



Preliminary Site Investigation

Secondary Innovation Precinct (SIP) and Campus Commons, Pymble Ladies' College, 20 Avon Road, Pymble NSW 2073


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EXECUTIVE SUMMARY

ECON Environmental Pty Ltd was commissioned by Pymble Ladies' College (the College), to prepare a Preliminary Site Investigation within the proposed Secondary Innovation Precinct (SIP) and Campus Commons development area located Pymble Ladies' College, 20 Avon Road, Pymble NSW ('the subject site'), in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs) and in support of the preparation of an Environmental Impact Statement (EIS) and State Significant Development Application (SSD- 79146716) to the Department of Planning, Housing and Infrastructure (DPHI).

The project comprises demolition of several existing buildings and the construction of the Secondary Innovation Precinct, associated landscaping and Campus Commons at the Pymble Ladies College. The SIP is a five-storey building that will consolidate STEM based learning opportunities within the College.

An exposure assessment was conducted as per NEPM Schedule B4 guidelines for the SIP and Campus Commons development site within Pymble Ladies College, 20 Avon Road, Pymble NSW. The 4,000 sqm project site is planned for development, including the anticipated excavation of soils. The assessment identified four (4) Potential Areas of Environmental Concern (PAECs):

- **PAEC1:** consists of potential uncontrolled fill for farming agricultural land use, to raise site levels, and for construction building pads, containing potential contaminants such as Heavy Metals, BTEXN, PAH, OCP/OPP, PCB and Asbestos;
- **PAEC2:** stems from the potential spraying of pesticides within historical farming agricultural parcels of lands within the northwest corner, central eastern and southern portions within the subject site between 1943-1982. Historical spraying of potential pesticides around and beneath building structures onsite, containing potential contaminants such as Heavy Metals and OCP/OPP;
- **PAEC3:** stems from historical service stations and/or dry cleaners, <300m surrounding the subject site. Potential contaminants petroleum (hydrocarbons) may have potentially migrated / leached into the subject site, containing Heavy Metals, TRH, BTEXN, PAH, PFAS.
- **PAEC4:** may relate to the aged and minorly damaged site buildings containing Asbestos and Lead Paint.

A review of historical imagery, data, and observations during the site inspection revealed multiple potential contamination sources. These include the importation of potential hazardous containing fill material used historically onsite, deteriorating potentially asbestos-containing materials (PACM), and evidence of onsite and nearby business activities that may have potentially impacted the subject site.

Based on this investigation's findings and given that the proposed SIP and Campus Commons development involves the demolition of current site structures and the excavation of insitu soil material, ECON Environmental concludes that the current site conditions may potentially pose a human health and environmental risk, and that a further detailed investigation of soils is required

prior to, and after, the controlled demolition of the current structures is completed, and before the commencement of any excavations works.

It is the opinion of ECON Environmental, and in accordance with relevant Australian Standards and guidelines that the proposed SIP and Campus Commons development area within the subject site located at Pymble Ladies College, can be made suitable for its proposed development subject to the following recommendations:

- A sampling and analysis program be implemented as part of a **Detailed Site Investigation (DSI)**, focusing on the identified CoPCs outlined in section 8.1 of this report, using a residential HIL-A criteria. The sampling program must consider the NSW EPA's Consultants reporting on Contaminated Land and AS4882.1 to target the identified PAECs and meet the minimal sampling location criteria, and take into consideration a sampling program prior to, and after, the controlled demolition of current building structures and their related building footprint areas;
- If potential contaminants of concern are identified during the preparation of the Detailed Site Investigation within the SIP and Campus Commons proposed development area of the subject site, an appropriate remedial / management strategy is to be developed, culminating in preparation of a **Remedial Action Plan (RAP)** in accordance with EPA guidelines. The RAP must be prepared by a suitable qualified and experienced environmental consultant detailing the remediation and validation processes to be undertaken for any contaminants identified onsite, to ensure the site is made suitable for its current existing development and land use.
- Given the potential age of the site buildings within the proposed SIP and Campus Commons development area, that are required to be demolished, including the existing Isabel Harrison, Dorothy Knox, John Vicars and Robert Vicars Buildings, a re-demolition **Hazardous Material Survey** needs to be undertaken to prevent any potential exposure to hazardous building material during demolition works;
- Any identified ACM material needs to be removed in accordance with guidelines, and a **Clearance Inspection** be issued by a qualified environmental consultant, or equivalent, prior to any demolition work being undertaken;
- If any proposed soil is excavated as part of the development and requires offsite disposal as waste, it will require classification in accordance with NSW EPA's Waste Classification Guidelines Part 1-4: Classifying Waste 2014, and
- In the event of unexpected finds being excavated or exposed onsite during site works, such as discovering buried asbestos-containing materials, underground storage tanks, or odorous and/or stained soil uncovered during works, all site works must cease, and ECON Environmental must be notified immediately for further investigation and appropriate action.

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1. INTRODUCTION

1.1 Background

ECON Environmental Pty Ltd was commissioned by Pymble Ladies' College (the College), to prepare a Preliminary Site Investigation within the proposed Secondary Innovation Precinct (SIP) and Campus Commons development area located Pymble Ladies' College, 20 Avon Road, Pymble NSW ('the subject site'), in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs) and in support of the preparation of an Environmental Impact Statement (EIS) and State Significant Development Application (SSD- 79146716) to the Department of Planning, Housing and Infrastructure (DPHI).

The objective of the investigation is to assess the potential for site contamination within the proposed SIP and Campus Commons development area of the subject site, based on historical and current land use practices, and to evaluate its suitability for its proposed SIP development.

A site inspection was carried out on Friday 14 March 2025 by ECON Environmental's representative Con Kariotoglou, which involved a visual assessment of the entire proposed SIP and Campus Commons development area within the subject site to identify areas of potential environmental concern. Details of the findings are presented within the body of this report, as well as an assessment of significance with regards to the findings of the investigation.

This report was completed in accordance with the *Guidelines for Consultants Reporting on Contaminated Sites, NSW EPA, 2020*, and can be relied upon by third parties interested in the property.

1.2 Objectives

The objectives of this Preliminary Site Investigation are to:

- Identify any past or present potentially contaminating activities,
- Describe the site(s) and discuss their condition,
- Identify potential contaminants of concern,
- Identify potential contamination migration routes,
- Assess site suitability for the proposed school land use with access to soils
- Assess the adequacy of information available, and
- Determine the need for any further investigation or management actions, and/or a Detailed Site Investigation (DSI).

1.3 Scope of Works

The scope of works included the following:

- Desktop historical searches, including acquisition of a Lotsearch Mapping and Spatial Information Report (Appendix D) comprising of:
 - Cadastre and topography
 - Historical aerial imagery
 - EPA Contaminated Land Records and Records of Notice
 - Previous land uses
 - Groundwater bores
 - Geology and soils
 - Land zoning
- Acquisition and review of Historical Land Titles.
- Acquisition and review of Section 10.7 Planning Certificate.
- A review of past and current site uses.
- A site inspection including a walkover the entire SIP and Capus Commons site.
- Reporting in accordance with the associated legislations and guidelines.

1.4 Legislative Requirements

This PSI has been prepared in general accordance with the following regulatory framework:

- NSW Environmental Protection Authority (EPA) “Consultants Reporting on Contaminated Lands: *Contaminated Land Guidelines*” (2020);
- NSW EPA, *Contaminated Land Guidelines, Sampling Design Part 1 – Application*, 2022;
- NSW EPA, *Contaminated Land Guidelines, Sampling Design Part 2 – Interpretation*, 2022;
- State Environment Protection Policy (Resilience and Hazard) 2021; and
- National Environmental Protection (Assessment of Site Contamination) Measure – National Environmental Protection Council 2013.
- Work Health and Safety Act, 2011; and
- Work Health and Safety Regulation, 2017.

2. SITE DESCRIPTION

2.1 Site Identification

The subject site is located south of Avon Road and set amongst Low and Medium and High Density Residential properties. Figures 1 and 2, Appendix A shows an aerial photograph of the subject site relative to its surrounding land.

Table 1: Site Identification	
Street Address	20 Avon Road Pymble NSW 2073
Lot and DP Number (current)	Lot 1 in DP69541, and Lots 11-17 in DP7131
Subject Site Area	20.25ha (approx.)
SIP & CC Works Project Site Area	4,000 sqm (approx.) – [GFA 10,300 sqm (approx.)]
Zoning	SP2 – Infrastructure - Educational Establishment R2 – Low Density Residential
Local Government Area	Ku-Ring-Gai Council

2.2 Key Features of the Subject Site

- The site accommodates the existing Pymble Ladies’ College which accommodates Kindergarten to Year 12 students.
- Vehicular access to the College is provided via separate ingress and egress driveways on the northern and western sections of Avon Road.
- Pedestrian access is provided through multiple gates along Avon Road.
- The project area that is subject to this SSDA is located at the entrance to the College west of the oval.
- The project area slopes down from south to north with a fall from RL 124.50 at the southern corner to RL 116 at the north west corner.

2.3 Key Features of the Locality

The development context surrounding the site is a leafy suburban environment, predominantly made up of detached residential properties set within expansive gardens and along avenues lined with mature trees.

Recent developments of moderate-scale residential apartment buildings occur closer to the railway corridor. Two storey commercial establishments are located near to Pymble train station, specifically along the Pacific Highway and on the northern flank of the railway line.

- The site is located approximately 19km north west of the Sydney Central Business District.
- The College is situated approximately 200m from Pymble train station, situated on Pacific Highway and Pymble town centre.

2.4 Surrounding Land Use

The subject site adjoins:

- **North:** Avon Road and Pacific Highway (approximately 400m).
- **East:** Residential uses, accommodating a mixture of dwelling houses and residential flat buildings.
- **South:** Avondale Golf Course.
- **West:** Avon Road, beyond which is a residential area characterised by detached dwelling houses.

2.5 Brief Proposed Project Description

The project comprises demolition of several existing buildings and the construction of the Secondary Innovation Precinct, associated landscaping and Campus Commons at the Pymble Ladies College. The SIP is a five-storey building that will consolidate STEM based learning opportunities within the College.

2.6 Detailed Proposed Project Description

The proposal seeks development approval for the Secondary Innovation Precinct (SIP) and Campus Commons at Pymble Ladies' College. The development comprises:

- Demolition of the existing Isabel Harrison, Dorothy Knox, John Vicars and Robert Vicars Buildings.
- Tree removal.
- Excavation of the basement level.
- Construction of the new five storey SIP building of RL 146.98m and including:
 - General Learning Spaces.
 - STEM teaching spaces.
 - Senior student facilities.
 - Function spaces.
 - Food and beverage facilities.
 - Associated amenities.
 - Storage and building services.
- Within the basement, there will be one loading space (for utes and vans) for services and deliveries, accessible from the existing service vehicle access road. There will be no car parking. Minor kerb realignment of the existing access road to the east of the SIP.
- Landscaping on the outdoor terraces and surrounding the building.
- The project also includes the Campus Commons, a significant garden lawn and amphitheatre connecting the SIP precinct to the rest of the campus.

3. EXISTING ENVIRONMENTAL SETTINGS

The existing environmental settings relevant to this Preliminary Site Investigation are summarised in the following previous environmental investigations undertaken within the subject site:

- *JK Geotechnics, Geotechnical Investigation for Proposed Secondary Innovation Precinct and Campus Commons at Pymble Ladies College, Avon Road, Pymble NSW, Ref: 34901SCrptRev2, dated 28 February 2025.*
- *ECON Environmental, Waste Classification Assessment, for Proposed Secondary Innovation Precinct and Campus Commons, Pymble Ladies College, Avon Road, Pymble NSW, Ref: 24-1683_revC, dated 13 March 2025.*
- *Greywacke Geotechnics, Preliminary Acid Sulfate Soils Assessment, Proposed Senior School Building, Pymble Ladies College, Avon Road, Pymble NSW, Ref: ECOE0977-GEO AA, dated 6 December 2024.*

The following sections summarise the existing environment with respect to soil and water, using relevant information from the abovementioned previous investigation reports.

3.1 Topography

Imagery available on the Department of Lands and Spatial Information Exchange website and plans provided by the client show that the site is located at approximate elevations between 116, AHD (Australian Height Datum) and 126m AHD. The site terrain is moderately sloping down from east to west with slopes up to 14°.

The topography of the surrounding area comprises low rolling and steep hills. Local relief 50-120m slopes 5-20%. Convex narrow (20-300m) ridges and hillcrests grade into moderately inclined side slopes with narrow concave drainage lines. Moderately inclined slopes of 10-15% are the dominant landform elements.

3.2 Hydrogeology

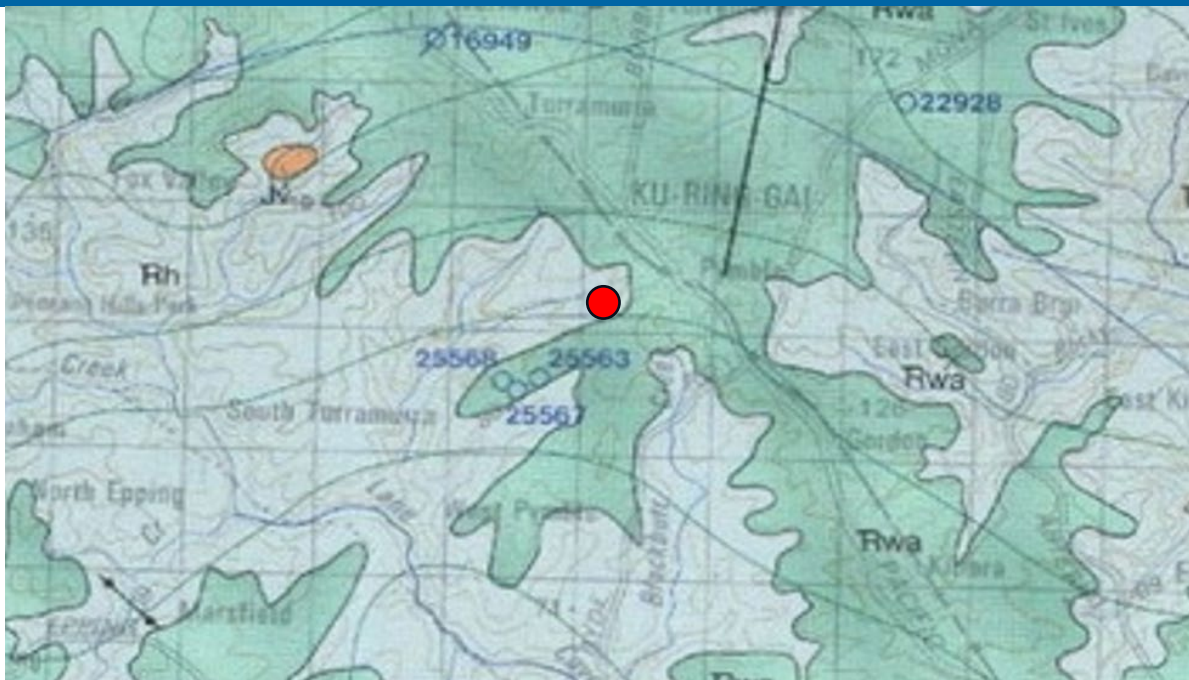
A review of groundwater bores within 2km radius of the site has been undertaken by Lotsearch Pty Ltd. Eight (8) groundwater boreholes were located within a 500m radius of the subject site. Those within 2km indicated a groundwater depth 13.00 to 120.00m BGL with standing water levels at 4.50m BGL. However, the corresponding topography across the 2km radius also varies significantly. Direction of groundwater flow is difficult to ascertain without reference AHD, but generally groundwater flows towards the south.

3.3 Regional Geology

The Geological Map (Seamless Geology) provided by the Department of Primary Industries and Regional Development – NSW Resource online portal shows that the site is primarily underlain by Hawkesbury Sandstone (Rh) and contains medium to coarse grained quartz, sandstone with very minor shale and laminite lenses.

A geology map excerpt is provided in Figure 3 below with the location of the subject site.

Figure 1: Geological Excerpt

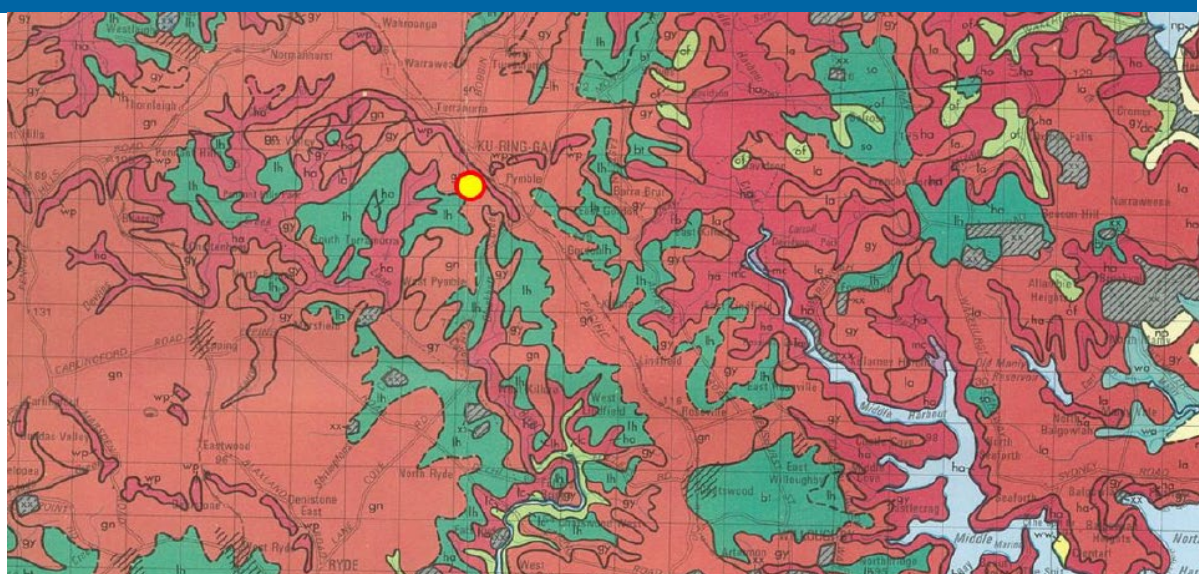


Hawkesbury Sandstone consists of medium to coarse-grained quartz sandstone with minor shale and laminite lenses.

3.4 Soil Landscapes

The Soil Landscapes of the Wollongong-Port Hacking 1:100,000 Sheet indicates the site is located within the Glenorie (gn) subgroup. A map excerpt of the Wollongong-Port Hacking Soil Landscape map is provided in Figure 4 below.

Figure 2: Soil Landscape Map Excerpt



Glenorie Landscape (Erosional) – Undulating to rolling hills on Wianamatta Group Shales. Local relief 50m-80m, slopes 5%-20%. Narrow ridges, hillcrests and valleys. Extensively cleared tall open-forest (wet sclerophyll forests).

Soils – Shallow to moderately deep (<100cm) Red Podzolic Soils on crests; moderately deep (70-150cm) Red and Brown Podzolic Soils on upper slopes: deep (>200cm) Yellow Podzolic Soils and Gleyed Podzolic Soils along drainage lines.

Limitations – High soil erosion hazard, localised impermeable highly plastic soil, moderately reactive.

3.5 SIP and Campus Commons Precinct Geotech Findings

The geotechnical report provided by *JK Geotechnics (Ref: 34901ScrptRev2, dated 28 February 2025)* indicated that the boreholes encountered fill covering residual silty clay graded into weathered siltstone and sandstone bedrock. Summary of the sub-surface profile within the subject site is described below:

Pavements: Pavers with a thickness of 40mm overlying concrete with thicknesses ranging from 100mm to 250mm were encountered in BH2 to BH4. In BH3 and BH4 a sand blinding layer was encountered between the pavers and the concrete. At the surface of BH103 a concrete pavement with a thickness of 140mm was encountered. BH101, BH102 and BH104 encountered asphaltic concrete (AC) with thicknesses ranging from 20mm to 40mm. Concrete was encountered below the AC within BH102 and BH104 and had thicknesses of 180mm and 160mm, respectively.

Fill: Fill was encountered in all boreholes to depths ranging from 0.4m to 2.3m. The fill predominantly comprised silty clay, with varying proportions of gravel. The gravel component within the fill comprised igneous, siltstone and ironstone gravel. Based on the SPT 'N' values, the fill was assessed to be poorly or moderately compacted with some localised well compacted bands.

Residual Silty Clay: Residual silty clay assessed to mostly be of medium to high plasticity and of very stiff to hard strength extended to the underlying siltstone bedrock.

Weathered Sandstone and Siltstone: Weathered siltstone bedrock was encountered at depths ranging from 0.9m to 4.2m, with the level of the surface of the rock falling down towards the north from about RL121.8m in BH1 to about RL111m in BH102. The siltstone was initially assessed to be extremely weathered to highly weathered and of hard (soil strength) to very low strength. Within the cored portions of the boreholes, the weathering and strength improved with depth to generally moderately or slightly weathered and of low to medium or medium to high strength below depths ranging from 5.2m (~RL110.8m) to 10.7m (or ~RL115.1m).

In BH3, BH4 and BH103 interbedded siltstone/sandstone, laminite and sandstone were encountered below the siltstone profile. The cored rock in BH3 and BH4 was of higher strength and contained fewer defects than the rock cored in BH1 and BH2. In BH102 and BH104, slightly weathered or fresh sandstone bedrock was encountered below the siltstone profile. The sandstone bedrock was assessed to be generally of medium to high strength.

Defects within the cored bedrock comprised extremely weathered seams of generally less than 110mm, sub horizontal bedding partings, and joints inclined at up to 90°. Significant core loss zones were also noted within BH1, BH101 and BH104 which are indicative of extremely weathered bands.

The following table summarises the rock levels and the rock classification in the cored boreholes in accordance with Classification of Sandstone and Shales in the Sydney Region: Forty Year Review by Pells et al 2019.

Groundwater: Groundwater seepage was not encountered during auger drilling of the boreholes, which were dry on completion of auger drilling. Once coring is commenced water is introduced

which obscures the true groundwater level. The groundwater within the monitoring wells allowed to stabilise over several weeks and return visits were made to measure the groundwater levels.

Campus Commons: All boreholes encountered fill to depths ranging from 0.5m to 0.8m. With exception of BH202, the fill initially comprised silty sand to depths ranging from 0.1m to 0.4m and then silty clay. In BH2 silty clay fill was encountered directly below the Asphaltic Concrete (AC) surface. The fill contained varying fractions of slag, ash, ironstone gravel and root fibres. Based on DCP tests, the fill was assessed to be poorly to moderately compacted.

Residual silty clay was encountered within all boreholes and was assessed to be of medium to high plasticity and of stiff to very stiff strength. The boreholes refused within the clays at depths ranging from 0.97m to 1.53m.

The DCP tests refused at depths ranging from 1.5m (DCP202) to 2.1m (DCP207), but since these tests do not provide sample recovery the nature of the material that caused refusal cannot be confirmed. Refusal may have occurred on the surface of the underlying siltstone, but it may also have occurred on ironstone layers within the residual silty clay. We note that we have previously drilled boreholes to the north-east of the site for the proposed secondary school building and weathered siltstone was encountered at depths ranging from 0.9m to 4.2m.

Groundwater was not encountered during or on completion of drilling of the boreholes.

Reference should be made to the borehole logs, DCP test results within the *JK Geotechnics report (Ref: 34901ScrptRev2, dated 28 February 2025)* for detailed descriptions of the subsurface conditions encountered.

Laboratory Test Results: The point load strength index test results showed reasonably good correlation with our field assessment of rock strength. The Unconfined Compressive Strength (UCS) of the rock core, estimated from the point load strength index test results, generally ranged from 1MPa to 36MPa with some locally higher results of up to 60MPa.

The pH values on samples of the fill, residual silty clay and weathered sandstone ranged from 4.7 to 6.0, indicating acidic soil conditions. The sulphate contents ranged from 20mg/kg to 57mg/kg, the chloride contents ranging from <10mg/kg to 38mg/kg, and the resistivity ranged from 16,000ohm.cm to 51,000ohm.cm. Based on these results, the fill would be classified as 'non-aggressive' and the residual soil and bedrock would be classified as 'mild' exposure classification for concrete piles in accordance with Table 6.4.2(C) of AS2159-2009 'Piling – Design and Installation'. The fill, residual soil and bedrock samples would all classify as 'non-aggressive' exposure classification for steel piles in accordance with Table 6.5.2(C) of AS2159-2009.

Excavation and Groundwater: Due to the sloping nature of the site and the proposed stepped profile of the lower levels, excavations to a maximum depth of about 5m will be required to achieve the proposed Lower Ground Floor and Partial Basement level. Excavation to such depths is expected to encounter concrete, clayey fill, residual soils and weathered siltstone bedrock.

Excavation of the soils and upper rock of up to very low strength should be achievable using conventional excavation equipment, such as the buckets of hydraulic excavators. Some ripping of higher strength bands may be necessary if they are encountered within the weaker rock.

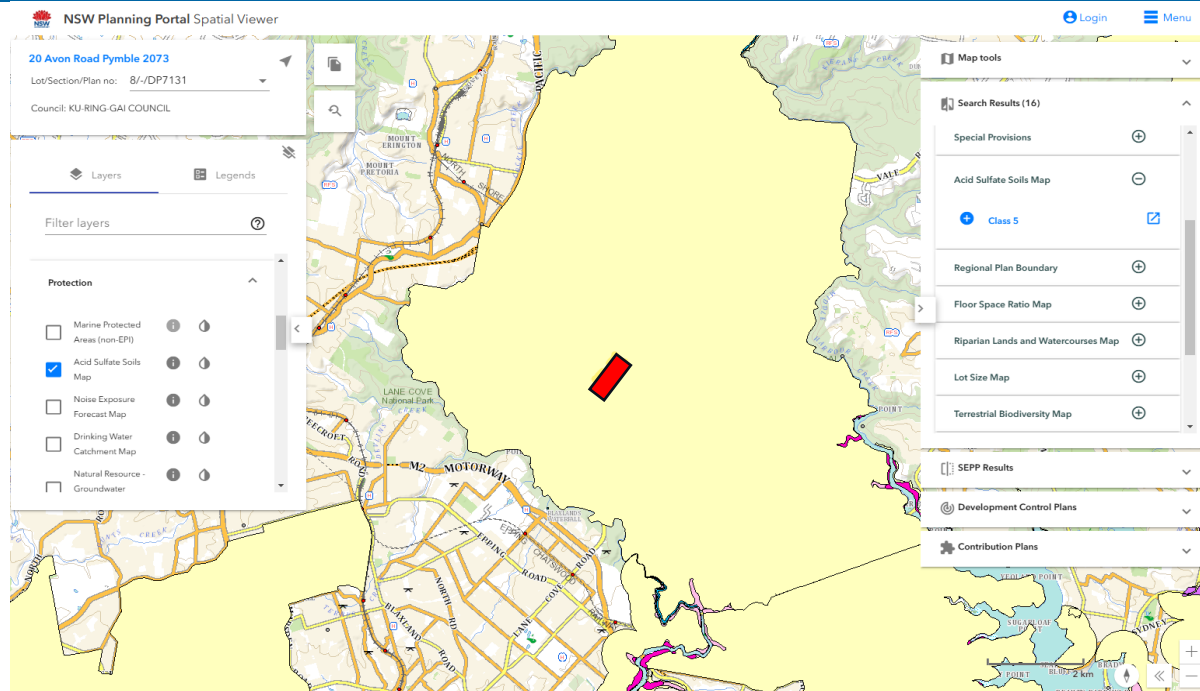
Excavation of bedrock of low strength or higher strength will require assistance with rock excavation equipment and is likely to be required for a limited depth along the south-eastern side of the site. Such equipment may comprise hydraulic rock hammers, ripping hooks, rotary grinders or rock saws. Hydraulic rock hammers must be used with care due to the risk of damage to the neighbouring school buildings and accessways. If hydraulic rock hammers are to be used the vibrations transmitted to the nearby buildings should be quantitatively monitored at least at the start of rock hammer operation to confirm that the transmitted vibrations are within acceptable limits. If during the initial monitoring the transmitted vibrations are close to acceptable limits full time monitoring may then be warranted. Reference should be made to the attached Vibration Emission Design Goals sheet for acceptable limits of transmitted vibrations. Where the transmitted vibrations are excessive it would be necessary to change to alternative excavation equipment, such as a smaller rock hammer, ripping hooks, rotary grinders or rock saws.

No groundwater seepage was encountered during auger drilling of the boreholes, but groundwater was measured within the monitoring wells between RL123.2m and RL113.8m, which is likely intersect the proposed lower ground floor level of RL121.1 and also the partial basement with a finished floor level of RL116m. The measured groundwater levels fall towards the north-west and given sites position on the slope we expect these groundwater levels represent ephemeral flow across the soil/rock interface and through joints within the rock. Therefore, we expect seepage to occur into the excavation and this would tend to occur along the soil/rock interface and through joints and bedding partings within the rock, particularly during and following rainfall and that initial flows will diminish with time. Any such seepage that does occur should be able to be controlled during construction using gravity drainage and conventional sump and pump techniques. In the long term, drainage should be provided behind all retaining walls and below the lowest floor slab. The completed excavation should be inspected by the hydraulic consultant to confirm that the designed drainage system is adequate for the actual seepage flows.

3.6 Acid Sulfate Soils

The geotechnical report provided by *Greywacke Geotechnics (Reference No: ECOE0977-GEO AA, dated 6th December 2024)* indicated that the subject site is located within a Class 5 of the Acid Sulfate Soils Planning Map. Summary of the sub-surface profile within the subject site is described below:

Figure 3: Acid Sulfate Soil Planning Map Excerpt



If the proposal is likely to disturb areas which meet any criteria (or are mapped as having a probability of acid sulfate soils being present) soil and water indicators should be checked to determine if acid sulfate soils are likely to be present.

If activities are proposed in locations which do not meet these geomorphic or site criteria and are not in areas mapped as Class 1-4 on the planning maps, proponents can be confident that acid sulfate soils will not be present in the landscape. Soils of older geological age or those not derived from sedimentary deposition can be excluded from further investigation (unless very deep disturbances are proposed).

The topographic and geomorphic features of the subject site indicate that the occurrence of ASS at the proposed development site is LOW. As such, development and construction activities are UNLIKELY to be impacted by acid sulfate soil materials.

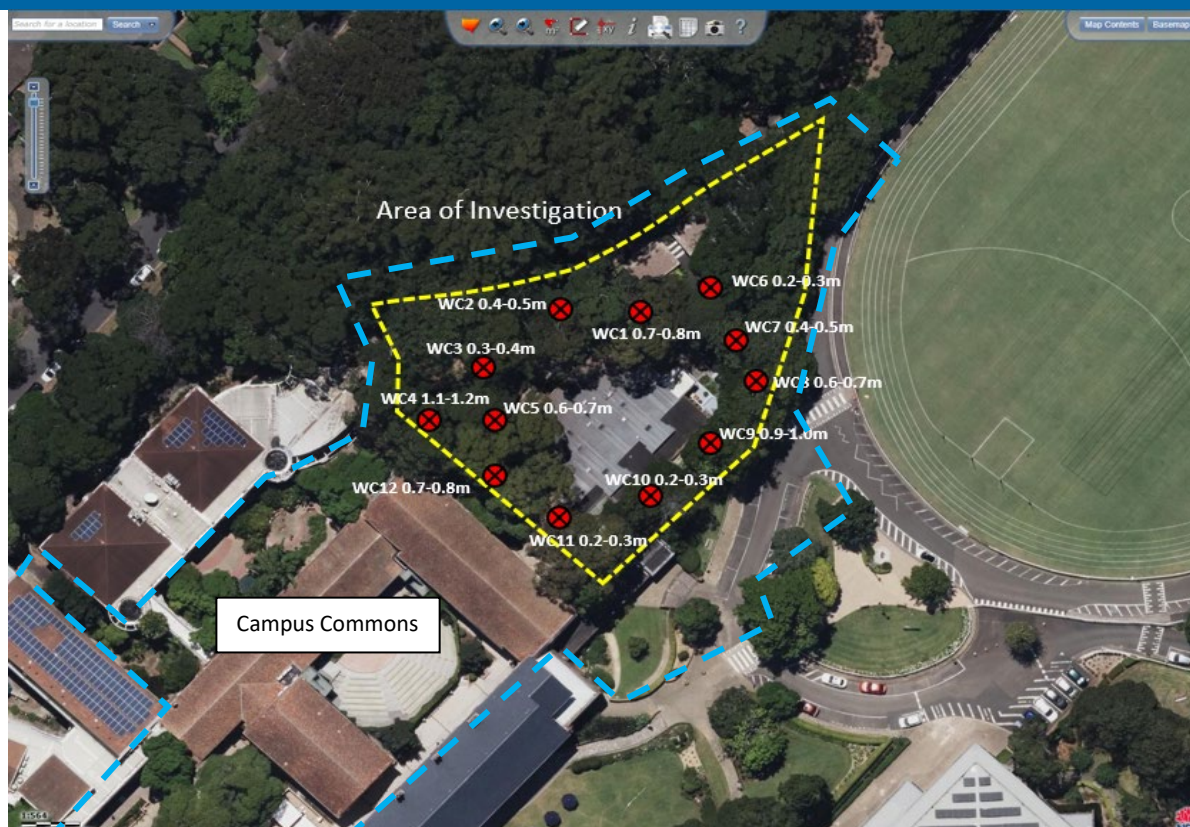
3.7 Preliminary Assessment of Soils within the Proposed SIP Development Site

A preliminary assessment of insitu soils within the SIP development site within Pymble Ladies College, was undertaken by *ECON Environmental Pty Ltd Reference: 24-1683_revC, dated 13 March 2025* on Thursday 16 May 2024 to provide an initial classification of the insitu soils in preparation for the site’s redevelopment. Twelve (12) insitu soil samples were collected for laboratory chemical analysis, from within the proposed SIP development site.

All twelve (12) soil samples were reported by the laboratory to have concentrations BELOW the HIL ‘A’ residential land use as per the NEPM 2013 guidelines.

Also, with reference to the *Waste Classification Guidelines 2014 – Part 1: Classifying Waste (NSW EPA, 2014)*, the insitu soils within the SIP development site of the site located at Pymble Ladies College, Avon Road, Pymble NSW, were classified as : *General Solid Waste (non-putrescible)*.

Figure 4: Preliminary Assessment of Soils within SIP Development Area



4. SITE HISTORICAL RECORDS

The following sections have been summarised from the Lotsearch acquired data for the subject site, referenced in Appendix D

4.1 List of NSW Contaminated Sites – Notified to the EPA

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

- Caltex Service Station, 1089 Pacific Highway, Pymble, 198m North, (*Activity: Service Station*),
- Shell Coles Express Service Station, 21 Ryde Road, Pymble, 648m South East, (*Activity: Service Station*),
- Former 3M, 950 Pacific Highway, Pymble, 708 South East, (*Activity: Gasworks*).

4.2 Contaminated Land – Records of Notice

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

- No records

4.3 Former Gasworks

Former Gasworks within the dataset buffer:

- No records

4.4 EPA Penalty Notices

Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

- Penalty Notice, Sydney Trains, 25m North East, (*Offence: Contravene condition of licence – Corporation*)

4.5 National Waste Management Site Database

National Waste Management Site Database within the dataset buffer:

- No records

4.6 National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer include:

- BP, corner Pacific Highway and Bannockburn Road, Pymble, 230m North. (*Class: Petrol Station*),
- Coles Express, 21 Ryde Road, Pymble, 648m South East. *Class: Petrol Station*).

4.7 EPA PFAS Investigation Program

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

- No records

4.8 Defence PFAS Investigation Program

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

- No records

4.9 Air Services Australia National PFAS Management Program

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

- No records

4.10 Defence 3 Year Regional Contamination Program

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

- No records

4.11 Other EPA 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.

- No records

4.12 Licensed Activities under POEO Act 1997

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

- Sydney Trains, 25m North East. (*Activity: Railway systems activities*)

4.13 Delicensed Activities Still Regulated by EPA

Delicensed activities still regulated by the EPA, within the dataset buffer include:

- No records

4.14 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 include:

- Three (3) former licensed activities within a 100m radius around the subject site, now revoked or surrendered (circa 2000), *refer to Appendix D.*

4.15 Business Directory Records Road or Area Matches 1950-1991

- Several business activities, including, but not limited to, Engineers, Dentists, Watchmakers, Animal & Bird Supplies, Paper Mill Agents, Builders & Contractors, Wine Spirit Merchants, Paint, Varnish, Oils Merchants, <100m from subject site, refer to Appendix D.

4.16 Dry Cleaners, Motor Garages & Service Stations 1948-1993

- Piccadilly Dry Cleaners, 989 Pacific Highway, Pymble, (1959-1962), 90m North East.
- Mark Mayne Dry Cleaners, 105 Grandview Street, Pymble, (1975-1988), 103m North East.
- Wenborn Engineering & Service Station, 1085 Pacific Highway, Pymble (1948-1971), 198m North
- Several other previous dry cleaners and service stations business activities >200m from subject site, (1948-1993) refer to Appendix D.

5. SECTION 10.7 CERTIFICATE – Lot 1 in DP 69541 & LOTS 1-17 in DP 7131

A Section 10.7 certificate as issued by Ku-Ring-Gai Council has been reviewed and summarised below and referenced in Appendix E:

Is the land:

- Significantly contaminated land within the meaning of that Act? **NC¹**
- Subject to a management order within the meaning of that Act? **No**
- Subject of an approved voluntary management proposal? **No**
- Subject to an ongoing maintenance order within the meaning of that Act? **No**
- Subject of a site audit statement within the meaning of that Act? **No**

Note: in this clause ‘the Act’ refers to the Contaminated Land Management Act 1997.

- Has council been notified by NSW Fair Trading of the property being listed on the loose fill asbestos insulation register? **NC²**

NC¹ - Council records do not have sufficient information relating to any previous uses of this land to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

NC² - NSW Fair Trading has not provided Council with written confirmation that this property is listed on the Loose-Fill Asbestos Insulation Register.

6. HISTORICAL TITLES

A review of Historical Land Titles as provided by InfoTrack Pty Ltd was undertaken (referenced in Appendix F), and a summary of which is provided in Tables 3 below.

Table 2: Historical Land Titles Summary – Lot 1 in DP 69541		
Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
02.12.1916 (1916 to 1940)	The Trustees of the Presbyterian Church of Australia in the State of New South Wales	Volume 2719 Folio 12
26.06.1940 (1940 to 1981)	The Presbyterian Church (New South Wales) Property Trust	Volume 2719 Folio 12 Then Volume 5156 Folio 173 Now Auto Consol 5156-173
04.05.1981 (1981 to 2002)	The Uniting Church in Australia Property Trust (N.S.W.) Now The Uniting Church in Australia Property Trust (NSW)	Auto Consol 5156-173
13.05.2022 (2022 to Date)	# Pymble Ladies College Property Limited	Auto Consol 5156-173

#Denotes current registered proprietor.

Leases: -

- 10.08.1982 (T163464): Lease to Sydney County Council of Substation Premises No.5340 affecting the part of Lot 1 D.P. 69541 together with rights of way and easements. Expires: 31.12.2031.
 - 28.02.2017 (AK971351): Lease of lease T163464 to Blue Asset Partner Pty Ltd, Eric Alpha Assess Corporation 1 Pty Ltd, Eric Alpha Asset Corporation 2 Pty Ltd, Eric Alpha Asset Corporation 3 Pty Ltd, Eric Alpha Asset Corporation 4 Pty Ltd. Expires: See dealing. Clause 2.3 (b) (ii).
 - 28.02.2017 (AK971352): Lease of lease AK971351 to Blue OP Partner Pty Ltd, Eric Alpha Operator Corporation 1 Pty Ltd, Eric Alpha Operator Corporation 2 Pty Ltd, Eric Alpha Operator Corporation 3 Pty Ltd, Eric Alpha Operator Corporation 4 Pty Ltd. Expires: See dealing. Clause 12.1.
 - 28.02.2017 (AK971571): Change of name affecting lease T163464 lessee now Alpha Distribution Ministerial Holding Corporation.

Easements: -

- 28.02.1947 (D562699): Easement for drainage affecting the part of Lot 1 D.P. 69541 shown so burdened in Vol 5156 Fol 173.
- 21.04.1997 (2973276): Easement for water supply works 5.5 wide as set out in memorandum O535653 affecting the part(s) shown so burdened in D.P. 265318.

Table 3: Historical Land Titles Summary – Lots 12 & 13 in DP 69541

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
17.03.1914 (1914 to 1940)	The Trustees of the Presbyterian Church of Australia in the State of New South Wales	Volume 2457 Folio 131
26.06.1940 (1940 to 1981)	The Presbyterian Church (New South Wales) Property Trust	Volume 2457 Folio 131 Now Volume 10276 Folios 86 & 87
04.05.1981 (1981 to 2002)	The Uniting Church in Australia Property Trust (N.S.W.) Now The Uniting Church in Australia Property Trust (NSW)	Volume 10276 Folios 86 & 87 Now 12/7131 & 13/7131
26.04.2022 (2022 to Date)	# Pymble Ladies' College Property Limited	12/7131 & 13/7131

#Denotes current registered proprietor.

Leases: NIL

Easements: NIL

7. SITE HISTORICAL IMAGERY

7.1 Historical Aerial Photographs

Historical aerial imagery information was obtained and reference in Appendix F – Lotsearch and is summarised below in the following Table 4.

Year	Observations on Site	Observations offsite
1930	The subject site appears to be mostly cleared of tress with the exception of areas near the western and southern boundaries. The site consists of a central playing field/oval with several building structures within the southern central portion of the site. Several driveways/pathways appear throughout the subject site, and a swimming pool appears within the southern portion of the site.	The surrounding lands appear to consist of scattered low density residential properties to the north, east and west of the subject site, with cleared and vegetated properties to the south of the subject site.
1943	The construction of additional four building structures within the southern central portion of the site. The appearance of farming parcels of land within the northwest corner, the central eastern boundary and the southern portion of the site. The remainder of the subject site appears unchanged.	The construction of additional residential properties to the north, east and west of the subject site.
1951	No significant changes to the subject sites since 1943, however image is of poor quality.	No significant changes to the surrounding areas since 1943, however image is of poor quality.
1955-56	The construction of additional building structures within the southern central portion of the site and playing fields within the southern portion of the site. The appearance of farming parcels of land within the northwest corner, the central eastern boundary and the southern portion of the site. The remainder of the subject site appears unchanged.	The construction of additional residential properties to the north, east and west of the subject site, and a large commercial building to the north of the subject site.
1961	No significant changes to the subject site since 1955-56.	No significant changes to the surrounding lands since 1955-56.
1965	No significant changes to the subject sites since 1961.	No significant changes to the surrounding lands since 1961.
1970	No significant changes to the subject sites since 1965.	No significant changes to the surrounding lands since 1965.
1978	No significant changes to the subject sites since 1970.	No significant changes to the surrounding lands since 1970.
1982	No significant changes to the subject sites since 1978, with the exception of the construction of several buildings towards the central eastern boundary of the site. The previous farming parcels of land within the northwest corner, the central eastern boundary and the southern portion of the site have now been cleared and vegetated with trees. The remainder of the subject site appears unchanged.	No significant changes to the surrounding lands since 1978.

1986	No significant changes to the subject sites since 1982, with the exception of the construction of a building structure south of the southern swimming pool.	No significant changes to the surrounding lands since 1982.
1991	No significant changes to the subject sites since 1986, with the exception of the appearance of a playing field within the north western boundary of the subject site.	No significant changes to the surrounding lands since 1986.
1994	No significant changes to the subject sites since 1986, with the exception of the appearance of a playing field within the north western boundary, and additional building structures along the central western boundary of the subject site.	No significant changes to the surrounding lands since 1986.
2003	No significant changes to the subject site since 1994, except for the construction of building structures within the central eastern boundary of the subject site.	No significant changes to the surrounding lands since 1994.
2014	No significant changes to the subject site since 2003, except for the construction of a new large square building structures within the central portion of the site.	No significant changes to the surrounding lands since 2003, except for the construction of a large high density residential property to the north east of the subject site.
2024	No significant changes to the subject site since 2014, except for the construction of a new large rectangular building structures within the southern portion of the site where the swimming pool resided, and the clearing of land along the southern eastern boundary of the subject site.	No significant changes to the surrounding lands since 2014.

7.2 Information Gaps

A site history has been established using the various sources (e.g., Lotsearch) as outlined above. However, the following information gaps have been identified:

1. Inferences have been drawn based on ‘point in time’ aerial photographs.
2. Historical business directories were matched to named roads and not the exact premises and are therefore approximate location.

Regarding the information available, it is considered that the quality of the information is consistent with the industry standard, and that the information is of high integrity with respect to the historical use of the site overall.

8. CONCEPTUAL SITE MODEL (CSM)

In accordance with the NEPM (2013) *Schedule B2 – Guideline on Site Characterisation*, and to aid in the assessment of data collection for the site, a Conceptual Site Model (CSM) assesses plausible pollutant linkages between potential contamination sources, migration pathways and receptors. The CSM provides a framework for the review of the reliability and useability of the data collected and to identify data gaps in the existing site characterisation.

8.1 Potential Contamination Sources

Potential sources of contamination at the proposed development site and their Contaminants of Potential Concern (CoPC) are shown in the following table, using the information gathered through this assessment and qualitative judgement based on consultant experience.

Table 5: Potential Sources of Contamination within the proposed SIP and Campus Commons area		
Source	Potential Area of Environmental Concern (PAEC)	CoPC
Potential uncontrolled fill	PAEC1: Importation of soil of unknown quality for farming agricultural land use, to raise site levels, and for construction building pads.	Heavy Metals, TRH, BTEXN, PAH, OCP/OPP, PCB, Asbestos
Potential historical spraying of pesticides	PAEC2: Spraying of pesticides within historical farming agricultural parcels of lands within the northwest corner, central eastern and southern portions within the subject site between 1943-1982. Historical spraying of pesticides around and beneath building structures onsite.	Heavy Metals, OCP/OPP
Potential historical surrounding business activities	PAEC3: Historical service stations and/or dry cleaners, <300m surrounding the subject site.	Heavy Metals, TRH, BTEXN, PAH, PFAS
Potential hazardous building materials from aged site building structures	PAEC4: Flaking and deterioration resulting in deposits to surfaces / shallow soils	Asbestos and Lead

Heavy Metal - Arsenic, Chromium, Cadmium, Copper, Lead, Nickel, Zinc and Mercury

TRH – Total Recoverable Hydrocarbons

BTEXN – Benzene, Toluene, Ethylbenzene, Xylene and Naphthalene

PAH – Polycyclic Aromatic Hydrocarbons

OCP/OPP – Organochlorine, Organophosphate Pesticides

PFAS – Per-and Poly-Fluoroalkyl Substances, and

PCB – Polychlorinated Biphenyls

8.2 Potential Migration Pathways

Currently the site presents limited contaminant migration pathways and potential mechanisms associated with contamination. Once intended earthworks are undertaken, the potential contaminant migration pathways and mechanisms considered include:

- Soil ingestion;
- Dermal contact;
- Inhalation of vapours;
- Direct uptake;
- Vertical migration;
- Migration via underground service trenches and fill preferential pathways;
- Horizontal migration; and
- Groundwater migration.

8.3 Potential Receptors

Key receptors and associated pathway mechanisms identified are presented below:

Onsite:

- Maintenance workers conducting earthworks. Exposure pathways associated with these receptors include dermal contact, ingestion of soil and inhalation of dust and vapours associated with potential contamination;
- Future site works, students, staff and personnel utilising the site for educational purposes. Exposure pathways associated with these receptors include dermal contact, ingestion of soil and inhalation of dust or vapours associated with potential contamination;
- Ecological receptors (fauna). Direct and indirect exposure pathways include dermal contact, inhalation, ingestion (e.g., contaminated food items, ingestion of contaminated dust through preening);
- Ecological receptors (flora). Uptake of contaminated soil or groundwater contamination into the root system, foliage, or fruit;
- Surface body water and groundwater ecosystems onsite.

Offsite:

- Residential properties;
- Commercial properties;
- Avondale Golf Course;
- Troon Creek, Blackbutt Creek and Lane Cove River.

