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CASTLE HILL NO. 8 PTY LTD



Preliminary Site Investigation

59-63 Trafalgar Avenue & 1A-1B Valley Road, Lindfield
NSW 2070

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EXECUTIVE SUMMARY

EI Australia (EI) was engaged by Castle Hill No. 8 Pty Ltd to conduct a preliminary investigation of 59-63 Trafalgar Avenue & 1A-1B Valley Road, Lindfield NSW 2070 ('the site').

The site was located within the local government area (LGA) of Ku-ring-gai Council (**Figure 1**, **Appendix A**). It covered an area of 6,680 m^2 and was further identified as Lot 71 in DP4665, Lot 30 in DP4215, Lot 1 in DP127411, Lot B in DP344051 and Lot 7 in DP17373. At the time of this investigation, the site contained five residential houses ranging between single and three-storeys with garage parking, in ground swimming pools, tennis courts and landscaped areas. (**Figure 2, Appendix A**).

EI understands that the client wants to submit a Development application for redevelopment of the site. The aim of the report was to appraise the environmental condition, and potential for contamination to exist, to enable the client to meet obligations under the *Contaminated Land Management Act 1997* (CLM Act), *State Environmental Planning Policy (Resilience and Hazards) 2021* (SEPP R&H).

Findings

The key findings of this PSI were as follows:

- The site was occupied, developed land by 1943. Redevelopment of 63 Trafalgar Avenue occurred in the 1990's. Other structures remain mostly original constructions, with some alteration and additions made.
- The surrounding areas had primarily been used for residential purposes, with some educational and commercial activities approximately 300 m north-west and 400 m west of the site.
- The site was free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. It was not included on the *List of NSW Contaminated Sites Notified to the NSW EPA*.
- There was no evidence that an underground petroleum storage system (UPSS) had been installed on the site. No aboveground storage tank (AST) was present.
- No olfactory evidence of contamination (i.e. suspicious odour) was detected during the site inspection.
- No visual evidence of contamination, including fragments of fibre cement sheeting and oil-like (petroleum hydrocarbon) staining, was encountered during the site inspection.
- Based on the presented conceptual model, the potential for site contamination was deemed to be low. The likelihood for acid sulfate soils to be present on the property was also low.

Conclusion

Based on the findings of this PSI, and with consideration of EI's *Statement of Limitations* (**Section 7**), it was concluded that the potential for contamination to exist on the site was low. The land was considered to be suitable for the proposed development, in accordance with the *State Environment Planning Policy (Resilience and Hazards) 2021* (SEPP R&H). Refer to the **Section 6** of this report for recommendations relating to the proposed development.

1. INTRODUCTION

1.1. Background and Purpose

EI Australia (EI) was engaged by Castle Hill No. 8 Pty Ltd ('the client') to conduct a preliminary investigation of 59-63 Trafalgar Avenue & 1A-1B Valley Road, Lindfield NSW 2070 ('the site').

The site was located within the local government area (LGA) of Ku-ring-gai Council (**Figure 1**, **Appendix A**). It covered an area of 6,680 m^2 and was further identified as Lot 71 in DP4665, Lot 30 in DP4215, Lot 1 in DP127411, Lot B in DP344051 and Lot 7 in DP17373. At the time of this investigation, the site contained five residential houses ranging between single and three-storeys with garage parking, in ground swimming pools, tennis courts and landscaped areas. (**Figure 2, Appendix A**).

EI understands that the client wants to submit a Development application for redevelopment of the site. The aim of the report was to appraise the environmental condition, and potential for contamination to exist, to enable the client to meet obligations under the *Contaminated Land Management Act 1997* (CLM Act), *State Environmental Planning Policy (Resilience and Hazards) 2021* (SEPP R&H).

1.2. Proposed Development

Development plans were supplied by the client (see **Appendix B**) as:

- Project 13688, prepared DKO Architects, revision P1, drawings DA200-DA2012, dated 24 February 2025.

The plans indicate the proposed development will involve the demolition of all existing structures, followed by the construction multi-storey residential development comprising approximately 220 apartments with two basement levels. Plans indicating elevations were not provided, though development will require the excavation of all material within the basement boundary to levels suitable for two basements, with deeper, localised excavations expected for footings, service trenches, crane pads and lift over-run pits. The proposed building outline will be set back no less than 6m from the common site boundaries and will include landscaping and footpaths in areas outside the building footprint.

1.3. Project Objective

The objective of this PSI was to qualitatively assess the environmental condition of the land, by appraising the potential for contamination on the basis of field observations, historical land uses and other documentary evidence.

1.4. Scope of Work

In order to achieve the above objective, the following scope of work was completed:

- A review of relevant topographical, geological and soil landscape maps for the project area;
- A site walkover inspection;
- Review of all previous reports (where available);
- Review of site history, based on aerial photographs (dating back to 1943), an environmental risk and planning report (prepared by Lotsearch Pty Ltd), and property files archived by Ku-ring-gai Council;

- Searches of databases maintained by the Environment Protection Authority of New South Wales (NSW EPA), including the *List of NSW Contaminated Sites Notified to the NSW EPA*;
- Review of historical documents pertaining to the site held by local council;
- Presentation of a conceptual site model (CSM); and
- Data interpretation and reporting.

This PSI report was completed with reference to the NSW EPA (2020) *Consultants Reporting on Contaminated Land*. It documents the investigation works, with discussion of the findings in regards to potential exposure pathways to human and environmental receptors. It concludes with statements concerning the potential for contamination to exist on the land and the site's suitability for its proposed commercial and residential mixed-use.

1.5. Regulatory Framework

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

- *Contaminated Land Management Act 1997* (CLM Act);
- *Environmental Planning and Assessment Act 1979* (EP&A Act);
- *Ku-ring-gai Local Environmental Plan 2015*;
- *Protection of the Environment Operations Act 1997* (POEO Act); and
- *State Environmental Planning Policy (Resilience and Hazards) 2021* (SEPP, R&H).
- NSW EPA (2017) *Guidelines for the NSW Site Auditor Scheme*;
- NSW EPA (2020) *Consultants Reporting on Contaminated Land;*
- NEPC (2013) *National Environment Protection (Assessment of Site Contamination) Amendment Measure;*

2. SITE DESCRIPTION

2.1. Property Identification, Location and Physical Setting

The site identification details and associated information are presented in **Table 2-1**. The site locality and assessment area are illustrated in **Figures 1** and **2**, **Appendix A**. Refer also to **Appendix B** for the site survey and development plans.

Table 2-1 Site Identification Details

Attribute	Description
Street Address	59-63 Trafalgar Avenue & 1A-1B Valley Road, Lindfield NSW 2070
Location and Description	Site was located in an area of mixed use including residential, educational and recreational activities. The site was bound by: ▪ North: Residential properties adjacent, high school 200m away; ▪ East: Residential properties; ▪ South: Residential properties; ▪ West: Trafalgar Avenue, followed by residential properties, then commercial.
Geographical Coordinates	North-western corner of site (GDA2020-MGA56): Easting: 330805.143 Northing: 6261225.814 (Source: http://maps.six.nsw.gov.au)
Area	6,680 m^2
Lot and DP	▪ Lot 71 / DP4665; ▪ Lot 30 / DP4215; ▪ Lot 1 / DP127411; ▪ Lot B / DP344051; and ▪ Lot 7 / DP17373
State Survey Marks	Three state survey marks are within close proximity (<100m) to the site: ▪ SS-163015: on footpath outside 59 Trafalgar Avenue (5m west); ▪ SS-108348: on footpath outside 24 Russel Avenue, (40m north); and ▪ SS-163022: on outside corner of Valley Road and Nelson Road, by driveway to 1A Valley Road. (Source: http://maps.six.nsw.gov.au)
LGA	Ku-ring-gai Council
Current Zoning	R2 Low Residential (Source: *Ku-ring-gai Local Environmental Plan 2015*)

2.2. Local Land Use

The site is partially situated within an area of mixed use. The local sensitive receptors within close proximity (<250m) to the site are identified in **Table 2-2**.

Table 2-2 Local Sensitive Receptors

Direction	Land Use Description	Sensitive Receptor (and distance from site)
North	▪ Residential and educational properties	▪ Residents and visitors (adjacent) ▪ Teachers and students (185m)
South	▪ Residential properties	▪ Residents and visitors (adjacent)

Direction	Land Use Description	Sensitive Receptor (and distance from site)
East	▪ Residential properties	▪ Residents and visitors (adjacent) ▪ Gordon Creek (110m)
West	▪ Residential and commercial properties	▪ Residents, visitors and customers (adjacent)

2.3. Regional Setting

The topography, (hydro) geology and soil landscape information is summarised in **Table 2-3**.

Table 2-3 Regional Setting Information

Attribute	Description
Topography	Site elevation falls towards the east. Surface topography lies at approximately 91m AHD in the western corner of site, dropping to 81m AHD in the eastern corner (Source: meconemosaic.com.au, see **Appendix B**)
Drainage	Surface runoff is expected to be directed towards Trafalgar Avenue and Middle Harbour Road where it is collected by the municipal stormwater system.
Geology	According to the Sydney 1:100,000 Geological Series Sheet 9130 (DMR, 1983), the site is underlain by black to dark-grey Wianamatta group shale and laminate (Rwa) overlying medium to coarse-grained quartz sandstone (Rh).
Soil Landscape	The Soil Conservation Service of NSW Soil Landscapes of the Sydney 1:100,000 Sheet (Chapman and Murphy, 1989) indicates that the site overlies a Glenorie (gn) erosional landscape, characterised by undulating to rolling low hills on Wianamatta group shales with shallow to moderately deep Podzolic soils.
Acid Sulfate Soil (ASS) Risk	According to the *Ku-ring-gai Local Environmental Plan (2015) Acid Sulfate Soils Map (Sheet ASS_015)* the site and area within a 500m radius is classified as class 5. Based on the map information, the potential for ASS to be present on-site was unlikely, and of minor risk. Further investigation of ASS is not warranted.
Nearest Surface Water Feature	Gordon Creek (approximately 35m east, from the eastern corner of site).
Groundwater Flow Direction	Inferred to be in an easterly direction, towards Gordon Creek

2.4. Site Inspection

EI carried out a site walkover inspection on 25 March 2025. Observations made during the inspection are summarised below, and photographs taken are presented in **Appendix C**.

Property	Description
59 Trafalgar Avenue	▪ The property was accessed via a brick paved path and driveway from Trafalgar Avenue at the front, western side of the property **(Photograph 1)**. Trees and various shrubberies encompass the front yard **(Photograph 2)**. ▪ The property was occupied by a brick multi-storey residence with an attached garage and tiled roof. Pebbled setbacks on north and south side of building provide access to rear, eastern backyard **(Photograph 3)**. ▪ The backyard contained a tiled patio area and partially in-ground swimming pool alongside grass covered soils and landscaped areas **(Photograph 4)**. A large tree exists enclosed within the pool decking. Little to no signs of distress or dieback was observed amongst vegetation. ▪ A small fireplace area was also observed in the backyard against the eastern

Property	Description
	edge of the property **(Photograph 5)**. ▪ Trench drainage runs along the south side of the dwelling, likely collecting surface run-off **(Photograph 6)**. ▪ No presence of waste or rubbish stockpiles was observed across the property.
61 Trafalgar Avenue	▪ The property was accessed via a brick paved walkway from Trafalgar Avenue and gravel driveway from Russel Lane at the front, western side of the property **(Photograph 7)**. ▪ The property was primarily occupied by a two-storey brick, split level residence with an attached carport (gravel ground cover) and detached garage. Mulched setbacks with various plants run around the buildings perimeter towards the backyard in the southern portion of the property **(Photograph 8)**. ▪ The backyard contained a tiled patio area and in-ground swimming pool alongside grass covered soils and landscaped areas **(Photograph 9)**. Little to no signs of distress or dieback was observed amongst vegetation. ▪ Cinderblock and timber/firewood stockpiles were observed behind the detached garage, in the north-east corner of the property **(Photograph 10)**.
63 Trafalgar Avenue	▪ Property access was down an extended brick paved driveway (approx. 20m long) from the corner of Russel Lane and Trafalgar Avenue. Driveway edges are lined with trees and shrubbery. **(Photograph 11)**. ▪ The property was occupied by a three-storey rendered brick, split level residence with an attached garage, facing north-west. The middle storey (street level), features a decked verandah suspended over the backyard **(Photograph 12)**. ▪ The backyard was primarily occupied by a hard surfaced tennis court **(Photograph 13)**, surrounded by landscaped areas containing various plants and shrubbery, accessible via stepping stone paths **(Photograph 14)**. Vegetation was healthy; no dieback or distress observed. ▪ Various gardening equipment and fertilisers are stockpiled beneath the middle storey veranda on the south-western side **(Photograph 15)**. ▪ Drainage pits are located outside the western side of the tennis court **(Photograph 16)**.
1A Valley Road	▪ Access was from the corner of Nelson Road and Valley Road, down a concrete paved driveway lined with various plants (approx. 25m long, **Photograph 17**). A tiled walkway provides entry to the building from the driveway. ▪ The property was primarily occupied by a two-storey rendered brick residence facing east **(Photograph 18)** with attached garage and carport on the lower ground level **(Photograph 19)**. Retaining walls behind carport rise to upper-ground level **(Photograph 20)**. ▪ The front, eastern yard is mostly paved concrete, extending around to the garage entrance. A partially in-ground swimming pool with tiled surrounds exists in the north-eastern portion. Landscaping in non-paved areas appeared in healthy condition **(Photograph 21)**. ▪ The rear, western backyard is almost entirely occupied by an artificial turf surfaced tennis court. The southern side is paved concrete **(Photograph 22).** ▪ Concrete and tiled paving throughout the property in very good condition with

Property	Description
	little to no cracking or degradation. ▪ A groundwater monitoring well, not installed by EI Australia, was observed along the driveway, near the swimming pool **(Photograph 23)**.
1B Valley Road	▪ Vehicle access to the property was from the brick paved ribbon driveway for 57 Trafalgar Avenue (approx. 75m long) with a bitumen portion across the nature strip **(Photo 24)**. Access is also provided from Valley Road via a walkway, adjacent to 1A Valley Road's driveway **(Photo 25)**. ▪ The property was occupied by a two-storey brick residence. The front, eastern yard was primarily grass lawn and an in ground swimming pool in the south-east corner, with no surrounding structure except fencing. Healthy landscaping was present across the properties perimeter and along the driveway **(Photo 26)**. ▪ Concrete paths and bitumen driveway portion were in fair condition with some deterioration and oil staining observed **(Photo 24)**. ▪ Groundwater monitoring wells were observed by the driveway entrance, not installed by EI Australia **(Photo 276)**. ▪ The site inspection was terminated prematurely following tenant complaints claiming notice was not given.

- The site was situated in a residential area of Lindfield, contains five properties and is bound by Trafalgar Avenue to the west and residential properties to the north, east and south.
- The general slope of the site falls in an south/south-easterly direction.
- Imported filling material of unknown origins and qualities are expected at 1A Valley Road where the backyard area has been levelled and retaining walls are present **(Photograph 20)**.
- No visual evidence of infrastructure associated with the presence of an underground petroleum storage system (UPSS), such as metal vent pipes or a fill point, was observed and no above-ground storage tank (AST) was identified, anywhere on the site.
- No olfactory indicators of contamination (i.e. suspicious odour) were detected across the whole site during the inspection.

3. Site History and Searches

3.1. Historical Aerial Photograph Review

The historical aerial photographs reviewed as part of this PSI included:

- 1943, 1955, 1965, 1971, 1986, 1994, 1996 and 2005: available through Spatial Service NSW (https://portal.spatial.nsw.gov.au/portal/apps/webappviewer); and
- 2011 and 2025: available through Google Maps (https://www.google.com.au/maps/).

A summary of the information obtained from these photographs is presented in **Table 3-1.**

Table 3-1 Historical Aerial Photograph Review

Photo	Description	Land Use
1943	All lots within site and surrounding area are occupied by residential houses. All site buildings except at 63 Trafalgar Avenue appear similar to current constructions. Surrounding area appears completely developed with residential properties.	Residential
1955	Site and surrounding area appears relatively unchanged. Some commercial presence approximately 400m west of site, along Pacific Highway.	Residential
1965	Site appears unchanged. Commercial developments appear approximately 300m north-west of site.	Residential
1971	Site appears mostly unchanged. The backyard of 63 Trafalgar Avenue has been cleared.	Residential
1986	Building at 59 Trafalgar Avenue appears to have extension constructed. In-ground swimming pools now visible at 1A and 1B Valley Road.	Residential
1994	Building at 63 Trafalgar square has been demolished. Several lots on Russel Avenue (west) have also been demolished. Further commercial development visible north-west.	Residential
1996	63 Trafalgar Avenue now occupied by current building with in-ground swimming pool and tennis court. Demolished lots on Russel Avenue have also been redeveloped as new residential properties.	Residential
2005	Site appears relatively unchanged from previous image. Extensive development of multi-storey residential apartments occurring approximately 100m north-west of site	Residential
2011	Building at 1A Valley Road appears to have extension to first floor constructed.	Residential
2025	Property at 1A Valley Road appears to have front yard and driveway paved with concrete with minor landscaping.	Residential

In summary, by 1943 the site had been completely developed as residential properties. Most of the original structures remain to current day, except at 63 Trafalgar Avenue which was redeveloped between 1994 and 1996. Two of the buildings on site had extensions constructed while in-ground swimming pools and tennis courts have reduced original landscape areas. Areas surrounding the site were primarily used for residential purposes. Commercial activities started developing 300 m north-west and 400 m west of the site around the 1950's and 60's, though the area remains predominantly residential.

3.2. Council Information

An application under the *Government Information (Public Access) Act 2009* to access records archived by Ku-ring-gai Municipal Council was fulfilled on 1 April 2025. Individual documents described were not inspected in person. Information provided by Council is presented in **Appendix E** and summarised in **Table 3-2**.

Table 3-2 Council Provided Information

Parcel Number / Application Number	Year	Application / Development	Description	Does the information indicate potential contamination?
59 Trafalgar Avenue				

Parcel Number / Application Number	Year	Application / Development	Description	Does the information indicate potential contamination?
76/1807	1976	Building application	*No information*	-
83/1596	1983	Building application	Additions to a dwelling house including a garage	No
247/05	2005	Development application	Alterations and additions to existing dwelling	No
MOD0072/07	2007	Development application modification	Alteration and additions plus verandas (tree removal)	No
390/06	2006	Development application	Alteration and additions including new attic level	No
			61 Trafalgar Avenue	
473/05	2005	Development application	Alterations and additions plus in-ground swimming pool	No
			63 Trafalgar Avenue	
94/360	1994	Building application	Demolition of single-storey brick house	No
94/634	1994	Building application	Construction of new dwelling	No
94/1276	1994	Building application	Construction of swimming pool	No
1016/02	2002	Development application	Alterations and additions (new windows, doors and minor internal changes)	No
			1A Valley Road	
82/1843	1982	Building application	Construction of swimming pool	No
83/1586	1983	Building application	Alterations and additions (kitchen extension and addition of new rooms)	No
871/568	1987	Building application	Construction of carport	No
0223/08	2008	Development application	Alterations and additions (ground floor and first floor extensions/additions)	No
			1B Valley Road	
90/690	1990	Building application	Construction of carport	No
79/897	1997	Building application	Construction of temporary garden shed	No

In summary, the Council information corroborates observations made in **Section 3.1**. Archived records indicate each property within the site has been used for residential purposes. No other relevant information corresponding to the sites former land use, or an environmental (potentially contaminating) incident, was provided by Ku-ring-gai Council.

3.3. Environmental Risk and Planning Report

An environmental risk and planning report was compiled by Lotsearch Pty Ltd (Reference LS076400 EL, dated 18 March 2025) for review as part of this PSI. The Lotsearch report includes the findings from searches of various environmental resource databases and plans archived by statutory authorities (i.e. Council). A copy of the Lotsearch report is presented in **Appendix D**, and a summary of the relevant, historical information obtained from within a 1 kilometre (km) radius of the site is presented in **Table 3-3**:

Table 3-3 Summary of Environmental Risk and Planning Report

Component	Details
Former Gasworks	No former gasworks related activities were identified.
Waste Management	An operational waste facility (Coles soft plastics drop) was identified 495m west of the site, cross hydraulic gradient. Due to the distance and nature of activities, the facility is unlikely to pose a contamination risk to the current site.
Liquid Fuel Facilities	Two operational liquid fuel facilities were identified: ▪ United Petrol Station (328m, west) ▪ 7-Eleven Petrol Station (448m, south-west) Cross referencing with Google Maps determined the United Petrol Station is no longer existent. Both activities were positioned up hydraulic gradient of the site. Due to the distance, the potential risk of contamination from off-site sources on-site was considered to be low.
PFAS Investigation and Management programs	The site was not part of the *NSW EPA Per- and Poly- Fluoroalkyl Substance* (PFAS) *Investigation Program*, *Australian Government Department of Defence PFAS investigation Program*, *PFAS Management Program*, or *Air Services Australia National PFAS Management Program*. No such investigations or management action was being undertaken within 1km of the site.
Defence Sites	No Defence Controlled Areas or sites involved with the *Defence 3 Year Regional Contamination Investigation Program* were identified. No nearby sites were listed as containing National Unexploded Ordnance.
Significantly Contaminated Land	No sites notified to the EPA were determined to be significantly contaminated enough to warrant regulation and no Records of Notice have been issued.
Licensed Activities	Two railway systems activities currently licensed under the *POEO Act (1997)* were identified: ▪ Sydney Trains (380m south-west) ▪ Metro Trains Sydney Pty Ltd (298m, south) Additionally, five surrendered licences were identified for activities relating to railway systems and the application of herbicides in waterways throughout Sydney and NSW. Details available in report presented in **Appendix D**.
Historical Business Directory	Potentially contaminative business activities extracted from Universal Business Directories between 1948 and 1993 identified the historical locations and operational period of seven dry cleaning activities and seven motor garages/service stations within a 500m radius.

Component	Details
	None of the activities occurred less than 250m from the site, however, all were positioned up or cross hydraulic gradient from the site. The five most proximal to the site are: ▪ Dry cleaners and pressers (285m west, 1948–1988) ▪ Motor garages and/or engineers (312m west, 1948-1953) ▪ *Dry cleaners and/or pressers (313m west, 1972-1988) ▪ Motor garages, service stations and/or engineers (313m west, 1948-1952) ▪ Motor garages and/or engineers (317m south-west, 1953-1970) * indicates activity currently operates at the same location.
Heritage	The subject site was identified to be within national and local heritage registered conservation areas: ▪ National Trust Urban Areas of Ku-ring-gai (National Heritage) ▪ Middle Harbour Road, Lindfield Conservation Area (Ku-ring-gai Environmental Planning Instrument (2015)) The site itself did not appear in Commonwealth, National, State or EPI heritage registers. However, the site is directly adjacent to four EPI registered 'dwelling houses'. The search identified an additional 161 EPI Heritage items and two State Heritage items within 1km radius. Full list detailed in **Appendix D**.
Dryland Salinity	No national assessment data on dryland salinity found in relation to site or within a 1km radius.
Groundwater Bores	No groundwater bores were located within 500m of the site. However, two bores were observed during site inspections (**Photograph 23 and 27, Appendix C)**. No record of these bores was found in WaterNSW Groundwater searches **(Appendix E)**.
Other Datasets	The site exists 707m south of category 1 bush fire prone land, 421m south of category 2 and 312m south of vegetation buffers. Ecological constraints surrounding the site primarily include wet and dry Sclerophyll forests, and some rainforests. The search determined the site did not contain naturally occurring asbestos potential.

3.4. NSW EPA Online Records

Searches of public registers maintained by the NSW EPA for statutory notices and licensing agreements issued under the *CLM Act 1997* and *POEO1997* was conducted on 17 March 2025 and the findings are presented below.

Record of Notices under Section 58 of CLM Act 1997

An on-line search of public records for contaminated land included:

- Orders made under Part 3 of the CLM Act 1997;
- Notices available to the public under Section 58 of the CLM Act 1997;
- Approved voluntary management proposals under the CLM Act 1997 that have not been fully carried out and where the approval of the NSW EPA has not been revoked;

- Site audit statements provided to the NSW EPA under Section 53 B of the CLM Act 1997 that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and
- Actions taken by the NSW EPA under Section 35 or 36 of the *Environmentally Hazardous Chemicals Act 1985* (the EHC Act 1985).

The search confirmed that neither the site, nor any properties within close proximity (< 250 m), was subject to any regulatory notices relevant to the above legislations.

List of NSW Contaminated Sites Notified to NSW EPA

A search through the *List of NSW Contaminated Sites Notified to the NSW EPA* under Section 60 of the CLM Act 1997 was conducted on 17 March 2025. This list is maintained by the NSW EPA and includes properties on which contamination has been identified, but not deemed to be impacted significantly enough to warrant regulation.

The search did not identify the site or any property in surrounding areas (<250 m), to have been notified as contaminated to the NSW EPA.

POEO Public Register

A search of the *POEO Act 1997* public register was conducted on 17 March 2025. This public register contains records relating to environmental protection licences, applications, notices, audits, pollution studies and reduction programs.

The search confirmed that neither the site, nor any properties within close proximity (<250m), were subject to any licensing agreements / notices / programs relevant to the above legislation with the exception of formerly licensed herbicide applications in waterways throughout Sydney and NSW (Gordon Creek, 33m east).

4. Preliminary Characterisation

4.1. Overview

The primary purpose of this assessment was to evaluate the potential for site contamination at the site and, should potential contamination be indicated, to qualitatively evaluate any associated environmental and human-health risks. In the context of this assessment, these risks may be defined as the probability that the utility of the site may be diminished by the presence of soil, soil vapour or groundwater contamination, which may require that the site be remediated prior to any redevelopment, particularly where more sensitive land uses are proposed.

For the purposes of producing a qualitative assessment of risk, the degree of contamination risk at this site is indicated in this section with due regard for site contamination experienced on typical commercial and residential sites.

Since this assessment is based on the findings of a non-intrusive, preliminary site investigation, which did not involve sampling and analysis of soils, soil vapours or groundwater, risks have been assessed on the basis of:

- Information gleaned from the site history searches in relation to previous land uses and anecdotal findings relating to operational activities, the type of materials handled on the site and their packaging;
- Site surface conditions, as deduced from visual observations;

- The geological and hydrological setting of the site; and
- Professional judgement based on previous experience on similar sites.

Whilst this approach provides a framework for preliminary assessment of relative risk, its limitations must be clearly understood. Only sampling and analysis can provide a definitive picture of the contamination status of a site.

Nevertheless, the information provided in this report may be sufficient to make a decision as to the risks associated with potentially impacted soils, soil and groundwater at the site.

4.2. Historical Site Use and Generic Risks

Based on the historical information obtained, the site has been utilised for residential purposes since at least 1943. (**Appendix C**). A qualitative assessment of the risks related to the site is outlined in **Table 4-1**.

Table 4-1 Assessment of Potential Contamination Risk

Potential Source	Impacted Medium	COPC	Risk of Contamination
Filling of unknown quantity and quality	Soil	HM, TRH, PAH, OCP, PCB, asbestos	**Low** Shallow filling was expected.
Hazardous building materials	Near-surface soil (≤0.5m depth)	HM (lead in particular), asbestos	**Low-medium** No hazardous building materials identified during inspection, though age of buildings may indicate presence.
Application of pesticides	Near-surface soil (≤0.5m depth)	HM, OPP, OPP	**Low** If present, expected to be limited to shallow surface soils.
Leakage from vehicles	Near surface soil (≤0.5m depth; garaging and driveway areas)	HM (lead in particular), TRH, VOC (BTEX)	**Low** All properties contain paved vehicle parking areas, except 1B Valley Road where a vehicle was observed parked over bare soils. If leakage is present, any contamination would be restricted to shallow surface soil. (**Photograph 2, Appendix C**).
Migration from off-site (up-gradient) sources	Groundwater	HM, TRH, VOC	**Low** Area primarily used for residential purposes. The closest commercial land uses are 300m north-west of the site **(Appendix D)**.

Note 1 PM – Priority Metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel, and zinc), TRH – Total Recoverable Hydrocarbons, PAH – Polycyclic Aromatic Hydrocarbons, BTEX – Benzene, Toluene, Ethylene and Xylene, OCP/OPP - Organochlorine and Organophosphorus Pesticides, PCB - Polychlorinated Biphenyls.

4.3. PFAS Assessment

NSW EPA (2017) requires that Per- and polyfluoroalkyl substances (PFAS) are considered when assessing land contamination. A desktop survey of PFAS occurrence is provided in Table 4-2. This survey was based on guidelines from the PFAS National Environmental Management Plan (HEPA, 2020). In this instance, further investigations related to PFAS were deemed unwarranted.

Table 4-2 PFAS Decision Tree

Preliminary Screening	Probability of Occurrence [1]	Justification
Has an activity listed in HEPA (2020) [2] as being associated with PFAS contamination occurred on-site? If so, list activity.	L	Site history does not indicate related activities occurred on-site.
Has an activity listed in HEPA (2020) [2] as being associated with PFAS contamination occurred up-gradient or adjacent to the site? If so, list activity.	L	Surrounding land uses are predominantly residential in nature.
Did fire training involving the use of suppressants occur on-site between 1970 and 2010?	L	Site history does not indicate fire-training activities occurred on-site.
Did fire training occur up-gradient or adjacent to the site between 1970 and 2010? [3]	L	Site history does not indicate fire-training activities occurred up-gradient or adjacent to the site.
Have "fuel" fires ever occurred on-site between 1970 and 2010? (e.g. ignition of fuel (solvent, petrol, diesel, kero) tanks?)	L	Site history does not indicate storage of fuel products.
Have PFAS been used in manufacturing or stored on-site? [4]	L	Site history does not indicate use or manufacturing of PFAS products onsite.
Could PFAS have been imported to the site in fill materials from a site with an activity listed in HEPA (2020)?	L	Fill may have been imported for levelling purposes. However, it is unlikely fill originated from a site facilitating contaminating activities.
Could PFAS-contaminated groundwater or run-off have migrated on to the site?	L	Surrounding land uses are predominantly residential in nature.
Is the site or adjacent sites listed in the NSW EPA PFAS Investigation Program? [5]	L	The site and adjacent sites were not listed in the NSW EPA PFAS Investigation Program.
If the probability is medium or high in any of the rows, does the site analytical suite need to be optimised to include preliminary sampling and testing for PFAS?	No	Risk of PFAS contamination was low.

Note 1 Probability: L – low (all necessary documentation has been reviewed and there is no recorded instance or compelling rationale); M – moderate (all necessary documentation has been reviewed and there is potential evidence of a recorded instance with compelling rationale); H – high (all necessary documentation has been reviewed and there is evidence of a recorded instance with compelling rationale).
Note 2 Activities listed in Appendix B of HEPA (2020).
Note 3 Runoff from up-gradient PFAS use may impact surface water, soil, sediment and groundwater.
Note 4 PFAS is used wide range of industrial processes and consumer products, including in the manufacture of non-stick cookware, specialised garments and textiles, Scotchguard™ and similar products (used to protect fabric, furniture, leather and carpets from oils and stains), metal plating and in some types of fire-fighting foam.
Note 5 (https://www.nicnas.gov.au/chemical-information/factsheets/chemical-name/perfluorinated-chemicals-pfas)
Note 6 Refer to https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program.

4.4. Emerging Chemicals

The NSW EPA uses Chemical Control Orders (CCOs) as a primary legislative tool under the EHC Act (1985) to selectively and specifically control chemicals of concern and limit their potential impact on the environment. CCOs provide the EPA a rapid and flexible mechanism for responding to emerging chemical issues. As with PFAS compounds, EI has considered

chemicals controlled by CCOs and other potential emerging chemicals in this assessment as outlined in Error! Reference source not found. below.

Table 4-3 Emerging chemicals

Chemicals of Concern (CCO or emerging)	Decision
Were aluminium smelter wastes used or stored on Site (CCO,1986)?	No
Do dioxin contaminated wastes (CCO,1986) have the potential to impact the Site? [1]	No
Were organotin products (CCO,1989) used or stored on Site? [2]	No
Were polychlorinated biphenyls (PCBs) used or PCB wastes (CCO, 1997) stored on-Site? [3]	No.
Were scheduled chemical or wastes (CCO, 2004) used or stored [4]	Yes. Possible use of pesticides for termite control. Application typically confined to near surface soil in the vicinity of footings. Minor impact if present.
Are other emerging chemicals suspected? [5]	No.
If Yes to any questions, has Site sampling suite been optimised to include specific sampling for other chemicals of concern in soil, air and water	Yes, for VOC, OCP, OPP and PCB[6].

Note 1 From burning of certain chemicals, smelting or chemical manufacturing or fire on or near the Site.
Note 2 From anti-fouling paints used or removed at boat & ship yards and marinas.
Note 3 From older transformer oils & electrical capacitors
Note 4 Twenty-four mostly organochlorine pesticides and industrial by-products
Note 5 Other chemicals considered as emerging e.g. 1,4 dioxane (associated with some cVOCs).
Note 6 Although OCP, OPP and PCBs are not identified as potential contaminants, the waste classification process associated with the planned works (excavation) will require these to be tested for.

4.5. Conceptual Site Model

4.5.1 Overview

In accordance with NEPC (2013) *Schedule B2 – Guideline on Site Characterisation* and to aid in the assessment of data collection for the site, EI developed a preliminary conceptual site model (CSM) assessing plausible pollutant linkages between potential contamination sources, migration pathways and receptors. The CSM provides a framework for identifying data gaps in the existing site characterisation and future site assessments. Potential contamination sources, exposure pathways and receptors that were considered relevant for this assessment are summarised along with a qualitative assessment of the potential risks posed by complete exposure pathways.

4.5.2 Potential Contamination Sources

Initial assessments suggest a low potential for contamination to exist on the land. Potential sources of contamination that may present a low risk of contamination may include:

- The importation of filling materials of unknown origin and quality, used for site levelling;
- Weathering of exposed building materials that may contain hazardous substances, such as fibrous cement sheeting that could include bonded asbestos-containing materials (ACM), lead-based paints and metallic surfaces. Weathering of these materials may result in the deposition of ACM and metals in surface soils beneath or adjacent to the exposed surfaces;

- Application of pesticides around the perimeter of the building or surrounding footings; and
- Minor leaks and spills of fuel and oils related to parked vehicles.

Should any significantly contaminated land be identified up hydraulic gradient, the potential for such contamination to migrate onto the current site exists. No such land has been currently identified. However, potentially contaminating activities such as dry cleaners and automotive industry have been identified up/cross gradient of the site.

4.5.3 Chemicals of Potential Concern

Based on the potential contamination sources listed above, contaminants of potential concern (COPCs) that may be present within the site included:

- Heavy Metals (HM) - arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc;
- Total Recoverable Hydrocarbons (TRH);
- Benzene, Toluene, Ethylbenzene, Xylenes (BTEX);
- Volatile Organic Compounds (VOCs) including chlorinated VOCs (c.VOCs)
- Polycyclic Aromatic Hydrocarbons (PAH);
- Organochlorine and Organophosphorus Pesticides (OCP / OPP);
- Polychlorinated Biphenyls (PCB); and
- Asbestos (all forms).

No indicators for the presence of per and polyfluoroalkyl substance (PFAS) contamination were identified for the site, or in its immediate vicinity. Hence, contamination by PFAS was unlikely, and if present, would likely be limited to low levels migrating to site, via groundwater. Apart from OCP / OPPs, no other emerging chemicals regulated by the NSW EPA under the *Environmentally Hazardous Chemicals Act 1985* were considered to be of potential concern for the site.

4.5.4 Potential Contaminant linkages

Potential contamination sources, exposure pathways and human and environmental receptors that were considered relevant for this assessment are summarised in Table 4-4.

Table 4-4 Conceptual Site Model

Potential Sources	Impacted Media	Potential Contaminants (COPCs)	Transport mechanism	Exposure pathway	Potential receptor	Complete Source-Pathway-Receptor (SPR) Linkage?
▪ Weathering of exposed building fabrics, painted surfaces and metallic objects from site structures ▪ Hazardous building products contained in existing site structures ▪ Application of pesticides for termite control. ▪ Migration from off-site sources	Soil	PM, TRH, BTEX, PAH, OCP, OPP, PCB, VOC and asbestos	Disturbance of surface and subsurface soils during site redevelopment, future site maintenance and future use of the site post redevelopment	Ingestion Dermal contact Inhalation of vapours Inhalation of particulates	Current and future site occupier Demolition / construction workers Adjacent site users Future intrusive workers	**During Construction** **Yes** Temporary linkage managed as part of demolition process. However, specific procedures including the use of personal protective equipment (PPE) by construction/demolition workers is mandatory, as per SafeWork NSW regulations. **After Construction** No
		TRH, BTEX, PAH, VOC	Atmospheric dispersion from soil to outdoor and indoor air spaces	Inhalation of vapours		**No.** Impacts of volatile COPCs in soil unlikely.
		PM, TRH, BTEX, PAH, OCP, OPP, PCB	Roots absorption of bioavailable compounds from impacted soils.	Biota uptake	Ecological receptors in areas of exposed soil/landscaping.	**No** Current landscaped areas exist. Future landscaping is planned for site redevelopment. No evidence of stressed vegetation or other terrestrial impact observed at the site.
	Groundwater	Dissolved PM, TRH, BTEX, PAH, VOC, PFAS	Volatilisation of contamination from groundwater and diffusion to indoor air spaces.	Inhalation of vapours	Future site users Future intrusive workers Adjacent site users	**No** Contaminant volatilisation was considered unlikely since the possibility for COPCs migrating from off-site sources to the subject site was low.
			Migration of dissolved phase	Biota uptake	Marine ecological receptors at	**No**

	impacts in groundwater via diffusion and natural advection.	Gordon Creek and receiving body of Middle Harbour	Contaminant migration to the site was considered low. Therefore, the migration of groundwater to receptors, should it occur, is unlikely to carry COPCs.

Footnotes:
The overall potential for contamination to exist on the site was deemed to be low (the same being for acid sulphate sand saline soils)
Risks associated with all Source-Pathway-Receptor linkages considered to be low; noting that site workers are assumed to use personal protective equipment (PPE) as per SafeWork NSW regulations, thus eliminating S-P-R linkage

5. CONCLUSION

The site at 59-63 Trafalgar Avenue, 1A-1B Valley Road, St Leonards NSW was the subject of this PSI, to appraise the potential for contamination to exist on the land. The key findings of this PSI were as follows:

- The site was developed for residential purposes and has remained so since at least 1943.
- The surrounding areas had primarily been used for residential, with some commercial activities approximately 300m north-west and 400m west of the site.
- Proposed redevelopment involves the demolition of all existing site structures (five residential dwellings) and construction of a multi-storey apartment complex with two basement levels.
- The site was free of statutory notices and licensing agreements issued under the *CLM Act 1997* and *POEO Act 1997*. No record of significant contamination was held by the NSW EPA for the site, or for the land surrounding the immediate vicinity.
- There was no evidence that an UPSS or AST was present, or had been installed on the site, and no suspicious odour indicating contamination was detected during the site inspection.
- Construction of the basement will require the excavation and offsite disposal of soils currently exposed at the surface, thereby removing any potential contamination risk associated with these soils, for the end user of the site.
- The likelihood of encountering acid sulfate soils during development was low.
- As no intrusive investigations have occurred to date, soil sampling and laboratory analysis will be necessary to classify the excess soil for offsite disposal, as required under the NSW EPA (2014) Waste Classification Guidelines.

Given the proposed design, and in line with the CSM (**Section 4**), the potential for contamination to pose a risk to the current, and / or future users of the site and surrounds is low. Any potential contamination will be excavated and removed from the site during construction of the proposed basement. Based on the findings of this PSI, and with consideration of EI's *Statement of Limitations* (**Section 7**), the site was considered to be suitable for the proposed development.

Intrusive investigations, for waste classification purposes will be necessary, in accordance with the *CLM Act 1997* and can be managed under existing requirements of the *State Environment Protection Policy (Resilience and Hazards) 2021* prior to removal of any soil during redevelopment works. Recommendations are provided in **Section 6**, relating to the proposed development.

6. RECOMMENDATIONS

EI provides the following recommendations in relation to the proposed site redevelopment:

- Before commencement of any demolition works, a hazardous materials survey (HMS) should be completed by a suitably qualified consultant, to confirm the presence / location of any hazardous materials within the existing building fabrics.
  - All identified hazardous materials must be appropriately managed during future demolition works, to maintain worker health and safety and prevent the spread of hazardous substances onto the site surface.
  - An asbestos clearance inspection and certificate should be completed by a suitably qualified professional (SafeWork NSW Licensed Asbestos Assessor) following the removal of all ACM (if present).
  - Where clearance inspection indicates hazardous materials remain on the site, further removal and re-clearance inspection, must be undertaken.
- Following building demolition and removal of associated wastes (including vegetation), an inspection of the exposed surface across the site, for ACM, should be performed as part of any asbestos clearance reporting by a suitably qualified environmental consultant.
- The bulk excavation of site soils will be required to facilitate the construction of the basement levels. All soils designated for off-site disposal, including any *virgin excavated natural material* (VENM), must be pre-classified in accordance the EPA (2014) *Waste Classification Guidelines*. This will include the collection and analysis of representative soil samples, to characterise any wastes for disposal.
- In designing a Sampling, Analysis and Quality Plan (SAQP), reference to the NSW EPA (2022) *Sampling Design Part 1 - Application* guidelines should be made, and any analysis should include the COPC as identified by the CSM in **Section 4.5**.
- Once appropriately classified, all waste materials are to be transported to EPA-licensed waste facilities by the appointed waste contractors. All tipping dockets supplied by the landfill companies are to be retained, to confirm the appropriate (lawful) disposal of wastes.
- Any material being imported to the site should be validated as suitable for the intended land use, in accordance with EPA guidelines. In particular, imported filling / landscaping material must be certified as meeting the VENM classification, prior to importation.
- Although not anticipated, should evidence of potentially contaminated materials be encountered during the bulk excavation stage, a suitably qualified environmental consultant should be engaged to assess unexpected finds and provide guidance for its clean up.

EI emphasises that these recommendations can be managed through the development application / approval process, in accordance with *State Environmental Planning Policy (Resilience and Hazards) 2021*.

7. STATEMENT OF LIMITATIONS

This report has been prepared for the exclusive use of Castle Hill No. 8 Pty Ltd, whom is the only intended beneficiary of EI's work. The scope of the investigation carried out for the purpose of this report was limited to that agreed with Castle Hill No. 8 Pty Ltd.

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

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

The conclusion presented in this report is based on a limited assessment of historical and current uses of the site. Due to the preliminary nature of this investigation, findings are not based on actual samples collected or testing conducted by EI. EI has relied upon information provided by the client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

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

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

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

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Appendix A – Figures



LEGEND **Note: All locations are approximate**

Site Location

eiaustralia
Practical Solutions for Built Environments
Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:	L.J
Approved:	E.W
Date:	08/04/2025

Landmark Group

Preliminary Site Investigation

59-63 Trafalgar Avenue & 1A-1B Valley Road, Lindfield NSW 2070

Site Locality Plan

Figure: 1

Project: E26696.E01



Map Source: NSW SIXMaps, accessed 28/03/2025

LEGEND Note: Areas are approximate

Site Boundary

eiaustralia
Practical Solutions for Built Environments
Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:	L.J
Approved:	E.W
Date:	28/03/2025

Deicorp

Preliminary Site Investigation

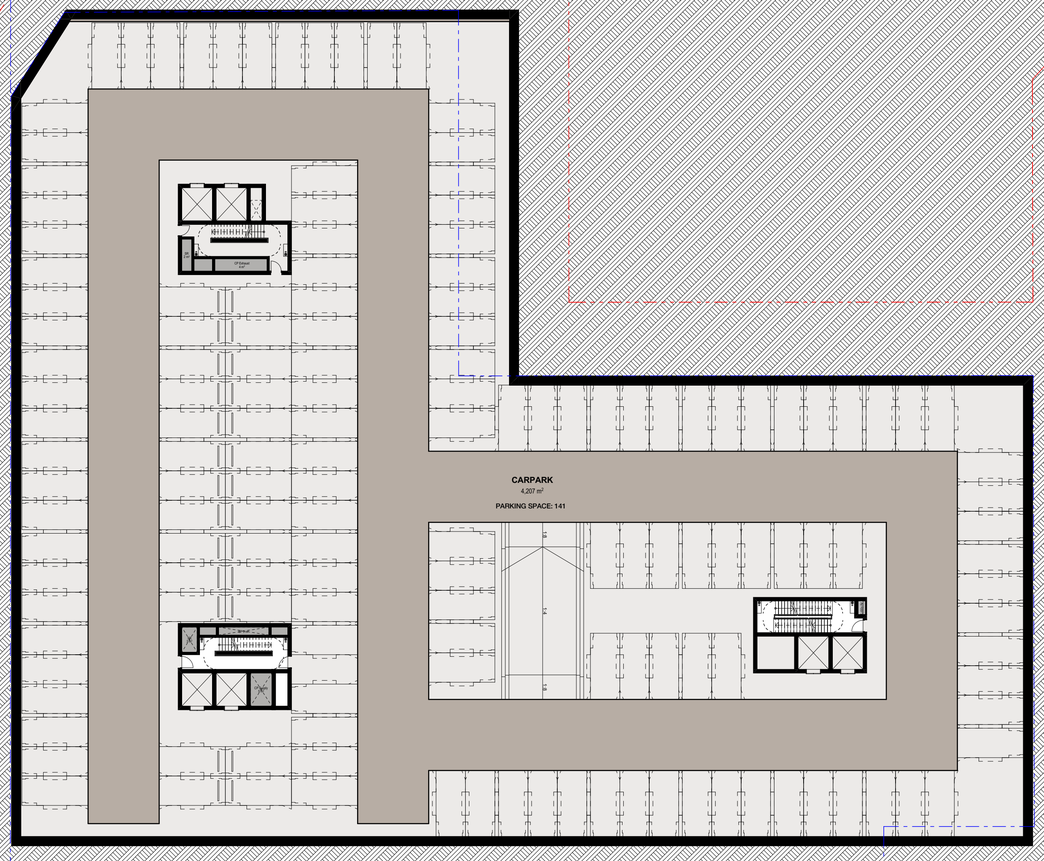
9-21 Beaconsfield Parade, Lindfield NSW, 2070

Site Layout Plan

Figure: 2

Project: E26716.E01

Appendix B – Site Survey and Development Plans



Carpark Count	
Level	Quantity
LOWER GROUND LEVEL	87
BASEMENT 01	152
BASEMENT 02	152
	391

PRELIMINARY

Rev	Date	By	Chk	Description
P1	24/02/2025	ZZ	DK	Preliminary

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- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; BASIX, NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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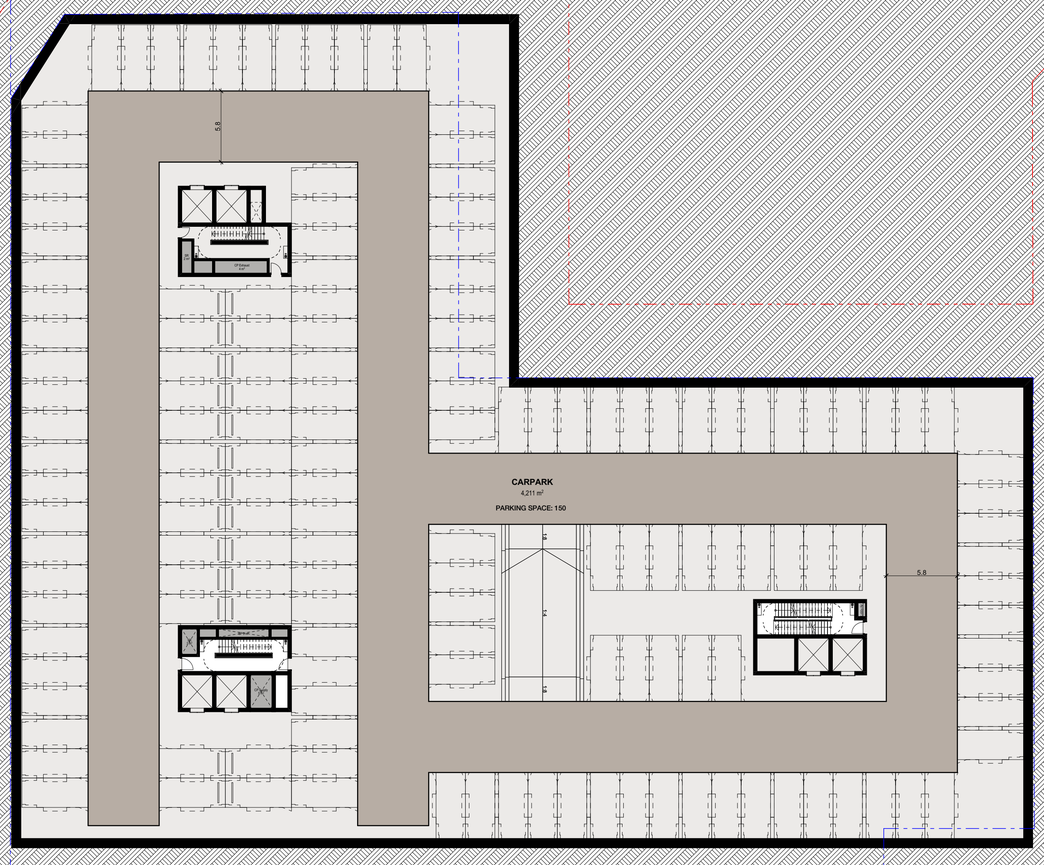
Project Name	Trafalgar Avenue
Project Number	13688
Project Address	59-63 Trafalgar Av & 1A-1B Valley Road Lindfield NSW 2070
Country	Dharug

Drawing Name
Basement 2

Drawing Scale 1:250 @ A1

Drawing No. DA200

Revision P1



Carpark Count	
Level	Quantity
LOWER GROUND LEVEL	87
BASEMENT 01	152
BASEMENT 02	152
	391

PRELIMINARY

Rev	Date	By	Chk	Description
P1	24/02/2025	ZZ	DK	Preliminary

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DKO

Project Name	Trafalgar Avenue
Project Number	13688
Project Address	59-63 Trafalgar Av & 1A-1B Valley Road Lindfield NSW 2070
Country	Dharug

Drawing Name
Basement 1

Drawing Scale 1:250 @ A1

Drawing No. DA201

Revision P1

RUSSEL AVENUE

RUSSEL LANE

TRAFALGAR AVENUE

VALLEY ROAD

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

CARPARK

RL +82.00

PARKING SPACE: 81

WASTE ROOM

WASTE ROOM

WASTE ROOM

MSB

DRIVEWAY RAMP

RL +82.00

RL +83.10

Queuing Distance

LOADING DOCK

RL 82.50

WASTE COLLECTION ROOM

RL 82.50

BULKY WASTE ROOM

35 m²

GFA 615 m²

RL +82.00

3B+
A.101
104 m²

3B+
A.101
125 m²

3B+
A.101
125 m²

3B+
A.101
152 m²

59 m²

35 m²

35 m²

RL +82.00

RL 82.09

RL 81.80

RL 83.23

RL 83.10

RL 81.81

RL 81.52

RL 81.33

RL 81.32

RL 81.91

RL 81.82

RL 81.69

RL 81.35

RL 81.48

RL 81.90

RL 82.07

RL 82.11

RL 81.83

RL 81.72

RL 81.53

RL 82.49

RL 82.46

RL 82.75

RL 82.56

RL 82.73

RL 83.25

RL 83.22

RL 83.96

RL 83.68

RL 83.18

RL 87.68

RL 86.55

RL 86.31

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RL 82.20

RL 84.79

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RL 89.86

RL 84.88

RL 84.90

RL 84.00

RL 83.85

RL 83.15

RL 82.99

Carpark Count	
Level	Quantity
LOWER GROUND LEVEL	87
BASEMENT 01	152
BASEMENT 02	152
	391

PRELIMINARY

Rev	Date	By	Chk	Description
P1	24/02/2025	ZZ	DK	Preliminary

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Project Name	Trafalgar Avenue
Project Number	13688
Project Address	59-63 Trafalgar Av & 1A-1B Valley Road Lindfield NSW 2070
Country	Dharug

Drawing Name
Lower Ground Floor

Drawing Scale 1:250 @ A1

Drawing No. DA202

Revision P1

RUSSEL LANE

RUSSEL AVENUE

TRAFALGAR AVENUE

VALLEY ROAD

SITE BOUNDARY

SERVICES / STORAGE
385 m²

RL +85.10

SERVICES / STORAGE
92 m²

GFA 435 m²

GYM
184 m²

RESI LOBBY
50 m²

SERVICES / STORAGE
176 m²

DRIVEWAY RAMP BELOW

VOID
(LOADING DOCK BELOW)

SUB.

