to beaches and coasts	4A
Annual charges: Local Government Act – coastal protection	4B
Mine Subsidence	5
Road Widening and road realignment	6
Council and other public hazard risk restriction	7
Flood related development controls	7A
Land reserved for acquisition	8
Contributions plans	9
Biodiversity certified land	9A
Biobanking agreements	10
Bushfire prone land	11
Property Vegetation Plans	12
Orders under Trees (disputes between neighbours) act	13
Directions under part 3A	14
Site compatibility certificates and conditions for seniors housing	15
Site compatibility certificates for infrastructure	16
Site compatibility certificates and conditions for affordable rental housing	17
Contaminated Land Management Act 1997s.59(2)	Note
Part 5: Additional information for Section 10.7 (5)	Part 5

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1177, Page 1 of 10



PART 2:

Sec: 1 Names of relevant planning instruments and DCP

- 1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Lane Cove Local Environmental Plan 2009 - gazetted on 19 February 2010

State Environmental Planning Policy No.19: Bushland in Urban Areas - gazetted 24 October 1986

State Environmental Planning Policy No.55: Remediation of Land - gazetted 28 August 1998

State Environmental Planning Policy No.64: Advertising and Signage - gazetted 16 March 2001

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 - gazetted 25 June 2004

**State Environmental Planning Policy (Housing for seniors or people with a disability) 2004
Amendment No.2 - gazetted 31 March 2004 effective 12 October 2007**

**State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) -
gazetted 28 September 2007**

State Environmental Planning Policy (Infrastructure) 2007 - gazetted 21 December 2007; commenced 1 January 2008

State Environmental Planning Policy (Exempt & Complying Development Codes) - gazetted 12 December 2008

State Environmental Planning Policy (Affordable Rental Housing) 2009, gazetted: 31 September 2009

**State Environmental Planning Policy (Major Projects) 2005 - gazetted 1 August 2005. Replaced by
State Environmental Planning Policy (State Significant Precincts) 2005.**

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 - gazetted 25 August 2017

- 2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultations or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved)

NA

N/A

- 3) The name of each development control plan that applies to the carrying out of development on the land.

Lane Cove Development Control Plan, effective 22 February 2010

- 4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or draft environmental planning instrument.



Sec: 2 Zoning and land use under relevant LEPs

The land is zoned: High Density Residential R4

1) Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a high concentration of housing with good access to transport, services and facilities.
- To ensure that the existing amenity of residences in the neighbourhood is respected.
- To avoid the isolation of sites resulting from site amalgamation.
- To ensure that landscaping is maintained and enhanced as a major element in the residential environment.

2) Permitted without consent

Nil

3) Permitted with consent

Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Exhibition homes; Group homes; Home businesses; Home industries; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Shop top housing; Signage

4) Prohibited

Pond-based aquaculture; Tank-based aquaculture Any development not specified in item 2 or 3

5) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed:

Not Applicable

6) Whether the land includes or comprises critical habitat:

NO

7) Whether the land is in a conservation area (however described):

NO

8) Whether an item of environmental heritage (however described) is situated on the land:

NO



Sec: 2A Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Not applicable.

Sec: 3 Complying development

- 1) The extent to which the land is on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- 2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- 3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(1) Complying development may be carried out on the land as a whole under the SEPP in accordance with the following Codes (unless the land is excluded elsewhere in this Section):- Housing Code, Housing Alterations Code, General Development Code, Subdivision Code, Demolition Code and/or Fire Safety Code. Note however that this is subject to conditions which may apply relating to bush fire prone land.

(2) Not applicable.

(3) Not applicable

Sec: 4 Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the [Coastal Protection Act 1979](#), but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

NO

Sec: 4A Certain information relating to beaches and coasts

Not applicable.

Sec: 4B Annual charges under [Local Government Act 1993](#) for coastal protection services that relate to existing coastal protection works

Not applicable.



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Sec: 5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*:

NO

Sec: 6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

- a) Division 2 of Part 3 of the *Roads Act 1993*:
Not affected by road widening
- b) Any environmental planning instrument:
NO
- c) Any resolution of the council:
NO

Sec: 7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- a) Adopted by the council, or
- b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of :-

Land slip:

NO

Bushfire:

See Section 11.