8.4 Exposure Assessment

An exposure assessment was conducted as per NEPM Schedule B4 guidelines for the SIP and Campus Commons development site within Pymble Ladies College, 20 Avon Road, Pymble NSW. The 4,000 sqm project site is planned for development, including the anticipated excavation of soils. The assessment identified four (4) Potential Areas of Environmental Concern (PAECs):

- **PAEC1:** consists of potential uncontrolled fill for farming agricultural land use, to raise site levels, and for construction building pads, containing potential contaminants such as Heavy Metals, BTEXN, PAH, OCP/OPP, PCB and Asbestos;
- **PAEC2:** stems from the potential spraying of pesticides within historical farming agricultural parcels of lands within the northwest corner, central eastern and southern portions within the subject site between 1943-1982. Historical spraying of potential pesticides around and beneath building structures onsite, containing potential contaminants such as Heavy Metals and OCP/OPP;
- **PAEC3:** stems from historical service stations and/or dry cleaners, <300m surrounding the subject site. Potential contaminants petroleum (hydrocarbons) may have potentially migrated / leached into the subject site, containing Heavy Metals, TRH, BTEXN, PAH, PFAS.
- **PAEC4:** may relate to the aged and minorly damaged site buildings containing Asbestos and Lead Paint.

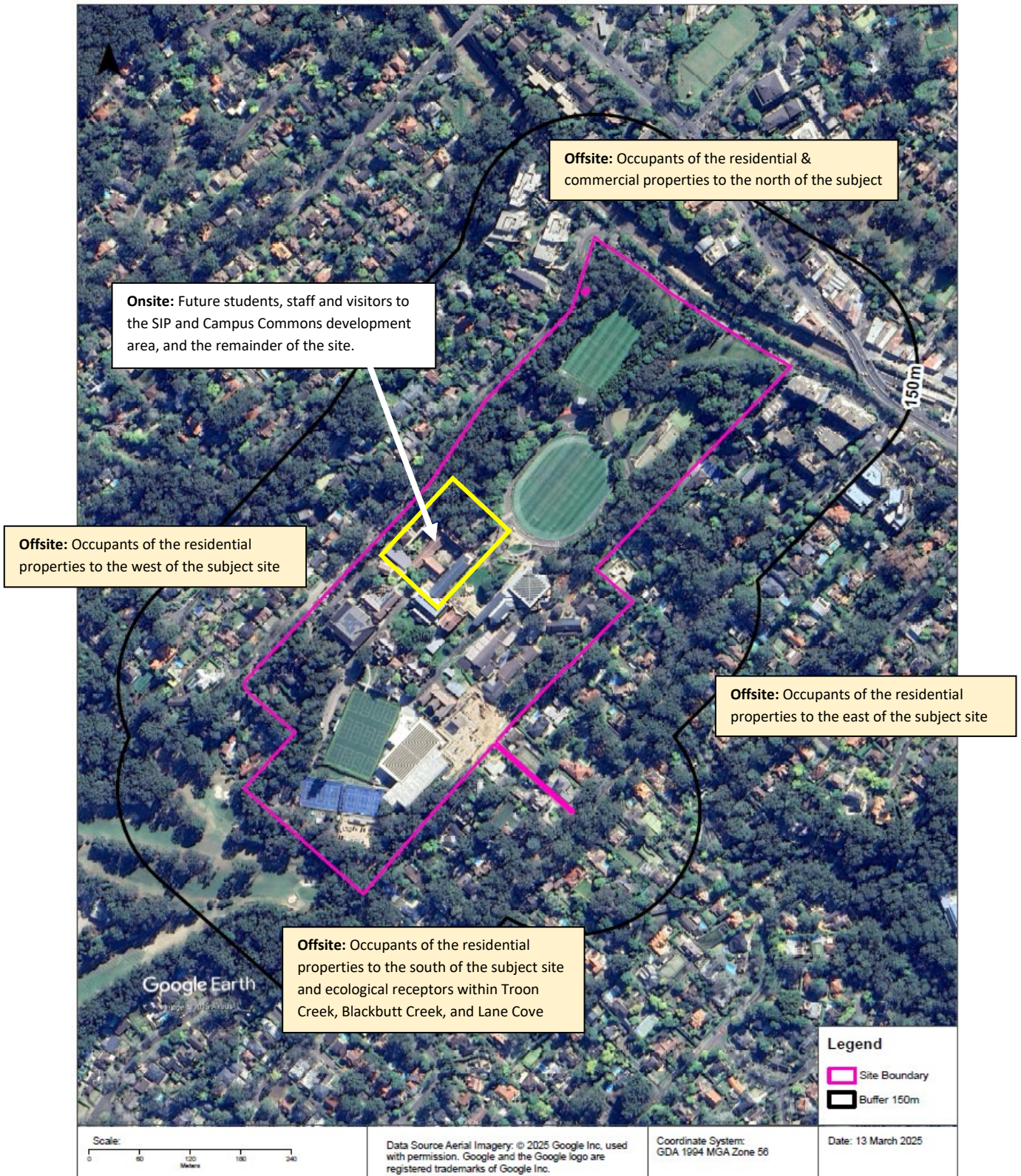
Complete exposure pathways have been identified as direct contact (soil ingestion, dermal contact, dust inhalation), vapour intrusion from the proposed basement construction, and groundwater migration both vertically through fill materials and laterally towards Troon Creek, Blackbutt Creek and Lane Cove River.

Current receptor populations may include, students, staff, residents, workers and ecological receptors.

Identified concerns are related to potential direct soil contact due to degraded surface conditions and vapour intrusion risk from basement construction during excavation works. Uncertainties exist regarding fill composition and contaminant distribution. The assessment indicates potential low to moderate exposure risk, particularly warranting a detailed site investigation into potential material disturbed during basement excavation and demolition of the current site structures. While these environmental risks are moderately significant, they can be effectively managed through appropriate investigation, remediation and control measures.

8.5 Potential Human Receptors and Sensitive Environments

The nearest potential sensitive human and environmental receptors are shown in Figure B below within a 150m buffer zone around the subject site.



9. FIELD OBSERVATIONS

9.1 Site Inspection

A site inspection was carried out on Friday 14 March 2025 by ECON Environmental's representative Con Kariotoglou, which involved a visual assessment of the proposed new SIP and Campus Commons development areas only within the subject site, to identify any potential areas of environmental concern within the proposed development area. At the time of the inspection, the following observations were noted:

- Several buildings within the SIP and Campus Commons areas, to be demolished, namely the existing Isabel Harrison, Dorothy Knox, John Vicars and Robert Vicars Buildings, appeared to be constructed prior to circa 2000, and may potentially contain hazardous building materials.
- Several of the buildings showed signs of deterioration, with small cracks on exterior building walls, damaged exterior building fixtures and fittings, flaking of exterior building paint and minor cracks on surface hardstands within the SIP and Campus Common areas.
- Several of the buildings electrical power cabinet/rooms, consisted of potential hazardous materials within the electrical backing boards.
- All surrounding trees and landscaping vegetation appeared healthy with no signs of distress or decolourisation within the SIP and Campus Commons areas during the inspection.
- No obvious visible potential areas of environmental concern were noticed within the SIP and Campus Commons areas during the inspection.
- No hydrocarbon odours or staining were detected on surface topsoils or on surface hardstands within the SIP and Campus Commons areas during the inspection.
- No visible fragments of ACM were detected on surface soils or on surface hardstands within the SIP and Campus Commons areas during the inspection, however potential ACM was observed on the exterior of several building's eaves.

10. DISCUSSION AND CONCLUSION

The Preliminary Site Investigation within the SIP and Campus Commons proposed development area of the subject site located at Pymble Ladies College, 20 Avon Road, Pymble NSW 2073, has identified four (4) Potential Areas of Environmental Concern (PAECs). A review of historical imagery, data, and observations during the site inspection revealed multiple potential contamination sources. These include the importation of potential hazardous containing fill material used historically onsite, deteriorating potentially asbestos-containing materials (PACM), and evidence of onsite and nearby business activities that may have potentially impacted the subject site.

Based on this investigation's findings and given that the proposed SIP and Campus Commons development involves the demolition of current site structures and the excavation of insitu soil material, ECON Environmental concludes that the current site conditions may potentially pose a human health and environmental risk, and that a further detailed investigation of soils is required prior to, and after, the controlled demolition of the current structures is completed, and before the commencement of any excavations works.

11. RECOMMENDATIONS

It is the opinion of ECON Environmental, and in accordance with relevant Australian Standards and guidelines that the proposed SIP and Campus Commons development area within the subject site located at Pymble Ladies College, can be made suitable for its proposed development subject to the following recommendations:

- A sampling and analysis program be implemented as part of a **Detailed Site Investigation (DSI)**, focusing on the identified CoPCs outlined in section 8.1 of this report, using a residential HIL-A criteria. The sampling program must consider the NSW EPA's Consultants reporting on Contaminated Land and AS4882.1, to target the identified PAECs and meet the minimal sampling location criteria, and take into consideration a sampling program prior to, and after, the controlled demolition of current building structures and their related building footprint areas;
- If potential contaminants of concern are identified during the preparation of the Detailed Site Investigation within the SIP and Campus Commons proposed development area of the subject site, an appropriate remedial / management strategy is to be developed, culminating in preparation of a **Remedial Action Plan (RAP)** in accordance with EPA guidelines. The RAP must be prepared by a suitable qualified and experienced environmental consultant detailing the remediation and validation processes to be undertaken for any contaminants identified onsite, to ensure the site is made suitable for its current existing development and land use.
- Given the potential age of the site buildings within the proposed SIP and Campus Commons development area, that are required to be demolished, including the existing Isabel Harrison, Dorothy Knox, John Vicars and Robert Vicars Buildings, a re-demolition **Hazardous Material Survey** needs to be undertaken to prevent any potential exposure to hazardous building material during demolition works;
- Any identified ACM material needs to be removed in accordance with guidelines, and a **Clearance Inspection** be issued by a qualified environmental consultant, or equivalent, prior to any demolition work being undertaken;
- If any proposed soil is excavated as part of the development and requires offsite disposal as waste, it will require classification in accordance with NSW EPA's Waste Classification Guidelines Part 1-4: Classifying Waste 2014, and
- In the event of unexpected finds being excavated or exposed onsite during site works, such as discovering buried asbestos-containing materials, underground storage tanks, or odorous and/or stained soil uncovered during works, all site works must cease, and ECON Environmental must be notified immediately for further investigation and appropriate action.

12. LIMITATION STATEMENT

ECON Environmental Pty Ltd has undertaken the following report in accordance with the scope of works set out between ECON Environmental Pty Ltd and the client. ECON Environmental Pty Ltd derived the data in this report primarily from the site and soil assessment conducted on the date of site inspection. The impacts of future events may require future investigation of the site and subsequent data analysis, together with a re-evaluation of the conclusions and recommendations of this report.

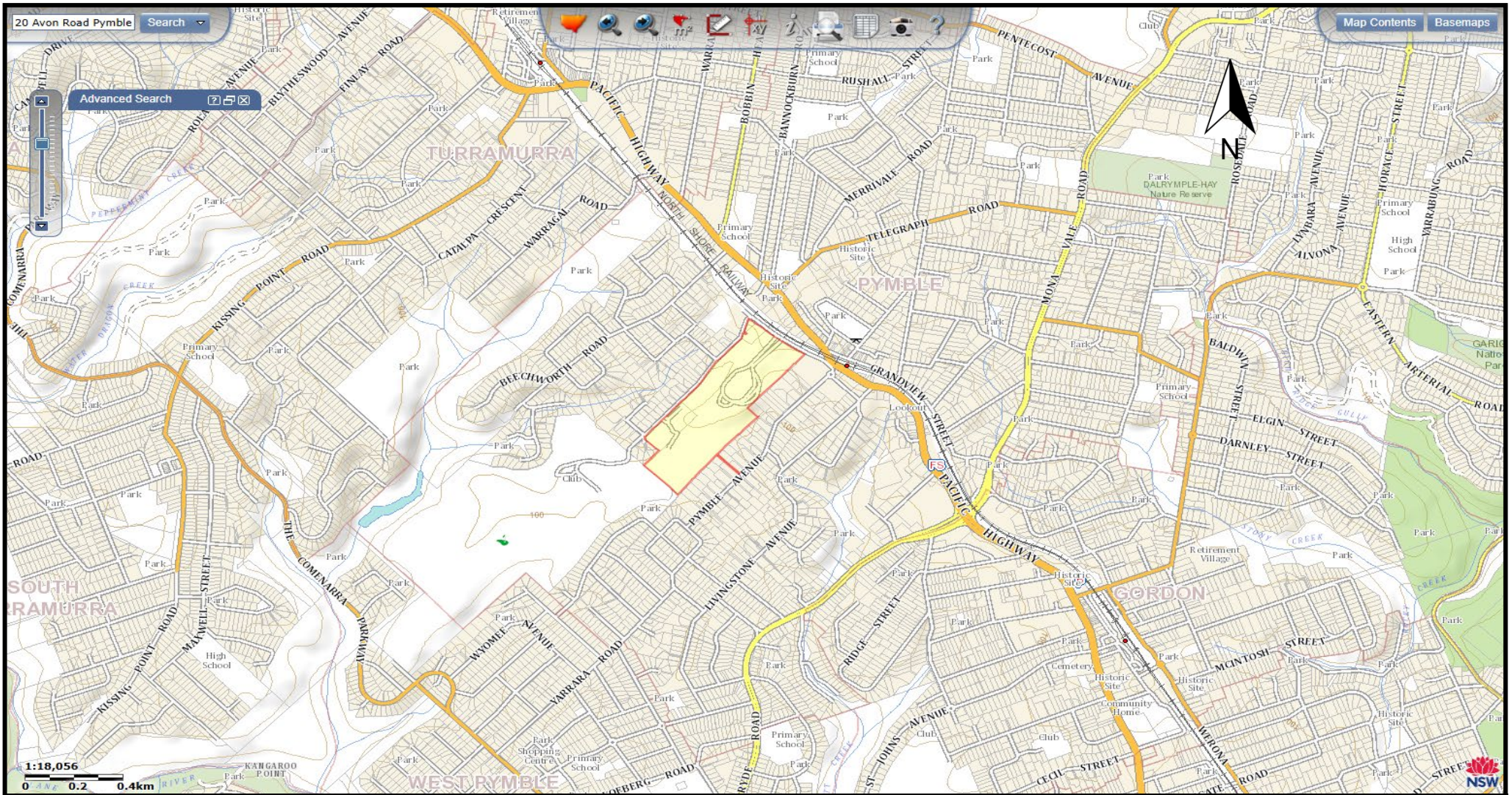
In preparing this report, ECON Environmental Pty Ltd has relied upon, and assumed accurate, certain site information provided by the client and other persons. Except as otherwise stated in the report, we have not attempted to verify the accuracy or completeness of any such information. ECON Environmental Pty Ltd accepts no liability or responsibility whatsoever for or in respect to any use or reliance upon this report by any third party.

The information contained within this report have been prepared exclusively for the client. ECON Environmental Pty Ltd have prepared the report to address the risk associated with scale of the works. The report has been prepared with a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia. No other warranty, expressed or implied, is made or intended. This report is to be read in its entirety including attachments and appendices and should not read in individual sections.

A third party should not rely upon the information prior to making an assessment that the scope of work conducted meets their specific needs. ECON Environmental Pty Ltd cannot be held liable for third party reliance on this document.

ECON Environmental Pty Ltd's professional opinions are based upon its professional judgment, experience, training and results from analytical data. In some cases, further testing and analysis may be required, thus producing different results and/or opinions. ECON Environmental Pty Ltd has limited its investigation to the scope agreed upon with its client.

APPENDIX A: SITE PLANS



PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	25-1961
Client	Pymble Ladies' College
Site Address	20 Avon Road, Pymble NSW 2073



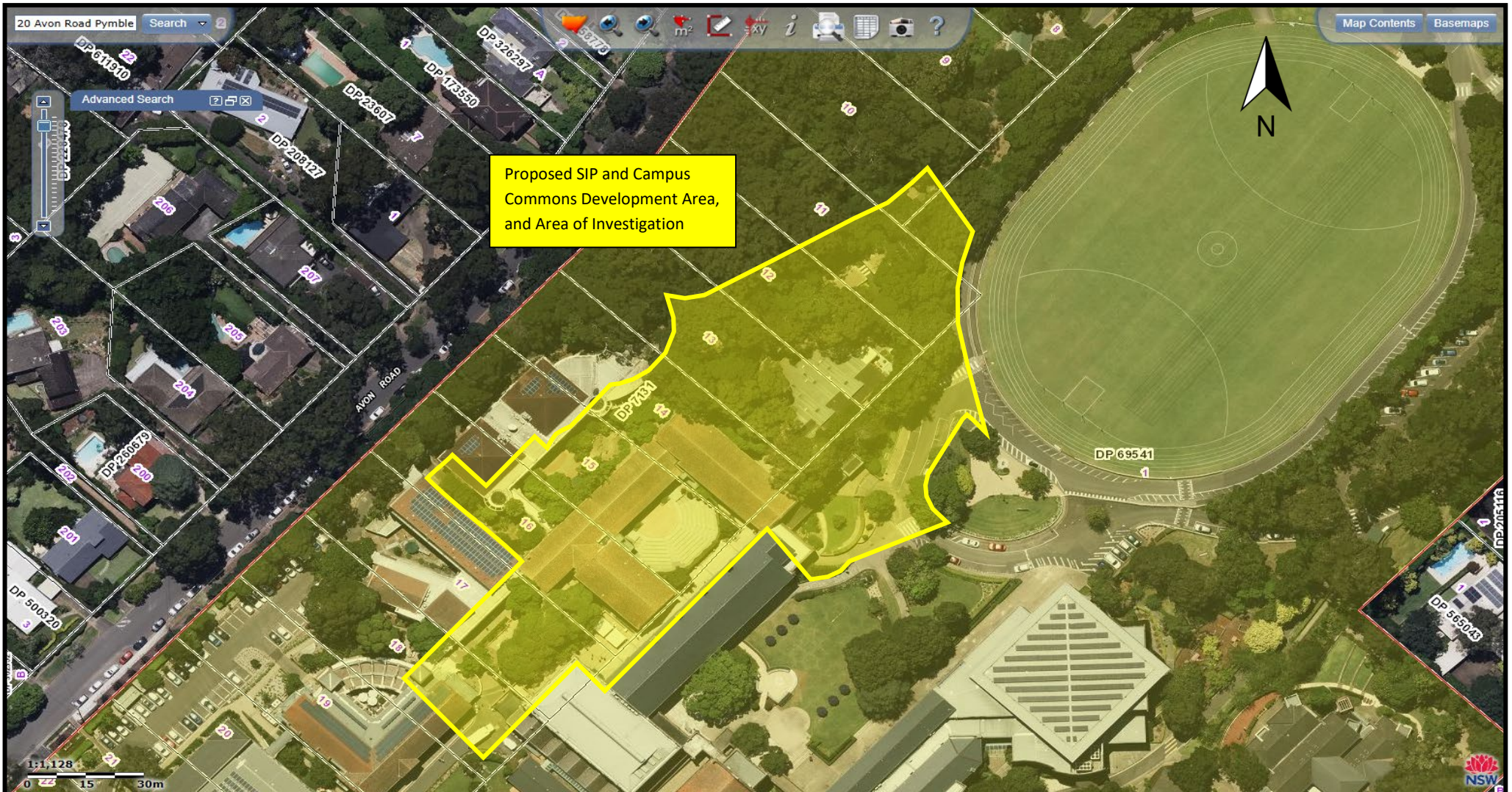
DRAWING DETAILS: SITE LOCALITY

Figure No.	1	Rev No.	0
Scale	As above	Size	A4
Drawn by	CK	Date	18.03.2025
Approved by	CK	Date	18.03.2025




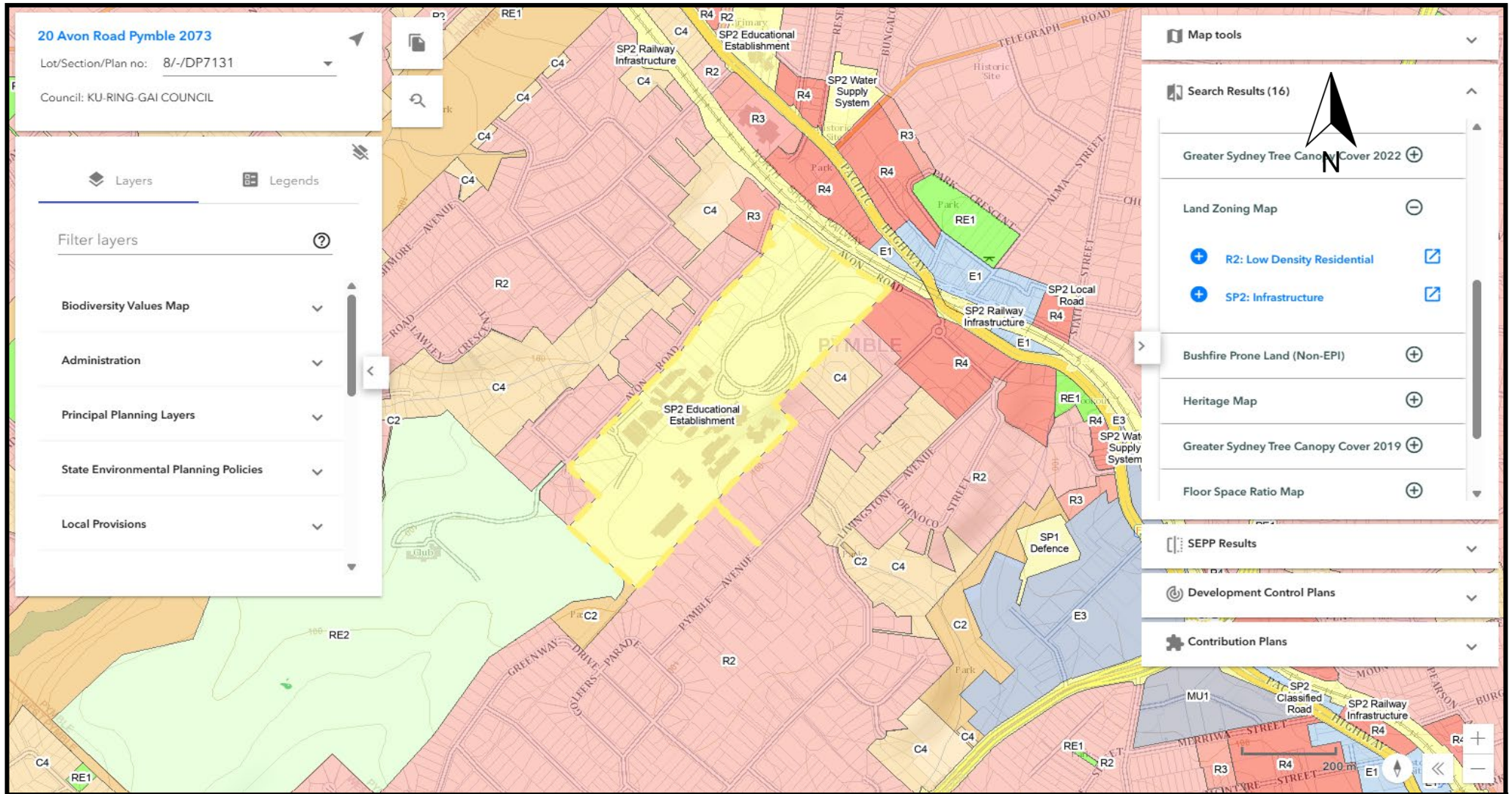
Proposed SIP and Campus Commons Development Area, and Area of Investigation

PROJECT DETAILS			DRAWING DETAILS: SITE AERIAL			
Project Title	Preliminary Site Investigation		Figure No.	2A	Rev No.	0
Project No.	25-1966		Scale	As above	Size	A4
Client	Pymble Ladies' College		Drawn by	CK	Date	18.03.2025
Site Address	20 Avon Road, Pymble NSW 2073		Approved by	CK	Date	18.03.2025

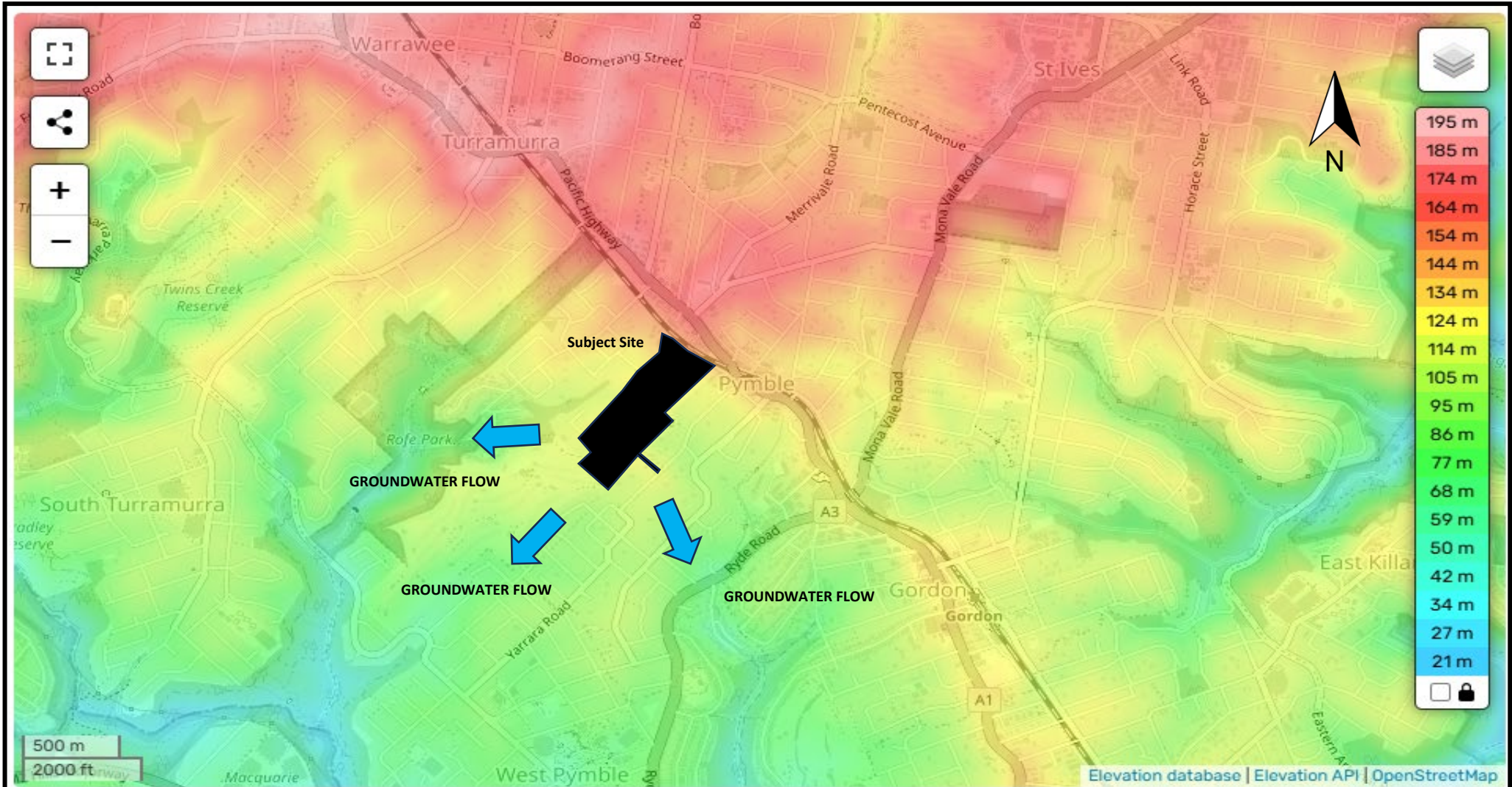


Proposed SIP and Campus Commons Development Area, and Area of Investigation

PROJECT DETAILS			DRAWING DETAILS: SITE AERIAL			
Project Title	Preliminary Site Investigation		Figure No.	2B	Rev No.	0
Project No.	25-1966		Scale	As above	Size	A4
Client	Pymble Ladies' College		Drawn by	CK	Date	18.03.2025
Site Address	20 Avon Road, Pymble NSW 2073	Approved by	CK	Date	18.03.2025	



PROJECT DETAILS			DRAWING DETAILS: ZONING MAP			
Project Title	Preliminary Site Investigation		Figure No.	3	Rev No.	0
Project No.	25-1966		Scale	As above	Size	A4
Client	Pymble Ladies' College		Drawn by	CK	Date	18.03.2025
Site Address	20 Avon Road, Pymble NSW 2073		Approved by	CK	Date	18.03.2025



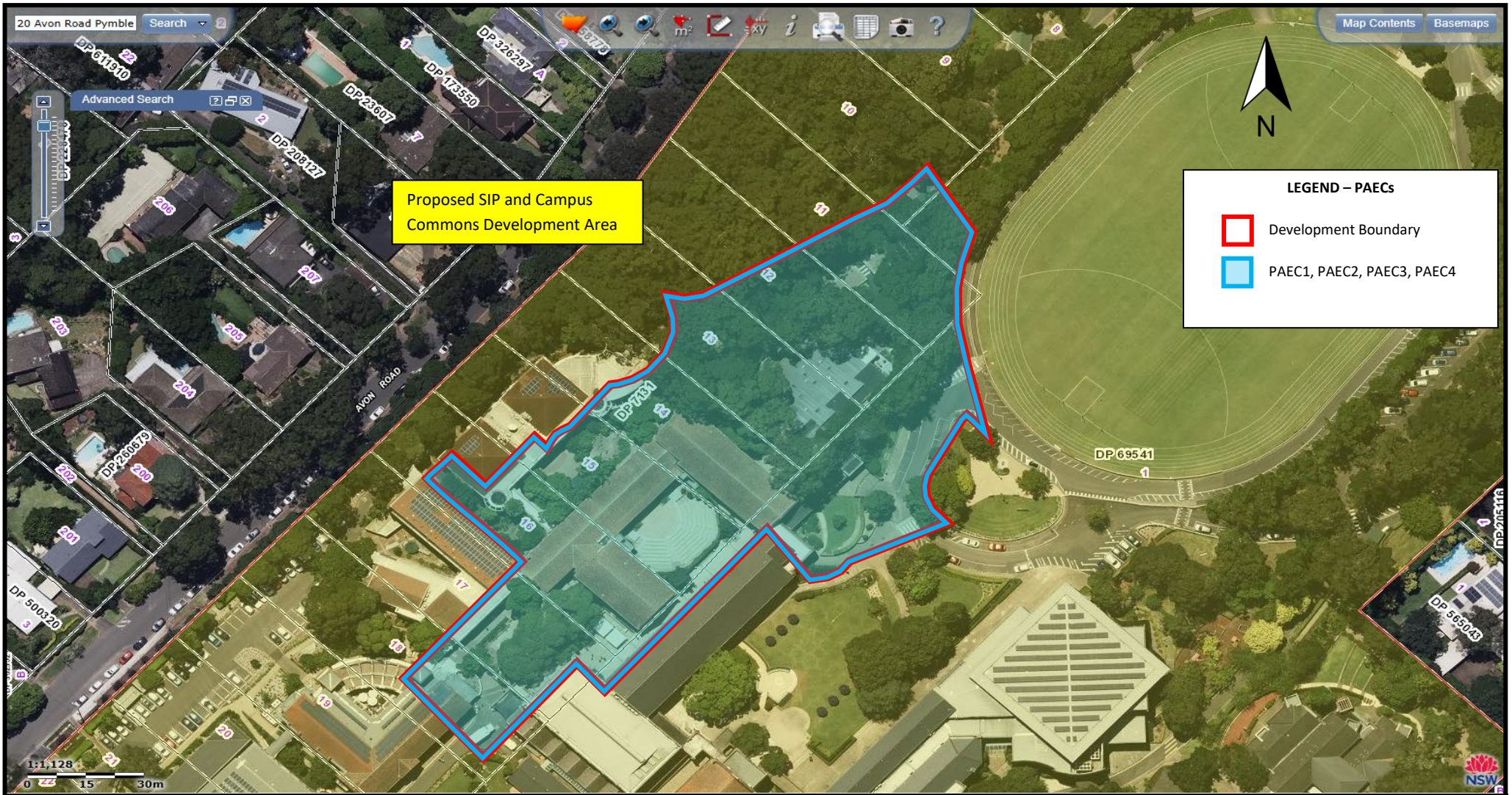
PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	25-1966
Client	Pymble Ladies' College
Site Address	20 Avon Road, Pymble NSW 2073



DRAWING DETAILS: TOPOGRAPHIC MAP

Figure No.	4	Rev No.	0
Scale	As above	Size	A4
Drawn by	CK	Date	18.03.2025
Approved by	CK	Date	18.03.2025



PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	25-1966
Client	Pymble Ladies' College
Site Address	20 Avon Road, Pymble NSW 2073



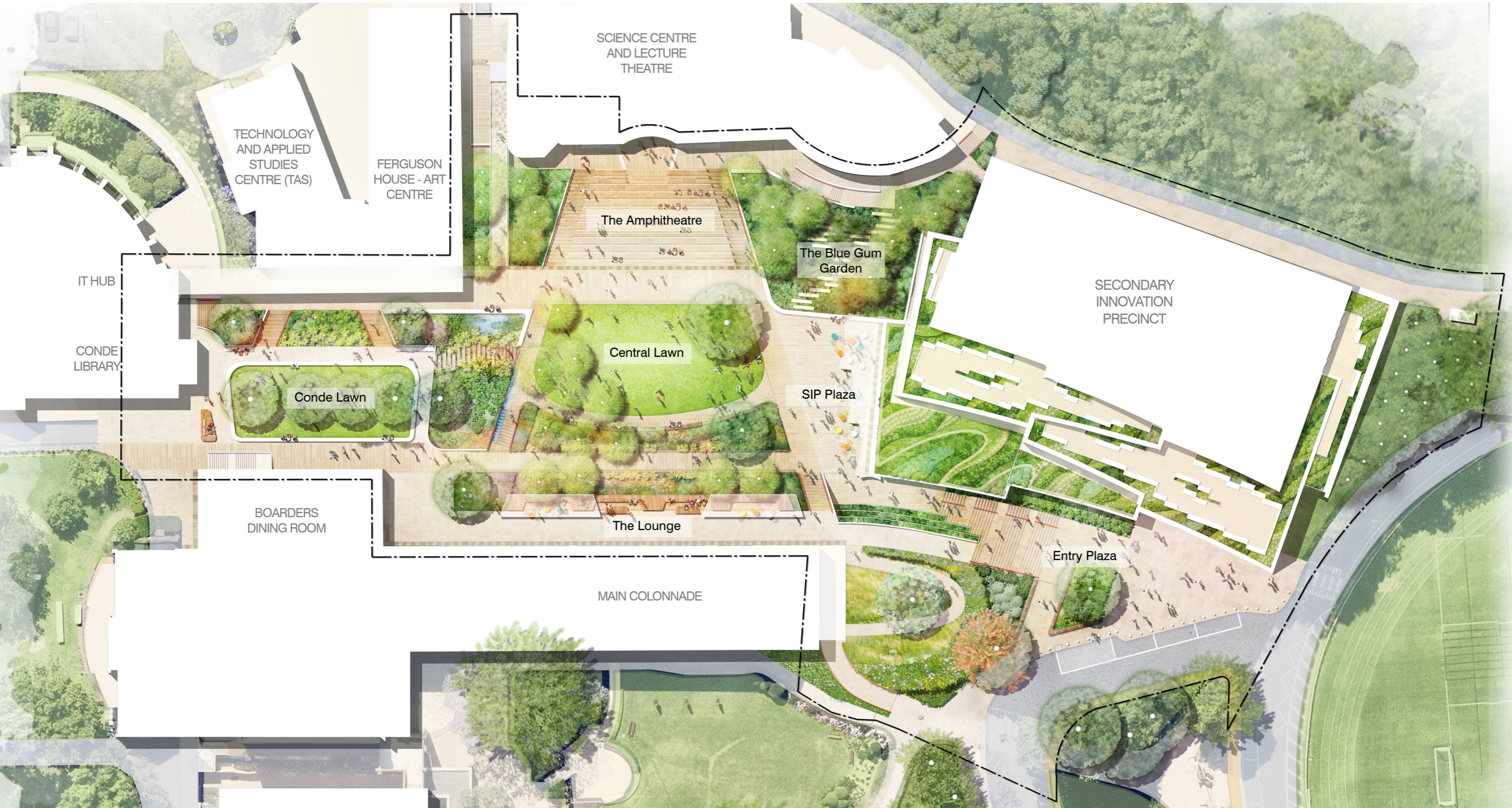
DRAWING DETAILS: PAECs

Figure No.	5	Rev No.	0
Scale	As above	Size	A4
Drawn by	CK	Date	18.03.2025
Approved by	CK	Date	18.03.2025

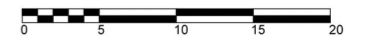
APPENDIX B: PROPOSED DEVELOPMENT PLANS

LANDSCAPE DESIGN

Concept Design Plan



1:500 @ A3



APPENDIX C: SITE PHOTOGRAPHS



Photo 1: Showing existing Isabel McKinney Harrison Centre Building, 14.03.2025.



Photo 2: Showing existing Isabel McKinney Harrison Centre Building, 14.03.2025.



Photo 3: Showing existing Dorothy Knox Building, 14.03.2025.



Photo 4: Showing existing Dorothy Knox Building, 14.03.2025.



Photo 5: Showing existing Dorothy Knox Building, 14.03.2025.



Photo 6: Showing existing Dorothy Knox Building, 14.03.2025.



Photo 7: Showing typical landscaping and garden beds, within the SIP & Campus Commons, 14.03.2025

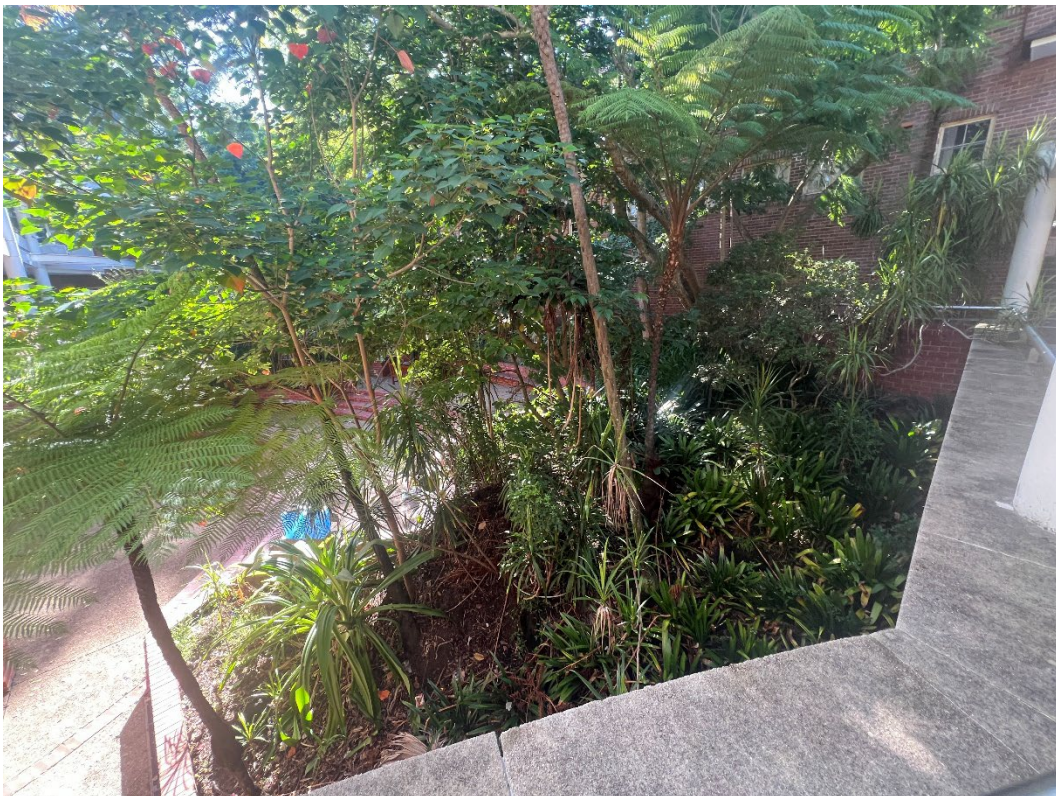


Photo 8: Showing typical landscaping and garden beds, within the SIP & Campus Commons, 14.03.2025



Photo 9: Showing typical hardstands throughout SIP and Campus Commons areas, 14.03.2025.



Photo 10: Showing typical hardstands throughout SIP and Campus Commons areas, 14.03.2025.



Photo 11: Showing aged building structures within the SIP and Campus Commons areas, 14.03.2025



Photo 12: Showing aged building structures within the SIP and Campus Commons areas, 14.03.2025



Photo 13: Showing existing Ferguson House and Applied Studies Building, 14.03.2025



Photo 13: Showing existing aged buildings within the Campus Commons Area, 14.03.2025

APPENDIX D: ASSESSMENT CRITERIA

6 Tabulated investigation and screening levels

ROUNDING APPLIED TO INVESTIGATION AND SCREENING LEVELS

Tables 1A (HILs and interim HILs)

Rounded to 1 or 2 significant figures (see Schedule B7 Appendix C for details)

Tables 1A (HSLs) and 1B (EILs and ESLs) rounding rules

< 1	to nearest 0.1
1-<10	to nearest whole number
1-< 100	to nearest 5
100-<1,000	to nearest 10
1,000-<10,000	to nearest 100
≥10,000	to nearest 1,000

Numbers ending in '5' are rounded up, for example:

0.05 rounded to 0.1
1.5 rounded to 2
115 rounded to 120

Table 1A(1) Health investigation levels for soil contaminants

Chemical	Health-based investigation levels (mg/kg)			
	Residential ¹ A	Residential ¹ B	Recreational ¹ C	Commercial/ industrial ¹ D
Metals and Inorganics				
Arsenic ²	100	500	300	3 000
Beryllium	60	90	90	500
Boron	4500	40 000	20 000	300 000
Cadmium	20	150	90	900
Chromium (VI)	100	500	300	3600
Cobalt	100	600	300	4000
Copper	6000	30 000	17 000	240 000
Lead ³	300	1200	600	1 500
Manganese	3800	14 000	19 000	60 000
Mercury (inorganic) ⁵	40	120	80	730
Methyl mercury ⁴	10	30	13	180
Nickel	400	1200	1200	6 000
Selenium	200	1400	700	10 000
Zinc	7400	60 000	30 000	400 000
Cyanide (free)	250	300	240	1 500
Polycyclic Aromatic Hydrocarbons (PAHs)				
Carcinogenic PAHs (as BaP TEQ) ⁶	3	4	3	40
Total PAHs ⁷	300	400	300	4000
Phenols				
Phenol	3000	45 000	40 000	240 000
Pentachlorophenol	100	130	120	660
Cresols	400	4 700	4 000	25 000
Organochlorine Pesticides				
DDT+DDE+DDD	240	600	400	3600
Aldrin and dieldrin	6	10	10	45
Chlordane	50	90	70	530
Endosulfan	270	400	340	2000
Endrin	10	20	20	100
Heptachlor	6	10	10	50
HCB	10	15	10	80
Methoxychlor	300	500	400	2500
Mirex	10	20	20	100
Toxaphene	20	30	30	160
Herbicides				
2,4,5-T	600	900	800	5000
2,4-D	900	1600	1300	9000
MCPA	600	900	800	5000

Chemical	Health-based investigation levels (mg/kg)			
	Residential ¹ A	Residential ¹ B	Recreational ¹ C	Commercial/ industrial ¹ D
MCPB	600	900	800	5000
Mecoprop	600	900	800	5000
Picloram	4500	6600	5700	35000
Other Pesticides				
Atrazine	320	470	400	2500
Chlorpyrifos	160	340	250	2000
Bifenthrin	600	840	730	4500
Other Organics				
PCBs ⁸	1	1	1	7
PBDE Flame Retardants (Br1–Br9)	1	2	2	10

Notes:

(1) Generic land uses are described in detail in Schedule B7 Section 3

HIL A – Residential with garden/accessible soil (home grown produce <10% fruit and vegetable intake (no poultry), also includes childcare centres, preschools and primary schools.

HIL B – Residential with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high-rise buildings and apartments.

HIL C – Public open space such as parks, playgrounds, playing fields (e.g. ovals), secondary schools and footpaths. This does not include undeveloped public open space where the potential for exposure is lower and where a site-specific assessment may be more appropriate.

HIL D – Commercial/industrial, includes premises such as shops, offices, factories and industrial sites.

- (2) Arsenic: HIL assumes 70% oral bioavailability. Site-specific bioavailability may be important and should be considered where appropriate (refer Schedule B7).
- (3) Lead: HIL is based on blood lead models (IEUBK for HILs A, B and C and adult lead model for HIL D where 50% oral bioavailability has been considered. Site-specific bioavailability may be important and should be considered where appropriate.
- (4) Methyl mercury: assessment of methyl mercury should only occur where there is evidence of its potential source. It may be associated with inorganic mercury and anaerobic microorganism activity in aquatic environments. In addition the reliability and quality of sampling/analysis should be considered.
- (5) Elemental mercury: HIL does not address elemental mercury. A site-specific assessment should be considered if elemental mercury is present, or suspected to be present,
- (6) Carcinogenic PAHs: HIL is based on the 8 carcinogenic PAHs and their TEFs (potency relative to B(a)P) adopted by CCME 2008 (refer Schedule B7). The B(a)P TEQ is calculated by multiplying the concentration of each carcinogenic PAH in the sample by its B(a)P TEF, given below, and summing these products.

PAH species	TEF	PAH species	TEF
Benzo(a)anthracene	0.1	Benzo(g,h,i)perylene	0.01
Benzo(a)pyrene	1	Chrysene	0.01
Benzo(b+j)fluoranthene	0.1	Dibenz(a,h)anthracene	1
Benzo(k)fluoranthene	0.1	Indeno(1,2,3-c,d)pyrene	0.1

Where the B(a)P occurs in bitumen fragments it is relatively immobile and does not represent a significant health risk.

- (7) Total PAHs: HIL is based on the sum of the 16 PAHs most commonly reported for contaminated sites (WHO 1998). The application of the total PAH HIL should consider the presence of carcinogenic PAHs and naphthalene (the most volatile PAH). Carcinogenic PAHs reported in the total PAHs should meet the B(a)P TEQ HIL. Naphthalene reported in the total PAHs should meet the relevant HSL.
- (8) PCBs: HIL relates to non-dioxin-like PCBs only. Where a PCB source is known, or suspected, to be present at a site, a site-specific assessment of exposure to all PCBs (including dioxin-like PCBs) should be undertaken.

Table 1A(2) Interim soil vapour health investigation levels for volatile organic chlorinated compounds

Chemical	Interim soil vapour HIL (mg/m ³)			
	Residential ¹ A	Residential ¹ B	Recreational ¹ C	Commercial / Industrial ¹ D
TCE	0.02	0.02	0.4	0.08
1,1,1-TCA	60	60	1200	230
PCE	2	2	40	8
cis-1,2-dichloroethene	0.08	0.08	2	0.3
Vinyl chloride	0.03	0.03	0.5	0.1

Notes:

1. Land use settings are equivalent to those described in Table 1A(1) Footnote 1 and Schedule B7, though secondary school buildings should be assessed using residential 'A/B' for vapour intrusion purposes.
2. Interim HILs for VOCCs are conservative soil vapour concentrations that can be adopted for the purpose of screening sites where further investigation is required on a site-specific basis. They are based on the potential for vapour intrusion using an indoor air-to-soil vapour attenuation factor of 0.1 and an outdoor air-to-soil vapour attenuation factor of 0.05.
3. Application of the interim HILs is based on a measurement of shallow (to 1 m depth) soil vapour (or deeper where the values are to be applied to a future building with a basement) or sub-slab soil vapour.
4. The applicability of the interim HILs needs to be further considered when used for other building types such as homes with a crawl-space and no slab, which may require site-specific assessment.
5. Use of the interim HILs requires comparison with data that has been collected using appropriate methods and meets appropriate data quality requirements.
6. Oral and dermal exposure should be considered on a site-specific basis where direct contact exposure is likely to occur.