+85.10

21.0

6.0

BOOKABLE AMENITY
56 m²

GFA 970 m²

RL +85.10

GFA 430 m²

RL +85.10

2B
A.101
81 m²

2B+
A.101
84 m²

2B
A.101
79 m²

2B
A.101
76 m²

2B+
A.101
84 m²

2B
A.101
81 m²

1B
A.101
50 m²

1B
A.101
51 m²

1B+
A.101
55 m²

3B+
A.101
117 m²

1B+
A.101
58 m²

2B
A.101
79 m²

2B
A.101
73 m²

1B+
A.101
57 m²

Layout needs to be reviewed.

zigzag to benefit layouts and bedroom locations

Preference to layout, & balconies side by side for amalgamation.

Is this being relied for solar?

min. 2Bed+

layout preference.

splays

How does layout work? Why not balcony to left?

RIGHT OF WAY

SITE BOUNDARY

PRELIMINARY

Rev	Date	By	Chk	Description
P1	24/02/2025	ZZ	DK	Preliminary

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- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; BASIX, NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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DKO

Project Name	Trafalgar Avenue
Project Number	13688
Project Address	59-63 Trafalgar Av & 1A-1B Valley Road Lindfield NSW 2070
Country	Dharug

Drawing Name
Ground Floor

Drawing Scale 1:250 @ A1

Drawing No. DA203

Revision P1

RUSSEL LANE

RUSSEL AVENUE

TRAFALGAR AVENUE

VALLEY ROAD

SITE BOUNDARY

SERVICES / STORAGE
408 m²

4,500.00 mm

11,300.02 mm

GFA 411 m²
RL +88.20

SERVICES / STORAGE
64 m²

BM

2B+
A.101
88 m²

14 m²

16 m²

3B
A.101
103 m²

13 m²

3B+
A.101
115 m²

16 m²

MAIL
& PARCEL

RESI LOBBY
+88.20

VOID

3B
A.101
102 m²

2B+
A.101
84 m²

13 m²

24 m²

17 m²

1B+
A.101
56 m²

1,800.00 mm

GFA 886 m² RL +88.20

1B
A.101
50 m²

9 m²

9 m²

1B
A.101
51 m²

1B+
A.101
62 m²

23 m²

12 m²

3B
A.101
95 m²

GFA 926 m² RL +88.20

2B+
A.101
94 m²

14 m²

10 m²

7,200.00 mm

2B
A.101
79 m²

2B
A.101
80 m²

2B
A.101
81 m²

10 m²

5,300.02 mm

1B+
A.101
55 m²

8 m²

2B
A.101
83 m²

2B
A.101
80 m²

10 m²

10 m²

2B
A.101
78 m²

1B+
A.101
73 m²

19 m²

2B+
A.101
91 m²

16 m²

2B
A.101
78 m²

2B
A.101
79 m²

10 m²

10 m²

2B
A.101
73 m²

10 m²

24 m²

RIGHT OF WAY

SITE BOUNDARY

RL 91.42 RL 91.35 RL 91.02 RL 90.94 RL 91.32 RL 91.22 RL 91.13 RL 90.84 RL 90.40 RL 90.52 RL 89.32 RL 89.13 RL 90.19 RL 89.87 RL 89.63 RL 88.17 RL 87.90 RL 87.55 RL 86.91 RL 87.88 RL 86.09 RL 86.55 RL 86.31 RL 86.18 RL 85.20 RL 85.49 RL 84.75 RL 84.69 RL 84.70 RL 84.32 RL 83.88 RL 83.75 RL 83.18

RL 90.95 RL 90.94 RL 90.94 RL 89.54 RL 88.66 RL 85.99 RL 86.08 RL 85.86 RL 85.87 RL 88.87 RL 88.88 RL 88.61 RL 88.49 RL 87.93 RL 87.80 RL 87.68 RL 86.85 RL 86.85 RL 86.79 RL 85.83 RL 85.73 RL 85.75 RL 84.98 RL 84.80 RL 84.85 RL 84.03 RL 83.89 RL 83.15 RL 83.59 RL 83.23 RL 83.10 RL 82.09 RL 81.80 RL 81.81 RL 81.52 RL 81.33 RL 81.32

RL 83.25 RL 82.94 RL 82.73 RL 82.49 RL 83.22 RL 82.75 RL 82.46 RL 82.11 RL 82.07 RL 81.90 RL 81.91 RL 81.82 RL 81.69 RL 81.35 RL 81.83 RL 81.72 RL 81.59 RL 81.48

PRELIMINARY

Rev	Date	By	Chk	Description
P1	24/02/2025	ZZ	DK	Preliminary

- All works to be in accordance with authority & statutory approvals.
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- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
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DKO

Project Name	Trafalgar Avenue
Project Number	13688
Project Address	59-63 Trafalgar Av & 1A-1B Valley Road Lindfield NSW 2070
Country	Dharug

Drawing Name
Upper Ground Floor

Drawing Scale 1:250 @ A1

Drawing No. DA204

Revision P1

Appendix C – Site Photographs



Photograph 1: Brick-paved driveway entrance to 59 Trafalgar Avenue.



Photograph 2: Foot access and front, west/south-western yard of 59 Trafalgar Avenue.



Photograph 3: South/south-eastern setback at 59 Trafalgar Avenue.



Photograph 4: East/north-eastern backyard at 59 Trafalgar Avenue.



Photograph 5: Fire pit area at far end of backyard at 59 Trafalgar Avenue.



Photograph 6: Trench drainage along the south/south-eastern setback.



Photograph 7: Gravel driveway entrance to 61 Trafalgar Avenue



Photograph 8: Occupying structure at 61 Trafalgar Avenue.



Photograph 9: Southern backyard at 61 Trafalgar Avenue.



Photograph 10: Detached garage at 61 Trafalgar Avenue.



Photograph 11: Brick paved driveway entrance to 63 Trafalgar Avenue.



Photograph 12: Brick paved footpaths along south-western setback, to verandah and backyard at 63 Trafalgar Avenue.



Photograph 13: Hard surfaced tennis court at 63 Trafalgar Avenue.



Photograph 14: Landscaping surrounding tennis court at 63 Trafalgar Avenue.



Photograph 15: Gardening supply stockpiles beneath ground floor verandah (relative to street) at 63 Trafalgar Avenue.



Photograph 16: Drainage pits beside tennis court at 63 Trafalgar Avenue.

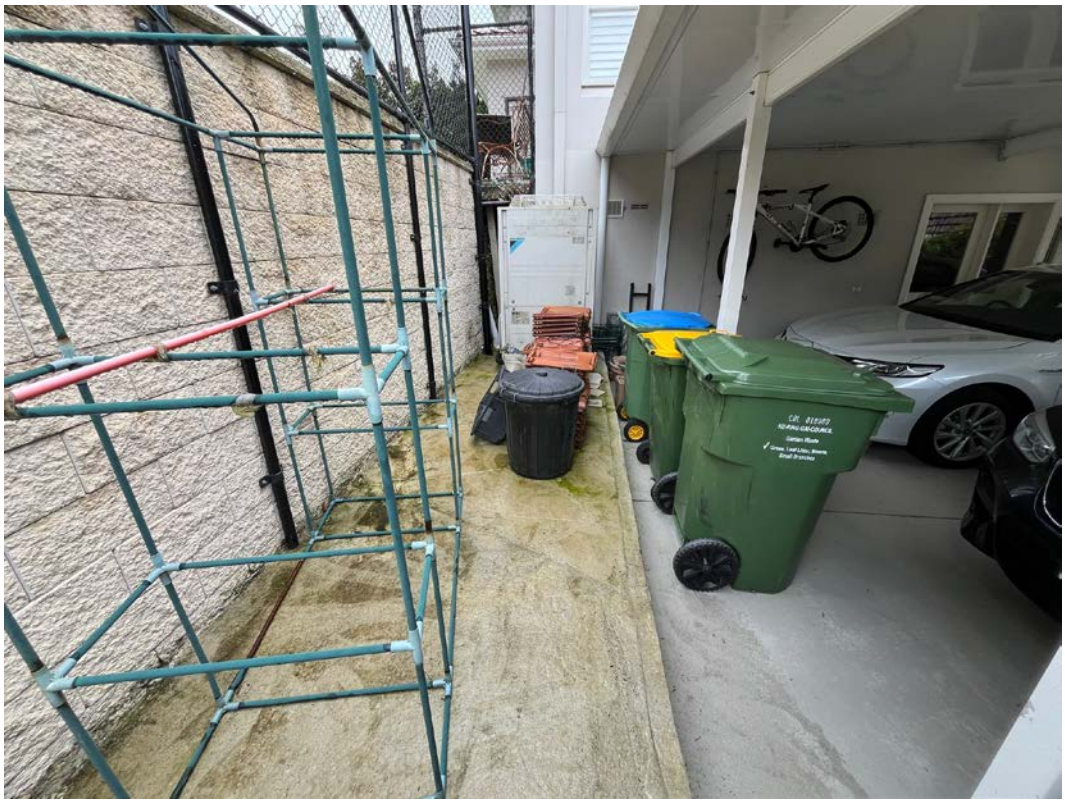


Photograph 17: Concrete paved driveway entrance to 1A Valley Road.


Photograph 18: Eastern front yard and occupying building at 1A Valley Road.



Photograph 19: Paved concrete area outside attached garage and carport in southern portion of 1A Valley Road.



Photograph 20: Retaining wall behind carport rising from lower ground to upper ground level.



Photograph 21: Landscaping along tile paved entrance to dwelling at 1A Valley Road.



Photograph 22: Western backyard and tennis court at 1A Valley Road.



Photograph 23: Groundwater bore on driveway at 1A Valley Road.



Photograph 24: Bitumen and brick paved driveway entrance to 1B Valley Road, from 57 Trafalgar Avenue.



Photograph 25: Concrete paved pedestrian access to 1B Valley Road, from Valley Road.



Photograph 26: Eastern backyard and occupying structures of 1B Valley Road.



Photograph 27: Groundwater bore located in between driveway to 1B Valley Road.

Appendix D – Lotsearch Report

LOTSEARCH

LOTSEARCH ENVIRO LITE

Date: 18 Mar 2025 10:02:48

Reference: LS076400 EL

Address: 59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

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:

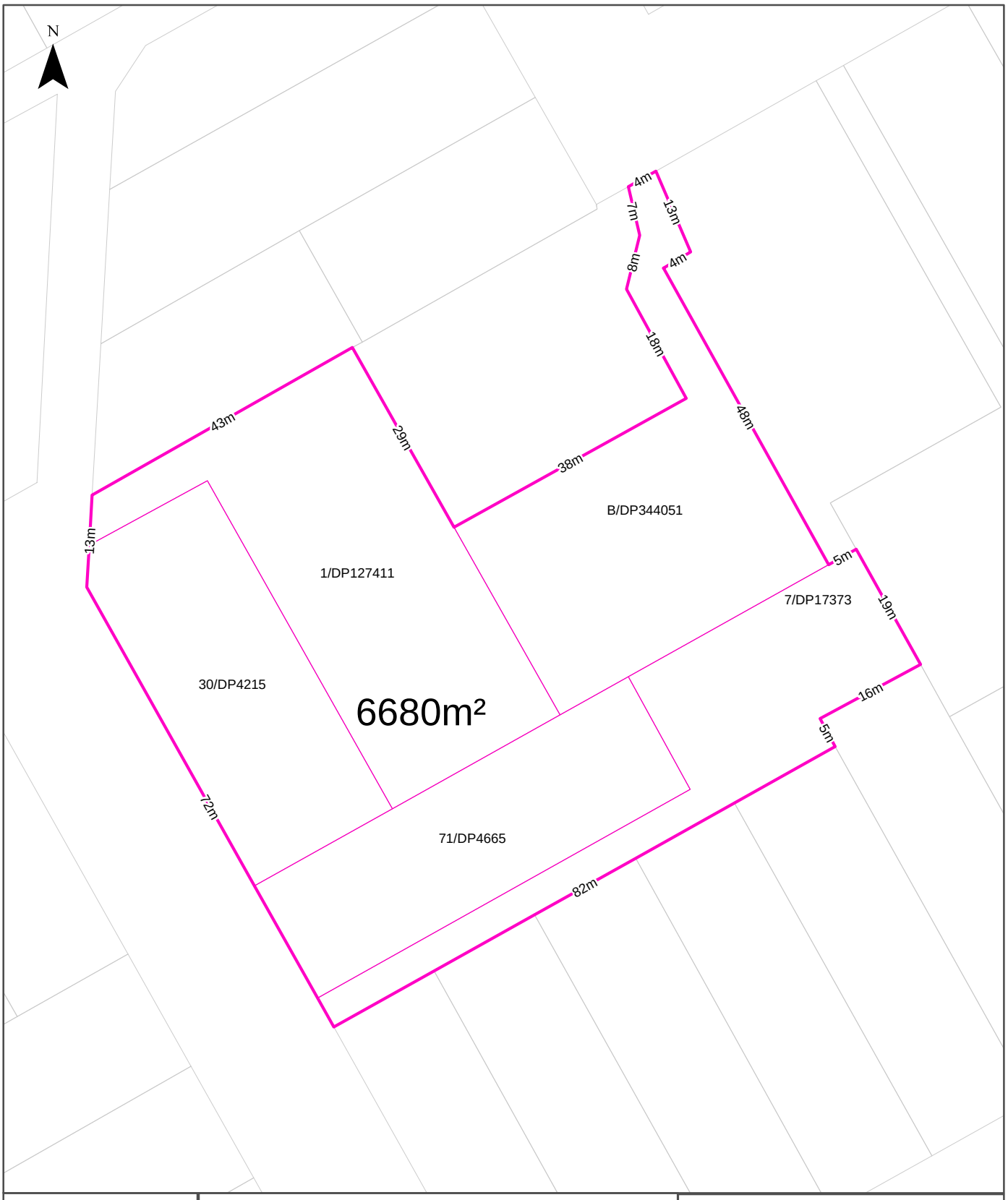
Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	07/03/2025	07/03/2025	Monthly	-	-	-	-
Topographic Data	NSW Department 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	1
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	0	3
National Waste Management Facilities Database	Geoscience Australia	29/04/2024	29/11/2022	Annually	1000m	0	0	1
National Liquid Fuel Facilities	Geoscience Australia	16/10/2024	19/01/2023	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	0	2
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	5
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	13	22
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	187
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	0	4
Points of Interest	NSW Department of Customer Service - Spatial Services	18/02/2025	18/02/2025	Quarterly	1000m	0	2	61
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	1
Major Easements	NSW Department of Customer Service - Spatial Services	21/02/2025	21/02/2025	Quarterly	1000m	0	0	2
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	0	27
NSW Seamless Geology Single Layer: Rock Units	NSW Department of Primary Industries and Regional Development	17/05/2024	01/05/2024	Annually	1000m	1	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	0
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	1
Soil Landscapes of Central and Eastern NSW	NSW Department of Climate Change, Energy, the Environment and Water	18/12/2024	27/07/2020	Annually	1000m	1	2	4
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	1
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	12	12	12
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	1	2	69
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	1	2
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Housing and Infrastructure	10/03/2025	21/02/2025	Monthly	1000m	1	11	165
Bush Fire Prone Land	NSW Rural Fire Service	13/02/2025	14/11/2024	Monthly	1000m	0	0	3
NSW Native Vegetation Type Map	NSW Department of Climate Change, Energy, the Environment and Water	26/02/2025	08/11/2024	Quarterly	1000m	1	4	42
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	0	0	0
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/05/2024	28/05/2024	Annually	1000m	0	0	0
NSW BioNet Species Sightings	NSW Department of Climate Change, Energy, the Environment and Water	12/02/2025	12/02/2025	Monthly	10000m	-	-	-

Site Diagram

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070



Legend

- Site Boundary
- Internal Parcel Boundaries

Total Area: 6680m²

Total Perimeter: 423m

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 20 40 Meters

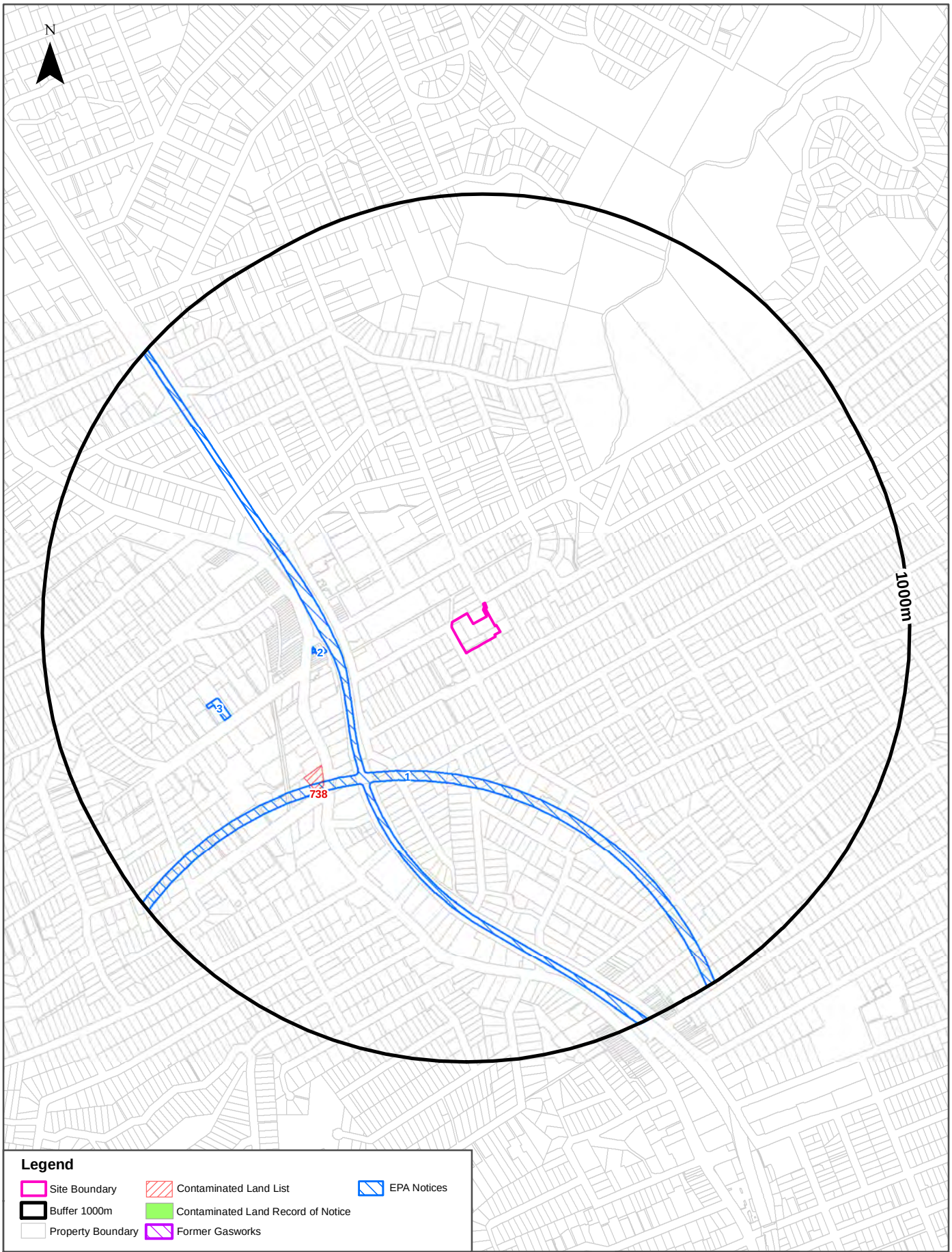
Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2025

Coordinate System: GDA 1994 MGA Zone 56

Date: 18 March 2025

Contaminated Land

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070



Contaminated Land

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

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
738	7-Eleven (former Mobil) Service Station	238 Pacific Highway	Lindfield	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	448m	South West

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

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

NSW EPA Contaminated Land List Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Contaminated Land

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

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

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

EPA Notices

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

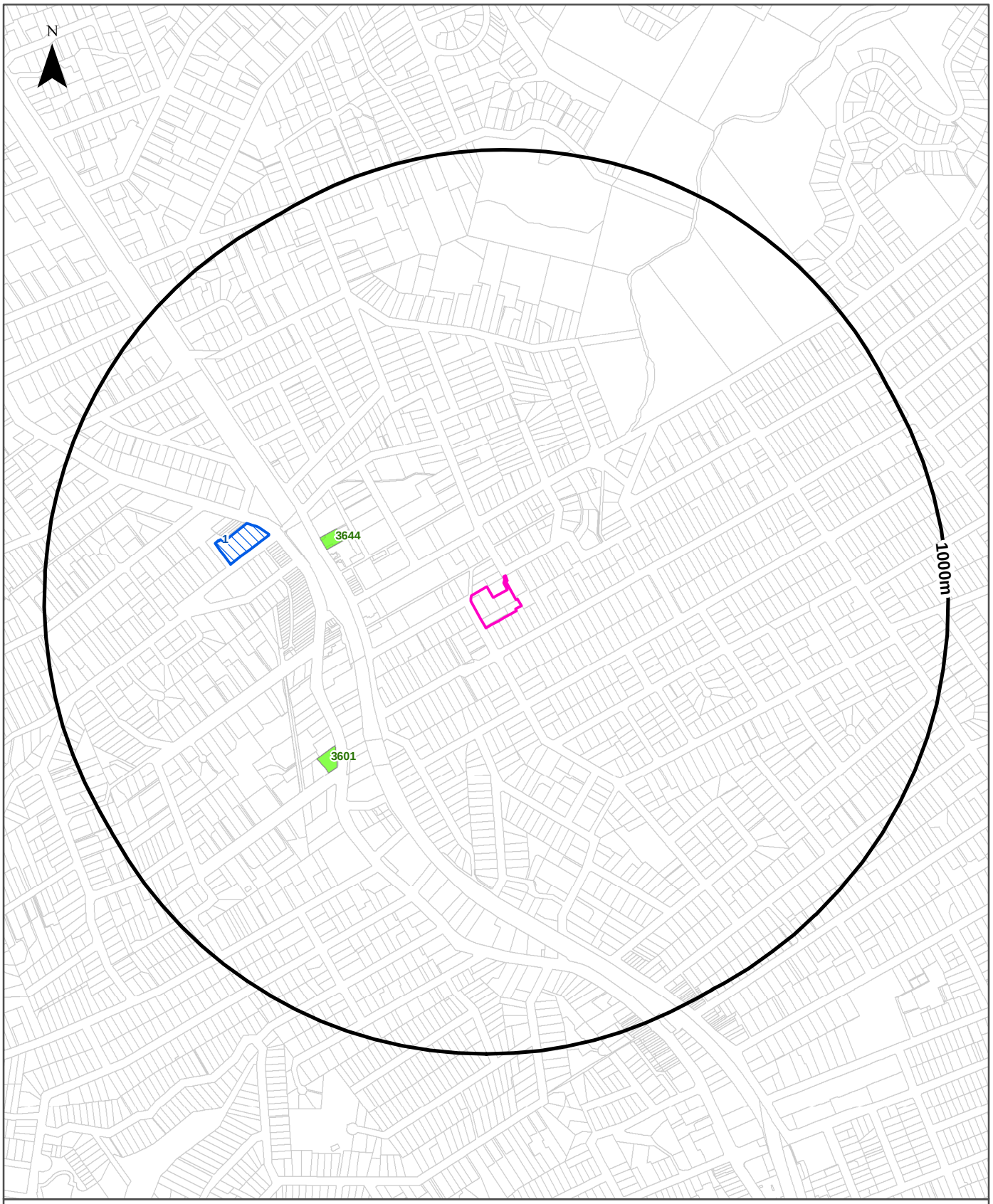
Map ID	Number	Type	Name	Address	Status	Issued Date	Act	Offence	Offence Date	Loc Conf	Dist	Dir
1	3173530755	Penalty Notice	SYDNEY TRAINS	SYDNEY TRAINS, HAYMARKET, NSW 1238	Issued	10/11/2021	Protection of the Environment Operations Act 1997 - 64(1)	Contravene condition of licence - Corporation	31/05/2021	Network of Features	278m	South West
2	1121976	s.91 Clean Up Notice	A EGGINTON & S EGGINTON		Issued	30/11/2010				Premise Match	313m	West
3	3173540206	Penalty Notice	NATIONAL ASBESTOS SOLUTIONS PTY LTD	17 BEACONSFIELD PARADE, LINDFIELD, NEW SOUTH WALES 2070	Issued	29/08/2022	Protection of the Environment Operations Act 1997 - 211(1)	Not comply with requirement under chapter 7 - Corporation	17/01/2022	Premise Match	582m	West

NSW EPA Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Waste Management & Liquid Fuel Facilities

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070



Legend

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

Scale:	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2025	Coordinate System: GDA 1994 MGA Zone 56	Date: 18 March 2025

0 100 200 400 600 Meters

Waste Management & Liquid Fuel Facilities

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

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
1	COLES	COLES SUPERMARKET	376-384 PACIFIC HIGHWAY, LINDFIELD	DROP-OFF	SOFT PLASTICS DROP-OFF FACILITY	OPERATIONAL	Premise Match	495m	West

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

National Liquid Fuel Facilities

National Liquid Fuel Facilties within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
3644	United	Lindfield	43-47 Lindfield Avenue	Lindfield	Petrol Station	Operational		25/07/2011	Premise Match	328m	West
3601	7-ELEVEN	7-ELEVEN LINDFIELD	238 PACIFIC HIGHWAY	LINDFIELD	PETROL STATION	Operational		13/07/2012	Premise Match	448m	South West

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

PFAS Investigation & Management Programs

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

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
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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

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

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

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

EPA Other Sites with Contamination Issues

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

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

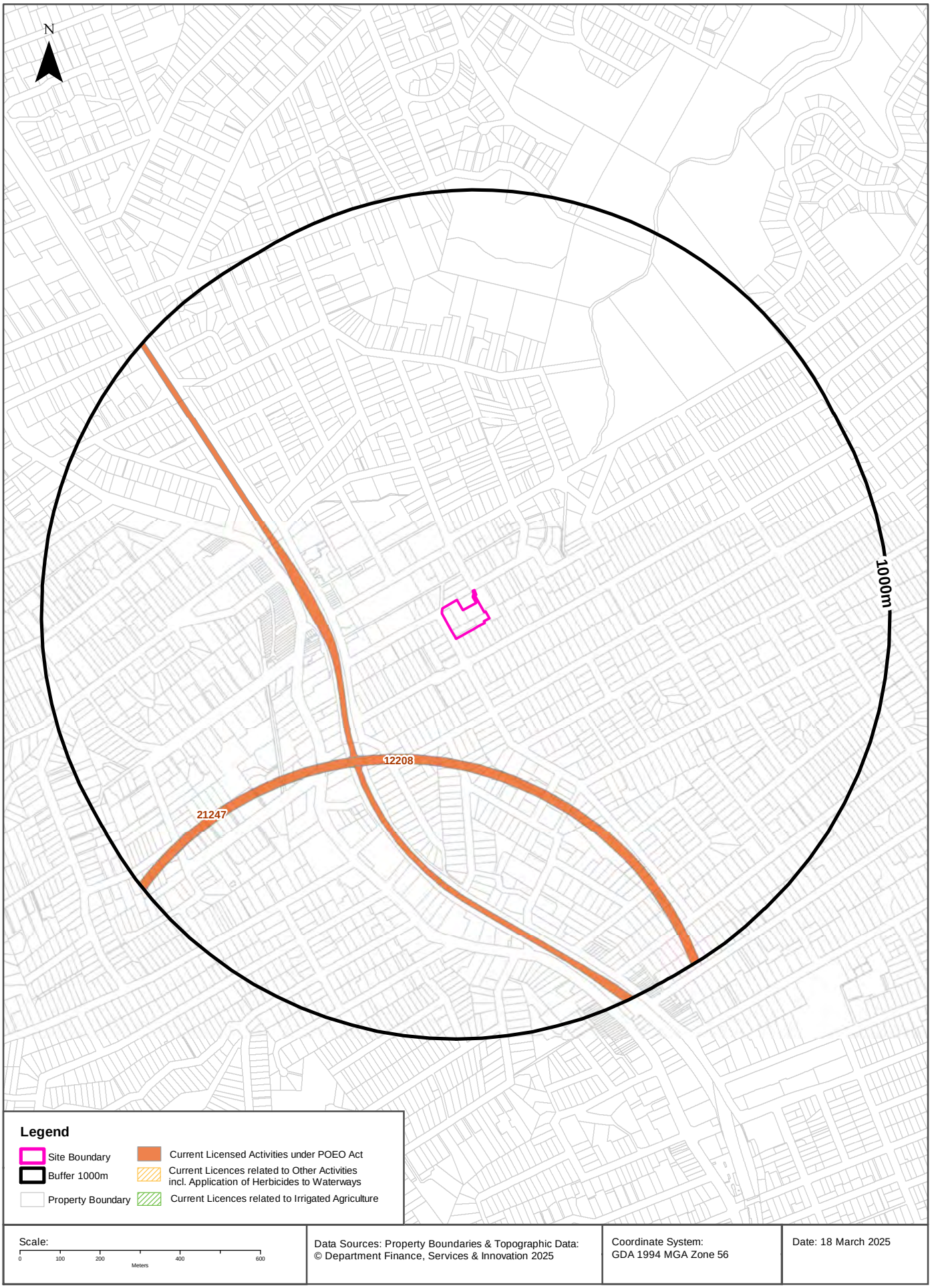
Sites within the dataset buffer:

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

EPA Other Sites with Contamination Issues: Environment Protection Authority
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Current EPA Licensed Activities

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070



EPA Activities

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

Licensed Activities under the POEO Act 1997

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

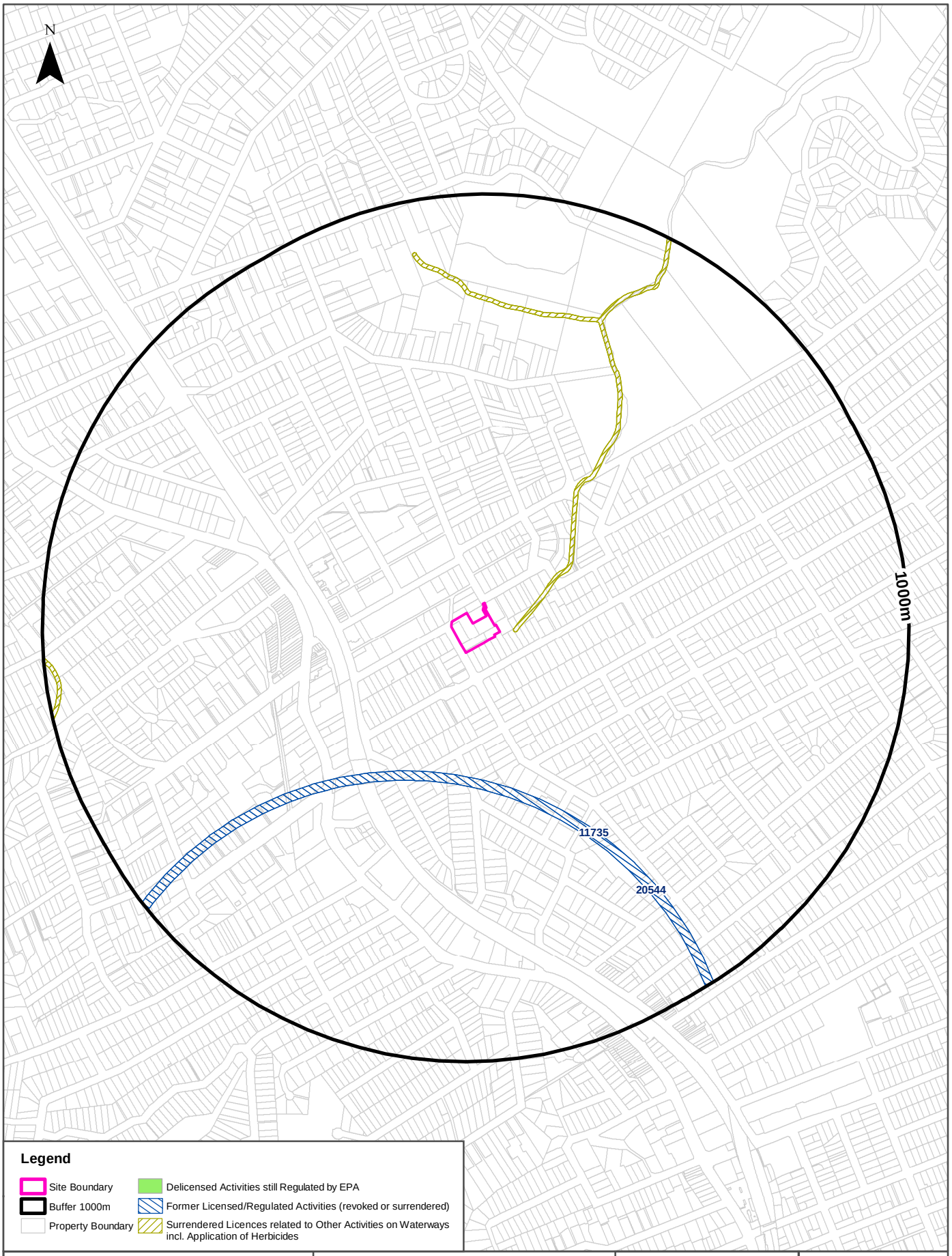
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
12208	SYDNEY TRAINS		SYDNEY TRAINS, HAYMARKET, NSW 1238		Railway systems activities	Network of Features	278m	South West
21247	Metro Trains Sydney Pty Ltd		SYDNEY METRO, ROUSE HILL, NSW 2155		Railway systems activities	Network of Features	298m	South

POEO Licence Data Source: Environment Protection Authority

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Delicensed & Former Licensed EPA Activities

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070



EPA Activities

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

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

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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:

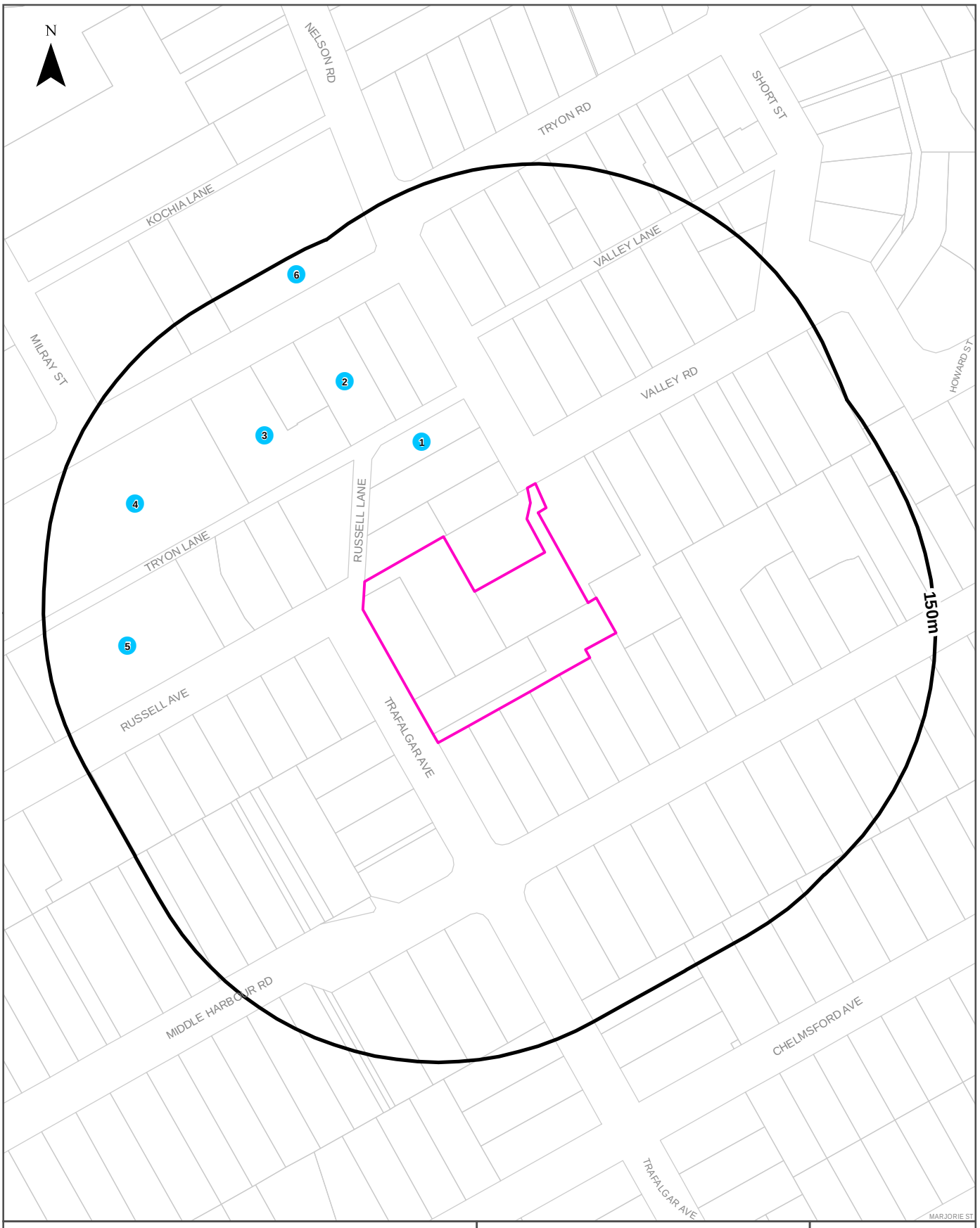
Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	33m	North East
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	33m	North East
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	33m	North East
11735	HOCHTIEF AG	-, MACQUARIE PARK, NSW 2113	Surrendered	04/09/2002	Railway systems activities	Network of Features	299m	South
20544	JOHN HOLLAND PTY LTD	North West Rail Link -Operations Trains and Stations Project, Between First Ponds Creek, Schofields and Cudgegong Road, ROUSE HILL, NSW 2155, ROUSE HILL	Surrendered	19/12/2014	Railway systems activities	Network of Features	299m	South

Former Licensed Activities Data Source: Environment Protection Authority

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Historical Business Directories

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070



Legend

- Site Boundary
- Buffer 150m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale: 0 30 60 90 120 Meters

Coordinate System: GDA 1994 MGA Zone 56

Date: 18 March 2025

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

Historical Business Directories

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

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	CHEMISTS-PHARMACEUTICAL	Keys, I. H., 6 Nelson Rd., Lindfield	280639	1970	Premise Match	36m	North
	Chemists - Pharmaceutical	Keys, I. H., 6 Nelson Rd., Lindfield	65209	1965	Premise Match	36m	North
	CHEMISTS-PHARMACEUTICAL	Keys, I. H., 6 Nelson Rd., Lindfield	287753	1961	Premise Match	36m	North
	CHEMISTS-PHARMACEUTICAL	Keys, I. H. 6 Nelson Rd., Lindfield	21712	1950	Premise Match	36m	North
2	SCHOOLS-SPECIAL (S152)	Molesworth Tennis School (The), 31 Tryon Rd., Lindfield	359744	1970	Premise Match	59m	North West
3	HOMES & INSTITUTIONS (H490)	Whitehall Convalescent Home., 27 Tryon Rd., Lindfield	316660	1970	Premise Match	59m	North West
4	HOMES &/OR INSTITUTIONS.	Roslyn Convalescent Home., 11 Tryon St., Lindfield. 2070	42365	1975	Premise Match	66m	West
	Hospitals - Private	Roslyn Rest Home, 11 Tryon Rd., Lindfield	101005	1965	Premise Match	66m	West
	HOMES & INSTITUTIONS	Ailsa Craig Convalescent Home, 23 Tryon Rd., Lindfield	324419	1961	Premise Match	66m	West
	HOSPITALS-PRIVATE	Roslyn Private Hospital, 11 Tryon Rd., Lindfield	324809	1961	Premise Match	66m	West
5	DENTISTS	Gillings, Kevin J. R., 18 Russell Ave., Lindfield	295945	1961	Premise Match	67m	West
	DENTISTS	Pridham, E., 18 Russell Ave., Lindfield	32222	1950	Premise Match	67m	West
	DENTISTS	Pridham, G W., 18 Russell Ave, Lindfield	32223	1950	Premise Match	67m	West
6	SCHOOLS - SPECIAL.	Cromehurst Public School, 8 Nelson St., Lindfield. 2070	84999	1986	Premise Match	132m	North West
	SCHOOLS - SPECIAL. (S1500)	Cromehurst Public School, 8 Nelson St., Lindfield. 2070.	73572	1982	Premise Match	132m	North West
	SCHOOLS-SPECIAL.	Cromehurst Public School. 8 Nelson St., Lindfield. 2070	65101	1978	Premise Match	132m	North West
	SCHOOLS-SPECIAL	Cromehurst Public School., 8 Nelson St., Lindfield. 2070	76045	1975	Premise Match	132m	North West
	SCHOOLS-KINDERGARTEN/DAY NURSERY (S149)	Cromehurst Preparatory School & Kindergarten, 8 Nelson Rd., Lindfield	359626	1970	Premise Match	132m	North West
	SCHOOLS-SPECIAL (S152)	Cromehurst Special School, 8 Nelson Rd., Lindfield	359732	1970	Premise Match	132m	North West
	Schools - Kindergarten/Day Nursery	Cromehurst Preparatory School & Kindergarten., 8 Nelson Rd., Lindfield	143043	1965	Premise Match	132m	North West
	SCHOOLS-KINDERGARTEN/DAY NURSERY	Cromehurst Preparatory School & Kindergarten, 8 Nelson Rd., Lindfield	248514	1961	Premise Match	132m	North West
	SCHOOLS-KINDERGARTEN & DAY NURSERY	Cromehurst Preparatory School and Kindergarten, 8 Nelson Rd., Lindfield	100955	1950	Premise Match	132m	North West

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Business Directory Records 1950-1991
Road or Area Matches

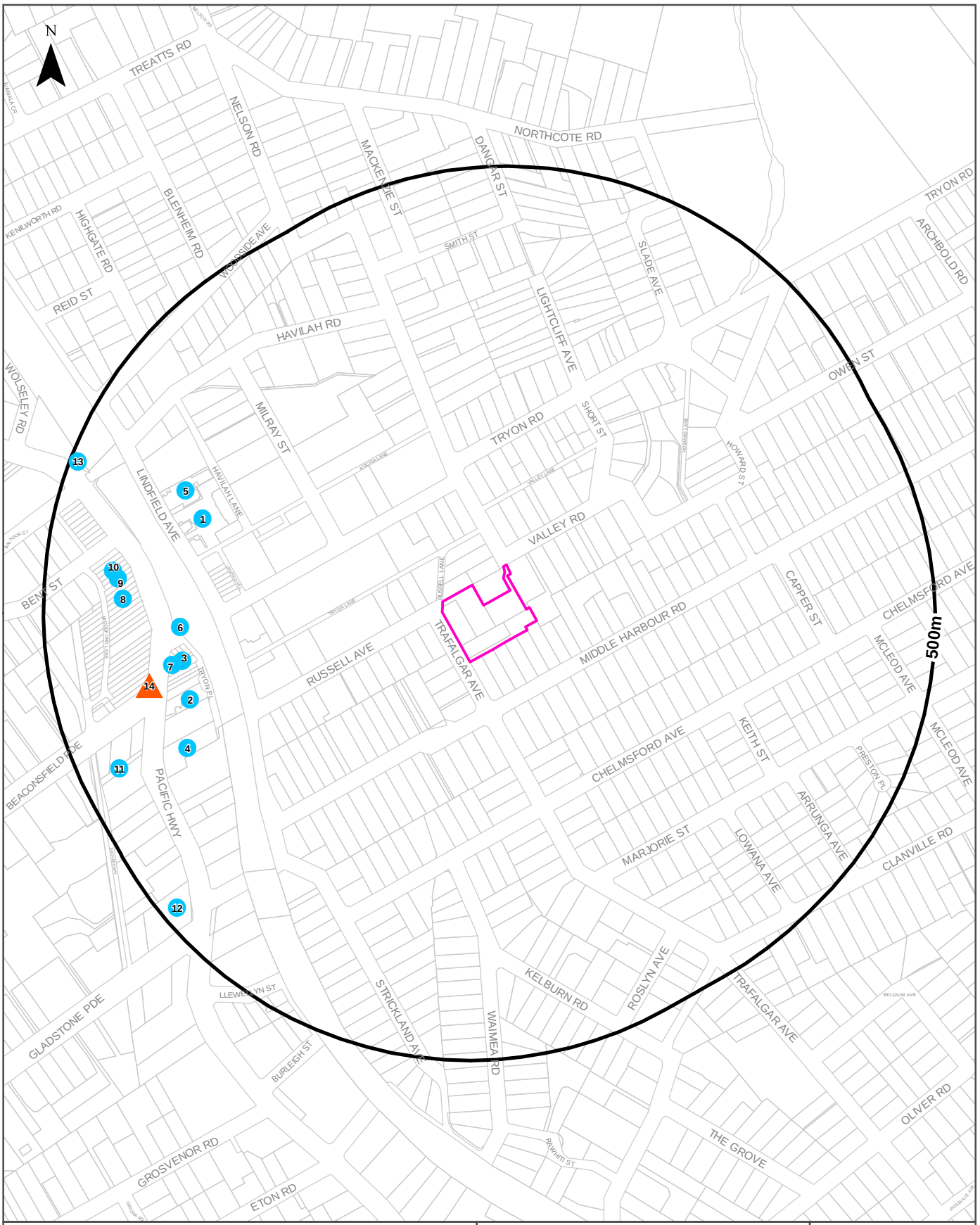
Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, 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
N/A	No records in buffer					

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Dry Cleaners, Motor Garages & Service Stations