Tidal inundation:

NO

Subsidence:

NO

Acid Sulphate soils:

NO

Sec: 7A Flood related development controls information

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1177, Page 5 of 10



- 1) Whether or not development on that land or part of the land for the purposes of swelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

The Lane Cove Development Control Plan - effective 22 February 2010 - applies

- 2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

The Lane Cove Development Control Plan - effective 22 February 2010 - applies

Overland Flow

A study is currently being undertaken to determine exact locations subject to overland flow in the Municipality of Lane Cove. Until such time as Council has completed this work, property owners should conduct their own investigations to be satisfied that this property is not affected by overland flow.

Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

Sec: 8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

NO

Sec: 9 Contributions plans

Lane Cove Section 94 Contributions Plan.

Sec: 9A Biodiversity certified land

Not applicable.

Sec: 10 Biobanking agreements

Not applicable.

Sec: 11 Bushfire prone land

All or some of the land is bush fire prone land as identified in the Lane Cove Bushfire Prone Land Map dated 27 May 2016.

Sec: 12 Property vegetation plans

Not applicable.



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Sec: 13 Orders under Trees (disputes Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

NONE

Sec: 14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

NONE

Sec: 15 Site compatibility certificates and conditions for seniors housing

If the land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

NO

Sec: 16 Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land.

NO

Sec: 17 Site compatibility certificates and conditions for affordable rental housing

Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land:

NO

Sec: 18 Paper Subdivision Information

- 1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
Not applicable
- 2) The date of an subdivision order that applies to the land.
Not applicable
- 3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1177, Page 7 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Sec: 19 Site verification certificates

Not applicable

Sec: 20 Loose-fill asbestos insulation

If the land includes 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, a statement to that effect.

- **Some residential homes located in the Local Government Area have been identified as containing Loose Fill Asbestos Insulation (LFAI) , for example in the roof space**
- **NSW Fair Trading maintains a Register of these homes that are affected by Loose Fill Asbestos Insulation. This register can be found on NSW Fair Trading's website - http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page**

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates to confirm the status of the property.

Sec: 21 Affected building notices and building product rectification orders

- 1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
NO
- 2) A statement of:
 - (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
NO
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.
NO
- 3) In this clause:
affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.
building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Note. 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) That the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
NO

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1177, Page 8 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

- b) That the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,
NO
- c) That the land to which the certificate relates is subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,
NO
- d) That the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,
NO
- e) That the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.
NO

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this Section 10.7 certificate. To confirm that the land hasn't 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.

For further information, please contact the Strategic Planning Department on 9911 3612.

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1177, Page 9 of 10



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Part 5:

ADDITIONAL INFORMATION PROVIDED UNDER SECTION 10.7(5) OF THE ACT

The instruments and the plans should be examined in relation to the specific restrictions which may apply to any development which may be proposed.

The land is subject to a Tree Preservation Order, details of which are available at Council's Customer Service Centre.

The Register of Consents may be examined at Council's Customer Service Centre for particulars relating to development consents which may have been issued for the use or development of the land.

Enquiries regarding Arterial Road Reservations and Regional Open Space should be directed to the Roads and Traffic Authority and Department of Planning respectively.

The information provided concerning the Coastal Protection Act, 1979 is only to the extent that the Council has been notified by the Department of Public Works and Services.

For more information, please contact the Strategic Planning Department on 9911 3555

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

Cert. #:1177, Page 10 of 10



Our Ref: D20/059964

23 January 2020

RECEIVED
30 JAN 2020

BY:

Chamali Nagodavithane
Douglas Partners Pty Ltd
96 Hermitage Road
West Ryde NSW 2114

Dear Chamali Nagodavithane

RE SITE: Lots 17,18,19,20,64,65,66 DP35865 Mowbray Road Lane Cove North NSW 2066

I refer to your site search request received by SafeWork NSW on 7 January 2020 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely

Customer Service Officer
Customer Experience - Operations
SafeWork NSW