Table 1A(3) Soil HSLs for vapour intrusion (mg/kg)

CHEMICAL	HSL A & HSL B Low - high density residential				HSL C recreational / open space				HSL D Commercial / Industrial				Soil saturation concentration (C _{sat})
	0 m to <1 m	1 m to <2 m	2 m to <4m	4 m+	0 m to <1 m	1 m to <2 m	2 m to <4 m	4 m+	0 m to <1 m	1 m to <2 m	2 m to <4 m	4 m+	
SAND													
Toluene	160	220	310	540	NL	NL	NL	NL	NL	NL	NL	NL	560
Ethylbenzene	55	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	64
Xylenes	40	60	95	170	NL	NL	NL	NL	230	NL	NL	NL	300
Naphthalene	3	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	9
Benzene	0.5	0.5	0.5	0.5	NL	NL	NL	NL	3	3	3	3	360
F1 ⁽⁹⁾	45	70	110	200	NL	NL	NL	NL	260	370	630	NL	950
F2 ⁽¹⁰⁾	110	240	440	NL	NL	NL	NL	NL	NL	NL	NL	NL	560
SILT													
Toluene	390	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	640
Ethylbenzene	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	69
Xylenes	95	210	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	330

	HSL A & HSL B Low - high density residential				HSL C recreational / open space				HSL D Commercial / Industrial				
Naphthalene	4	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	10
Benzene	0.6	0.7	1	2	NL	NL	NL	NL	4	4	6	10	440
F1⁽⁹⁾	40	65	100	190	NL	NL	NL	NL	250	360	590	NL	910
F2⁽¹⁰⁾	230	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	570
CLAY													
Toluene	480	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	630
Ethylbenzene	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	68
Xylenes	110	310	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	330
Naphthalene	5	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	10
Benzene	0.7	1	2	3	NL	NL	NL	NL	4	6	9	20	430
F1⁽⁹⁾	50	90	150	290	NL	NL	NL	NL	310	480	NL	NL	850
F2⁽¹⁰⁾	280	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	560

Notes:

- (1) Land use settings are equivalent to those described in Table 1A(1) Footnote 1 and Schedule B7. HSLs for vapour intrusion for high density residential assume residential occupation of the ground floor. If communal car parks or commercial properties occupy the ground floor, HSL D should be used,
- (2) The key limitations of the HSLs should be referred to prior to application and are presented in Friebel and Nadebaum (2011b and 2011d).
- (3) Detailed assumptions in the derivation of the HSLs and information on how to apply the HSLs are presented in Friebel and Nadebaum (2011a and 2011b).
- (4) Soil HSLs for vapour inhalation incorporate an adjustment factor of 10 applied to the vapour phase partitioning to reflect the differences observed between theoretical estimates of soil vapour partitioning and field measurements. Refer Friebel & Nadebaum (2011a) for further information.
- (5) The soil saturation concentration (C_{sat}) is defined as the soil concentration at which the porewater phase cannot dissolve any more of an individual chemical. The soil vapour that is in equilibrium with the porewater will be at its maximum. If the derived soil HSL exceeds C_{sat}, a soil vapour source concentration for a petroleum mixture could not exceed a level that would result in the maximum allowable vapour risk for the given scenario. For these scenarios, no HSL is presented for these chemicals and the HSL is shown as 'not limiting' or 'NL'.

- (6) The HSLs for TPH C₆-C₁₀ in sandy soil are based on a finite source that depletes in less than seven years, and therefore consideration has been given to use of sub-chronic toxicity values. The >C₈-C₁₀ aliphatic toxicity has been adjusted to represent sub-chronic exposure, resulting in higher HSLs than if based on chronic toxicity. For further information refer to Section 8.2 and Appendix J in Friebel and Nadebaum (2011a).
- (7) The figures in the above table may be multiplied by a factor to account for biodegradation of vapour. A factor of 10 may apply for source depths from 2 m to <4 m or a factor of 100 for source depths of 4 m and deeper. To apply the attenuation factor for vapour degradation, a number of conditions must be satisfied. Firstly the maximum length of the shorter side of the concrete slab and surrounding pavement cannot exceed 15 m, as this would prevent oxygen penetrating to the centre of the slab. Secondly, measurement of oxygen in the subsurface is required to determine the potential for biodegradation. Oxygen must be confirmed to be present at >5% to use these factors.
- (8) For soil texture classification undertaken in accord with AS 1726, the classifications of sand, silt and clay may be applied as coarse, fine with liquid limit <50% and fine with liquid limit >50% respectively, as the underlying properties to develop the HSLs may reasonably be selected to be similar. Where there is uncertainty, either a conservative approach may be adopted or laboratory analysis should be carried out.
- (9) To obtain F1 subtract the sum of BTEX concentrations from the C₆-C₁₀ fraction.
- (10) To obtain F2 subtract naphthalene from the >C₁₀-C₁₆ fraction.

Table 1A(4) Groundwater HSLs for vapour intrusion (mg/L)

CHEMICAL	HSL A & HSL B Low - high density residential			HSL C recreational / open space			HSL D Commercial / industrial			Solubility limit
	2 m to <4 m	4 m to <8 m	8 m+	2 m to <4 m	4 m to <8 m	8 m+	2 m to <4 m	4 m to <8 m	8 m+	
SAND										
Toluene	NL	NL	NL	NL	NL	NL	NL	NL	NL	61
Ethylbenzene	NL	NL	NL	NL	NL	NL	NL	NL	NL	3.9
Xylenes	NL	NL	NL	NL	NL	NL	NL	NL	NL	21
Naphthalene	NL	NL	NL	NL	NL	NL	NL	NL	NL	0.17
Benzene	0.8	0.8	0.9	NL	NL	NL	5	5	5	59
F1 ⁽⁷⁾	1	1	1	NL	NL	NL	6	6	7	9.0
F2 ⁽⁸⁾	1	1	1	NL	NL	NL	NL	NL	NL	3.0
SILT										
Toluene	NL	NL	NL	NL	NL	NL	NL	NL	NL	61
Ethylbenzene	NL	NL	NL	NL	NL	NL	NL	NL	NL	3.9
Xylenes	NL	NL	NL	NL	NL	NL	NL	NL	NL	21
Naphthalene	NL	NL	NL	NL	NL	NL	NL	NL	NL	0.17

	HSL A & HSL B Low - high density residential			HSL C recreational / open space			HSL D Commercial / industrial			
Benzene	4	5	5	NL	NL	NL	30	30	30	59
F1⁽⁷⁾	6	6	6	NL	NL	NL	NL	NL	NL	9.0
F2⁽⁸⁾	NL	NL	NL	NL	NL	NL	NL	NL	NL	3.0
CLAY										
Toluene	NL	NL	NL	NL	NL	NL	NL	NL	NL	61
Ethylbenzene	NL	NL	NL	NL	NL	NL	NL	NL	NL	3.9
Xylenes	NL	NL	NL	NL	NL	NL	NL	NL	NL	21
Naphthalene	NL	NL	NL	NL	NL	NL	NL	NL	NL	0.17
Benzene	5	5	5	NL	NL	NL	30	30	35	59
F1⁽⁷⁾	NL	NL	NL	NL	NL	NL	NL	NL	NL	9.0
F2⁽⁸⁾	NL	NL	NL	NL	NL	NL	NL	NL	NL	3.0

Notes:

- (1) Land use settings are equivalent to those described in Table 1A(1) Footnote 1 and Schedule B7. HSLs for vapour intrusion for high density residential assume residential occupation of the ground floor. If communal car parks or commercial properties occupy the ground floor, HSL D should be used,
- (2) The key limitations of the HSLs are presented in Friebel and Nadebaum (2011d) and should be referred to prior to application.
- (3) Detailed assumptions in the derivation of the HSLs and information on the application of the HSLs are presented in Friebel and Nadebaum (2011a and 2011b).
- (4) The solubility limit is defined as the groundwater concentration at which the water cannot dissolve any more of an individual chemical based on a petroleum mixture. The soil vapour that is in equilibrium with the groundwater will be at its maximum. If the derived groundwater HSL exceeds the water solubility limit, a soil vapour source concentration for a petroleum mixture could not exceed a level that would result in the maximum allowable vapour risk for the given scenario. For these scenarios, no HSL is presented for these chemicals and the HSL is shown as 'not limiting' or 'NL'.
- (5) The figures in the above table may be multiplied by a factor to account for biodegradation of vapour. A factor of 10 may apply for source depths from 2 m to <4 m or a factor of 100 for source depths of 4 m and deeper. To apply the attenuation factor for vapour degradation, a number of conditions must be satisfied. Firstly, the maximum length of the shorter side of the concrete slab and surrounding pavement cannot exceed 15 m, as this would prevent oxygen penetrating to the centre of the slab. Secondly, measurement of oxygen in the subsurface is required to determine the potential for biodegradation. Oxygen must be confirmed to be present at >5% to use these factors.

- (6) For soil texture classification undertaken in accord with AS 1726, the classifications of sand, silt and clay may be applied as coarse, fine with liquid limit <50% and fine with liquid limit >50% respectively, as the underlying properties to develop the HSLs may reasonably be selected to be similar. Where there is uncertainty, either a conservative approach may be adopted or laboratory analysis should be carried out.
- (7) To obtain F1 subtract the sum of BTEX concentrations from the C₆-C₁₀ fraction.
- (8) To obtain F2 subtract naphthalene from the >C₁₀-C₁₆ fraction.

Table 1A(5) Soil vapour HSLs for vapour intrusion (mg/m³)

CHEMICAL	HSL A & HSL B Low - high density residential					HSL C recreational / open space					HSL D Commercial / Industrial				
	0 m to <1 m	1 m to <2 m	2 m to <4 m	4 m to <8 m	8 m+	0 m to <1 m	1 m to <2 m	2 m to <4 m	4 m to <8 m	8 m+	0 m to <1 m	1 m to <2 m	2 m to <4 m	4 m to <8 m	8 m+
SAND															
Toluene	1300	3800	7300	15 000	29 000	NL	NL	NL	NL	NL	4800	16 000	39 000	84 000	NL
Ethylbenzene	330	1100	2200	4300	8700	NL	NL	NL	NL	NL	1300	4600	11 000	25 000	53 000
Xylenes	220	750	1500	3000	6100	NL	NL	NL	NL	NL	840	3,200	8000	18 000	37 000
Naphthalene	0.8	3	6	10	25	410	NL	NL	NL	NL	3	15	35	75	150
Benzene	1	3	6	10	20	360	2400	4700	9500	19 000	4	10	30	65	130
F1 ⁽⁸⁾	180	640	1,300	2600	5300	86 000	NL	NL	NL	NL	680	2800	7000	15 000	32 000
F2 ⁽⁹⁾	130	560	1200	2400	4800	NL	NL	NL	NL	NL	500	2400	NL	NL	NL
SILT															
Toluene	1400	14 000	32 000	69 000	140 000	NL	NL	NL	NL	NL	5700	63 000	NL	NL	NL
Ethylbenzene	380	4200	9700	21 000	43 000	NL	NL	NL	NL	NL	1500	19 000	54 000	NL	NL
Xylenes	260	2900	6800	15 000	30 000	NL	NL	NL	NL	NL	1000	13 000	38 000	NL	NL
Naphthalene	0.9	10	25	60	120	NL	NL	NL	NL	NL	4	50	150	350	750
Benzene	1	10	25	55	110	1800	12 000	24 000	48 000	97 000	4	50	140	320	670
F1 ⁽⁸⁾	210	2600	6000	13 000	26 000	NL	NL	NL	NL	NL	850	11 000	33 000	77 000	160 000

	HSL A & HSL B Low - high density residential					HSL C recreational / open space					HSL D Commercial / Industrial				
F2 ⁽⁹⁾	160	2300	5400	NL	NL	NL	NL	NL	NL	NL	670	NL	NL	NL	NL
CLAY															
Toluene	1600	23 000	53 000	110 000	NL	NL	NL	NL	NL	NL	6500	100 000	NL	NL	NL
Ethylbenzene	420	6800	16 000	35 000	NL	NL	NL	NL	NL	NL	1800	31 000	NL	NL	NL
Xylenes	280	4800	11 000	24 000	50 000	NL	NL	NL	NL	NL	1200	21 000	NL	NL	NL
Naphthalene	1	20	45	95	200	NL	NL	NL	NL	NL	4	85	240	560	1200
Benzene	1	15	40	90	180	3000	20 000	40 000	81 000	160 000	5	80	230	530	1100
F1 ⁽⁸⁾	230	4200	9900	21 000	44 000	NL	NL	NL	NL	NL	1000	19 000	55 000	130 000	270 000
F2 ⁽⁹⁾	180	3,800	NL	NL	NL	NL	NL	NL	NL	NL	800	NL	NL	NL	NL

1. Land use settings are equivalent to those described in Table 1A(1) Footnote 1 and Schedule B7. HSLs for vapour intrusion for high density residential assume residential occupation of the ground floor. If communal car parks or commercial properties occupy the ground floor, HSL D should be used.
2. The key limitations of the HSLs should be referred to prior to application and are presented in Friebel and Nadebaum (2011b and 2011d).
3. Detailed assumptions in the derivation of the HSLs and information on how to apply the HSLs are presented in Friebel and Nadebaum (2011a and 2011b).
4. The maximum possible soil vapour concentrations have been calculated based on vapour pressures of the pure chemicals. Where soil vapour HSLs exceed these values a soil-specific source concentration for a petroleum mixture could not exceed a level that would result in the maximum allowable vapour risk for the given scenario. For these scenarios, no HSL is presented for these chemicals and the HSL is shown as 'not limiting' or 'NL'.
5. Soil vapour HSLs should be compared with measurements taken as laterally close as possible to the soil or groundwater sources of vapour (i.e. within or above vapour sources). Consideration is required of where the sample is taken, the current condition of the site and the likely future condition of the site. Shallow gas measurements in open space (less than 1 m below ground surface) may be subject to influences of weather conditions and moisture.
6. The figures in the above table may be multiplied by a factor to account for biodegradation of vapour. A factor of 10 may apply for source depths from 2 m to <4 m or a factor of 100 for source depths of 4 m and deeper. To apply the attenuation factor for vapour degradation, a number of conditions must be satisfied. Firstly, the maximum length of the shorter side of the concrete slab and surrounding pavement cannot exceed 15 m, as this would prevent oxygen penetrating to the centre of the slab. Secondly, measurement of oxygen in the subsurface is required to determine the potential for biodegradation. Oxygen must be confirmed to be present at >5% to use these factors.
7. For soil texture classification undertaken in accord with AS 1726, the classifications of sand, silt and clay may be applied as coarse, fine with liquid limit <50% and fine with liquid limit >50% respectively as the underlying properties to develop the HSLs may reasonably be selected to be similar. Where there is uncertainty, either a conservative approach may be adopted or laboratory analysis should be carried out.
8. To obtain F1 subtract the sum of BTEX concentrations from the C₆-C₁₀ fraction.

9. To obtain F2 subtract naphthalene from the >C₁₀-C₁₆ fraction.

Table 1B(1) Soil-specific added contaminant limits for aged zinc in soil

Zn added contaminant limits (ACL, mg added contaminant/kg)						
Areas of ecological significance						
<i>pH^a</i>	<i>CEC^b (cmol_c/kg)</i>					
	<i>5</i>	<i>10</i>	<i>20</i>	<i>30</i>	<i>40</i>	<i>60</i>
4.0	15	20	20	20	20	20
4.5	20	25	25	25	25	25
5.0	30	40	40	40	40	40
5.5	40	60	60	60	60	60
6.0	50	90	90	90	90	90
6.5	50	90	130	130	130	130
7.0	50	90	150	190	190	190
7.5	50	90	150	210	260	280
Urban residential/public open space¹						
<i>pH^a</i>	<i>CEC^b (cmol_c/kg)</i>					
	<i>5</i>	<i>10</i>	<i>20</i>	<i>30</i>	<i>40</i>	<i>60</i>
4.0	70	85	85	85	85	85
4.5	100	120	120	120	120	120
5.0	130	180	180	180	180	180
5.5	180	270	270	270	270	270
6.0	230	400	400	400	400	400
6.5	230	400	590	590	590	590
7.0	230	400	700	880	880	880
7.5	230	400	700	960	1200	1300
Commercial/industrial						
<i>pH^a</i>	<i>CEC^b (cmol_c/kg)</i>					
	<i>5</i>	<i>10</i>	<i>20</i>	<i>30</i>	<i>40</i>	<i>60</i>
4.0	110	130	130	130	130	130
4.5	150	190	190	190	190	190
5.0	210	290	290	290	290	290
5.5	280	420	420	420	420	420
6.0	360	620	620	620	620	620
6.5	360	620	920	920	920	920
7.0	360	620	1100	1400	1400	1400
7.5	360	620	1100	1500	1900	2000

1. Urban residential/public open space is broadly equivalent to the HIL A, HIL B and HIL C land use scenarios in Table 1A(1) Footnote 1 and as described in Schedule B7.

2. Aged values apply to contamination present in soil for at least two years. For fresh contamination refer to Schedule B5c.

3. The EIL is calculated from summing the ACL and the ABC.

a = pH measured using the CaCl₂ method (Rayment & Higginson 1992).

b = CEC measured using the silver thiourea method (Chabra et al. 1972).

Table 1B(2) Soil-specific added contaminant limits for aged copper in soils

Cu added contaminant limits (ACL, mg added contaminant/kg)					
Areas of ecological significance					
<i>CEC (cmol_e/kg)^a based</i>					
<i>5</i>	<i>10</i>	<i>20</i>	<i>30</i>	<i>40</i>	<i>60</i>
30	65	70	70	75	80
<i>pH^b based</i>					
<i>4.5</i>	<i>5.5</i>	<i>6</i>	<i>6.5</i>	<i>7.5</i>	<i>8.0</i>
20	45	65	90	190	270
Urban residential/public open space¹					
<i>CEC (cmol_e/kg)^a based</i>					
<i>5</i>	<i>10</i>	<i>20</i>	<i>30</i>	<i>40</i>	<i>60</i>
95	190	210	220	220	230
<i>pH^b based</i>					
<i>4.5</i>	<i>5.5</i>	<i>6</i>	<i>6.5</i>	<i>7.5</i>	<i>8.0</i>
60	130	190	280	560	800
Commercial/industrial					
<i>CEC (cmol_e/kg)^a based</i>					
<i>5</i>	<i>10</i>	<i>20</i>	<i>30</i>	<i>40</i>	<i>60</i>
140	280	300	320	330	340
<i>pH^b based</i>					
<i>4.5</i>	<i>5.5</i>	<i>6</i>	<i>6.5</i>	<i>7.5</i>	<i>8.0</i>
85	190	280	400	830	1200

Notes:

1. Urban residential/public open space is broadly equivalent to the HIL A, HIL B and HIL C land use scenarios in Table 1A(1) Footnote 1 and as described in Schedule B7.
2. The lower of the CEC or the pH-based ACLs for the land use and soil conditions is the ACL to be used.
3. Aged values apply to contamination present in soil for at least two years. For fresh contamination refer to Schedule B5c.
4. The EIL is calculated from summing the ACL and the ABC.

a = CEC measured using the silver thiourea method (Chabra et al. 1972).

b = pH measured using the CaCl₂ method (Rayment & Higginson 1992).

Table 1B(3) Soil-specific added contaminant limits for aged chromium III and nickel in soil

CHEMICAL	Clay content (% clay)	Added contaminant limits (mg added contaminant/kg) for various land uses		
		Areas of ecological significance	Urban residential and public open space	Commercial and industrial
Chromium III	1	60	190	310
	2.5	80	250	420
	5	100	320	530
	≥10	130	400	660
Nickel	CEC ^a (cmol _c /kg)	Areas of ecological significance	Urban residential and public open space ¹	Commercial and industrial
	5	5	30	55
	10	30	170	290
	20	45	270	460
	30	60	350	600
	40	70	420	730
	60	95	560	960

Notes:

1. Urban residential/public open space is broadly equivalent to the HIL A, HIL B and HIL C land use scenarios in Table 1A(1) Footnote 1 and as described in Schedule B7.
 2. Aged values apply to contamination present in soil for at least two years. For fresh contamination refer to Schedule B5c.
 3. The EIL is calculated from summing the ACL and the ABC.
- a = CEC measured using the silver thiourea method (Chabra et al. 1972).

Table 1B(4) Generic added contaminant limits for lead in soils irrespective of their physicochemical properties

CHEMICAL	Pb added contaminant limit (ACL, mg added contaminant/kg) for various land uses		
	Areas of ecological significance	Urban residential and public open space ¹	Commercial and industrial
Lead	470	1100	1800

Notes:

1. Urban residential/public open space is broadly equivalent to the HIL A, HIL B and HIL C land use scenarios in Table 1A(1) Footnote 1 and as described in Schedule B7.
2. Aged values are applicable to lead contamination present in soil for at least two years. For fresh contamination refer to Schedule B5c.
3. The EIL is calculated from summing the ACL and the ABC.

Table 1B(5) Generic EILs for aged As, fresh DDT and fresh naphthalene in soils irrespective of their physicochemical properties

CHEMICAL	Ecological Investigation Levels (mg total contaminant/kg)		
	Areas of ecological significance	Urban residential and public open space ¹	Commercial and industrial
Arsenic ²	40	100	160
DDT ³	3	180	640
Naphthalene ³	10	170	370

Notes:

1. Urban residential/public open space is broadly equivalent to the HIL-A, HIL-B and HIL-C land use scenarios in Table 1A(1) Footnote 1 and as described in Schedule B7.
2. Aged values are applicable to arsenic contamination present in soil for at least two years. For fresh contamination refer to Schedule B5c.
3. Insufficient data was available to calculate aged values for DDT and naphthalene, consequently the values for fresh contamination should be used.
4. Insufficient data was available to calculate ACLs for As, DDT and naphthalene. The EIL should be taken directly from Table 1B(5).

Table 1B(6) ESLs for TPH fractions F1 – F4, BTEX and benzo(a)pyrene in soil

CHEMICAL	Soil texture	ESLs (mg/kg dry soil)		
		Areas of ecological significance	Urban residential and public open space	Commercial and industrial
F1 C ₆ -C ₁₀		125*	180*	215*
F2 >C ₁₀ -C ₁₆	<i>Coarse/ Fine</i>	25*	120*	170*
F3 >C ₁₆ -C ₃₄	<i>Coarse</i>	-	300	1700
	<i>Fine</i>	-	1300	2500
F4 >C ₃₄ -C ₄₀	<i>Coarse</i>	-	2800	3300
	<i>Fine</i>	-	5600	6600
Benzene	<i>Coarse</i>	10	50	75
	<i>Fine</i>	10	65	95
Toluene	<i>Coarse</i>	10	85	135
	<i>Fine</i>	65	105	135
Ethylbenzene	<i>Coarse</i>	1.5	70	165
	<i>Fine</i>	40	125	185
Xylenes	<i>Coarse</i>	10	105	180
	<i>Fine</i>	1.6	45	95
Benzo(a)pyrene	<i>Coarse</i>	0.7	0.7	0.7
	<i>Fine</i>	0.7	0.7	0.7

Notes:

- (1) ESLs are of low reliability except where indicated by * which indicates that the ESL is of moderate reliability.
- (2) ‘-’ indicates that insufficient data was available to derive a value.
- (3) To obtain F1, subtract the sum of BTEX concentrations from C₆-C₁₀ fraction and subtract naphthalene from >C₁₀-C₁₆ to obtain F2.

Table 1 B(7) Management Limits for TPH fractions F1–F4 in soil

TPH fraction	Soil texture	Management Limits ¹ (mg/kg dry soil)	
		Residential, parkland and public open space	Commercial and industrial
F1² C ₆ - C ₁₀	<i>Coarse</i>	700	700
	<i>Fine</i>	800	800
F2² >C ₁₀ -C ₁₆	<i>Coarse</i>	1000	1000
	<i>Fine</i>	1000	1000
F3 >C ₁₆ -C ₃₄	<i>Coarse</i>	2500	3500
	<i>Fine</i>	3500	5000
F4 >C ₃₄ -C ₄₀	<i>Coarse</i>	10 000	10 000
	<i>Fine</i>	10 000	10 000

¹ Management limits are applied after consideration of relevant ESLs and HSLs

² Separate management limits for BTEX and naphthalene are not available hence these should not be subtracted from the relevant fractions to obtain F1 and F2.

Table 1C Groundwater Investigation Levels (GILs)

Substance	Groundwater Investigation Levels		
	Fresh Waters ^A	Marine Waters ^A	Drinking Water ^B
	(µg/L)	(µg/L)	(mg/L)
Metals and Metalloids			
Aluminium, Al pH>6.5	55	-	-
Antimony	-	-	0.003
Arsenic	24 as As(III) 13 as As(V)	-	0.01
Barium	-	-	2
Beryllium	-	-	0.06
Boron	370 ^C	-	4
Cadmium H	0.2	0.7 ^D	0.002
Chromium, Cr (III) H	-	27	-
Chromium, Cr (VI)	1 ^C	4.4	0.05
Cobalt	-	1	-
Copper H	1.4	1.3	2
Iron, (Total)	-	-	-
Lead H	3.4	4.4	0.01
Manganese	1900 ^C	-	0.5
Mercury (Total)	0.06 ^D	0.1 ^D	0.001
Molybdenum	-	-	0.05
Nickel H	11	7	0.02
Selenium (Total)	5 ^D	-	0.01
Silver	0.05	1.4	0.1
Tributyl tin (as Sn)	-	0.006 ^C	-
Tributyl tin oxide	-	-	0.001
Uranium	-	-	0.017
Vanadium	-	100	-
Zinc H	8 ^C	15 ^C	-
Non-metallic Inorganics			
Ammonia ^E (as NH ₃ -N at pH 8)	900 ^C	910	-
Bromate	-	-	0.02
Chloride	-	-	-
Cyanide (as un-ionised Cn)	7	4	0.08
Fluoride	-	-	1.5
Hydrogen sulphide (un-ionised H ₂ S measured as S)	1	-	-
Iodide	-	-	0.5

Substance	Groundwater Investigation Levels		
	Fresh Waters ^A	Marine Waters ^A	Drinking Water ^B
	(µg/L)	(µg/L)	(mg/L)
Nitrate (as NO ₃)	refer to guideline	refer to guideline	50
Nitrite (as NO ₂)	refer to guideline	refer to guideline	3
Nitrogen	refer to guideline	refer to guideline	-
Phosphorus	refer to guideline	refer to guideline	-
Sulphate (as SO ₄)	-	-	500
Organic alcohols/other organics			
Ethanol	1400	-	-
Ethylenediamine tetra-acetic acid (EDTA)	-	-	0.25
Formaldehyde	-	-	0.5
Nitrilotriacetic acid	-	-	0.2
Anilines			
Aniline	8	-	-
2,4-Dichloroaniline	7	-	-
3,4-Dichloroaniline	3	150	-
Chlorinated Alkanes			
Dichloromethane	-	-	0.004
Trichloromethane (chloroform)	-	-	0.003
Trihalomethanes (total)	-	-	0.25
Tetrachloromethane (carbon tetrachloride)	-	-	0.003
1,2-Dichloroethane	-	-	0.003
1,1,2-Trichloroethane	6500	1900	-
Hexachloroethane	290 ^D	-	-
Chlorinated Alkenes			
Chloroethene (vinyl chloride)	-	-	0.0003
1,1-Dichloroethene	-	-	0.03
1,2-Dichloroethene	-	-	0.06
Tetrachloroethene (PCE) (Perchloroethene)	-	-	0.05
Chlorinated Benzenes			
Chlorobenzene	-	-	0.3
1,2-Dichlorobenzene	160	-	1.5
1,3-Dichlorobenzene	260	-	-

Substance	Groundwater Investigation Levels		
	Fresh Waters ^A	Marine Waters ^A	Drinking Water ^B
	(µg/L)	(µg/L)	(mg/L)
1,4- Dichlorobenzene	60	-	0.04
1,2,3- Trichlorobenzene	3 ^D	-	0.03 for individual or total trichlorobenzenes
1,2,4- Trichlorobenzene	85 ^D	20 ^D	
1,3,5-Trichlorobenzene	-	-	
Polychlorinated Biphenyls (PCBs)			
Aroclor 1242	0.3 ^D	-	-
Aroclor 1254	0.01 ^D	-	-
Other Chlorinated Compounds			
Epichlorohydrin	-	-	0.1
Hexachlorobutadiene	-	-	0.0007
Monochloramine	-	-	3
Monocyclic Aromatic Hydrocarbons			
Benzene	950	500 ^C	0.001
Toluene	-	-	0.8
Ethylbenzene	-	-	0.3
Xylenes	350 (as o-xylene) 200 (as p-xylene)	-	0.6
Styrene (Vinyl benzene)	-	-	0.03
Polycyclic Aromatic Hydrocarbons (PAHs)			
Naphthalene	16	50 ^C	-
Benzo[a]pyrene	-	-	0.00001
Phenols			
Phenol	320	400	-
2-Chlorophenol	340 ^C	-	0.3
4-Chlorophenol	220	-	-
2,4-Dichlorophenol	120	-	0.2
2,4,6-Trichlorophenol	3 ^D	-	0.02
2,3,4,6-Tetrachlorophenol	10 ^D	-	-
Pentachlorophenol	3.6 ^D	11 ^D	0.01
2,4-Dinitrophenol	45	-	-
Phthalates			
Dimethylphthalate	3700	-	-
Diethylphthalate	1000	-	-
Dibutylphthalate	10 ^D	-	-
Di(2-ethylhexyl) phthalate	-	-	0.01

Substance	Groundwater Investigation Levels		
	Fresh Waters ^A	Marine Waters ^A	Drinking Water ^B
	(µg/L)	(µg/L)	(mg/L)
Pesticides			
Acephate	-	-	0.008
Aldicarb	-	-	0.004
Aldrin plus Dieldrin	-	-	0.0003
Ametryn	-	-	0.07
Amitraz	-	-	0.009
Amitrole	-	-	0.0009
Asulam	-	-	0.07
Atrazine	13	-	0.02
Azinphos-methyl	-	-	0.03
Benomyl	-	-	0.09
Bentazone	-	-	0.4
Bioresmethrin	-	-	0.1
Bromacil	-	-	0.4
Bromoxynil	-	-	0.01
Captan	-	-	0.4
Carbaryl	-	-	0.03
Carbendazim (Thiophanate-methyl)	-	-	0.09
Carbofuran	0.06	-	0.01
Carboxin	-	-	0.3
Carfentrazone-ethyl	-	-	0.1
Chlorantraniliprole	-	-	6
Chlordane	0.03 ^D	-	0.002
Chlorfenvinphos	-	-	0.002
Chlorothalonil	-	-	0.05
Chlorpyrifos	0.01 ^D	0.009 ^D	0.01
Chlorsulfuron	-	-	0.2
Clopyralid	-	-	2
Cyfluthrin, Beta-cyfluthrin	-	-	0.05
Cypermethrin isomers	-	-	0.2
Cyprodinil	-	-	0.09
1,3-Dichloropropene	-	-	0.1
2,2-DPA	-	-	0.5
2,4-D [2,4-dichlorophenoxy acetic acid]	280	-	0.03
DDT	0.006 ^D	-	0.009
Deltramethrin	-	-	0.04

Substance	Groundwater Investigation Levels		
	Fresh Waters ^A	Marine Waters ^A	Drinking Water ^B
	(µg/L)	(µg/L)	(mg/L)
Diazinon	0.01	-	0.004
Dicamba	-	-	0.1
Dichloroprop	-	-	0.1
Dichlorvos	-	-	0.005
Dicofol	-	-	0.004
Diclofop-methyl	-	-	0.005
Dieldrin plus Aldrin	-	-	0.0003
Diflubenzuron	-	-	0.07
Dimethoate	0.15	-	0.007
Diquat	1.4	-	0.007
Disulfoton	-	-	0.004
Diuron	-	-	0.02
Endosulfan	0.03 ^D	0.005 ^D	0.02
Endothal	-	-	0.1
Endrin	0.01 ^D	0.004 ^D	-
EPTC	-	-	0.3
Esfenvalerate	-	-	0.03
Ethion	-	-	0.004
Ethoprophos	-	-	0.001
Etridiazole	-	-	0.1
Fenamiphos	-	-	0.0005
Fenarimol	-	-	0.04
Fenitrothion	0.2	-	0.007
Fenthion	-	-	0.007
Fenvalerate	-	-	0.06
Fipronil	-	-	0.0007
Flamprop-methyl	-	-	0.004
Fluometuron	-	-	0.07
Fluproponate	-	-	0.009
Glyphosate	370	-	1
Haloxypop	-	-	0.001
Heptachlor	0.01 ^D	-	-
Heptachlor epoxide	-	-	0.0003
Hexazinone	-	-	0.4
Imazapyr	-	-	9
Iprodione	-	-	0.1
Lindane (γ-HCH)	0.2	-	0.01

Substance	Groundwater Investigation Levels		
	Fresh Waters ^A	Marine Waters ^A	Drinking Water ^B
	(µg/L)	(µg/L)	(mg/L)
Malathion	0.05	-	0.07
Mancozeb (as ETU, ethylene thiourea)	-	-	0.009
MCPA	-	-	0.04
Metaldehyde	-	-	0.02
Metham (as methylisothiocyanate, MITC)	-	-	0.001
Methidathion	-	-	0.006
Methiocarb	-	-	0.007
Methomyl	3.5	-	0.02
Methyl bromide	-	-	0.001
Metiram (as ETU, ethylene thiourea)	-	-	0.009
Metolachlor/s–Metolachlor	-	-	0.30
Metribuzin	-	-	0.07
Metsulfuron-methyl	-	-	0.04
Mevinphos	-	-	0.006
Molinate	3.4	-	0.004
Napropamide	-	-	0.4
Nicarbazin	-	-	1
Norflurazon	-	-	0.05
Omethoate	-	-	0.001
Oryzalin	-	-	0.4
Oxamyl	-	-	0.007
Paraquat	-	-	0.02
Parathion	0.004 ^C	-	0.02
Parathion methyl	-	-	0.0007
Pebulate	-	-	0.03
Pendimethalin	-	-	0.4
Pentachlorophenol	-	-	0.01
Permethrin	-	-	0.2
Picloram	-	-	0.30
Piperonyl butoxide	-	-	0.6
Pirimicarb	-	-	0.007
Pirimiphos methyl	-	-	0.09
Polihexanide	-	-	0.7
Profenofos	-	-	0.0003

Substance	Groundwater Investigation Levels		
	Fresh Waters ^A	Marine Waters ^A	Drinking Water ^B
	(µg/L)	(µg/L)	(mg/L)
Propachlor	-	-	0.07
Propanil	-	-	0.7
Propargite	-	-	0.007
Proparazine	-	-	0.05
Propiconazole	-	-	0.1
Propyzamide	-	-	0.07
Pyrasulfatole	-	-	0.04
Pyrazophos	-	-	0.02
Pyroxsulam	-	-	4
Quintozene	-	-	0.03
Simazine	3.2	-	0.02
Spirotetramat	-	-	0.2
Sulprofos	-	-	0.01
2,4,5-T	36	-	0.1
Tebuthiuron	2.2	-	-
Temephos	-	0.05 ^D	0.4
Terbacil	-	-	0.2
Terbufos	-	-	0.0009
Terbuthylazine	-	-	0.01
Terbutryn	-	-	0.4
Thiobencarb	2.8	-	0.04
Thiometon	-	-	0.004
Thiram	0.01	-	0.007
Toltrazuril	-	-	0.004
Toxafene	0.1 ^D	-	-
Triadimefon	-	-	0.09
Trichlorfon	-	-	0.007
Triclopyr	-	-	0.02
Trifluralin	2.6 ^D	-	0.09
Vernolate	-	-	0.04
Surfactants			
Linear alkylbenzene sulfonates (LAS)	280	-	-
Alcohol ethoxylated sulfate (AES)	650	-	-
Alcohol ethoxylated surfactants (AE)	140	-	-

Substance	Groundwater Investigation Levels		
	Fresh Waters ^A	Marine Waters ^A	Drinking Water ^B
	(µg/L)	(µg/L)	(mg/L)

- A Investigation levels apply to typical slightly-moderately disturbed systems. See ANZECC & ARMCANZ (2000) for guidance on applying these levels to different ecosystem conditions.
- B Investigation levels are taken from the health values of the Australian Drinking Water Guidelines (NHMRC 2011).
- C Figure may not protect key species from chronic toxicity, refer to ANZECC & ARMCANZ (2000) for further guidance.
- D Chemical for which possible bioaccumulation and secondary poisoning effects should be considered, refer to ANZECC & ARMCANZ (2000) for further guidance.
- E For changes in GIL with pH refer to ANZECC & ARMCANZ (2000) for further guidance.
- H Values have been calculated using a hardness of 30 mg/L CaCO₃ refer to ANZECC & ARMCANZ (2000) for further guidance on recalculating for site-specific hardness.

Table 7. Health screening levels for asbestos contamination in soil

Form of asbestos	Health Screening Level (w/w)			
	Residential A ¹	Residential B ²	Recreational C ³	Commercial/Industrial D ⁴
Bonded ACM	0.01%	0.04%	0.02%	0.05%
FA and AF ⁵ (friable asbestos)	0.001%			
All forms of asbestos	No visible asbestos for surface soil			

1. Residential A with garden/accessible soil also includes children's day care centres, preschools and primary schools.
2. Residential B with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high-rise buildings and apartments.
3. Recreational C includes public open space such as parks, playgrounds, playing fields (e.g. ovals), secondary schools and unpaved footpaths.
4. Commercial/industrial D includes premises such as shops, offices, factories and industrial sites.
5. The screening level of 0.001% w/w asbestos in soil for FA and AF (i.e. non-bonded/friable asbestos) only applies where the FA and AF are able to be quantified by gravimetric procedures (refer Section 4.10). This screening level is not applicable to free fibres.

APPENDIX E: LOTSEARCH SPATIAL DATA REPORT



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 14 Mar 2025 08:17:24

Reference: LS076179 EP

Address: 20 Avon Road, Pymble, NSW 2073

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

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

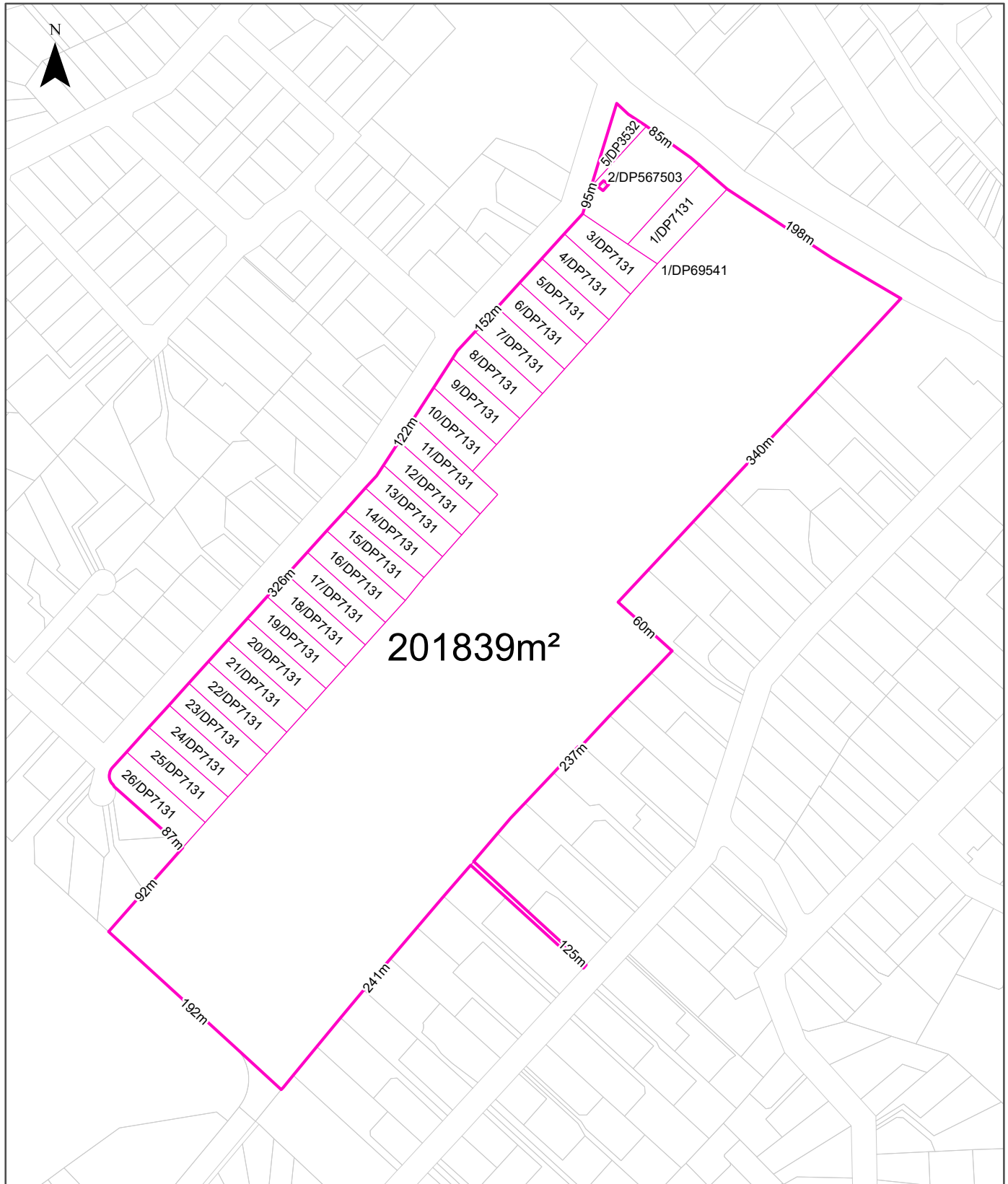
Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	07/03/2025	07/03/2025	Monthly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	21/05/2024	21/05/2024	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority NSW	07/03/2025	11/12/2024	Monthly	1000m	0	0	3
Contaminated Land Records of Notice	Environment Protection Authority NSW	07/03/2025	07/03/2025	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority NSW	21/02/2025	14/07/2021	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority NSW	20/02/2025	20/02/2025	Monthly	1000m	0	1	1
National Waste Management Facilities Database	Geoscience Australia	29/04/2024	29/11/2022	Annually	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	16/10/2024	07/09/2020	Annually	1000m	0	0	2
EPA PFAS Investigation Program	Environment Protection Authority NSW	21/02/2025	05/02/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	05/03/2025	28/10/2024	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	05/03/2025	28/10/2024	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	05/03/2025	05/03/2025	Monthly	2000m	0	0	0
Defence Controlled Areas	Australian Department of Defence	23/01/2025	23/01/2025	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Australian Department of Defence	18/02/2025	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Australian Department of Defence	23/01/2025	23/01/2025	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority NSW	28/11/2024	15/12/2022	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority NSW	13/03/2025	13/03/2025	Monthly	1000m	0	1	1
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority NSW	13/03/2025	13/03/2025	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority NSW	13/03/2025	13/03/2025	Monthly	1000m	0	3	3
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	38	56
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	22	24
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	3	115
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	28	32
Points of Interest	NSW Department of Customer Service - Spatial Services	18/02/2025	18/02/2025	Quarterly	1000m	2	2	48
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	18/02/2025	18/02/2025	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	18/02/2025	18/02/2025	Quarterly	1000m	0	0	3
Major Easements	NSW Department of Customer Service - Spatial Services	21/02/2025	21/02/2025	Quarterly	1000m	0	0	9
State Forest	Forestry Corporation of NSW	18/12/2024	11/11/2024	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Geoscience Australia	17/04/2024	19/08/2019	Annually	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024	NSW Department of Climate Change, Energy, the Environment and Water	12/02/2025	28/06/2024	Quarterly	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	28/05/2024	20/06/2023	Annually	2000m	0	2	36
NSW Seamless Geology Single Layer: Rock Units	NSW Department of Primary Industries and Regional Development	17/05/2024	01/05/2024	Annually	1000m	2	2	2
NSW Seamless Geology Single Layer: Geological Boundaries and Faults	NSW Department of Primary Industries and Regional Development	17/05/2024	01/05/2024	Annually	1000m	0	0	0
NSW Seamless Geology Single Layer: Trendlines	NSW Department of Primary Industries and Regional Development	17/05/2024	01/05/2024	Annually	1000m	0	0	0
NSW Seamless Geology Single Layer: Fold Axes	NSW Department of Primary Industries and Regional Development	17/05/2024	01/05/2024	Annually	1000m	0	0	1
Naturally Occurring Asbestos Potential	NSW Department of Primary Industries and Regional Development	26/04/2024	14/03/2024	Annually	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	15/01/2025	17/02/2011	Annually	1000m	1	1	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Climate Change, Energy, the Environment and Water	18/12/2024	27/07/2020	Annually	1000m	3	3	5
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Housing and Infrastructure	10/03/2025	14/02/2025	Monthly	500m	1	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	15/01/2025	21/02/2013	Annually	1000m	1	1	2
Dryland Salinity - National Assessment	Australian Bureau of Agricultural and Resource Economics and Sciences	03/06/2024	24/05/2024	Annually	1000m	0	0	0
Mining Subsidence Districts	NSW Department of Customer Service	21/02/2025	21/02/2025	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Primary Industries and Regional Development	04/03/2025	04/03/2025	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Primary Industries and Regional Development	04/03/2025	04/03/2025	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Primary Industries and Regional Development	04/03/2025	04/03/2025	Monthly	1000m	11	14	14
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Housing and Infrastructure	10/03/2025	08/09/2023	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Housing and Infrastructure	10/03/2025	21/02/2025	Monthly	1000m	2	19	101
Commonwealth Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	1	1	1
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	21/02/2025	17/12/2024	Quarterly	1000m	0	0	4
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Housing and Infrastructure	10/03/2025	21/02/2025	Monthly	1000m	1	16	158
Bush Fire Prone Land	NSW Rural Fire Service	13/02/2025	14/11/2024	Monthly	1000m	1	2	3
NSW Native Vegetation Type Map	NSW Department of Climate Change, Energy, the Environment and Water	26/02/2025	08/11/2024	Quarterly	1000m	8	14	82
Ramsar Wetlands of Australia	Australian Department of Climate Change, Energy, the Environment and Water	16/05/2024	11/04/2024	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Terrestrial	Australian Department of Climate Change, Energy, The Environment and Water	04/03/2024	30/06/2022	Annually	1000m	0	0	0



Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Marine	Australian Department of Climate Change, Energy, The Environment and Water	04/03/2024	30/06/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	28/05/2024	28/05/2024	Annually	1000m	1	1	2
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/05/2024	28/05/2024	Annually	1000m	1	1	5
NSW BioNet Species Sightings	NSW Department of Climate Change, Energy, the Environment and Water	12/02/2025	12/02/2025	Monthly	10000m	-	-	-