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070



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: 0 90 180 270 360 Meters

Coordinate System: GDA 1994 MGA Zone 56

Date: 18 March 2025

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

Historical Business Directories

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

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.	Satin Soft Dry Cleaners, 2 Lindfield Arc., Lindfield. 2070	53277	1988	Premise Match	285m	West
	DRY CLEANERS & PRESSERS.	Satin Soft Dry Cleaners, 2 Lindfield Arc., Lindfield. 2070	25506	1986	Premise Match	285m	West
	DRY CLEANERS & PRESSERS.	Satin Soft Dry Cleaners, 2 Lindfield Arc., Lindfield. 2070	38782	1985	Premise Match	285m	West
	DRY CLEANERS & PRESSERS.	Satin Soft Dry Clearers., 2 Lindfield Arc Lindfield. 2070	22173	1984	Premise Match	285m	West
	DRY CLEANERS & PRESSERS.	Satin Soft Dry Cleaners., 2 Lindfield Arc., Lindfield 2070	8766	1983	Premise Match	285m	West
	DRY CLEANERS & PRESSERS.(D8500)	Satin Soft Dry Cleaners, 2 Lindfield Arc., Lindfield. 2070.	24035	1982	Premise Match	285m	West
	DRY CLEANERS & PRESSERS.	Satin Soft Dry Cleaners., 2 Lindfield Arc., Lindfield. 2070	63525	1981	Premise Match	285m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Satin Soft Dry Cleaners., 2 Lindfield Arc., Lindfield. 2070	50006	1980	Premise Match	285m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Satin Soft Dry Cleaners., 2 Lindfield Arcade., Lindfield. 2070.	35545	1979	Premise Match	285m	West
	DRY CLEANERS, PRESSERS &/OR DYERS	Satin Soft Dry Cleaners, 2 Lindfield Arcade, Lindfield. 2070	20944	1978	Premise Match	285m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Perclean Dry Cleaners., 29 Lindfield Ave., Lindfield 2070	23750	1976	Premise Match	285m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Perclean Dry Cleaners, 29 Lindfield Ave., Lindfield. 2070	24274	1975	Premise Match	285m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Satin Soft Dry Cleaners., 29 Lindfield Ave., Lindfield 2069	7234	1972	Premise Match	285m	West
	DRY CLEANERS, PRESSERS & DYERS	Lyke-Nu Dry Cleaning Co. Ltd. 31 Lindfield Ave., Lindfield	35476	1950	Premise Match	285m	West
	DRY CLEANERS, PRESSERS & DYERS.	Lyke-Nu Dry Cleaning Co. Ltd., 31 Lindfield Ave., Lindfield	17324	1948-49	Premise Match	285m	West
2	MOTOR GARAGES &/OR ENGINEERS.	Folkes H. A., 307A Pacific Hghwy., Lindfield	39998	1953	Premise Match	312m	West
	MOTOR GARAGES &/OR ENGINEERS.	Folkes H. A., 307a Pacific Hghwy., Lindfield	31639	1952	Premise Match	312m	West
	MOTOR GARAGES &/OR ENGINEERS	Folkes, H. A., 307a Pacific Highway., Lindfield	83754	1950	Premise Match	312m	West
	MOTOR GARAGES &/OR ENGINEERS.	Folkes, H. A., 307A Pacific Hghwy., Lindfield	18037	1948-49	Premise Match	312m	West
3	DRY CLEANERS & PRESSERS.	Mayne Mark Pty Ltd., 329A Pacific Hghwy, Lindfield. 2070	53210	1988	Premise Match	313m	West
	DRY CLEANERS & PRESSERS.	Mayne Mark Pty. Ltd., 329A Pacific H'way., Lindfield. 2070	25438	1986	Premise Match	313m	West
	DRY CLEANERS & PRESSERS.	Mayne Mark Pty. Ltd., 329A Pacific Hghwy, Lindfield. 2070	34657	1985	Premise Match	313m	West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
3	DRY CLEANERS & PRESSERS.	Mayne Mark Pty Ltd., 329A Pacific Hghwy, Lindfield. 2070	22106	1984	Premise Match	313m	West
	DRY CLEANERS & PRESSERS.	Mayne Mark Pty. Ltd., 329A Pacific H'way., Lindfield. 2070	8701	1983	Premise Match	313m	West
	DRY CLEANERS & PRESSERS.(D8500)	Mayne Mark Pty. Ltd., 329A Pacific H'way., Lindfield. 2070.	23970	1982	Premise Match	313m	West
	DRY CLEANERS & PRESSERS.	Mayne Mark Pty. Ltd., 329A Pacific H'way., Lindfield. 2070	63457	1981	Premise Match	313m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Mayne Mark Pty. Ltd., 329A Pacific Highway., Lindfield. 2070	46877	1980	Premise Match	313m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Mayne Mark Pty. Ltd., 329A Pacific Highway., Lindfield. 2070.	35468	1979	Premise Match	313m	West
	DRY CLEANERS, PRESSERS &/OR DYERS	Mayne Mark Pty. Ltd., 329a Pacific H'way., Lindfield. 2070	20875	1978	Premise Match	313m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Mayne M Pty. Ltd., 329 Pacific H'way., Lindfield 2070	23689	1976	Premise Match	313m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Mayne, M., Pty. Ltd., 329 Pacific H'way, Lindfield. 2070	24214	1975	Premise Match	313m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Mayne M. Pty. Ltd., 329 Pacific Hghwy., Lindfield 2069	7127	1972	Premise Match	313m	West
	MOTOR GARAGES &/OR ENGINEERS.	Ball George., 329 Pacific Hwy Lindfield	27483	1952	Premise Match	313m	West
	MOTOR GARAGES &/OR ENGINEERS	Ball, George, 329 Pacific Highway., Lindfield	83413	1950	Premise Match	313m	West
	MOTOR SERVICE STATIONS-PETROL, Etc.	Ball, George, 329 Pacific Highway., Lindfield	85769	1950	Premise Match	313m	West
	MOTOR GARAGES &/OR ENGINEERS.	Ball George., 329 Pacific Hghwy., Lindfield	17747	1948-49	Premise Match	313m	West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Ball George., 329 Pacific Hghwy., Lindfield	23107	1948-49	Premise Match	313m	West
4	MOTOR GARAGES & ENGINEERS(M6S6)	Hastings Deering (North), 285-289 Pacific Highway, Lindfield	337995	1970	Premise Match	317m	South West
	MOTOR GARAGES & ENGINEERS.	Hastings Deering (North)., 285-289 Pacific Hghwy, Lindfield	42547	1969	Premise Match	317m	South West
	MOTOR GARAGES & ENGINEERS	Hastings Deering (North)., 285-289 Pacific Hghwy., Lindfield	26035	1968	Premise Match	317m	South West
	MOTOR GARAGES & ENGINEERS.	Hastings Deering (North)., 285-289 Pacific Hghwy., Lindfield	10532	1967	Premise Match	317m	South West
	MOTOR GARAGES & ENGINEERS.	Hastings Deering (North)., 285-289 Pacific Hghway., Lindfield	60278	1966	Premise Match	317m	South West
	Motor Garages & Engineers	Hustings Deering (North), 285-289 Pacific Highway. Lindfield	122933	1965	Premise Match	317m	South West
	MOTOR GARAGES & ENGINEERS	Hastings Deering (North)., 285-289 Pacific Hghwy., Lindfield	48207	1964	Premise Match	317m	South West
	MOTOR GARAGES & ENGINEERS.	Ball, George Ltd., 285 Pacific Hghwy., Lindfield	19454	1959	Premise Match	317m	South West
	MOTOR GARAGE/ENGINEERS.	Ball George Ltd., 285 Pacific Hghwy., Lindfield	590	1958	Premise Match	317m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Ball G., 285 Pacific Hghwy., Lindfield	65309	1956	Premise Match	317m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Ball G., 285 Pacific Hghwy., Lindfield	44776	1954	Premise Match	317m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Ball G., 285 Pacific Hghwy., Lindfield	36567	1953	Premise Match	317m	South West
5	MOTOR GARAGES & SERVICE STATIONS.	Caltex Lindfield Service Station, 43 Lindfield Ave., Lindfield. 2070	11327	1990	Premise Match	327m	North West
	MOTOR GARAGE & SERVICE STATIONS.	Caltex Lindfield Service Station, 43 Lindfield Ave., Lindfield. 2070	64767	1989	Premise Match	327m	North West
	MOTOR GARAGES & SERVICE STATIONS.	Caltex Lindfield Service Station, 43 Lindfield Ave., Lindfield. 2070	53887	1988	Premise Match	327m	North West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
5	MOTOR GARAGES & SERVICE STATIONS.	Caltex Lindfield Service Station, 43 Lindfield Ave., Lindfield. 2070	64357	1986	Premise Match	327m	North West
	MOTOR GARAGES & SERVICE STATIONS.	Caltex Lindfield Service Station, 43 Lindfield Ave., Lindfield. 2070	39353	1985	Premise Match	327m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Lindfield Service Station, 43 Lindfield Ave., Lindfield. 2070	27961	1984	Premise Match	327m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Lindfield Service Station., 43 Lindfield Ave., Lindfield 2070	14377	1983	Premise Match	327m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Caltex Lindfield Service Station, 43 Lindfield Ave., Lindfield. 2070.	56430	1982	Premise Match	327m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Lindfield Service Station., 43 Lindfield Ave., Lindfield. 2070	64103	1981	Premise Match	327m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Lindfield Service Station., 43 Lindfield Ave., Lindfield. 2070	51609	1980	Premise Match	327m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Service Station., 43 Lindfield Ave., Lindfield. 2070.	41205	1979	Premise Match	327m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Service Station, 43 Lindfield Ave., Lindfield. 2070	49733	1978	Premise Match	327m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Service Station., 47 Lindfield Ave., Lindfield 2070	29643	1976	Premise Match	327m	North West
	MOTOR GARAGES &/OR ENGINEERS.	Caltex Service Station., 47 Lindfiefd Ave., Lindfield. 2070	58604	1975	Premise Match	327m	North West
	MOTOR GARAGES &/OR ENGINEERS.	Szabo L. Service Station., 47 Lindfield Ave Lindfield	12512	1972	Premise Match	327m	North West
	MOTOR GARAGES &/OR ENGINEERS.	Szabo L. Service Station., 47 Lindfield Ave Lindfield	62196	1971	Premise Match	327m	North West
	MOTOR GARAGES & ENGINEERS(M6S6)	Szabo, L. Service Station., 47 Lindfield Ave., LINDFIELD	338712	1970	Premise Match	327m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Ings Ronald G. (Caltex)., 43 Lindfield Ave Lindfield	50411	1969	Premise Match	327m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Ings Ronald G. (Caltex)., 43 Lindfield Ave Lindfield	32445	1968	Premise Match	327m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Ings Ronald G. (Caltex)., 43 Lindfield Ave Lindfield	15905	1967	Premise Match	327m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Ings Ronald G. (Caltex)., 43 Lindfield Ave Lindfield	1481	1966	Premise Match	327m	North West
	Motor Service Stations - Petrol, Oil, Etc.	Ings, Ronald G. (Caltex), 43 Lindfield Ave. Lindfield	125859	1965	Premise Match	327m	North West
6	DRY CLEANERS, PRESSERS &/OR DYERS.	Lawrence Dry Cleaners., Station Approach, Lindfield 2070	23608	1976	Premise Match	328m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lawrence Dry Cleaners, Station Approach, Lindfield. 2070	24132	1975	Premise Match	328m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lawrence Dry Cleaners., Station Approach, Lindfield 2069	2995	1972	Premise Match	328m	West
	DRY CLEANERS, PRESSERS & DYERS	Marcel Poincare, 333 Pacific Highway., Lindfield	35487	1950	Premise Match	328m	West
	DRY CLEANERS, PRESSERS & DYERS.	Marcel Poincare., 333 Pacific Hghwy., Lindfield	17345	1948-49	Premise Match	328m	West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
7	DRY CLEANERS, PRESSERS & DYERS	London Dry Cleaners, 327 Pacific Highway, Lindfield	35438	1950	Premise Match	339m	West
	DRY CLEANERS, PRESSERS & DYERS.	London Dry Cleaners., 327 Pacific Hghwy., Lindfield	17298	1948-49	Premise Match	339m	West
8	DRY CLEANERS, PRESSERS &/OR DYERS.	Lindfield Launderer And Dry Cleaners., 338 Pacific H'way., Lindfield 2070	23646	1976	Premise Match	382m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lindfield Launderer and Dry Cleaners, 338 Pacific H'way., Lindfield. 2070	24171	1975	Premise Match	382m	West
9	DRY CLEANERS & PRESSERS.	Marcus Dry Cleaners, 346 Pacific Hwy., Lindfield. 2070	53195	1988	Premise Match	392m	West
	DRY CLEANERS & PRESSERS.	Marcus Dry Cleaners, 346 Pacific H'way, Lindfield. 2070	25423	1986	Premise Match	392m	West
	DRY CLEANERS & PRESSERS.	Marcus Dry Cleaners, 346 Pacific Hghwy, Lindfield. 2070	34642	1985	Premise Match	392m	West
	DRY CLEANERS & PRESSERS.	Marcus Dry Cleaners, 346 Pacific Hghwy, Lindfield. 2070	22089	1984	Premise Match	392m	West
	DRY CLEANERS & PRESSERS.	Marcus Dry Cleaners., 346 Pacific H'way., Lindfield 2070	8685	1983	Premise Match	392m	West
	DRY CLEANERS & PRESSERS.	Peter & Heidis Cleanomat., 346 Pacific H'way., Lindfield. 2070	63494	1981	Premise Match	392m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Peter & Heidis Cleanomat., 346 Pacific Highway., Lindfield. 2070	49974	1980	Premise Match	392m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Peter & Heidis Cleanomat., 346 Pacific Highway., Lindfield. 2070.	35509	1979	Premise Match	392m	West
	DRY CLEANERS, PRESSERS &/OR DYERS	Peter & Heidis Cleanomat, 346 Pacific H'way, Lindfield. 2070	20912	1978	Premise Match	392m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Peter & Heidis., 346 Pacific H'way., Lindfield 2070	23759	1976	Premise Match	392m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Peter & Heidi's, 346 Pacific H'way, Lindfield. 2070	24283	1975	Premise Match	392m	West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Barry's Cleanomat., 346 Pacific Hghwy., Lindfield 2069	2786	1972	Premise Match	392m	West
10	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Lindfield Auto Port (Shell)., 350 Pacific Hghwy Lindfield	50412	1969	Premise Match	398m	West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Lindfield Auto Port (Shell)., 350 Pacific Hghwy., Lindfield	32446	1968	Premise Match	398m	West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Lindfield Auto Port (Shell)., 350 Pacific Hghwy., Lindfield	15906	1967	Premise Match	398m	West
11	DRY CLEANERS, PRESSERS &/OR DYERS.	Lindfield Laundry & Dry Cleaners., 288 Pacific H'way, Lindfield 2069	3028	1972	Premise Match	413m	West
12	MOTOR GARAGES & SERVICE STATIONS.	Mobil Lindfield Service Station, 238 Pacific Hghwy, Lindfield. 2070	19139	1993	Premise Match	448m	South West
	Motor Garages & Service Stations	Mobil Lindfield Service Station, 238 Pacific H'way., Lindfield 2070	97869	1991	Premise Match	448m	South West
	MOTOR GARAGES & SERVICE STATIONS.	Mobil Lindfield Service Station, 238 Pacific Hghwy, Lindfield. 2070	11865	1990	Premise Match	448m	South West
	MOTOR GARAGE & SERVICE STATIONS.	Mobil Lindfield Service Station., 238 Pacific Hghwy, Lindfield. 2070	5277	1989	Premise Match	448m	South West
	MOTOR GARAGES & SERVICE STATIONS.	Mobil Service Centre (Lindfield), 238 Pacific Hghwy., Lindfield. 2070	59658	1988	Premise Match	448m	South West
	MOTOR GARAGES & SERVICE STATIONS.	Mobil Service Centre, (Lindfield), 238 Pacific H'way., Lindfield. 2070	65122	1986	Premise Match	448m	South West
	MOTOR GARAGES & SERVICE STATIONS.	Mobil Service Centre (Lindfield)., 238 Pacific Hghwy, Lindfield. 2070	45228	1985	Premise Match	448m	South West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
12	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Mobil Service Centre. (Lindfield), 238 Pacific Hghwy, Lindfield. 2070	33806	1984	Premise Match	448m	South West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Mobil Service Centre (Lindfield)., 238 Pacific H'way., Lindfield 2070	15157	1983	Premise Match	448m	South West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Lindfield Service Centre (Mobil), 238 Pacific H'way., Lindfield. 2070	57094	1982	Premise Match	448m	South West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Lindfield Service Centre., 238 Pacific H'way., Lindfield 2070	3654	1981	Premise Match	448m	South West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Lindfield Service Centre., 238 Pacific Highway., Lindfield. 2070	58389	1980	Premise Match	448m	South West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Lindfield Service Centre, 238 Pacific Highway, Lindfield.	50381	1978	Premise Match	448m	South West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Lindfield Service Centre., 238 Pacific H'way., Lindfield 2070	30377	1976	Premise Match	448m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Lindfield Service Centre, 238 Pacific Highway, Lindfield.	59155	1975	Premise Match	448m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Golsbys Service Centre., 238 Pacific Hghwy., Lindfield	12509	1972	Premise Match	448m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Golsbys Service Centre., 238 Pacific Hghwy., Lindfield	62193	1971	Premise Match	448m	South West
	MOTOR GARAGES & ENGINEERS(M6S6)	Golsbys Service Centre, 238 Pacific Highway., LINDFIELD	337871	1970	Premise Match	448m	South West
	MOTOR GARAGES & ENGINEERS.	Golsbys Service Centre., 238 Pacific Hghwy, Lindfield	42546	1969	Premise Match	448m	South West
	MOTOR GARAGES & ENGINEERS	Golsbys Service Centre., 238 Pacific Hghwy., Lindfield	26034	1968	Premise Match	448m	South West
	MOTOR GARAGES & ENGINEERS.	Golsbys Service Centre., 238 Pacific Hghwy., Lindfield	10531	1967	Premise Match	448m	South West
	MOTOR GARAGES & ENGINEERS.	Golsbys Service Centre., 238 Pacific Highway., Lindfield	60277	1966	Premise Match	448m	South West
	Motor Garages & Engineers	Golsbys Service Centre, 238 Pacific Highway. Lindfield	122932	1965	Premise Match	448m	South West
	MOTOR GARAGES & ENGINEERS	Golsbys Service Centre., 238 Pacific Hghwy., Lindfield	48206	1964	Premise Match	448m	South West
	MOTOR GARAGES & ENGINEERS.	Golsby Service Centre., 238 Pacific Hghwy., Lindfield	32863	1962	Premise Match	448m	South West
	MOTOR GARAGES & ENGINEERS.	Smith A. H., Rear Fulton's Garage 238 Pacific Hghwy., Lindfield	32864	1962	Premise Match	448m	South West
	MOTOR GARAGES & ENGINEERS	Fulton's Service Station, 238 Pacific Hghwy., Lindfield	347187	1961	Premise Match	448m	South West
	MOTOR GARAGES & ENGINEERS	Smith, A. H., Rear Fulton's Garage, 238 Pacific Hghwy., Lindfield	348148	1961	Premise Match	448m	South West
	MOTOR GARAGES & ENGINEERS.	Fulton's Service Station., 238 Pacific Hghwy., Lindfield	19455	1959	Premise Match	448m	South West
	MOTOR GARAGES & ENGINEERS.	Smith A. H., Rear Fulton's Garage., 238 Pacific Hghwy., Lindfield	19457	1959	Premise Match	448m	South West
	MOTOR GARAGE/ENGINEERS.	Fultons Service Station., 238 Pacific Hghwy., Lindfield	4138	1958	Premise Match	448m	South West
	MOTOR GARAGE/ENGINEERS.	Smith A. H., Rear Fultons Garage., 238 Pacific Hghwy., Lindfield	4972	1958	Premise Match	448m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Fultons Service Station., 238 Pacific Hghwy., Lindfield	57677	1956	Premise Match	448m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Smith A. H., Rear Fultons Garage., 238 Pacific Hghwy., Lindfield	61495	1956	Premise Match	448m	South West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
12	MOTOR GARAGES &/OR ENGINEERS.	Fultons Service Station., 238 Pacific Hghwy., Lindfield	49287	1954	Premise Match	448m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Smith A. H., Rear Fultons Garage., 238 Pacific Hghwy., Lindfield	54112	1954	Premise Match	448m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Fultons Service Station., 238 Pacific Hghwy., Lindfield	40021	1953	Premise Match	448m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Smith A. H., Rear Fultons Garage., 238 Pacific Hghwy., Lindfield	40691	1953	Premise Match	448m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Fultons Service Station., Pacific Hghwy., Lindfield	31664	1952	Premise Match	448m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Smith A. H., Rear Fultons Garage., 238 Pacific Hghwy, Lindfield	32250	1952	Premise Match	448m	South West
	MOTOR GARAGES &/OR ENGINEERS	Smith, A. H., Rear Fultons Garage, 238 Pacific Highway., Lindfield	84381	1950	Premise Match	448m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Fulton's Garage., Pacific Hghwy., Lindfield	22359	1948-49	Premise Match	448m	South West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Fulton's Garage., Pacific Hghwy., Lindfield	23271	1948-49	Premise Match	448m	South West
13	MOTOR GARAGES & SERVICE STATIONS.	Lindfield Auto Port, 355 Pacific H'way., Lindfield. 2070	64986	1986	Premise Match	471m	West
	MOTOR GARAGES & SERVICE STATIONS.	Lindfield Auto Port, 355 Pacific Hghwy, Lindfield. 2070	45089	1985	Premise Match	471m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Lindfield Auto Port, 355 Pacific Hghwy, Lindfield. 2070	28589	1984	Premise Match	471m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Lindfield Auto Port., 355 Pacific H'way., Lindfield. 2070	15019	1983	Premise Match	471m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Lindfield Auto Port, 355 Pacific H'way, Lindfield. 2070.	57092	1982	Premise Match	471m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Lindfield Auto Port., 355 Pacific H'way., Lindfield 2070	3652	1981	Premise Match	471m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Lindfield Auto Port., 355 Pacific Highway., Lindfield. 2070	58387	1980	Premise Match	471m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Lindfield Auto Port., 355 Pacific H'way., Lindfield. 2070.	65664	1979	Premise Match	471m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Lindfield Auto Port, 355 Pacific H'way, Lindfield. 2070	50380	1978	Premise Match	471m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Lindfield Auto Port., 355 Pacific H'way., Lindfield 2070	30376	1976	Premise Match	471m	West
	MOTOR GARAGES &/OR ENGINEERS.	Lindfield Auto Port., 355 Pacific H'way., Lindfield. 2070	59154	1975	Premise Match	471m	West
	MOTOR GARAGES &/OR ENGINEERS.	Lindfield Auto Port., 355 Pacific Hghwy., Lindfield	12510	1972	Premise Match	471m	West
	MOTOR GARAGES &/OR ENGINEERS.	Alko Body Works & Spares., 349 Pacific Hghwy., Lindfield	62191	1971	Premise Match	471m	West
	MOTOR GARAGES &/OR ENGINEERS.	Lindfield Auto Port., 355 Pacific Hghwy., Lindfield	62194	1971	Premise Match	471m	West
	MOTOR GARAGES & ENGINEERS(M6S6)	Aiko Body Works & Spares., 349 Pacific Highway., LINDFIELD	337171	1970	Premise Match	471m	West
	MOTOR GARAGES & ENGINEERS(M6S6)	Lindfield Auto Port., 355 Pacific Highway., LINDFIELD	338159	1970	Premise Match	471m	West
	MOTOR GARAGES & ENGINEERS.	Alko Body Works & Spares., 349 Pacific Hghwy, Lindfield	42544	1969	Premise Match	471m	West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
13	MOTOR GARAGES & ENGINEERS.	Lindfield Auto Port., 355 Pacific Hghwy, Lindfield	42548	1969	Premise Match	471m	West
	MOTOR GARAGES & ENGINEERS	Alko Body Works & Spares., 349 Pacific Hghwy., Lindfield	26032	1968	Premise Match	471m	West
	MOTOR GARAGES & ENGINEERS	Lindfield Auto Port., 355 Pacific Hghwy., Lindfield	26036	1968	Premise Match	471m	West
	MOTOR GARAGES & ENGINEERS.	Aiko Body Works & Spares., 349 Pacific Hghwy., Lindfield	10529	1967	Premise Match	471m	West
	MOTOR GARAGES & ENGINEERS.	Lindfield Auto Port., 355 Pacific Hghwy., Lindfield	10533	1967	Premise Match	471m	West
	MOTOR GARAGES & ENGINEERS.	Alko Body Works & Spares., 349 Pacific Hghway., Lindfield	60275	1966	Premise Match	471m	West
	MOTOR GARAGES & ENGINEERS.	Lindfield Auto Port., 355 Pacific Hghway., Lindfield	60279	1966	Premise Match	471m	West
	Motor Garages & Engineers	Alko Body Works & Spares, 349 Pacific Highway. Lindfield	122929	1965	Premise Match	471m	West
	Motor Garages & Engineers	Glassock & Kitchen, Rear 355 Pacific Highway. Lindfield	122931	1965	Premise Match	471m	West
	Motor Garages & Engineers	Lindfield Auto Port, 355 Pacific Highway. Lindfield	122934	1965	Premise Match	471m	West
	MOTOR GARAGES & ENGINEERS	Alko Body Works & Spares., 349 Pacific Hghwy., Lindfield	48203	1964	Premise Match	471m	West
	MOTOR GARAGES & ENGINEERS	Glassock & Kitchen., Rear 355 Pacific Hghwy., Lindfield	48205	1964	Premise Match	471m	West
	MOTOR GARAGES & ENGINEERS	Lindfield Auto Port., 355 Pacific Hghwy., Lindfield	48208	1964	Premise Match	471m	West
	MOTOR GARAGES & ENGINEERS.	Glassock & Kitchen., Rear 355 Pacific Hghwy., Lindfield	32862	1962	Premise Match	471m	West
	MOTOR GARAGES & ENGINEERS.	Wakelin H. L. G., 355 Pacific Hghwy., Lindfield	32865	1962	Premise Match	471m	West
	MOTOR GARAGES & ENGINEERS	Glassock & Kitchen, Rear 355 Pacific Hghwy., LINDFIELD	347233	1961	Premise Match	471m	West
	MOTOR GARAGES & ENGINEERS	Wakelin, H. L. G., 355 Pacific Hghwy., LINDFIELD	348380	1961	Premise Match	471m	West
	MOTOR GARAGES & ENGINEERS.	Glassock & Kitchen., Rear 355 Pacific Hghwy., Lindfield	19456	1959	Premise Match	471m	West
	MOTOR GARAGES & ENGINEERS.	Wakelin H. L. G., 355 Pacific Hghwy., Lindfield	19459	1959	Premise Match	471m	West
	MOTOR GARAGE/ENGINEERS.	Glasscock & Kitchen Rear., 355 Pacific Hghwy., Lindfield	4172	1958	Premise Match	471m	West
	MOTOR GARAGE/ENGINEERS.	Wakelin H. L. G., 355 Pacific Hghwy., Lindfield	9230	1958	Premise Match	471m	West
	MOTOR GARAGES &/OR ENGINEERS.	Glasscock & Kitchen., Rear 355 Pacific Hghwy., Lindfield	57712	1956	Premise Match	471m	West
	MOTOR GARAGES &/OR ENGINEERS.	Wakelin H. L. G., 355 Pacific Hghwy., Lindfield	61642	1956	Premise Match	471m	West
	MOTOR GARAGES &/OR ENGINEERS.	Glasscock & Kitchen Rear., 355 Pacific Hghwy., Lindfield	49323	1954	Premise Match	471m	West
	MOTOR GARAGES &/OR ENGINEERS.	Wakelin H. L. G., 355 Pacific Hghwy., Lindfield	54270	1954	Premise Match	471m	West
	MOTOR GARAGES &/OR ENGINEERS.	Wakelin H.L. G., 355 Pacific Hghwy., Lindfield	43888	1953	Premise Match	471m	West
	MOTOR GARAGES &/OR ENGINEERS.	Power, A. & E., Pacific Hghwy & Wolseley Rd., Lindfield	32096	1952	Premise Match	471m	West
	MOTOR SERVICE STATIONS-PETROL, Etc.	Power, A. and E., Pacific Hghwy. and Wolseley Rd., Lindfield	86297	1950	Premise Match	471m	West
	MOTOR GARAGES &/OR ENGINEERS	Power, A. and E., Pacific Highway. and Wolseley Rd., Lindfield	84226	1950	Premise Match	471m	West
	MOTOR GARAGES &/OR ENGINEERS.	Power, A. And E., Pacific Hghwy And Wolseley Rd., Lindfield	22752	1948-49	Premise Match	471m	West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Power, A. and E., Pacific Hghwy., and Wolseley Rd., Lindfield	26706	1948-49	Premise Match	471m	West

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

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

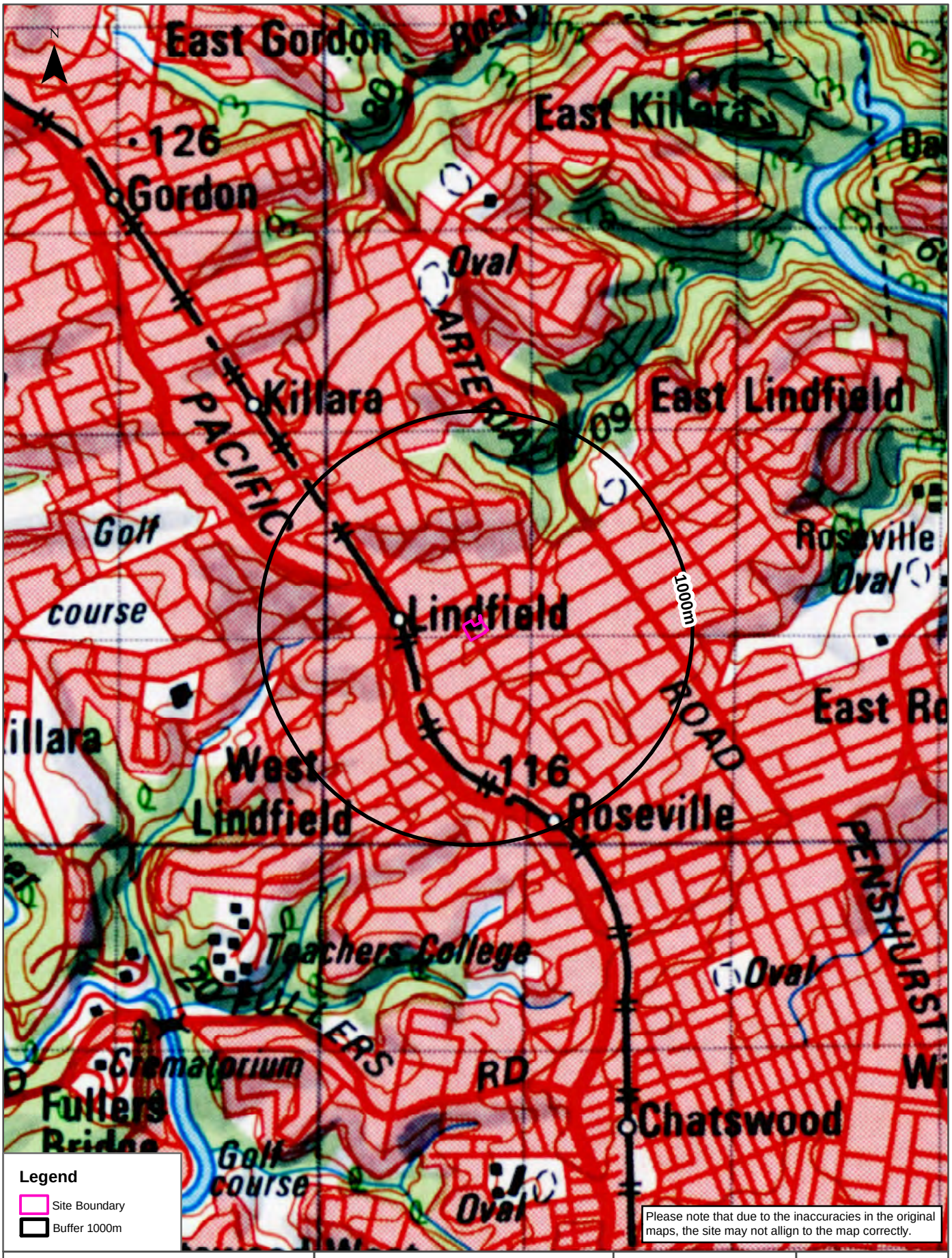
Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
14	MOTOR GARAGES &/OR ENGINEERS	Fultons Service Station, Pacific Highway., Lindfield	83780	1950	Road Match	339m
	MOTOR SERVICE STATIONS-PETROL, Etc.	Fultons Service Station, Pacific Highway., Lindfield	85979	1950	Road Match	339m
	DRY CLEANERS, PRESSERS & DYERS	Lindfield Laundry and Dry Cleaners Pty. Ltd. 228 Pacific Highway., Lindfield	35413	1950	Road Match	339m
	DRY CLEANERS, PRESSERS & DYERS.	Lindfield Laundry And Dry Cleaners Pty. Ltd., 228 Pacific Hghwy., Lindfield	17276	1948-49	Road Match	339m

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Historical Map 1975

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070



Scale: 0 290 580 870 1,160 Meters

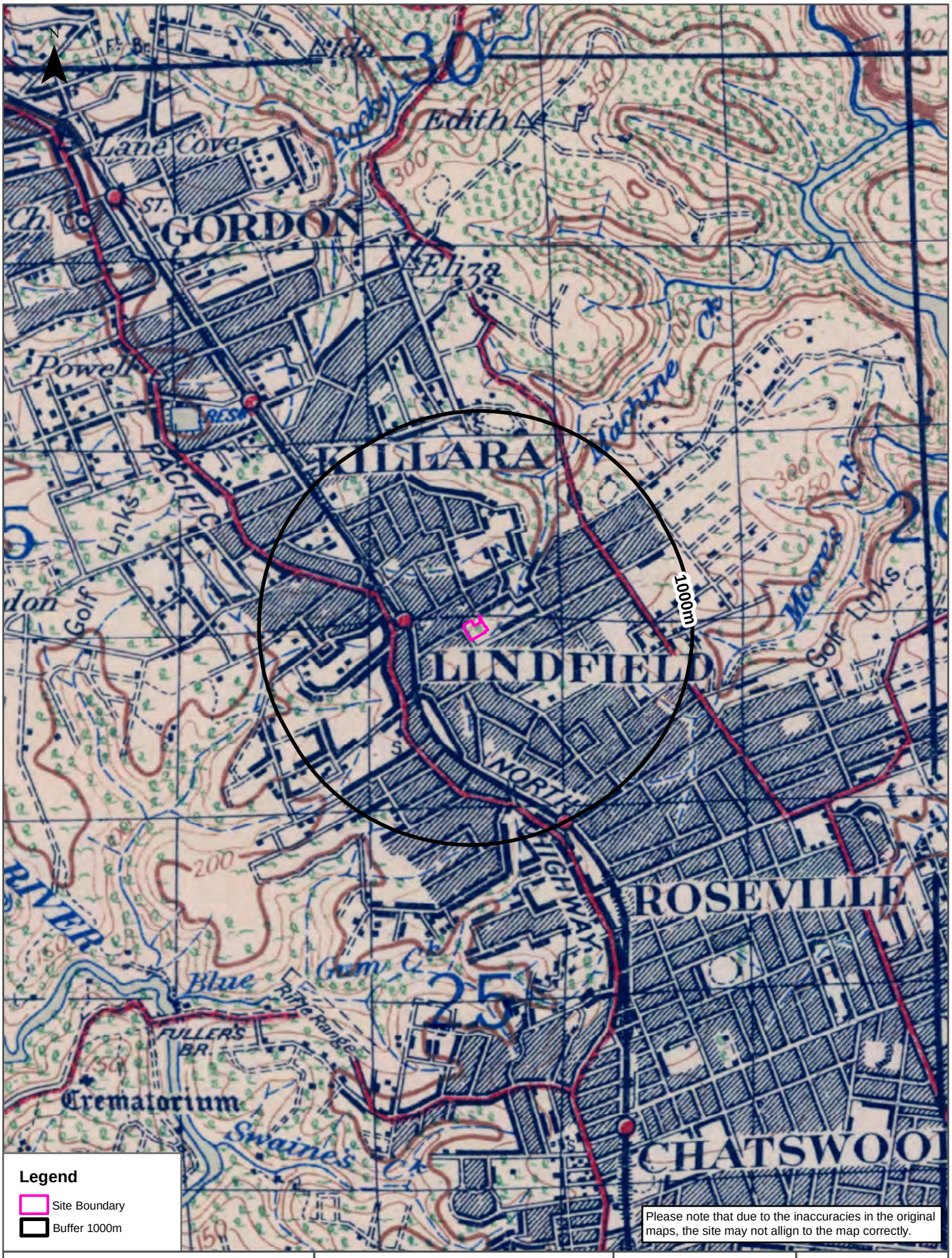
Data Sources: NATMAP 1:100,000
Topographic Maps Geoscience Australia

Coordinate System:
GDA 1994 MGA Zone 56

Date: 17 March 2025

Historical Map 1936 - 1942

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070



Scale:
0 290 580 870 1,160
Meters

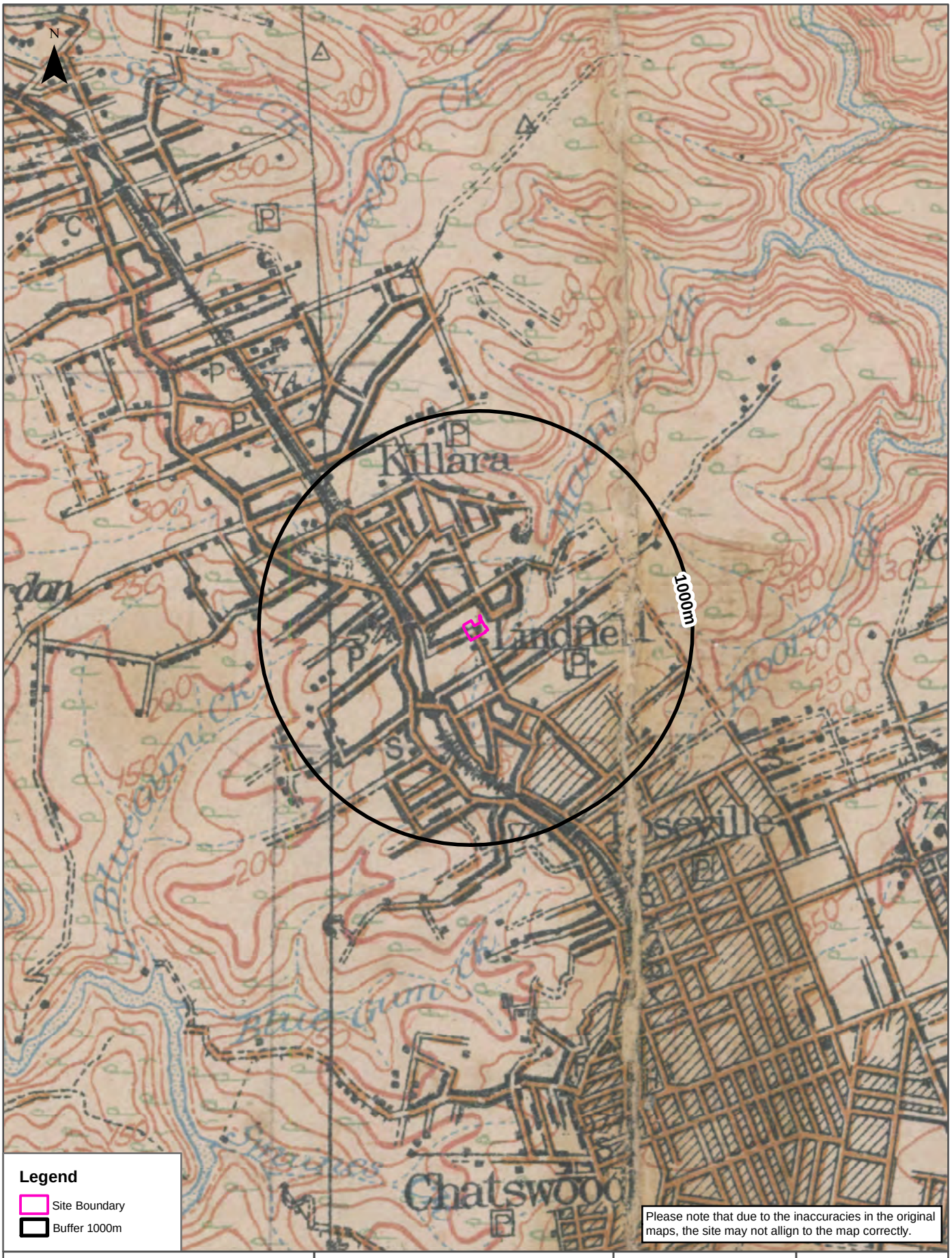
Data Sources: Australia 1:63360
Produced by Australian Section Imperial General Staff

Coordinate System:
GDA 1994 MGA Zone 56

Date: 17 March 2025

Historical Map 1917 - 1920

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

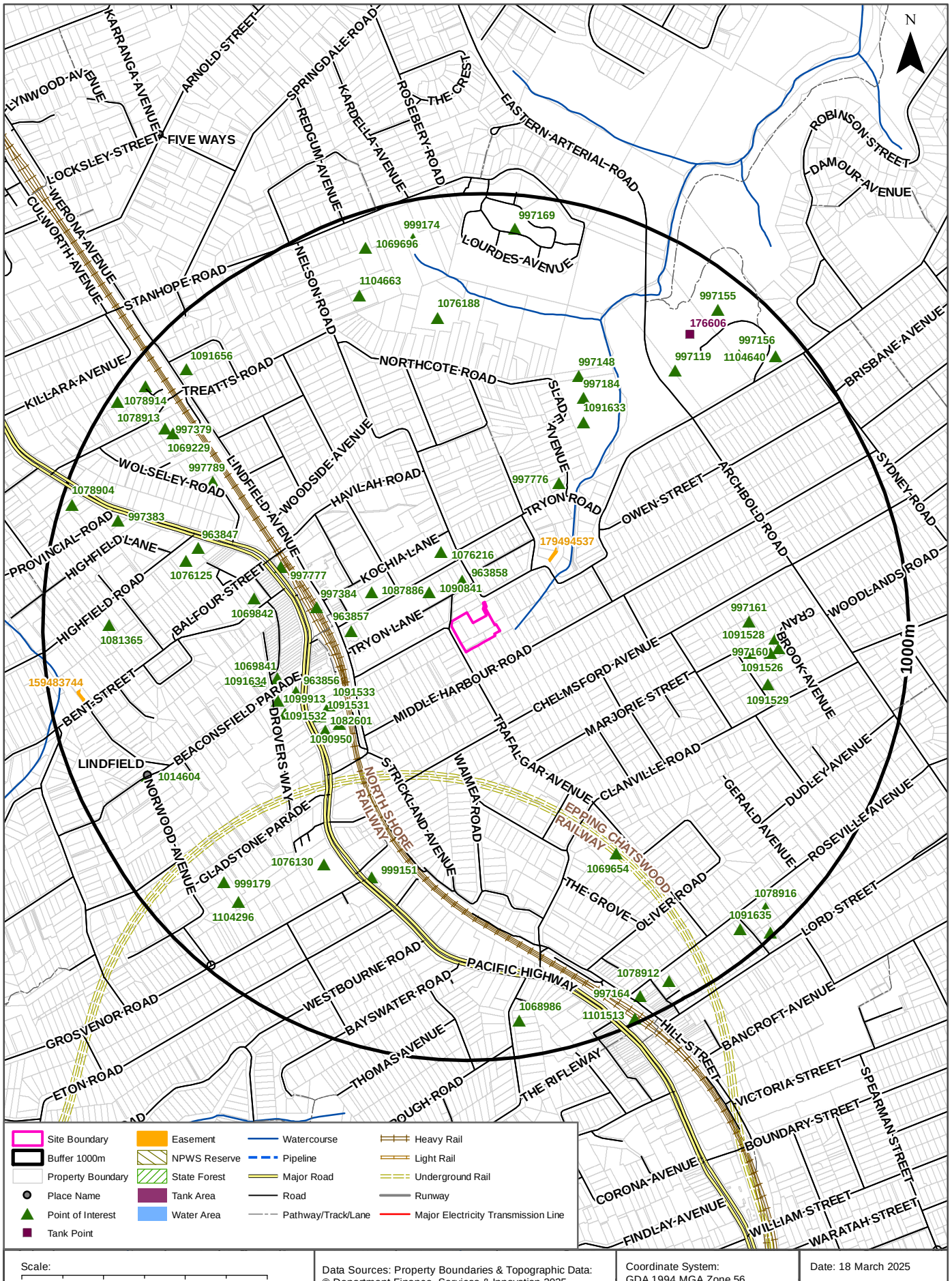


Scale:	Data Sources: Australia 1:63360 Produced by Australian Section Imperial General Staff	Coordinate System: GDA 1994 MGA Zone 56	Date: 17 March 2025

0 290 580 870 1,160
Meters

Topographic Features

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070



Topographic Features

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
963858	Place Of Worship	TRYON ROAD UNITING CHURCH	76m	North
1090841	Nursing Home	WHITEHALL NURSING HOME	90m	North West
1076216	Special School	CROMEHURST SCHOOL	162m	North West
1087886	Community Medical Centre	LINDFIELD EARLY CHILDHOOD CENTRE	209m	West
963857	Place Of Worship	ANGLICAN CHURCH	246m	West
997384	Railway Station	LINDFIELD RAILWAY STATION	333m	West
997776	Park	MACKS PLACE	344m	North East
1091533	Sports Court	LINDFIELD COMMUNITY CENTRE TENNIS COURTS	356m	South West
1090950	Retirement Village	ARRUNGA SELF CARE UNITS KOPWA	356m	South West
1082601	Library	LINDFIELD LIBRARY	389m	South West
1091531	Community Facility	LINDFIELD RESOURCE CENTRE	389m	South West
1091532	Community Facility	LINDFIELD SENIORS CENTRE / COMMUNITY HALL	394m	South West
963856	Post Office	LINDFIELD POST OFFICE	412m	West
997777	Park	LINDFIELD ROTARY PARK	439m	West
1091634	Community Facility	2ND/3RD LINDFIELD SCOUT HALL	444m	West
1099913	Nursing Home	HAMMOND COMMUNITY CARE HORNSBY KU-RING-GAI	460m	South West
1078915	Retirement Village	NOORONG SELF CARE UNITS KOPWA	462m	West
1069842	Retirement Village	LINDFIELD MANOR RETIREMENT VILLAGE	487m	West
1069841	Retirement Village	LINDFIELD RETIREMENT COMMUNITY	490m	West
1091633	Community Facility	1ST LINDFIELD SCOUT HALL	503m	North East
997184	Lookout	TURNER LOOKOUT	556m	North East
999151	Park	MILLWOOD PARK	598m	South
997148	Park	SEVEN LITTLE AUSTRALIANS PARK	599m	North
1069654	Nursing Home	ARCHBOLD HOUSE AGED CARE FACILITY	610m	South East
997161	Sports Field	ROSEVILLE PARK	610m	East
1091527	Sports Court	NETBALL COURT	613m	East
1076130	Primary School	LINDFIELD PUBLIC SCHOOL	625m	South West
963847	Place Of Worship	CATHOLIC CHURCH	646m	West
1091526	Sports Court	MULTIPURPOSE COURT	664m	East
1076125	Primary School	HOLY FAMILY CATHOLIC PRIMARY SCHOOL	667m	West
1091529	Park	PLAYGROUND	668m	East
1091528	Sports Field	CRICKET NETS	673m	East

Map Id	Feature Type	Label	Distance	Direction
997789	Park	IBBITSON PARK	677m	North West
997160	Sports Court	TENNIS COURTS	683m	East
1076188	Primary School	NEWINGTON COLLEGE LINDFIELD PREPARATORY SCHOOL	706m	North
997119	Sports Court	LINDFIELD PARK TENNIS COURTS	734m	North East
1104663	Park	WOMBIN RESERVE	812m	North
999179	Park	TWO TURNERS RESERVE	817m	South West
1069229	Primary School	MASADA COLLEGE	823m	North West
1104296	Community Facility	LINDFIELD KINDAMINDI GUIDE HALL	827m	South West
1014604	Suburb	LINDFIELD	828m	South West
1081365	Primary School	HIGHFIELDS PREPARATORY AND KINDERGARTEN SCHOOL	838m	West
997379	Place Of Worship	SYNAGOGUE	845m	North West
997383	Place Of Worship	ST DAVIDS UNITING CHURCH	853m	West
997156	Sports Field	LINDFIELD OVAL	869m	North East
1091656	Historic Site	WOODLANDS	896m	North West
999174	Park	THE SWAIN GARDENS	907m	North
1068986	Place Of Worship	Place Of Worship	912m	South
997155	Sports Field	PLAYING FIELD	915m	North East
1069696	Retirement Village	SWAINS MANOR	916m	North
997169	Retirement Village	KILLARA GLADES CARE COMMUNITY	917m	North
1104640	Park	LINDFIELD SOLDIERS MEMORIAL PARK	932m	North East
1091635	Community Facility	1ST ROSEVILLE SCOUT HALL	935m	South East
1078916	Retirement Village	HEATHER BRAE	938m	South East
997164	Post Office	ROSEVILLE POST OFFICE	944m	South East
1078912	Retirement Village	QUAMBIE SELF CARE UNITS KOPWA	946m	South East
1078914	Retirement Village	NORTHAVEN LINDFIELD	946m	North West
1078904	Retirement Village	KALINDA SELF CARE UNITS KOPWA	972m	West
1078913	Retirement Village	KIAH SELF CARE UNITS KOPWA	978m	North West
1101513	Railway Station	ROSEVILLE RAILWAY STATION	987m	South
1099914	Nursing Home	PAC SHORT TERM RESORATIVE CARE NORTHERN SYDNEY	991m	South East

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Topographic Features

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

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
176606	Water	Operational		01/01/2009	826m	North East

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
179494537	Primary	Right of way	Whole Of Lot	188m	North East
159483744	Primary	Right of way	variable	914m	West

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

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

State Forest

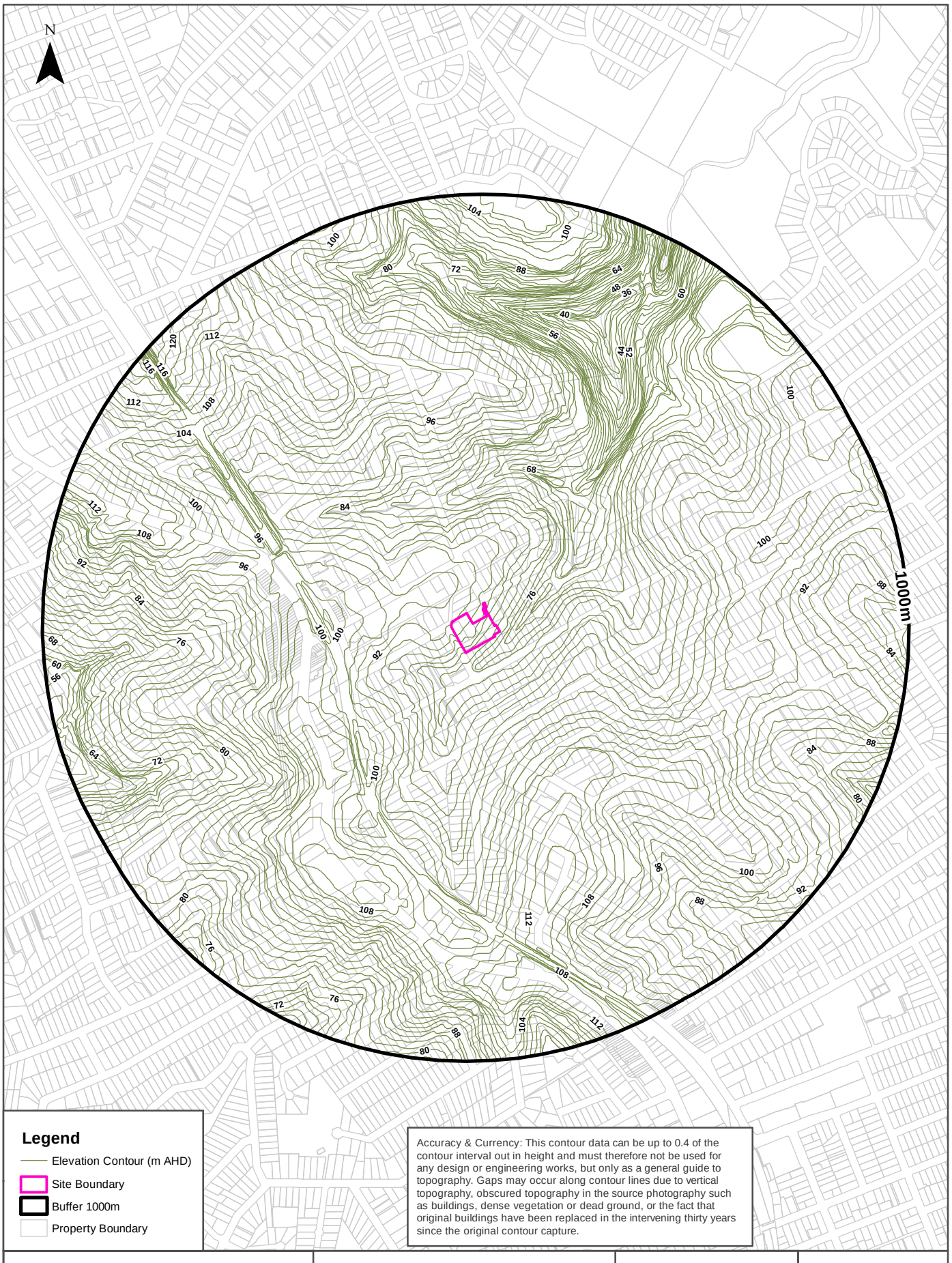
What State Forest exist within the dataset buffer?

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)

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070



Hydrogeology & Groundwater

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

Hydrogeology

Description of aquifers within the dataset buffer:

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

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

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024

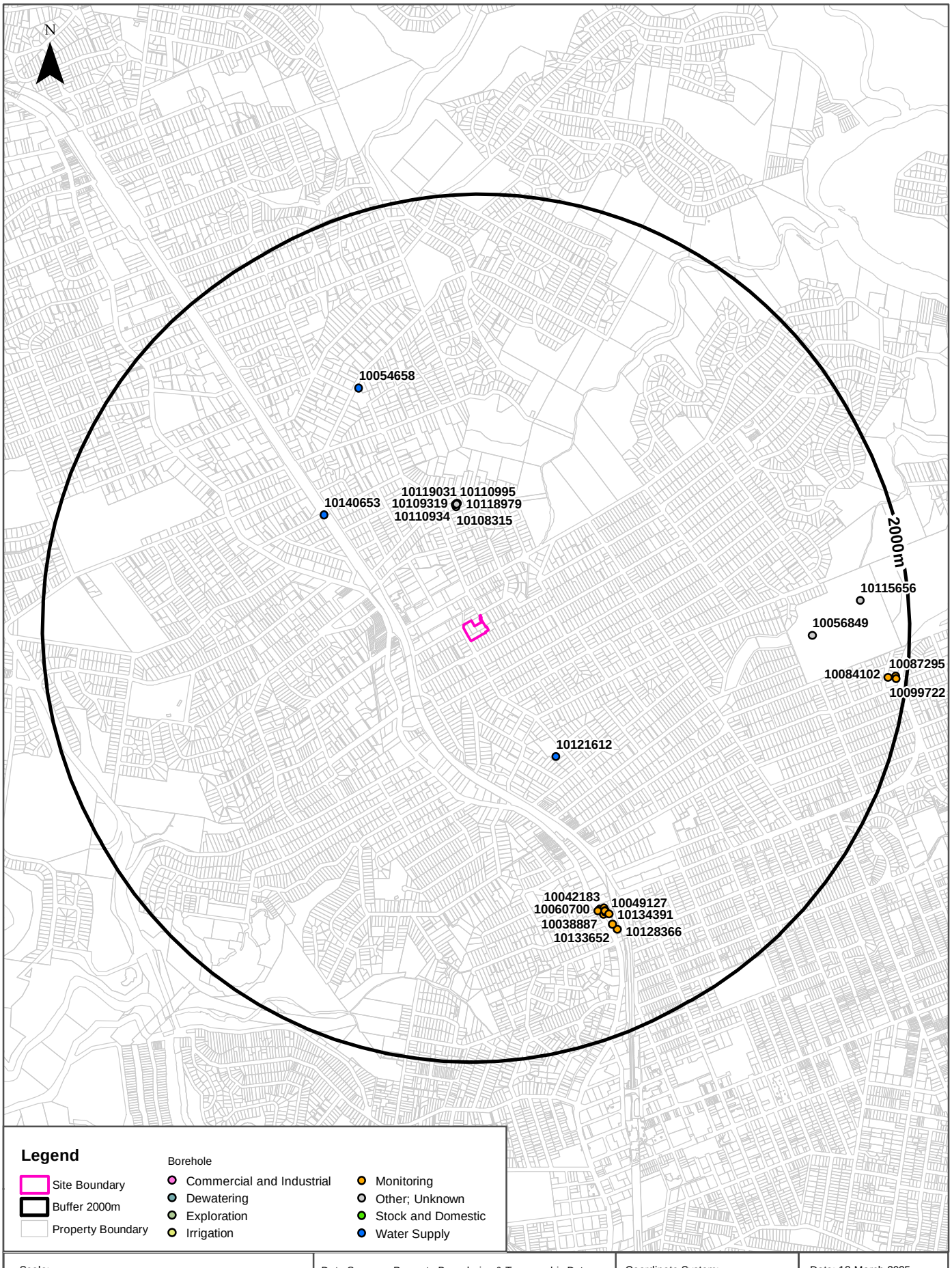
Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

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

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

Groundwater Boreholes

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070



Hydrogeology & Groundwater

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

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
10108315	GW115590	Unknown	Unknown				AHD				528m	North
10110934	GW115592	Unknown	Unknown				AHD				537m	North
10119031	GW115588	Unknown	Unknown				AHD				537m	North
10109319	GW115589	Unknown	Unknown				AHD				538m	North
10110995	GW115587	Unknown	Unknown				AHD				541m	North
10118979	GW115591	Unknown	Unknown				AHD				541m	North
10121612	GW108792	Water Supply	Functioning	25/05/2007	174.00		AHD	2800	0.300	65.00	680m	South East
10140653	GW023498	Water Supply	Unknown	01/01/1966	8.20		AHD	Good			842m	North West
10054658	GW106029	Water Supply	Functioning	11/05/2004	180.00		AHD	1140	0.900	63.00	1223m	North West
10042183	GW113507	Monitoring	Functional	31/08/2004	7.60		AHD				1415m	South East
10060700	GW113514	Monitoring	Functional	06/09/2004	8.60		AHD				1419m	South East
10058341	GW113510	Monitoring	Functional	31/08/2004	7.80		AHD				1420m	South East
10063942	GW113512	Monitoring	Functional	31/08/2004	8.00		AHD				1433m	South East
10070971	GW113513	Monitoring	Functional	01/09/2004	2.80		AHD				1434m	South East
10038887	GW113506	Monitoring	Functional	31/08/2004	3.10		AHD				1435m	South East
10041667	GW113505	Monitoring	Functional	31/08/2004	8.00		AHD				1436m	South East
10070407	GW113509	Monitoring	Functional	01/09/2004	3.00		AHD				1441m	South East
10049127	GW113508	Monitoring	Functional	01/09/2004	7.50		AHD				1442m	South East
10061581	GW113511	Monitoring	Functional	01/09/2004	8.00		AHD				1445m	South East
10134391	GW114836	Monitoring	Functional	30/07/2011	15.00		AHD			8.80	1455m	South East
10133652	GW114837	Monitoring	Functional	30/07/2011	5.00		AHD			2.60	1506m	South East
10128366	GW114838	Monitoring	Functional	30/07/2011	9.70		AHD			3.90	1538m	South East
10056849	GW103127	Other	Unknown	31/07/2000	138.00		AHD	Fresh			1539m	East
10115656	GW065075	Other	Functioning	15/02/1994	150.00		AHD	Fresh	6.000	44.00	1772m	East
10084102	GW111006	Monitoring	Functional	19/04/2010	7.50		AHD			3.80	1913m	East
10087295	GW111008	Monitoring	Functional	19/04/2010	7.50		AHD			3.80	1949m	East
10099722	GW111007	Monitoring	Functional	19/04/2010	7.50		AHD			3.80	1952m	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

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

Driller's Logs

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

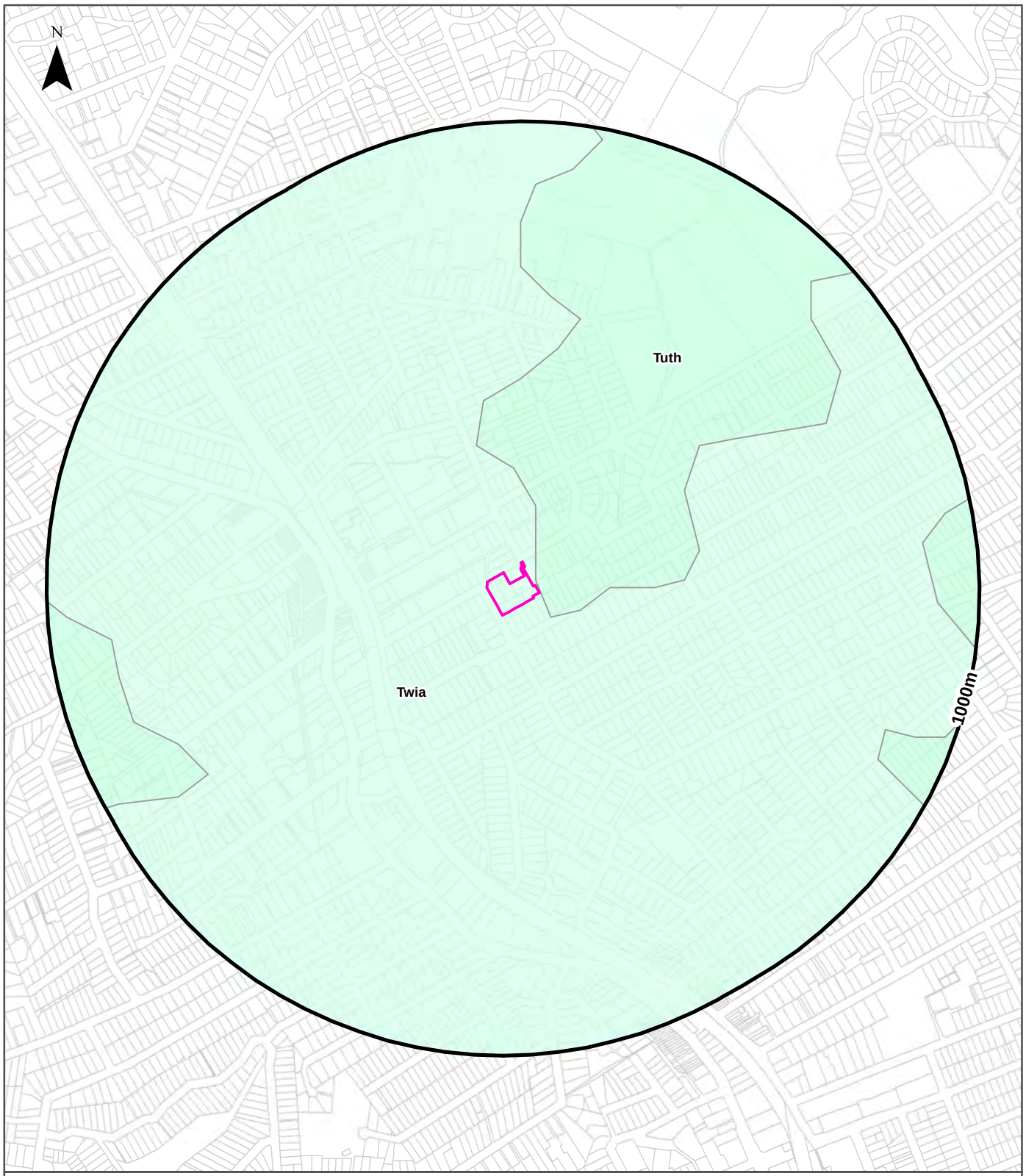
NGIS Bore ID	Drillers Log	Distance	Direction
10121612	0.00m-4.00m clay 4.00m-15.00m shale 15.00m-52.00m sandstone, grey 52.00m-54.00m sandstone, quartz 54.00m-70.00m sandstone, grey 70.00m-75.00m sandstone, quartz 75.00m-76.00m shale 76.00m-80.00m sandstone, shale bands 80.00m-89.00m sandstone, grey 89.00m-90.00m shale 90.00m-94.00m sandstone, siltstone band 94.00m-110.00m sandstone, grey 110.00m-112.00m sandstone, quartz 112.00m-130.00m sandstone, grey 130.00m-131.00m sitlstone 131.00m-132.00m sandstone, grey 132.00m-135.50m sandstone, quartz 135.50m-145.00m sandstone, grey 145.00m-152.20m sandstone, quartz 152.20m-161.00m sandstone, grey 161.00m-168.00m sandstone, quartz 168.00m-174.00m sandstone, grey	680m	South East
10140653	0.00m-6.70m Sand White 6.70m-8.22m Sand White Fossils:shell Fragments Water Supply	842m	North West
10054658	0.00m-1.50m topsoil 1.50m-9.00m shale 9.00m-54.00m sandstone, grey 54.00m-56.10m sandstone, grey 56.10m-69.50m sandstone, grey & siltstone 69.50m-70.00m sandstone, grey with 0.1 70.00m-86.50m siltstone 86.50m-86.90m sandstone, grey light grey 86.90m-104.40m sandstone, light grey 104.40m-124.00m sandstone, grey dark grey 124.00m-151.50m sandstone, light grey 151.50m-158.00m sandstone, light grey - grey 158.00m-175.50m sandstone, light grey & quartz 175.50m-180.00m sandstone grey	1223m	North West
10134391	0.00m-0.60m COMPACTED GRAVEL / BALLAST 0.60m-2.00m COMPACTED GRAVEL / BALLAST 2.00m-2.20m CLAY LIGHT RED BROWN 2.20m-3.00m CLAY WHITE RED 3.00m-4.50m CLAY GREY VERY HARD 4.50m-6.00m CLAY GREY 6.00m-9.00m SHALE GREY VERY HARD CLAY 9.00m-15.00m SHALE VERY WEATHERED GREY SHALE	1455m	South East
10133652	0.00m-0.20m GRAVEL COMPACTED 0.20m-1.40m NON DESTRUCTIVE EXCAVATIONS,GRAVEL 1.40m-2.50m CLAY YELLOW 2.50m-3.80m CLAY RED GREY 3.80m-5.00m CLAY RED, WEATHERED ROCK	1506m	South East
10128366	0.00m-0.20m SAND GRAVEL 0.20m-1.60m COMPACTED BALLAST,SAND GRAVEL 1.60m-2.80m CLAY RED YELLOW 2.80m-3.90m CLAY RED GREY 3.90m-6.00m CLAY RED/WHITE,SOME WET ROCKS 6.00m-7.00m ROCK AND CLAY RED WEATHERED 7.00m-7.50m ROCK WHITE WEATHERED 7.50m-8.00m SHALE ORANGE WHEATHERED 8.00m-9.70m SHALE MUDDY WEATHERED	1538m	South East
10056849	0.00m-0.50m TOPSOIL 0.50m-1.50m SANDY CLAY 1.50m-5.20m SANDSTONE YELLOW 5.20m-39.70m SANDSTONE GREY 39.70m-40.10m SANDSTONE GREY W.B. 40.10m-70.40m SANDSTONE GREY 70.40m-74.00m SANDSTONE GREY 74.00m-130.50m SANDSTONE GREY 130.50m-132.20m SANDSTONE GREY W.B. 132.20m-138.00m SANDSTONE GREY	1539m	East

NGIS Bore ID	Drillers Log	Distance	Direction
10115656	0.00m-137.00m 137.00m-147.00m SHALE DARK GREY 147.00m-150.00m SANDSTONE GREY DARK	1772m	East
10084102	0.00m-0.20m CONCRETE 0.20m-0.40m FILL,SILTY SANDY CLAY,TRACE OF IRONSTONE 0.40m-0.80m SILTY CLAY 0.80m-1.80m SHALE,/ QUARTZ 1.80m-3.50m SANDSTONE,FINE TO MEDIUM GRAINED RED. 3.50m-6.20m SANDSTONE YELLOW 6.20m-7.50m SANDSTONE,FINE TO MED.GRAINED,GREY	1913m	East
10087295	0.00m-0.20m CONCRETE SLAB:0.15m 0.20m-1.80m FILL,AS ABOVE,TRACE OF IRONSTONE AND IGNEOUS GRAVEL 1.80m-4.20m SANDSTONE FINE TO MEDIUM GRAINED,RED WITH GREY CLAY BANDS. 4.20m-6.40m SANDSTONE,FINE TO MEDIUM GRAINED,LIGHT YELLOW 6.40m-7.50m SANDSTONE FINE TO MEDIUM GRAINED,DARK BROWN WITH CLAY BANDS.	1949m	East
10099722	0.00m-0.20m CONCRETE SLAB:0.2m 0.20m-0.60m FILL,SILTY SAND,FINE TO MED.GRAINED,YELLOW 0.60m-0.70m CONCRETE SLAB:0.1m 0.70m-1.60m FILL,SILTY SAND,CLAY,IRONSTONE,GRAVEL 1.60m-3.00m SHALE,GREY WITH CLAY BANDS,GREY AND ORANGE 3.00m-4.40m SANDSTONE FINE TO MED. GRAINED,GREY AND ORANGE 4.40m-5.40m SANDSTONE WITH SHALE BANDS 5.40m-7.50m SANDSTONE FINE TO MEDIUM GRAINED.ORANGE WITH CLAY BANDS	1952m	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

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070



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

Scale: 0 100 200 400 600 Meters

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

Coordinate System: GDA 1994 MGA Zone 56

Date: 18 March 2025

Geology

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

Geological Units

Geological units within the dataset buffer:

Code	Unit Name	Description	Stratigraphy	Age Range	Dominant Lithology	Dist	Dir
Twia	Ashfield Shale	Black to light grey shale and laminite.	/Wianamatta Group//Ashfield Shale//	Middle Triassic (base) to Middle Triassic (top)	Shale	0m	On-site
Tuth	Hawkesbury Sandstone	Medium- to coarse-grained quartz sandstone displaying small- to large-scale, high-angle cross-bedding; minor shale and laminite lenses.	/Ungrouped Triassic units//Hawkesbury Sandstone//	Anisian (base) to Anisian (top)	Sandstone	3m	North East

Geology

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

Linear Geological Structures

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

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

Trendlines within the dataset buffer:

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

Fold axes within the dataset buffer:

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

Marker beds within the dataset buffer:

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

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

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

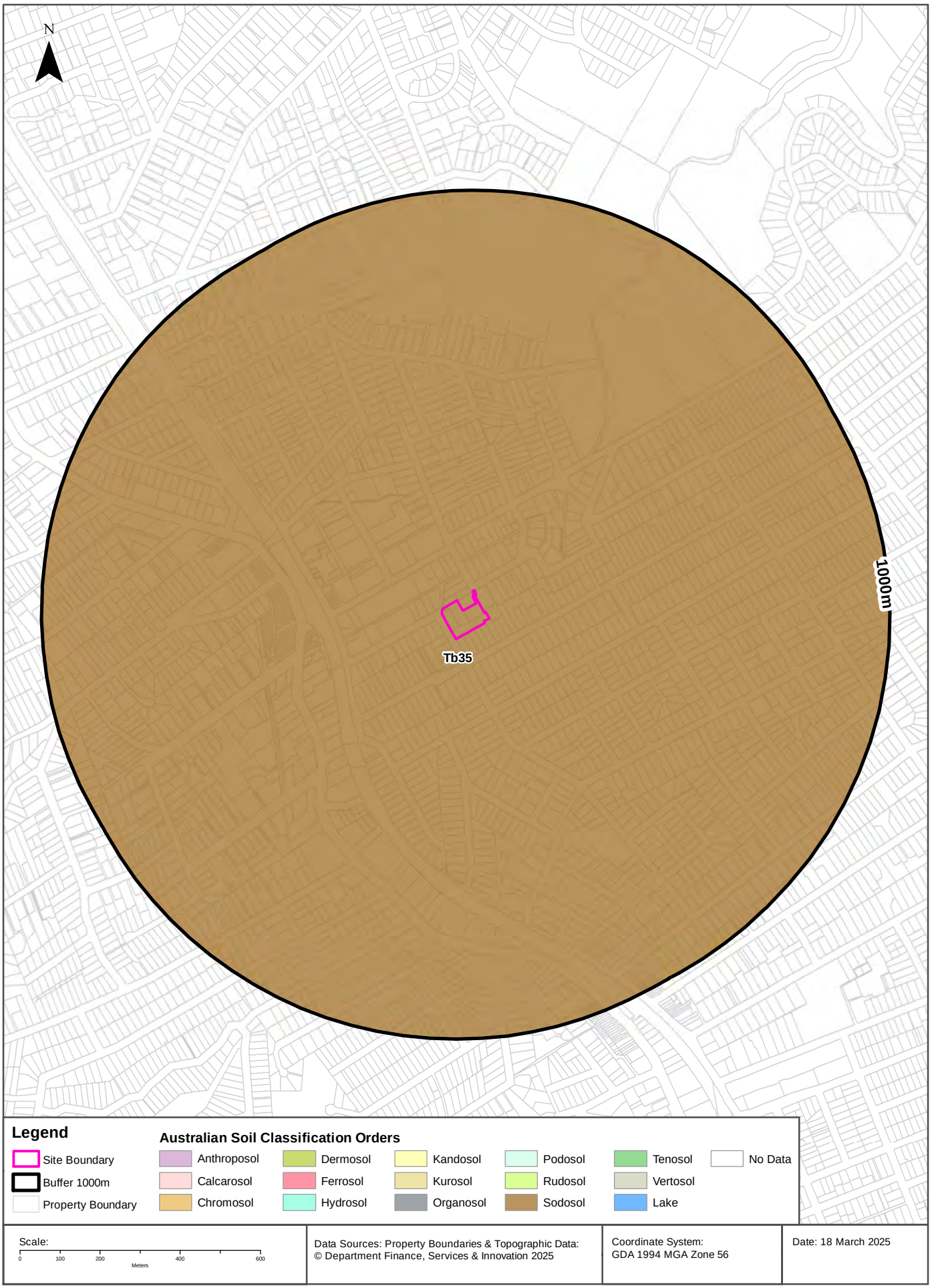
Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

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

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070



Soils

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

Atlas of Australian Soils

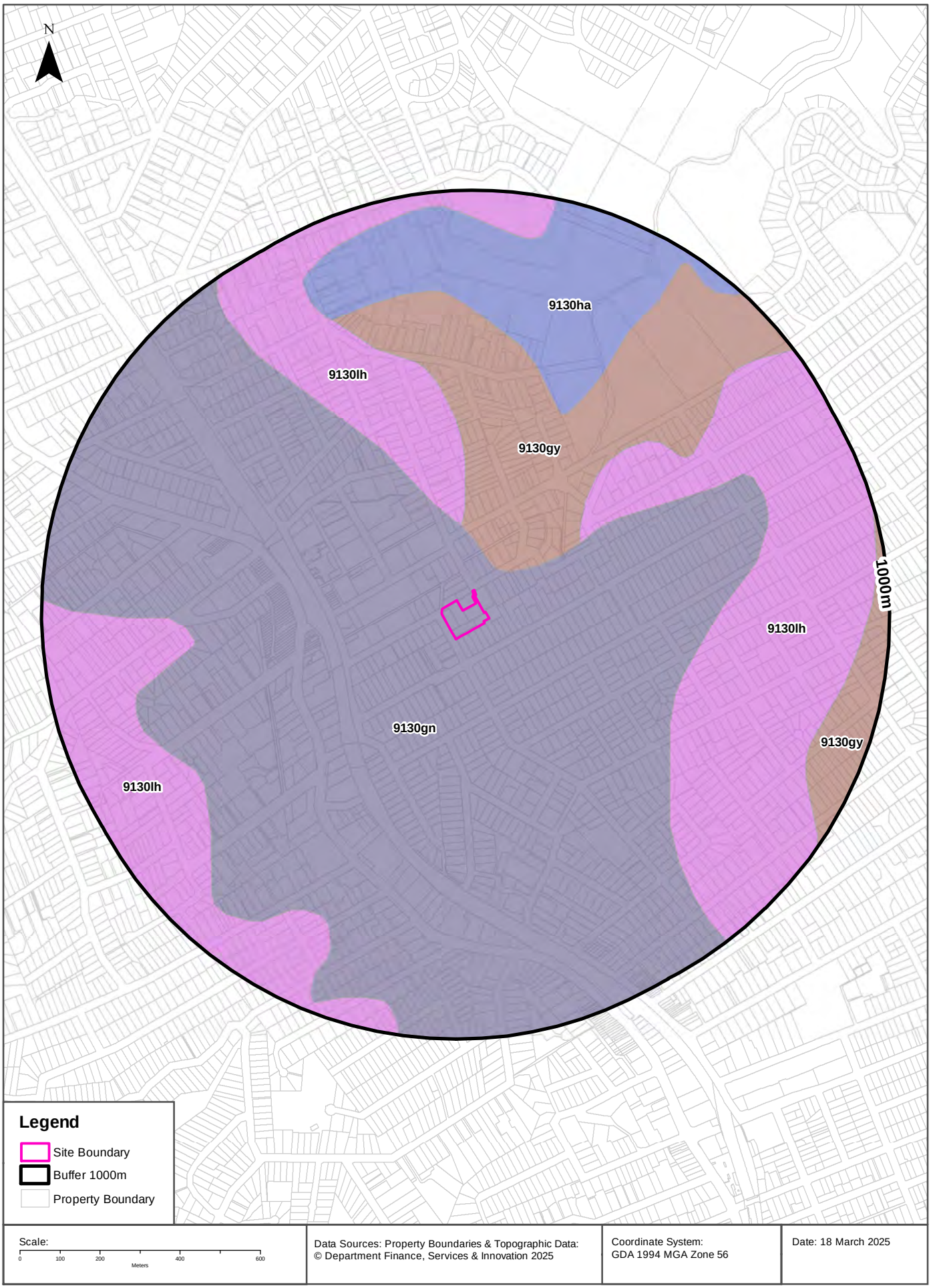
Soil mapping units and Australian Soil Classification orders within the dataset buffer:

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

Atlas of Australian Soils Data Source: CSIRO
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Soil Landscapes of Central and Eastern NSW

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070



Soils

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

Soil Landscapes of Central and Eastern NSW

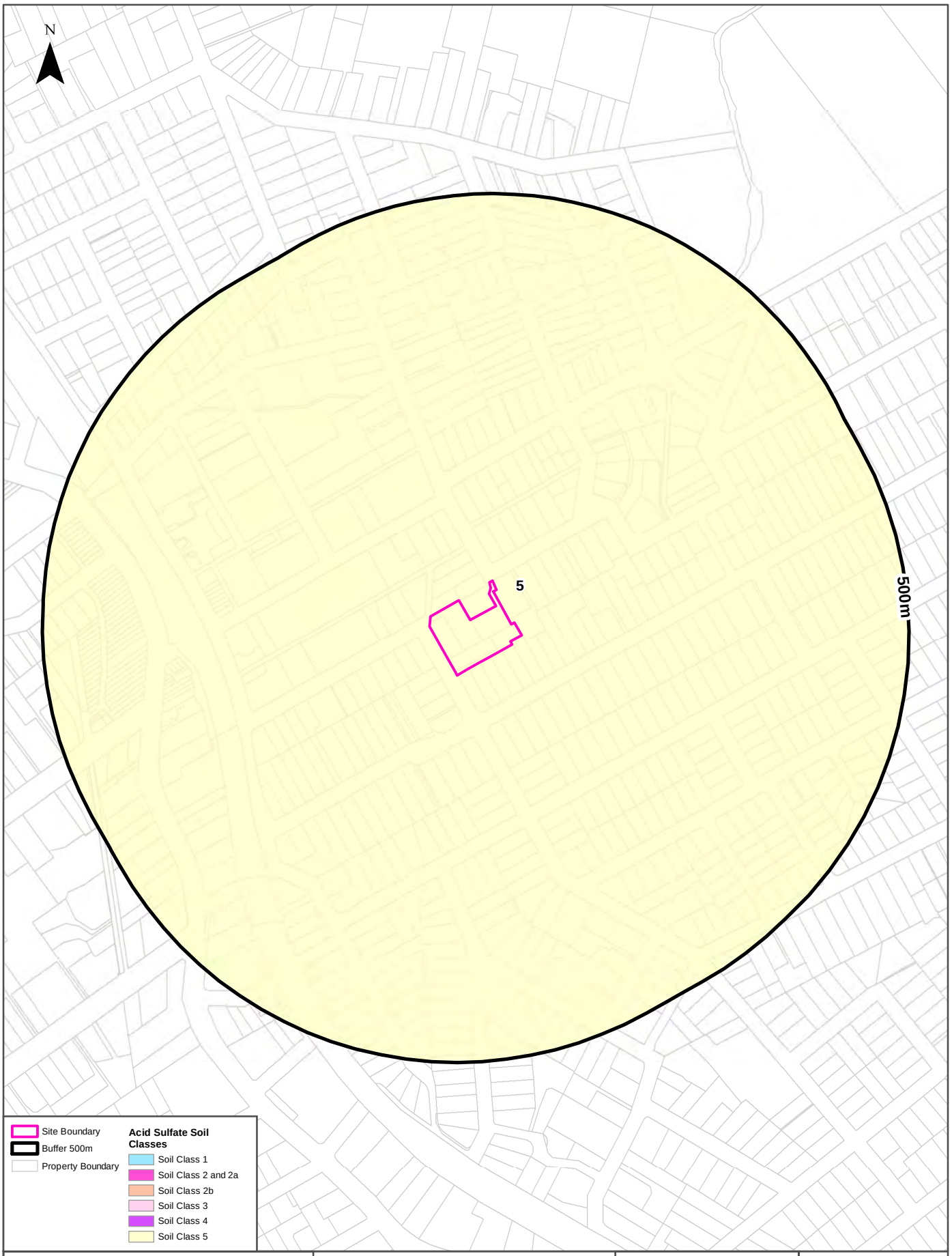
Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9130gn	Glenorie	0m	On-site
9130gy	Gymea	76m	North East
9130lh	Lucas Heights	163m	North
9130ha	Hawkesbury	492m	North

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

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070



Acid Sulfate Soils

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

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

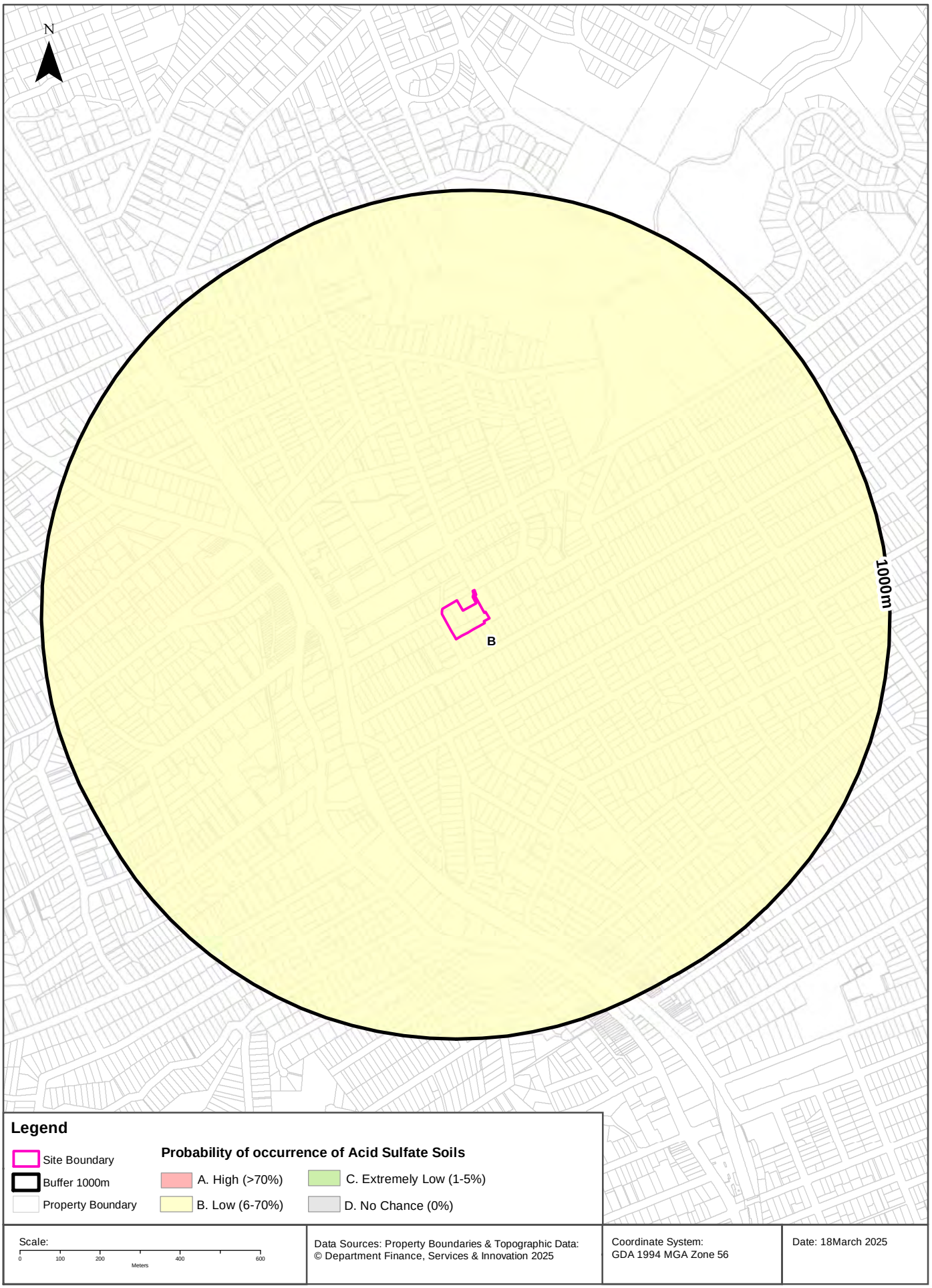
If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
None				

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Atlas of Australian Acid Sulfate Soils

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Acid Sulfate Soils

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

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

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO
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Dryland Salinity

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

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

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

Mining Subsidence Districts

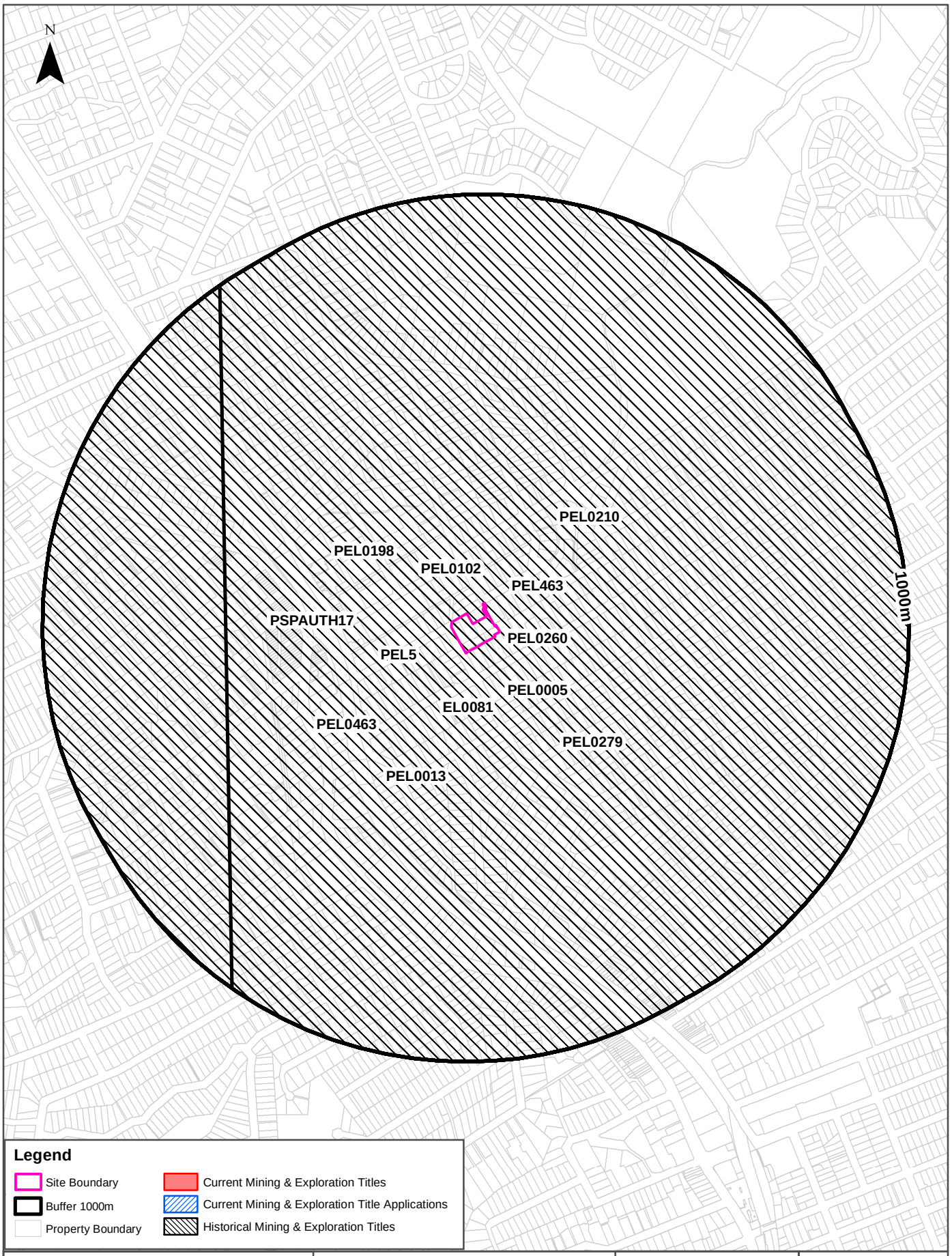
Mining Subsidence Districts within the dataset buffer:

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

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070



Mining

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

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

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
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
PEL463	DART ENERGY (APOLLO) PTY LTD	20081022	20130227	MINERALS		0m	On-site
PEL5	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20011210	MINERALS		0m	On-site
EL0081	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	19670201	19680201	MINERALS		0m	On-site
PEL0013	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0005	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20150403	PETROLEUM	Petroleum	0m	On-site
PEL0102	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0279	THE ELECTRICITY COMMISSION OF NSW (TRADING AS PACIFIC POWER)	19910504	19931111	PETROLEUM	Petroleum	0m	On-site
PSPAUTH17	MACQUARIE ENERGY PTY LTD	20070803	20080703	PETROLEUM	Petroleum	0m	On-site
PEL0463	DART ENERGY (APOLLO) PTY LTD	20091010	20150603	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

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

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

State Significant Precincts

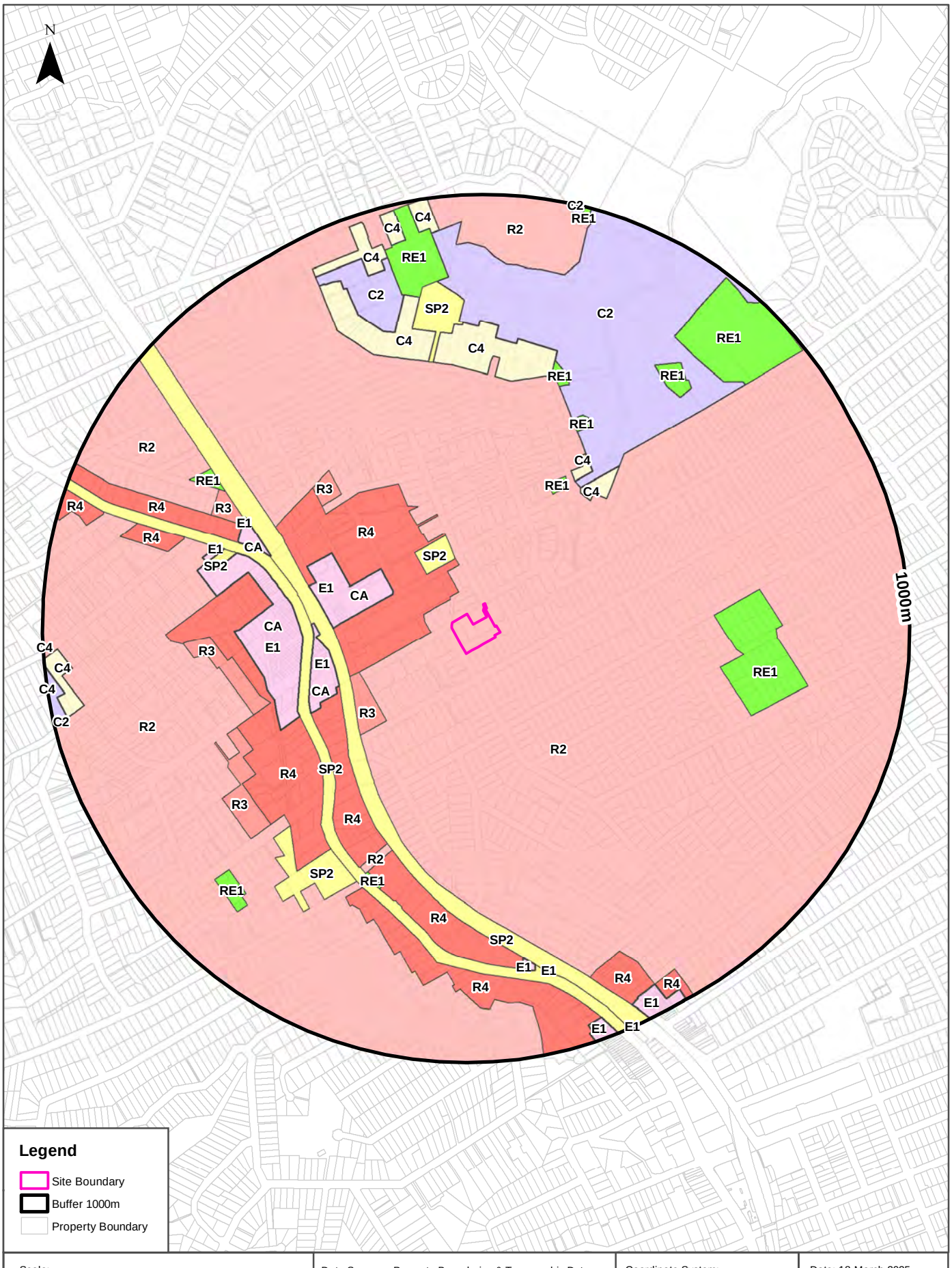
What SEPP State Significant Precincts exist within the dataset buffer?