Site Diagram

20 Avon Road, Pymble, NSW 2073

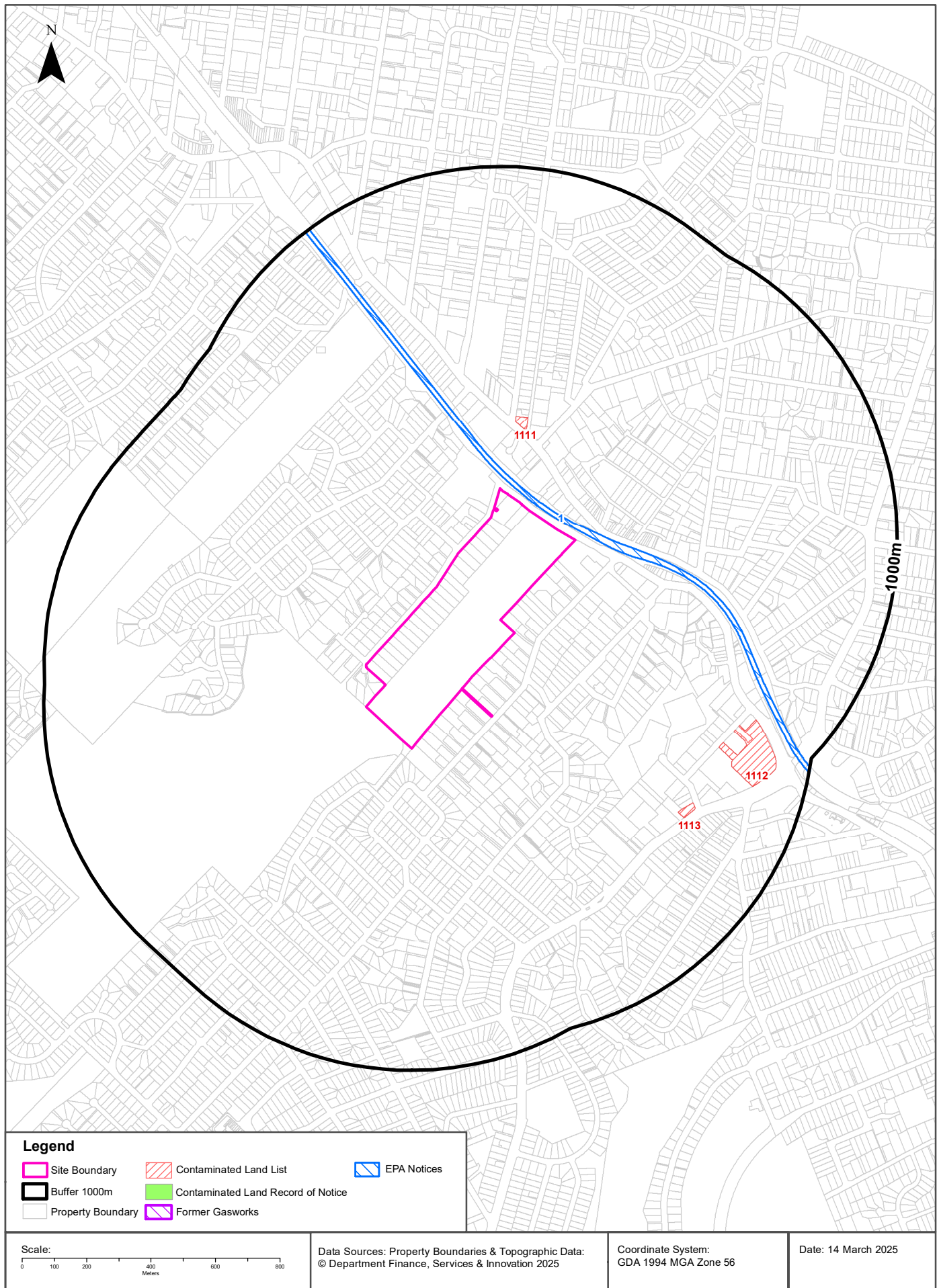


201839m²

Legend  Site Boundary  Internal Parcel Boundaries	Total Area: 201839m ² Total Perimeter: 2.51km 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.	Scale: 0 25 50 100 150 200 Meters Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2025 Coordinate System: GDA 1994 MGA Zone 56 Date: 14 March 2025
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Contaminated Land

20 Avon Road, Pymble, NSW 2073



Contaminated Land

20 Avon Road, Pymble, NSW 2073

List of NSW contaminated sites notified to EPA

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

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
1111	Caltex Service Station	1089 Pacific Highway	Pymble	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	198m	North
1113	Shell Coles Express Service Station	21 Ryde Road	Pymble	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	648m	South East
1112	Former 3M site	950 Pacific Highway	Pymble	Gasworks	Regulation under CLM Act not required	Current EPA List	Premise Match	708m	South East

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Contaminated Land

20 Avon Road, Pymble, NSW 2073

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
N/A	No records in buffer							

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

Former Gasworks

Former Gasworks within the dataset buffer:

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

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

Contaminated Land

20 Avon Road, Pymble, NSW 2073

EPA Notices

Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

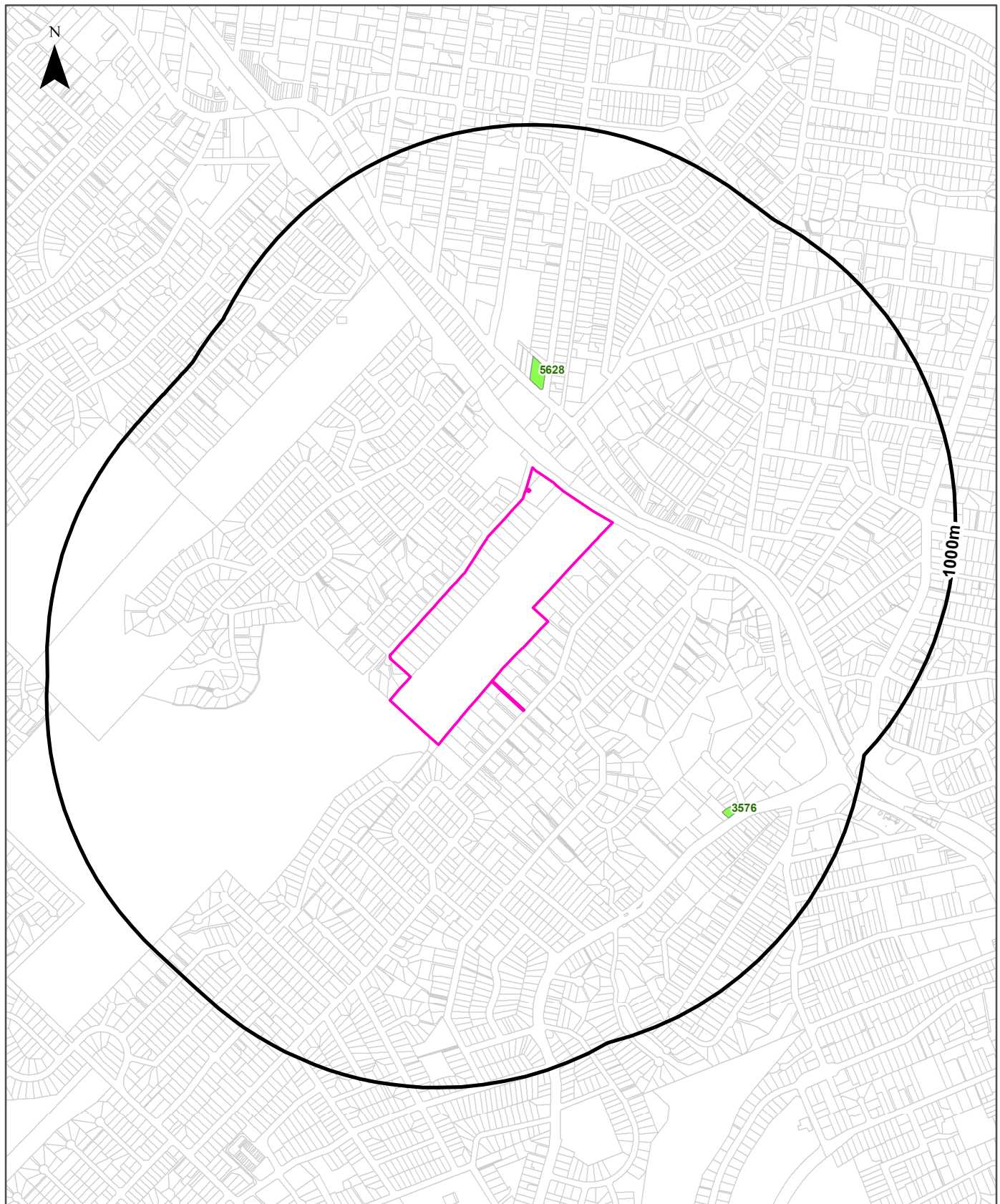
Map ID	Number	Type	Name	Address	Status	Issued Date	Act	Offence	Offence Date	Loc Conf	Dist	Dir
1	3173530755	Penalty Notice	SYDNEY TRAINS	SYDNEY TRAINS, HAYMARKET, NSW 1238	Issued	10/11/2021	Protection of the Environment Operations Act 1997 - 64(1)	Contravene condition of licence - Corporation	31/05/2021	Network of Features	25m	North East

NSW EPA Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

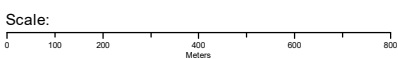
Waste Management & Liquid Fuel Facilities

20 Avon Road, Pymble, NSW 2073



Legend

- Site Boundary
- Waste Management Facilities
- Buffer 1000m
- National Liquid Fuel Facilities
- Property Boundary



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2025

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 March 2025

Waste Management & Liquid Fuel Facilities

20 Avon Road, Pymble, NSW 2073

National Waste Management Facilities Database

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

Map ID	Owner	Name	Address	Management Type	Facility Type	Status	Loc Conf	Dist	Dir
N/A	No records in buffer								

Source: Waste Management Facilities Database
Creative Commons 4.0 © Commonwealth of Australia (Geoscience Australia) 2022

National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
5628	BP	BP PYMBLE	CORNER PACIFIC HIGHWAY AND BANNOCKBURN ROAD	PYMBLE	PETROL STATION	OPERATIONAL			Premise Match	230m	North
3576	COLES EXPRESS	COLES EXPRESS PYMBLE	21 RYDE ROAD	PYMBLE	PETROL STATION	Operational		25/07/2011	Premise Match	648m	South East

National Liquid Fuel Facilities Data Source: Geoscience Australia
Creative Commons 4.0 © Commonwealth of Australia

PFAS Investigation & Management Programs

20 Avon Road, Pymble, NSW 2073

EPA PFAS Investigation Program

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

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

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

Defence PFAS Investigation Program

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

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

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

Defence PFAS Management Program

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

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

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

Airservices Australia National PFAS Management Program

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

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites and Unexploded Ordnance

20 Avon Road, Pymble, NSW 2073

Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

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

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

Defence 3 Year Regional Contamination Investigation Program (RCIP)

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

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

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

National Unexploded Ordnance (UXO)

Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

EPA Other Sites with Contamination Issues

20 Avon Road, Pymble, NSW 2073

EPA Other Sites with Contamination Issues

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

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

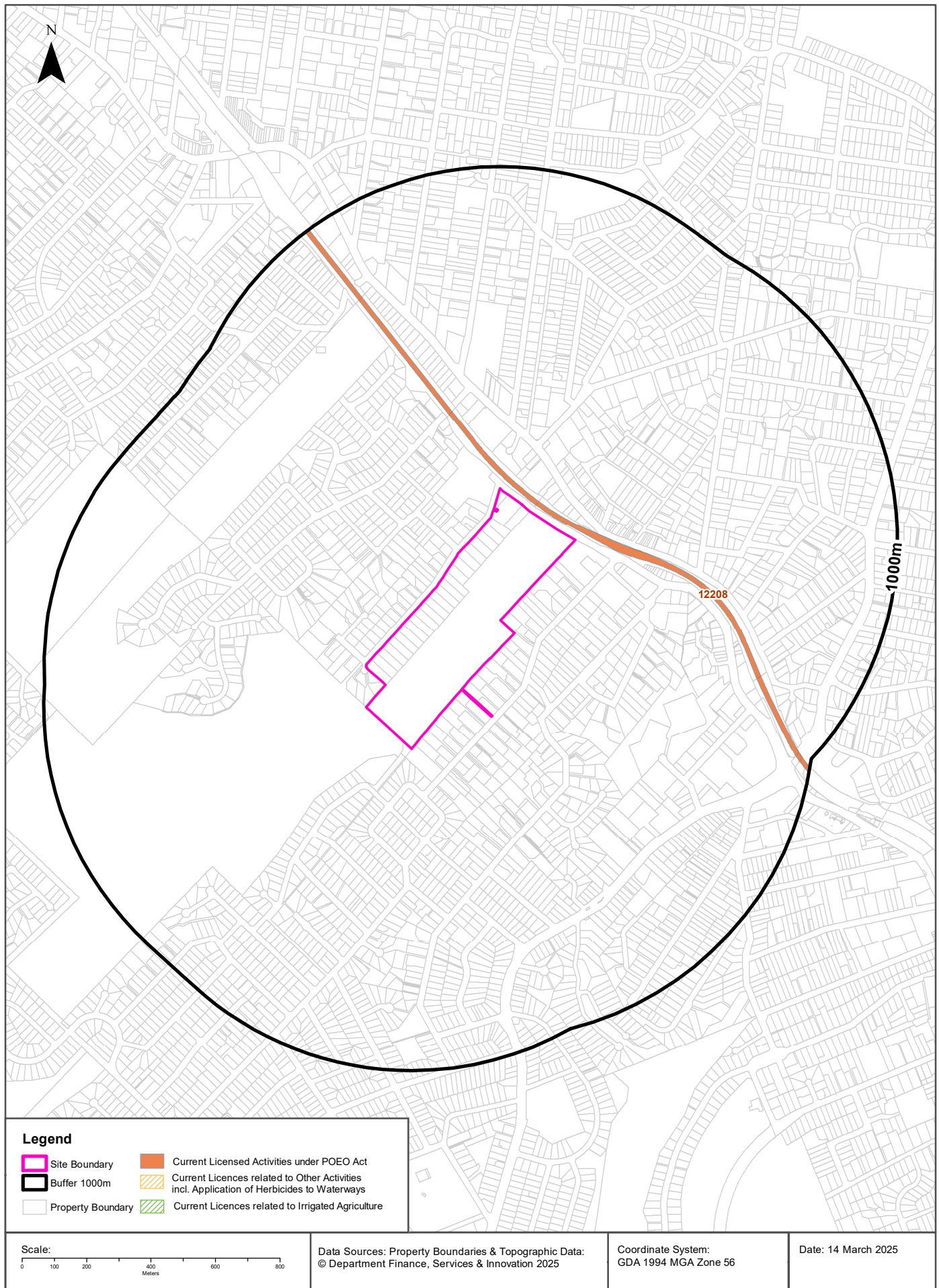
Sites within the dataset buffer:

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

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

Current EPA Licensed Activities

20 Avon Road, Pymble, NSW 2073



EPA Activities

20 Avon Road, Pymble, NSW 2073

Licensed Activities under the POEO Act 1997

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

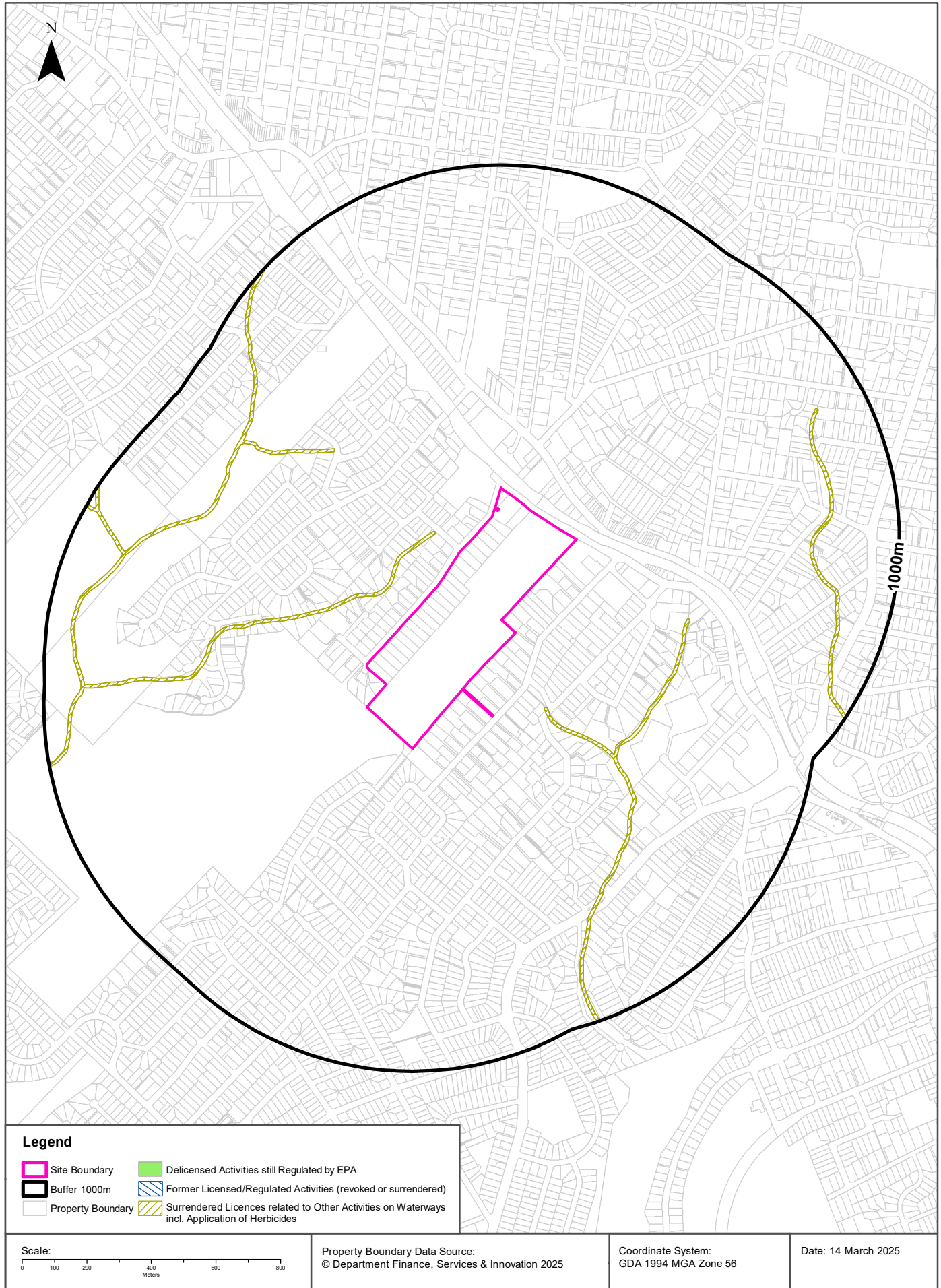
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
12208	SYDNEY TRAINS		SYDNEY TRAINS, HAYMARKET, NSW 1238		Railway systems activities	Network of Features	25m	North East

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

20 Avon Road, Pymble, NSW 2073



EPA Activities

20 Avon Road, Pymble, NSW 2073

Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

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

Delicensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

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

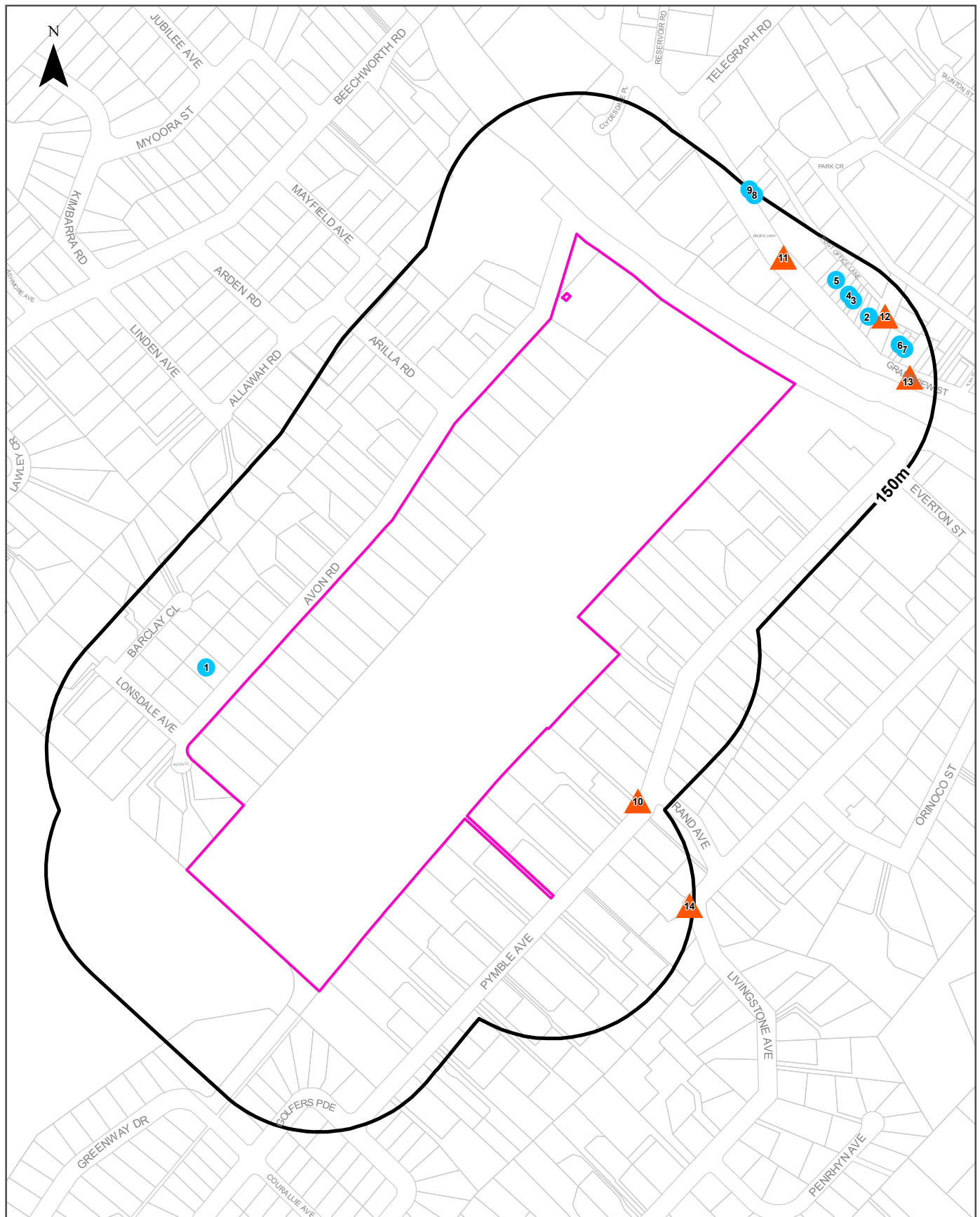
Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	95m	West
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	95m	West
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	95m	West

Former Licensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Historical Business Directories

20 Avon Road, Pymble, NSW 2073



Legend <ul style="list-style-type: none"> Site Boundary Buffer 150m Property Boundary ● Business directory records mapped to a specific premise ■ Business directory records mapped to a road intersection ▲ Business directory records mapped to a road corridor Business directory records mapped to a general area 		Scale: 	Coordinate System: GDA 1994 MGA Zone 56 Date: 14 March 2025
Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018			

Historical Business Directories

20 Avon Road, Pymble, NSW 2073

Business Directory Records 1950-1991 Premise or Road Intersection Matches

Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	ENGINEERS-CONSULTING (E550)	Ryan, L. F., 63 Avon Rd., Pymble	297850	1970	Premise Match	19m	West
2	DENTISTS.	Jones, D., 2 Post Office St., Pymble. 2073	22797	1986	Premise Match	90m	North East
	TROPHY MFRS. &/OR SUPPLIERS.	Kerrs Sporting Jewellers, 6 Post Office St., Pymble. 2073	95877	1986	Premise Match	90m	North East
	DENTISTS.	Wade, J., 2 Post Office St., Pymble. 2073	23492	1986	Premise Match	90m	North East
	DENTISTS. (D1800)	Jones, D., 2 Post Office St., Pymble. 2073.	20400	1982	Premise Match	90m	North East
	HOBBY &/OR HANDICRAFT SUPPLIES. (H4250)	Pats Pocket, 6 Post Office St., Pymble. 2073.	40183	1982	Premise Match	90m	North East
	DENTISTS. (D1800)	Wade, J., 2 Post Office St., Pymble. 2073.	20975	1982	Premise Match	90m	North East
	DENTISTS.	Jones. D. W., 2 Post Office St., Pymble. 2073	18192	1978	Premise Match	90m	North East
	HOBBY &/OR HANDICRAFT SUPPLIES.	Pymble Handcrafts Centre. 6 Post Office St., Pymble. 2073	35662	1978	Premise Match	90m	North East
	AQUARIUMS & SUPPLIES.	Pymble Pest Centre, 8a Post Office St., Pymble. 2073	2820	1978	Premise Match	90m	North East
	DENTISTS.	Jones. D. W., Post Office St., Pymble. 2073	21073	1975	Premise Match	90m	North East
	HOBBY &/OR HANDICRAFT SUPPLIES.	Pymble Handcrafts Centre. Post Office St., Pymble. 2073	42144	1975	Premise Match	90m	North East
	DENTISTS (D140)	Jones, W. Dallas., Post Office St. Pymble 2073	288721	1970	Premise Match	90m	North East
	WATCHMAKERS - REPAIRS TO THE TRADE.	Thomas, R., 8 Post Office St., Pymble	373244	1970	Premise Match	90m	North East
	Manufacturers' Agents	Garsco Pty. Ltd., Rear 987 Pacific Highway., Pymble	109512	1965	Premise Match	90m	North East
	Hobby/Handcrafts Supplies	North Shore Hobby Centre, 10 (rear 987 Pacific Hghwy.), Pymble	100334	1965	Premise Match	90m	North East
	Animal & Bird Food Supplies	Pymble Pet Supplies., 10 Post Office St., Pymble	46327	1965	Premise Match	90m	North East
	Jewellers/Watchmakers - Retail	Thomas, Ralph (Watchmaker), 987 Pacific Highway., Pymble	106251	1965	Premise Match	90m	North East
	DENTISTS	Arnold, J. J., Rear 987 Pacific Highway., Pymble	295654	1961	Premise Match	90m	North East
	DENTISTS	Jones, W. Dallas, Rear 987 Pacific Highway., Pymble	296083	1961	Premise Match	90m	North East
	DENTISTS	Noble, Ian S., Rear 987 Pacific Highway., Pymble	296278	1961	Premise Match	90m	North East
	DRY CLEANERS, PRESSERS / DYERS	Piccadilly Dry Cleaners., 989 Pacific Highway., Pymble	299220	1961	Premise Match	90m	North East
3	PAPER MILL AGENTS.	Watson, George & Associates (Australia) Pty. Ltd., 999A Pacific H'way., Pymble. 2073	72173	1986	Premise Match	91m	North East
4	SPORTS GOODS W/SALERS.	K. & H. Wholesale Sports., 1003 Pacific H'way., Pymble. 2073	79172	1975	Premise Match	93m	North East
	BUILDERS & CONTRACTORS (B800)	Carlinghouse Pty. Ltd., 1001a Pacific Hghwy., Pymble	270004	1970	Premise Match	93m	North East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
4	BUILDERS & CONTRACTORS (B800)	Marquette & Co., 1001a Pacific Hghwy., Pymble	270253	1970	Premise Match	93m	North East
	WINE/SPIRIT MERCHANTS-WHOLESALE	Pierre Scamps Co. Pty. Ltd., 1003 Pacific Highway., Pymble	374711	1970	Premise Match	93m	North East
	Hardware Dealers &/or Iron Mongers	Elphinston & Sons, 1001-1003 Pacific Hghwy., Pymble	99421	1965	Premise Match	93m	North East
	Paint, Varnish, Oils/Colour Merchants	Elphinston N. Pty. Ltd, 1001-1003 Pacific Highway, Pymble	130823	1965	Premise Match	93m	North East
	Publishers	Goodwill Distributors Pty, Ltd. (Wavelon Publications Pty. Ltd.), 1003 Pacific Highway., Pymble	137237	1965	Premise Match	93m	North East
	Interior Decorators	Highlights by Del Agnew., 1003 Pacific Hghwy., Pymble	105167	1965	Premise Match	93m	North East
	Wine/Spirit Merchants - Wholesale	Pierre Scamps Co. Pty. Ltd., 1003 Pacific Highway., Pymble	157456	1965	Premise Match	93m	North East
	FUEL MERCHANTS-COAL/COKE, WOOD	Elphinston, N., 1001 Pacific Highway, Pymble	316537	1961	Premise Match	93m	North East
	HARDWARE DEALERS/IRONMONGERS	Elphinston, N., 1001 Pacific Highway. PYMBIE	323465	1961	Premise Match	93m	North East
	GARDEN SUPPLIES-RETAIL	Elphinstone, N., 1003 Pacific Highway., Pymble	318500	1961	Premise Match	93m	North East
	FUEL MERCHANTS-COAL, COKE & WOOD	Elphinston, N., 1001 Pacific Hghwy., Pymble	51704	1950	Premise Match	93m	North East
5	DENTISTS.	Hui, K. P., 1015 Pacific H'way., Pymble. 2073	22772	1986	Premise Match	99m	North East
	DENTISTS. (D1800)	Hul, K. P., 1015 Pacific H'way., Pymble. 2073.	20379	1982	Premise Match	99m	North East
6	DRY CLEANERS & PRESSERS.	Mark Mayne, 105 Grandview St., Pymble. 2073	25425	1986	Premise Match	103m	North East
	DRY CLEANERS & PRESSERS.(D8500)	Mark Mayne, 105 Grandview St., Pymble. 2073.	23958	1982	Premise Match	103m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Mayne, Mark, 105 Grandview St., Pymble. 2073	24218	1975	Premise Match	103m	North East
7	CHEMISTS-PHARMACEUTICAL	Forster, W. V., 103 Grandview St., Pymble. 2073	15287	1975	Premise Match	107m	North East
8	INTERIOR DECORATORS.	Mr. Smith Furniture, 1047 Pacific H'way., Pymble. 2073	49180	1986	Premise Match	144m	North East
	INTERIOR DECORATORS. (I5050)	Mr. Smith Furniture, 1047 Pacific H'way., Pymble. 2073.	43018	1982	Premise Match	144m	North East
	INTERIOR DECORATORS.	Lo Certo Furniture Studio Pty. Ltd., 1047 Pacific Hway., Pymble. 2073	38351	1978	Premise Match	144m	North East
9	Kitchen Units Mfrs &/or Dist's &/or Installers	Kitchens By Barns, 1049 Pacific H'way Pymble. 2073	50222	1991	Premise Match	149m	North East
	Tile Floor &/or Wall Mfrs &/or Imps &/or Merchants	Tile Centre, 1055 Pacific H'way Pymble 2073	64254	1991	Premise Match	149m	North East
	VETERINARY SURGEONS. (V2000)	Dixon, R.T., 1051 Pacific H'way, Pymble. 2073.	83466	1982	Premise Match	149m	North East
	VETERINARY SURGEONS. (V2000)	Furieux, R. W., 1051 Pacific H'way., Pymble. 2073.	83474	1982	Premise Match	149m	North East
	VETERINARY SURGEONS. (V2000)	Smith, J. S., 1051 Pacific H'way., Pymble. 2073	83537	1982	Premise Match	149m	North East
	INTERIOR DECORATORS.	Co Certo., 1049 Pacific H'way., Pymble. 2073	45290	1975	Premise Match	149m	North East
	DOG/CAT BOARDING KENNELS(D440)	Turner, R. S., 1051 Pacific Highway., Pymble	290037	1970	Premise Match	149m	North East
	VETERINARY SURGEONS (V150)	Turner, R.S, 1051 Pacific Highway., Pymble	372776	1970	Premise Match	149m	North East
	Veterinary Surgeons	Turner, R. S, 1051 Pacific Hghwy, Pymble	155552	1965	Premise Match	149m	North East
	VETERINARY SURGEONS	Turner, R. S., 1051 Pacific Highway., Pymble	261137	1961	Premise Match	149m	North East
	VETERINARY SURGEONS & HOSPITALS	Turner and Charterls, 1051 Pacific Highway., Pymble	111998	1950	Premise Match	149m	North East

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Business Directory Records 1950-1991 Road or Area Matches

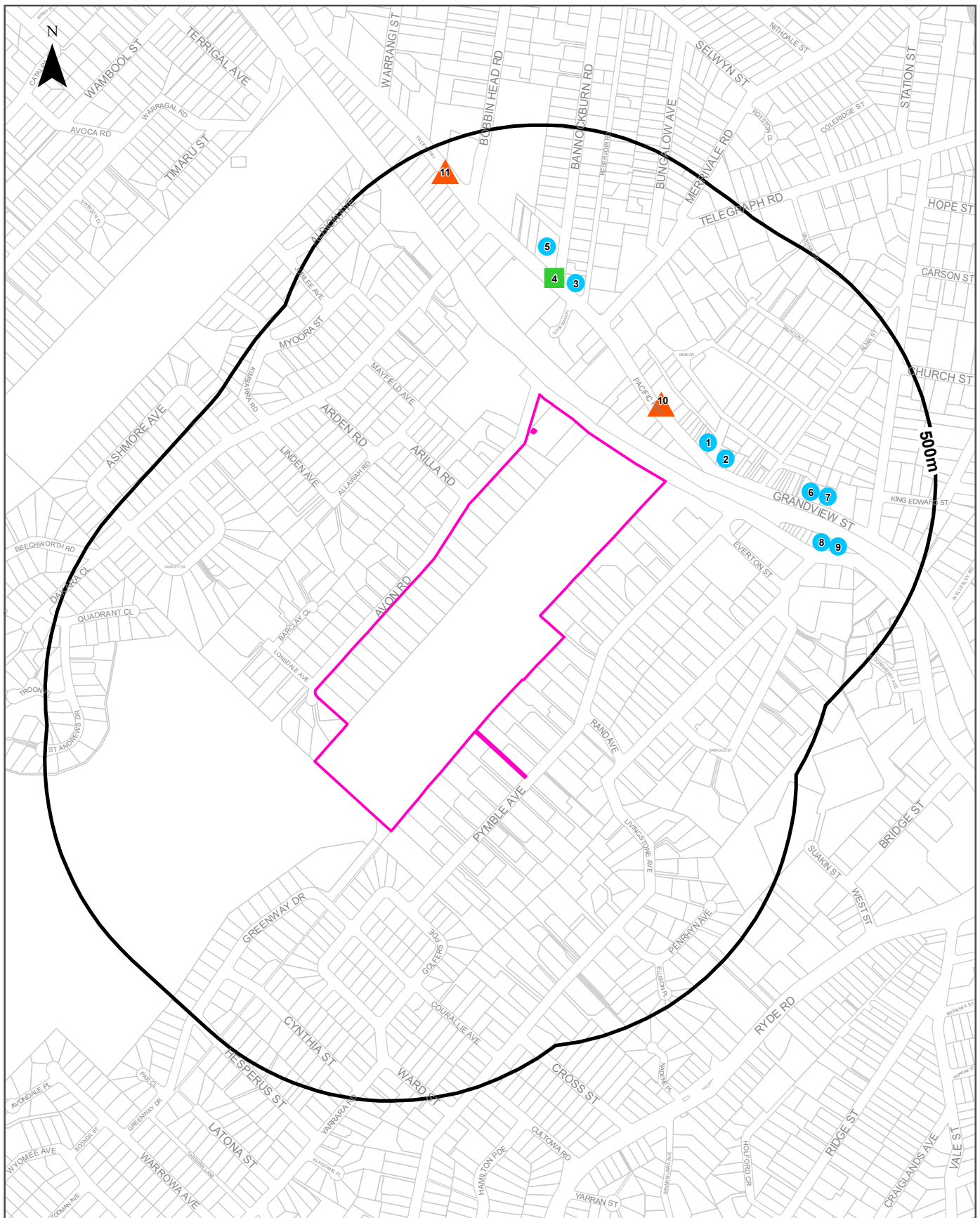
Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found,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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
10	DENTISTS	Arnold, J. J., "Greycliffe", Pymble Ave., Pymble	31659	1950	Road Match	0m
11	VIDEO RECORDER &/OR CASSETTE SALES &/OR HIRE &/OR SERVICE.	Electronic Enterprises, 851 Pacific H'way. Pymble. 2073	97543	1986	Road Match	65m
	MOTOR SERVICE STATIONS-PETROL,OIL, Etc.	Ku-ring-gai Service Station., Pacific Hghwy., PYMBLE	341263	1970	Road Match	65m
	NURSERYMEN (N190)	Powell, T. R. Pty. Ltd., Pacific Highway., Pymble	344565	1970	Road Match	65m
	GARDEN SUPPLIES-RETAIL (G060)	Powell, T. R., Pty. Ltd., Pacific Hghwy., Pymble	310340	1970	Road Match	65m
	GRAVEL, SAND/SOIL SUPPLIES (G570)	Powell, T.R. Pty. Ltd., Pacific Highway., Pymble	311964	1970	Road Match	65m
	MOTOR GARAGES & ENGINEERS(M6S6)	Pymble Hill Service Station., Pacific Highway., PYMBLE	338457	1970	Road Match	65m
	Motor Garages & Engineers	Pymble Hill Service Station, Pacific Highway. Pymble	123246	1965	Road Match	65m
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Pymble Hire Service, 1114 Pacific Hghwy., PYMBLE	350986	1961	Road Match	65m
	BATTERY SERVICE STATIONS	Newmans Service Station, Pacific Highway., Pymble	6625	1950	Road Match	65m
	MOTOR ACCESSORIES-DEALER	Newmans Service Station, Pacific Highway., Pymble	81714	1950	Road Match	65m
	MOTOR ELECTRICIANS	Newmans Service Station, Pacific Highway., Pymble	83169	1950	Road Match	65m
	MOTOR GARAGES &/OR ENGINEERS	Newmans Service Station, Pacific Highway., Pymble	84129	1950	Road Match	65m
	MOTOR SERVICE STATIONS-PETROL, Etc.	Newmans Service Station, Pacific Highway., Pymble	86234	1950	Road Match	65m
	MOTOR STEERING SPECIALISTS	Newmans Service Station, Pacific Highway., Pymble	86860	1950	Road Match	65m
	MOTOR-BRAKE SERVICES	Newmans Service Station, Pacific Highway., Pymble	87276	1950	Road Match	65m
	MOTOR SERVICE STATIONS-PETROL, Etc.	Pymble Hire Service., 1114 Pacific Hghwy., Pymble	86308	1950	Road Match	65m
	RIDING SCHOOLS	Walker-Butler Riding School, 1105 Pacific Highway., Pymble	99546	1950	Road Match	65m
SADDLERS	Walker-Butler Riding School, 1105 Pacific Highway., Pymble	100101	1950	Road Match	65m	
12	AQUARIUMS & SUPPLIES	Pymble Aquarium, Post Office St., Pymble. 2073.	2693	1975	Road Match	91m
13	PICTURE THEATRE EQUIPMENT &/OR SUPPLIES.	Essex Framing Co., Grandview St., Pymble. 2073	67169	1975	Road Match	97m
	FAN & BLOWER MANUFACTURERS &/OR DISTRIBUTORS (F040)	Kinsman, George E. & Co. Pty. Ltd., Grandview St., Pymble	302037	1970	Road Match	97m
14	NURSERYMEN	Bodys Pymble Nursery, Livingstone Rd., Pymble	89014	1950	Road Match	138m
	NURSERYMEN	Reynolds, P., Livingstone Ave., Pymble	89264	1950	Road Match	138m

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Dry Cleaners, Motor Garages & Service Stations

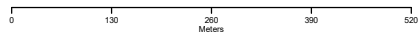
20 Avon Road, Pymble, NSW 2073



Legend

- Site Boundary
- Buffer 500m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- ▲ Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale:



Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 March 2025

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

Historical Business Directories

20 Avon Road, Pymble, NSW 2073

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
1	DRY CLEANERS, PRESSERS/DYERS.	Piccadilly Dry Cleaners., 989 Pacific Hghwy., Pymble	24869	1962	Premise Match	90m	North East
	DRY CLEANERS, PRESSERS / DYERS	Piccadilly Dry Cleaners., 989 Pacific Highway., Pymble	299220	1961	Premise Match	90m	North East
	DRY CLEANERS, PRESSERS/DYERS	Piccadilly Dry Cleaners., 989 Pacific Hghwy., Pymble	13215	1959	Premise Match	90m	North East
2	DRY CLEANERS & PRESSERS.	Mark Mayne, 105 Grandview St., Pymble. 2073	53197	1988	Premise Match	103m	North East
	DRY CLEANERS & PRESSERS.	Mark Mayne, 105 Grandview St., Pymble. 2073	25425	1986	Premise Match	103m	North East
	DRY CLEANERS & PRESSERS.	Mark Mayne, 105 Grandview St., Pymble. 2073	34647	1985	Premise Match	103m	North East
	DRY CLEANERS & PRESSERS.	Mark Mayne, 105 Grandview St., Pymble. 2073	22094	1984	Premise Match	103m	North East
	DRY CLEANERS & PRESSERS.	Mark Mayne., 105 Grandview St., Pymble 2073	8690	1983	Premise Match	103m	North East
	DRY CLEANERS & PRESSERS.(D8500)	Mark Mayne, 105 Grandview St., Pymble. 2073.	23958	1982	Premise Match	103m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Mayne Mark., 105 Grandview St., Pymble 2073	23693	1976	Premise Match	103m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Mayne, Mark, 105 Grandview St., Pymble. 2073	24218	1975	Premise Match	103m	North East
3	MOTOR GARAGES &/OR ENGINEERS.	Wenborn Engineering & Service Station., 1085 Pacific Hghwy., Pymble	62558	1971	Premise Match	198m	North
	MOTOR GARAGES & ENGINEERS(M6S6)	Wenborn Engineering & Service Station., 1085 Pacific Highway., PYMBLE	338856	1970	Premise Match	198m	North
	MOTOR GARAGES & ENGINEERS.	Wenborn Engineering & Service Station., 1085 Pacific Hghwy Pymble	46995	1969	Premise Match	198m	North
	MOTOR GARAGES & ENGINEERS	Wenborn Engineering & Service Station., 1085 Pacific Hghwy., Pymble	26386	1968	Premise Match	198m	North
	MOTOR GARAGES & ENGINEERS.	Wenborn Engineering & Service Station., 1085 Pacific Hghwy., Pymble	10878	1967	Premise Match	198m	North
	MOTOR GARAGES & ENGINEERS.	Wenborn Engineering & Service Station., 1085 Pacific Hghwy., Pymble	60611	1966	Premise Match	198m	North
	Motor Garages & Engineers	Wenborn Engineering & Service Station, 1085 Pacific Highway. Pymble	123248	1965	Premise Match	198m	North
	MOTOR GARAGES & ENGINEERS	Wenborn Engineering & Service Station., 1085 Pacific Hghwy., Pymble	48532	1964	Premise Match	198m	North
	MOTOR GARAGES & ENGINEERS.	Wenborn Engineering & Service Station., 1085 Pacific Hghwy., Pymble	33271	1962	Premise Match	198m	North
	MOTOR GARAGES & ENGINEERS	Wenborn Engineering & Service Station, 1085 Pacific Hghwy., PYMBLE	348422	1961	Premise Match	198m	North
	MOTOR GARAGES & ENGINEERS.	Wenborn Engineering & Service Station., 1085 Pacific Hghwy., Pymble	19842	1959	Premise Match	198m	North
	MOTOR GARAGE/ENGINEERS.	Wenborn Engineering & Service Station., 1085 Pacific Hghwy., Pymble	9271	1958	Premise Match	198m	North

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
3	MOTOR GARAGES &/OR ENGINEERS.	Wenborn Engineering & Service Station., 1085 Pacific Hghwy., Pymble	61680	1956	Premise Match	198m	North
	MOTOR GARAGES &/OR ENGINEERS.	Wenborn Engineering & Service Station., 1085 Pacific Hghwy., Pymble	54303	1954	Premise Match	198m	North
	MOTOR GARAGES &/OR ENGINEERS.	Wenborn Engineering & Service Station., 1085 Pacific Hghwy., Pymble	43922	1953	Premise Match	198m	North
	MOTOR GARAGES &/OR ENGINEERS.	Wenborn Engineering & Service Station., 1085 Pacific Hghwy., Pymble	32408	1952	Premise Match	198m	North
	MOTOR GARAGES &/OR ENGINEERS	Wenborn Engineering and Service Station, 1085 Pacific Highway., Pymble	84542	1950	Premise Match	198m	North
	MOTOR SERVICE STATIONS-PETROL, Etc.	Wenborn Engineering Co. and Service Station., 1085 Pacific Hghwy., Pymble	86513	1950	Premise Match	198m	North
	MOTOR GARAGES &/OR ENGINEERS.	Wenborn Engineering And Service Station., 1085 Pacific Hghwy., Pymble	23015	1948-49	Premise Match	198m	North
	MOTOR SERVICE STATIONS-PETROL, ETC.	Wenborn Engineering Co. and Service Station., 1085 Pacific Hghwy., Pymble	26870	1948-49	Premise Match	198m	North
4	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Service Bay Lubritorium., Cnr Pacific Hghwy & Bannockburn Rd., Pymble	38590	1962	Road Intersection	218m	North
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Service Bay Lubritorium, Cnr. Pacific Hghwy. & Bannockburn Rd., Pymble	351070	1961	Road Intersection	218m	North
	MOTOR SERVICE STATIONS-PETROL., OIL, ETC.	Service Bay Lubritorium., Cnr Pacific Hghwy. & Bannockburn Rd., Pymble	24484	1959	Road Intersection	218m	North
	MOTOR SERVICE STATIONS-PETROL, ETC.	Service Bay Lubritorium., Cnr Pacific Hghwy & Bannockburn Rd., Pymble	9814	1958	Road Intersection	218m	North
5	MOTOR GARAGES & SERVICE STATIONS.	BP Bannockburn Service Station, 1119 Pacific Hwy., Pymble. 2073	18602	1993	Premise Match	230m	North
	MOTOR GARAGES & SERVICE STATIONS.	Pymble Hill Service Station, 1117 Pacific Hwy., Pymble. 2073	19244	1993	Premise Match	230m	North
	Motor Garages & Service Stations	BP Bannockburn Service Station, 1119 Pacific H'way, Pymble 2073	97678	1991	Premise Match	230m	North
	Motor Garages & Service Stations	Pymble Hill Service Station, 1117 Pacific H'way., Pymble 2073	53788	1991	Premise Match	230m	North
	MOTOR GARAGES & SERVICE STATIONS.	BP Bannockburn Service Station, 1119 Pacific Hghwy, Pymble. 2073	6018	1990	Premise Match	230m	North
	MOTOR GARAGES & SERVICE STATIONS.	Pymble Hill Service Station, 1117 Pacific Hghwy, Pymble. 2073	12009	1990	Premise Match	230m	North
	MOTOR GARAGE & SERVICE STATIONS.	BP Bannockburn Service Station, 1119 Pacific Hghwy, Pymble. 2073	64524	1989	Premise Match	230m	North
	MOTOR GARAGE & SERVICE STATIONS.	Pymble Hill Service Station, 1117 Pacific Hghwy, Pymble. 2073	5429	1989	Premise Match	230m	North
	MOTOR GARAGES & SERVICE STATIONS.	BP Bannockburn Service Station, 1119 Pacific Hghwy., Pymble. 2073	53634	1988	Premise Match	230m	North
	MOTOR GARAGES & SERVICE STATIONS.	Pymble Hill Service Station, 1117 Pacific Hghwy, Pymble. 2073	59813	1988	Premise Match	230m	North
	MOTOR GARAGES & SERVICE STATIONS.	BP Bannockburn Service Station, 1119 Pacific H'way., Pymble. 2073	64093	1986	Premise Match	230m	North
	MOTOR GARAGES & SERVICE STATIONS.	Pymble Hill Service Station, 1117 Pacific H'way., Pymble. 2073	65296	1986	Premise Match	230m	North
	MOTOR GARAGES & SERVICE STATIONS.	BP Bannockburn Service Station, 1119 Pacific Hghwy, Pymble. 2073	39105	1985	Premise Match	230m	North
	MOTOR GARAGES & SERVICE STATIONS.	Pymble Hill Service Station, 1117 Pacific Hghwy, Pymble. 2073	45406	1985	Premise Match	230m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Bannockburn Service Station, 1119 Pacific Hghwy, Pymble. 2073	27710	1984	Premise Match	230m	North
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Pymble Hill Service Station, 1117 Pacific Hghwy, Pymble. 2073	33976	1984	Premise Match	230m	North	