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

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EPI Planning Zones

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070



Environmental Planning Instrument

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

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
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	52m	North West
SP2	Infrastructure	Educational Establishment	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	132m	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	162m	West
CA	Complex Area		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	162m	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	251m	South 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	273m	South West
E1	Local Centre		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	303m	West
CA	Complex Area		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	303m	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	310m	South West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	315m	North 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	339m	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	356m	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	365m	West
E1	Local Centre		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	365m	West
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	367m	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	370m	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	415m	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	430m	South West
E1	Local Centre		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	471m	North West
CA	Complex Area		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	471m	North West

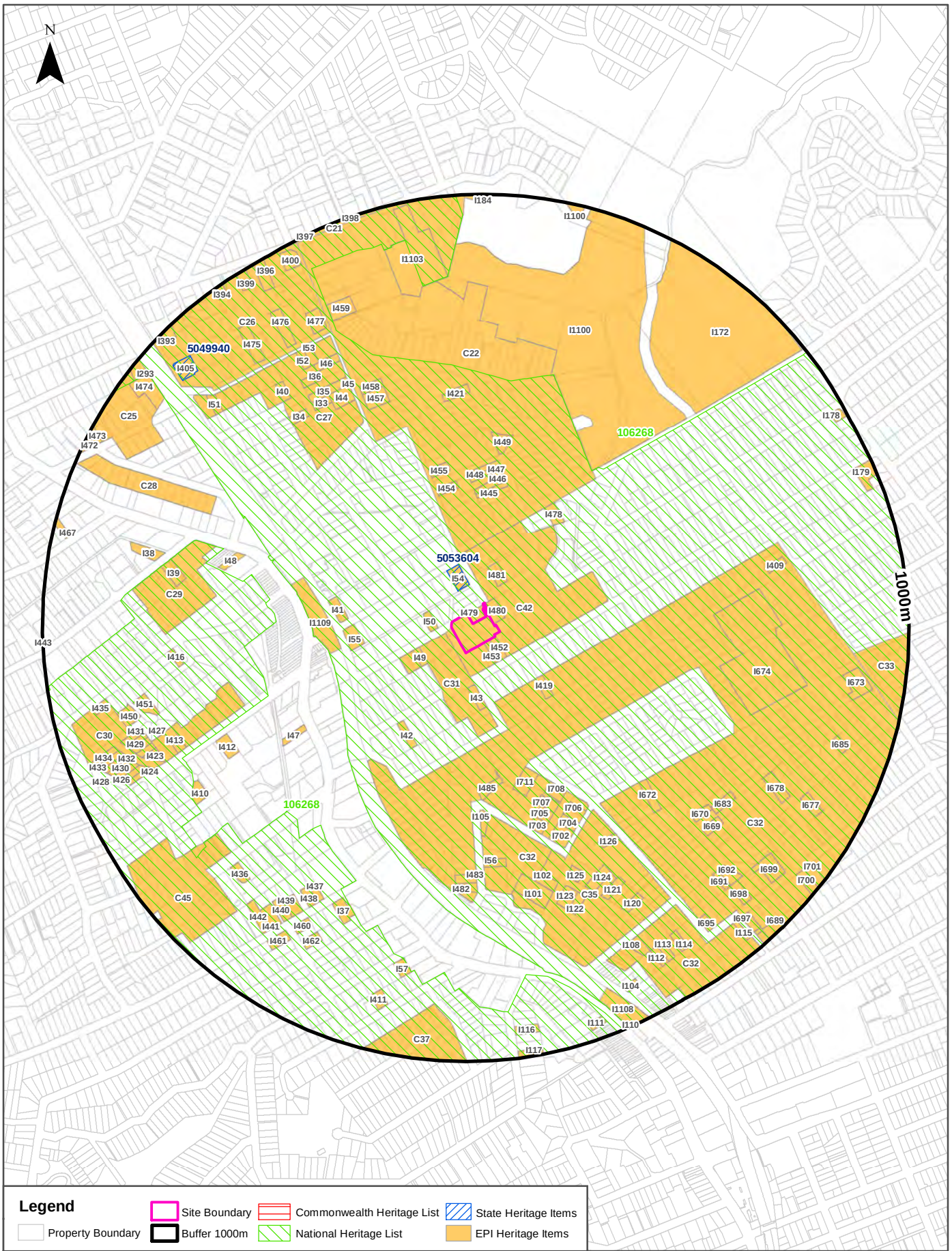
Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	475m	North East
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	479m	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	503m	South 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	513m	South
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	522m	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	530m	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	547m	North
SP2	Infrastructure	Electricity Transmission and Distribution	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	553m	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	555m	West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	561m	North
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	566m	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	570m	South West
SP2	Infrastructure	Educational Establishment	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	581m	South West
CA	Complex Area		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	585m	West
E1	Local Centre		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	585m	West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	586m	South
SP2	Infrastructure	Educational Establishment	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	603m	North
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	606m	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	626m	South
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	641m	North West
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	645m	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	686m	West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	693m	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	698m	North

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
CA	Complex Area		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	755m	South
E1	Local Centre		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	755m	South
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	766m	North
CA	Complex Area		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	785m	South
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	785m	South West
E1	Local Centre		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	785m	South
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	791m	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	817m	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	850m	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	892m	West
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	903m	North
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	913m	North
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	918m	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	921m	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	930m	South East
E1	Local Centre		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	930m	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	947m	South
E1	Local Centre		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	947m	South
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	960m	West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	970m	North
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	991m	West
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	993m	West
E1	Local Centre		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	996m	South
CA	Complex Area		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	996m	South

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Heritage Items

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070



Heritage

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

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
5053604	Tryon Road Uniting Church	33 Tryon Road Lindfield	KU-RING-GAI	19/09/2003	01672	1916	58m	North
5049940	Woodlands	1 Werona Avenue Killara	KU-RING-GAI	13/10/2006	01762	2181	873m	North West

Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage
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Environmental Planning Instrument - Heritage

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

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
C42	Middle Harbour Road, Lindfield Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	22/12/2017	22/12/2017	21/06/2024	0m	On-site
I452	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	0m	South East
I453	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	0m	South East
I479	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	0m	North
I480	Dwelling House "Hazeldean"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	0m	North East
C31	Trafalgar Avenue Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	20m	South West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I50	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	33m	West
I481	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	51m	North
I54	Lindfield Uniting Church	Item - General	State	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	58m	North
I43	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	82m	South
I49	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	94m	South West
C22	Crown Blocks Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	132m	North
C32	Clanville Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/08/2023	18/08/2023	21/06/2024	138m	South East
I419	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	142m	South East
I55	St Alban's Anglican Church	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	216m	West
I42	“Laurabada”, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	225m	South West
I41	Commercial Block	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	254m	West
I478	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	254m	North East
I445	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	258m	North
I446	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	267m	North
I1109	Lindfield Railway Station Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	275m	West
I454	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	286m	North
I447	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	298m	North
I485	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	298m	South
I448	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	310m	North
I711	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	315m	South
I455	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	332m	North
I449	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	365m	North
I708	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	375m	South East
I105	“Doralyn”, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	386m	South

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
C32	Clanville Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/08/2023	18/08/2023	21/06/2024	386m	South
I707	Dwelling house "Cerne Abbas"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	394m	South East
I705	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	415m	South
I1100	Seven Little Australians Park (being the western part of former Lindfield Park)	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	416m	North
I47	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	431m	South West
I703	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	433m	South
I706	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	442m	South East
I704	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	459m	South East
I702	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	471m	South East
C35	The Grove Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	486m	South East
C27	Blenheim Road Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	497m	North West
I672	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	501m	South East
I421	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	502m	North
I56	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	509m	South
I674	Roseville Park, including Firs Estate Cottage	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	03/03/2023	03/03/2023	21/06/2024	522m	East
I48	Commercial building—Churchers Restaurant	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	531m	West
C30	Frances Street Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	540m	West
I483	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	542m	South
I457	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	546m	North West
I101	“Gooyong”, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	557m	South
I126	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	561m	South East
I482	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	563m	South
I102	“Luton”, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	566m	South

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
C29	Balfour Street/Highfield Road Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	580m	West
I125	Residential flat building	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	581m	South East
I458	Federation bungalow	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	586m	North West
I44	“Fieldhead”, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	590m	North West
I412	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	601m	South West
I33	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	613m	North West
I34	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	614m	North West
I124	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	616m	South East
I123	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	620m	South
I45	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	630m	North West
I35	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	633m	North West
I670	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	644m	South East
C28	Wolseley Road Conservatin Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	645m	North West
I122	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	646m	South
I39	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	659m	West
I121	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	660m	South East
I416	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	661m	West
I409	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	667m	East
I683	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	670m	South East
I37	“Longview”, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	671m	South West
I437	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	672m	South West
I36	“Lochinvar”, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	673m	North West
I40	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	676m	North West
I438	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	688m	South West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I669	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	689m	South East
I46	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	690m	North West
I172	Lindfield Soldiers Memorial Park, the eastern part of former Lindfield Park	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	03/03/2023	03/03/2023	21/06/2024	693m	North East
I413	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	712m	West
I53	“Coromandel”, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	713m	North West
I52	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	714m	North West
I410	Dwelling house "Lyncroft"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	717m	South West
I120	“Colmar”, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	717m	South East
I38	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	721m	West
I439	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	726m	South West
I678	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	735m	South East
I451	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	744m	West
I440	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	749m	South West
C45	Lindfield West Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	03/03/2023	03/03/2023	21/06/2024	751m	South West
I460	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	754m	South West
I436	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	757m	South West
I51	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	761m	North West
C26	Oliver Grant Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	762m	North West
I57	“The Glen”, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	762m	South
I1103	Swain Gardens	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	766m	North
I462	Dwelling House "Rathlyn"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	772m	South West
I423	Frances Street Bungalow Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	773m	West
I477	Dwelling house "Brenchley"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	776m	North West
I441	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	778m	South West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I476	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	780m	North West
I459	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	780m	North
I425	Frances Street Bungalow Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	782m	West
I427	Frances Street Bungalow Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	785m	West
I475	Dwelling House "Treetops"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	788m	North West
I691	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	788m	South East
C32	Clanville Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/08/2023	18/08/2023	21/06/2024	789m	South East
I692	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	789m	South East
I429	Frances Street Bungalow Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	790m	West
I450	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	790m	West
I431	Frances Street Bungalow Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	794m	West
I442	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	796m	South West
I424	Frances Street Bungalow Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	805m	South West
I108	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	807m	South East
I461	Dwelling House "Heilbron"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	809m	South West
I426	Frances Street Bungalow Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	819m	South West
C25	Stanhope Road Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/08/2023	18/08/2023	21/06/2024	832m	North West
I428	Frances Street Bungalow Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	835m	West
I698	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	837m	South East
I677	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	838m	South East
I114	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	843m	South East
I673	Dwelling house "Bryn-Mawr"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	843m	East
I430	Frances Street Bungalow Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	843m	West
I699	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	844m	South East

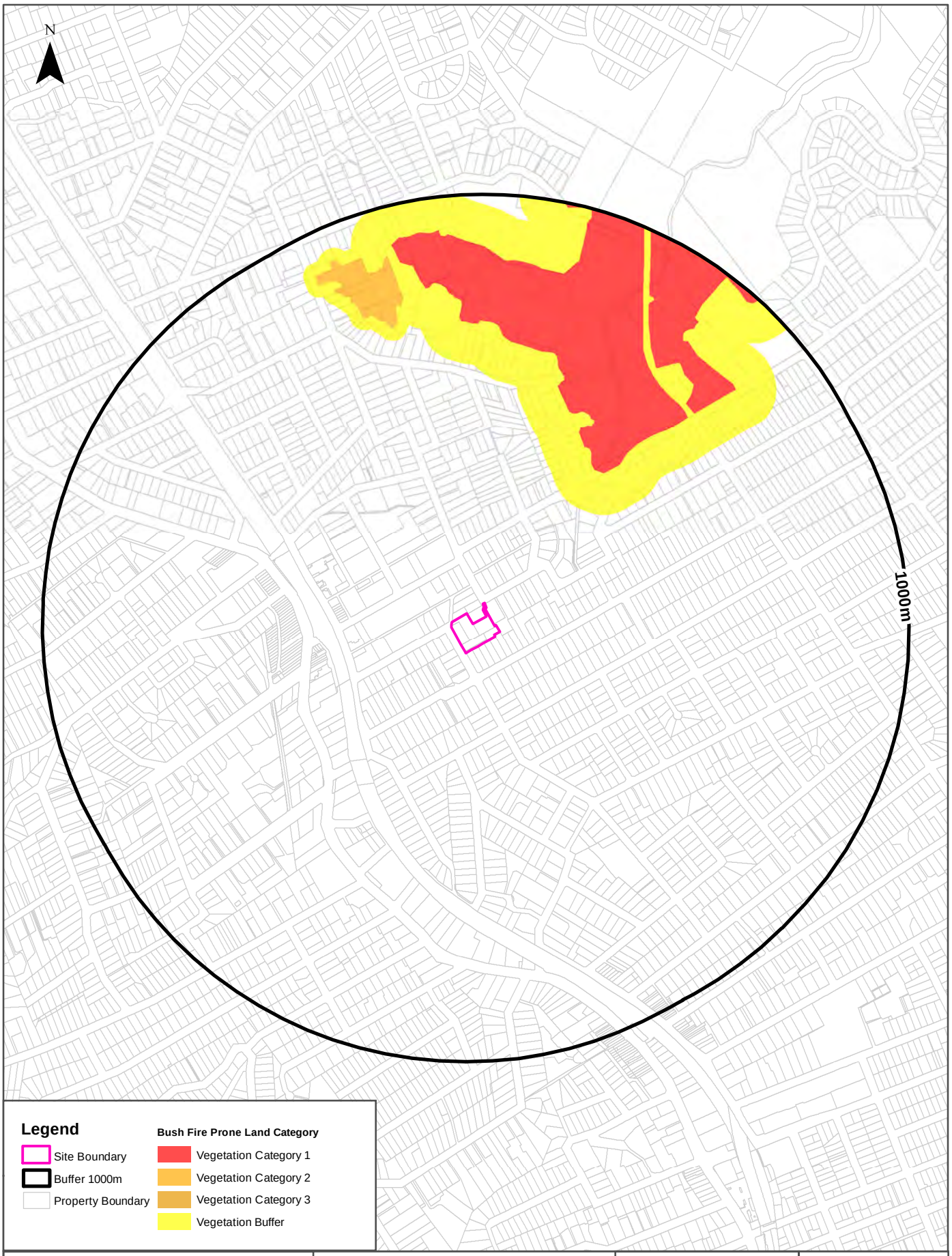
Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I411	Dwelling house "Audley"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	848m	South
I113	“Lawarra”, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	849m	South East
I695	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	850m	South East
I112	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	852m	South East
I432	Frances Street Bungalow Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	852m	West
I685	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	25/11/2016	25/11/2016	21/06/2024	852m	East
I435	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	856m	West
I433	Frances Street Bungalow Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	860m	West
C37	Garden of Roseville Estate Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	863m	South
C33	Earl of Canarvon Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	864m	East
I434	Frances Street Bungalow Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	868m	West
I405	Dwelling house "Woodlands"	Item - General	State	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	873m	North West
I1108	Roseville Station Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	888m	South
I474	Dwelling House “Northhaven” (formerly Rosebank)	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	889m	North West
I104	Former Westpac Bank building	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	897m	South East
I115	Roseville Scout Group Hall	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	910m	South East
I697	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	912m	South East
I116	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	922m	South
I396	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	926m	North West
I700	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	936m	South East
I400	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	941m	North West
I701	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	942m	South East
I111	Roseville Cinema	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	947m	South
I179	Dwelling house "Meadow Lea"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	03/03/2023	03/03/2023	21/06/2024	949m	East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I399	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	952m	North West
I467	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	955m	West
I689	St. Luke's Hall	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	959m	South East
I293	Dwelling House "Goondee"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	959m	North West
I473	Dwelling house "Mignon"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	961m	North West
I178	Dwelling House "Green Leaves"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	961m	North East
I394	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	968m	North West
I393	Dwelling House "Mooralbeck"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	970m	North West
I472	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	972m	North West
I184	?"Headfort House"? building, interiors and grounds	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	20/01/2023	20/01/2023	21/06/2024	980m	North
I117	“Rose Haven”, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	982m	South
C21	Springdale Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	988m	North
I110	Former station master's residence	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	991m	South
I443	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	03/03/2023	03/03/2023	21/06/2024	991m	West
I398	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	998m	North
I397	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	999m	North West

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Natural Hazards - Bush Fire Prone Land

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070



Data Sources: Bush Fire Prone Land: © NSW Rural Fire Service 2025. Property Boundaries: © Department Finance, Services & Innovation 2025

Coordinate System: GDA 1994 MGA Zone 56

Date: 18 March 2025

Natural Hazards

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

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	321m	North
Vegetation Category 1	421m	North
Vegetation Category 2	707m	North

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

Ecological Constraints - Vegetation & Ramsar Wetlands

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070



- Site Boundary
- ReportBuffer
- Property Boundary
- Ramsar Wetland

Native Vegetation

- Alpine Complex
- Arid Shrublands (Acacia sub-formation)
- Arid Shrublands (Chenopod sub-formation)
- Dry Sclerophyll Forests (Shrub/grass sub-formation)
- Dry Sclerophyll Forests (Shrubby sub-formation)
- Forested Wetlands
- Freshwater Wetlands
- Grasslands
- Grassy Woodlands
- Heathlands
- Rainforests
- Saline Wetlands
- Semi-arid Woodlands (Grassy sub-formation)
- Semi-arid Woodlands (Shrubby sub-formation)
- Wet Sclerophyll Forests (Grassy sub-formation)
- Wet Sclerophyll Forests (Shrubby sub-formation)
- Non vegetated
- Unattributed
- Not classified
- Other

Scale: 0 100 200 400 600 Meters

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

Coordinate System: GDA 1994 MGA Zone 56

Date: 18 March 2025

Ecological Constraints

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
7072842	Not classified	(Not classified) Not classified	Not classified	0m	On-site
7072767	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	17m	North East
7072803	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	42m	North East
7072821	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	57m	South West
7071895	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	196m	South
7072666	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	253m	North West
7072754	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	253m	North West
7072844	Not classified	(Not classified) Not classified	Not classified	268m	South
7072772	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	356m	North
7072771	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	421m	North East
7072773	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	437m	North East
7072784	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	468m	West
7072774	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	472m	North
7072807	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	478m	North East
7072816	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	567m	West
7072766	Rainforests	(Rainforests) Sydney Coastal Coachwood Gallery Rainforest	Northern Warm Temperate Rainforests	572m	North East
7072843	Not classified	(Not classified) Not classified	Not classified	658m	West
7072800	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	660m	North East
7072849	Not classified	(Not classified) Not classified	Not classified	686m	East
7072768	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	688m	North
7072783	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	701m	West
7072847	Not classified	(Not classified) Not classified	Not classified	712m	North East
7072776	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Gully Forest	Sydney Coastal Dry Sclerophyll Forests	732m	North
7072748	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	765m	East

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
7072765	Rainforests	(Rainforests) Sydney Coastal Coachwood Gallery Rainforest	Northern Warm Temperate Rainforests	779m	North East
7072749	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	792m	East
7072750	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	802m	East
7072853	Not classified	(Not classified) Not classified	Not classified	829m	North
7072752	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	845m	South East
7073010	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	852m	North
7073090	Not classified	(Not classified) Not classified	Not classified	870m	North
7072778	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	871m	North West
7073001	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Gully Forest	Sydney Coastal Dry Sclerophyll Forests	872m	North East
7072785	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	894m	West
7072819	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Coastal Shale-Sandstone Forest	Northern Hinterland Wet Sclerophyll Forests	895m	South West
7072795	Rainforests	(Rainforests) Sydney Coastal Coachwood Gallery Rainforest	Northern Warm Temperate Rainforests	908m	North East
7071937	Not classified	(Not classified) Not classified	Not classified	937m	South West
7072798	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	958m	North East
7072790	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	971m	South
7073059	Not classified	(Not classified) Not classified	Not classified	972m	North West
7072787	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	976m	South West
7072782	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	999m	West

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

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

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

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

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

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer					

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

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer					

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

59-63 Trafalgar Avenue & 1a-b Valley Road, Lindfield, NSW 2070

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 grisea	Sooty Shearwater	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Ardenna pacifica	Wedge-tailed Shearwater	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Arenaria interpres	Ruddy Turnstone	Not Sensitive	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	Burhinus grallarius	Bush Stone-curlew	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris alba	Sanderling	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris canutus	Red Knot	Not Sensitive	Not Listed	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Not Sensitive	Critically Endangered	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Category 3	Endangered	Endangered	
Animalia	Aves	Calyptorhynchus banksii banksii	Red-tailed Black-Cockatoo (coastal subspecies)	Category 2	Critically Endangered	Not Listed	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Category 2	Vulnerable	Not Listed	
Animalia	Aves	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Category 2	Vulnerable	Vulnerable	
Animalia	Aves	Cecropis daurica	Red-rumped Swallow	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Certhionyx variegatus	Pied Honeyeater	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Chthonicola sagittata	Speckled Warbler	Not Sensitive	Vulnerable	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
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	Diomedea exulans	Wandering Albatross	Not Sensitive	Endangered	Vulnerable	
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Esacus magnirostris	Beach Stone-curlew	Not Sensitive	Critically Endangered	Not Listed	
Animalia	Aves	Falco 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	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Menura alberti	Albert's Lyrebird	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Nettapus coromandelianus	Cotton Pygmy-Goose	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Numenius 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	Oxyura australis	Blue-billed Duck	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pachycephala olivacea	Olive Whistler	Not Sensitive	Vulnerable	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Pandion cristatus	Eastern Osprey	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Phaethon lepturus	White-tailed Tropicbird	Not Sensitive	Not Listed	Not Listed	CAMBA;JAMBA
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	Pterodroma leucoptera leucoptera	Gould's Petrel	Not Sensitive	Vulnerable	Endangered	
Animalia	Aves	Pterodroma solandri	Providence Petrel	Not Sensitive	Vulnerable	Not Listed	
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	
Animalia	Aves	Ptilinopus superbus	Superb Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Stercorarius pomarinus	Pomarine Jaeger	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Sterna hirundo	Common Tern	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Sternula albifrons	Little Tern	Not Sensitive	Endangered	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Sula dactylatra	Masked Booby	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Thalassarche melanophris	Black-browed Albatross	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Thalasseus bergii	Crested Tern	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Thinornis cucullatus cucullatus	Eastern Hooded Dotterel	Not Sensitive	Critically Endangered	Vulnerable	
Animalia	Aves	Todiramphus chloris	Collared Kingfisher	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Tringa brevipes	Grey-tailed Tattler	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Tringa incana	Wandering Tattler	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Tringa stagnatilis	Marsh Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Tyto tenebricosa	Sooty Owl	Category 3	Vulnerable	Not Listed	
Animalia	Gastropoda	Pommerhelix duralensis	Dural Land Snail	Not Sensitive	Endangered	Endangered	
Animalia	Insecta	Petalura gigantea	Giant Dragonfly	Not Sensitive	Endangered	Not Listed	
Animalia	Mammalia	Arctocephalus forsteri	New Zealand Fur-seal	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Arctocephalus pusillus doriferus	Australian Fur-seal	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Balaenoptera musculus	Blue Whale	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Cercartetus nanus	Eastern Pygmy-possum	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Not Sensitive	Vulnerable	Endangered	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Mammalia	Eubalaena australis	Southern Right Whale	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Isoodon obesulus obesulus	Southern Brown Bandicoot (eastern)	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Macrotis lagotis	Bilby	Not Sensitive	Extinct	Vulnerable	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Perameles nasuta	Long-nosed Bandicoot	Not Sensitive	Endangered Population	Not Listed	
Animalia	Mammalia	Petauroides volans	Southern Greater Glider	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Phoniscus papuensis	Golden-tipped Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Pseudomys gracilicaudatus	Eastern Chestnut Mouse	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Pseudomys novaehollandiae	New Holland Mouse	Not Sensitive	Not Listed	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheathtail-bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Vespadelus troughtoni	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	Eretmochelys imbricata	Hawksbill Turtle	Not Sensitive	Not Listed	Vulnerable	
Animalia	Reptilia	Hemiaspis damelii	Grey Snake	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Myuchelys bellii	Western Sawshelled Turtle, Bell's Turtle	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Pseudonaja modesta	Ringed Brown Snake	Not Sensitive	Endangered	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	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
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 reesiae		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	Allocasuarina portuensis	Nielsen Park She-oak	Category 3	Endangered	Endangered	
Plantae	Flora	Caladenia tessellata	Thick Lip Spider Orchid	Category 2	Vulnerable	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Category 3	Vulnerable	Not Listed	
Plantae	Flora	Chamaesyce psammogeton	Sand Spurge	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Cryptostylis hunteriana	Leafless Tongue Orchid	Category 2	Vulnerable	Vulnerable	
Plantae	Flora	Darwinia biflora		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Darwinia peduncularis		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Davidsonia jerseyana	Davidson's Plum	Category 2	Endangered	Endangered	
Plantae	Flora	Deyeuxia appressa		Not Sensitive	Endangered	Endangered	
Plantae	Flora	Epacris purpurascens var. purpurascens		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Epacris sparsa	Sparse Heath	Not Sensitive	Vulnerable	Endangered	
Plantae	Flora	Eucalyptus camfieldii	Camfield's Stringybark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus leucoxylon subsp. pruinosa	Yellow Gum	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus scoparia	Wallangarra White Gum	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	Genoplesium baueri	Bauer's Midge Orchid	Category 2	Endangered	Endangered	
Plantae	Flora	Genoplesium plumosum	Tallong Midge Orchid	Category 2	Critically Endangered	Endangered	
Plantae	Flora	Grammitis stenophylla	Narrow-leaf Finger Fern	Category 3	Endangered	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Grevillea caleyi	Caley's Grevillea	Category 3	Critically Endangered	Critically Endangered	
Plantae	Flora	Grevillea hilliana	White Yiel Yiel	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Grevillea juniperina subsp. juniperina	Juniper-leaved Grevillea	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Haloragodendron lucasii		Not Sensitive	Endangered	Endangered	
Plantae	Flora	Hibbertia puberula		Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Hibbertia spanantha	Julian's Hibbertia	Category 2	Critically Endangered	Critically Endangered	
Plantae	Flora	Hibbertia superans		Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Isotoma fluviatilis subsp. fluviatilis		Category 3	Not Listed	Extinct	
Plantae	Flora	Lasiopetalum joyceae		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Leptospermum deanei		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Macadamia integrifolia	Macadamia Nut	Not Sensitive	Not Listed	Vulnerable	
Plantae	Flora	Macadamia tetraphylla	Rough-shelled Bush Nut	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Melaleuca biconvexa	Biconvex Paperbark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Melaleuca deanei	Deane's Paperbark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Microtis angusii	Angus's Onion Orchid	Category 2	Endangered	Endangered	
Plantae	Flora	Persoonia hirsuta	Hairy Geebung	Category 3	Endangered	Endangered	
Plantae	Flora	Persoonia laxa		Not Sensitive	Extinct	Extinct	
Plantae	Flora	Pimelea curviflora var. curviflora		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Prostanthera marifolia	Seaforth Mintbush	Category 3	Critically Endangered	Critically Endangered	
Plantae	Flora	Rhizanthella slateri	Eastern Australian Underground Orchid	Category 2	Vulnerable	Endangered	
Plantae	Flora	Rhodamnia rubescens	Scrub Turpentine	Not Sensitive	Critically Endangered	Critically Endangered	
Plantae	Flora	Sarcochilus hartmannii	Hartman's Sarcochilus	Category 2	Vulnerable	Vulnerable	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	Tetratheca glandulosa		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Tetratheca juncea	Black-eyed Susan	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Thesium australe	Austral Toadflax	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Wilsonia backhousei	Narrow-leafed Wilsonia	Not Sensitive	Vulnerable	Not Listed	

Source: NSW BioNet Species Sightings

Creative Commons 4.0 © NSW Department of Climate Change, Energy, the Environment and Water

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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   (g) neither Lotsearch nor Third Party Content Suppliers warrants that all land uses or features whether past or current are identified in the Report;
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Report or these Terms;

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

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7. End User acknowledges and agrees that Lotsearch and Third Party Content Suppliers retain ownership of all copyright, patent, design right (registered or unregistered), trade marks (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right in any Report or any other item, information or data included in or provided as part of a Report.
8. To the extent permitted by law and subject to paragraph 9, all implied terms, representations and warranties whether statutory or otherwise relating to the subject matter of these Terms other than as expressly set out in these Terms are excluded.
9. Subject to paragraph 6, Lotsearch excludes liability to End User for loss or damage of any kind, however caused, due to Lotsearch's negligence, breach of contract, breach of any law, in equity, under indemnities or otherwise, arising out of all acts, omissions and events whenever occurring.
10. Lotsearch acknowledges that if, under applicable State, Territory or Commonwealth law, End User is a consumer certain rights may be conferred on End User which cannot be excluded, restricted or modified. If so, and if that law applies to Lotsearch, then, Lotsearch's liability is limited to the greater of an amount equal to the cost of resupplying the Report and the maximum extent permitted under applicable laws.
11. Subject to paragraph 9, neither Lotsearch nor the End User is liable to the other for:
    (a) any indirect, incidental, consequential, special or exemplary damages arising out of or in relation to the Report or these Terms; or
    (b) any loss of profit, loss of revenue, loss of interest, loss of data, loss of goodwill or loss of business opportunities, business interruption arising directly or indirectly out of or in relation to the Report or these Terms,

    irrespective of how that liability arises including in contract or tort, liability under indemnity or for any other common law, equitable or statutory cause of action or otherwise.
12. These Terms are subject to New South Wales law.

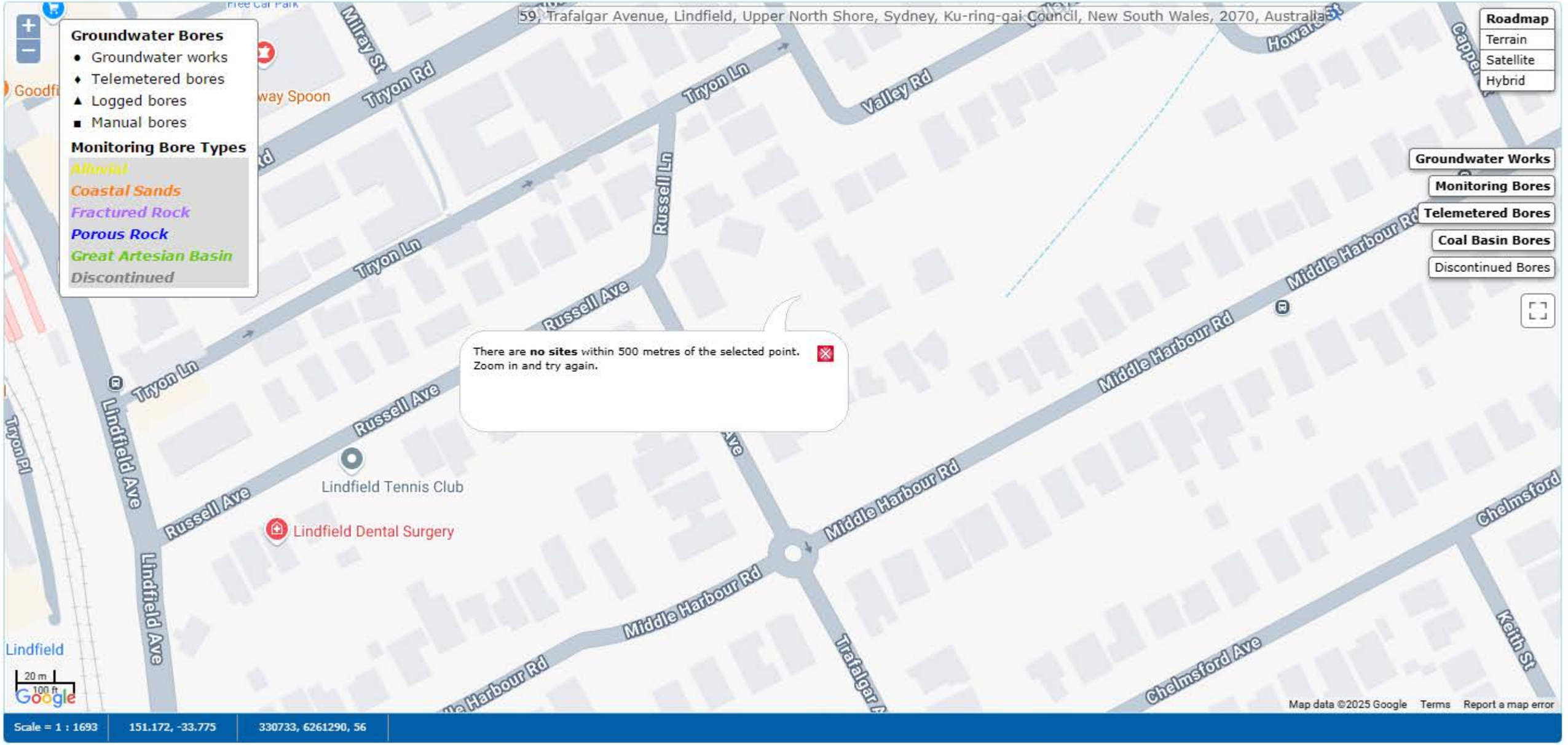
Appendix E – Groundwater Bore Search

ALL GROUNDWATER MAP

bookmark this page

All data times are Eastern Standard Time

Map | Info



Scale = 1 : 1693 | 151.172, -33.775 | 330733, 6261290, 56

Appendix F – Council Records

87/1568

BLRECRY.

Resub 9/4/87 RLO

RSRLO 1.4.88

L $93.80

KU-RING-GAI MUNICIPAL COUNCIL

BUILDING APPLICATION – CLASSES 1 and X ONLY

For Single Dwelling Houses; Domestic Outhouses; Additions or Alterations to Dwellings and Outhouses. This form is NOT for any other buildings or for Swimming Pools.

Date: 10 / 8 / 1987 APPLICATION No. 871/568

THE TOWN CLERK: Application is made to Council for:–
(a) Approval of the accompanying plans and specifications for the erection of the building described herein (Ordinance 70) and;
(b) A Footway Crossing Permit under Ordinance 30.
The particulars of my application are as follows:– **PLEASE PRINT ALL ANSWERS**

LOCATION OF THE BUILDING

Street No. 1A Lot 44/42(8) Section of D.P. 4215 Street/Road VALLEY ROAD

Suburb LINDFIELD The site is located between TYRON RD. Street & SHORT Street

NAME OF OWNER MARS BIRCH (Where a firm, state firm name/proprietors) Address 1A VALLEY RD LINDFIELD

Telephone No. 461331 Post Code 2070

NAME OF BUILDER ADAMS ANNINGS P/L (Where a firm, state firm name/proprietors) Address UNIT D4 WINDSOR RD VICTORIA AVE

Telephone No. 634 5155 Licence No. 32184 CASTLE HILL Post Code 2154

DESCRIPTION OF THE PROPOSED NEW WORK

CARPORT.

i.e. Dwelling House; Outbuilding; Additions or Alterations to a Dwelling House or Outbuilding; Carport, Awning; Garage, etc.

No of Storeys N/A Material and type of footings (i.e. reinforced concrete; strip; pier & beam, etc., etc.)

External Walls N/A (i.e. brickwork veneer; weatherboards; asbestos cement)

Roofing Material C/BOND Floor/s Material EXISTING CONCRETE (i.e. concrete or timber)

1: Is sewer available to new work? N/A

2: Is guttering and downpiping to be provided? YES

3: Roofwater will be disposed by: TO GROUND

Contract Price $ 2770.00

Signatures of Applicants

OWNER
Here state if Owner, Builder etc.

Address and Telephone No. for communications from Council:

.....

FOR OFFICE USE ONLY

No. of Plans 3 No. of Specifications –

NEW Dwellings and Flats ONLY

Census District Number	
Floor/s Area	M²

			Receipt No.
B.L.B. Insurance	$ 50.00	Paid 11 / 8 /19 87	C17349
Building Fee	$ 13.85	Paid 11 / 8 /19 87	C17349
Crossing Permit *	$ 30.00	Paid 11 / 8 /19 87	C17349
~~Plumber's Permit~~	$ 5.00	Paid 19 / 10/19 87	EA217
Miscellaneous	$	Paid / /19	

INSURANCE RECORD
BUILDERS LICENSING ACT

Insurance required?	Advised of requirement	Insurance Receipt No.	Owner/Bldr. Permit No.	Rect./Permit No. entered in Register	Cert. endorsed on plan	Ready to Issue	OR	Advised Insurance O/Standing

BUILDING SURVEYORS DECISION: Approved / 30 / 9 /19 87

Insurance checked? ( ) and plans etc. returned on [redacted] / [redacted] /19 [redacted]

to ..... by post/hand ..... Building Surveyor / Issuing Officer.

* $5.00 to come C.P

INSTRUCTIONS TO APPLICANTS

GENERAL:

1: This form is not to be used in making application for a SWIMMING POOL, or for any building within Classes 11 to 1X or Ordinance 70 (i.e. Home Units, Shops, Offices, Hospitals, Schools, Churches etc.). Special forms for this purpose are available from Council on request.

2: Approved plans will be returned by post IF the insurance requirements of the Builders Licensing Act have been met at that time.

3: Council's approval is valid for a period of 12 months only. Application for any extension of approval (if necessary) is to be made in writing prior to expiry date.

4: In UNSEWERED areas, it is advisable to make simultaneous application for a Septic Tank.

BUILDING FEES:

5: All fees (including builder's sanitary service) must be paid on application. As the scale of these fees is variable, the amount involved should be determined from Council's Building Department in advance.

6: The contract price of new work must be stated. If there is no contract price, the cost will be determined by Council. If the contract price is understated, Council will determine a proper valuation, and re-assess building fees accordingly.

PLANS AND SPECIFICATION:

7: Plans and specifications are to be submitted in duplicate, one set being retained by Council for record purposes.

8: If the application is for alteration and/or additions to an existing building two copies of the plans must be coloured in such a way as to clearly differentiate between the existing and the proposed new works.

9: Plans MUST meet these requirements, otherwise they will not be dealt with:
(a) Be properly drawn to a suitable **metric** scale. Single line or free hand drawings will not be accepted.
(b) Show correct levels. Extent of excavation/filling; and complete details of vehicular access if this is likely to be critical.
(c) Show ALL elevations, a fully detailed section through each floor level; a plan of EACH floor and a site plan. Steps and landings to external openings must be shown. All dimensions and floor/ceiling heights must be indicated.

10: Site plans are to :—
(a) Be drawn to a suitable metric scale, and correct angles shown.
(b) Show existing and proposed new buildings, and the distances of walls, eaves, gutters, roof overhangs, etc. from side boundaries.
(c) Indicate the distance new buildings will stand from street boundaries; **drainage easement; watercourse** or **drainage disposal area** on the site.
(d) Include a North Point, and the distance/direction from the nearest street.
(e) Show height and location of all proposed fences.

11: Standard Specifications will NOT be accepted unless they have been FULLY AMENDED WITH all ALTERNATIVE paragraphs, etc. neatly deleted. All necessary ADDITIONAL information is to be inserted in blank spaces. They must be fully complementary to the plans.

12: Specifications using Imperial measurements or terminology will NOT be accepted.

BUILDINGS LICENSING ACT, 1971.

13: If the contract price or estimated value of the work which you propose under this application is in EXCESS of $1,000 then:—
(a) It must be carried out by a licensed builder AND insurance at the prescribed scale MUST be paid;
(b) If being carried out by an owner builder an owner/builder's permit MUST be obtained from the Builders Licensing Board, insurance being optional.

14: Council may NOT issue approved plans for works in this category UNTIL evidence of payment of the prescribed insurance premium OR an owner/builder's permit has been submitted as proof that the insurance provisions of the Act have been complied with.

15: It is advisable to submit the evidence required in paragraph 14 when you LODGE your building application, to avoid delay. These arrangements CAN be made with the nearest office of the Builders Licensing Board PRIOR to lodgement of a building application.

16: If the value of the work which you propose is LESS than $1,000 it is NOT subject to these requirements.

17: All enquiries should be made to the Builders Licensing Board **on matters relating to the Builders Licensing Act.**

AREA BUILDING INSPECTOR'S REPORT/RECOMMENDATIONS. Building Application No. /

1:	Building line already fixed at OR Recommend building line be fixed at	NA
2:	Is there a drainage easement, interallotment system or watercourse on site which is likely to affect this proposal?	NO
3:	Is special consideration necessary in respect of vehicular access, retaining walls or site drainage?	NO
4:	Will this proposal be out of keeping with surrounding development or likely to have any adverse affect upon adjoining properties?	YES see letter attached no comments received RRO 16/9/87
5:	Is proposal affected by Planning Scheme or future road widening proposals?	NO
6:	Condition of footpath on initial inspection.	OK
7:	Is any follow up action with applicant or referral to another Department necessary? IF SO, give details including DATE of action taken.	NO
8:	Are these plans NOW in order for approval subject to your recommended conditions?	~~NO~~ YES

COMMENTS ON ABOVE (IF NECESSARY) AND RECOMMENDED SPECIAL CONDITIONS (IF ANY)

G 12 9 17/9/87 PM

Standard Conditions which apply: .....

Date: 16/9/1987. Signed: RRO Area Building Inspector

REPORT/RECOMMENDATION FROM ANY OTHER DEPARTMENT INVOLVED:

Date: / / 19 . Signed: ..... Department.

5238 QUIK-SET BY MILLER BUSINESS FORMS PTY LTD

Ku-ring-gai Municipal Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone (02) 498 0888 DX29588 Chatswood Fax (02) 498 0880

Reference: Valley Road:1a
Contact: Mr R Owers

9th March, 1988

Mr D J Murphy
1b Valley Road
LINDFIELD NSW 2070

Dear Sir,

Re: Property 1a Valley Road, Lindfield

Receipt is acknowledged of your letter dated 29th January, 1988 in respect of the drainage to the carport on the abovementioned property.

Your comments have been noted and the adjoining owner has been served with a Notice to complete the drainage system to the carport.

Yours faithfully,

W. I. Taylor

Town Clerk
per:

CH:3455H/7

5236 QUIK-SET BY MILLER BUSINESS FORMS PTY. LTD

Ku-ring-gai Municipal Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone (02) 498 0888 DX29588 Chatswood Fax (02) 498 0880

Reference: Valley Road:1a
Contact: Mr R Owers

Mr M J & Mrs M I Berecry
1A Valley Road
LINDFIELD NSW 2070

LOCAL GOVERNMENT ACT, 1919
ORDINANCE 39 - DRAINAGE

Re: Lot: B Deposited Plan: 344051
No. 1A Valley Road, Lindfield

An inspection on the 8th February, 1988 revealed the existence of a drainage nuisance caused by defective or inadequate drains dealing with the carport which has not been provided with a drainage system as approved under Building Application 87/1568.

You are, therefore, by virtue of the powers contained in the Local Government Act, 1919, hereby required, as the owner of the said premises to abate the drainage nuisance to the satisfaction of Council's Health Surveyor, within thirty (30) days from the date of service of this Notice.

Council's Health and Building Surveyors are available for advice between 8.45 a.m. and 10.00 a.m. and your co-operation would be appreciated.

Dated this ninth day of March 1988.

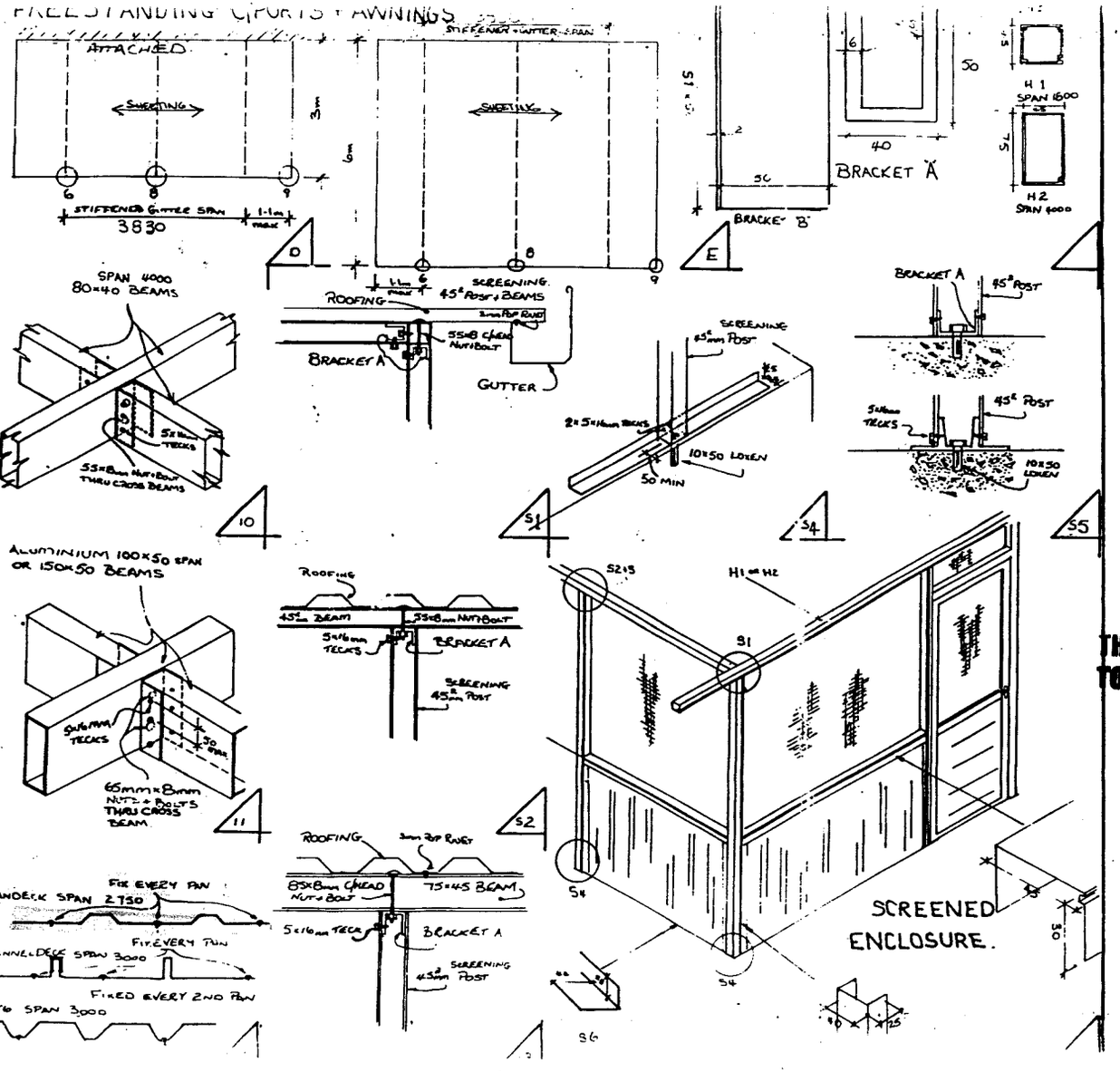
RRW

R OWERS
Senior Building Surveyor

For and on behalf of the
Council of the Municipality
of Ku-ring-gai

CH:3455H/6

FREESTANDING SPORTS AWNINGS



I DO HEREBY CERTIFY THAT THE DETAILS SHOWN IN THESE DRAWINGS FULFILL THE REQUIREMENTS OF THE FOLLOWING AUSTRALIAN STANDARDS

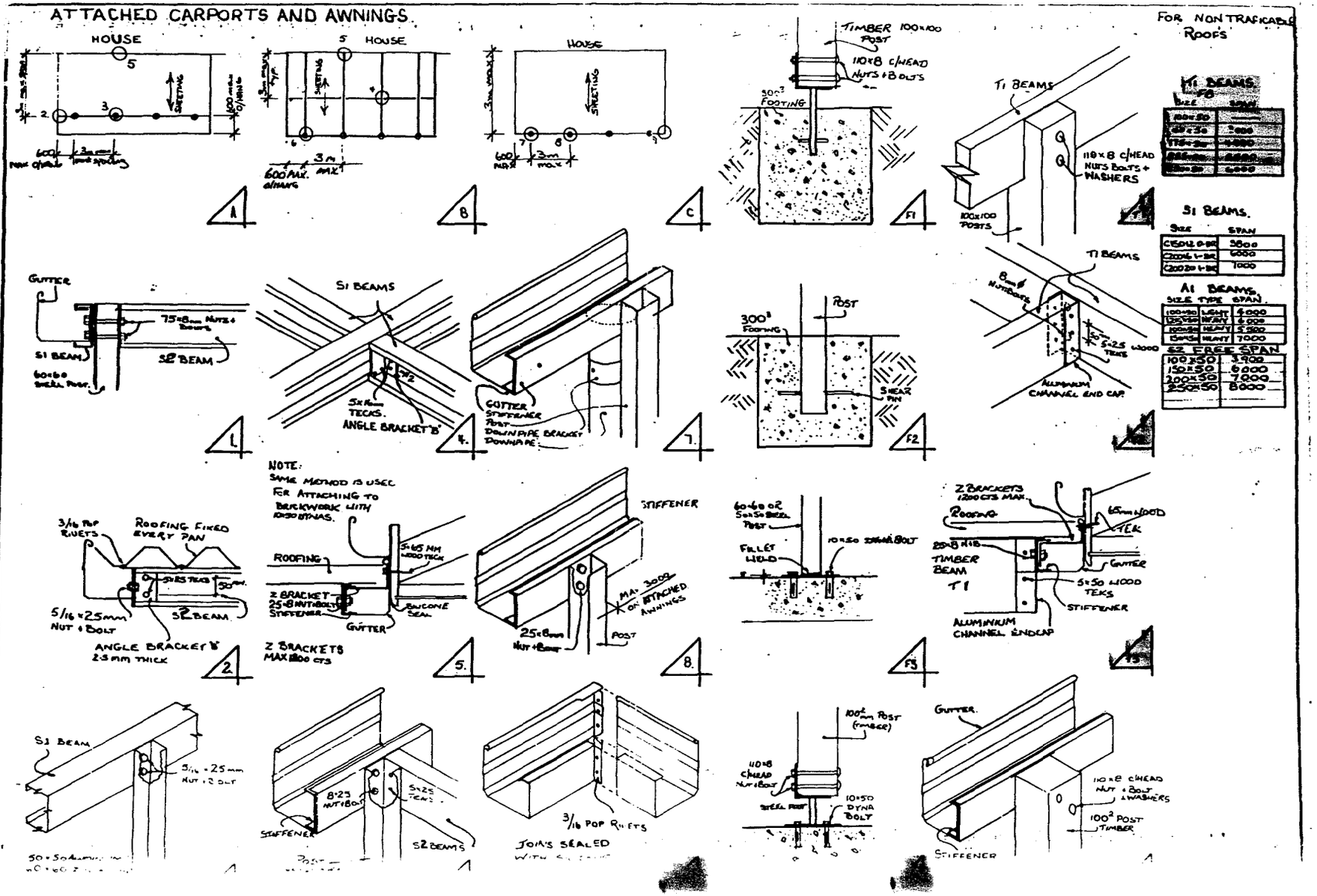
AS 1170 PART 2 1981 WIND FORCES TERRAIN CATEGORY 3 WIND VELOCITY OF 44 M/S DESIGN PRESSURE CO-EFFICIENT OF 1.1

AS 1664 - 1979 ALUMINIUM STRUCTURES CODE.
AS 1480 - 1974 CONCRETE STRUCTURES CODE.
AS 1720 - 1975 TIMBER ENGINEERING CODE.
AS 1538 - 1974 SAA COLD FORM STEEL STRUCTURES CODE.

J. G. SCOTT A.S.T.C.
STRUCTURAL ENGINEER.
22 OLOLA AVENUE,
CASTLE HILL 2154
634-1993
634-5093

THIS SHEET FORMS PART OF THE APPROVAL TO BUILDING APPLICATION No. 87/1568
DATED 30/9/87

ATTACHED CARPORTS AND AWNINGS



11/8/87 1A Valley rd Lyndfield 87/568

8/2/88 Carport final OK except downpipe not connected to stormwater RRV.

File

013348

1B Valley Road
Lindfield
31.8.87

The General Manager
Ku-ring-gai Municipal Council
818 Pacific Highway
Gordon 2072

Re: Building application No 87/1568
1A Valley Road Lindfield.

Dear Sir,

Further to your letter to me dated 25/8/87 and my inspection of the plans for a carport at the above address I wish to advise the following.

I object to the carport on the basis that it will increase and concentrate the discharge of stormwater on to my property.

After the construction of the tennis court and the concrete paving where the carport is planned, the diversion of flow of water onto my property was such that a retaining wall in my property collapsed. I had no opportunity to object to the construction of these additions. The retaining wall in question had been constructed for many years and was perfectly satisfactory until the court was built. The construction of the car port can only add to my problem of stormwater runoff.

Yours faithfully

(D. J. MURPHY)

Ku-ring-gai Municipal Council

Council Chambers, 818 Pacific Highway, Gordon, N.S.W. 2072.
Phone (02) 498 0888 DX 9588 Chatswood

Reference: R. Owers.....
Contact:

DATE. 25/8/87.....

The Owner,
57. Trafalgar Ave.
Roseville.....

Building Application No. 87/1568..
Proposed .Carport.....
Address... 1 A. Valley Rd., Roseville.....

The purpose of this letter is to invite you, if you so wish, to examine plans which have been submitted to Council for approval to construct a ...carport..... at the abovementioned property.

If after examination of these plans you wish to express views on the proposal, these views will be taken into account by Council.

As Council is obliged to deal with this application within a prescribed period any comments you may wish to make shall be in writing and received by Council no later than 14 days from the date of this letter.

Should no written comments be received from you at the expiration of this time it will be assumed that you are satisfied with the proposal or have no wish to comment.

The plans will be available for your examination at the Department of Environmental Services upon production of this letter between the hours of 8.45 a.m. and 4.00 p.m. Monday to Friday.

Yours faithfully,

W.I. Taylor

Chief Executive
Town Clerk

87/1568

1. Full details including plans and specifications of the method of collection and disposal of all subsoil, surface, roof and drive water are to be submitted to and approved by Council prior to any work commencing on site.

87/1568

1. Full details including plans and specifications of the method of collection and disposal of all subsoil, surface, roof and drive water are to be submitted to and approved by Council prior to any work commencing on site.

1796H

BUILDING APPLICATION NO: _____

ADDRESS: _____

Trees of consequence on the site affected by the proposal are:

1. Trees on the allotment
   (number, type, size, condition)

2. Trees directly affected by construction/proposal
   (location, number, type, size, condition)

3. Trees indirectly affected by construction/proposal on subject allotment or adjoining allotment (location, number, type, size, condition)

4. Is alternative siting of the proposed construction possible?

5. RECOMMENDATION:

D.E.S. OFFICER

Date: _____

87/1569

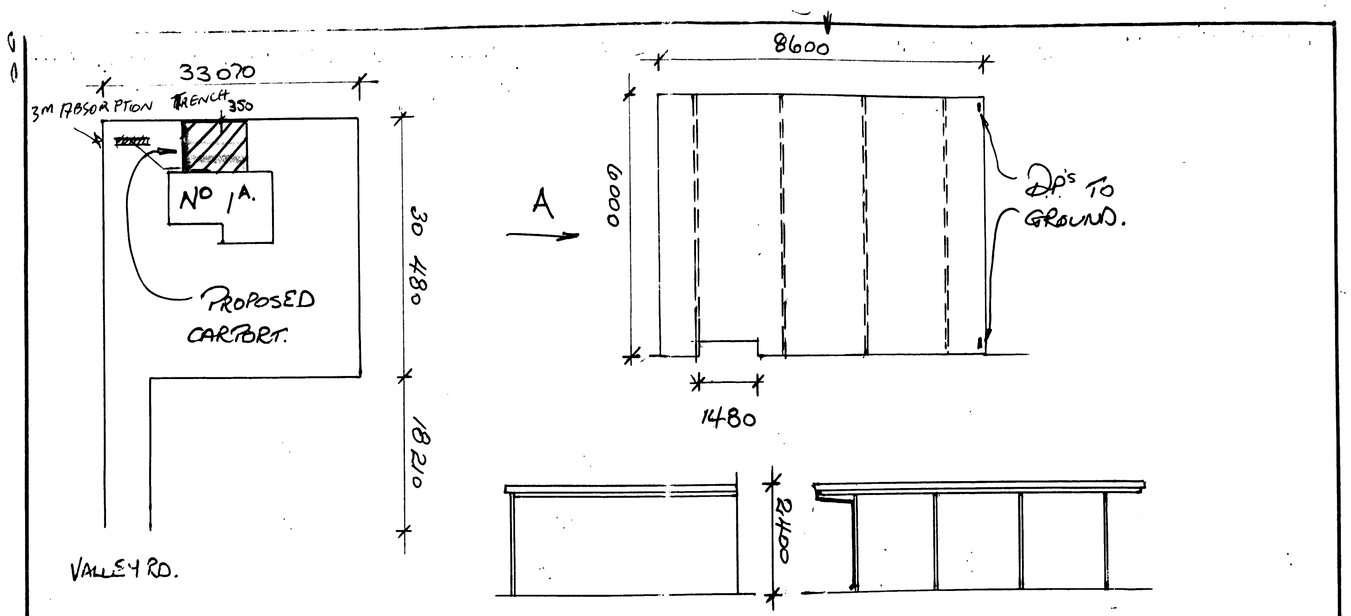
HYDE.

R.S. 1.9.87 (C.R)

Final O/K 7/6/88

4 Honey Ave. 7/6/88.

Fera file 5/9 Dog Number 1



87/1568

PROPOSED CARPORT FOR:
MR + MRS BERECRY
1A VALLEY RD
LINDFIELD

PH: 46 331.

PLEASE RETURN PLANS TO
ADAMS AWNINGS PTY. LTD.
LICENCE No. 32184
UNIT D4,
CORNER VICTORIA AVE. & WINDSOR RD.
CASTLE HILL 2154
PH. 634 5155

PLEASE NOTE:
OWNER IS RESPONSIBLE FOR DRAINAGE TO EXISTING.

Ku-ring-gai Municipal Council

SCHEDULE OF GENERAL CONDITIONS

1. SITING:
Council's building line is fixed at a minimum of ..... in respect of this allotment, under Section 308 of the Local Government Act, 1919, and no building or structures of any kind including garages will be permitted to be erected in front of the building alignment.
2. A true copy of the approved plans must be kept on this site at all times and be available to Council's Officer on request. Variations will NOT be permitted from the approved plans and/or details without Council's prior consent in writing.
3. HOURS OF WORK:
Notice is given that for the preservation of the amenity of the residents of the Municipality and the prevention of any public nuisance, noise generating work carried out in connection with building and construction operations is restricted to the following hours:—
Mondays to Saturdays, inclusive — 7 a.m. to 5.30 p.m.
Sundays and Public Holidays — Not permitted
and further, that the use of the following items of plant is also restricted to the abovementioned hours:
compressors, bulldozers, power-operated woodworking machines, excavators and loaders, jackhammers, Ramset guns, concrete mixers and concrete delivery wagons, hoists, winches, welding and rivetting plant.
4. FOOTPATHS:
Footpath levels at the road alignment are to be obtained from Council's Engineers' Department prior to any building operations being commenced. Access paths to any dwelling, garage or vehicle shelter on the site should commence from the given levels: but the suitability of the grade of such paths and/or vehicular access is the SOLE RESPONSIBILITY of the owner.
5. There is to be no storage of building materials or the carrying out of building operations on Council's Footpath or Roadway without the prior written consent of Council.
6. TREE PRESERVATION ORDER:
A Tree Preservation Order applies to the whole of the Municipality of Ku-ring-gai. This prohibits the ring-barking, cutting down, topping, lopping, removing, injuring or wilful destruction of any tree or trees exceeding 5 metres in height or 4 metres in branch spread, except with the written permission of the Council. Council's approval to this building application gives automatic approval to the removal ONLY of those trees located within 3 metres of the proposed new building. The removal of ANY OTHER trees requires written consent of Council unless they are exempt from the Order. Enquiries in this regard should be directed to Council's Engineering and Parks Department.
7. Unless permission has been granted by the owner for the workmen to use existing accommodation, a suitable temporary toilet CONNECTED TO THE SEWER or approved fibreglass chemical closet shall be provided for the use of workmen engaged on the site. PRIOR TO BUILDING OPERATIONS BEING COMMENCED.
8. If sewer is not available, approval is to be obtained for the installation of a Septic Tank, prior to building operations being commenced.
9. A wall of a Class 1 building (dwelling) shall be at a distance from the boundary line of not less than 900mm in the case of a building containing one or two storeys or of 1500mm in the case of a building containing more than two storeys.
(a) The bead of the eaves gutter or roof overhang shall be no closer than 675mm in the case of a building containing one or two storeys.
(b) 1125mm in the case of a building containing more than two storeys.
10. All structures are to be sited clear of any drainage easement or drainage lines on the site.
11. INSPECTIONS:
COUNCIL MUST BE GIVEN 48 HOURS NOTICE IN WRITING WHEN FOOTINGS/SLABS ARE FORMED AND BEFORE CONCRETE IS POURED, DAMPCOURSE LAID, ROOF TIMBERS FIXED IN POSITION, PREMISES COMPLETED AND BEFORE DRAINS ARE COVERED IN, FOR THE PURPOSES OF INSPECTION IN ACCORDANCE WITH THE PROVISIONS OF ORDINANCE 70 OF THE LOCAL GOVERNMENT ACT, 1919.
12. CONSTRUCTION:
Unless to an approved engineer's detail concrete footings on stable soils shall be:
— under 270mm single storey masonry walls not less than 450mm x 250mm and under 270mm two storey walls 600mm x 300mm.
— under 110mm single storey masonry veneer 400mm x 250mm and under 110mm two storey masonry veneer 450mm x 250mm.
All to be reinforced with two layers of approved trench mesh or the equivalent in steel bars, suitably supported with steel stirrups to Council's satisfaction.
For other than 'stable soils' footing sizes are to be discussed with Council's Area Building Surveyor prior to footings/slabs being formed up.
13. Where the floor of the garage, laundry, W.C. or other room is below the existing ground level the walls of such rooms shall be suitably drained and waterproofed to the requirements of Council.
14. All exposed materials are to be painted and in the case of a metal tray roof, painted with an anti-glare paint or suitably colour-bonded, all to the satisfaction of Council.
15. Provision is to be made for the collection and disposal of surface water, roof water and subsoil water to the satisfaction of Council and a drainage layout obtained prior to commencement of any drainage work.
16. Air conditioning units or systems, noise generating equipment are to be installed in accordance with the requirements of the Director of Environmental Services.
17. CERTIFICATE OF COMPLIANCE:
SECTION 317A CERTIFICATE WILL NOT BE ISSUED IF THE BUILDING DOES NOT COMPLY WITH THE APPROVED PLAN AND SPECIFICATION AND THE REQUIREMENTS OF ORDINANCE 70.

NOTE: Section 314(3) of the Local Government Act, 1919, provides for appeals to the Land and Environment Court in respect of a decision of the Council.

18. METROPOLITAN WATER, SEWERAGE AND DRAINAGE BOARD
WARNING
These building plans MUST be submitted to the Building Plan Section of the Metropolitan Water, Sewerage and Drainage Board, corner of Bathurst and Pitt Streets, Sydney, at least 14 days prior to the commencement of building operations, to ensure that the proposed structure meets with the requirements of the Board's By-laws concerning:—
(1) Location of sanitary fixtures.
(2) Relationship of structure to:—
(a) Water mains. (b) Sewers. (c) Stormwater channels.
FAILURE TO SUBMIT THESE PLANS BEFORE COMMENCING WORK WILL RENDER THE OWNER LIABLE FOR A PENALTY AND MAY RESULT IN THE DEMOLITION OF THE WORK AT THE BUILDERS' EXPENSE.
19. The S.A.A. Wiring Rules relating to electric installation require manholes in a position to provide free access to the roof space. Details of the position and size of the meter board and of the fixing required for service mains should be ascertained from the Sydney County Council.
20. TELEPHONE INSTALLATION:
Conduits with draw in wires should be laid in concrete floors to the points where telephone services are required. Consult the local Telecommunications Sales Office for advice.
21. HOUSE NUMBERS: Please display clearly.

WARNING
ATTENTION is drawn to the necessity for all glazing to comply with part 53.4 of Ordinance No. 70 under the Local Government Act, 1919.

SECTION 311 LOCAL GOVERNMENT ACT, 1919

Council is satisfied that —
☐ the amount, if any, payable under Part VI of the Builders Licensing Act, 1971, as an insurance premium has been duly paid;
OR
☐ no amount is payable in respect of the building work.

CERTIFIED BY .....

KU-RING-GAI MUNICIPAL COUNCIL
APPROVED subject to:—
(a) The provisions of the Local Government Act, 1919, and Ordinance 70 thereunder.
(b) The Conditions endorsed hereunder and any official notations or endorsements on the approved plan.
(c) The aforesaid Conditions taking precedence over anything to the contrary proposed by the Applicant.
(d) The approval of Council is valid for 12 months from the date of approval.
Building Application No. 87/1568
DATED 30/9/87
.....

87/1568

87/1568

1. Full details including plans and specifications of the method of collection and disposal of all subsoil, surface, roof and drive water are to be submitted to and approved by Council prior to any work commencing on site.

821843

BERECRY

[illegible]
Posters collected 14/2/83 Ltr C/A RBC

Bld notified by phone.

2-3-83 Fencing not complete - Card left to contact me.

RBC.

15-3-83 Re-inspect
Fence to southern side requires up grading at intersection & footing fence.

17-3-83 Final Ok RBC

KU-RING-GAI MUNICIPAL COUNCIL

BUILDING APPLICATION - SWIMMING POOLS

Date: 29/10/1982. APPLICATION No. 82/1843

PLEASE READ THESE INSTRUCTIONS CAREFULLY

On the back of this application form is a schedule of information which MUST be shown on the plans and specifications submitted in connection with this application. In addition, answers MUST be given to the questions asked in the body of this application form. Failure to comply with these requirements will make this application INVALID and it will NOT be further considered by the Council until such time as this information has been provided.

THE TOWN CLERK: Application is made to Council for:—

(a) Approval of the accompanying plans and specifications for the construction of the swimming pool described herein (Ordinance 70) and;

(b) A Footway Crossing Permit under Ordinance 30.

The particulars of my application are as follows:— PLEASE PRINT ALL ANSWERS

LOCATION OF THE POOL

Street No. 1A Lot ..... Section or D.P. ..... Street/Road VALLEY Rd,

Suburb LINDFIELD The site is located between NELSON Street & ..... Street

NAME OF OWNER MR. DERECRY. (Where a firm, state firm name/proprietors) Address 61 ARNOLD ST, KILLARA. Post Code 2071

Telephone No. H - 498 8542 B - 4517~~344~~

NAME OF BUILDER ..... (Where a firm, state firm name/proprietors) Address MUTUAL POOLS PTY. LTD. 530 Canterbury Road CAMPSIE, N.S.W. 2194 Post Code .....

Telephone No. ..... TEL. 789-3333

Address to which any communications from the Council are to be forwarded. BUILDER. Post Code .....

GENERAL PARTICULARS

Contract Price $ 7,700 ✓

1: Is there an occupied dwelling on the site? YES

2: Is the pool located at the front or the rear of the dwelling? FRONT.

3: What material is to be used in construction of the pool? Reinforced concrete.

PLEASE TURN THIS PAGE OVER AND COMPLETE THE QUESTIONS ASKED ON PAGE 2 OF THIS FORM.

FOR OFFICE USE ONLY

No. of Plans 3 No. of Specifications ON PLANS

B.L.B. Insurance $ PREPAID Paid / /19 .....

Building Fee $ 33:60 Paid 27 /10 /1982 39132

Crossing Permit $ 30:00 Paid 27 /10 /1982 39135

AS Miscellaneous $ 10:00 Paid 27/10 /1982 39135

Total Fees $73:10

INSURANCE RECORD
BUILDERS LICENSING ACT

Insurance required?	Advised of requirement	Insurance Receipt No.	Owner/Bldr. Permit No.	Rect./Permit No. entered in Register	Cert. endorsed on plan	Ready to Issue OR	Advised Insurance O/Standing
YES	PREPAID	39744 21/10/82	—	✓	✓	✓	✓

BUILDING SURVEYORS DECISION: Approved 17 / 11 /1982 ..... Building Surveyor

Insurance checked ? (✓) and plans etc. returned on 18 / 11 /19 82.

to Bld by post/~~hand~~ ..... Issuing Officer.

Schedule of Conditions forwarded to Owner by Post/~~Hand~~ on 18/ 11 /19 82 ..... Initials

4: Are the premises connected to the sewer? ....YES..... If not, is sewer available for connection? .....

5: Will the proposed position of the pool interfere with any of the following:–

(a) The existing sewer drainage lines? ....NO.....

(b) The existing septic tank/sullage drainage lines or disposal areas? ....NO.....

(c) The existing stormwater drainage lines or disposal areas? ....NO.....

6: Is the pool to be heated? ....NO..... If so, give details of sound-proofing of the heater .....

.....

7: Does the proposal involve the removal of any trees? ....NO..... If so, give details .....

.....

8: Is the position of the pool likely to be affected by any natural watercourse or drainage easement? ....NO..... If so, give details .....

.....

.....

9: Will retaining walls on or near boundaries be required? ....NO..... If so, give details .....

.....

10: At what height above natural ground level will the concourse of the pool stand –

Maximum height? ....250 mm.... Minimum height? ....150 mm....

11: How far will the water in the pool be from the nearest boundary? ....1000 mm.....

12: What measures for safety fencing around the pool are proposed? ....Please see site plan.....

.....

13: Are privacy screens/fences proposed? ....NO.... If so, give details .....

.....

14: Details of filter, motor and pump units.

(a) Type and brand of filter and pump F- MC 6000 Glass Reinforced Noryl tank P- Finsbury.

(b) Capacity of filter and pump F- 22,750 lt/hr P- 3,650 lt/hr.

(c) Size of pump motor ....1 HP.....

(d) Effective filter area ....900 x 600.....

15: Capacity of pool ....68,000 ltr.....

Burner advisor Fan / Chlorinator: 2kg/hr

16: Is it intended to use the Council's standard sound-proof enclosure design to house the filter motor and pump unit? ....YES....

If not, have details prepared by a qaulified acoustical engineer been submitted in lieu? .....

NOTE: *Applicant to state whether owner, builder, architect or structural engineer; and in the case of a firm, signatures of the proprietors or evidence of authority of signatory is required.

.....
Signature of Applicant

OWNER.
*Status of Applicant in respect of this application

H- 498 0542 O- 577344 Telephone No.

AREA BUILDING INSPECTOR'S REPORT/RECOMMENDATIONS:–

1:	Does proposed pool break Councils building line.	—
2:	Is there a drainage easement, interallotment system or watercourse on site which is likely to affect this proposal?	Yes well clear of Pool site ✓
3:	Are there any trees to be removed.	NO
4:	Will this proposal be out of keeping with surrounding development or likely to have any adverse affect upon adjoining properties?	NO ✓
5:	Is proposal affected by Planning Scheme or future road widening proposals?	NO
6:	Condition of footpath on initial inspection.	K-G – Concrete above OK.
7:	Is any follow up action with applicant or referral to another Department necessary? IF SO, give details including DATE of action taken,	NHS
8:	Are these plans NOW in order for approval subject to your recommended conditions?	Yes ✓

COMMENTS ON ABOVE (IF NECESSARY) AND RECOMMENDED SPECIAL CONDITIONS (IF ANY)

.....

.....

.....

.....

Standard Conditions which apply: 22

.....

Date: / /19 . Signed: ..... Area Building Inspector

MUNICIPAL HEALTH SURVEYOR'S REPORT AND RECOMMENDATION:

1: Is there adequate provision for the interception and drainage of surface, subsoil and pool overflow waters ✓

2: Are these plans in order for approval? ✓ If not, give reasons .....

.....

.....

3: What follow-up action has been taken? .....

.....

Special Conditions of Approval: .....

.....

.....

.....

Date 8 / 11 /19 82. ..... Senior/District Health Inspector

RECOMMENDATION:

..... Municipal Health Surveyor 9 / 11 /19 82.

MUTUAL POOLS PTY. LIMITED

A DIVISION OF MUTUAL CONSTRUCTIONS (N.S.W.) PTY. LTD.
530 CANTERBURY ROAD
CAMPSIE, N.S.W. 2194.
TELEPHONE: 789-3333

SWIMMING POOLS
FILTRATION EQUIPMENT
POOL HEATING

BUILDERS LIC. No. 18355

20/10/82.

$40.00.
33.10.

Dear Sir

RE: NEW BUILDING APPLICATION FOR PROPOSED SWIMMING POOL AT
1A VALLEY Rd, LINDFIELD.

We enclose the following documents:-

1. Three (3) copies of pool plans and specification.
2. Building Application Forms - duly completed.
3. The Builders Licencing Board Receipt shall be forwarded to council soon.
4. Cheque covering the Building Application Fee.
5. Cheque covering the Security Fee.

We hope that the abovementioned meets the requirements of the Local Council Authority, and look forward to your early approval.

Yours faithfully
MUTUAL POOLS PTY LIMITED

(MRS) L. CORBETT
DRAWING OFFICE

062420

062419

JOB Nº 8526

DESIGN & CONSTRUCTION

MUTUAL POOLS PTY. LTD

530 CANTERBURY RD. CAMPSIE TEL. 789 3333

CONSULTING STRUCTURAL ENGINEER

D.G. HAYNES B.E, M.I.E (AUST) L.G.E

11 IRELAND ST, BURWOOD. TEL. 7475187

DRNG Nº 8526 SCALE AS SHOWN DRAWN _____

SIGNED D Haynes DATE 18.10.82

PROPOSED SWIMMING POOL

AT 1A VALLEY RD. LINDFIELD

FOR MR. M. BERECRY

OF 61 ARNOLD ST. KILLARA

	AMENDMENTS	ENGINEERS SIGNATURE IF STRUCTURAL	DATE:

FOR OFFICE PURPOSES ONLY

1. TWO. U/W LIGHTS.
2. COPING WIDTH: 300 MM
3. COPING FINISH: CONCRETE.

SEWERAGE SERVICE DIAGRAM

Municipality of KU-RING-GAI. No. 717786.

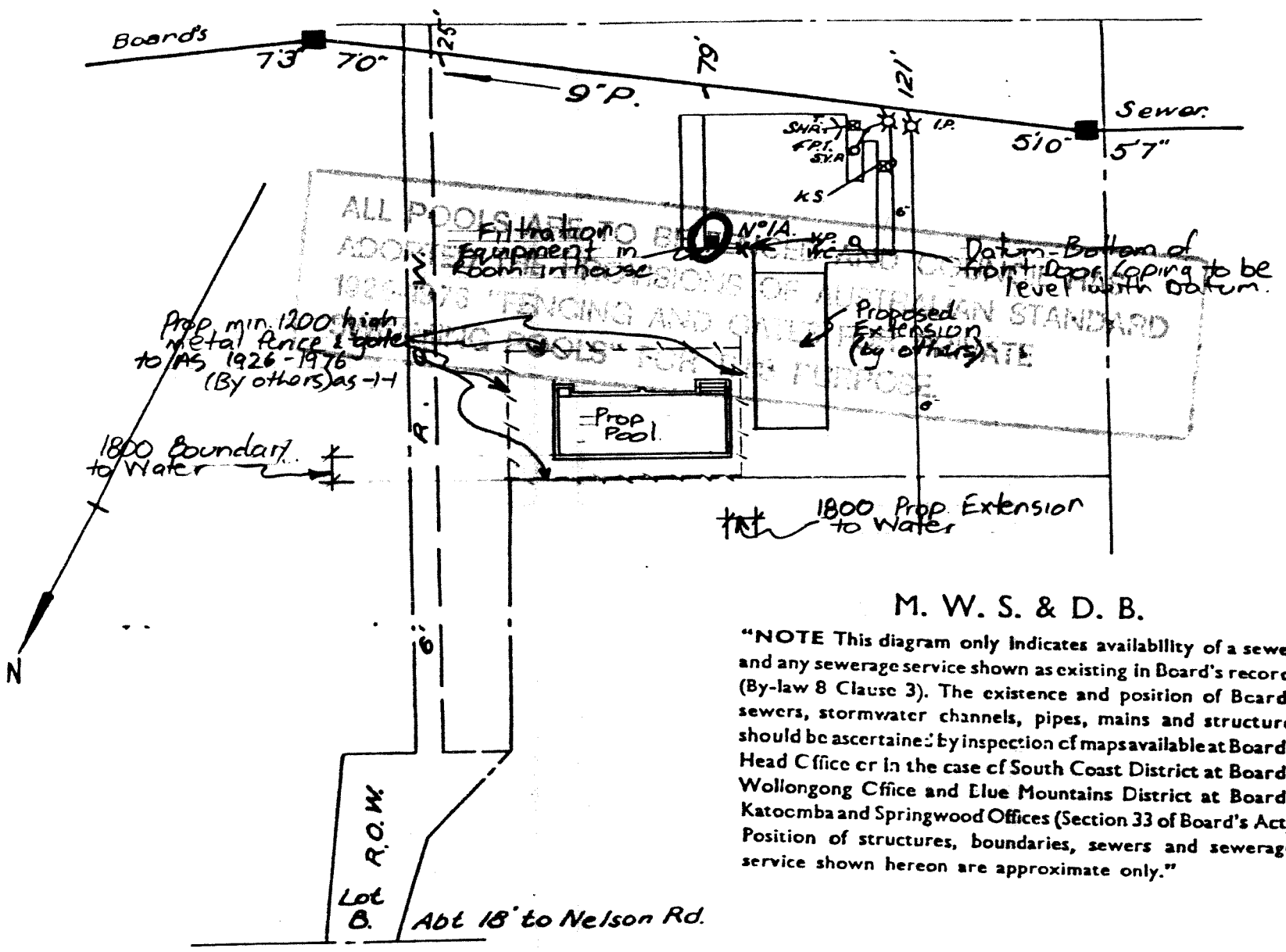
SYMBOLS AND ABBREVIATIONS

☐	Boundary Trap	⊠ R.V.	Reflux Valve	I.P.	Induct Pipe	Bsn.	Basin
■	Pit	—	Cleaning Eye	M.F.	Mica Flap	Shr.	Shower
▤ G.J.	Grease Interceptor	○ VERT.	Vertical Pipe	T.	Tubs	W.I.P.	Wrought Iron Pipe
⊠	Gully	○ V.P.	Vent. Pipe	K.S.	Kitchen Sink	C.I.P.	Cast Iron Pipe
⊠ P.T.	P. Trap	○ S.V.P.	Soil Vent. Pipe	W.C.	Water Closet	F.W.	Floor Waste
⊠ R.S.	Reflux Sink	D.C.C.	Down Cast Cowl	B.W.	Bath Waste	W.M.	Washing Machine

SCALE: 40 FEET TO AN INCH.

SEWER AVAILABLE

Where the sewer is not available and a special inspection is involved the Board accepts no responsibility for the suitability of the drainage in relation to the eventual position of the Board's Sewer.



M. W. S. & D. B.

"NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Board's records (By-law 8 Clause 3). The existence and position of Board's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at Board's Head Office or in the case of South Coast District at Board's Wollongong Office and Blue Mountains District at Board's Katoomba and Springwood Offices (Section 33 of Board's Act). Position of structures, boundaries, sewers and sewerage service shown hereon are approximate only."

VALLEY RD.

SITE PLAN scale 1:500

Gullies 31/8/82

RATE No. _____ W.C.s _____ U.C.s _____

SHEET No. 2030

OFFICE USE ONLY FOR ENGINEER HOUSE SERVICES

	DRAINAGE			PLUMBING	
W.C.	Supervised by	Date	BRANCH OFFICE	Supervised by	Date
Bth		/ /	Date / /		/ /
Shr	Inspector		Outfall HL LL	Inspector	
Bsn.	Examined by	/ /	Drainer	706 138	
K.S.		/ /			
T.	Chief Inspector		Plumber		
Pig.					
Dge. Int.	Tracing Checked	/ /	Boundary Trap is/[redacted] required		
Dge. Ext.					

Sq 2

Ku-ring-gai Municipal Council
BUILDING APPLICATION NUMBER 82/1843.
(Swimming Pool)

APPROVED subject to:—

(a) The provisions of the Local Government Act, 1919, and Ordinance 70 thereunder.
(b) The Conditions endorsed hereunder and any official notations or endorsements on the approved plan.
(c) The aforesaid Conditions taking precedence over anything to the contrary proposed by the Applicant.
(d) The approval of Council is valid for 12 months from the date of approval.

W.I. TAYLOR
Town Clerk.

Per: ..... Date of Approval: 17/11/82,
Building Surveyor.

GENERAL CONDITIONS:

1. A true copy of the approved plans must be kept on the site at all times, and be available to Council's Officer on request. Variations will NOT be permitted from the approved plans and/or details without Council's prior consent in writing, which includes the re-location of filter motor and pump.

2. The placing of building materials, or the carrying out of building operations upon or from Council's footway or roadway is prohibited, unless the prior consent of Council, in writing, has been obtained.

3. Inspection cards (as issued) are to be submitted to Council 48 hours in advance of the actual inspection requirement, to enable the following inspections to be carried out:—
   (a) Reinforcement in accordance with approved details.
   (b) Drainage before trenches are back-filled.
   (c) Final. At this inspection all works required by Council's approval MUST be completed, and the pool itself is NOT to be filled with water until consented to by Council's Officer.

4. The pool is to be enclosed and made safe from small children by the erection of approved safety fences and gates 1.2m. (minimum) in height, complying with the provisions of AS 1926—1976 "Fencing and Gates for Private Swimming Pools" as set out in the attached extract from the said standard.

5. If the pool has a depth exceeding 1m. at any point, this greater depth is to be indicated by a permanently fixed marker or markers at that point or points, as necessary.

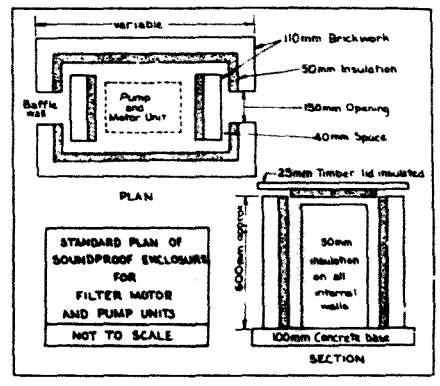
6. The pool is to be equipped with an egress ladder or steps.

7. The water-line of the swimming pool is to be sited at a minimum distance of 1.5m. from the adjacent boundary.

8. If the pool is to be constructed wholly or partly above finished ground level, the following conditions shall apply:—
   (a) Exposed surfaces below concourse level shall be treated to provide a smooth finish.
   (b) Where the concourse is 1m. or more above finished ground level, an ornamental safety rail shall be provided in this section for the benefit of persons using the pool.

9. Filtration motor and pump unit to be housed in accordance with Council's standard design for a sound-proof enclosure (see diagram) and located where indicated in red on the face of the approved plans. If details prepared by an acoustical engineer have been submitted to and approved by Council, these take precedence over Council's standard design.

10. If this site is subject to any easement or natural watercourse, it is the responsibility of the owner to ensure that the pool and any associated structure is located clear of the easement boundaries, or the watercourse, as applicable.



11. (i) Backwash water from the filtration unit and used water from the pool to be discharged to the Metropolitan, Water, Sewerage and Drainage Board's sewer.

    (ii) The disposal of backwash water for the emptying of a swimming pool into a reserve, watercourse, easement or stormwater drainage system is prohibited.

    (iii) Permission to be obtained from the Metropolitan Water, Sewerage & Drainage Board prior to the emptying of any pool into the Board's sewer.

    (iv) Adequate provision to be made for the collection and disposal of all run-off surface waters from paved areas, re-contoured areas, pool overflow and higher levels.

12. Unless permission has been granted by the owner for the workmen to use existing accommodation, a suitable temporary toilet CONNECTED TO THE SEWER or approved fibreglass chemical closet shall be provided for the use of workmen engaged on the site. PRIOR TO BUILDING OPERATIONS BEING COMMENCED.

13. A weather resistant plastic poster detailing expired air resuscitation (Mouth to Mouth) is to be placed within plain sight of the pool, and displayed prior to the pool being filled.

14. **LIMITING THE HOURS OF WORK:**

    Notice is given that for the preservation of the amenity of the residents of the Municipality and the prevention of any public nuisance, noise generating work carried out in connection with building and construction operations is restricted to the following hours:
    Mondays to Saturdays, inclusive — 7 a.m. to 5.30 p.m.
    Sundays and Public Holidays — Not Permitted
    and further, that the use of the following items of plant is also restricted to the abovementioned hours:
    Compressors, buildozers, power-operated woodworking machines, excavators and loaders, jackhammers, Ramset guns, concrete mixers and concrete delivery wagons, hoists, winches, welding and rivetting plant.

15. **TREE PRESERVATION ORDER:**

    A Tree Preservation Order applies to the whole of the Municipality of Ku-ring-gai. This prohibits the ring-barking, cutting down, topping, lopping, removing, injuring or wilful destruction of any tree or trees, except with the written permission of the Council. Council's approval to this building application gives automatic approval to the removal ONLY of those trees located within the area covered by the proposed new building. The removal of ANY OTHER trees requires written consent of Council.
    NOTE: Section 314(3) of the Local Government Act, 1919, provides for appeals to the Land and Environment Court in respect of a decision of the Council.

16. **METROPOLITAN WATER, SEWERAGE AND DRAINAGE BOARD**
    WARNING

    These building plans MUST be submitted to the Building Plan Section of the Metropolitan Water, Sewerage and Drainage Board, corner of Bathurst and Pitt Streets, Sydney, at least 14 days prior to the commencement of building operations, to ensure that the proposed structure meets with the requirements of the Board's By-laws concerning:—
    (1) Location of sanitary fixtures.
    (2) Relationship of structure to:—
    (a) Water mains. (b) Sewers. (c) Stormwater channels.

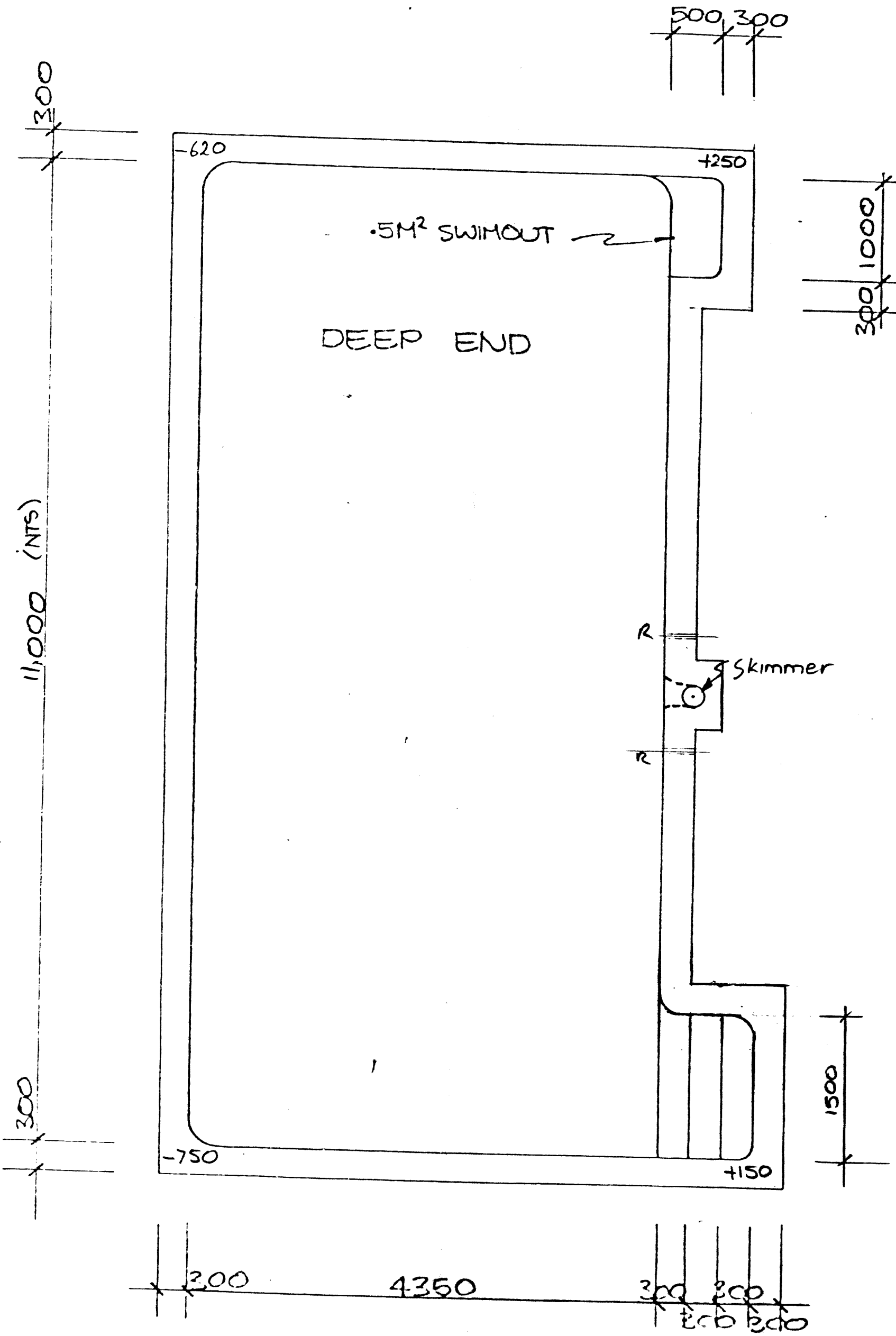
FAILURE TO SUBMIT THESE PLANS BEFORE COMMENCING WORK WILL RENDER THE OWNER LIABLE FOR A PENALTY AND MAY RESULT IN THE DEMOLITION OF THE WORK AT THE BUILDER'S EXPENSE.

SECT. 311 LOCAL GOVERNMENT ACT, 1919
Council is satisfied that —
☑ a) the amount, if any, payable under Part VI of the Building Licensing Act, 1971, in respect of the premium has been duly paid;
OR
☐ b) no amount is payable in respect of the building work.
CERTIFIED

1. Your attention is directed to your obligations with respect to the adjoining property owners in accordance with the Dividing Fences Act and the Clerk of Petty Sessions in the Magistrate's Court nearest you will assist with any enquiries in this regard.

82/1843

PLEASE DISPLAY
HOUSE
NUMBERS CLEARLY



POOL PLAN scale 1:50

KU-RING-GAI MUNICIPAL COUNCIL POOL SAFETY FENCING REQUIREMENTS.

GENERAL: All pools are to be fenced and Council has adopted the provisions of Australian Standard 1926-1979 "Fencing and Gates for Private Swimming Pools" for this purpose.

FENCING HEIGHT: Fences and gates shall have an effective height of at least 1.2 metres at any point along their length, on the outside of the fencing. (See Fig. 1).

Fences using perforated materials or mesh such as chain wire, shall comprise a vertical section having an effective height of at least 2.0 metres, topped with an angled section measuring 450mm which shall be inclined to the outside of the fence at an angle of 155 degrees from the vertical. (See Fig. 2).

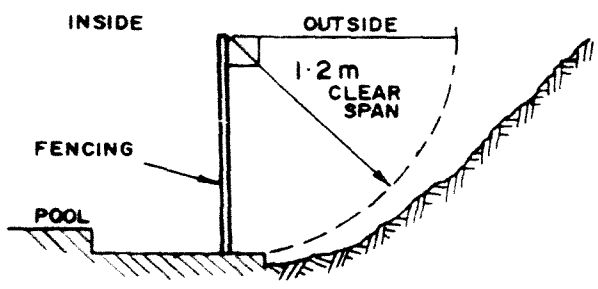
GROUND CLEARANCE: The height of any opening between the bottom of the fencing and finished ground level shall not exceed 100mm.

OUTSIDE SURFACE: Projections from, or indentations into, the outside surface of the fence or gate, or any combination of projections and indentations, shall not form a substantially horizontal surface having a depth greater than 10mm unless they are spaced at least 900mm apart and provided that the lower of any projections or indentations is at least 1.1 metres below the top of the fence or gate. (See Fig. 3).

VERTICAL MEMBERS: The spacing between any adjacent members, such as palings, rods or wires, shall not exceed 100mm at any point.(See Fig.4).

AUTOMATIC CLOSING AND LATCHING GATES: Gates shall be fitted with self-closing and latching devices, and the latching device shall be on the inner face of the gate or fence, shielded from or out of the reach of small children.

FIG. 1 EFFECTIVE FENCING HEIGHT



ACCEPTABLE

FIG. 2 MIN. ACCEPTABLE CONSTRUCTION USING CHAIN WIRE OR MESH FENCING MATERIALS HAVING OPENINGS GREATER THAN 10mm

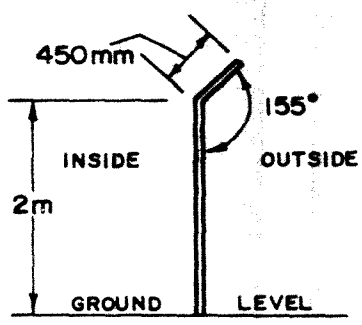
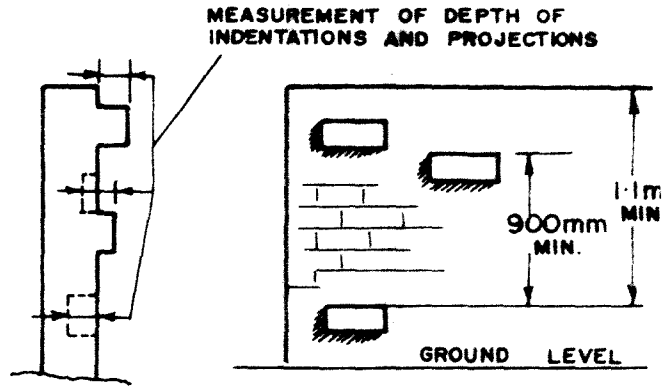
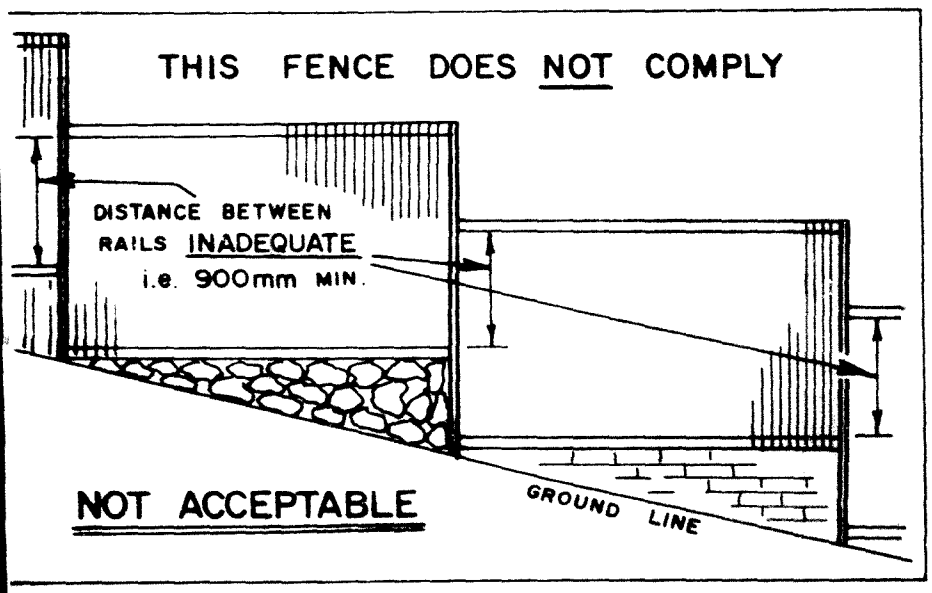


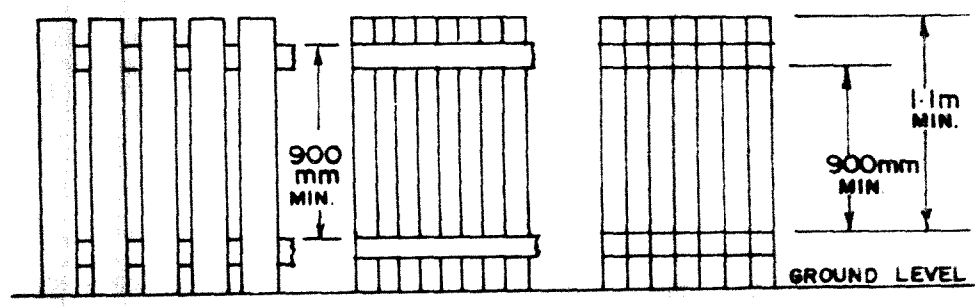
FIG. 3 FENCING WITH PROJECTIONS SUCH AS ORNAMENTAL BRICK OR STONE.





NOT ACCEPTABLE

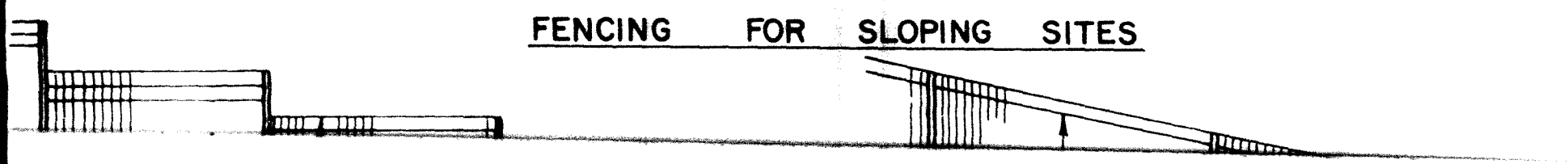
FIG.4 SPACING OF ACCESSIBLE HORIZONTAL MEMBERS



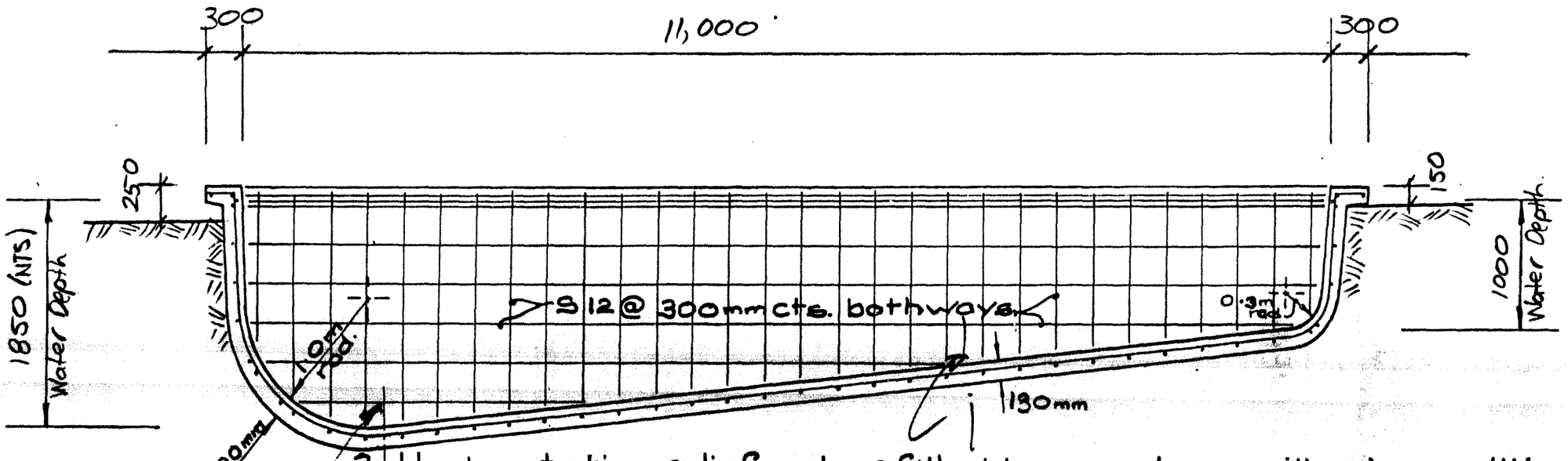
TIMBER FENCES

WIRE FENCE

FENCING FOR SLOPING SITES

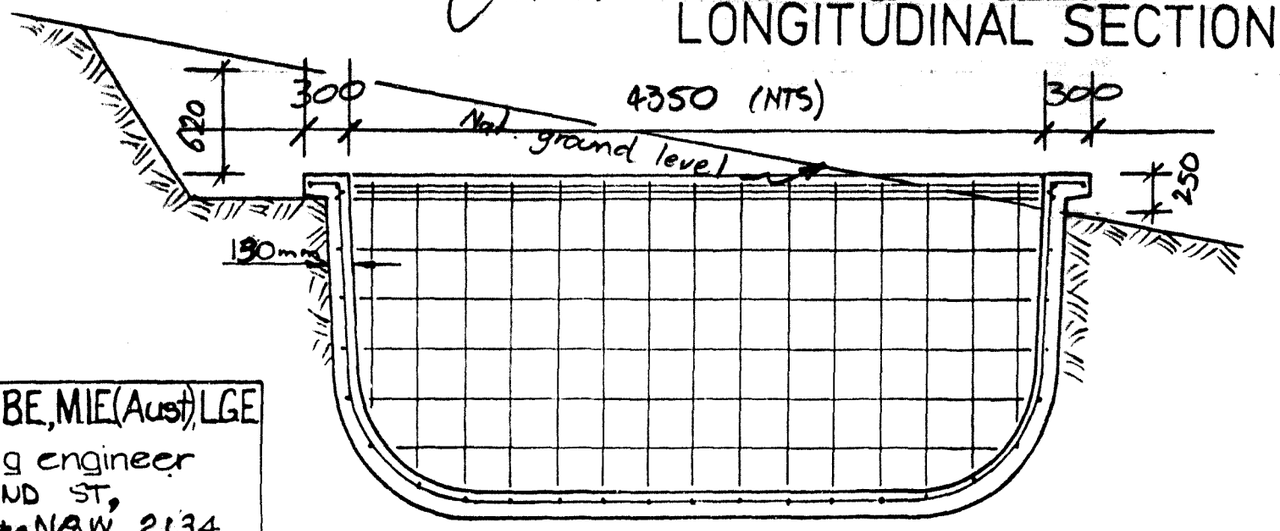


Note:- Clear concrete cover to reinforcement 40mm to water face & top of bond beam or concourse. Minimum bond beam width 300mm, finished.

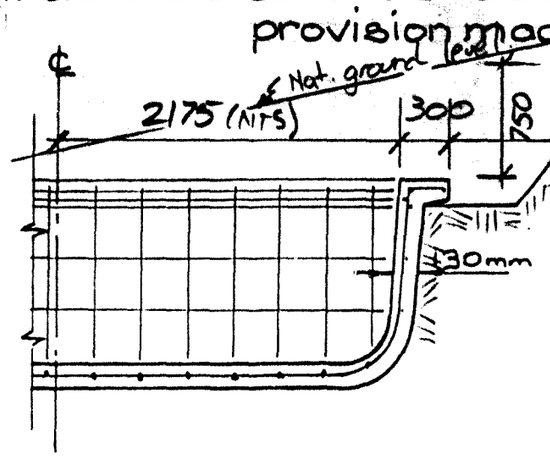


2 Hydrostatic relief valves fitted in accordance with site conditions, and provision made for drainage.

LONGITUDINAL SECTION



DEEP END SECTION



SHALLOW END SECTION

Notes:-
The walls have been designed to project not more than 0.60 metre out of sound supporting soil. This shall be undisturbed material of not less than 210 kPa bearing capacity, which directly supports the concrete walls.

D.G.HAYNES. BE, MIE(Aust), LGE
Consulting engineer
11 IRELAND ST,
Burwood N.S.W. 2134.

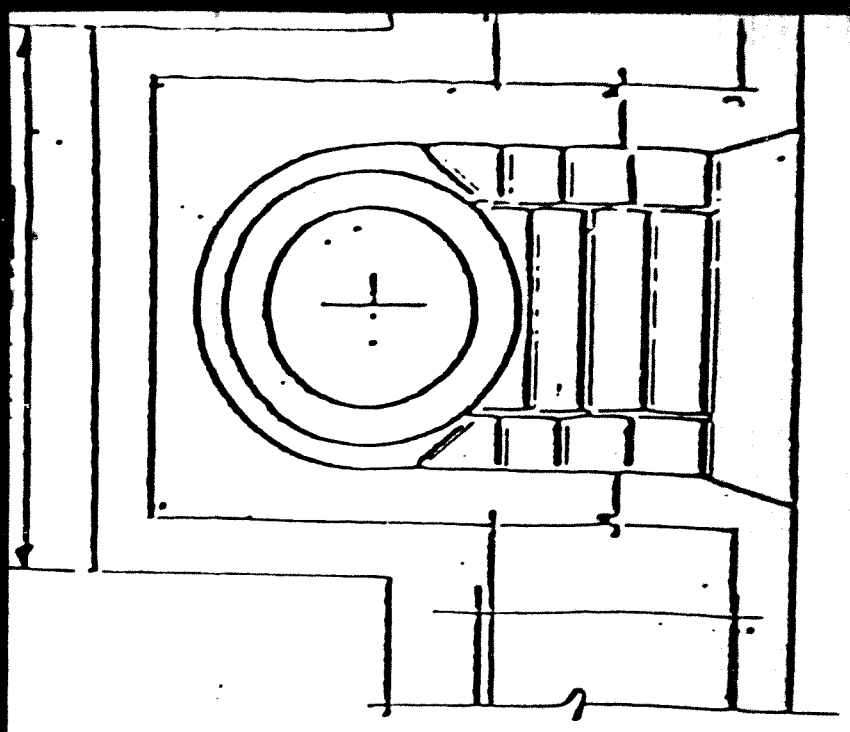
Approved: D.G. HAYNES.