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
5	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Bannockburn Service Station., 1119 Pacific H'way., Pymble 2073	9072	1983	Premise Match	230m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Pymble Hill Service Station., 1117 Pacific H'way., Pymble 2073	21429	1983	Premise Match	230m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	BP Bannockburn Service Station, 1119 Pacific H'way., Pymble. 2073.	56166	1982	Premise Match	230m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Pymble Hill Service Station, 1117 Pacific H'way., Pymble. 2073.	57417	1982	Premise Match	230m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Bannockburn Service Station., 1119 Pacific H'way Pymble. 2073	63840	1981	Premise Match	230m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Pymble Hill Service Station., 1117 Pacific H'way., Pymble 2073	3962	1981	Premise Match	230m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Bannockburn Service Station., 1119 Pacific H'way., Pymble. 2073	51334	1980	Premise Match	230m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Pymble Hill Service Station., 1117 Pacific H'way., Pymble. 2073	58696	1980	Premise Match	230m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Bannockburn Service Station., 1119 Pacific Highway., Pymble. 2073.	40950	1979	Premise Match	230m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Pymble Hill Service Station., 1117 Pacific Highway., Pymble. 2073.	46194	1979	Premise Match	230m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Bannockburn Service Station, 1119 Pacific H'way, Pymble. 2073	49497	1978	Premise Match	230m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Pymble Hill Service Station, 1117 Pacific H'way, Pymble. 2073	50697	1978	Premise Match	230m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Bannockburn Service Station., 1119 Pacific H'way., Pymble 2073	25216	1976	Premise Match	230m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Pymble Hill Service Station., 1117 Pacific H'way., Pymble 2073	34766	1976	Premise Match	230m	North
	MOTOR GARAGES &/OR ENGINEERS.	BP Bannockburn Service Station., 1119 Pacific H'way., Pymble. 2073	58515	1975	Premise Match	230m	North
	MOTOR GARAGES &/OR ENGINEERS.	Pymble Hill Service Station., 1117 Pacific H'way., Pymble. 2073	59423	1975	Premise Match	230m	North
	MOTOR GARAGES &/OR ENGINEERS.	BP Bannockburn Service Station., 1117 Pacific Hghwy., Pymble 2073	12892	1972	Premise Match	230m	North
	MOTOR GARAGES &/OR ENGINEERS.	Pymble Hill Service Station., 1111 Pacific Hghwy., Pymble 2073	12896	1972	Premise Match	230m	North
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Bannockburn Service Station, Cnr. Pacific Hghwy. & Bannockburn Rd., Pymble	65591	1971	Premise Match	230m	North
	MOTOR SERVICE STATIONS-PETROL,OIL,Etc.	Bannockburn Service Station., Cnr. Pacific Hghwy & Bannockburn Rd., PYMBLE	340818	1970	Premise Match	230m	North
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Bannockburn Service Station., Cnr Pacific Hghwy & Bannockburn Rd., Pymble	50648	1969	Premise Match	230m	North

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
5	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Bannockburn Service Station., Cnr Pacific Hghwy & Bannockburn Rd., Pymble	36735	1968	Premise Match	230m	North
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Bannockburn Service Station., Cnr Pacific Hghwy & Bannockburn Rd., Pymble	16139	1967	Premise Match	230m	North
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Bannockburn Service Station., Cnr Pacific Highway & Bannockburn Rd Pymble	1714	1966	Premise Match	230m	North
	Motor Service Stations - Petrol, Oil, Etc.	Bannockburn Service Station., Cnr. Pacific Hghwy. & Bannockturn Rd., Putney	126069	1965	Premise Match	230m	North
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Bannockburn Service Station., Cnr. Pacific Hghwy. & Bannockburn Rd., Pymble	52325	1964	Premise Match	230m	North
6	MOTOR GARAGES & SERVICE STATIONS.	Grandview Auto Port, 55 Grandview St., Pymble. 2073	11659	1990	Premise Match	245m	East
	MOTOR GARAGE & SERVICE STATIONS.	Grandview Auto Port, 55 Grandview St., Pymble. 2073	65141	1989	Premise Match	245m	East
	MOTOR GARAGES & SERVICE STATIONS.	Grandview Auto Port, 55 Grandview St., Pymble. 2073	59380	1988	Premise Match	245m	East
	MOTOR GARAGES & SERVICE STATIONS.	Grandview Auto Port, 55 Grandview St., Pymble. 2073	64810	1986	Premise Match	245m	East
	MOTOR GARAGES & SERVICE STATIONS.	Grandview Auto Port, 55 Grandview St., Pymble. 2073	44906	1985	Premise Match	245m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Grandview Auto Port, 55 Grandview St., Pymble. 2073	28409	1984	Premise Match	245m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Grandview Auto Port., 55 Grandview St., Pymble. 2073	14832	1983	Premise Match	245m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Grandview Auto Port, 55 Grandview St., Pymble. 2073.	56896	1982	Premise Match	245m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Grandview Auto Port., 55 Grandview St., Pymble 2073	3456	1981	Premise Match	245m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Grandview Auto Port., 55 Grandview St., Pymble. 2073	58187	1980	Premise Match	245m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Grandview Auto Port., 55 Grandview St., Pymble. 2073.	41649	1979	Premise Match	245m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Grandview Auto Port, 55 Grandview St., Pymble. 2073	50189	1978	Premise Match	245m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Grandview Auto Port., 55 Grandview St., Pymble 2073	30187	1976	Premise Match	245m	East
	MOTOR SERVICE STATIONS - PETROL, OIL	Grandview Auto Port., 55 Grandview St., Pymble. 2073	61806	1975	Premise Match	245m	East
7	DRY CLEANERS, PRESSERS & DYERS.	Tesoriero B., 53 Grandview St Pymble	36384	1953	Premise Match	288m	East
	DRY CLEANERS, PRESSERS & DYERS.	Tesoriero B., 53 Grandview St Pymble	27314	1952	Premise Match	288m	East
8	DRY CLEANERS, PRESSERS/ DYERS.	Parkinson, M. E. Dry Cleaners., 953 Pacific Highway., Pymble	43120	1964	Premise Match	299m	East
	DRY CLEANERS, PRESSERS/DYERS.	Parkinson Drycleaners., 953 Pacific Hghwy., Pymble	24865	1962	Premise Match	299m	East
9	MOTOR GARAGES & ENGINEERS(M6S6)	Snowdens Motors Pty. Ltd., 939 Pacific Highway., PYMBLE	338624	1970	Premise Match	320m	East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
9	MOTOR GARAGES & ENGINEERS.	Snowdens Motors Pty. Ltd., 939 Pacific Hghwy Pymble	46994	1969	Premise Match	320m	East
	MOTOR GARAGES & ENGINEERS	Snowdens Motors Pty. Ltd., 939 Pacific Hghwy., Pymble	26385	1968	Premise Match	320m	East
	MOTOR GARAGES & ENGINEERS.	Snowdens Motors Pty. Ltd., 939 Pacific Hghwy., Pymble	10877	1967	Premise Match	320m	East
	MOTOR GARAGES & ENGINEERS.	Snowdens Motors Pty. Ltd., 939 Pacific Hghwy., Pymble	60610	1966	Premise Match	320m	East
	Motor Garages & Engineers	Snowdens Motors Pty. Ltd., 939 Pacific Highway., Pymble	123247	1965	Premise Match	320m	East
	MOTOR GARAGES & ENGINEERS	Snowdens Motors Pty. Ltd., 939 Pacific Hghwy., Pymble	48531	1964	Premise Match	320m	East
	MOTOR GARAGES & ENGINEERS.	Snowdens Motors Pty. Ltd., 939 Pacific Hghwy., Pymble	33270	1962	Premise Match	320m	East
	MOTOR GARAGES & ENGINEERS	Snowdens Motors Pty. Ltd., 939 Pacific Hghwy., PYMBLE	348158	1961	Premise Match	320m	East
	MOTOR GARAGES & ENGINEERS.	Snowden's Service Station., 939 Pacific Hghwy., Pymble	19841	1959	Premise Match	320m	East
	MOTOR GARAGE/ENGINEERS.	Snowden's Service Station., 939 Pacific Hghwy., Pymble	4985	1958	Premise Match	320m	East
	MOTOR GARAGES &/OR ENGINEERS.	Snowden's Service Station., 939 Pacific Hghwy., Pymble	61509	1956	Premise Match	320m	East
	MOTOR GARAGES &/OR ENGINEERS.	Snowden's Service Station., 939 Pacific Hghwy., Pymble	54124	1954	Premise Match	320m	East
	MOTOR GARAGES &/OR ENGINEERS.	Snowden's Service Station., 939 Pacific Hghwy, Pymble	40700	1953	Premise Match	320m	East
	MOTOR GARAGES &/OR ENGINEERS.	Snowden And Court-Rice., 939 Pacific Hghwy., Pymble	32257	1952	Premise Match	320m	East
	MOTOR GARAGES &/OR ENGINEERS	Snowden and Court-Rice, 939 Pacific Highway., Pymble	84388	1950	Premise Match	320m	East
	MOTOR SERVICE STATIONS-PETROL, Etc.	Snowden and Court-Rice., 937 Pacific Hghwy., Pymble	86403	1950	Premise Match	320m	East
	MOTOR GARAGES &/OR ENGINEERS	Snowden's Service Station, 939 Pacific Highway., Pymble	84389	1950	Premise Match	320m	East
	MOTOR GARAGES &/OR ENGINEERS.	Snowden And Court Rice., 937 Pacific Hghwy., Pymble	22881	1948-49	Premise Match	320m	East
	MOTOR SERVICE STATIONS-PETROL, ETC.	Snowden and Court-Rice., 937 Pacific Hghwy., Pymble	26790	1948-49	Premise Match	320m	East

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Dry Cleaners, Motor Garages & Service Stations 1948-1993 Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

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Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
10	MOTOR GARAGES &/OR ENGINEERS.	Pymble Service Centre., 947 Pacific Hghwy., Pymble	12897	1972	Road Match	65m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Ku-ring-gai Service Station, Pacific Hghwy., Pymble	65593	1971	Road Match	65m
	MOTOR GARAGES &/OR ENGINEERS.	Pymble Hill Service Station., Pacific Hghwy., Pymble	62557	1971	Road Match	65m
	MOTOR SERVICE STATIONS-PETROL,OIL,ETC.	Ku-ring-gai Service Station., Pacific Hghwy., PYMBLE	341263	1970	Road Match	65m
	MOTOR GARAGES & ENGINEERS(M6S6)	Pymble Hill Service Station., Pacific Highway., PYMBLE	338457	1970	Road Match	65m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Ku-ring-gai Service Station., Pacific Hghwy Pymble	50650	1969	Road Match	65m
	MOTOR GARAGES & ENGINEERS.	Pymble Hill Service Station., Pacific Hghwy Pymble	46993	1969	Road Match	65m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Ku-Ring-Gai Service Station., Pacific Hghwy., Pymble	36737	1968	Road Match	65m
	MOTOR GARAGES & ENGINEERS	Pymble Hill Service Station., Pacific Hghwy., Pymble	26384	1968	Road Match	65m
	MOTOR GARAGES & ENGINEERS.	Pymble Hill Service Station., Pacific Hghwy., Pymble	10876	1967	Road Match	65m
	MOTOR GARAGES & ENGINEERS.	Pymble Hill Service Station., Pacific Hghwy., Pymble	60607	1966	Road Match	65m
	MOTOR GARAGES & ENGINEERS.	Pymble Hill Service Station., Pacific Hghwy., Pymble	60609	1966	Road Match	65m
	Motor Garages & Engineers	Pymble Hill Service Station, Pacific Highway. Pymble	123246	1965	Road Match	65m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Pymble Hire Service., 1114 Pacific Hghwy., Pymble	38589	1962	Road Match	65m
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Pymble Hire Service, 1114 Pacific Hghwy., PYMBLE	350986	1961	Road Match	65m
	MOTOR SERVICE STATIONS-PETROL., OIL, ETC.	Pymble Hire Service., 1114 Pacific Hghwy., Pymble	24483	1959	Road Match	65m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Pymble Hire Service., 1114 Pacific Hghwy., Pymble	9761	1958	Road Match	65m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Pymble Hire Service., 1114 Pacific Hghwy Pymble	62116	1956	Road Match	65m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Pymble Hire Service., 1114 Pacific Hghwy., Pymble	54628	1954	Road Match	65m
	MOTOR SERVICE STATIONS—PETROL, ETC.	Pymble Hire Service., 1114 Pacific Hghwy., Pymble	44181	1953	Road Match	65m
	MOTOR GARAGES &/OR ENGINEERS.	Newmans Service Station., Pacific Hghwy., Pymble	31997	1952	Road Match	65m
	MOTOR SERVICE STATIONS—PETROL, ETC.	Pymble Hire Service., 1114 Pacific Hghwy., Pymble	35965	1952	Road Match	65m
	MOTOR GARAGES &/OR ENGINEERS	Newmans Service Station, Pacific Highway., Pymble	84129	1950	Road Match	65m
	MOTOR SERVICE STATIONS-PETROL, Etc.	Newmans Service Station, Pacific Highway., Pymble	86234	1950	Road Match	65m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
10	MOTOR SERVICE STATIONS-PETROL, Etc.	Pymble Hire Service., 1114 Pacific Hghwy., Pymble	86308	1950	Road Match	65m
	MOTOR GARAGES &/OR ENGINEERS.	Newmans Service Station., Pacific Hghwy., Pymble	22669	1948-49	Road Match	65m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Newmans Service Station., Pacific Hghwy., Pymble	26665	1948-49	Road Match	65m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Pymble Hire Service., 1114 Pacific Hghwy., Pymble	26714	1948-49	Road Match	65m
11	MOTOR GARAGES &/OR ENGINEERS.	Esso Servicenter., Pacific H'way., Turrumurra. 2074	58828	1975	Road Match	389m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Turrumurra Garages., Pacific Hghwy., Turrumurra	24625	1959	Road Match	389m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Turrumurra Garages., Pacific Hghwy., Turrumurra	9886	1958	Road Match	389m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Turrumurra Garages., Pacific Hghwy., Turrumurra	85	1956	Road Match	389m

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Aerial Imagery 2024

20 Avon Road, Pymble, NSW 2073



Aerial Imagery 2014

20 Avon Road, Pymble, NSW 2073



Aerial Imagery 2003

20 Avon Road, Pymble, NSW 2073





Aerial Imagery 1994

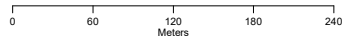
20 Avon Road, Pymble, NSW 2073



Legend

-  Site Boundary
-  Buffer 150m

Scale:



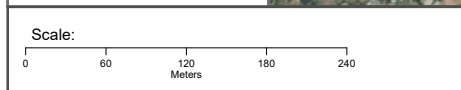
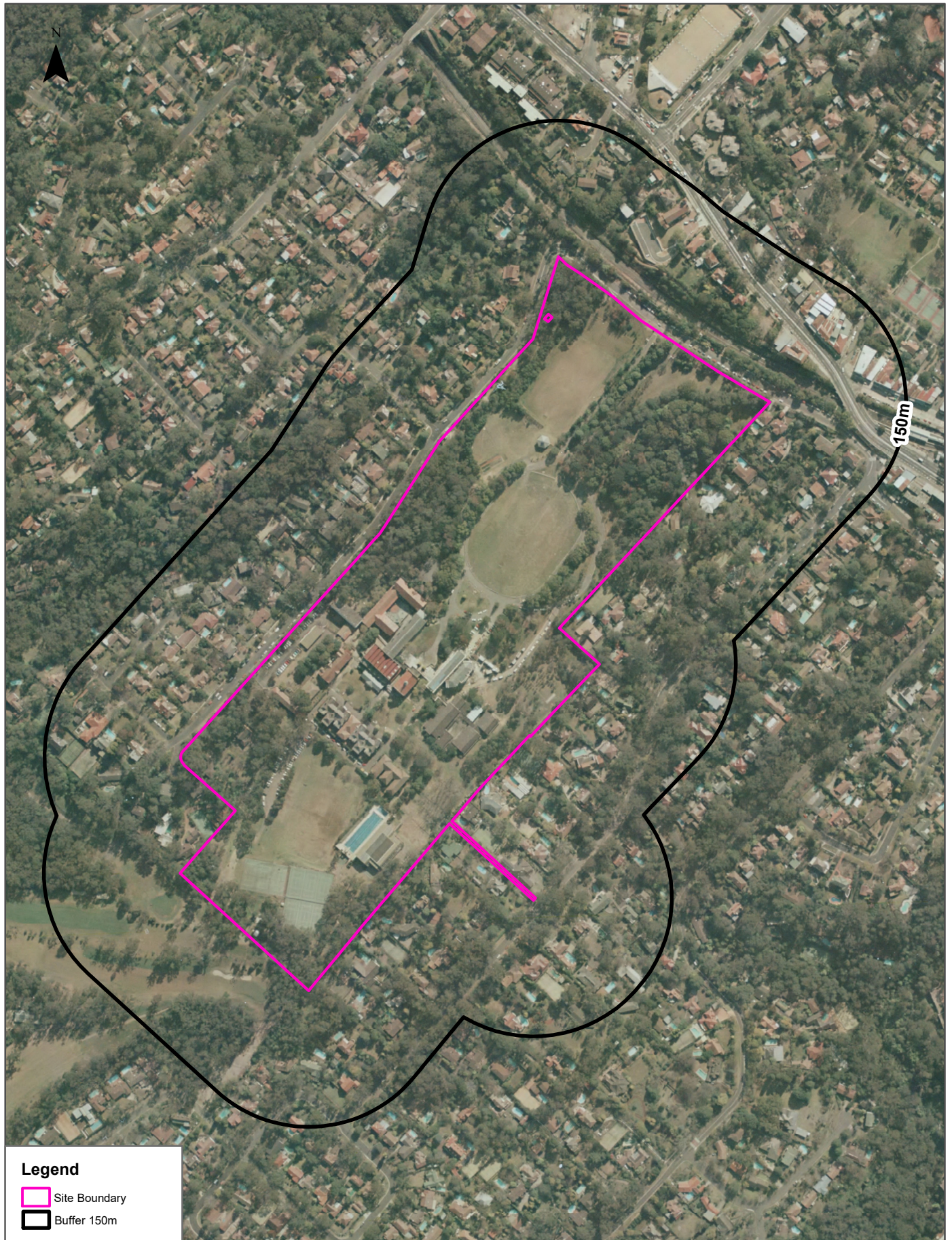
Data Sources: Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 56

Date: 13 March 2025

Aerial Imagery 1991

20 Avon Road, Pymble, NSW 2073



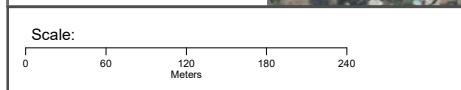
Data Sources: Aerial Imagery:
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Coordinate System:
GDA 1994 MGA Zone 56

Date: 13 March 2025

Aerial Imagery 1986

20 Avon Road, Pymble, NSW 2073



Data Sources: Aerial Imagery:
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Coordinate System:
GDA 1994 MGA Zone 56


Date: 13 March 2025

Aerial Imagery 1982

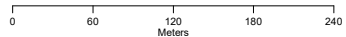
20 Avon Road, Pymble, NSW 2073



Legend

-  Site Boundary
-  Buffer 150m

Scale:



Data Sources: Aerial Imagery:
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Coordinate System:
GDA 1994 MGA Zone 56



Date: 13 March 2025

Aerial Imagery 1978

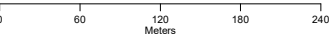
20 Avon Road, Pymble, NSW 2073



Legend

-  Site Boundary
-  Buffer 150m

Scale:



Data Sources: Aerial Imagery:
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Coordinate System:
GDA 1994 MGA Zone 56


Date: 13 March 2025

Aerial Imagery 1970

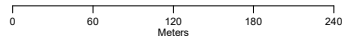
20 Avon Road, Pymble, NSW 2073



Legend

-  Site Boundary
-  Buffer 150m

Scale:



Data Sources: Aerial Imagery:
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Coordinate System:
GDA 1994 MGA Zone 56



Date: 13 March 2025

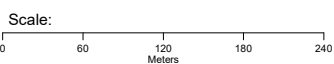
Aerial Imagery 1965

20 Avon Road, Pymble, NSW 2073



Legend

-  Site Boundary
-  Buffer 150m



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Date: 13 March 2025

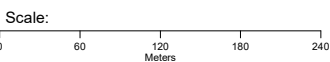
Aerial Imagery 1961

20 Avon Road, Pymble, NSW 2073



Legend

-  Site Boundary
-  Buffer 150m



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Date: 13 March 2025

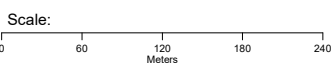
Aerial Imagery 1955, 1956

20 Avon Road, Pymble, NSW 2073



Legend

-  Site Boundary
-  Buffer 150m



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Date: 13 March 2025

Aerial Imagery 1951

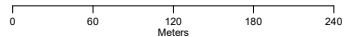
20 Avon Road, Pymble, NSW 2073



Legend

-  Site Boundary
-  Buffer 150m

Scale:



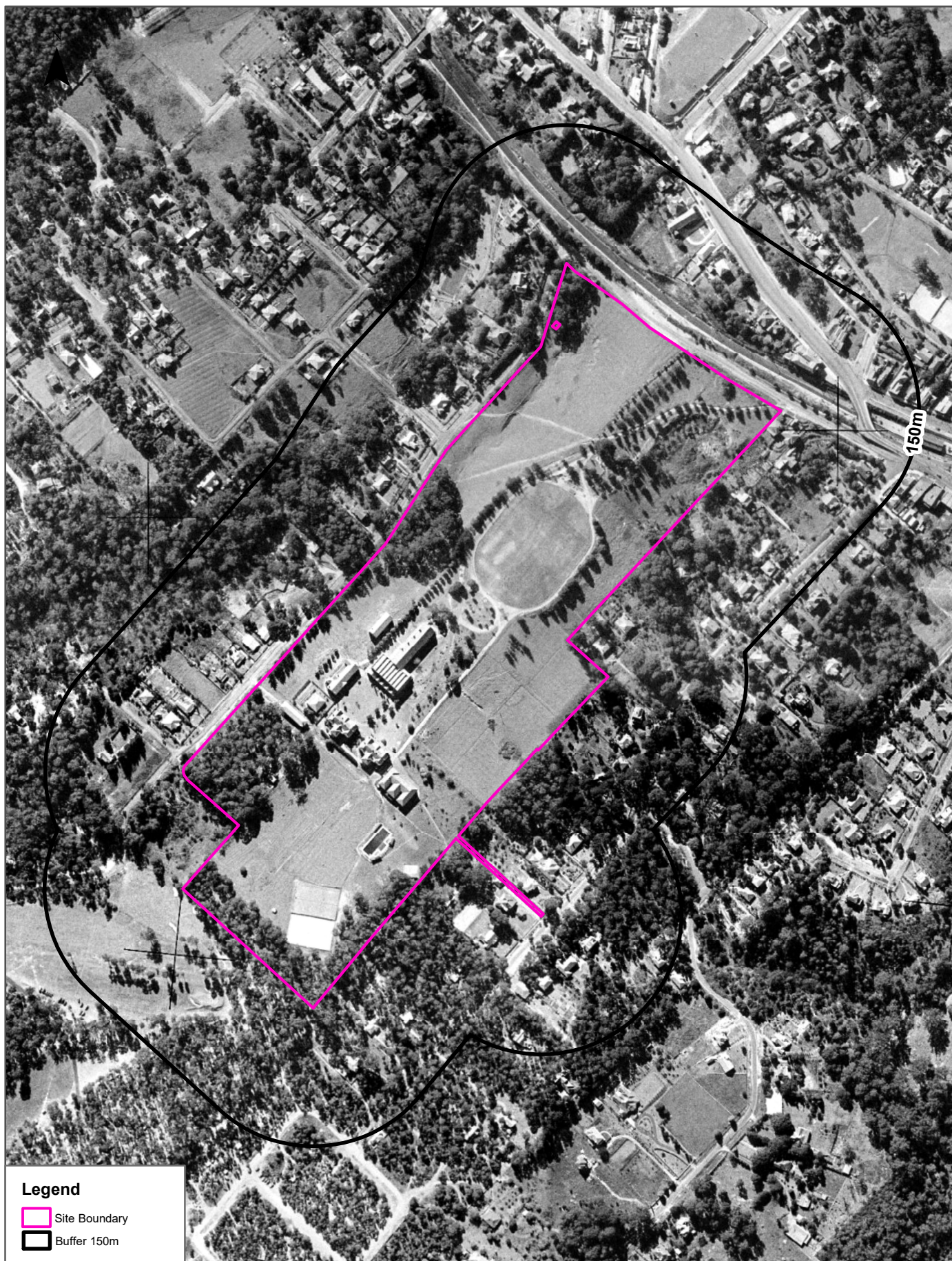
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Coordinate System:
GDA 1994 MGA Zone 56



Date: 13 March 2025

Aerial Imagery 1943

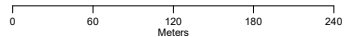
20 Avon Road, Pymble, NSW 2073



Legend

-  Site Boundary
-  Buffer 150m

Scale:



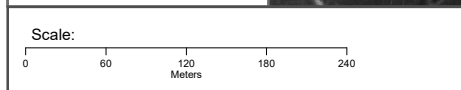
Data Source Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 56

Date: 13 March 2025

Aerial Imagery 1930

20 Avon Road, Pymble, NSW 2073



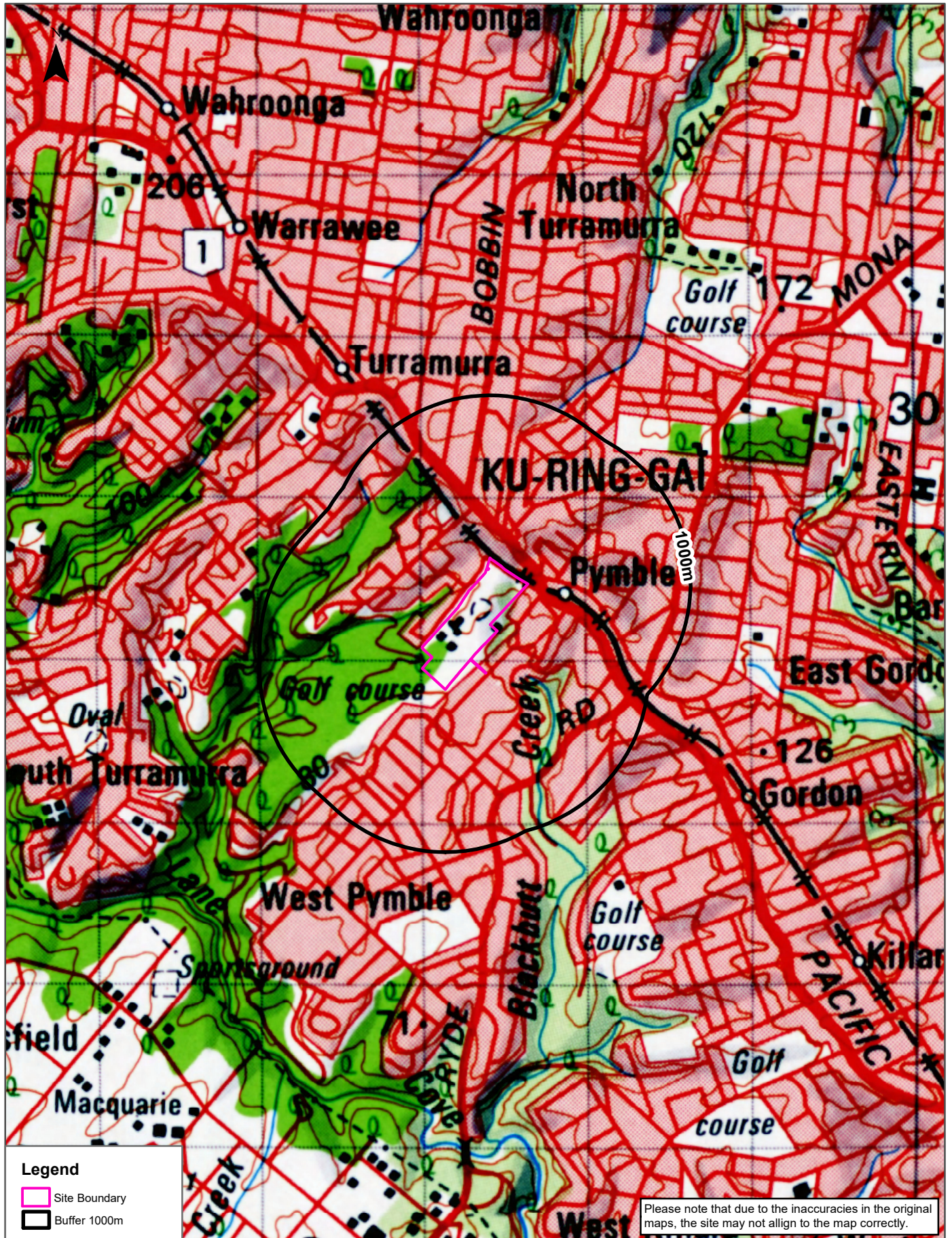
Data Sources: Aerial Imagery:
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Coordinate System:
GDA 1994 MGA Zone 56

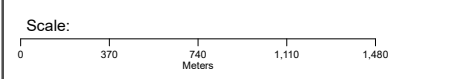
Date: 13 March 2025

Historical Map 1975

20 Avon Road, Pymble, NSW 2073



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



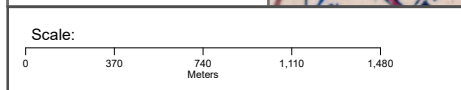
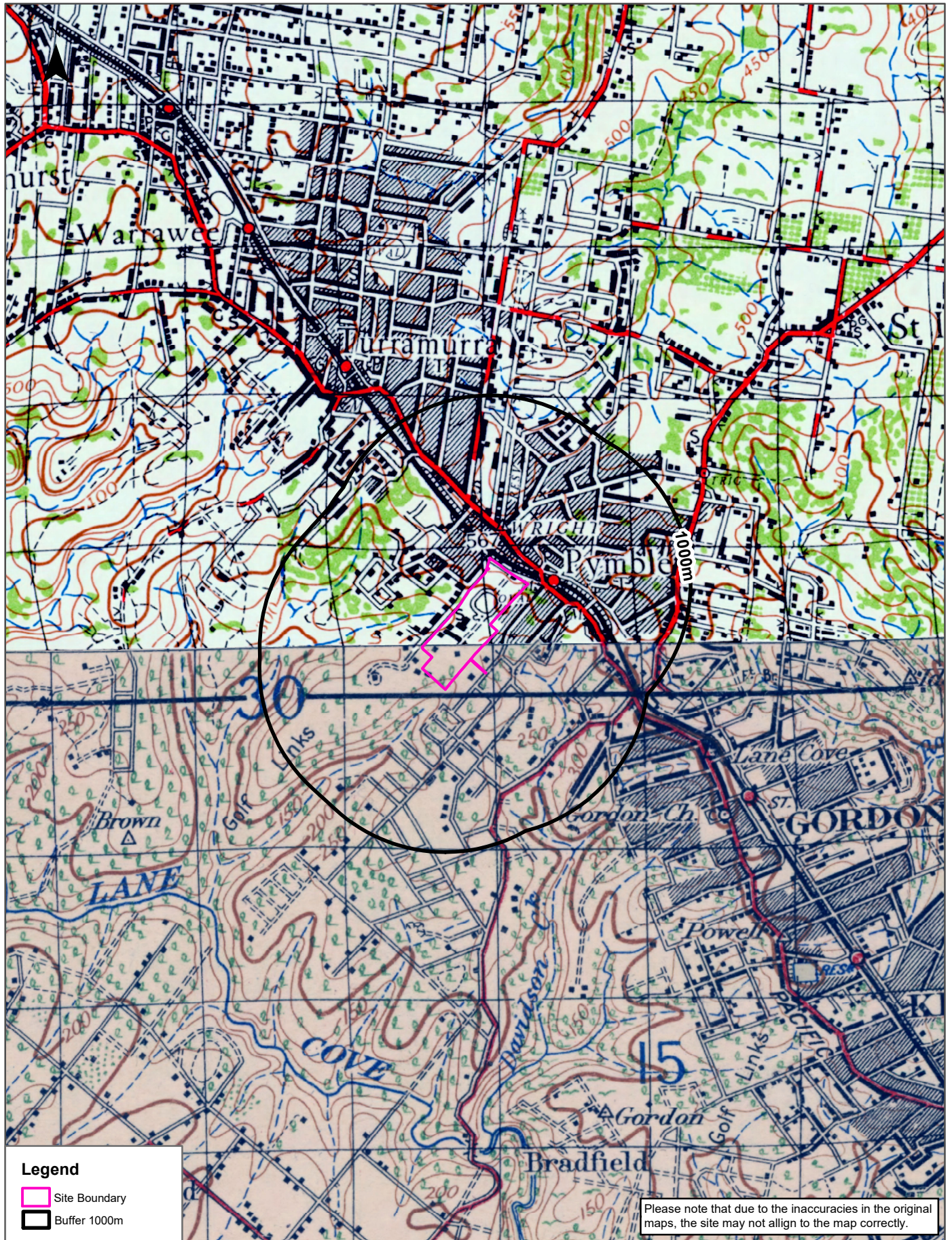
Data Sources: NATMAP 1:100,000
Topographic Maps Geoscience Australia

Coordinate System:
GDA 1994 MGA Zone 56

Date: 13 March 2025

Historical Map 1936 - 1942

20 Avon Road, Pymble, NSW 2073



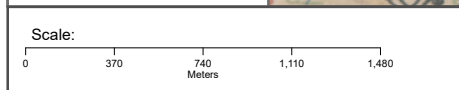
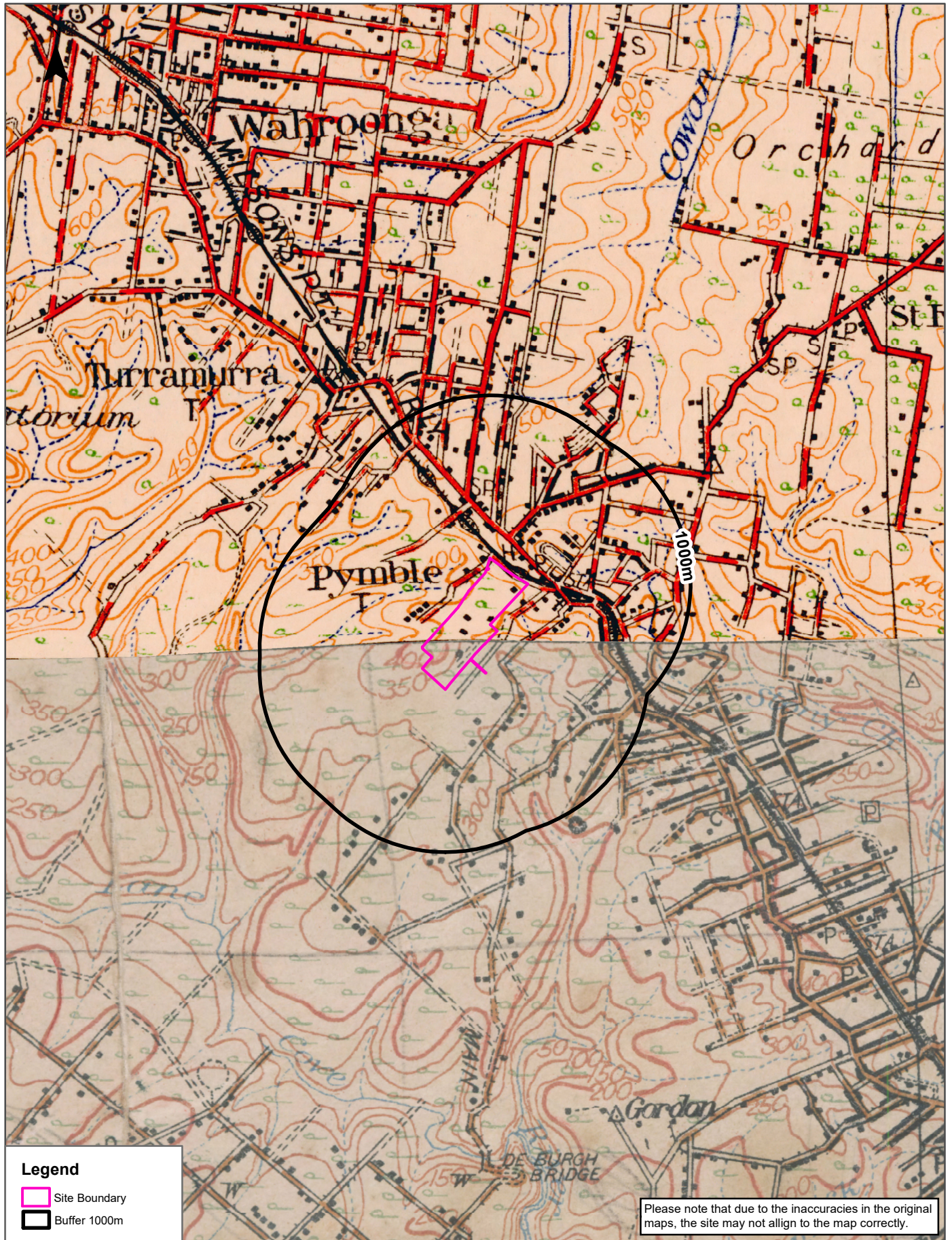
Data Sources: Australia 1:63360
Produced by Australian Section Imperial General Staff

Coordinate System:
GDA 1994 MGA Zone 56

Date: 13 March 2025

Historical Map 1917 - 1920

20 Avon Road, Pymble, NSW 2073



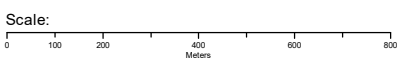
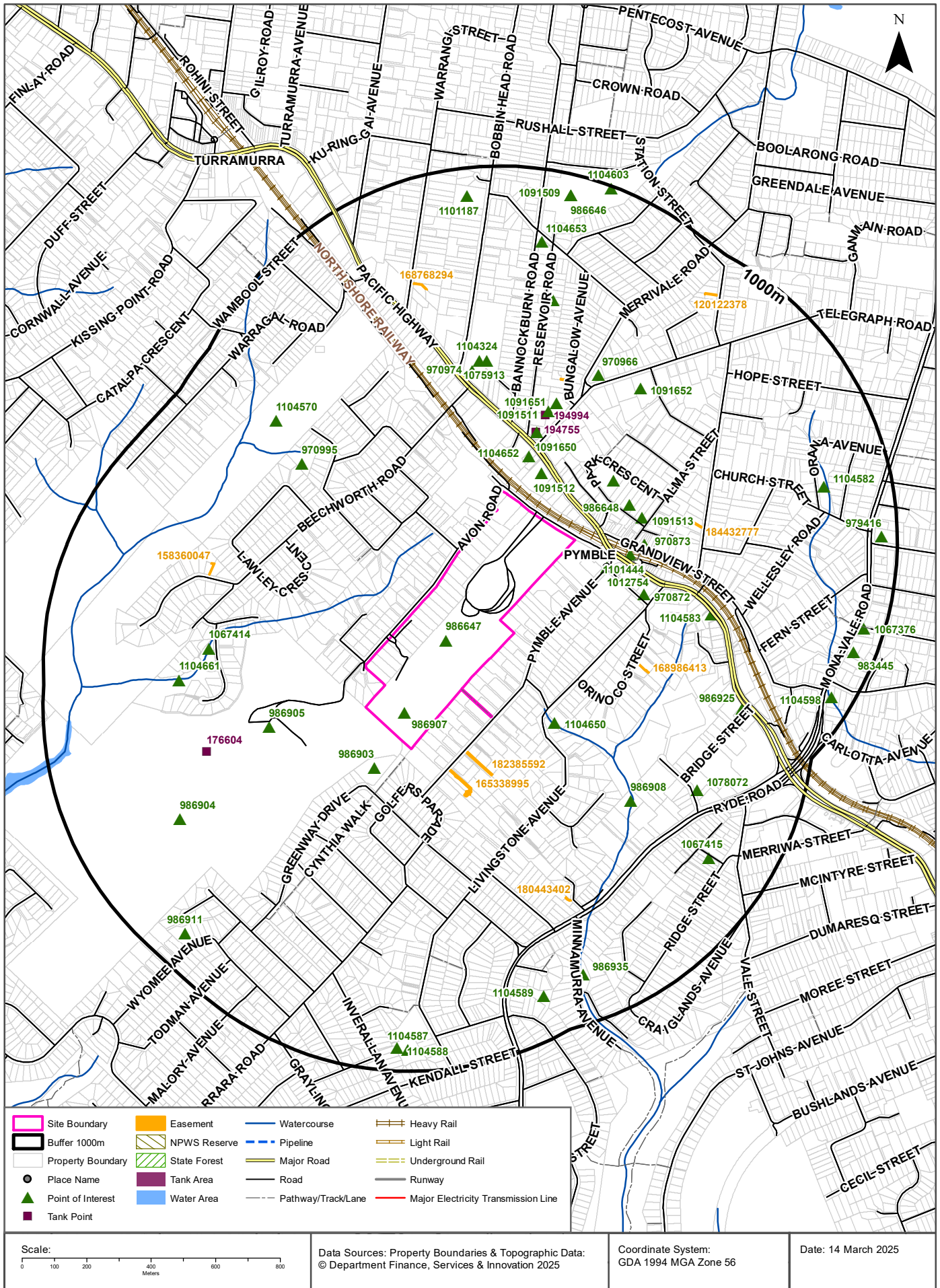
Data Sources: Australia 1:63360
Produced by Australian Section Imperial General Staff

Coordinate System:
GDA 1994 MGA Zone 56

Date: 13 March 2025

Topographic Features

20 Avon Road, Pymble, NSW 2073



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2025

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 March 2025

Topographic Features

20 Avon Road, Pymble, NSW 2073

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
986907	Sports Court	TENNIS COURTS	0m	On-site
986647	Combined Primary-Secondary School	PYMBLE LADIES COLLEGE	0m	On-site
1091512	Community Facility	KU-RING-GAI TOWN HALL	115m	North East
986903	Park	GOLFERS GLEN	120m	South West
1012754	Suburb	PYMBLE	132m	East
1104652	Park	SECRET PARK	134m	North
1101444	Railway Station	PYMBLE RAILWAY STATION	177m	East
1104650	Park	RAND RESERVE	195m	South East
986648	Sports Court	PYMBLE PARK TENNIS COURTS	202m	North East
1091650	Historic Site	PYMBLE RESERVOIR NO1 COVERED WS 0097	208m	North
970873	Post Office	PYMBLE POST OFFICE	216m	East
1091513	Picnic Area	PLAYGROUND	218m	North East
986649	Park	ROBERT PYMBLE PARK	219m	North East
970872	Place Of Worship	UNITING CHURCH	273m	East
1091511	Sports Field	SECRET PARK	283m	North East
986905	Club	AVONDALE GOLF CLUB	305m	South West
1091651	Historic Site	PYMBLE RESERVOIR NO2 COVERED WS 0098	318m	North East
970974	Place Of Worship	CATHOLIC CHURCH	375m	North
1104324	Special School	ST LUCY'S SACRED HEART CATHOLIC PRIMARY CAMPUS	399m	North
1075913	Primary School	SACRED HEART CATHOLIC PRIMARY SCHOOL	401m	North
970966	Place Of Worship	ANGLICAN CHURCH	464m	North East
1104583	Lookout	CRESSWELL O'REILLY LOOKOUT	482m	East
1067414	Park	CORNISH PARK	490m	West
986908	Park	HAMMOND RESERVE	505m	South East
1091652	Historic Site	ERIC PRATTEN HOUSE	507m	North East
970995	Park	Park	557m	North West
1104661	Park	TROON CREEK RESERVE	580m	West
979431	Sports Court	TENNIS COURT	607m	North
986904	Golf Course	AVONDALE GOLF COURSE	672m	South West
1078072	Post Office	PYMBLE POST BUSINESS CENTRE	676m	South East
1104570	Park	SHELDON FOREST	698m	North West
986925	Fire Station	GORDON FIRE STATION	737m	East

Map Id	Feature Type	Label	Distance	Direction
1104653	Park	SELWYN RESERVE	776m	North
1104582	Park	ORANA RESERVE	789m	East
1067415	Park	NAR-RANG PARK	804m	South East
986935	Park	Park	848m	South
1104589	Park	YARRAN STREET RESERVE	870m	South
986911	Park	FROGMORE PARK	895m	South West
1101187	Combined Primary-Secondary School	NORTHSIDE MONTESSORI SCHOOL	912m	North
1104588	Park	KENDALL VILLAGE GREEN	927m	South
983445	Park	BOWES THISTLETHWAYTE PARK	932m	East
1104598	Park	KIRBY PARK	933m	East
1104587	Sports Court	KENDALL STREET TENNIS COURTS	934m	South
986646	Sports Field	BANNOCKBURN OVAL	935m	North
1091509	Athletics Track	Athletics Track	935m	North
1067376	Park	DONALD COMMONS RESERVE	938m	East
979416	Place Of Worship	UNITING CHURCH	951m	East
1104603	Park	NORTH PYMBLE PARK	992m	North

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

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Topographic Features

20 Avon Road, Pymble, NSW 2073

Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

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

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

Tanks (Points)

What are the Tank Points located within the dataset buffer?

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

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
194755	Water	Operational		01/05/2020	207m	North
194994	Water	Operational		01/05/2020	268m	North
176604	Water	Operational		01/01/2009	511m	South West

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

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Major Easements

What Major Easements exist within the dataset buffer?

Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
182385592	Primary	Right of way	6.095m	129m	South
165338995	Primary	Right of way	6m and Variable	136m	South
184432777	Primary	Right of way	4.6	363m	East
151845937	Primary	Right of way	Variable	385m	North East
168986413	Primary	Right of way	Variable	390m	East
158360047	Primary	Right of way	Variable	558m	West
180443402	Primary	Right of way	VAR	605m	South
168768294	Primary	Right of way	Variable	656m	North
120122378	Primary	Undefined		860m	North East

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

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Topographic Features

20 Avon Road, Pymble, NSW 2073

State Forest

What State Forest exist within the dataset buffer?

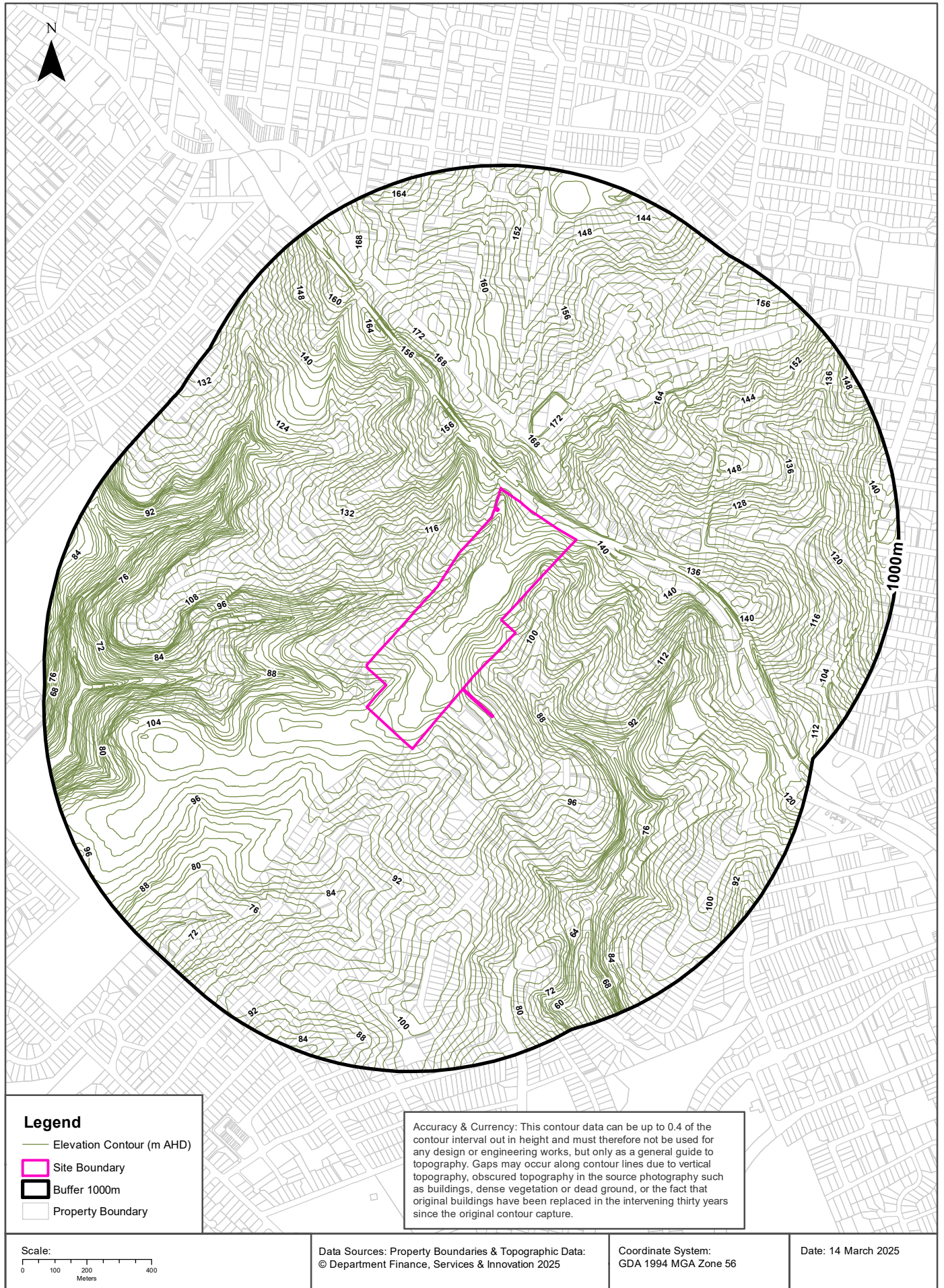
State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

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

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Elevation Contours (m AHD)

20 Avon Road, Pymble, NSW 2073



Hydrogeology & Groundwater

20 Avon Road, Pymble, NSW 2073

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive aquifers of low to moderate productivity	0m	On-site

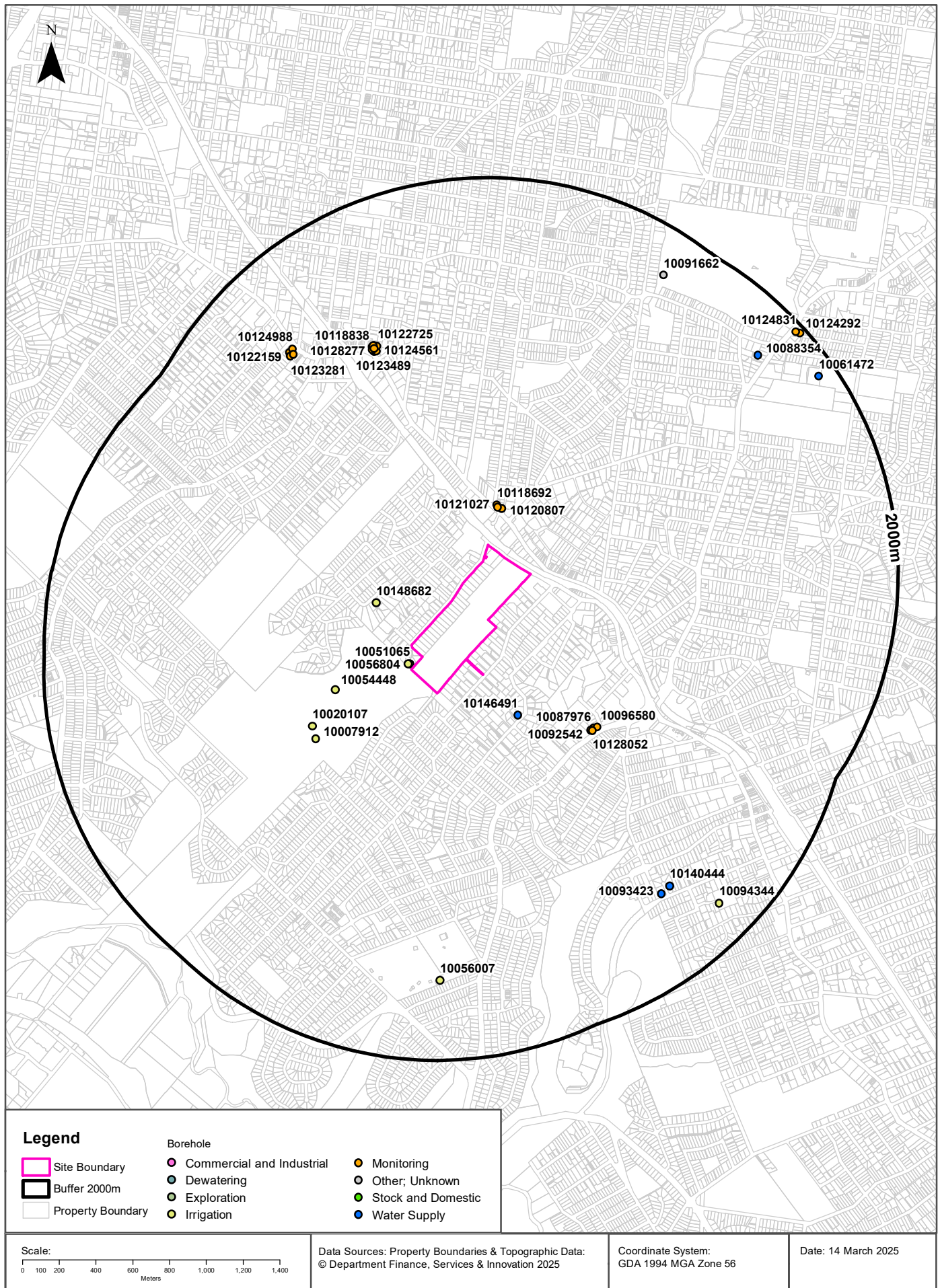
Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)
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Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024

Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024 Data Source : NSW Department of Primary Industries



Hydrogeology & Groundwater

20 Avon Road, Pymble, NSW 2073

Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10051065	GW025567	Irrigation	Unknown	01/07/1965	61.50		AHD				25m	South West
10056804	GW025568	Irrigation	Unknown	01/09/1965	67.00		AHD	Fresh			32m	South West
10120807	GW109512	Monitoring	Unknown	05/07/2005	14.00		AHD				210m	North
10121027	GW109510	Monitoring	Unknown	04/07/2005	13.00		AHD				211m	North
10118692	GW109511	Monitoring	Unknown	04/07/2005	13.00		AHD				223m	North
10146491	GW029666	Water Supply	Functioning	01/09/1966	25.90		AHD		0.710	4.50	293m	South East
10148682	GW026418	Irrigation	Proposed	01/10/1966	19.20		AHD				296m	West
10054448	GW025563	Irrigation	Functioning	01/04/1965	120.00		AHD				427m	South West
10020107	GW026428	Irrigation	Unknown	01/10/1966	18.50		AHD	Fresh			621m	South West
10007912	GW026427	Irrigation	Unknown	01/11/1966	48.70		AHD	Potable			641m	South West
10092542	GW110265	Monitoring	Unknown	22/05/2009	10.00		AHD				659m	South East
10087976	GW110264	Monitoring	Unknown	22/05/2009	10.00		AHD			8.20	670m	South East
10128052	GW110266	Monitoring	Unknown	22/05/2009	10.00		AHD			7.80	670m	South East
10096580	GW110263	Monitoring	Unknown	22/05/2009	10.00		AHD			7.50	684m	South East
10124561	GW113335	Monitoring	Functional	02/08/2006	8.50		AHD				1215m	North
10123489	GW113336	Monitoring	Functional	02/08/2006	9.00		AHD				1218m	North
10124761	GW113333	Monitoring	Functional	02/08/2006	8.50		AHD				1233m	North
10134494	GW113334	Monitoring	Functional	02/08/2006	9.00		AHD				1234m	North
10125874	GW113340	Monitoring	Functional	04/11/2004	15.00		AHD				1239m	North
10125003	GW113339	Monitoring	Functional	05/11/2004	14.00		AHD				1242m	North
10122725	GW113338	Monitoring	Functional	04/11/2004	15.00		AHD				1246m	North
10118838	GW113332	Monitoring	Functional	02/08/2006	8.50		AHD				1248m	North
10128277	GW113337	Monitoring	Functional	04/11/2004	14.00		AHD				1250m	North
10135243	GW114726	Monitoring	Functional	14/01/2011	12.50		AHD				1480m	North West
10123281	GW114727	Monitoring	Functional	15/01/2011	12.50		AHD				1485m	North West
10122159	GW114728	Monitoring	Functional	24/01/2011	10.00		AHD				1503m	North West
10124988	GW114725	Monitoring	Functional	13/01/2011	10.30		AHD				1503m	North West
10140444	GW023699	Water Supply	Unknown	01/12/1965	4.80		AHD				1537m	South East
10093423	GW107984	Water Supply	Unknown	01/01/1980	10.00		AHD				1539m	South East
10056007	GW024597	Irrigation	Unknown	01/11/1966	91.70		AHD	Fresh			1565m	South

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10088354	GW100727	Water Supply	Functioning	06/12/1996	140.00		AHD	1050	0.300	72.00	1719m	North East
10091662	GW071874	Other	Functioning	01/03/1994	46.00	130.00	AHD	440	12.000	3.00	1752m	North East
10094344	GW024606	Irrigation	Unknown	01/09/1966	76.50		AHD				1790m	South East
10061472	GW106428	Water Supply	Functioning	29/09/2007	180.00		AHD	810	0.150	67.00	1902m	North East
10124831	GW110701	Monitoring	Unknown	31/07/2009	7.00		AHD			5.30	1956m	North East
10124292	GW110700	Monitoring	Unknown	31/07/2009	7.00		AHD			5.30	1967m	North East

Borehole Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Hydrogeology & Groundwater

20 Avon Road, Pymble, NSW 2073

Driller's Logs

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

NGIS Bore ID	Drillers Log	Distance	Direction
10051065	0.00m-0.60m Topsoil 0.60m-45.11m Sandstone 45.11m-46.32m Shale Gravel Water Supply 46.32m-54.86m Sandstone Water Supply 54.86m-55.77m Shale Sandy Water Supply 55.77m-61.56m Sandstone	25m	South West
10056804	0.00m-0.30m Topsoil 0.30m-10.97m Sandstone Interlayere 10.97m-38.10m Sandstone 38.10m-41.45m Shale Gravel Water Supply 41.45m-49.68m Sandstone Water Supply 49.68m-59.43m Shale Black Sandstone Interlayere Water Supply 59.43m-67.05m Shale Sandy	32m	South West
10146491	0.00m-1.52m Loam 1.52m-4.57m Sandstone 4.57m-10.66m Water Supply 10.66m-25.90m Sandstone	293m	South East
10148682	0.00m-1.21m Soil 1.21m-2.59m Driller 2.59m-17.37m Sandstone Red 17.37m-19.20m Sandstone White	296m	West
10054448	0.00m-0.30m Soil 0.30m-57.91m Sandstone Grey 57.91m-64.00m Clay Grey Sandy 64.00m-99.06m Sandstone Grey 99.06m-109.72m Clay Sandy 109.72m-111.25m Sandstone 111.25m-120.09m Clay Sandy 111.25m-120.09m Shale Seams	427m	South West
10020107	0.00m-1.21m Soil 1.21m-13.71m Sandstone Red 13.71m-14.47m Clay Sandy Water Supply 14.47m-18.59m Sandstone White	621m	South West
10007912	0.00m-1.52m Soil 1.52m-10.66m Sandstone White 10.66m-10.97m Clay White Sandy Water Supply 10.97m-19.20m Sandstone White 19.20m-20.11m Clay Soft Sandy Water Supply 20.11m-29.87m Shale Light Grey Sandy 29.87m-37.18m Sandstone Grey 37.18m-47.85m Sandstone White 47.85m-48.15m Sand Water Supply 48.15m-48.76m Sandstone White Hard	641m	South West
10092542	0.00m-2.50m FILL, BROWN,SANDY CLAY,CLAYEY SAND WITH GRAVEL 2.50m-3.50m SANDSTONE BROWN,WHITE,YELLOW,BROWN CLAY BANDS 3.50m-10.00m SANDSTONE BROWN AND WHITE,FINE TO MED. GRAINED	659m	South East
10087976	0.00m-2.80m FILL,BROWN TO BLACK,SAND AND CLAY 2.80m-3.20m SANDY CLAY,DARK GREY TO BLACK,FINE TO MED.GRAINED 3.20m-10.00m SANDSTONE, BROWN,GREY AND RED,FINE TO MED GRAINED	670m	South East
10128052	0.00m-1.90m FILL, BROWN SAND,GRAVEL, RUBBLE AND CLAY 1.90m-2.40m SANDY CLAY BROWN,FINE TO MED. GRAINED 2.40m-10.00m SANDSTONE,BROWN,FINE TO MED GRAINED	670m	South East
10096580	0.00m-1.50m FILL, BROWN AND GREY CLAYEY SAND WITH GRAVEL 1.50m-2.50m SANDY CLAY, BROWN,FINE TO MEDIUM 2.50m-10.00m SANDSTONE BROWN,VERY WEATHERED	684m	South East
10135243	0.00m-0.01m CONCRETE 0.01m-0.02m SANDSTONE 0.02m-2.00m SANDY CLAY,DARK BROWN 2.00m-3.00m SILTY CLAY,STIFF,DRY WHITE RED 3.00m-12.50m SILTY CLAY,STIFF,DRY,LOW PLASTICITY,WHITE RED	1480m	North West
10123281	0.00m-0.10m CONCRETE 0.10m-0.15m GRAVEL WITH SAND BLACK COLOR 0.15m-2.00m SANDY CLAY VERY SOFT,GREENISH BROWN COLOR 2.00m-3.40m SAND FINE GRAINED, YELLOW 3.40m-5.00m CLAY MINOR SHALE BROWN GREY 5.00m-8.00m CLAY FINE GRAINED,MOIST RED WITH MINOR GREY 8.00m-12.50m CLAY,DINE GRAINED SATURATED TO MOIST GREY WITH MINOR RED	1485m	North West

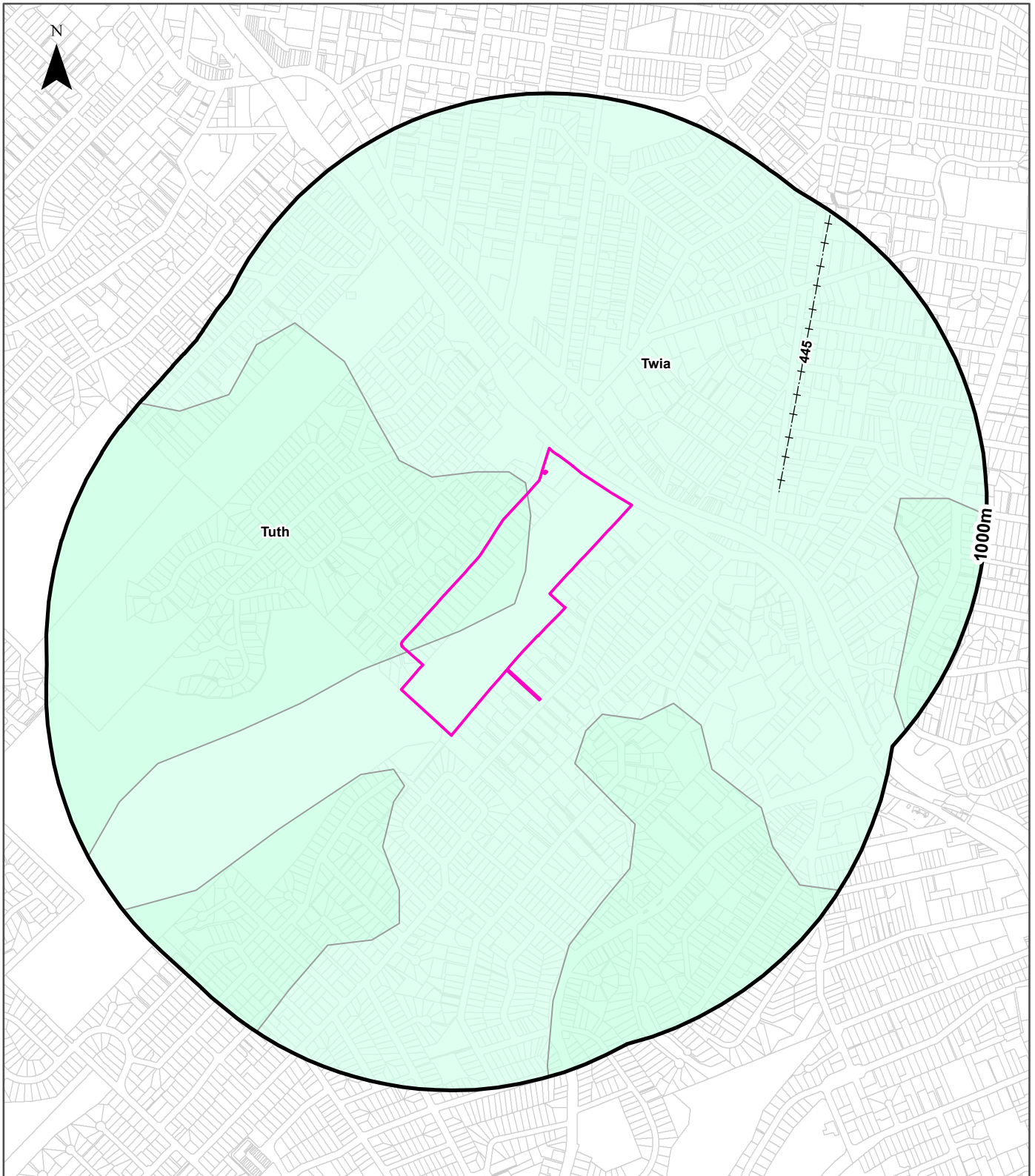
NGIS Bore ID	Drillers Log	Distance	Direction
10122159	0.00m-0.10m CONCRETE 0.10m-0.20m SANDY GRAVEL WITH MINOR CLAY 0.20m-1.80m SANDY CLAY FINE SOFT DRY, YELLOWISH BROWN 1.80m-2.00m SHALE WEATHERED 2.00m-2.50m SAND DRY MEDIUM GREEN REEDISH BROWN 2.50m-3.60m SAND DRY MEDIUM yellow 3.60m-6.20m CLAY VERY STIFF REDDISH BROWN 6.20m-10.00m CLAY VERY STIFF WITH REDDISH BROWN	1503m	North West
10124988	0.00m-0.10m CONCRETE 0.10m-0.20m SAND MEDIUM,COLOR YELLOW 0.20m-1.00m SANDY CLAY FINE GRAINED,STIFF,BLACK BROWN 1.00m-1.50m SAND,FINE GRAINED DRY,PINK 1.50m-2.20m SILTY CLAY,LIMESTONE SOFT MOIST 2.20m-2.40m CLAY VERY STIFF,DRY,RED,YELLOW 2.40m-10.30m SHALE,STIFF,MOIST,RED GREY	1503m	North West
10140444	0.00m-4.57m Clay Sand 4.57m-4.87m Sand Water Supply	1537m	South East
10056007	0.00m-2.13m Soil 2.13m-24.38m Sandstone Water Supply 24.38m-25.90m Shale 25.90m-28.04m Sandstone White 28.04m-29.56m Shale 29.56m-91.74m Sandstone White	1565m	South
10088354	0.00m-0.40m TOPSOIL 0.40m-2.80m DARK RED CLAY 2.80m-15.30m LIGHT GREY CLAY 15.30m-44.10m SHALE, DARK GREY SOME FRACTURED ZONES 44.10m-48.00m SANDSTONE LIGHT GREY F.G. CEMENTED 48.00m-55.00m SANDSTONE LIGHT GREY M.G. CEMENTED 55.00m-57.40m SHALE, DARK GREY 57.40m-59.60m SANDSTONE LIGHT GREY C.G. 59.60m-61.40m SANDSTONE LIGHT GREY QUARTZ MATRIX 61.40m-63.20m SHALE DARK GREY 63.20m-69.50m SANDSTONE, LIGHT GREY MED. GRAIN 69.50m-75.10m SHALE DARK GREY 75.10m-80.00m SANDSTONE LIGHT GREY F.G. CEMENTED 80.00m-82.60m SANDSTONE, LIGHT GREY QUARTZ MATRIX 82.60m-88.80m SANDSTONE, LIGHT GREY F.G. 88.80m-96.00m SHALE DARK GREY 96.00m-113.00m SANDSTONE LIGHT GREY F.G. 113.00m-120.30m SHALE DARK GREY 120.30m-121.10m SANDSTONE LIGHT GREY F.G. CEMENTED 121.10m-123.40m SHALE DARK GREY 123.40m-129.30m SANDSTONE LIGHT GREY F.G. CEMENTED 129.30m-130.60m SANDSTONE, SHALE CROSS-BED 130.60m-133.30m SHALE DARK GREY 133.30m-138.80m SANDSTONE LIGHT GREY F.G. CEMENTED 138.80m-140.00m SANDSTONE,SHALE CROSS-BED	1719m	North East
10091662	0.00m-4.00m clay 4.00m-5.00m sandstone, whted 5.00m-8.00m sandstone, fine 8.00m-9.00m shale 9.00m-12.00m sandstone, med course 12.00m-15.00m sandstone, grey course grain (fractures) 15.00m-20.00m sandstone, grey med fine 20.00m-46.00m sandstone, fine grain	1752m	North East
10094344	0.00m-2.43m Topsoil 0.00m-2.43m Clay Dark Brown 2.43m-2.74m Sandstone Soft 2.43m-2.74m Clay White 2.74m-3.65m Sandstone Soft 3.65m-5.18m Clay White 3.65m-5.18m Sandstone Soft 5.18m-5.79m Sandstone Soft 5.79m-7.31m Clay Grey Sandstone 7.31m-9.75m Clay White 7.31m-9.75m Sandstone Interlayered 9.75m-39.92m Sandstone White Grey 39.92m-49.37m Sandstone White 39.92m-49.37m Shale Traces 49.37m-63.09m Sandstone White Soft 63.09m-66.29m Sandstone White 66.29m-76.50m Sandstone White Bands Ironstone	1790m	South East

NGIS Bore ID	Drillers Log	Distance	Direction
10061472	0.00m-2.40m clay, brown red 2.40m-6.30m sandstone, brown 6.30m-15.00m shale, grey weathered 15.00m-34.60m shale, grey harder 34.60m-40.50m sandstone, grey 40.50m-40.70m clay, white 40.70m-49.00m sandstone, grey 49.00m-49.50m sandstone, fine quartz 49.50m-79.80m sandstone, grey 79.80m-80.20m clay, light grey 80.20m-96.50m sandstone, grey 96.50m-96.60m sandstone, fracture 96.60m-127.00m sandstone, grey 127.00m-127.50m sandstone, fracture quartz 127.50m-180.00m sandstone, grey	1902m	North East
10124831	0.00m-0.70m CONCRETE 0.70m-0.80m FILL 0.80m-3.00m CLAY GREY BROWN HARD 3.00m-5.50m SHALE GREY/ CLAY 5.50m-7.00m SHALE GREY/ WEATHERED	1956m	North East
10124292	0.00m-0.70m CONCRETE 0.70m-0.80m FILL 0.80m-3.00m CLAY GREY BROWN, HARD 3.00m-5.50m SHALE GREY/ CLAY 5.50m-7.00m SHALE WEATHERED / GREY	1967m	North East

Drill Log Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Geology

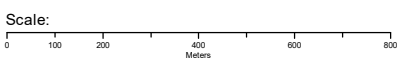
20 Avon Road, Pymble, NSW 2073



Legend

Linear Geological Structures and Boundaries

- | | | | |
|-------------------|---------------------|------------------------------------|--------------------------|
| Site Boundary | Trendline | Marker Bed | Miscellaneous Boundary |
| Report Buffer | Fold Axis | Faulted Boundary | Water/Coastline Boundary |
| Property Boundary | Geological Boundary | Shear Zone or Schist Zone Boundary | State/Territory Border |



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2025

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 March 2025

Geology

20 Avon Road, Pymble, NSW 2073

Geological Units

Geological units within the dataset buffer:

Code	Unit Name	Description	Stratigraphy	Age Range	Dominant Lithology	Dist	Dir
Tuth	Hawkesbury Sandstone	Medium- to coarse-grained quartz sandstone displaying small- to large-scale, high-angle cross-bedding; minor shale and laminite lenses.	/Ungrouped Triassic units//Hawkesbury Sandstone//	Anisian (base) to Anisian (top)	Sandstone	0m	On-site
Twia	Ashfield Shale	Black to light grey shale and laminite.	//Wianamatta Group//Ashfield Shale//	Middle Triassic (base) to Middle Triassic (top)	Shale	0m	On-site

Geology

20 Avon Road, Pymble, NSW 2073

Linear Geological Structures

Fault and shear or schist zone boundaries within the dataset buffer:

Map ID	Boundary Type	Feature Description	Fault Dip Angle	Fault Dip Direction	Dist	Dir
NA	No records in buffer					

Trendlines within the dataset buffer:

Map ID	Feature Description	Observation Method	Structure Name	Dist	Dir
NA	No records in buffer				

Fold axes within the dataset buffer:

Map ID	Feature Description	Observation Method	Structure Name	Dist	Dir
445	Syncline, position accurate	Undefined	Yarramalong Syncline	416m	East

Marker beds within the dataset buffer:

Map ID	Feature Description	Rock Unit Description	Dist	Dir
NA	No records in buffer			

Geological Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development
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Naturally Occurring Asbestos Potential

20 Avon Road, Pymble, NSW 2073

Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

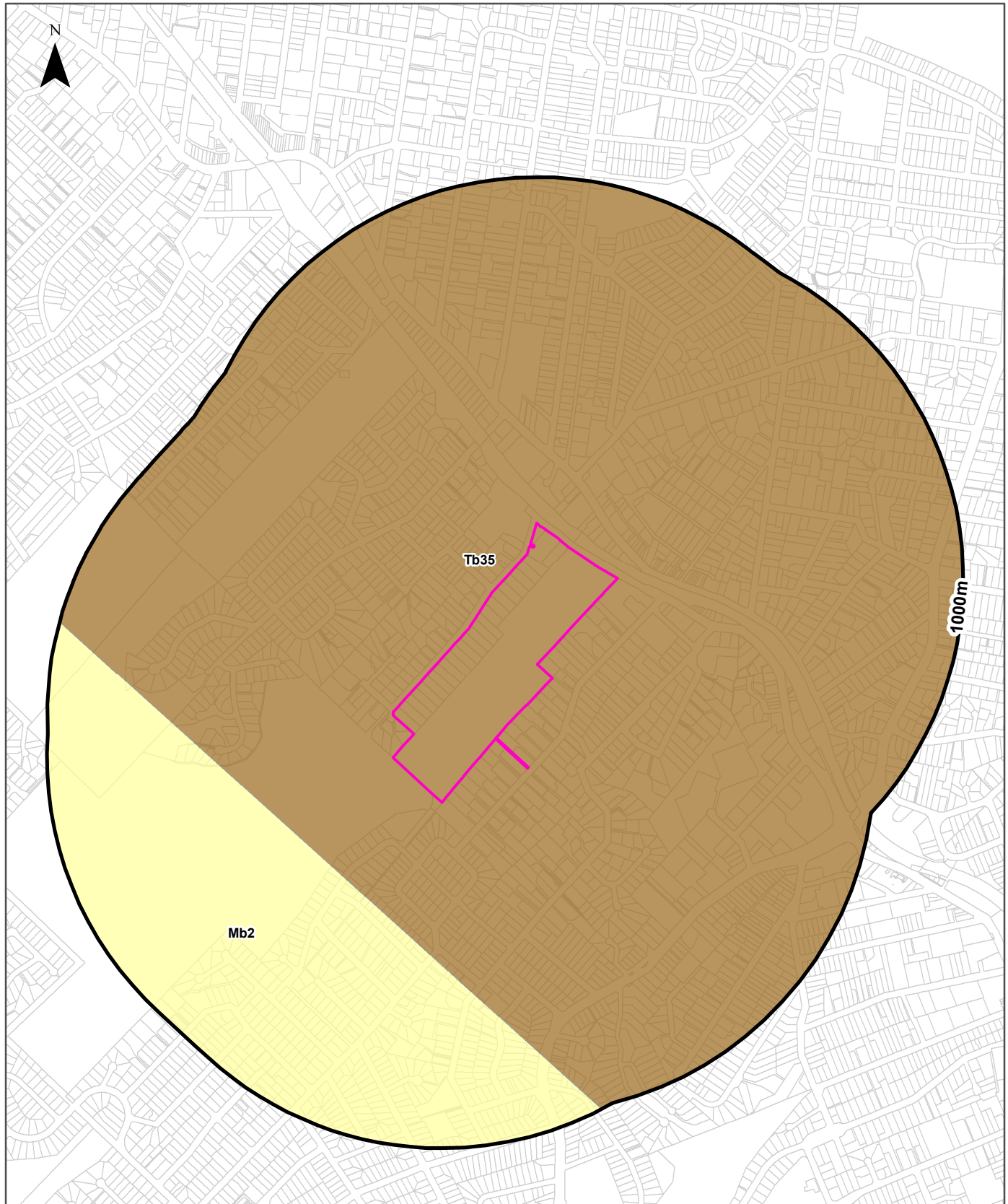
Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Naturally Occurring Asbestos Potential Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Atlas of Australian Soils

20 Avon Road, Pymble, NSW 2073



Legend		Australian Soil Classification Orders					
Site Boundary	Anthroposol	Dermosol	Kandosol	Podosol	Tenosol	No Data	
Buffer 1000m	Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol		
Property Boundary	Chromosol	Hydrosol	Organosol	Sodosol	Lake		

<p>Scale:</p>	<p>Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2025</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 14 March 2025</p>
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Soils

20 Avon Road, Pymble, NSW 2073

Atlas of Australian Soils

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

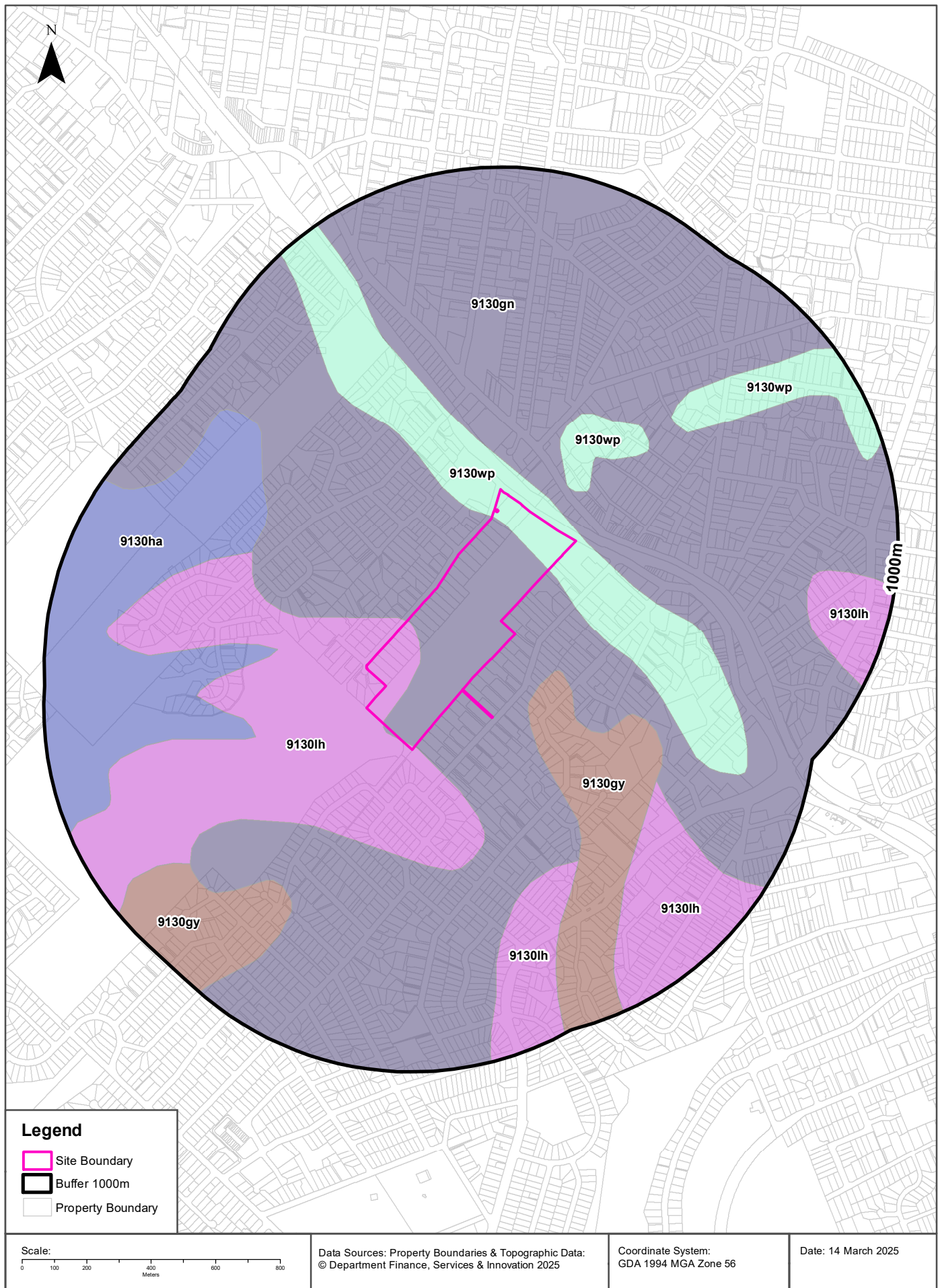
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Tb35	Sodosol	Dissected plateau remnants--flat to undulating ridge tops with moderate to steep side slopes: chief soils are hard acidic yellow and yellow mottled soils (Dy3.41), (Dy2.21), and (Dy2.41) and hard acidic red soils (Dr2.21); 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.	0m	On-site
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.	350m	South West

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW

20 Avon Road, Pymble, NSW 2073



Soils

20 Avon Road, Pymble, NSW 2073

Soil Landscapes of Central and Eastern NSW

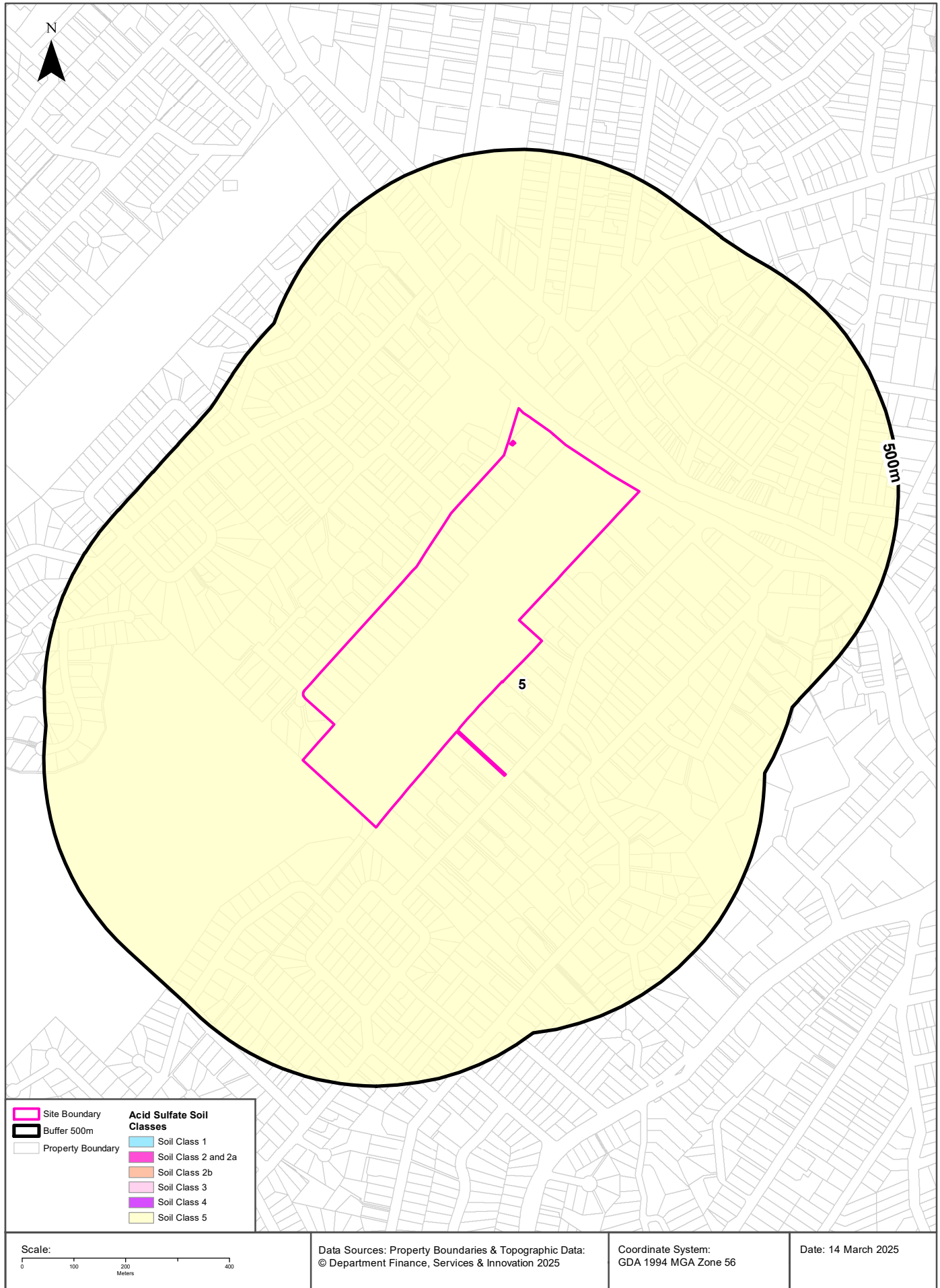
Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9130gn	Glenorie	0m	On-site
9130lh	Lucas Heights	0m	On-site
9130wp	West Pennant Hills	0m	On-site
9130gy	Gymea	110m	South East
9130ha	Hawkesbury	282m	West

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment
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Acid Sulfate Soils

20 Avon Road, Pymble, NSW 2073



Acid Sulfate Soils

20 Avon Road, Pymble, NSW 2073

Environmental Planning Instrument - Acid Sulfate Soils

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

Soil Class	Description	EPI Name
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk	Ku-ring-gai Local Environmental Plan 2015

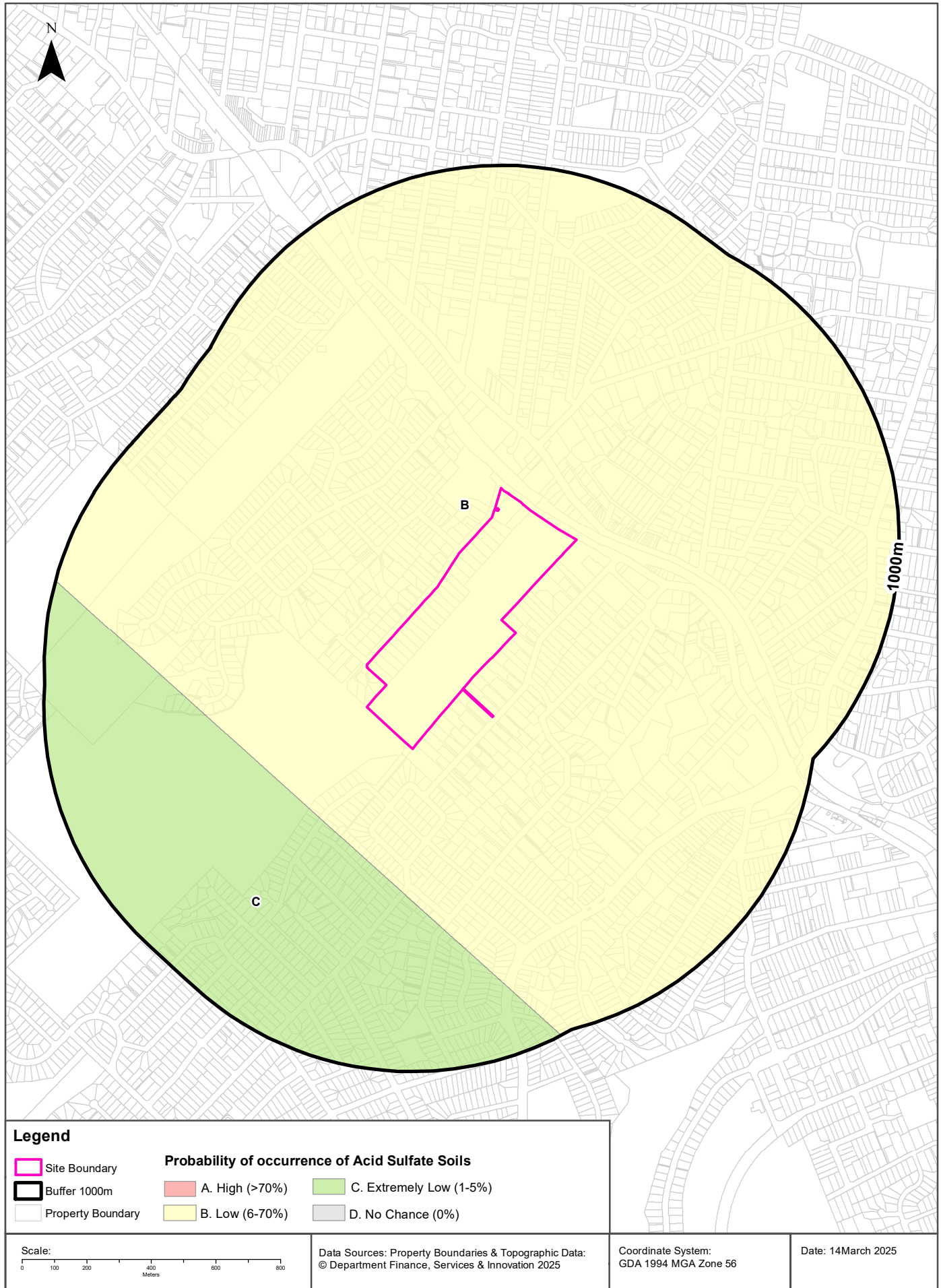
If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
None				

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Atlas of Australian Acid Sulfate Soils

20 Avon Road, Pymble, NSW 2073



Acid Sulfate Soils

20 Avon Road, Pymble, NSW 2073

Atlas of Australian Acid Sulfate Soils

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

Class	Description	Distance	Direction
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m	On-site
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	351m	South West

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

20 Avon Road, Pymble, NSW 2073

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

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

No

What Dryland Salinity assessments are given?

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

Dryland Salinity Data Source : National Land and Water Resources Audit

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

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

Mining

20 Avon Road, Pymble, NSW 2073

Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

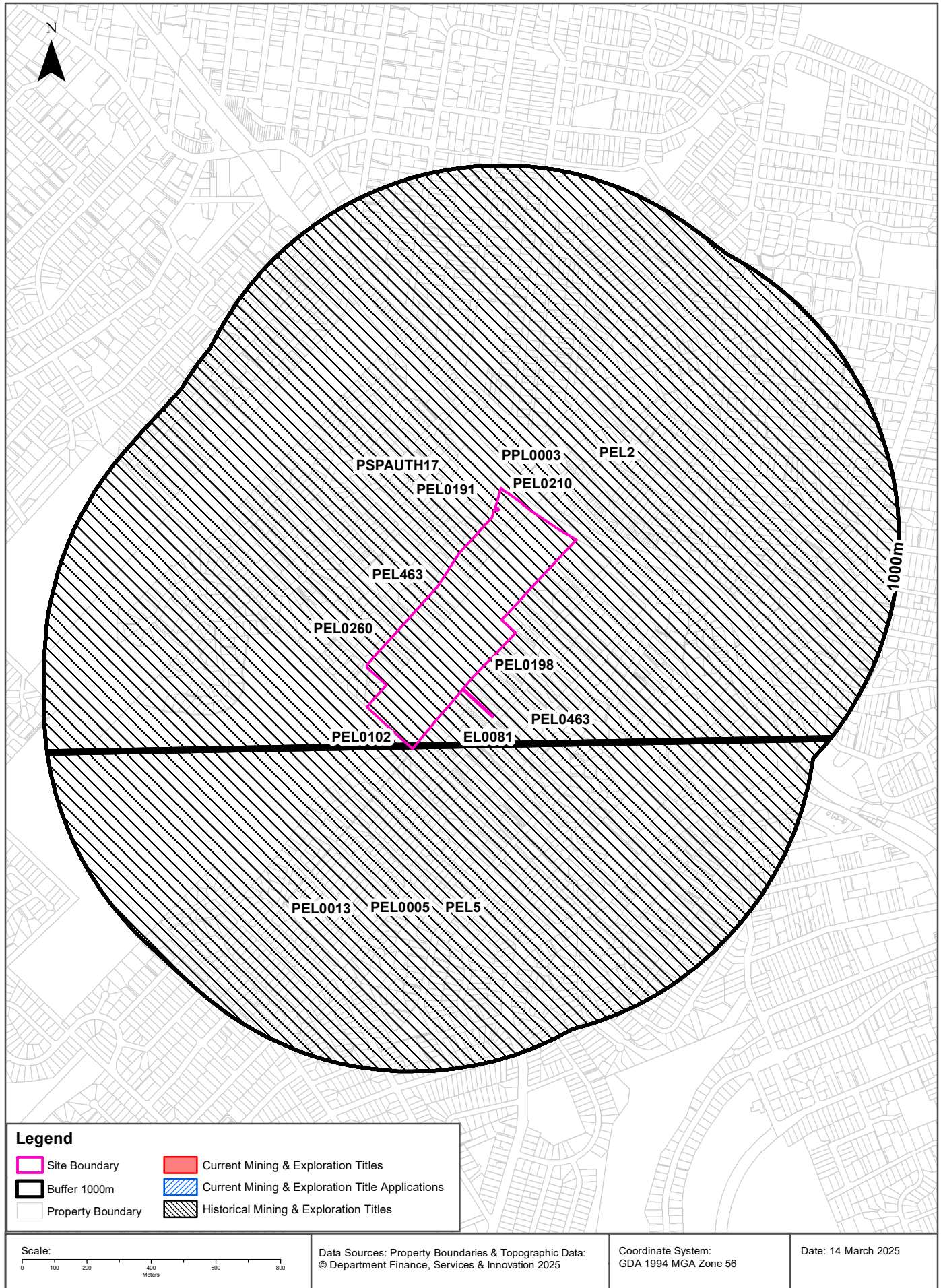
District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2016)

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Mining & Exploration Titles

20 Avon Road, Pymble, NSW 2073



Mining

20 Avon Road, Pymble, NSW 2073

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer								

Current Mining & Exploration Titles Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer						

Current Mining & Exploration Title Applications Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Mining

20 Avon Road, Pymble, NSW 2073

Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
PEL2	AGL UPSTREAM INVESTMENTS PTY LIMITED	20000120	20001108	MINERALS		0m	On-site
PPL0003	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
EL0081	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	19670201	19680201	MINERALS		0m	On-site
PSPAUTH17	MACQUARIE ENERGY PTY LTD	20070803	20080703	PETROLEUM	Petroleum	0m	On-site
PEL463	DART ENERGY (APOLLO) PTY LTD	20081022	20130227	MINERALS		0m	On-site
PEL0463	DART ENERGY (APOLLO) PTY LTD	20091010	20150603	PETROLEUM	Petroleum	0m	On-site
PEL0102	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0191	NORTHWEST OIL AND MINERALS CO NL			PETROLEUM	Petroleum	0m	On-site
PEL0198	JOHN STREVENS (TERRIGAL) NL			PETROLEUM	Petroleum	0m	On-site
PEL0210	THE AUSTRALIAN GAS LIGHT COMPANY (AGL), NORTH BULLI COLLIERIES PTY LTD			PETROLEUM	Petroleum	0m	On-site
PEL0260	NORTH BULLI COLLIERIES PTY LTD, AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT CO.	19810909	19930803	PETROLEUM	Petroleum	0m	On-site
PEL0013	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	South
PEL0005	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20150403	PETROLEUM	Petroleum	0m	South
PEL5	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20011210	MINERALS		0m	South

Historical Mining & Exploration Titles Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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State Environmental Planning Policy

20 Avon Road, Pymble, NSW 2073

State Significant Precincts

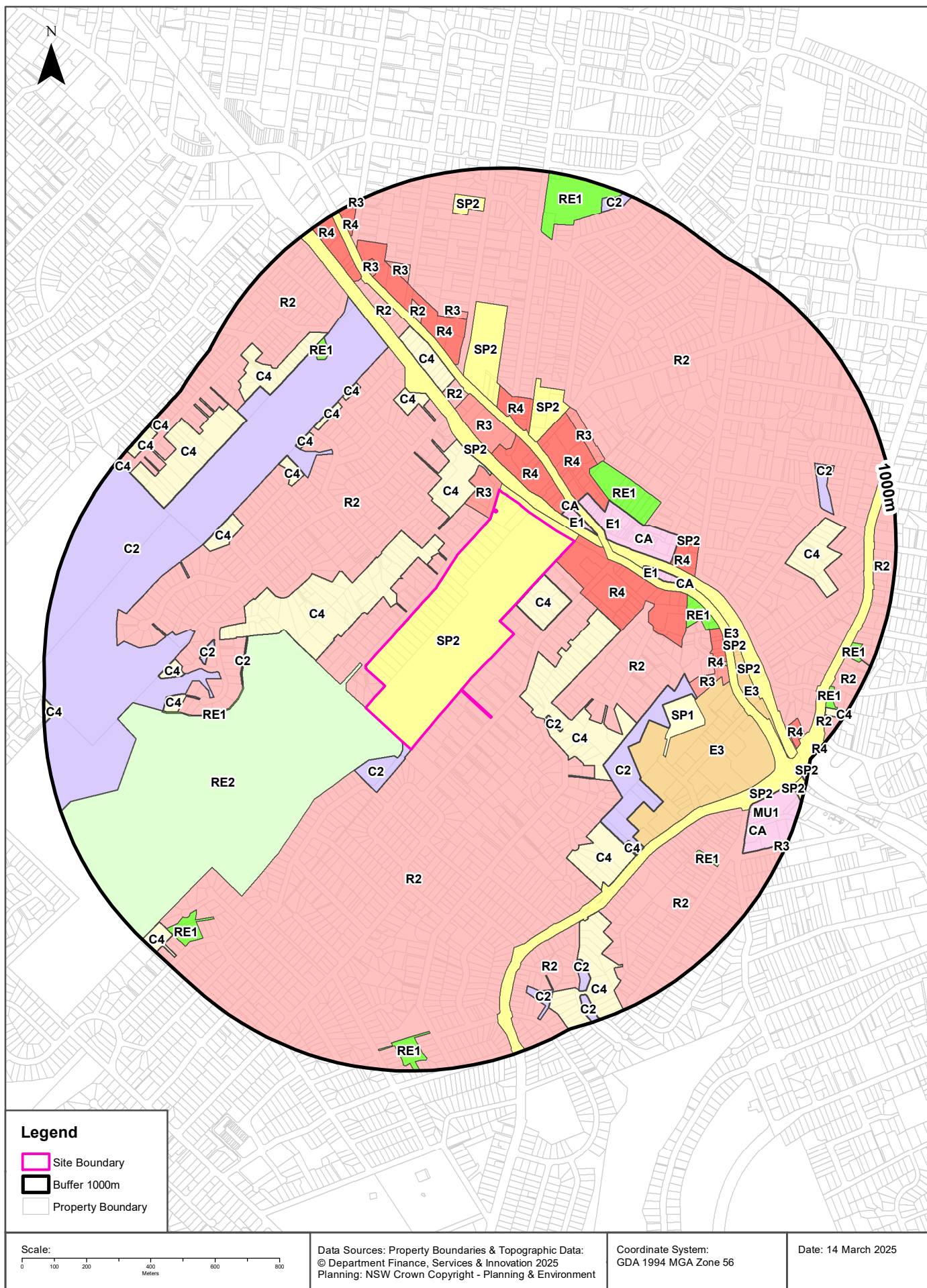
What SEPP State Significant Precincts exist within the dataset buffer?