Date: 18/10/82

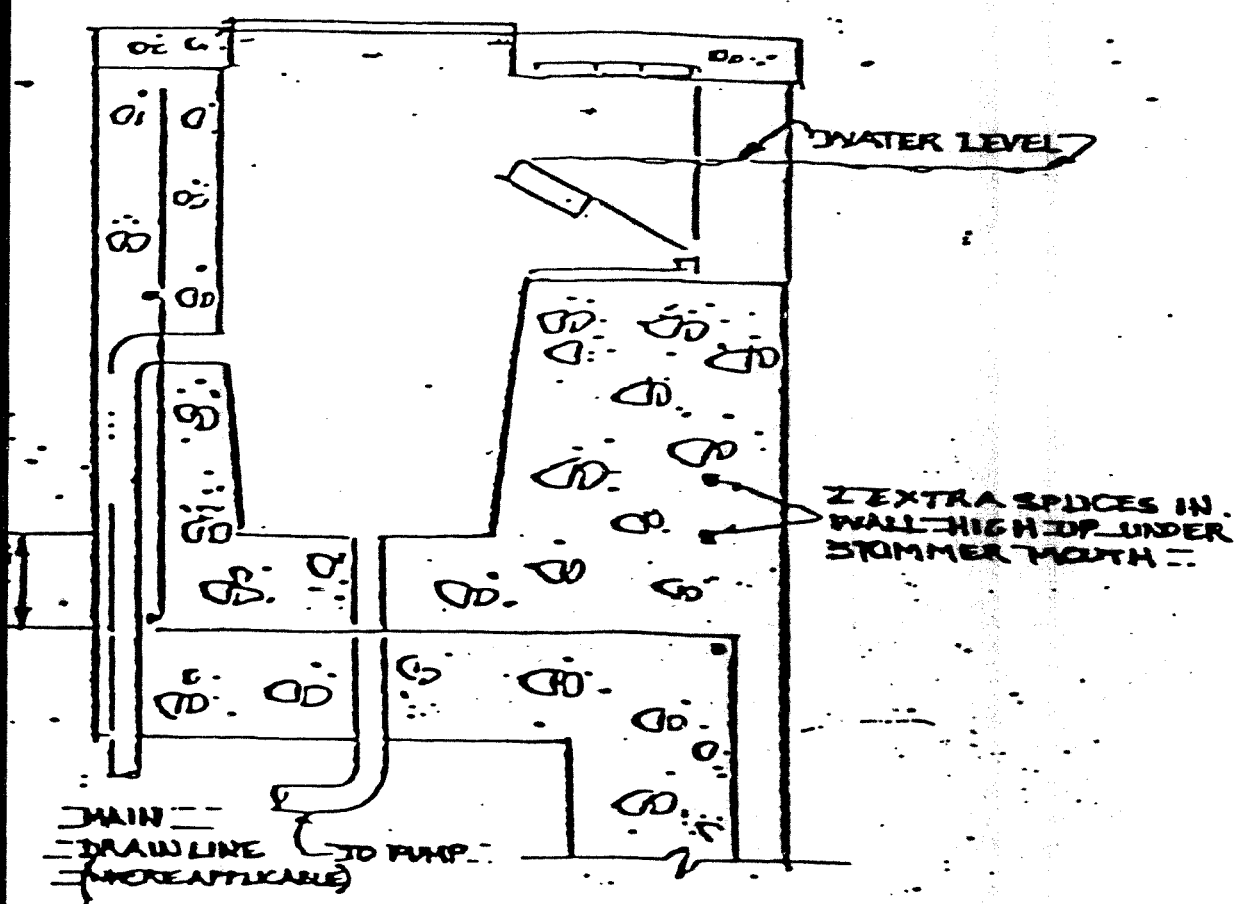
80276 No

THIS SHEET FORMS PART OF THE APPROVAL
TO BUILDING APPLICATION NO. 82/1843
DATED 17/11/82
C. Dolamore

BUILDING SURVEYOR.

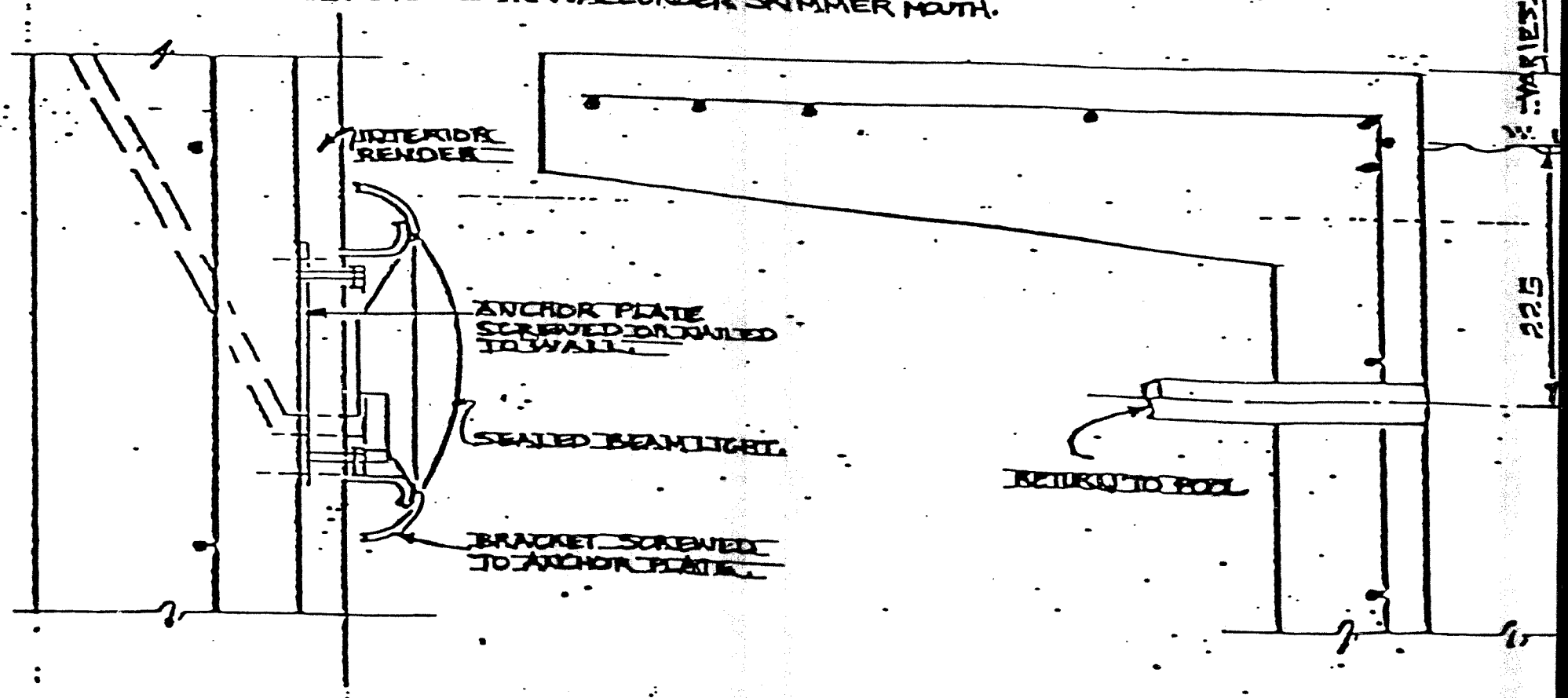


SKIMMER FRAME



TYPICAL SKIMMER DETAIL

NOTE: MINIMUM REINFORCEMENT TO SKIMMER BOX 2 SPLICED & CRANKED BARS IN HORIZONTAL & VERTICAL PLANES. A MINIMUM 2 SPLICES IN WALL UNDER SKIMMER MOUTH.



UNDERWATER LIGHT

CANTILEVER DETA

THIS SHEET FORMS PART OF THE APPROVAL
TO BUILDING APPLICATION NO. 82/1843
DATED 17/11/82

C. Roberts

BUILDING SURVEYOR.

SECT. 311 LOCAL GOVERNMENT ACT, 1919
Council is satisfied that—
☑ a) the amount, if any, payable under Part VI of the Builders Licensing Act, 1971, as an insurance premium has been duly paid;
OR
☐ b) no amount is payable in respect of the building work.
CERTIFIED BY .....

KU-RING-GAI MUNICIPAL COUNCIL
THIS SPECIFICATION FORMS PART OF THE APPROVAL TO BUILDING APPLICATION
No. 82/1843
DATED 17/11/82
.....
BUILDING SURVEYOR

"HI-RATE" SAND FILTER SPECIFICATION

FILTER UNIT

(a) M.C. 6000 - Glass Reinforced Noryl Tank
(b) Maximum Flow - 22,750 Litres per hour
(c) Capacity in eight (8) hours - 182,000 Litres

PUMP

(a) Finsbury 1 H.P. Motor
(b) Maximum flow at 3.0M head - 13,650 Litres per hour
(c) Pipe Size - 38mm

MOTOR

240 Volt....50 cycle single phase T.E.F.C. fitted with 3.0M of 3 Core flex and 3 pin plug ... free standing ... rated for continuous operation.

Overload	Manual reset thermal overload Thermal and current sensitive
Starting	Centrifugal switch staring
Bearings	Deep groove ball bearings, with cast iron bearing housings
Motor Shaft	Stainless steel

GENERAL

The entire filter plant is mounted on a concrete slab.

The water used for backwashing the filter (normally 364 litres) can be discharged into the nearest sewer fully, in accordance with the Metropolitan Water Sewerage and Drainage Board requirements. In the case of unsewered areas this waste can be discharged into whatever facilities are available in keeping with Council requirements.

STRUCTURAL

Reinforcement shall be accurately maintained by means of approved chairs or concrete blocks spaced at 900mm max. centres, structural grade, deformed rod and shall be lapped 400 mm minimum where necessary. Cover to reinforcing shall be 40 mm from water face in the case of walls and floor. Steel in cantilever walkways shall be placed 40 mm from top of finished concrete level unless otherwise specified.

Minimum steel around skimmer 2.S12 vertical splices from wall to back of skimmer and 2.S12 horizontal splices from wall around back of skimmer and each bond beam bar to be spliced.

Concrete shall have a minimum compressive strength P'c of 20 MPa at 28 days using 10mm max. aggregate and 75mm slump except where noted. The supplier shall provide the necessary excess strength to comply with CA2 Clause 3.6A.

Walkways are designed to support a superimposed load of 3KPa. Additional loads shall not be placed on them without prior approval from the consulting engineer.

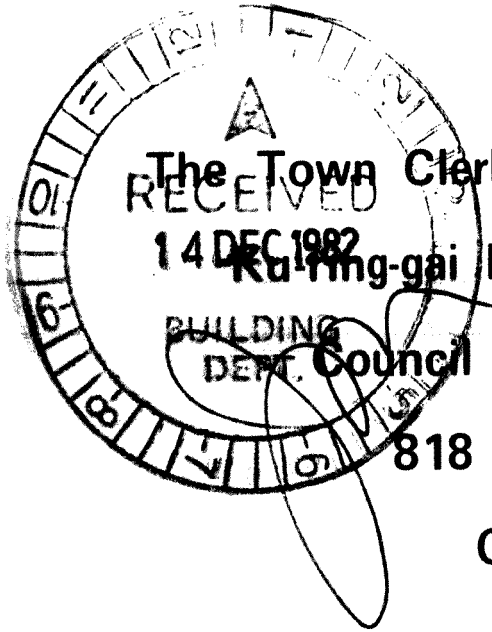
GENERAL NOTES

1. Workmanship and materials shall comply with current S.A.A. codes and requirements of public authorities.

2. Governing dimensions shall be determined on site by Contractor. Concrete sizes shown are net exclusive of finish and shall not be varied nor shall members be holed without approval.

3. Given dimensions shall be taken in preference to scaling.

POSTAGE



The Town Clerk,

Ku-ring-gai Municipal Council

Council Chambers,

818 Pacific Highway,

Gordon, 2072.

8526 - BERECRY.

ORDINANCE 70 PART 8.3 (a) & (b)

Date MUTUAL POOLS / 8/1/82

Address 530 Canterbury Road
CAMPSIE, N.S.W. 2194
Tel. 789-3333

THE TOWN CLERK,
KU-RING-GAI MUNICIPAL COUNCIL Builder's Phone No.....

Sir,

With reference to the building being erected on Lot ..... St. No. 1A
Street VALLEY Suburb LINDFIELD
for Mr. BERECRY, the footings will be ready for
inspection, with reinforcement

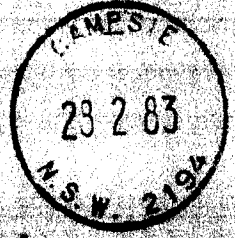
MUTUAL POOLS PTY. LTD.
530 Canterbury Road
CAMPSIE, N.S.W. 2194
Tel. 789-3333

placed on the Morning / ~~Afternoon~~ (Delete one) of 13/8 1982

Application No. 82/1843 ..... Contractor

N.B.—Notice is required at least 48 hours prior to inspection. Any person who **fails to give such notice shall be liable to the prescribed penalty.**

MUTUAL POOLS
PTY. LIMITED
[illegible] FORBURY ROAD,
[illegible] SIL, N.S.W. 2194.





The Town Clerk,

Kuringgai Municipal Council,

Council Chambers,

818 Pacific Highway,

Gordon, 2072.

8526 BERESFORD.

ORDINANCE 70 PART 3.3 (1)

1 R.S.		3 ENG.	
2 H.I.			

Date 21-2-83

Address MUTUAL POOLS PTY. LTD. 538 Canterbury Road CAMPSIE, N.S.W. 2194

Builder's Phone No. Tel. 789-3331

THE TOWN CLERK,
KU-RING-GAI MUNICIPAL COUNCIL

Sir,

With reference to the Swimming Pool I am constructing at No. 4

Street ..... Locality .....

Type .....

accordance with Ordinance 70, that same will be completed and ready for inspection

A.S.A.P.

THIS INSPECTION MUST BE MADE AFTER SAFETY FENCES ARE ERECTED AND PRIOR TO THE FILLING OF THE POOL

Application No. 52 [illegible] MUTUAL POOLS PTY. LTD.

538 Canterbury Road Contractor

N.B. — Notice is required at least 48 hours prior to inspection. Any person who fails to give such notice shall be liable to the prescribed penalty.

ATTENTION BUILDING DEPT

Please find enclosed a BLB reciept for a new building application at 1A VALLEY Rd, LINDFIELD. for MR. BERECRY

Telephone: 789-3333
3 LINES

With the Compliments of

MUTUAL POOLS PTY. LIMITED

A DIVISION OF MUTUAL CONSTRUCTIONS (N.S.W.) PTY. LTD.

530 CANTERBURY ROAD, CAMPSIE, N.S.W. 2194

SWIMMING POOLS FEDERATION OF AUSTRALIA

83/1586

BERECRY. M.

10/8/84 Not ready monday
RKO

13/8/84 Steel to ftgs Ok to
eng details within RKO.

5/10/84 Roof Ok except pitch
appears lower than approval.
Message left at his home to
phone me RKO.

10/10/84 Mrs Berecry informed me
pitch was lowered to miss window
& is 18° Ok

KU-RING-GAI MUNICIPAL COUNCIL

BUILDING APPLICATION – CLASSES 1 and X ONLY

For Single Dwelling Houses; Domestic Outhouses; Additions or Alterations to Dwellings and Outhouses. This form is NOT for any other buildings or for Swimming Pools.

Date: 12 / 9 /1983 APPLICATION No. 83/1586

THE TOWN CLERK: Application is made to Council for:–
(a) Approval of the accompanying plans and specifications for the erection of the building described herein (Ordinance 70) and;
(b) A Footway Crossing Permit under Ordinance 30.
The particulars of my application are as follows:– PLEASE PRINT ALL ANSWERS

LOCATION OF THE BUILDING

Street No. 1A Lot ..... Section or D.P. ..... Street/Road VALLEY

Suburb LINDFIELD The site is located between NELSON Street & KENT Street

NAME OF OWNER (Where a firm, state firm name/proprietors) MJ & M BERECRY Address 117 VALLEY RD

Telephone No. 46 1331 LINDFIELD Post Code 2070

NAME OF BUILDER (Where a firm, state firm name/proprietors) ..... Address .....

Telephone No. ..... Licence No. .... Post Code .....

DESCRIPTION OF THE PROPOSED NEW WORK

ADDITIONS

i.e. Dwelling House; Outbuilding; Additions or Alterations to a Dwelling House or Outbuilding; Carport, Awning; Garage, etc.

No of Storeys 1 Material and type of footings CONCRETE (i.e. reinforced concrete, strip; pier & beam, etc., etc.)

External Walls BRICKWORK (i.e. brickwork veneer; weatherboards; asbestos cement)

Roofing Material TILES

1: Is sewer available to new work? YES

2: Is guttering and downpiping to be provided? YES

3: Roofwater will be disposed by: SEWER STORMWATER

Contract Price $ 50,000.00

Neil Berry
Signature of Applicant

Here state if Owner, ~~Builder etc.~~

Address and Telephone No. for communications from Council:

C/- OWNER

FOR OFFICE USE ONLY

No. of Plans 2 No. of Specifications 2 Government Statistician's No. [ ]

			Receipt No.
B.L.B. Insurance	$ ..... Paid / /19		.....
Building Fee	$ 60.00 Paid 12/ 9 /1983		1641
Crossing Permit	$ 30.00 Paid / /19		.....
Plumber's Permit	$ ..... Paid / /19		.....
Miscellaneous	$ 130.00 Paid / /19		.....

INSURANCE RECORD
BUILDERS LICENSING ACT

Insurance required?	Advised of requirement	Insurance Receipt No.	Owner/Bldr. Permit No.	Rect./Permit No. entered in Register	Cert. endorsed on plan	Ready to Issue	OR	Advised Insurance O/Standing
YES	YES.		23160	18/84				

BUILDING SURVEYORS DECISION: OWNER BUILT 29/9/19 83

Insurance checked? ( ) and plans etc. returned on ..... / ..... /19 .....

to Neil & Berry by post/hand ..... Building Surveyor

..... Issuing Officer.

INSTRUCTIONS TO APPLICANTS

GENERAL:

1: This form is not to be used in making application for a SWIMMING POOL, or for any building within Classes 11 to 1X or Ordinance 70 (i.e. Home Units, Shops, Offices, Hospitals, Schools, Churches etc.). Special forms for this purpose are available from Council on request.

2: Approved plans will be returned by post IF the insurance requirements of the Builders Licensing Act have been met at that time.

3: Council's approval is valid for a period of 12 months only. Application for any extension of approval (if necessary) is to be made in writing prior to expiry date.

4: In UNSEWERED areas, it is advisable to make simultaneous application for a Septic Tank.

BUILDING FEES:

5: All fees (including builder's sanitary service) must be paid on application. As the scale of these fees is variable, the amount involved should be determined from Council's Building Department in advance.

6: The contract price of new work must be stated. If there is no contract price, the cost will be determined by Council. If the contract price is understated, Council will determine a proper valuation, and re-assess building fees accordingly.

PLANS AND SPECIFICATION:

7: Plans and specifications are to be submitted in duplicate, one set being retained by Council for record purposes.

8: If the application is for alteration and/or additions to an existing building two copies of the plans must be coloured in such a way as to clearly differentiate between the existing and the proposed new works.

9: Plans MUST meet these requirements, otherwise they will not be dealt with:
- (a) Be properly drawn to a suitable metric scale. Single line or free hand drawings will not be accepted.
- (b) Show correct levels. Extent of excavation/filling; and complete details of vehicular access if this is likely to be critical.
- (c) Show ALL elevations, a fully detailed section through each floor level; a plan of EACH floor and a site plan. Steps and landings to external openings must be shown. All dimensions and floor/ceiling heights must be indicated.

10: Site plans are to :–
- (a) Be drawn to a suitable metric scale, and correct angles shown.
- (b) Show existing and proposed new buildings, and the distances of walls, eaves, gutters, roof overhangs, etc. from side boundaries.
- (c) Indicate the distance new buildings will stand from street boundaries; drainage easement; watercourse or drainage disposal area on the site.
- (d) Include a North Point, and the distance/direction from the nearest street.
- (e) Show height and location of all proposed fences.

11: Standard Specifications will NOT be accepted unless they have been FULLY AMENDED WITH all ALTERNATIVE paragraphs, etc. neatly deleted. All necessary ADDITIONAL information is to be inserted in blank spaces. They must be fully complementary to the plans.

12: Specifications using Imperial measurements or terminology will NOT be accepted.

BUILDINGS LICENSING ACT, 1971.

13: If the contract price or estimated value of the work which you propose under this application is in EXCESS of $1,000 then:–
- (a) It must be carried out by a licensed builder AND insurance at the prescribed scale MUST be paid;
- (b) If being carried out by an owner builder an owner/builder's permit MUST be obtained from the Builders Licensing Board, insurance being optional.

14: Council may NOT issue approved plans for works in this category UNTIL evidence of payment of the prescribed insurance premium OR an owner/builder's permit has been submitted as proof that the insurance provisions of the Act have been complied with.

15: It is advisable to submit the evidence required in paragraph 14 when you LODGE your building application, to avoid delay. These arrangements CAN be made with the nearest office of the Builders Licensing Board PRIOR to lodgement of a building application.

16: If the value of the work which you propose is LESS than $1,000 it is NOT subject to these requirements.

17: All enquiries should be made to the Builders Licensing Board on matters relating to the Builders Licensing Act.

AREA BUILDING INSPECTOR'S REPORT/RECOMMENDATIONS.

Building Application No. / 4

1:	Building line already fixed at OR Recommend building line be fixed at	
2:	Is there a drainage easement, interallotment system or watercourse on site which is likely to affect this proposal?	NO.
3:	Is special consideration necessary in respect of vehicular access, retaining walls or site drainage?	NO
4:	Will this proposal be out of keeping with surrounding development or likely to have any adverse affect upon adjoining properties?	NO
5:	Is proposal affected by Planning Scheme or future road widening proposals?	NO
6:	Condition of footpath on initial inspection.	Driveway & K&G OK
7:	Is any follow up action with applicant or referral to another Department necessary? IF SO, give details including DATE of action taken.	MHS 13/9/83
8:	Are these plans NOW in order for approval subject to your recommended conditions?	NO YES

COMMENTS ON ABOVE (IF NECESSARY) AND RECOMMENDED SPECIAL CONDITIONS (IF ANY)

Standard Conditions which apply: 1 floor slab

Date: 23/9/1983. Signed: ..... Area Building Inspector

REPORT/RECOMMENDATION FROM ANY OTHER DEPARTMENT INVOLVED:

HS (a):

Date: 21/9/1983. Signed: ..... Department.

22/9/83

1. Engineer's details (in duplicate), prepared by a qualified practising structural engineer, of floor slabs to be submitted to Council for consideration prior to commencement of work on the site.

2. All roof water to be piped to a disposal trench positioned on contour to the satisfaction of Council's Chief Health Surveyor.

83/1586

498 0 PPP. HO

LOCAL GOVERNMENT ACT 1919, SECTION 305 (1) F.D.

Date 23rd Aug. '84

Address 1A VALLEY RD LINDFIELD

THE TOWN CLERK,
KU-RING-GAI MUNICIPAL COUNCIL Builder's Phone No. 461331

Sir,

With reference to the building I am erecting on Lot ..... St. No. 1A

Street VALLEY RD. Suburb LINDFIELD

for Mr BERECRY, I hereby give notice, in accordance with The LOCAL GOVERNMENT ACT that the sub-floor ventilators, are complete, and dampcourse will be laid on the 24th Aug. '84

Application No. 83/1586 Neil Olsen Contractor

N.B.–Notice is required to be given at least 48 hours prior to inspection. Any person who fails to give such notice shall be liable to the prescribed penalty.

ORDINANCE 70 PART 8.3 (a) & (b)

Date 9-8-84

Address 1A VALLEY RD LINDFIELD

THE TOWN CLERK,
KU-RING-GAI MUNICIPAL COUNCIL Builder's Phone No 46 1331

Sir,

With reference to the building being erected on Lot ..... St. No. 1A

Street VALLEY RD Suburb LINDFIELD

for Mr. BERECRY, the footings will be ready for inspection, with reinforcement

placed on the ~~Morning~~ / Afternoon (Delete one) of 10-8 1984

Application No. 83/1586 NEIL OLSEN Contractor

N.B. Notice is required at least 48 hours prior to inspection. Any person who fails to give such notice shall be liable to the prescribed penalty.

498-0818

LOCAL GOVERNMENT ACT, 1919 **SECTION 305 (1)**

Date 2-10-84

Address 1A VALLEY RD LINDFIELD

THE TOWN CLERK,
KU-RING-GAI MUNICIPAL COUNCIL Builder's Phone No. 46-1331

Sir,

With reference to the building I am erecting on Lot 1A

Street VALLEY RD Locality LINDFIELD.

for Mr. BERECRY, I hereby give notice, in accordance with the Local Govt. Act, 1919, that the roof timbers are in position ready for covering and will be ready for inspection on THURSDAY 4/10/84

Application No. 83/1586 G. WHITE Contractor

N.B. – Notice is required to be given at least 48 hours prior to inspection and any person who fails to give such notice shall be liable to a penalty of $10.

BRIEF SPECIFICATION

PROPOSED MODIFICATIONS AND ADDITIONS

TO EXISTING BRICK DWELLING

FOR:

MR. & MRS. M. BERECRY

AT:

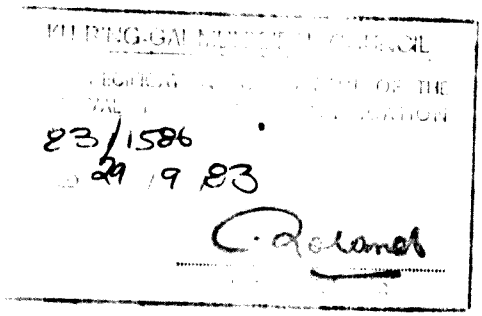
1.A. VALLEY ROAD

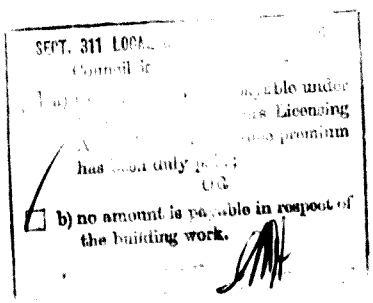
LINDFIELD 2070

PROPOSED MODIFICATIONS AND ADDITIONS
TO EXISTING BRICK DWELLING
FOR:
MR. & MRS. M. BERECRY
AT:
1.A. VALLEY ROAD
LINDFIELD 2070

EXTENT OF WORKS:

i) EXTEND EXISTING KITCHEN AREA & INSTALL NEW FITTINGS.
ii) ADDITION OF NEW RUMPUS ROOM, LAUNDRY AND SHOWER ROOM.





GENERALLY

REGULATIONS AND NOTICES. - THE BUILDER IS TO COMPLY WITH BUILDING ORDINANCE NO. 70 UNDER THE LOCAL GOVERNMENT ACT, 1919; THE REQUIREMENTS OF LEGALLY CONSTITUTED AUTHORITIES FOR LOCAL GOVERNMENT AND/OR FOR SERVICES; AND THE PROVISIONS OF THE BUILDERS' LICENSING ACT, 1971. THE BUILDER IS TO GIVE NOTICES, OBTAIN ALL PERMITS AND PAY ALL FEES REQUIRED BY SUCH AUTHORITIES.

INSURANCE. - INSURANCE OF THE WORKS AGAINST FIRE WILL BE EFFECTED BY THE BUILDER. THE BUILDER SHALL AT HIS OWN EXPENSE ADEQUATELY INSURE AGAINST PUBLIC RISK AND ARRANGE INDEMNIFICATION IN RESPECT OF HIS LIABILITY UNDER THE WORKERS' COMPENSATION ACT OF NEW SOUTH WALES.

VISIT THE SITE. - BUILDERS TENDERING ARE TO VISIT THE SITE AND SATISFY THEMSELVES AS TO THE NATURE AND EXTENT OF WORKS, THE FACILITIES AVAILABLE AND THE DIFFICULTIES ENTAILED IN EXECUTION OF THE SAID WORKS.
NO EXTRA AMOUNT OF THE ACCEPTED CONTRACT PRICE WILL BE ALLOWED BECAUSE OF WORK ARISING OWING TO NEGLECT OF THIS PRECAUTION.

LABOUR AND MATERIALS. - THE BUILDER IS TO PROVIDE MATERIAL, FITTINGS, PLANT AND ALL LABOUR TO CONSTRUCT AND COMPLETE THE BUILDING. MATERIALS TO BE THE STANDARD SPECIFIED. WORKMANSHIP IN EACH TRADE AND IN CONFORMITY BY TRADESMAN OF THAT PARTICULAR TRADE AND IN CONFORMITY WITH CURRENT GOOD BUILDING PRACTICE.

SET OUT. - THE BUILDER IS TO SET OUT AND MAINTAIN THE WORKS IN ACCORDANCE WITH THE DRAWINGS. FIGURED DIMENSIONS ON PLANS ARE TO BE TAKEN IN PREFERENCE TO SCALE MEASUREMENTS.

2/...

PLANS AND SPECIFICATIONS. - ANY WORK INDICATED ON PLAN BUT NOT IN THE SPECIFICATION OR VICE VERSA, AND ANY ITEM NOT SHOWN IN EITHER PLAN OR SPECIFICATION BUT WHICH IS OBVIOUSLY NECESSARY AS PART OF PROPER CONSTRUCTION AND/OR FINISH IS TO BE CONSIDERED AS SO SHOWN OR SPECIFIED AND IS TO BE DONE AS PART OF THE CONTRACT.
VARIATIONS TO PLANS AND/OR SPECIFICATIONS MAY NOT BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER. SUBSTITUTE MATERIALS AND/OR METHODS MAY BE USED IF APPROVAL, IN WRITING, IS GIVEN BY THE OWNER.

PLANS ON JOB. - THE BUILDER MUST AT ALL TIMES MAINTAIN ON THE JOB A LEGIBLE COPY OF THE PLANS AND SPECIFICATIONS, BEARING THE APPROVAL OF THE MUNICIPAL AUTHORITY CONCERNED.

INSPECTIONS REQUIRED. - THE BUILDING IS TO BE INSPECTED AT THE FOLLOWING STAGES OF CONSTRUCTION AND THE BUILDER IS TO GIVE THE SUTHORITIES AT LEAST TWO (2) CLEAR WORKING DAYS NOTICE THAT INSPECTIONS ARE REQUIRED:

1. WHEN TRENCHES FOR FOOTINGS HAVE BEEN PREPARED OR ROCK SURFACES SCABBLED, AND, IN THE CASE OF REINFORCED CONCRETE FOOTINGS, WHEN REINFORCED AND DEPTH PEGS HAVE BEEN PLACED IN POSITION JUST PRIOR TO PLACING OF CONCRETE. FOOTINGS MUST NOT BE COMMENCED UNTIL THE TRENCHES HAVE BEEN INSPECTED AND APPROVED.
2. ON COMPLETION OF FLOOR, WALL AND ROOF FRAMING WITH NOGGINGS IN POSITION AND VENEER WALLING, BUT BEFORE FITTED FLOORING IS CUT DOWN, ROOF COVERING IS LAID AND INTERNAL WALL LININGS ARE SECURED. IN PLATFORM CONSTRUCTION, UNLESS OTHERWISE RESOLVED, FLOOR FRAMING, ANTCAPPING AND DAMPCOURSE MUST BE INSPECTED PRIOR TO LAYING OF FLOORING.

3/...

3. WHEN THE INTERNAL WALL LININGS HAVE BEEN SECURED AND FIXING OUT COMMENCED. APRON MOULDINGS MUST NOT BE FIXED UNTIL FLASHINGS HAVE BEEN INSPECTED AND APPROVED.
4. ON COMPLETION OF BUILDING.

4/...

4/...

EXCAVATION

CARRY OUT EXCAVATION AS NECESSARY TO SOIL OF EVEN BEARING FOR REINFORCED CONCRETE STRIP FOOTINGS FOR PROPOSED BRICK ADDITIONS.

5/...

5/...

DEMOLISHER

DEMOLISH SOUTH WEST (EXTERNAL) KITCHEN WALL AND MAKE GOOD TO MATCH EXISTING IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS.

REMOVE EXISTING KITCHEN WINDOW AND BRICKWORK BELOW TO FLOOR LINE AND CREATE OPENING AS INDICATED ON PLAN TO FORM A FLAT ARCH OPENING TO PROPOSED ADDITION.

6/...

CONCRETOR

PROVIDE ALL NECESSARY PLANT AND MATERIALS TO COMPLETE THE WORKS SHOWN ON THE ARCHITECTURAL DRAWINGS AND CONSTRUCTED AS PER THE ACCOMPANYING STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS, OR IN ACCORDANCE WITH THE LOCAL AUTHORITIES REQUIREMENTS.

a) REINFORCED CONCRETE STRIP FOOTINGS.

b) REINFORCED CONCRETE SLAB.

THE BUILDER SHALL BE HELD RESPONSIBLE TO ENSURE THE CO-OPERATION AND CO-ORDINATION WITH OTHER TRADES IN SO FAR AS THEIR WORK IS AFFECTED BY THE CONCRETE WORK.

NO CUTTING AWAY OF HARDENED CONCRETE SHALL BE PERMITTED WITHOUT THE ENGINEER'S APPROVAL IN WRITING.

CONCRETE STANDARDS TO BE USED ARE TO BE AS SPECIFIED BY STRUCTURAL ENGINEER, OR THE LOCAL AUTHORITY.

INSPECTIONS

THE BUILDER SHALL GIVE SUFFICIENT NOTICE TO THE LOCAL AUTHORITIES TO CARRY OUT INSPECTIONS AT REQUESTED STAGES OF WORK AND OBTAIN THEIR APPROVAL.

REINFORCEMENT

THE REINFORCEMENT SHALL BE SUPPLIED IN STRICT ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DETAILS AND/OR THE LOCAL AUTHORITIES REQUIREMENTS AND SHALL BE FREE OF LOOSE MILL SCALE, RUST OR OTHER IMPURITIES WHICH MAY REDUCE THE BOND.

CONCRETE

EXCEPT WHERE STATED BY THIS SPECIFICATION AND/OR DRAWINGS

ALL CONCRETE, AND ITS CONSTITUENT MATERIALS, SHALL BE READY MIXED CONCRETE, SUPPLIED BY AN APPROVED SUPPLIER AND COMPLY WITH THE CURRENT AUSTRALIAN STANDARD SPECIFICATION FOR READY-MIXED CONCRETE, AND IN ACCORDANCE WITH THE STRENGTH NOMINATED ON THE STRUCTURAL ENGINEER'S DRAWINGS, OR THE LOCAL AUTHORITY'S REQUIREMENTS.

TIE WIRE

ALL REINFORCEMENT SHALL BE TIED TOGETHER WITH 1.6mm SOFT WIRE OR APPROVED CLIPS.

ADMIXTURES

NO ADMIXTURES SHALL BE USED IN THE CONCRETE UNLESS OTHERWISE INDICATED ON THE STRUCTURAL ENGINEERING DRAWINGS.

BRICKLAYERS

EXTERNAL WALLS SHALL BE BUILT WITH TWO LEAVES OF BRICKWORK HAVING A CLEAR CAVITY OF NOT LESS THAN 50mm WITH 3mm GALVANISED KINKED WIDE BOND TIES SET 1000mm EVERY FOURTH COURSE AND STAGGERED.
WALL TIES AND CAVITIES SHALL BE KEPT CLEAN AND FREE OF MORTAR DROPPINGS.
ALL BRICKWORK IS TO BE ACCURATELY BONDED, CARRIED UP TRUE AND PLUMB IN LEVEL COURSES TO VARIOUS HEIGHTS AS SHOWN ON PLAN. ALL BRICKWORK TO BE LAID WITH FULL BED AND PERPEND JOINTS 10mm THICK KEEPING PERPENDS PLUMB. BRICKS OF CLAY OR SHALE ORIGIN COMPLYING WITH AS 1225 ARE TO BE SOUND, HARD AND WELL BURNT.
BRICKS SHALL BE WELL WETTED AT TIME OF USING AND EVERY COURSE IS TO BE WELL FLUSHED UP.
BRICKWORK THROUGHOUT THE STRUCTURE (INTERNAL AND EXTERNAL) SHALL BE COMMON BRICKWORK.

MORTARS. - TO CONSIST OF FRESH PORTLAND CEMENT, HYDRATED LIME OR LIME PUTTY, CLEAN SHARP SAND, NOMINALLY PROPORTIONED BY VOLUME AND MIXED WITH CLEAN FRESH WATER AT TIME OF USE.

COMPO MORTAR

NO. 1	2 CEMENT, 1 LIME AND 9 SAND
NO. 2	1 CEMENT, 1 LIME AND 6 SAND
NO. 3	1 CEMENT, 2 LIME AND 6 SAND

BUILD IN NO. 1 COMPO MORTAR
ALL RETAINING WALLS
ALL 75mm THICK BRICKWORK
BRICK FENCES AND/OR BRICKWORK UNDER TIMBER FENCING.

BUILD IN NO. 2 COMPO MORTAR
ALL BRICKWORK TO DAMP COURSE LEVEL
ALL FENDER AND DWARF WALLS
ALL COPING, SILLS, PIERS AND STEPS

BUILD IN NO. 3 COMPO MORTAR
ALL GENERAL PURPOSE BRICKWORK ABOVE DAMPCOURSE LEVEL.

FLASHINGS

BUILD UNDER ALL WINDOW SILLS AND AT FLOOR LINE AT JUNCTION OF REINFORCED CONCRETE SLAB AND BRICKWORK 350mm WIDE ALCORE FLASHING. FLASHING TO BE BENT DOWN ACROSS CAVITY AND BUILT 25mm IN TO OUTER LEAF OF EXTERNAL WALL. SIMILARLY FLASH ABOVE EXPOSED DOOR AND WINDOW HEADS EXTENDING THE FLASHING 150mm BEYOND EACH END OF THE OPENING.

WEEPHOLES

LEAVE OPEN PERPEND JOINTS IN EXTERNAL WALLS SPACED 600mm APART OVER EXPOSED OPENINGS.

10/...

STRAPS

FIX EACH DOOR AND WINDOW FRAME WITH 1.6mm GALVANISED STEEL STRAPS SECURED TO FRAMES AND SET IN BRICKWORK. STRAPS ARE TO BE 25mm WIDE AND A MINIMUM OF 300mm LONG WHERE POSSIBLE AND SPACED AT A MAXIMUM OF 450mm APART.
SET 25mm x 1.6mm GALVANISED STEEL STRAPS AT 900mm CRS AND 750mm MIN. DOWN CAVITY WITH ENDS TURNED 75mm INTO BRICKWORK.

LINTELS

PROVIDE STEEL ANGLES OR ARCH BARS OF THE FOLLOWING SIZES OVER ALL OPENINGS TO EACH 110mm SKIN OF BRICKWORK. MINIMUM BEARING AT EACH END SHALL BE 100mm.

SPAN	EXTERNAL WALLS	INTERNAL WALLS
Up to 1200	One 76 x 10 Bar	One 76 x 10 Bar
1500	One 76 x 76 x 10 Angle	One 76 x 51 x 8 Angle
2400	One 127 x 76 x 10 "	One 89 x 64 x 10 "
3000	One 152 x 89 x 10 "	Two 89 x 64 x 10 "

FOR SPANS GREATER THAN 3000 AS PER ENGINEER'S SPECIFICATION.
- BUILD IN BRICK NOB TO SHOWER RECESS.

11/...

IRONMONGERY

THE BUILDER IS TO PROVIDE AND FIX ALL NECESSARY NAILS, SCREWS, NUTS, BOLTS, WASHERS AND STRAPS WHERE SO REQUIRED WHETHER PARTICULARLY SPECIFIED OR NOT.
ALL FINISHING IRONMONGERY IS TO BE SELECTED AND OF AN APPROVED FINISH.

CARPENTER

GENERALLY. - TIMBER SHALL COMPLY WITH THE PROVISIONS OF THE TIMBER MARKETING ACT, 1945, AND BE OF THE CLASS SPECIFIED; REASONABLY STRAIGHT GAINED AND FREE FROM THOSE DEFECTS WHICH MIGHT AFFECT ITS DURABILITY AND/OR STRENGTH. SIZES OF TIMBER FOR CONSTRUCTIONAL PURPOSES TO BE THE NOMINAL SIZE MENTIONED WITH ALLOWABLE TOLERANCES AS PROVIDED BY THE APPROPRIATE STANDARDS ASSOCIATION OF AUSTRALIA. SCANTLINGS TO BE IN LONG LENGTHS, ACCURATELY CUT AND FITTED, WELL SPIKED AND SECURELY FIXED.
ALL WORK SHALL ONLY BE PERFORMED BY COMPETENT QUALIFIED TRADESMEN CONVERSANT IN THE TYPE OF WORK TO BE EXECUTED.
ALL WORK IN TIMBER SHALL BE FRAMED AND JOINED TOGETHER IN A FULLY SECURE AND PERMANENT MANNER, WELL SKEW-NAILED, SCREWED, HALVED, NOTCHED, MOUSED, ALL IN ACCORDANCE WITH GOOD TRADE PRACTICE AND BEST SUITED TO THE PARTICULAR APPLICATION.
FRAMINGS SHALL BE ASSEMBLED WELL IN ADVANCE TO FIXING, BE STACKED ON FLAT WITH FILLET SPACES TO SEASON FULLY, AND FINALLY WEDGED AND CRAMPED AND CLEANLY FINISHED OFF.
IN GENERAL, JOINERY AND CABINET WORK SHALL BE FULL HAND DRESSED INCLUDING ANY TRIMS AND MOULDINGS, WITH ARRISES TRUE AND SLIGHTLY ROUNDED OFF.
GLUES AND ADHESIVES SHALL BE OF THE BEST QUALITY FULLY MOISTURE PROOF AND RESISTANT FOR DETERIORATION, DECAY AND ORGANIC ATTACK.

FASTENINGS. - ALL FIXINGS, FASTENINGS, ANCHORS, LUGS AND THE LIKE SHALL BE OF APPROVED TYPE AND SHALL BE ADEQUATE TO TRANSMIT THE LOADS AND STRESSES IMPOSED AND ENSURE THE RIGIDITY OF THE ASSEMBLY.

ROOF FRAMING

TIMBER ROOF TRUSSES. - SHALL BE FABRICATED IN A PROPERLY EQUIPPED FACTORY AND FIXED IN STRICT ACCORDANCE WITH MANUFACTURER'S DETAILS AND SPECIFICATIONS SUPPLIED TO AND APPROVED BY THE LENDING AUTHORITY. TIMBER USED SHALL BE STRICTLY AS PRESCRIBED. EACH TRUSS SHALL BE SUITABLY BRANDED FOR IDENTIFICATION AND SPECIFIED REQUIREMENTS. WHEN PLACING TRUSSES IN POSITION THE BOTTOM CHORD OF THE TRUSS SHALL BE KEPT CLEAR OF ALL INTERNAL PARTITION WALLS WITH A MINIMUM CLEARENCE OF 13mm AT THE POINT OF MAXIMUM DEFLECTION AFTER LOADING. METHOD OF FIXING THIS CHORD TO THE TOP PLATE OF INTERNAL PARTITIONS SHALL BE BY MEANS OF SELF ADJUSTING FASTENINGS.

JOINER

GENERALLY. - JOINERY TIMBER IS TO BE OF A DURABLE SPECIES, SEASONED AND FREE OF THOSE DEFECTS WHICH MIGHT AFFECT ITS APPEARENCE AND DURABILITY. ALL TO BE D.A.R., ACCURATELY CUT AND FITTED AND SECURELY FIXED.
EXTERNAL JOINERY SHALL BE FIXED WITH GALVANISED NAILS.

JOINERY:
JOINERY TIMBER IS TO BE SELECTED BY OWNER.

JAMB LINING AND DOORS. - TO DOORS OPENINGS PROVIDE SOLID REBATED JAMB LININGS OUT OF 38mm TIMBER.

STORM MOULDS.- PROVDE AND FIX STORM MOULDS TO EXTERNAL DOOR, WINDOW AND OTHER OPENINGS AS REQUIRED.

NOSINGS. - PROVIDE AND FIX NOSING TO ALL SILLS INTERNALLY RETURN THE ENDS AND FIX APRON UNDER.

ARCHITRAVES. - PROVIDE AND FIX SELECTED ARCHITRAVES TO ALL DOOR, WINDOW AND OTHER OPENINGS INTERNALLY.

SKIRTING. - PROVIDE AND FIX SELECTED SKIRTING TO ALL ROOMS HAVING WOODEN FLOORS.

15/...

PLUMBER AND DRAINER

FIX GALVANISED QUAD GUTTERING TO FASCIA WITH CORRECT BRACKETS AS NECESSARY. FIX 100 x 50 GALVANISED DOWNPIPES. STORMWATER TO BE DISCHARGED TO OUTLET FOR EXISTING DWELLING.

- A DRAINAGE SYSTEM FROM PEDESTAL PAN AND FROM WASTES OF ALL FITTINGS TO BE PROVIDED AND CONNECTED TO THE SEWER MAIN

AND ALL TO BE IN ACCORDANCE WITH THE RULES AND REQUIREMENTS OF THE AUTHORITY FOR WATER SUPPLY AND SEWERAGE. YARD GULLEY AT REAR OF BUILDING TO BE PROVIDED.

THE AUTHORITY'S CERTIFICATE IS TO BE PROVIDED AT COMPLETION OF WORK.

NOTE: DRAIN PIPES MUST NOT BE TAKEN THROUGH THE FOOTINGS OF THE BUILDING. ALL SEEPAGE AND SOAKAGE WATER IS TO BE EFFECTIVELY DEALT WITH AND DICERTED CLEAR OF THE BUILDING. TRENCHES FOR DRAINS MUST NOT BE WITHIN 600mm OF FOOTINGS OF BUILDINGS WHERE RUNNING PARALLEL TO SAME.

16/...

ROOFING

SUPPLY AND FIX TERRA COTTA ROOF TILES TO MATCH EXISTING OVER DOUBLE SIDED ALUMINIUM FOIL STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

ELECTRICAN

ALLOW FOR ALL LABOUR AND MATERIALS NECESSARY TO PROVIDE LIGHT AND POWER TO THIS ADDITION AS DIRECTED BY OWNER ON SITE IN ACCORDANCE WITH THE AUTHORITIES REQUIREMENTS.

TILE LAYERS

TIEL THE SHOWER ROOM AND LAUNDRY WITH SELECTED CERAMIC TILES NEATLY LAYED AND GROUTED AS FOLLOWS:

1.) SHOWER RECESS	TO A HEIGHT OF 1800mm
WALLS	TO A HEIGHT OF 150mm
NOB OF SHOWER RECESS	TO A HEIGHT OF 1350mm
WALL & BEHIND LAUNDRY TUB & WASHING MACHINE	

2.) LAY FLOOR TILES TO SHOWER ROOM ON 20mm THICK BED OF CEMENT MORTAR AND GRADE TO FLOOR WASTES.

INTERNAL LININGS

CEILINGS. - THE CEILING OF THE ADDITION SHALL BE 13mm GYPROCK. JOINTS ARE TO BE TAPED AND SET AND SANDED TO A SMOOTH EVEN FINISH.

PLASTERER

FLOATING - TO BE 9 PARTS CLEAN SAND, 1 PART FRESH CEMENT, 2 PARTS LIME.

SETTING - TO BE LIME PUTTY GAUGED WITH FIRST QUALITY PLASTER OF PARIS IN PROPORTION OF 3 TO 2. ALL EXTERNAL ANGLES TO BE SET IN HARD PLASTER.

CEMENT RENDER - EXTERNAL - BELOW DAMPCOURSE LEVEL OR WET SITUATIONS TO BE 3 PARTS CLEAN SAND TO 1 PART FRESH CEMENT WITH NOT MORE THAN 10 PER CENT HYDRANT LIME ADDED. USE ONLY WHILST FRESH. IN OTHER POSITIONS TO BE 6 PARTS CLEAN SAND, 1 PART CEMENT, 1 PART LIME.

INTERNAL - TO BE 9 PARTS CLEAN SAND, 1 PART FRESH CEMENT, 2 PARTS LIME.

GENERAL

ALL BRICKWORK TO BE WELL WETTED BEFORE PLASTERING IS COMMENCED. MAKE GOOD AS REQUIRED AFTER OTHER TRADES.

WALLS INTERNAL

CEMENT RENDER - RENDER INTERNAL WALLS TO A MINIMUM THICKNESS OF 13mm WITH CEMENT MORTAR.

VENTILATION

PROVIDE PLASTER VENTS TO CEILINGS OF SHOWER ROOM AND LAUNDRY AS REQUIRED BY THE LOCAL AUTHORITY.

PAINTER

GENERALLY. - ALL PAINTS, STAINS, VARNISHES AND WATER COLOURS ARE TO BE PROPERLY MIXED, TO BE OF APPROVED BRANDS AND BROUGHT TO THE JOB IN UNOPENED CONTAINERS. MATERIALS USED FOR PRIMING ARE TO BE RECOMMENDED BY THE MANUFACTURER OF THE PAINTS TO BE USED. ALL FINISHING COLOURS ARE TO BE SELECTED BY THE OWNER. CARRY OUT ALL NECESSARY STOPPING AFTER PRIMING. RUB DOWN ALL SURFACES TO A REASONABLY SMOOTH FINISH PRIOR TO THE APPLICATION OF EACH SUCCESSIVE COAT OF PAINT.

EXTERNALLY. - PRIME BEFORE FIXING, ALL DRESSED SURFACES OF DOOR AND WINDOW FRAMES AND ALL EXTERNAL WOODWORK. AFTER PRIMING, ALL WOODWORK SHALL BE GIVEN ONE UNDERCOAT AND ONE FINISHING COAT OF APPROVED PAINT.

IRONWORK. - EAVES, GUTTERS, DOWNPIPES, SERVICE PIPES AND WROUGHT IRON ETC. IS TO BE CLEANED AND GIVEN TWO GOOD COATS OF OIL PAINT OR A PAINT RECOMMENDED FOR IRONWORK.

ASBESTOS CEMENT. - CLEAN AND PREPARE ALL EXTERNAL ASBESTOS CEMENT SURFACES THEN GIVE TWO COATS OF APPROVED PAINT.

WOODWORK. - ALL EXPOSED WOODWORK IS TO BE PREPARED AND GIVEN ONE UNDERCOAT AND FINISHED WITH TWO COATS OF APPROVED PAINT.

GYPROCK AND ASBESTOS CEMENT. - TO BE PREPARED AND GIVEN TWO COATS OF APPROVED PAINT.

COMPLETION

THE BUILDING IS TO BE COMPLETED IN EVERY TRADE. SASHES AND DOORS TO BE EASED, LOCKS OILED AND ALL PAINT, SURPLUS BUILDING MATERIALS AND RUBBISH REMOVED FROM THE SITE. GUTTERS AND DRAINS ARE TO BE CLEARED AND THE BUILDING GENERALLY TO BE LEFT CLEAN AND FIT FOR OCCUPATION. THE BUILDER IS TO FURNISH THE OWNER WITH:-

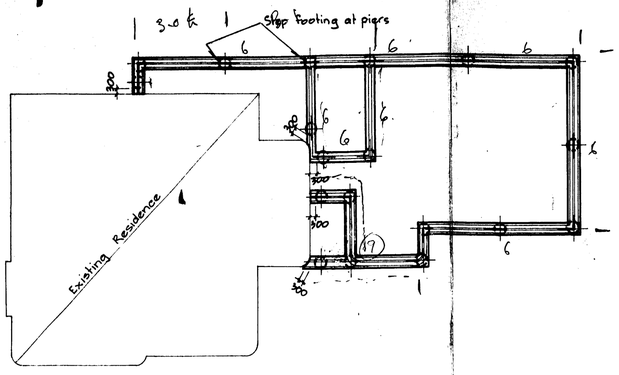
1.) NOTIFICATION OF COMPLETION.