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

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

20 Avon Road, Pymble, NSW 2073



Environmental Planning Instrument

20 Avon Road, Pymble, NSW 2073

Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	0m	On-site
SP2	Infrastructure	Educational Establishment	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	0m	On-site
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	0m	East
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	0m	South West
RE2	Private Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	0m	South West
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	0m	North
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	0m	East
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	0m	North West
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	20m	West
SP2	Infrastructure	Railway Infrastructure	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	20m	North
E1	Local Centre		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	49m	North East
CA	Complex Area		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	49m	North East
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	50m	North East
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	54m	North
SP2	Infrastructure	Classified Road	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	65m	East
E1	Local Centre		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	90m	North East
CA	Complex Area		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	90m	North East
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	91m	South East
SP2	Infrastructure	Railway Infrastructure	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	99m	East
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	111m	North East
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	116m	North

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	167m	North East
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	168m	South East
SP2	Infrastructure	Water Supply System	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	185m	North
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	190m	East
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	194m	North
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	220m	North East
CA	Complex Area		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	227m	East
E1	Local Centre		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	227m	East
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	242m	North East
SP2	Infrastructure	Educational Establishment	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	258m	North
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	288m	North
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	295m	North
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	304m	East
SP2	Infrastructure	Local Road	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	341m	East
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	351m	North
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	376m	West
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	377m	South East
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	384m	West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	386m	East
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	412m	North
E3	Productivity Support		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	433m	South East
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	451m	West
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	467m	South East
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	472m	West

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	500m	East
SP1	Special Activities	Defence	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	509m	South East
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	515m	West
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	536m	North West
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	537m	North West
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	539m	North
E3	Productivity Support		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	546m	East
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	553m	North West
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	560m	East
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	562m	West
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	567m	West
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	567m	North
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	571m	North
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	573m	South East
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	583m	North West
SP2	Infrastructure	Water Supply System	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	586m	East
E3	Productivity Support		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	593m	East
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	652m	South East
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	655m	East
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	677m	North West
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	686m	South
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	690m	South
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	703m	North
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	722m	North West

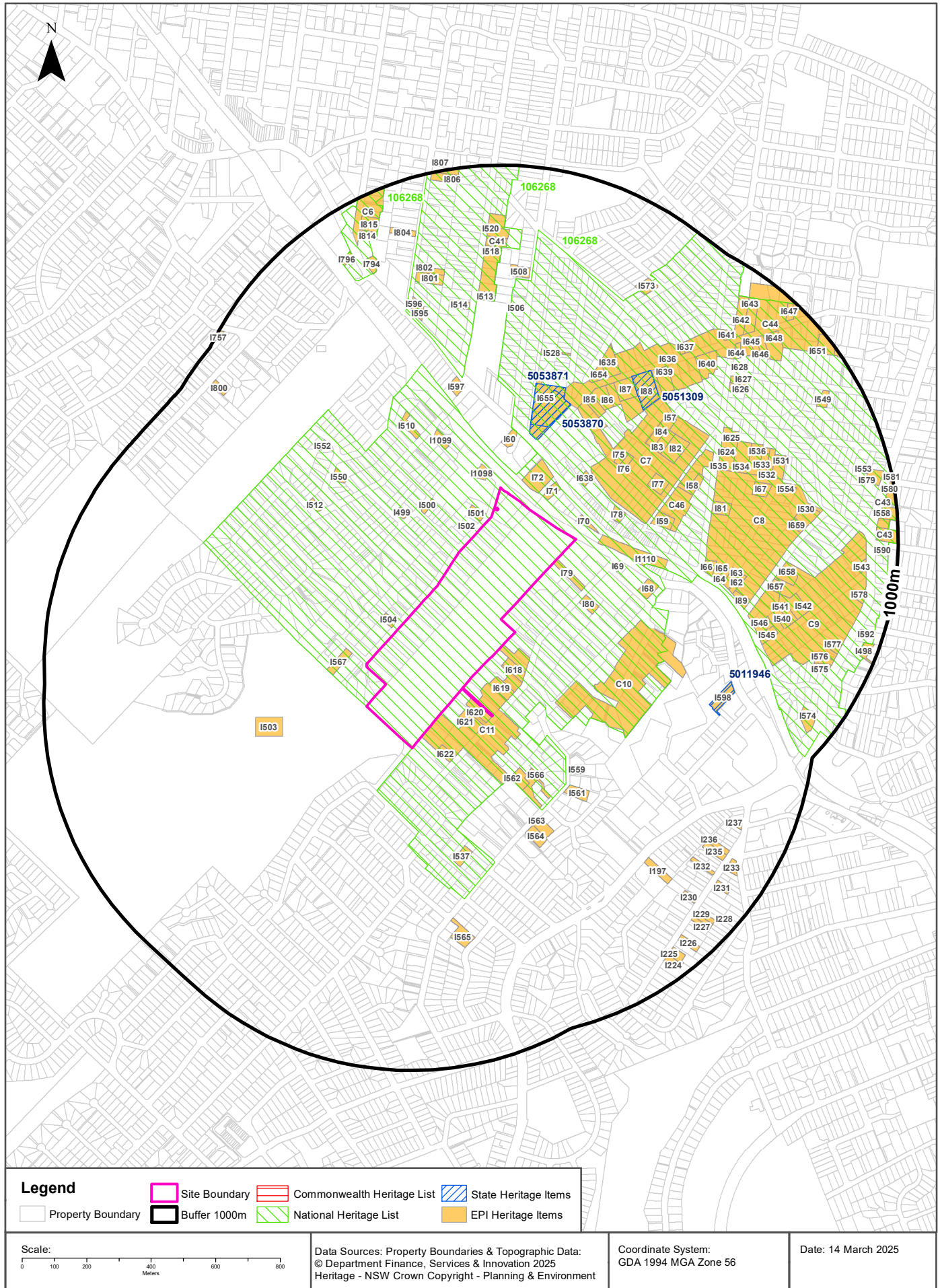
Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	723m	North West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	762m	South East
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	769m	East
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	771m	North
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	779m	North West
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	786m	North
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	793m	North
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	799m	South West
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	799m	South
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	817m	South
MU1	Mixed Use		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	850m	South East
CA	Complex Area		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	850m	South East
SP2	Infrastructure	Educational Establishment	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	860m	North
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	874m	East
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	877m	South
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	907m	South
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	911m	East
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	912m	East
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	913m	North
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	913m	East
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	917m	North
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	923m	South West
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	934m	East
SP2	Infrastructure	Classified Road	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	955m	South East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	960m	West
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	964m	North West
E1	Local Centre		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	981m	South East
CA	Complex Area		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	981m	South East
SP2	Infrastructure	Railway Infrastructure	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	984m	South East
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	984m	South East
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	991m	East
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	994m	North

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Heritage Items

20 Avon Road, Pymble, NSW 2073



Heritage

20 Avon Road, Pymble, NSW 2073

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
106268	National Trust Urban Conservation Areas of Kur-ring-gai	Pacific Hwy Wahroonga NSW	1/13/020/0060	Historic	Nominated place		0m	On-site

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
5053870	Pymble Reservoir No 1 (Covered) (WS 0097)	Pacific Highway, Pymble	KU-RING-GAI	15/11/2002	01632	2047	185m	North East
5053871	Pymble Reservoir No 2 (Covered) (WS 0098)	Pacific Highway, Pymble	KU-RING-GAI	15/11/2002	01633	2048	217m	North
5051309	Eric Pratten House	29 Telegraph Road Pymble	KU-RING-GAI	22/12/2000	01443	2119	451m	North East
5011946	Substation	982-984 Pacific Highway Pymble	KU-RING-GAI	02/04/1999	00940	3082	642m	East

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Environmental Planning Instrument - Heritage

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

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
C11	Pymble Avenue Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	04/10/2019	04/10/2019	21/06/2024	0m	On-site
I79	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	0m	East
I620	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	0m	South
I501	Dwelling house "Macquarie Cottage"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	20m	North

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I504	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	21/06/2024	20m	West
I502	Dwelling house "Caprera Cottage"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	20m	North
I618	Dwelling House "Elderslie"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	38m	South East
I621	Dwelling House "Hilltop"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	39m	South
I70	Pymble Hotel	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	49m	North East
I72	Ku-ring-gai Town Hall	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	52m	North East
I619	Dwelling House "Cotswolds"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	52m	South East
I1098	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	03/03/2023	03/03/2023	21/06/2024	53m	North
I567	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	57m	West
I71	"Grandview", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	57m	North East
I622	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	21/06/2024	63m	South
I1110	Pymble Railway Station Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	68m	East
I78	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	124m	North East
I60	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	125m	North
I80	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	138m	East
I69	Former police station	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	145m	East
I638	"Covington", dwelling house and interiors	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	30/06/2023	30/06/2023	21/06/2024	155m	North East
I500	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	162m	North
C7	Park Estate Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	167m	North East
I562	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	181m	South
C44	Telegraph Road Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	04/10/2019	04/10/2019	21/06/2024	185m	North East
I655	Pymble Reservoir No. 1 and No. 2 (covered) (WS0097 and WS0098)	Item - General	State	Ku-ring-gai Local Environmental Plan 2015	03/03/2023	03/03/2023	21/06/2024	185m	North
C10	Orinoco Street Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/08/2023	18/08/2023	21/06/2024	196m	East
I499	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	199m	North West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I566	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	200m	South East
I1099	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	207m	North
C46	Athol Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	234m	North East
I59	"Claverton", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	234m	North East
I68	Uniting Church	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	247m	East
I503	Avondale Golf Club House	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	262m	South West
I76	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	265m	North East
I75	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	265m	North East
I77	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	277m	North East
I559	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	21/06/2024	284m	South East
I510	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	298m	North
I597	Dwelling house "Mountview"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	316m	North
I561	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	322m	South East
I537	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	343m	South
I563	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	346m	South
I58	"Athol", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	355m	North East
I85	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	358m	North East
I564	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	360m	South
I84	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	367m	North East
I83	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	368m	North East
I82	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	371m	North East
I86	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	387m	North East
C8	Pymble Heights Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/08/2023	18/08/2023	21/06/2024	404m	East
I66	"Willendon", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	405m	East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I550	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	21/06/2024	415m	North West
I512	Dwelling house "Coombe Cottage"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	425m	North West
I81	"The Maples", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	427m	North East
I654	St. Swithun's Anglican Church	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	429m	North East
I528	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	21/06/2024	432m	North
I87	"Elouera", house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	435m	North East
I65	"Dahinda", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	435m	East
I57	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	441m	North East
I88	"Eric Pratten House" (aka "Coppins"), dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	453m	North East
I64	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	458m	East
I635	Dwelling House "Merrivale"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	467m	North East
I63	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	477m	East
I535	Dwelling house "Hoffbank"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	491m	North East
I62	"Ku-ring-gai", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	498m	East
I552	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	21/06/2024	512m	North West
I89	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	513m	East
I624	Dwelling house "Chescombe"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	519m	North East
I639	Dwelling House "Sandon"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	524m	North East
I534	Dwelling house "Kiewa"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	527m	North East
I625	Dwelling House "Llanberri"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	531m	North East
I565	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	541m	South
I506	Dwelling house "Bagot House"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	550m	North
I514	Dwelling house "Heatherbrae"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	04/12/2015	04/12/2015	21/06/2024	561m	North
I67	"Alister Brae", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	562m	North East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I536	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	566m	North East
I595	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	571m	North
C41	Bobbin Head Road Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	21/06/2024	578m	North
I513	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	578m	North
C9	Fernwalk Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	581m	East
I596	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	592m	North
I533	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	599m	North East
I657	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	612m	East
I546	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	614m	East
I532	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	618m	North East
I658	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	628m	East
I640	Dwelling house "Carinya"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	630m	North East
I531	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	634m	North East
I545	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	638m	East
I554	Dwelling house "Batonga"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	641m	East
I598	Substation	Item - General	State	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	642m	East
I542	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	647m	East
I540	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	649m	East
I197	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	652m	South East
I801	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	21/06/2024	654m	North
I508	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	656m	North
I636	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	658m	North East
I659	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	659m	East
I626	Dwelling House "Shadowood"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	661m	North East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I541	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	662m	East
I637	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	669m	North East
I530	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	679m	East
I627	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	681m	North East
I802	Dwelling House "Cudworth"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	682m	North
I628	Dwelling House "Uplands"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	21/06/2024	714m	North East
I518	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	21/06/2024	721m	North
I644	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	741m	North East
I573	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	746m	North East
I232	Ridge Street Cottage Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	757m	South East
I235	Ridge Street Cottage Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	765m	South East
I641	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	769m	North East
I236	Ridge Street Cottage Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	769m	South East
I520	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	21/06/2024	770m	North
I794	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	771m	North
I642	Dwelling House "Claremont"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	791m	North East
I645	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	21/06/2024	793m	North East
I237	Ridge Street Cottage Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	794m	South East
I646	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	801m	North East
I230	Ridge Street Cottage Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	804m	South East
I643	Dwelling house "Belle Maison"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	21/06/2024	819m	North East
I648	Dwelling House "Redriff"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	820m	North East
I804	Dwelling house "Bettwys-y-Coed"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	21/06/2024	821m	North
I576	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	824m	East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I575	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	831m	East
I796	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	842m	North
I577	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	851m	East
I549	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	852m	North East
I814	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	860m	North
C6	Ku-ring-gai Avenue Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/08/2023	18/08/2023	21/06/2024	860m	North
I233	Ridge Street Cottage Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	863m	South East
I231	Ridge Street Cottage Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	863m	South East
I543	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	869m	East
I574	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	873m	East
I229	Ridge Street Cottage Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	875m	South East
I800	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	876m	North West
I228	Ridge Street Cottage Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	877m	South East
I815	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	879m	North
I578	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	879m	East
I227	Ridge Street Cottage Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	880m	South East
I226	Ridge Street Cottage Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	895m	South East
I225	Ridge Street Cottage Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	909m	South East
I553	Former "Lanosa" stables	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	29/06/2018	29/06/2018	21/06/2024	913m	East
I579	"Lanosa", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	02/04/2015	02/04/2015	21/06/2024	914m	East
I224	Ridge Street Cottage Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	919m	South East
I592	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	921m	East
I590	Pymble Chapel Uniting Church	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	21/06/2024	928m	East
C43	Mona Vale Road Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	04/10/2019	04/10/2019	21/06/2024	928m	East

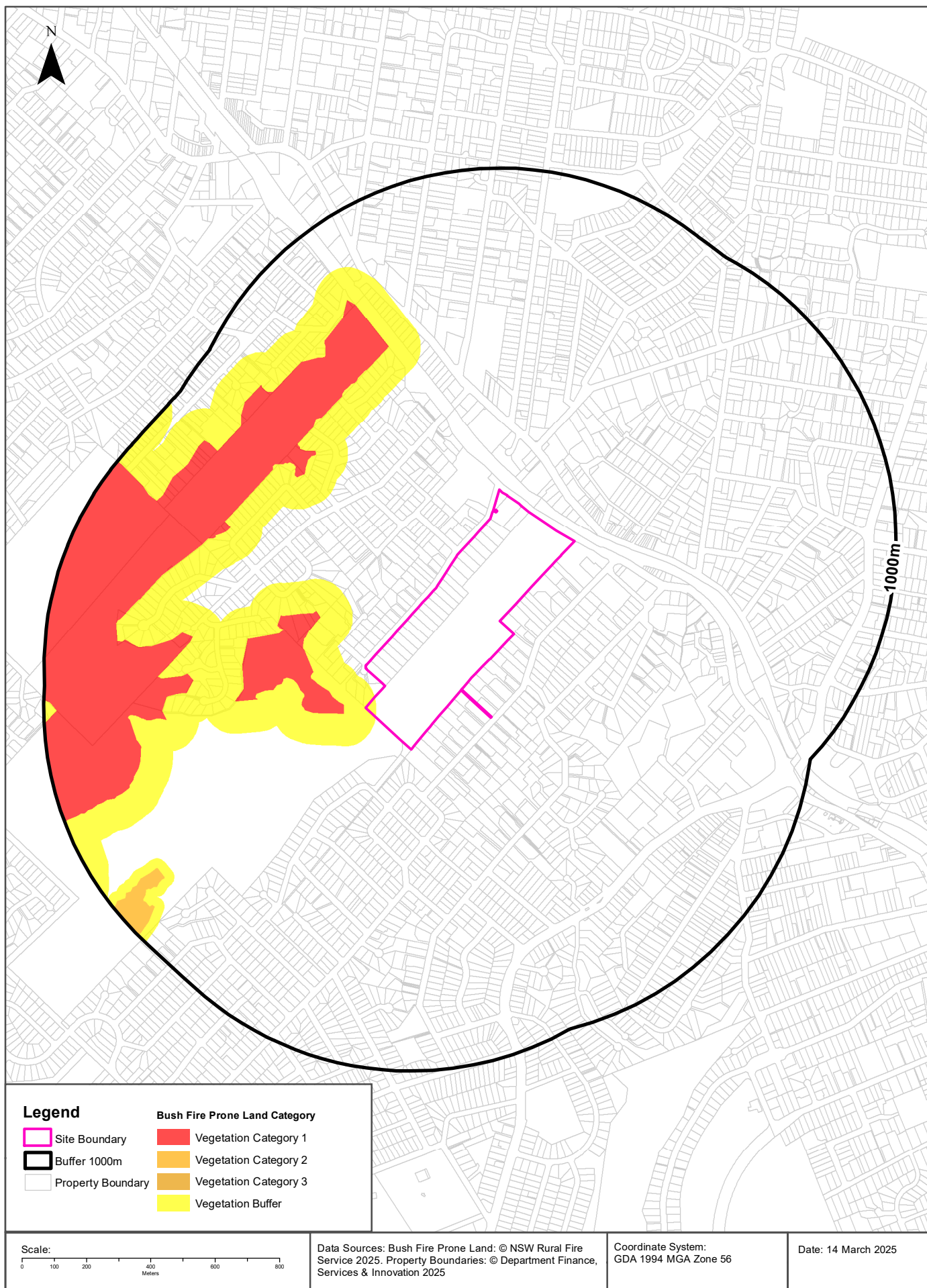
Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I647	Dwelling House "Eastbourne"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	21/06/2024	935m	North East
I558	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	21/06/2024	940m	East
I651	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	943m	North East
I498	Dwelling house "Glengariff"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	21/06/2024	944m	East
I806	Dwelling House "Bentry"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	953m	North
C43	Mona Vale Road Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	04/10/2019	04/10/2019	21/06/2024	958m	East
I580	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	958m	East
I807	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	21/06/2024	978m	North
I757	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	985m	North West
I581	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	996m	East

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Natural Hazards - Bush Fire Prone Land

20 Avon Road, Pymble, NSW 2073



Natural Hazards

20 Avon Road, Pymble, NSW 2073

Bush Fire Prone Land

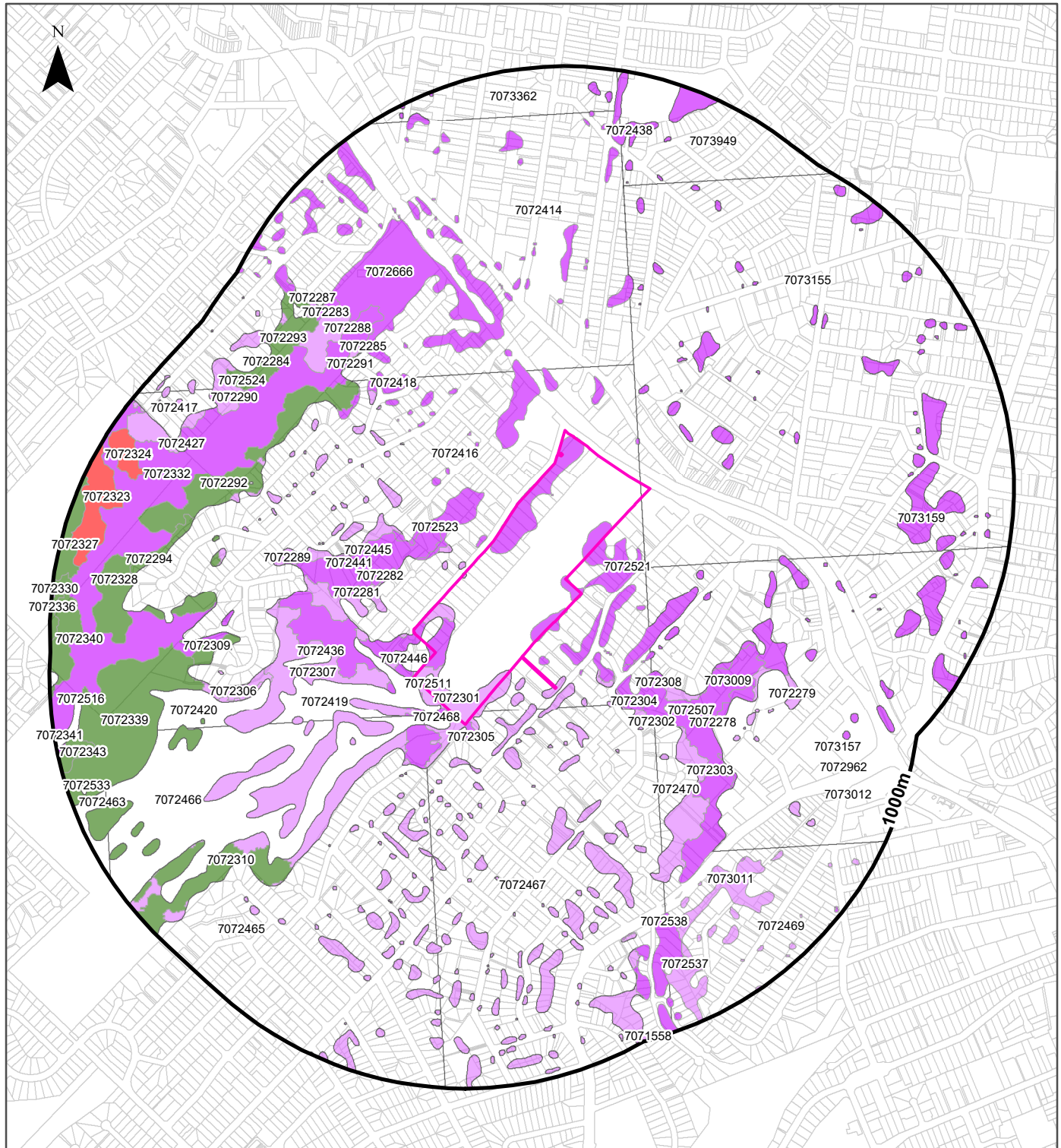
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	0m	On-site
Vegetation Category 1	68m	West
Vegetation Category 2	817m	South West

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

Ecological Constraints - Vegetation & Ramsar Wetlands

20 Avon Road, Pymble, NSW 2073



<p> Site Boundary</p> <p> Report Buffer</p> <p> Property Boundary</p> <p> Ramsar Wetland</p> <p>Native Vegetation</p> <p> Alpine Complex</p> <p> Arid Shrublands (Acacia sub-formation)</p> <p> Arid Shrublands (Chenopod sub-formation)</p>	<p> Dry Sclerophyll Forests (Shrub/grass sub-formation)</p> <p> Dry Sclerophyll Forests (Shrubby sub-formation)</p> <p> Forested Wetlands</p> <p> Freshwater Wetlands</p> <p> Grasslands</p> <p> Grassy Woodlands</p> <p> Heathlands</p> <p> Rainforests</p> <p> Saline Wetlands</p>	<p> Semi-arid Woodlands (Grassy sub-formation)</p> <p> Semi-arid Woodlands (Shrubby sub-formation)</p> <p> Wet Sclerophyll Forests (Grassy sub-formation)</p> <p> Wet Sclerophyll Forests (Shrubby sub-formation)</p> <p> Non vegetated</p> <p> Unattributed</p> <p> Not classified</p> <p> Other</p>	
<p>Scale:</p>	<p>Data Sources: Property Boundaries & Topographic Data. © Department Finance, Services & Innovation 2025</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 14 March 2025</p>

Ecological Constraints

20 Avon Road, Pymble, NSW 2073

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
7072301	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	0m	On-site
7072307	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	0m	On-site
7072332	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	0m	On-site
7072416	Not classified	(Not classified) Not classified	Not classified	0m	On-site
7072446	Not classified	(Not classified) Not classified	Not classified	0m	On-site
7072511	Not classified	(Not classified) Not classified	Not classified	0m	On-site
7072666	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	0m	On-site
7073155	Not classified	(Not classified) Not classified	Not classified	0m	On-site
7072305	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	0m	South
7072419	Not classified	(Not classified) Not classified	Not classified	5m	South West
7072467	Not classified	(Not classified) Not classified	Not classified	5m	South
7072468	Not classified	(Not classified) Not classified	Not classified	23m	South West
7072466	Not classified	(Not classified) Not classified	Not classified	60m	South West
7072521	Not classified	(Not classified) Not classified	Not classified	96m	East
7073157	Not classified	(Not classified) Not classified	Not classified	137m	East
7072282	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	144m	West
7072523	Not classified	(Not classified) Not classified	Not classified	145m	North West
7073009	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	157m	South East
7072465	Not classified	(Not classified) Not classified	Not classified	160m	South West
7072414	Not classified	(Not classified) Not classified	Not classified	169m	North
7072281	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	170m	West
7072304	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	186m	South East
7072289	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	198m	West
7072445	Not classified	(Not classified) Not classified	Not classified	230m	West
7072436	Not classified	(Not classified) Not classified	Not classified	233m	West
7072441	Not classified	(Not classified) Not classified	Not classified	247m	West

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
7072302	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	252m	South East
7072517	Not classified	(Not classified) Not classified	Not classified	257m	South East
7072308	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	262m	South East
7072432	Not classified	(Not classified) Not classified	Not classified	265m	West
7072470	Not classified	(Not classified) Not classified	Not classified	284m	South East
7072509	Not classified	(Not classified) Not classified	Not classified	301m	South East
7072507	Not classified	(Not classified) Not classified	Not classified	372m	South East
7072306	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Coastal Shale-Sandstone Forest	Northern Hinterland Wet Sclerophyll Forests	386m	West
7072420	Not classified	(Not classified) Not classified	Not classified	394m	West
7072278	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	437m	South East
7072418	Not classified	(Not classified) Not classified	Not classified	463m	North West
7072303	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	472m	South East
7072309	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	477m	West
7072279	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	506m	South East
7072292	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	527m	North West
7072294	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Bloodwood Shrub Forest	Sydney Coastal Dry Sclerophyll Forests	547m	West
7072339	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Bloodwood Shrub Forest	Sydney Coastal Dry Sclerophyll Forests	575m	West
7072285	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	586m	North West
7072469	Not classified	(Not classified) Not classified	Not classified	592m	South East
7072422	Not classified	(Not classified) Not classified	Not classified	597m	West
7072291	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	598m	North West
7072310	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Gully Forest	Sydney Coastal Dry Sclerophyll Forests	602m	South West
7072288	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	644m	North West
7073011	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	656m	South East
7073949	Not classified	(Not classified) Not classified	Not classified	691m	North
7072538	Not classified	(Not classified) Not classified	Not classified	703m	South
7072283	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	705m	North West
7072293	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	735m	North West
7072287	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	740m	North West
7073159	Not classified	(Not classified) Not classified	Not classified	742m	East

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
7072290	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	766m	North West
7072328	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Gully Forest	Sydney Coastal Dry Sclerophyll Forests	773m	West
7072444	Not classified	(Not classified) Not classified	Not classified	779m	North West
7072284	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	785m	North West
7072427	Not classified	(Not classified) Not classified	Not classified	799m	West
7072524	Not classified	(Not classified) Not classified	Not classified	801m	North West
7072286	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	812m	West
7072962	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	812m	South East
7072417	Not classified	(Not classified) Not classified	Not classified	813m	North West
7072537	Not classified	(Not classified) Not classified	Not classified	817m	South East
7072535	Not classified	(Not classified) Not classified	Not classified	818m	South
7072438	Not classified	(Not classified) Not classified	Not classified	842m	North
7073012	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	845m	South East
7072324	Rainforests	(Rainforests) Sydney Coastal Coachwood Gallery Rainforest	Northern Warm Temperate Rainforests	858m	West
7072323	Rainforests	(Rainforests) Sydney Coastal Coachwood Gallery Rainforest	Northern Warm Temperate Rainforests	868m	West
7073362	Not classified	(Not classified) Not classified	Not classified	870m	North
7072343	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Gully Forest	Sydney Coastal Dry Sclerophyll Forests	896m	West
7072463	Not classified	(Not classified) Not classified	Not classified	901m	South West
7072340	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Gully Forest	Sydney Coastal Dry Sclerophyll Forests	909m	West
7072516	Not classified	(Not classified) Not classified	Not classified	914m	West
7072327	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Bloodwood Shrub Forest	Sydney Coastal Dry Sclerophyll Forests	935m	West
7072336	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	940m	West
7072533	Not classified	(Not classified) Not classified	Not classified	944m	South West
7072341	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Gully Forest	Sydney Coastal Dry Sclerophyll Forests	983m	West
7071558	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Coastal Shale-Sandstone Forest	Northern Hinterland Wet Sclerophyll Forests	985m	South
7072330	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Coastal Shale-Sandstone Forest	Northern Hinterland Wet Sclerophyll Forests	990m	West

Native Vegetation Type Map : NSW Department of Planning and Environment 2022

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Ecological Constraints

20 Avon Road, Pymble, NSW 2073

Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

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

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment

Ecological Constraints

20 Avon Road, Pymble, NSW 2073

Collaborative Australian Protected Areas Database - Terrestrial

Protected areas in terrestrial environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Collaborative Australian Protected Areas Database - Marine

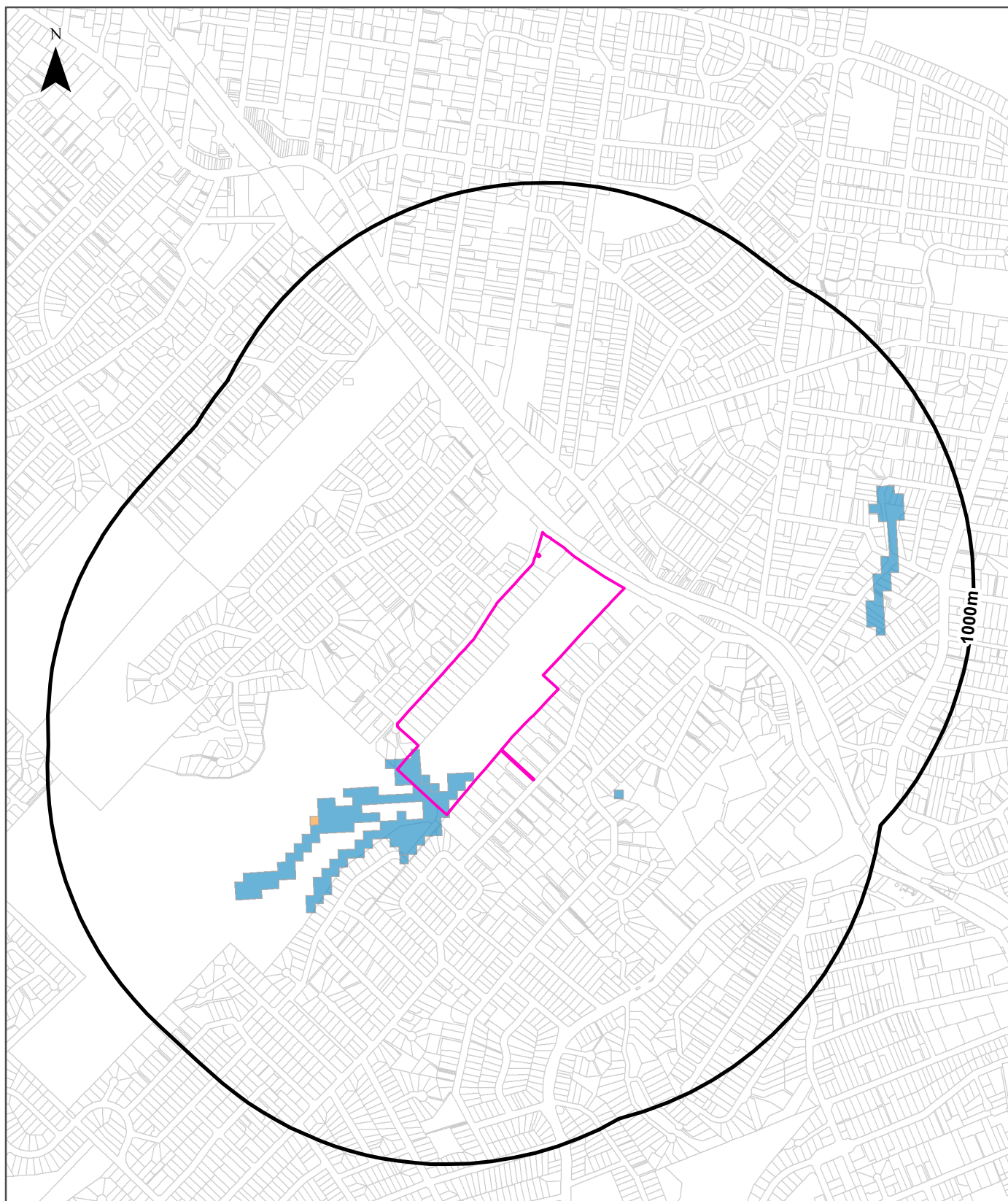
Protected areas in marine environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Source: Collaborative Australian Protected Areas Database (CAPAD) 2022
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Ecological Constraints - Groundwater Dependent Ecosystems Atlas

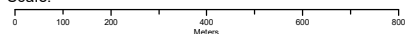
20 Avon Road, Pymble, NSW 2073



Legend

Site Boundary	High potential GDE - from national assessment	Low potential GDE - from national assessment
Buffer 1000m	High potential GDE - from regional studies	Low potential GDE - from regional studies
Property Boundaries	Moderate potential GDE - from national assessment	Known GDE - from regional studies
	Moderate potential GDE - from regional studies	Unclassified potential GDE - from national assessment
		Unclassified potential GDE - from regional studies

Scale:



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2025

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 March 2025

Ecological Constraints

20 Avon Road, Pymble, NSW 2073

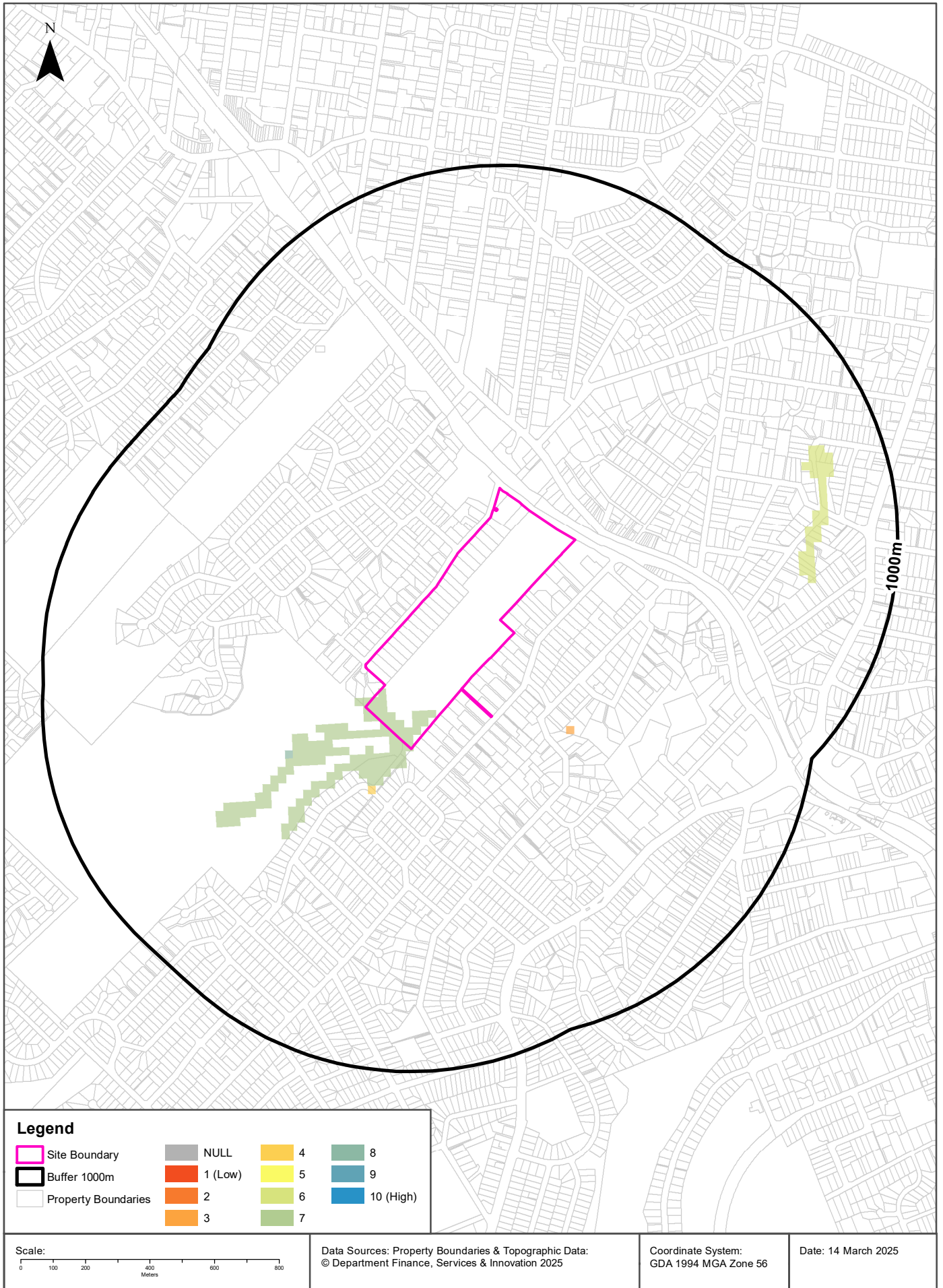
Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	Low potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	0m	On-site
Terrestrial	Moderate potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	262m	South West

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
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Ecological Constraints - Inflow Dependent Ecosystems Likelihood

20 Avon Road, Pymble, NSW 2073



Ecological Constraints

20 Avon Road, Pymble, NSW 2073

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	7	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	0m	On-site
Terrestrial	4	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	159m	South West
Terrestrial	3	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	230m	South East
Terrestrial	8	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	262m	South West
Terrestrial	6	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	690m	East

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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Ecological Constraints

20 Avon Road, Pymble, NSW 2073

NSW BioNet Species Sightings

Species sightings from the NSW BioNet Repository that have either a state or federal conservation status, or a sensitivity status, and are within 10 km of the site:

Note: This data does not include NSW Category 1 sensitive species.

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Heleioporus australiacus	Giant Burrowing Frog	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Not Sensitive	Endangered	Vulnerable	
Animalia	Amphibia	Pseudophryne australis	Red-crowned Toadlet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Actitis hypoleucos	Common Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Amaurornis moluccana	Pale-vented Bush-hen	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Category 2	Critically Endangered	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ardenna carneipes	Flesh-footed Shearwater	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Arenaria interpres	Ruddy Turnstone	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Not Sensitive	Critically Endangered	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Category 3	Endangered	Endangered	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Category 2	Vulnerable	Not Listed	
Animalia	Aves	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Category 2	Vulnerable	Vulnerable	
Animalia	Aves	Cecropis daurica	Red-rumped Swallow	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Certhionyx variegatus	Pied Honeyeater	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Cuculus optatus	Oriental Cuckoo	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Epthianura albifrons	White-fronted Chat	Not Sensitive	Endangered Population, Vulnerable	Not Listed	
Animalia	Aves	Falco hypoleucos	Grey Falcon	Category 2	Vulnerable	Vulnerable	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Falco subniger	Black Falcon	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;JAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Grantiella picta	Painted Honeyeater	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Haematopus fuliginosus	Sooty Oystercatcher	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Haematopus longirostris	Pied Oystercatcher	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Not Sensitive	Endangered	Critically Endangered	
Animalia	Aves	Limicola falcinellus	Broad-billed Sandpiper	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Limosa lapponica	Bar-tailed Godwit	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Limosa limosa	Black-tailed Godwit	Not Sensitive	Vulnerable	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Menura alberti	Albert's Lyrebird	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Nettapus coromandelianus	Cotton Pygmy-Goose	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Numenius madagascariensis	Eastern Curlew	Not Sensitive	Critically Endangered	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Numenius minutus	Little Curlew	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Onychoprion fuscata	Sooty Tern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pachycephala olivacea	Olive Whistler	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pandion cristatus	Eastern Osprey	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pluvialis fulva	Pacific Golden Plover	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Polytelis anthopeplus monarchoides	Regent Parrot (eastern subspecies)	Category 3	Endangered	Vulnerable	
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Category 3	Vulnerable	Vulnerable	
Animalia	Aves	Ptilinopus magnificus	Wompoo Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Ptilinopus regina	Rose-crowned Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	<i>Ptilinopus superb</i>	Superb Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Sterna hirundo</i>	Common Tern	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Thalasseus bergii</i>	Crested Tern	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	<i>Thinornis cucullatus cucullatus</i>	Eastern Hooded Dotterel	Not Sensitive	Critically Endangered	Vulnerable	
Animalia	Aves	<i>Todiramphus chloris</i>	Collared Kingfisher	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Tringa nebularia</i>	Common Greenshank	Not Sensitive	Endangered	Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Tringa stagnatilis</i>	Marsh Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	<i>Tyto novaehollandiae</i>	Masked Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	<i>Tyto tenebricosa</i>	Sooty Owl	Category 3	Vulnerable	Not Listed	
Animalia	Gastropoda	<i>Pommerhelix duralensis</i>	Dural Land Snail	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	<i>Arctocephalus pusillus doriferus</i>	Australian Fur-seal	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Not Sensitive	Vulnerable	Endangered	
Animalia	Mammalia	<i>Eubalaena australis</i>	Southern Right Whale	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Isoodon obesulus obesulus</i>	Southern Brown Bandicoot (eastern)	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	<i>Macrotis lagotis</i>	Bilby	Not Sensitive	Extinct	Vulnerable	
Animalia	Mammalia	<i>Micronomus norfolkensis</i>	Eastern Coastal Free-tailed Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Miniopterus australis</i>	Little Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Myotis macropus</i>	Southern Myotis	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Notamacropus parma</i>	Parma Wallaby	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	<i>Petauroides volans</i>	Southern Greater Glider	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	<i>Petaurus australis</i>	Yellow-bellied Glider	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	<i>Petaurus norfolcensis</i>	Squirrel Glider	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Phascolarctos cinereus</i>	Koala	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	<i>Phoniscus papuensis</i>	Golden-tipped Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Pseudomys gracilicaudatus</i>	Eastern Chestnut Mouse	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Pseudomys novaehollandiae</i>	New Holland Mouse	Not Sensitive	Not Listed	Vulnerable	
Animalia	Mammalia	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	<i>Saccolaimis flaviventris</i>	Yellow-bellied Sheath-tail-bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Not Sensitive	Vulnerable	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Mammalia	Vespadelus trouhntoni	Eastern Cave Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Aspidites ramsayi	Woma	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Reptilia	Cyclodomorphus melanops elongatus	Mallee Slender Blue-tongue Lizard	Not Sensitive	Endangered	Not Listed	
Animalia	Reptilia	Dermochelys coriacea	Leatherback Turtle	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Diplodactylus platyurus	Eastern Fat-tailed Gecko	Not Sensitive	Endangered	Not Listed	
Animalia	Reptilia	Hemiaspis damelii	Grey Snake	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Myuchelys bellii	Western Sawshelled Turtle, Bell's Turtle	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Pseudonaja modesta	Ringed Brown Snake	Not Sensitive	Endangered	Not Listed	
Animalia	Reptilia	Suta flagellum	Little Whip Snake	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Tiliqua multifasciata	Centralian Blue-tongued Lizard	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Tiliqua occipitalis	Western Blue-tongued Lizard	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Uvidicolus sphyrurus	Border Thick-tailed Gecko	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Reptilia	Varanus rosenbergi	Rosenberg's Goanna	Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Camarophyllopsis kearneyi		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe anomala var. ianthinomarginata		Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Hygrocybe aurantipes		Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Hygrocybe austropratensis		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe collucera		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe griseoramosa		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe lanecovensis		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe reesiaae		Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Hygrocybe rubronivea		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	Acacia clunies-rossiae	Kanangra Wattle	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Acacia pubescens	Downy Wattle	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Acacia terminalis subsp. Eastern Sydney	Sunshine wattle	Not Sensitive	Endangered	Endangered	
Plantae	Flora	Argyrotegium nitidulum	Shining Cudweed	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Caladenia tessellata	Thick Lip Spider Orchid	Category 2	Vulnerable	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Category 3	Vulnerable	Not Listed	
Plantae	Flora	Cryptostylis hunteriana	Leafless Tongue Orchid	Category 2	Vulnerable	Vulnerable	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	<i>Darwinia biflora</i>		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	<i>Darwinia peduncularis</i>		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	<i>Davidsonia jerseyana</i>	Davidson's Plum	Category 2	Endangered	Endangered	
Plantae	Flora	<i>Deyeuxia appressa</i>		Not Sensitive	Endangered	Endangered	
Plantae	Flora	<i>Dillwynia tenuifolia</i>		Not Sensitive	Endangered Population, Vulnerable	Not Listed	
Plantae	Flora	<i>Diuris bracteata</i>		Category 2	Endangered	Extinct	
Plantae	Flora	<i>Epacris purpurascens</i> var. <i>purpurascens</i>		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	<i>Epacris sparsa</i>	Sparse Heath	Not Sensitive	Vulnerable	Endangered	
Plantae	Flora	<i>Eucalyptus camfieldii</i>	Camfield's Stringybark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	<i>Eucalyptus leucoxylon</i> subsp. <i>pruinosa</i>	Yellow Gum	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	<i>Galium australe</i>	Tangled Bedstraw	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	<i>Genoplesium baueri</i>	Bauer's Midge Orchid	Category 2	Endangered	Endangered	
Plantae	Flora	<i>Genoplesium plumosum</i>	Tallong Midge Orchid	Category 2	Critically Endangered	Endangered	
Plantae	Flora	<i>Grammitis stenophylla</i>	Narrow-leaf Finger Fern	Category 3	Endangered	Not Listed	
Plantae	Flora	<i>Grevillea caleyi</i>	Caley's Grevillea	Category 3	Critically Endangered	Critically Endangered	
Plantae	Flora	<i>Grevillea hilliana</i>	White Yiel Yiel	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	<i>Grevillea juniperina</i> subsp. <i>juniperina</i>	Juniper-leaved Grevillea	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	<i>Haloragodendron lucasii</i>		Not Sensitive	Endangered	Endangered	
Plantae	Flora	<i>Hibbertia puberula</i>		Not Sensitive	Endangered	Not Listed	
Plantae	Flora	<i>Hibbertia spanantha</i>	Julian's Hibbertia	Category 2	Critically Endangered	Critically Endangered	
Plantae	Flora	<i>Hibbertia superans</i>		Not Sensitive	Endangered	Not Listed	
Plantae	Flora	<i>Isotoma fluviatilis</i> subsp. <i>fluviatilis</i>		Category 3	Not Listed	Extinct	
Plantae	Flora	<i>Lasiopetalum joyceae</i>		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	<i>Leptospermum deanei</i>		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	<i>Macadamia integrifolia</i>	Macadamia Nut	Not Sensitive	Not Listed	Vulnerable	
Plantae	Flora	<i>Macadamia tetraphylla</i>	Rough-shelled Bush Nut	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	<i>Melaleuca biconvexa</i>	Biconvex Paperbark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	<i>Melaleuca deanei</i>	Deane's Paperbark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	<i>Microtis angusii</i>	Angus's Onion Orchid	Category 2	Endangered	Endangered	
Plantae	Flora	<i>Persoonia hirsuta</i>	Hairy Geebung	Category 3	Endangered	Endangered	
Plantae	Flora	<i>Persoonia mollis</i> subsp. <i>maxima</i>		Not Sensitive	Endangered	Endangered	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	<i>Persoonia pauciflora</i>	North Rothbury Persoonia	Category 3	Critically Endangered	Critically Endangered	
Plantae	Flora	<i>Pimelea curviflora</i> var. <i>curviflora</i>		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	<i>Prostanthera marifolia</i>	Seaforth Mintbush	Category 3	Critically Endangered	Critically Endangered	
Plantae	Flora	<i>Pterostylis nigricans</i>	Dark Greenhood	Category 2	Vulnerable	Not Listed	
Plantae	Flora	<i>Rhizanthella slateri</i>	Eastern Australian Underground Orchid	Category 2	Vulnerable	Endangered	
Plantae	Flora	<i>Rhodamnia rubescens</i>	Scrub Turpentine	Not Sensitive	Critically Endangered	Critically Endangered	
Plantae	Flora	<i>Sarcophilus hartmannii</i>	Hartman's Sarcophilus	Category 2	Vulnerable	Vulnerable	
Plantae	Flora	<i>Senecio behrianus</i>		Not Sensitive	Extinct	Endangered	
Plantae	Flora	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	<i>Tetradlea glandulosa</i>		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	<i>Tetradlea juncea</i>	Black-eyed Susan	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	<i>Wilsonia backhousei</i>	Narrow-leafed Wilsonia	Not Sensitive	Vulnerable	Not Listed	

Source: NSW BioNet Species Sightings

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Location Confidences

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

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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APPENDIX F: SECTION 10.7 CERTIFICATES

PLANNING

CERTIFICATE

818 Pacific Highway, Gordon NSW 2072

Locked Bag 1006, Gordon NSW 2072

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W www.krg.nsw.gov.au

ABN 86 408 856 411



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

PROPERTY DETAILS

Address: 20 Avon Road PYMBLE NSW 2073

Lot Description: Lot 1 DP 69541, Lot 5 DP 3532, Lot 2 DP 567503, Lot 1 DP 7131, Part Lot 26 DP 7131, Lot 3 DP 7131, Lot 4 DP 7131, Lot 5 DP 7131, Lot 6 DP 7131, Lot 7 DP 7131, Lot 8 DP 7131, Lot 9 DP 7131, Lot 10 DP 7131, Lot 11 DP 7131, Lot 12 DP 7131, Lot 13 DP 7131, Lot 14 DP 7131, Lot 15 DP 7131, Lot 16 DP 7131, Lot 17 DP 7131, Lot 18 DP 7131, Lot 19 DP 7131, Lot 20 DP 7131, Lot 21 DP 7131, Lot 22 DP 7131, Lot 23 DP 7131, Lot 24 DP 7131, Lot 25 DP 7131, Lot 26 DP 7131, Lot 27 DP 7131, Lot 28 DP 7131, Lot 29 DP 7131, Lot 30 DP 7131, Lot 31 DP 7131, Lot 32 DP 7131, Lot 33 DP 7131, Lot 34 DP 7131, Lot 35 DP 7131, Lot 36 DP 7131, Lot 37 DP 7131, Lot 38 DP 7131, Lot 39 DP 7131, Lot 40 DP 7131, Lot 41 DP 7131, Lot 42 DP 7131, Lot 43 DP 7131, Lot 44 DP 7131, Lot 45 DP 7131, Lot 46 DP 7131, Lot 47 DP 7131, Lot 48 DP 7131, Lot 49 DP 7131, Lot 50 DP 7131, Lot 51 DP 7131, Lot 52 DP 7131, Lot 53 DP 7131, Lot 54 DP 7131, Lot 55 DP 7131, Lot 56 DP 7131, Lot 57 DP 7131, Lot 58 DP 7131, Lot 59 DP 7131, Lot 60 DP 7131, Lot 61 DP 7131, Lot 62 DP 7131, Lot 63 DP 7131, Lot 64 DP 7131, Lot 65 DP 7131, Lot 66 DP 7131, Lot 67 DP 7131, Lot 68 DP 7131, Lot 69 DP 7131, Lot 70 DP 7131, Lot 71 DP 7131, Lot 72 DP 7131, Lot 73 DP 7131, Lot 74 DP 7131, Lot 75 DP 7131, Lot 76 DP 7131, Lot 77 DP 7131, Lot 78 DP 7131, Lot 79 DP 7131, Lot 80 DP 7131, Lot 81 DP 7131, Lot 82 DP 7131, Lot 83 DP 7131, Lot 84 DP 7131, Lot 85 DP 7131, Lot 86 DP 7131, Lot 87 DP 7131, Lot 88 DP 7131, Lot 89 DP 7131, Lot 90 DP 7131, Lot 91 DP 7131, Lot 92 DP 7131, Lot 93 DP 7131, Lot 94 DP 7131, Lot 95 DP 7131, Lot 96 DP 7131, Lot 97 DP 7131, Lot 98 DP 7131, Lot 99 DP 7131, Lot 100 DP 7131

CERTIFICATE DETAILS

Certificate No: ePC1488/25 **Certificate Date:** 14/03/2025

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

APPLICANT DETAILS

REF: LS076179_EP_s10

Infotrack
Gpo Box 4029
SYDNEY NSW 2000

BACKGROUND INFORMATION

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

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

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

1. Names of relevant planning instruments and development control plans

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

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

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

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

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

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

Ku-ring-gai Development Control Plan

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

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

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

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

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

(i) Infrastructure - Educational Establishment

(ii) SP2

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

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

Nil.

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

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

Educational establishment, including any development that is ordinarily incidental or ancillary to development for that purpose; Environmental protection works; Flood mitigation works; Recreation areas; Roads.

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

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

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

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

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

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

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

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

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

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

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

There are no provisions in Ku-ring-gai Local Environmental Plan 2015 that regulate

minimum dimension sizes for the erection of a dwelling house on this property.

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

No.

(f) Is the land in a conservation area?

No.

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

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

No.

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

3. Contribution plans

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

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

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

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

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

No

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

4. Complying development

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

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

Container Recycling Facilities Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Demolition Code

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

Fire Safety Code

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

General Development Code

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

Housing Code

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

Housing Alterations Code

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

Low Rise Housing Diversity Code

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

Subdivision Code

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

5. Exempt development

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

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

6. Affected building notices and building product rectification orders

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

No.

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

No.

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

No.

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

7. Land reserved for acquisition

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

No.

8. Road widening and road realignment

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

No.

9. Flood related development controls information

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

No.

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

Yes

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

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

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

No.

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

11. Bush fire prone land

Is the land bush fire prone land?

Part of the land is bush fire prone land.

“Bush fire prone land” is defined in section 4 of the Environmental Planning & Assessment Act 1979 as meaning “land recorded for the time being as bushfire prone land on a bush fire prone land map for the area.”

“The “area” is the local government area of Ku-ring-gai.”

“The bush fire prone land map referred to in the definition may be inspected at the office of the Council.”

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

12. Loose-fill asbestos insulation

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

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

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

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

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

13. Mine subsidence

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

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

14. Paper subdivision information

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

Not applicable.

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

15. Property vegetation plans

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

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

16. Biodiversity stewardship sites

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

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

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

17. Biodiversity certified land

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

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

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

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

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

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

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

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

20. Western Sydney Aerotropolis

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

21. Development consent conditions for seniors housing

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

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

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

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

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

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

23. Water or sewerage services

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

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

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

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

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

No.

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

No.

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

No.

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

No.

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

No.

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

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

Land Slip or Subsidence:

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

Flooding:

The Blackbutt Creek Flood Study which was adopted by Council on 16/03/2021 has identified this property to be located between the Flood Planning Level and the Probable Maximum Flood (PMF) on the PMF flood extent map.

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

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

The Blackbutt Creek Flood Study which was adopted by Council on 16/03/2021 has identified this property to be located between the Flood Planning Level and the Probable Maximum Flood (PMF) on the PMF flood extent map.

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

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

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

Loose-fill asbestos insulation:

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

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

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

Contamination:

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

Threatened species, populations and ecological communities:

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

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

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

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



David Marshall
General Manager

APPENDIX G: HISTORICAL TITLE SEARCH



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Address: - 20 Avon Road, Pymble, NSW 2073

Description: - Lots 12 & 13 D.P. 7131 & Lot 1 D.P. 69541

As regards to Lots 12 & 13 D.P. 7131: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.03.1914 (1914 to 1940)	The Trustees of the Presbyterian Church of Australia in the State of New South Wales	Volume 2457 Folio 131
26.06.1940 (1940 to 1981)	The Presbyterian Church (New South Wales) Property Trust	Volume 2457 Folio 131 Now Volume 10276 Folios 86 & 87
04.05.1981 (1981 to 2002)	The Uniting Church in Australia Property Trust (N.S.W.) Now The Uniting Church in Australia Property Trust (NSW)	Volume 10276 Folios 86 & 87 Now 12/7131 & 13/7131
26.04.2022 (2022 to Date)	# Pymble Ladies' College Property Limited	12/7131 & 13/7131

Denotes current registered proprietor(s)

Leases: - NIL

Easements: - NIL



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regards to Lot 1 D.P. 69541: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.12.1916 (1916 to 1940)	The Trustees of the Presbyterian Church of Australia in the State of New South Wales	Volume 2719 Folio 12
26.06.1940 (1940 to 1981)	The Presbyterian Church (New South Wales) Property Trust	Volume 2719 Folio 12 Then Volume 5156 Folio 173 Now Auto Consol 5156-173
04.05.1981 (1981 to 2002)	The Uniting Church in Australia Property Trust (N.S.W.) Now The Uniting Church in Australia Property Trust (NSW)	Auto Consol 5156-173
13.05.2022 (2022 to Date)	# Pymble Ladies College Property Limited	Auto Consol 5156-173

Denotes current registered proprietor(s)

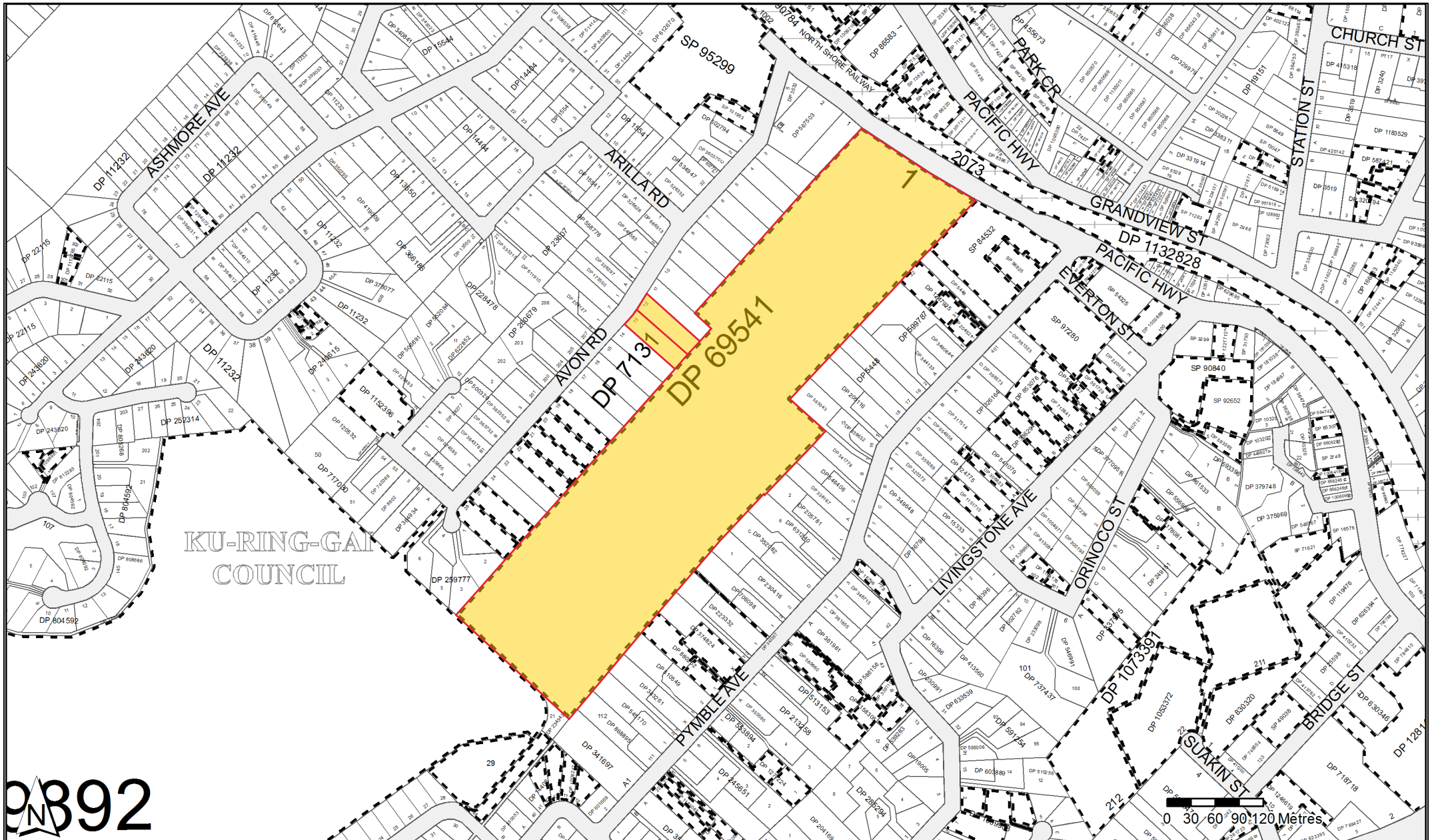
Leases: -

- 10.08.1982 (T163464): Lease to Sydney County Council of Substation Premises No.5340 affecting the part of Lot 1 D.P. 69541 together with rights of way and easements. Expires: 31.12.2031.
 - 28.02.2017 (AK971351): Lease of lease T163464 to Blue Asset Partner Pty Ltd, Eric Alpha Assess Corporation 1 Pty Ltd, Eric Alpha Asset Corporation 2 Pty Ltd, Eric Alpha Asset Corporation 3 Pty Ltd, Eric Alpha Asset Corporation 4 Pty Ltd. Expires: See dealing. Clause 2.3 (b) (ii).
 - 28.02.2017 (AK971352): Lease of lease AK971351 to Blue OP Partner Pty Ltd, Eric Alpha Operator Corporation 1 Pty Ltd, Eric Alpha Operator Corporation 2 Pty Ltd, Eric Alpha Operator Corporation 3 Pty Ltd, Eric Alpha Operator Corporation 4 Pty Ltd. Expires: See dealing. Clause 12.1.
 - 28.02.2017 (AK971571): Change of name affecting lease T163464 lessee now Alpha Distribution Ministerial Holding Corporation.

Easements: -

- 28.02.1947 (D562699): Easement for drainage affecting the part of Lot 1 D.P. 69541 shown so burdened in Vol 5156 Fol 173.
- 21.04.1997 (2973276): Easement for water supply works 5.5 wide as set out in memorandum O535653 affecting the part(s) shown so burdened in D.P. 265318.

Yours Sincerely,
Taylor Wilson
18th March 2025



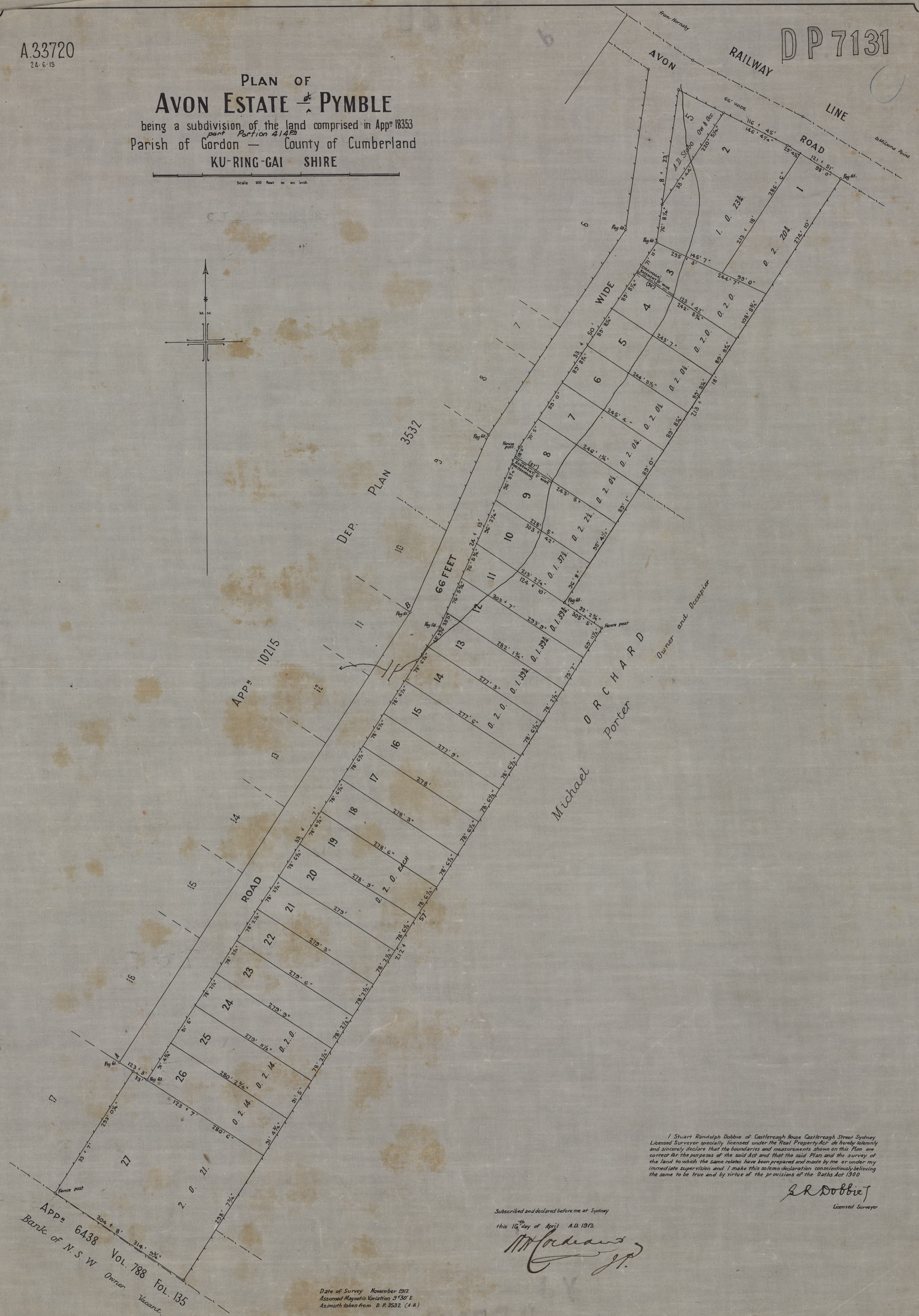
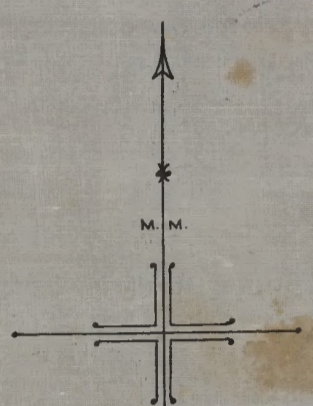
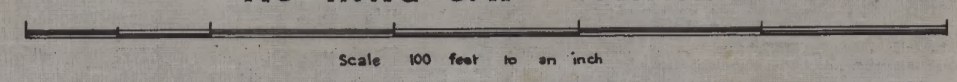
PNB92

A.33720
24.6.13

DP 7131

PLAN OF AVON ESTATE at PYMBLE

being a subdivision of the land comprised in Appⁿ 18353
part Portion 414^{Pa}
Parish of Gordon — County of Cumberland
KU-RING-GAI SHIRE



I Stuart Randolph Dobbie of Castlereagh House Castlereagh Street Sydney
Licensed Surveyor specially licensed under the Real Property Act do hereby solemnly
and sincerely declare that the boundaries and measurements shown on this Plan are
correct for the purposes of the said Act and that the said Plan and the survey of
the land to which the same relates have been prepared and made by me or under my
immediate supervision and I make this solemn declaration conscientiously believing
the same to be true and by virtue of the provisions of the Oaths Act 1360

S.R. Dobbie
Licensed Surveyor

Subscribed and declared before me at Sydney
this 16th day of April A.D. 1913

McLachlan J.P.

Date of Survey November 1912
Assumed Magnetic Variation 3°30' E
Azimuth taken from D. P. 3532 (A.B.)

APPⁿ 6438
Bank of N.S.W. Owner
VOL. 788
FOL. 135

R.P.A. 19541

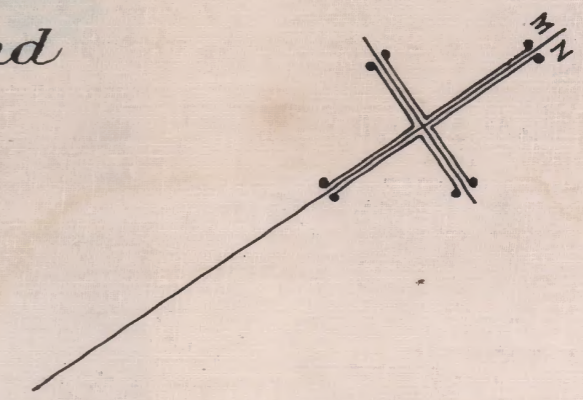
DP69541

6
5

PLAN
 OF
 part of 100 acres granted to W^m Wright
 (Portion 127)
 Parish of Gordon - County of Cumberland
 — P Y M B L E —
 MUN - Kuring-gai Shire

SCALE = 200 feet to An Inch

F E E T 50 100 200 300 400 500 600 700 F E E T



APPN 18353

The Trustees of the Presbyterian Church of Australia
 (Owners)

Duncan Carson (Own.)
 Unoccupied

Unoccupied
 found

Line of 212° 57' 1567' 10" Pegs

Line of 213° 18' 1022' 9" Pegs

35 acs. 1 rd. 20 per.

Thomas Hyndes 80acs.
 Grant
 Applⁿ 6438
 Bank of New South Wales (Own.)
 (Unoccupied)

RAILWAY
 AVON ROAD (66' wide)
 from Hornsby
 to Wilsons Point

30° 48'	348' 7"	31° 03'	31° 22'	31° 41'	31° 51'	32° 56'	33° 11'	33° 42'	35° 49'	35° 24'			
The Scottish Australian Investment Co. (Own.)	S.H. Lister (Own.)	H.F. Newton (Own.)	Jane C. Curtis (Own.)	The Scottish Australian Investment Co. Ltd. (Own.)	Mary E. Gold (Own.)	C.B. Rigney (Own.)	Unoccupied	Unoccupied	Unoccupied	Unoccupied			
34	35	36	37	38	39	40	41	42	43	44	45	46	47
App ⁿ 6413				Richard				D.P. 3085				Wall	

235' 6"	34' 13'	34' 25'	880' 6"
M ^r Willis (Own. & Occ.)	M ^r Pickling (Own. & Occ.)	M ^r D. Retlan (Own.)	M ^r S. Richards (Own. & Occ.)
18	17	15	10
App ⁿ 11363		D.P. 5448	
* M ^{rs} Coker (Own. & Occ.)			

"A" This is the plan marked "A" referred to in the annexed Declaration of John Weingarth dated 20th July 1914.

Assumed Magnetic Variation 9° 30' East
 Azimuth taken from "AB" vide Appⁿ 18353
 Surveyed August 1913.

John Weingarth
 Lic^d Surveyor
 under R.P. Act.

PLAN AMENDED IN L.T.O. 18-3-1993 EL



CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10276086

NEW SOUTH WALES

Appln. No. 18353
Prior Title Vol. 2457 Fol. 131

Vol. 10276 Fol. 86

Edition issued 21-3-1966.
K238012.



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.

Witness

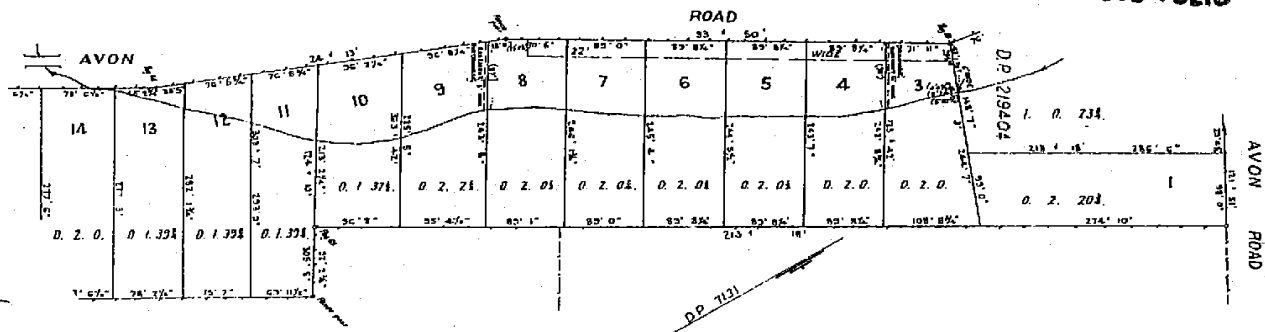
J. Charles

CANCELLED
Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 12 in Deposited Plan 7131 at Pymble in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland being part of Portion 414 granted to William Wright on 5-4-1821.

FIRST SCHEDULE (Continued overleaf)

~~THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST.~~

Jawatson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

- 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- 2. Mortgage No. 6875171 to The City Mutual Life Assurance Society Limited.
Entered 15-1-1958. Discharged N80109

Jawatson
Registrar General.

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

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

N80105 DM
S429542
Act 26c

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT

NATURE

NUMBER

DATE

ENTERED

Signature of Registrar-General

The Uniting Church in Australia Property Trust (N.S.W.) by Application S429542. Registered 4-5-1981.

CANCELLED

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.



SEARCH DATE

17/3/2025 1:14PM

FOLIO: 12/7131

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 10276 FOL 86

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/10/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
20/8/2014	AI830596	CAVEAT	
26/4/2022	AS53811	TRANSFER WITHOUT MONETARY CONSIDERATION	EDITION 1

*** END OF SEARCH ***

System Document Identification

Form Number:01T-e
Template Number:t_nsw18
ELN Document ID:1016999966
ELN NOS ID:1016999969

TRANSFER
New South Wales
Real Property Act 1900

Land Registry Document Identification

AS53811

Stamp Duty: 10337211-001

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.

LODGED BY:

Responsible Subscriber: HWL EBSWORTH LAWYERS ABN 37246549189
Address: FL 14, 264 George ST
Sydney 2000
Email: accounts_payable@hwle.com.au
ELNO Subscriber Number: 7943
Customer Account Number: 501286H
Document Collection Box: 1W
Client Reference: KM:ROG:952097

LAND TITLE REFERENCE

11/7131
12/7131
17/7131
1/7131
3/7131
13/7131
8/7131
9/7131
4/7131
10/7131
14/7131
16/7131
5/7131
15/7131
6/7131
1/259777
7/7131

TRANSFEROR

THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (NSW)
Charitable body

TRANSFeree

PYMBLE LADIES' COLLEGE PROPERTY LIMITED ACN 645148723
Registered company
Tenancy: Sole Proprietor

CONSIDERATION

Without Monetary Consideration And As Regards A Deed Of Assignment

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.

Party Represented by Subscriber:

THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (NSW)

Signed By: Lawrence John Graves

Signer Capacity: Practitioner Certifier

ELNO Signer Number: 61345

Digital Signing Certificate Number:

**Signed for
Subscriber:**

LAWRAM LEGAL PTY LIMITED ABN 57142584316

BRADFIELD & SCOTT

Subscriber Capacity: Representative Subscriber

ELNO Subscriber Number: 24103

Customer Account Number: 503378

Date: 14/04/2022

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.

Party Represented by Subscriber:

PYMBLE LADIES' COLLEGE PROPERTY LIMITED

Signed By: Kendra McKay

Signer Capacity: Practitioner Certifier

ELNO Signer Number: 3872740

Digital Signing Certificate Number:

**Signed for
Subscriber:**

PARTNERS OF HWL EBSWORTH LAWYERS ABN 37246549189

HWL EBSWORTH LAWYERS

Subscriber Capacity: Representative Subscriber

ELNO Subscriber Number: 7943

Customer Account Number: 501286

Date: 14/04/2022



14 April 2022

Land Registry Services
Level 30
175 Liverpool Street
Sydney NSW 2000

Dear Sir

**Alpha Distribution Ministerial Holding Corporation (ADMHC) acquisition of easement
from The Uniting Church in Australia Property Trust (NSW)**

Property: Avon Road, Pymble

Caveat No.: A1830596

Our ref: HEM/AUS096-02554

We act for Ausgrid Operator Partnership, a partnership carried on under the name of Ausgrid by:

- 1 Blue Op Partner Pty Ltd (ACN 615 217 500) as trustee for the Blue Op Partner Trust;
- 2 ERIC Alpha Operator Corporation 1 Pty Ltd (ACN 612 975 096) as trustee for ERIC Alpha Operator Trust 1;
- 3 ERIC Alpha Operator Corporation 2 Pty Ltd (ACN 612 975 121) as trustee for ERIC Alpha Operator Trust 2;
- 4 ERIC Alpha Operator Corporation 3 Pty Ltd (ACN 612 975 185) as trustee for ERIC Alpha Operator Trust 3; and
- 5 ERIC Alpha Operator Corporation 4 Pty Ltd (ACN 612 975 210) as trustee for ERIC Alpha Operator Trust 4,

("Ausgrid"). Ausgrid is the caveator pursuant to the above caveat.

We are instructed to consent to the registration of a transfer of the Property from The Uniting Church in Australia Property Trust (NSW) to Pymble Ladies' College Property Limited.

Caveat A1830596 should remain on the title pending the registration of an easement in favour of ADMHC.

If you require any additional information please contact our office.

Yours faithfully

A handwritten signature in black ink, appearing to read "Helen Murray", written over a horizontal line.

Partner responsible:
Helen Murray
t: +61 2 4924 7228
e: helen.murray@sparke.com.au

Newcastle

Level 7, Sparke Helmore Building, 28 Honeysuckle Drive, Newcastle NSW 2300
PO Box 812, Newcastle NSW 2300
t: +61 2 4924 7200 | f: +61 2 4924 7299 | www.sparke.com.au
adelaide | brisbane | canberra | darwin | melbourne | newcastle | perth | sydney | upper hunter

HEMKTMI837532361



FOLIO: 12/7131

SEARCH DATE	TIME	EDITION NO	DATE
17/3/2025	1:15 PM	1	26/4/2022

LAND

LOT 12 IN DEPOSITED PLAN 7131

AT PYMBLE
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP7131

FIRST SCHEDULE

PYMBLE LADIES' COLLEGE PROPERTY LIMITED (TZ AS53811)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 AI830596 CAVEAT BY AUSGRID
- * AS53811 CAVEATOR CONSENTED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

10276087

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. **10276** Fol. **87**

Appln. No. 18353
Prior Title Vol. 2457 Fol. 131

Edition issued 21-3-1966.
K238012.



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.

Witness

J. Charles

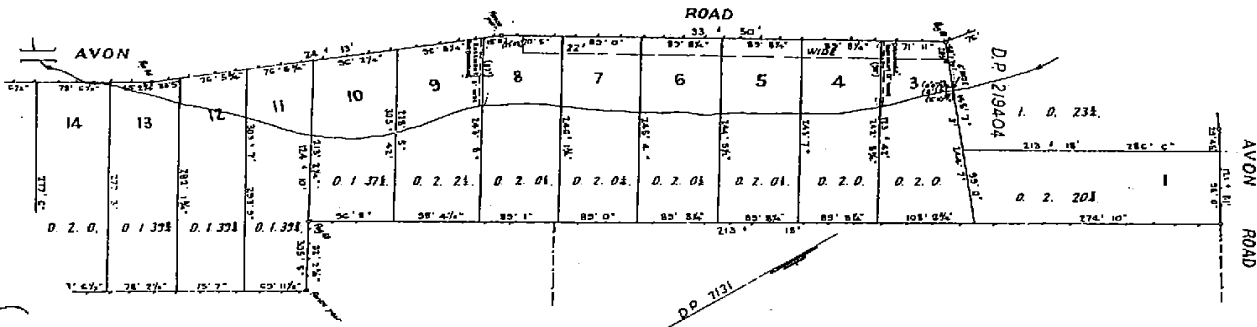
CANCELLED

Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot **13** in Deposited Plan 7131 at Pymble in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland being part of Portion 414 granted to William Wright on 5-4-1821.

FIRST SCHEDULE (Continued overleaf)

~~THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST.~~

Jawatson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Mortgage No. 875171 to The City Mutual Life Assurance Society Limited.
Entered 15/11/58. Discharged N80109

Jawatson
Registrar General.

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

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

N89/093M

S429542
Page
not a c

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT

ENTERED

Signature of Registrar-General

The Uniting Church in Australia Property Trust (N.S.W.) by Application S429542. Registered 4-5-1961.

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

INSTRUMENT

PARTICULARS

ENTERED

Signature of Registrar-General

CANCELLATION

NATURE NUMBER DATE

Vol. 10276 Folio 87

(Page 2 of 2 pages)



SEARCH DATE

17/3/2025 1:14PM

FOLIO: 13/7131

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 10276 FOL 87

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/10/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
20/8/2014	AI830596	CAVEAT	
26/4/2022	AS53811	TRANSFER WITHOUT MONETARY CONSIDERATION	EDITION 1

*** END OF SEARCH ***



FOLIO: 13/7131

SEARCH DATE	TIME	EDITION NO	DATE
17/3/2025	1:13 PM	1	26/4/2022

LAND

LOT 13 IN DEPOSITED PLAN 7131

AT PYMBLE
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP7131

FIRST SCHEDULE

PYMBLE LADIES' COLLEGE PROPERTY LIMITED (TZ AS53811)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 AI830596 CAVEAT BY AUSGRID
- * AS53811 CAVEATOR CONSENTED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

17/3/2025 1:14PM

FOLIO: AUTO CONSOL 5156-173

Recorded	Number	Type of Instrument	C.T. Issue
18/3/1993		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 5156-173	
PARCELS IN CONSOL ARE: 1/69541, A/342267.			
6/6/1995	DP265318	DEPOSITED PLAN	
21/4/1997	2973276	TRANSFER GRANTING EASEMENT	EDITION 1
22/3/2004	AA509917	POSITIVE COVENANT	
22/3/2004	AA509918	REQUEST	
20/8/2014	AI830596	CAVEAT	
30/3/2016	AK319246	POSITIVE COVENANT	
30/3/2016	AK319247	RESTRICTION ON USE OF LAND BY/VESTED IN PRESCRIBED AUTHORITY	
28/2/2017	AK971351	LEASE	
28/2/2017	AK971352	SUB-LEASE	
28/2/2017	AK971502	MORTGAGE OF LEASE	
28/2/2017	AK971571	CHANGE OF NAME	
28/2/2017	AM12293	DEPARTMENTAL DEALING	
24/3/2022	AR981225	CHANGE OF NAME	EDITION 2
13/5/2022	AS121546	TRANSFER WITHOUT MONETARY CONSIDERATION	EDITION 3

*** END OF SEARCH ***

System Document Identification

Form Number:01T-e
Template Number:t_nsw18
ELN Document ID:1235280014
ELN NOS ID:1235280017

TRANSFER
New South Wales
Real Property Act 1900

Land Registry Document Identification

AS121546

Stamp Duty: 10337211-012

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.

LODGED BY:

Responsible Subscriber: HWL EBSWORTH LAWYERS ABN 37246549189
Address: FL 14, 264 George ST
Sydney 2000
Email: accounts_payable@hwle.com.au
ELNO Subscriber Number: 7943
Customer Account Number: 501286H
Document Collection Box: 1W
Client Reference: PLC:952097

LAND TITLE REFERENCE

5156-173
5/3532
229/752048
D2/389003
2/259777

TRANSFEROR

THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (NSW)
Religious body

TRANSFeree

PYMBLE LADIES COLLEGE PROPERTY LIMITED ACN 645148723
Registered company
Tenancy: Sole Proprietor

CONSIDERATION

Without Monetary Consideration And As Regards A Deed Of Assignment

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

ATTACHMENT

See attached Caveator's Consent

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.

Party Represented by Subscriber:

THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (NSW)

Signed By: Lawrence John Graves
ELNO Signer Number: 61345

Signer Capacity: Practitioner Certifier
Digital Signing Certificate Number:

**Signed for
Subscriber:** LAWGRAM LEGAL PTY LIMITED ABN 57142584316
BRADFIELD & SCOTT

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 24103
Date: 12/05/2022

Customer Account Number: 503378

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.

Party Represented by Subscriber:

PYMBLE LADIES COLLEGE PROPERTY LIMITED

Signed By: Kendra McKay
ELNO Signer Number: 3872740

Signer Capacity: Practitioner Certifier
Digital Signing Certificate Number:

**Signed for
Subscriber:** PARTNERS OF HWL EBSWORTH LAWYERS ABN 37246549189
HWL EBSWORTH LAWYERS

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 7943
Date: 12/05/2022

Customer Account Number: 501286



14 April 2022

Land Registry Services
Level 30
175 Liverpool Street
Sydney NSW 2000

Dear Sir

Alpha Distribution Ministerial Holding Corporation (ADMHC) acquisition of easement from The Uniting Church in Australia Property Trust (NSW)

Property: Avon Road, Pymble

Caveat No.: A1830596

Our ref: HEM/AUS096-02554

We act for Ausgrid Operator Partnership, a partnership carried on under the name of Ausgrid by:

- 1 Blue Op Partner Pty Ltd (ACN 615 217 500) as trustee for the Blue Op Partner Trust;
- 2 ERIC Alpha Operator Corporation 1 Pty Ltd (ACN 612 975 096) as trustee for ERIC Alpha Operator Trust 1;
- 3 ERIC Alpha Operator Corporation 2 Pty Ltd (ACN 612 975 121) as trustee for ERIC Alpha Operator Trust 2;
- 4 ERIC Alpha Operator Corporation 3 Pty Ltd (ACN 612 975 185) as trustee for ERIC Alpha Operator Trust 3; and
- 5 ERIC Alpha Operator Corporation 4 Pty Ltd (ACN 612 975 210) as trustee for ERIC Alpha Operator Trust 4,

("Ausgrid"). Ausgrid is the caveator pursuant to the above caveat.

We are instructed to consent to the registration of a transfer of the Property from The Uniting Church in Australia Property Trust (NSW) to Pymble Ladies' College Property Limited.

Caveat A1830596 should remain on the title pending the registration of an easement in favour of ADMHC.

If you require any additional information please contact our office.

Yours faithfully

A handwritten signature in black ink, appearing to read "Helen Murray", written over a horizontal line.

Partner responsible:
Helen Murray
t: +61 2 4924 7228
e: helen.murray@sparke.com.au

Newcastle

Level 7, Sparke Helmore Building, 28 Honeysuckle Drive, Newcastle NSW 2300
PO Box 812, Newcastle NSW 2300
t: +61 2 4924 7200 | f: +61 2 4924 7299 | www.sparke.com.au
adelaide | brisbane | canberra | darwin | melbourne | newcastle | perth | sydney | upper hunter

HEMKTMI837532361



FOLIO: AUTO CONSOL 5156-173

SEARCH DATE	TIME	EDITION NO	DATE
17/3/2025	1:13 PM	3	13/5/2022

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS

AT PYMBLE
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

PYMBLE LADIES COLLEGE PROPERTY LIMITED (TZ AS121546)

SECOND SCHEDULE (10 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 D562699 EASEMENT FOR DRAINAGE AFFECTING THE PART OF LOT 1 DP69541 SHOWN SO BURDENED IN VOL 5156 FOL 173
- 3 Q975526 EASEMENT FOR DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL 5156 FOL 173
- 4 T163464 LEASE TO SYDNEY COUNTY COUNCIL OF SUBSTATION PREMISES NO.5340 AFFECTING PART OF LOT 1 DP69541 TOGETHER WITH RIGHTS OF WAY AND EASEMENTS. EXPIRES 31.12.2031
- AK971351 LEASE OF LEASE T163464 TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 2.3 (b) (ii).
- AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 12.1
- AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
- AK971571 CHANGE OF NAME AFFECTING LEASE T163464 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION
- 5 2973276 EASEMENT FOR WATER SUPPLY WORKS 5.5 WIDE AS SET OUT IN MEMORANDUM O535653 AFFECTING THE PART(S) SHOWN SO

END OF PAGE 1 - CONTINUED OVER

FOLIO: AUTO CONSOL 5156-173

PAGE 2

SECOND SCHEDULE (10 NOTIFICATIONS) (CONTINUED)

 BURDENED IN DP265318
6 AA509917 POSITIVE COVENANT
7 AA509918 RESTRICTION AS TO USER (S.88E(3) CONVEYANCING ACT,
 1919)
* 8 AI830596 CAVEAT BY AUSGRID AFFECTING LOT 1 DP 69541
* AS121546 CAVEATOR CONSENTED
9 AK319246 POSITIVE COVENANT
10 AK319247 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOT 1 IN DP69541
LOT A IN DP342267

TITLE DIAGRAM

DP69541
DP342267.

*** END OF SEARCH ***

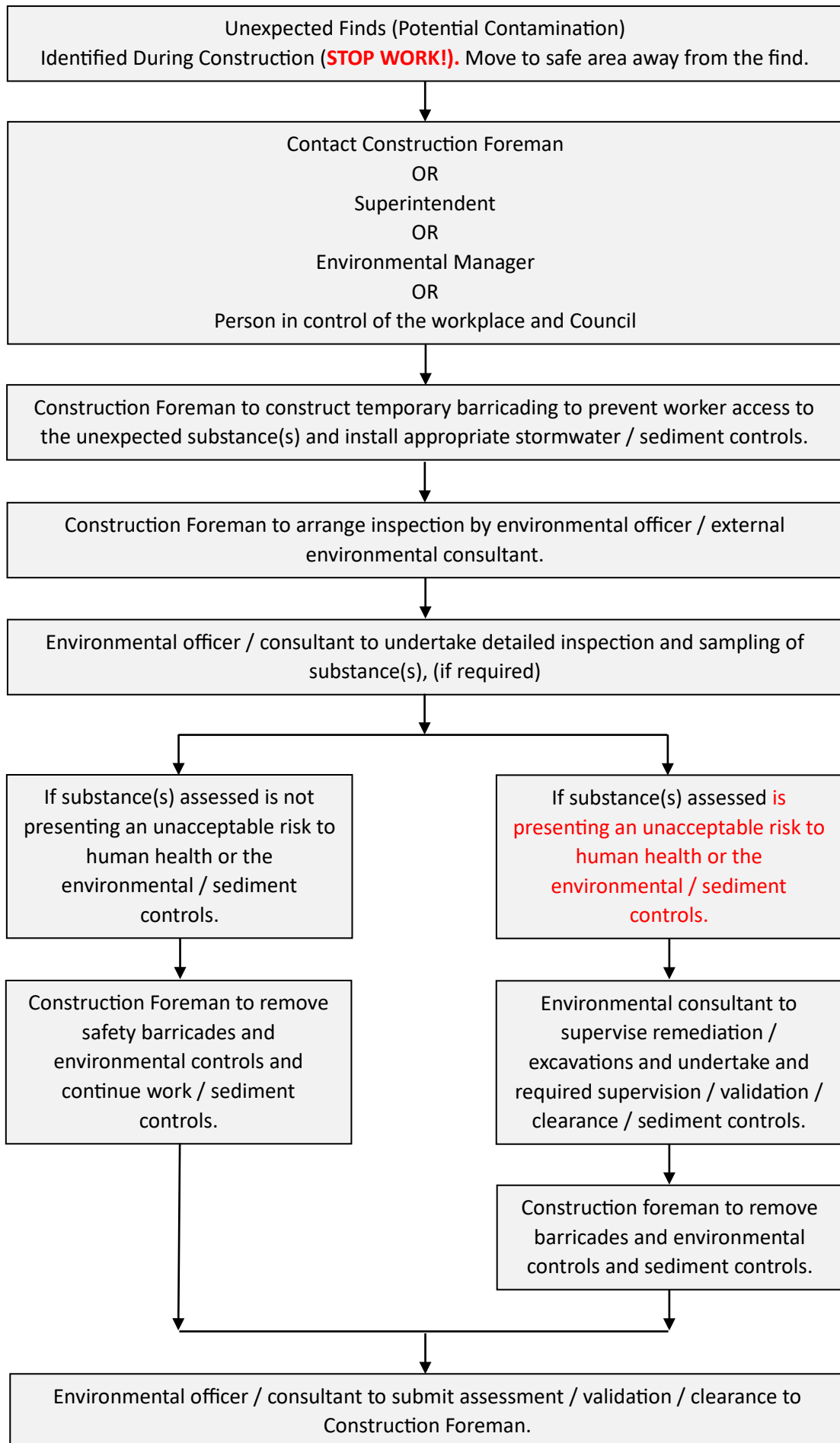
20 Avon Road, Pymble...

PRINTED ON 17/3/2025

* 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.

APPENDIX H: UNEXPECTED FINDS PROTOCOL

UNEXPECTED FINDS (POTENTIAL CONTAMINATION)



UNEXPECTED FINDS REGISTER

Find No.	Time & Date	Contractor & Worker Name	Location		Item Found	Comments & Observations	Who was notified	Outcome
			Easting	Northing				
<i>Example</i>	<i>10am 01/01/2024</i>	<i>Contractor, sub-contractor, workers name</i>	<i>Location of find (GPS reference if possible)</i>		<i>Description (e.g., Asbestos sheeting, buried drum of unknown liquid)</i>	<i>Area features / condition at time of find, activities taking place, was work stopped, etc.</i>	<i>Site manager notified at 10am on day of find</i>	<i>Environmental consultant engaged, material disposed offsite, area cleared (documentation provided – see attached)</i>
001								
002								
003								
004								
005								
006								
007								

Continue with register as required during construction activities

Important Register Notes:

1. All unexpected finds must be recorded in the register and the register must be kept on site by the environmental manager or nominated representative. The register must be kept on site until the end of construction activity and provided to CIP or their representative for future reference as required.
2. All unexpected finds must be reported to the Construction Foreman OR Superintendent OR Environmental Manager OR Person in control of the workplace to ensure correct actions can be undertaken.
3. Comments and observations should clearly document the suspect material (i.e., asbestos, hydrocarbon-stained soil, buried construction and demolition waste, buried drums with liquids), the estimated volume or extent, and odours and specific visual or olfactory observations.