2.) CERTIFICATE FROM SEWERAGE AUTHORITY RE SANITARY DRAINAGE.

3.) ALL KEYS FOR ALL DOORS.

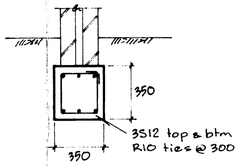
IT IS THE RESPONSIBILITY OF THE BUILDER TO ARRANGE ANY INSPECTIONS NECESSARY BY COUNCIL, WATERBOARD OR LENDING AUTHORITIES.

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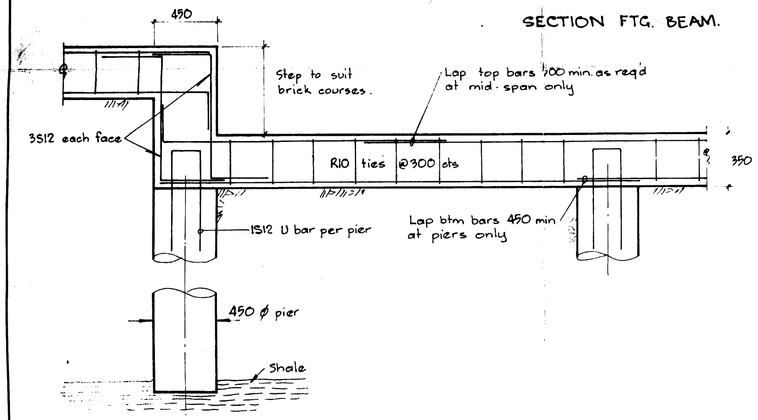


PLAN ON FOOTINGS

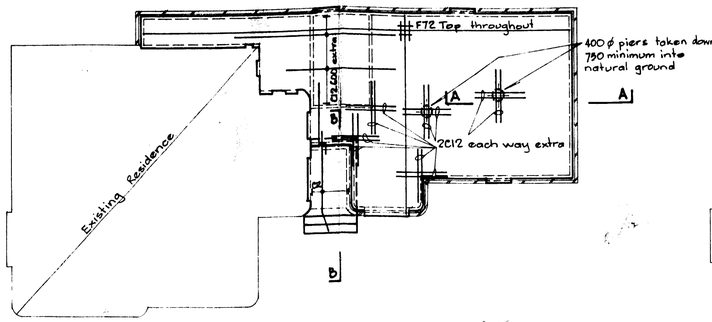
All piers to be 450 ϕ unreinforced concrete piers founded on shale.
All footing beams 350 x 350. See detail below



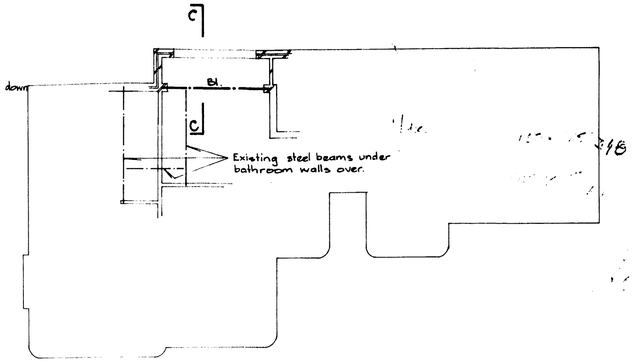
SECTION FTG. BEAM.



TYPICAL PIER & BEAM FOOTING.



TOP REINFORCEMENT

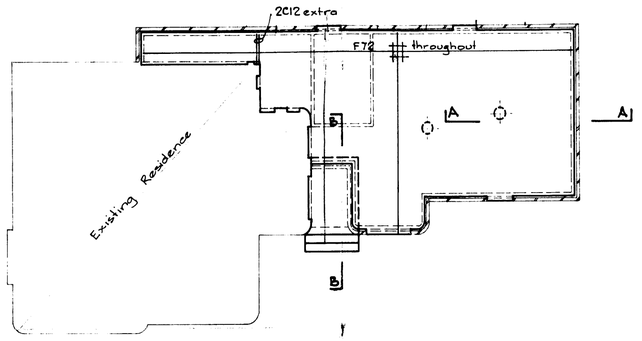


PLAN ON FIRST FLOOR BEAM

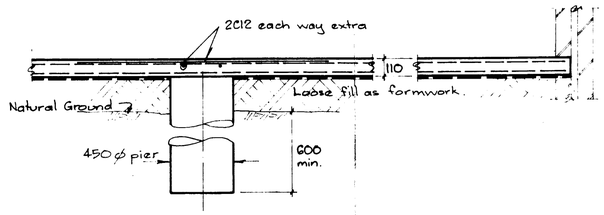
B1.....250 UB 31 + 250 x 8 pl.

UNDERPINING NOTE

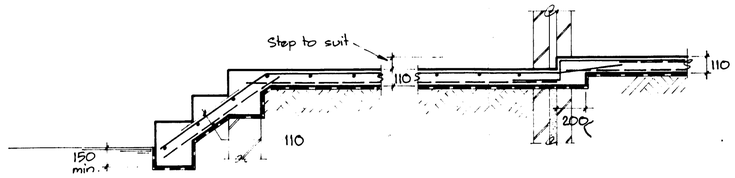
- Needle and tom existing external wall to be demolished and prop existing steel beam under bathroom wall, as close to external wall as practicable.
- Demolish wall as required and make good piers at each side of opening.
- Install beam B1 with 230 min bearing on 3:1, sand:cement grout bed on sound brickwork.
- Wedge between top of beam B1 and brickwork to transfer load to beam.
- Grout up between top of beam and wall with moist 3:1, sand:cement grout, starting at centre and working towards the bearings.
- Remove needles and toms and props and make good wall over beam.



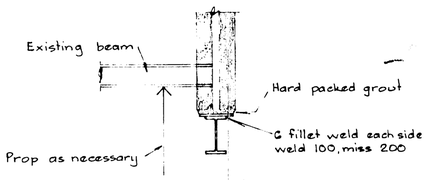
PLAN ON GROUND FLOOR SLAB - 110 THICK BOTTOM REINFORCEMENT



SECTION A - A



SECTION B - B



SECTION C - C

CONSTRUCTION NOTES

GENERAL NOTES

G1 These drawings are to be read in conjunction with Architectural and other consultants drawings and specifications. Any discrepancies are to be referred to the Architect before proceeding with the work.
G2 Dimensions shall not be obtained by scaling the structural details and all dimensions to be verified by the builder prior to commencement of work.
G3 Refer to Architectural drawings for slab levels and Architectural details
G4 During construction the builder is responsible for maintaining the structure in a stable condition without overstressing any part.

STRUCTURAL STEELWORK NOTES

S1 All workmanship and materials to be in accordance with AS 1250, AS1554 and for tubular members AS 1163.
S2 Unless otherwise noted all structural steel to be Fy = 250 MPa in accordance with AS 1204, tubular members AS 1163, black bolts AS 1111 and high tension bolts AS 1252.
S3 All welds to be 6mm continuous fillet unless noted otherwise. Welds in accordance with AS 1554.
S4 All structural steelwork bearing on masonry to be bedded on 25mm cement grout pad.
S5 Except where concrete encased or where noted otherwise, all structural steelwork to be surface cleaned to remove all loose mill scale, rust, dirt, grease, etc., and given one shop coat of red-oxide zinc chromate primer.
S6 Two copies of checked workshop drawings to be submitted to the Engineer and approval obtained in writing before fabrication is commenced. Approval covers structural sufficiency of joints and members and not dimensioning accuracy.

CONCRETE NOTES

C1 All workmanship and materials to be in accordance with AS 1480 as amended, except where varied by contract documents.
C2 **CONCRETE QUALITY**

ELEMENT	SLUMP	MAX SIZE AGGREGATE	CEMENT TYPE	AS 1480 F'c MPa	ADMIXTURE
PIERS	70	20	A	15	NIL
FOOTING BEAMS	70	20	A	20	NIL
SLABS	70	20	A	20	NIL

C3 Clear concrete cover to reinforcement shall be as follows unless otherwise shown.

ELEMENT	FORMED NOT EXPOSED TO WEATHER	FORMED EXPOSED TO WEATHER OR EARTH BACKFILL	NOT FORMED POURED AGAINST EARTH
SLABS	20	30	45
WALLS	20	30	45
BEAMS	25	40	65
COLUMNS	40	50	75
PEDESTALS		50	75
FOOTINGS		40	65

C4 Sizes of concrete elements do not include thickness of applied finishes.
C5 Construction joints where not shown shall be located to the approval of the Engineer.
C6 Beam depths are written first and include slab thickness(if any).
C7 No holes or chases other than those shown on the structural drawings shall be made in the concrete members without the prior approval of the Engineer.
C8 All concrete shall be compacted using high frequency vibrators.
C9 All concrete surfaces shall be cured by maintaining them constantly damp or wet for a minimum of 7 days. Curing to commence immediately after pouring.
C10 Reinforcement is represented diagrammatically, it is not necessarily shown in true projection.
C11 Splices in reinforcement shall be made only in the positions shown. The written aproval of the Engineer shall be obtained for any other splices. Reinforcement fabric to have end and side laps of 250minimum.
C12 Welding of reinforcement will not be permitted unless shown on the structural drawings.
C13 All reinforcement shall be supported on steel chairs to maintain it at the correct levels. In no case shall the spacing of chairs exceed 800.
C14 Unless otherwise shown concrete encasing to structural steelwork shall be 50 minimum thickness reinforced with FGW 41 Fabric shall have 25 cover and be lapped 250 at all splices.
C15 Separate all concrete slab and beam surfaces from contact with masonry with two layers of "Malthoid" or equivalent.
C16 Reinforcement symbols:
R - Grade 230 plain bar in accordance with AS 1302.
C - Grade 410 cold worked deformed bar in accordance with AS 1302.
F - Hard drawn wire fabric in accordance with AS 1304.
The number following the reinforcement bar symbol is the number of millimetres in the bar diameter.
C17 Formwork workmanship and materials shall be in accordance with the S.A.A. Formwork Code AS CA20.
C18 The Engineer is to be given 48 hours notice of all impending pours.

BRICKWORK NOTES

B1 All workmanship and materials to be in accordance with AS 1640, ASA 123, Ord. 70 part 36 and AS 1316 as amended, except where varied by contract documents.
B2 Bricks to have minimum Compressive Strength of 23 MPa and to be laid in 1 : 4½ mortar unless noted otherwise.

FOUNDATIONS - CLAY

F1 Foundation material to be consistent with uniform moisture content throughout, and have a minimum safe bearing capacity of 400 kPa.

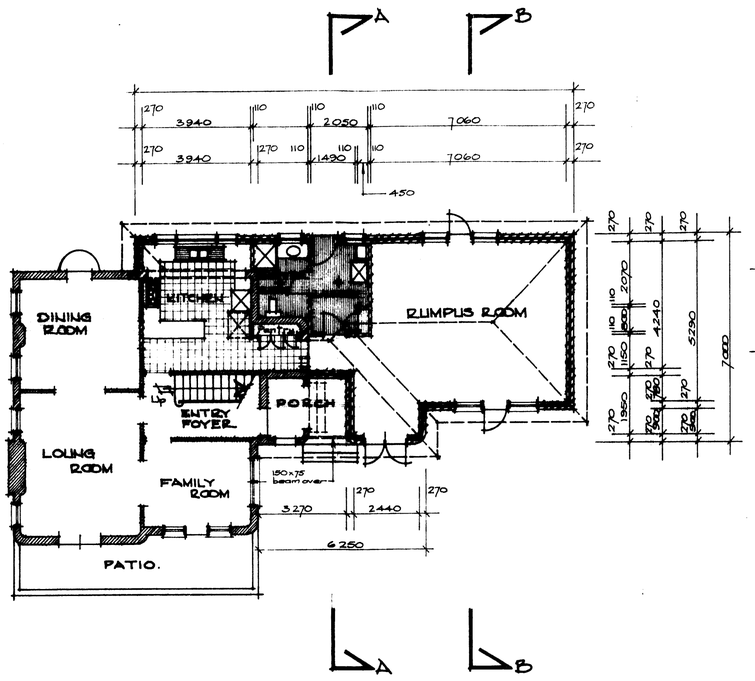
VIDLER DAVIES & ASSOCIATES PTY. LTD.
CONSULTING ENGINEERS
7/24 THOMAS STREET CHATSWOOD 2067 PH 412 4125

ALTERATIONS & ADDITIONS TO RESIDENCE
AT 1A VALLEY ROAD, LINDFIELD
FOR MR & MRS. M. BERECRY.

STRUCTURAL DETAILS

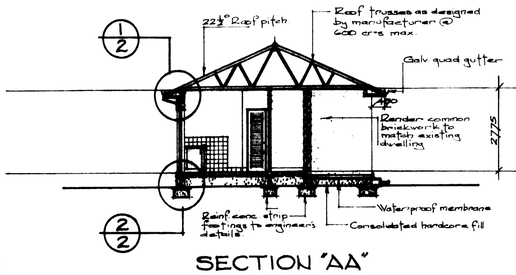
CHECKED	DATE	SCALES	DWG. No.	JOB No.
D Davies B.E.	MAY 1983	1:100, 1:20	1	8356

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GROUND FLOOR PLAN INDICATING PROPOSED MODIFICATIONS & ADDITIONS.

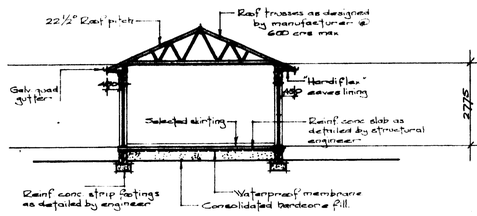
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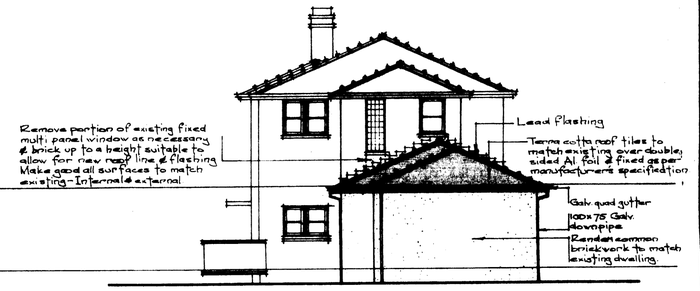
SECTION "AA"



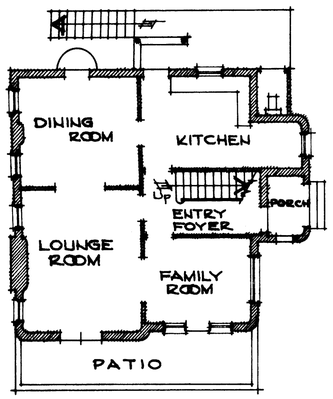
NORTH EAST ELEVATION



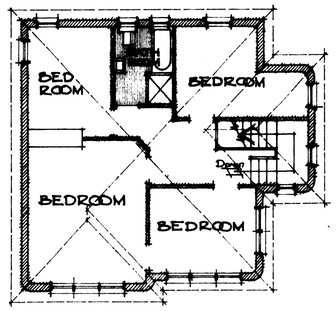
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NORTH WEST ELEVATION

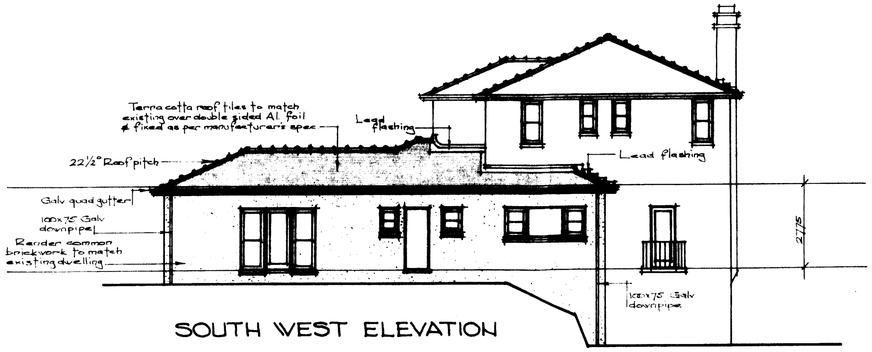


EXISTING GROUND FLOOR PLAN

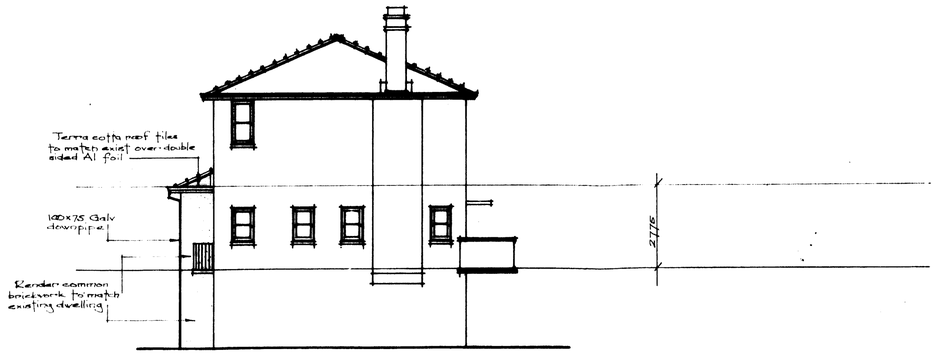


EXISTING FIRST FLOOR PLAN

SCALE 1:100.



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

No.	REVISION	DATE

CONTRACTOR SHALL CHECK AND VERIFY ALL DETAILS AND DIMENSIONS BEFORE COMMENCING CONSTRUCTION.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALE.

NOTES

Structural engineer's details shall be taken in preference to architectural details

PROPOSED MODIFICATIONS AND ADDITIONS TO EXIST. BRICK DWELLING

FOR:

MR & MRS. M. BERECRY

AT:

1A VALLEY ROAD
LINDFIELD 2070

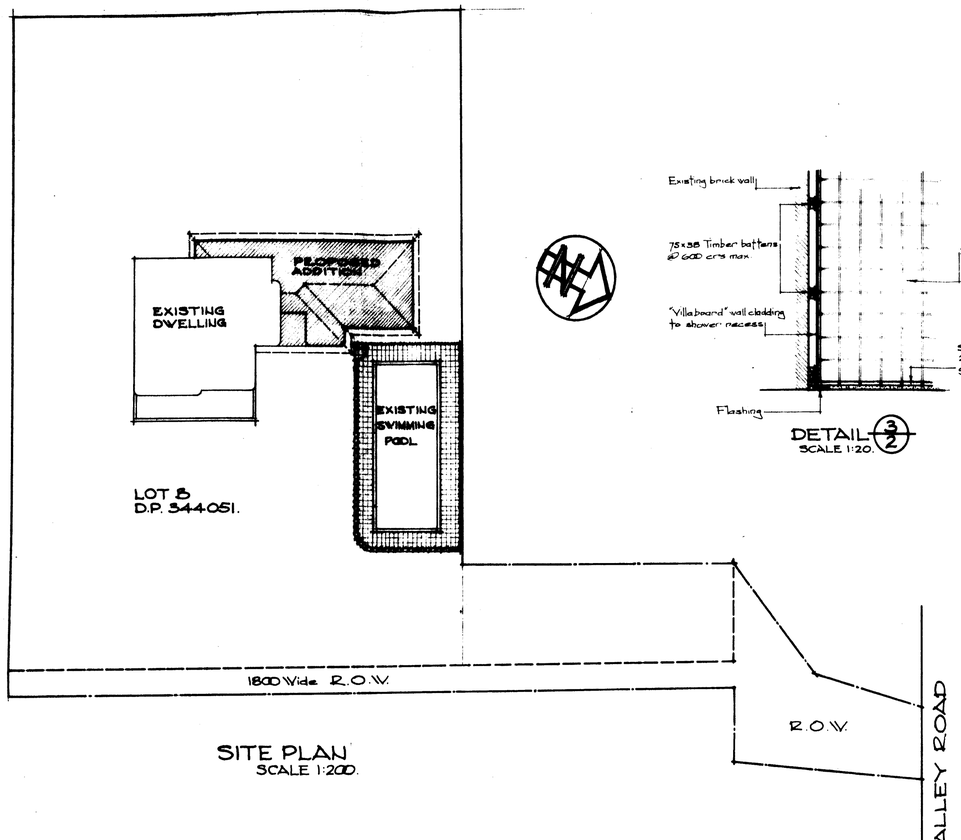
DRAWN	DATE
	10TH MAY 1985

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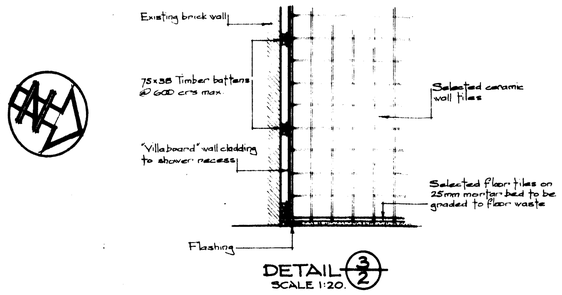
DRAWING No.	SHEET No.
R85-060	1-2

MICROBOX

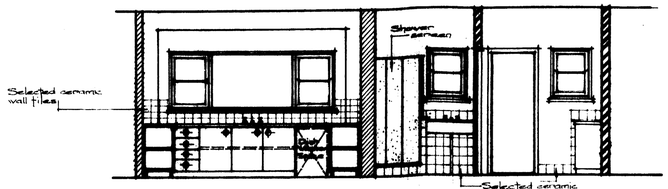
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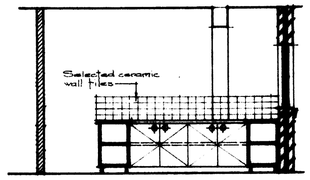
SITE PLAN
SCALE 1:200.



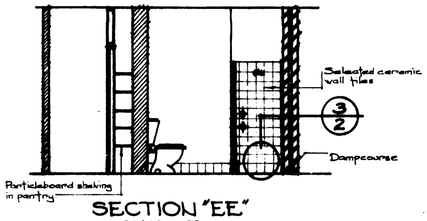
DETAIL 3/2
SCALE 1:20.



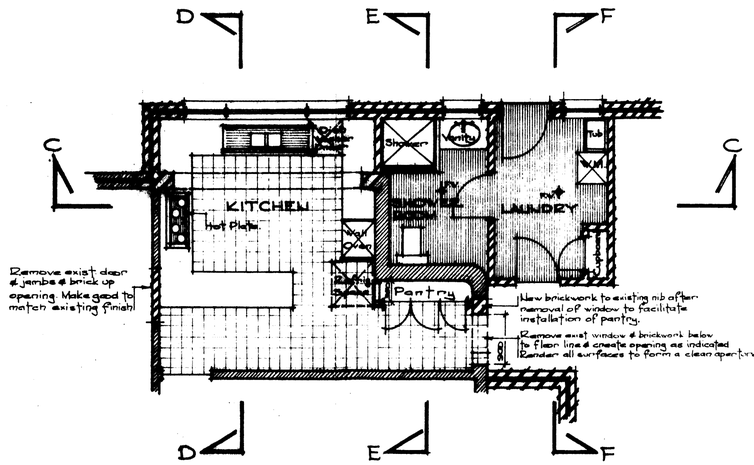
SECTION "CC"
SCALE 1:50



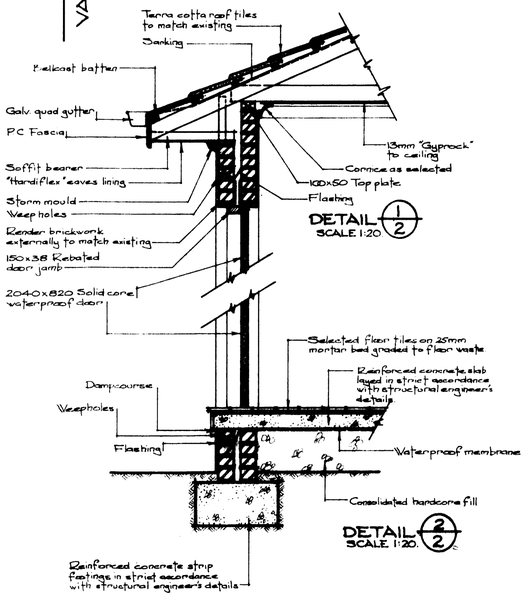
SECTION "DD"
SCALE 1:50



SECTION "EE"
SCALE 1:50

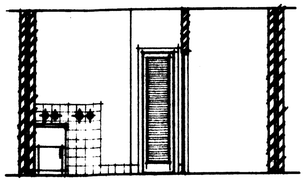


PART FLOOR PLAN OF PROPOSED ADDITION.
SCALE 1:50.



DETAIL 1/2
SCALE 1:20

DETAIL 2/2
SCALE 1:20.



SECTION "FF"
SCALE 1:50.

No.	REVISION	DATE

CONTRACTOR SHALL CHECK AND VERIFY ALL DETAILS AND DIMENSIONS BEFORE COMMENCING CONSTRUCTION.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALE.

NOTES

Structural Engineer's details shall be taken in preference to Architectural details.

PROPOSED MODIFICATIONS AND ADDITIONS TO EXISTING BRICK DWELLING

FOR:

Mr & Mrs BERECRY

AT:

1A. VALLEY ROAD LINDFIELD 2070.

DRAWN	DATE 10TH MAY 1983
SCALE	1:50 1:20 1:200

DRAWING No.	SHEET No.
R83-060	2-2

Ku-ring-gai Municipal Council
BUILDING APPLICATION NUMBER 83/1586

1. APPROVED subject to:-
   (a) The provisions of the Local Government Act, 1919, and Ordinance 70 thereunder.
   (b) The Schedule of Conditions of Approval affixed to the face of the approved plans, and/or any other supplementary Conditions endorsed hereunder.
   (c) The aforesaid Conditions taking precedence over anything to the contrary proposed by the Applicant.
   (d) The approval of Council is valid for 12 Months from the date of approval.

W.J. TAYLOR
Town Clerk.

Per ..... Building Surveyor. Date of Approval: 29.9.83

2. NOTE: This approval is subject to any additional conditions as may be endorsed on the approved plan and/or noted in specifications.
3. A wall of a Class 1 building shall be at a distance from the boundary line of not less than 900mm in the case of a building containing one or two storeys or of 1500mm in the case of a building containing more than two storeys.
   (a) The eaves gutter or roof overhang shall be no closer than 675mm in the case of a building containing one or two storeys.
   (b) The head of the 1125mm in the case of a building containing more than two storeys.
4. Council's building line is fixed at a minimum of ..... In respect of this allotment, under Section 308 of the Local Government Act, 1919, and no building or structures of any kind including garages will be permitted to be erected in front of the building alignment.
5. Builders are required to keep a True Copy of this Approved Plan on the site, these plans are to be available to Council's Officers on request.
6. The placing of any building materials on Council's Footpath or Roadway is prohibited and under no circumstances must any building operations be carried out on the Footpath or Roadway without Council's prior consent.
7. If garage accommodation is not provided, provision is to be made for a future car shelter by siting the dwelling at least 2.5m from one side boundary to permit access to the rear of the property.
8. Where a garage forms part of the main dwelling, it shall have a minimum ceiling height of 2.1m and be sealed from the dwelling with a fire resistant ceiling. Laundries in basement areas will be similarly treated.
9. Brick foundation walls are to be carried full height around the front and both side elevations of Timber framed buildings.
10. All exposed materials are to be painted to the satisfaction of Council's Officers on completion of the work.
11. Metal tray roof sheeting is to be painted with an anti-glare paint or colour bonded to the satisfaction of Council's Officers.
12. Front fence and side boundary fences to the building alignment of the dwelling, or a distance of 9m., whichever be the less, to be erected in brick, stone, concrete, post and rail, with chain or strand wire, or other approved design to a height in accordance with Council's Fencing Code. There is a special schedule for corner blocks which should be obtained from Council prior to such fence being erected.
13. SPECIAL NOTICE.
    COUNCIL MUST BE GIVEN 48 HOURS NOTICE IN WRITING WHEN FOOTINGS ARE FORMED, DAMPCOURSE LAID, ROOF TIMBERS FIXED IN POSITION, PREMISES COMPLETED AND BEFORE DRAINS ARE COVERED IN, FOR THE PURPOSES OF INSPECTION IN ACCORDANCE WITH THE PROVISIONS OF ORDINANCE 70 AND THE LOCAL GOVERNMENT ACT, 1919.
14. CERTIFICATE OF COMPLIANCE
    SECTION 317A CERTIFICATE WILL NOT BE ISSUED IF THE BUILDING DOES NOT COMPLY WITH THE APPROVED PLAN AND SPECIFICATION AND THE REQUIREMENTS OF ORDINANCE 70.
15. Unless to an approved Engineers Detail, concrete footings under 300mm and 230mm walls to be not less than 600mm by 300mm and under 110mm walls not less than 450mm by 300mm reinforced with two 5 rods, 12mm diameter to each respective footing with 6.5mm diameter stirrups at 1 centre centres, or concrete beam footings to 300mm and 230mm walls to be 450mm by 350mm on edge and under 110mm walls, 350mm by 100mm on edge, reinforced with eight and six rods 12mm diameter or equivalent respectively supported on 250mm diameter piers not more than 2m centres or submit an engineers detailed drawing of beams.
    OR
    Brick footings under 300mm and 230mm walls to be 1/600mm, 2/450mm, 2/350mm courses and under 110mm walls 1/450mm, 2/350mm, 2/230mm courses set in cement and reinforced with brick or other similar materials.
    OR
    Brick footings under 110mm walls to timber framed buildings to be 1/350mm course, and 1/350mm course, and 2/220mm courses set in cement.
16. Temporary closet accommodation to be provided in accordance with the requirements of the Municipal Health Surveyor for the use of workmen engaged on site, prior to the commencement of building operations:
    (a) Unsewered Areas — A portable chemical closet approved by the Health Commission of N.S.W.
    (b) Sewered Areas — A W.C. connected to the sewer in accordance with the requirements of the Metropolitan Water, Sewerage & Drainage Board.
17. If sewer is not available, approval is to be obtained for the installation of a Septic Tank, prior to building operations being commenced.
18. A drainage layout is to be obtained from the Health inspector prior to the commencement of any drainage works.
19. Where the floor of the garage, laundry, W.C. or other room is below the existing ground level a subsoil drain must be constructed to below floor level between the walls and the excavated ground and dealt with as directed by Council's Officers.
20. Provision is to be made for the collection and disposal of surface water, roof water and subsoil water to the satisfaction of the Municipal Health Surveyor.
21. Air conditioning units or systems and associated equipment to be installed in accordance with the requirements of the Municipal Health Surveyor.
22. Footpath levels at the Road Alignment are to be obtained from Council's Engineer's Department prior to any building operations being commenced. Access Paths to any Dwelling, Garage or Vehicle Shelter on the site should commence from the given Levels: but the suitability of the Grade of such paths and/or Vehicular Access is the SOLE RESPONSIBILITY of the owner.
23. The S.A.A. Wiring Rules relating to electric installation require manholes in a position to provide free access to the roof space. Details of the position and size of the meter board and of the fixing required for service mains should be ascertained from the Sydney County Council.
24. **TREE PRESERVATION ORDER**
    A Tree Preservation Order applies to the whole of the Municipality of Ku-ring-gai. This prohibits the ring-barking, cutting down, topping, lopping, removing or injuring or wilful destruction of any tree or trees, except with the written consent of Council. Council's approval of this building application, gives automatic approval to the removal ONLY of those trees located within the area covered by the proposed new building. The removal of ANY OTHER TREES requires the written consent of Council.
25. **LIMITING THE HOURS OF WORK**
    Notice is given that for the preservation of the amenity of the residents of the Municipality and the prevention of any public nuisance, noise generating work carried out in connection with building and construction operations is restricted to the following hours:—

Mondays to Saturdays, inclusive	— 7.a.m. to 5.30 p.m.
Sundays and Public Holidays	— Not permitted.

    and further, that the use of the following items of plant is also restricted to the abovementioned hours: compressors, bulldozers, power-operated woodworking machines, excavators and loaders, jackhammers, Ramset guns, concrete mixers and concrete delivery wagons, hoists, winches, welding and rivetting plant.

NOTE:
Section 314(3) of the Local Government Act, 1919, provides for appeals to the Land and Environment Court in respect of a decision of the Council.

WARNING:
These building plans must be submitted to the Building Plan Section of the Metropolitan Water, Sewerage and Drainage Board, Mezzanine Floor, 341 Pitt Street, Sydney, at least 14 days prior to commencement of work to ensure that the proposed structure meets with the requirements of the Board's By-Laws concerning:
(a) Location of Sanitary Fixtures.
(b) Relationship of building to
   1) Watermains
   2) Sewers
   3) Stormwater Channels

FAILURE TO SUBMIT THESE PLANS BEFORE COMMENCING WORK WILL RENDER THE OWNERS LIABLE TO A PENALTY AND MAY RESULT IN THE DEMOLITION OF THE WORK AT THE BUILDERS' EXPENSE.

TELEPHONE INSTALLATION:
Conduits with draw in wires should be laid in concrete floors to the points where telephone services are required. Consult the local Telecommunications Sales Office for advice.

SECT. 311 ... 1919
Council ...
☐ a) the amount ... under Part VI of the Workers Compensation Act 1971 as an insurance premium has been duly paid;
OR
☑ b) no amount is payable in respect of the building work.
CERTIFIED BY

1. Engineer's details (in duplicate), prepared by a qualified practising structural engineer, of floor slabs to be sumbitted to Council for consideration prior to commencement of work on the site.
2. All roof water to be piped to a dispersal trench positioned on contour to the satisfaction of Council's Chief Health Surveyor.

83/1586

PLEASE ... IN ALL ... NUMBER ...

WARNING:
ATTENTION IS DIRECTED TO THE NECESSITY FOR ALL GLAZING TO COMPLY WITH CLAUSE 134 OF ORDINANCE ... THE LOCAL GOVERNMENT ACT, 1919

(5)

KU-RING-GAI COUNCIL

Development Application File

Address: 1A VALLEY ROAD LINDFIELD

DA No: DA 0223/08

Allocated Officer: ~~Nabila.~~ Nadine PH

Approved

SCANNED

DOS 2(a)
RLHF ✓
Sleep Snd Hrvb Calc

SECTION 95A EXT

818 Pacific Highway, Gordon NSW 2072
Locked Bag 1056, Pymble NSW 2073
T 02 9424 0000 F 02 9424 0001
DX 8703 Gordon TTY 133 677
E kmc@kmc.nsw.gov.au
W www.kmc.nsw.gov.au
ABN 86 408 856 411

Ku-ring-gai Council

Contact: Shaun Garland

Ref: EXT0014/10

DA0223/08

15 April 2010

Bescorp Group Pty Ltd
Attention : Mr L Yan
49 Stanley Street
BURWOOD NSW 2134

Dear Sir

NOTICE OF DETERMINATION OF A SECTION 95A REQUEST FOR EXTENSION OF TERM OF DEVELOPMENT CONSENT

Issued under the Environmental Planning and Assessment Act 1979

Application No.:	EXT0014/10
Proposed development:	Proposed S95A Extension on DA0223/08 for 1 year
Property:	1A Valley Road LINDFIELD NSW 2070

We refer to your application for a one year extension to the term of the development consent to the above Development Application. We have assessed your request and advise that we have granted a one year extension.

New date of lapsing of consent: 24 April 2011

Date of determination: 14 April 2010

Advisory Notes

(a) Council is always prepared to discuss decisions, and in this regard do not hesitate to contact Shaun Garland on phone **9424 0000.**
(b) You cannot make further application to extend your consent.
(c) Extensions are valid for one year, irrespective of the term originally granted.
(d) Your consent will lapse if commencement of the use or works does not occur before the nominated lapsing date.

Signature on behalf of consent authority
Team Leader
Development Assessment

cc: Mr T P & Mrs H Chung(owners)
1A Valley Road
LINDFIELD NSW 2070

DA 223/08

14 April 2010

MEMORANDUM

TO: ROBYN PEARSON

FROM: SHAUN GARLAND

SUBJECT: APPLICATION FOR EXTENSION OF TIME
AT 1A VALLEY ROAD, LINDFIELD
DEVELOPMENT APPLICATION: DA223/08

Approval was granted to development application DA223/08 for alterations and additions at 1A Valley Road, Lindfield. An application for the extension of time (one year) to the lapsing date of this consent was received by Council on 12 April 2010.

Relevant History

Development Application No. 223/08 for additions and alterations was approved by Council on 22 April 2008. The consent operates from 23 April 2008 and is to lapse on 24 April 2010. This application for an extension of time would therefore result in a new expiry date of 24 April 2011.

Consideration

The proposal is required to be assessed having regard to the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulations 2000.

Clause 114 of the Environmental Planning and Assessment Regulation 2000 requires the following be submitted for such an application:

The application must

(a) be in writing, and

(b) identify the development consent to which it relates, and

(c) indicate why the consent authority should extend the time.

Assessment

The application is in writing, fees have been paid, and it identifies the consent as the Development Consent No. 223/08 on land at 1A Valley Road, Lindfield. The application also gives a reason for the application (see below). The requirements of the Regulations are therefore satisfied.

Consideration

Section 95A of the Environmental Planning and Assessment Act (1979) enables a consent authority to grant an extension of time upon application being sought by the applicant or any person entitled to act on the consent under the following conditions:

> *(1) If, in granting a development consent, the consent authority reduces the period after which the consent lapses to less than 5 years, the applicant or any other person entitled to act on the consent may apply to the consent authority, before the period expires, for an extension of 1 year.*
>
> *(2) The consent authority may grant the extension if satisfied that the applicant has shown good cause.*
>
> *(3) A person making an application under subsection (1) who is dissatisfied with the determination of the application or the failure of the consent authority to determine the application within 40 days after it is made, may appeal to the Court, and the Court may determine the appeal.*
>
> *(4) An extension of 1 year granted under this section commences to run from the later of the following:*
>
> > *(a) the date on which the consent would have lapsed but for the extension,*
> >
> > *(b) the date on which the consent authority granted the extension or, if the Court has allowed the extension in determining an appeal, the date on which the Court determined the appeal.*
>
> *(5) This section does not apply to complying development.*

Assessment

The following is an assessment of the application against the relevant provisions prescribed under the EP&A Act, 1979 and associated EP&A Regulations 2000:

(1) Council reduced the period after which consent lapsed to less than 5 years, therefore the applicant is entitled to request a 1 year extension.

(2) The applicant has provided 'good cause' indicating medical reasons as the basis for the request. This has formed the basis as to why they would like to extend the time period of the approved development at 1A Valley

Road, Lindfield for an additional 12 months. This is considered to be a good cause to justify an extension.

(3) The applicant requested an extension of 1 year, is permissible under the provisions of the Act. Consent for this application would allow an extension of time to 24 April 2011, 1 year after the current consent would otherwise lapse.

(4) This application is not for complying development.

Recommendation

The application is recommended for approval.

Shaun Garland
Team Leader (South)

Robyn Pearson
Acting Team Leader (North)

Date: 14 April 2010

(S)

S95A EXTENSION OF TERM OF DEVELOPMENT CONSENT

Section 95A, *Environmental Planning and Assessment Act* 1979

EXT0014/10.

818 Pacific Highway, Gordon NSW 2072 | Locked Bag 1056, Pymble NSW 2073
T 02 9424 0000 F 02 9424 0001 DX 8703 Gordon TTY 133 677
E kmc@kmc.nsw.gov.au W www.kmc.nsw.gov.au ABN 86 408 856 411

About this form Use this form to apply for an extension to the term of a valid consent.

Rules
1) You can only apply for this extension once.
2) Extensions are valid for 1 year, irrespective of the term originally granted.
3) You must lodge this form and pay the required fee prior to the lapsing of your consent.
4) You cannot get an extension to your consent if the consent was granted for 5 years.

Lodgement You can either send this completed application form to Council by mail or come into our Customer Service Centre and lodge it in person.

Any questions? Phone Customer Services on (02) 9424 0000, or call in to Council.

Application and site details

1. Applicant name, address and contact details.

Title: Mr ☑ Mrs ☐ Miss ☐ Ms ☐ Other ☐

Name: YAN (Surname) M (Given Names)

Company name: Bescorp Group Pty Ltd

ABN:

Postal address: 49 Stanley Street

Burwood NSW Post code: 2134

Phone (B) (02) 9706 5980 Fax (02) 9706 5990

Phone (H) (02) 9703 5348 Mobile phone 0425 318 878

E-mail bescorpgroup@hotmail.com

PAID
Ref No: #260
Receipt: 251321
Date: 12/4/10

2. Development Consent details.

Refer to your development consent.

DA Number: DA 0223/08 Date consent lapses 24th APRIL 2010

Description of consent: ADDITIONS AND ALTERATIONS TO EXISTING HOUSE

3. Location and title description of the property

*This will help us to correctly identify the land. You **must** identify the Lot and Plan number*

Unit, shop or suite: Street No: 1A Street: VALLEY RD

Suburb: LINDFIELD NSW 2070

Lot(s): B ~~344051~~ Section:

Deposited plan(s): 344051 Strata plan:

Other:

Obtain these details from rate notices, property deed or our property maps.

Ku-ring-gai Council Records	
Document No:	2010/064284
File Number:	EXT0014/10
File Location:	

(2)

4. Reasons for extension.

Please indicate reasons why we should grant an extension to the term of your consent.

DA APPROVAL EXPIRES ON THE 24th APRIL 2010
WE INTEND TO COMMENCE WORK IN MAY 2010.

Signatures

5. Owner's consent

*Must be signed by the owner of the land. If more than one owner, **every** owner must sign.*

If the owner is a company or owner's association, this form must be signed in accordance with s127 of the Corporations Act 2001. If the building is a strata building, the application must be stamped with the strata seal and signed by a authorised authority

As owner of the land to which this application relates, I consent to this application. I also give consent for authorised Council officers to enter the land to carry out inspections for the purpose of this development application.

☒ Name: TIMOTHY CHUNG Phone 0412-255273
Signature: [signature] Date: 13 / 4 / 2010
Address: 1A VALLEY RD LINDFIELD 2070

☒ Name: HELEN CHUNG Phone 0412-255273
Signature: [signature] Date: 13 / 4 / 2010
Address: 1A Valley Rd Lindfield 2070 Phone

☒ Name:
Signature: Date: ___ / ___ / 20___
Address:

☐ I am signing on behalf of the owner as the owner's legal representative. The nature of my legal authority (eg, power of attorney, executor, trustee, company director) is:

Documentary evidence is required to confirm your legal authority if you sign on behalf of the owner.

How to lodge this application

Lodge the application by either of the following methods:

Post: General Manager
Ku-ring-gai Council
Locked Bag 1056
PYMBLE NSW 2073

Courier or personal delivery: Council Chambers
818 Pacific Highway
GORDON NSW 2072

Contacting Council:

Phone: (02) 9424 0000
Fax: (02) 9424 0001
TTY: 133 677

Email: kmc@kmc.nsw.gov.au
Web: www.kmc.nsw.gov.au

Hours:

Lodging a DA - Monday – Friday, 8:30am – 4.30pm
Duty Planning Officer – telephone or visit Monday, Tuesday and Thursday 9am-12pm & 2pm- 5pm.

Acknowledgement:

You will receive a receipt for the amount paid. Soon after lodgement, we will also acknowledge lodgement of your application by providing you with its registered file number and the name of the development assessment officer who will assess your application.

Fees

Please contact Customer Services or refer to Council's Fees and Charges on the website.

Payment methods

You may pay by cash, eftpos or cheque. Make cheques payable to 'Ku-ring-gai Council'. Please do not send cash in the mail.

Transport and Parking

Bus or Rail: The Council is located within five minutes walking distance from Gordon train station. From the station, head west up via St Johns Ave to the Pacific Highway. Turn right and walk to the end of the block along the Pacific Highway. Cross the Pacific Highway at the lights and walk right to Council Chambers.

Parking: Short term customer parking spaces are available on site. On-street parking in nearby streets is also available.

Disability Access: Disability parking and a wheelchair accessible ramp are located at the Radford Place entrance to Council. A lift may be taken to the front counter.

12 APR 2010

818 Pacific Highway, Gordon NSW 2072
Locked Bag 1056, Pymble NSW 2073
T 02 9424 0888 **F** 02 9424 0880
DX 8703 Gordon **TTY** 02 9424 0875
E kmc@kmc.nsw.gov.au
W www.kmc.nsw.gov.au
ABN 86 408 856 411

Ku·ring·gai Council

Contact: Natalie Piggott-Herridge

Ref: DA0223/08

23 April 2008

Mr M Armstrong
Arc Architects
GPO Box 4202
SYDNEY NSW 200[illegible]

Dear Sir

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

SECTION 81(1)(A) ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

Application No.:	DA0223/08
Proposed Development:	Additions & Alterations
Property:	1A Valley Road LINDFIELD NSW 2070

Pursuant to Section 81 of the Act, notice is given that the above Development Application has been determined by the granting of consent, subject to the conditions specified in this Notice.

Date of determination:	22 April 2008
Date from which consent operates:	23 April 2008
Date consent lapses:	24 April 2010

The conditions of consent are as follows:

CONDITIONS THAT IDENTIFY APPROVED PLANS:

1. Approved architectural plans and documentation (alterations and additions)

The development must be carried out in accordance with work shown in colour on the following plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent:

Plan no.	*Drawn by*	*Dated*
DA-01C to DA-05C	arc architects	February 2008

Document(s)	*Dated*
Basix Certificate No: A30483	19 March 2008

Reason: To ensure that the development is in accordance with the determination of Council.

2. No demolition of extra fabric

Alterations to, and demolition of the existing building shall be limited to that documented on the approved plans (by way of notation). No approval is given or implied for removal and/or rebuilding of any portion of the existing building which is shown to be retained.

Reason: To ensure compliance with the development consent.

CONDITIONS TO BE SATISFIED PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION:

3. Notice of commencement

At least 48 hours prior to the commencement of any development or excavation works, a notice of commencement of building or subdivision work form and appointment of the principal certifying authority form shall be submitted to Council.

Reason: Statutory requirement.

4. Notification of builder's details

Prior to the commencement of any development or excavation works, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.

Reason: Statutory requirement.

5. Structural adequacy (alterations and additions)

Prior to commencement of any development or excavation works, the Principal Certifying Authority shall be satisfied that that those components of the building to be retained and/or altered will be structurally sound and able to withstand the excavation and demolition process.

C1. Note: Evidence from a qualified practising structural engineer, demonstrating compliance with the above and detailing, where relevant, means of support for those parts of the retained building shall be provided to the Principal Certifying Authority.

Reason: To ensure that the development can be undertaken in accordance with accepted construction practices as indicated on the endorsed development plans, without the need for modification of the consent.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE:

6. Long service levy

In accordance with Section 109F(i) of the Environmental Planning and Assessment Act a Construction Certificate shall not be issued until any long service levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 (or where such levy is payable by instalments, the first instalment of the levy) has been paid. Council is authorised to accept payment. Where payment has been made elsewhere, proof of payment is to be provided to Council

Reason: Statutory requirement.

7. External finishes and materials (alterations and additions)

Prior to the issue of the Construction Certificate, the Certifying Authority shall be satisfied that the external finishes of the building are consistent with the character of the existing house and the streetscape.

Note: Details of the colour, finish and substance of all external materials, including schedules and a sample board of materials and colours, are to be submitted to the Certifying Authority.

Reason: To protect the streetscape.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE OR PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION (WHICHEVER COMES FIRST):

8. Infrastructure restorations fee

To ensure that damage to Council Property as a result of construction activity is rectified in a timely matter:

a) All work or activity taken in furtherance of the development the subject of this approval must be undertaken in a manner to avoid damage to Council Property and must not jeopardise the safety of any person using or occupying the adjacent public areas.

b) The applicant, builder, developer or any person acting in reliance on this approval shall be responsible for making good any damage to Council Property, and for the removal from Council Property of any waste bin, building materials, sediment, silt, or any other material or article.

c) The Infrastructure Restoration Fee must be paid to the Council by the applicant prior to both the issue of the Construction Certificate and the commencement of any earthworks or construction.

d) In consideration of payment of the Infrastructure Restorations Fee, Council will undertake such inspections of Council Property as Council considers necessary and also undertake, on behalf of the applicant, such restoration

work to Council Property, if any, that Council considers necessary as a consequence of the development. The provision of such restoration work by the Council does not absolve any person of the responsibilities contained in (a) to (b) above. Restoration work to be undertaken by the Council referred to in this condition is limited to work that can be undertaken by Council at a cost of not more than the Infrastructure Restorations Fee payable pursuant to this condition

e) In this condition

"Council Property" includes any road, footway, footpath paving, kerbing, guttering, crossings, street furniture, seats, letter bins, trees, shrubs, lawns, mounds, bushland, and similar structures or features on any road or public road within the meaning of the Local Government Act 1993 (NSW) or any public place, and

"Infrastructure Restoration Fee" means the Infrastructure Restorations Fee calculated in accordance with the Schedule of Fees & Charges adopted by Council as at the date of payment and the cost of any inspections required by the Council of Council Property associated with this condition.

Reason: To maintain public infrastructure.

CONDITIONS TO BE SATISFIED DURING THE DEMOLITION, EXCAVATION AND CONSTRUCTION PHASES:

9. Approved plans to be on site

A copy of all approved and certified plans, specifications and documents incorporating conditions of consent and certification (including the Construction Certificate if required for the work) shall be kept on site at all times during the demolition, excavation and construction phases and must be readily available to any officer of Council or the Principal Certifying Authority.

Reason: To ensure that the development is in accordance with the determination of Council.

10. Prescribed conditions

The applicant shall comply with any relevant prescribed conditions of development consent under clause 98 of the Environmental Planning and Assessment Regulation. For the purposes of section 80A (11) of the Environmental Planning and Assessment Act, the following conditions are prescribed in relation to a development consent for development that involves any building work

- The work must be carried out in accordance with the requirements of the Building Code of Australia
- In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any works commence

Reason: Statutory requirement.

11. Statement of compliance with Australian Standards

The demolition work shall comply with the provisions of Australian Standard AS2601: 2001 The Demolition of Structures. The work plans required by AS2601: 2001 shall be accompanied by a written statement from a suitably qualified person that the proposal contained in the work plan comply with the safety requirements of the Standard. The work plan and the statement of compliance shall be submitted to the satisfaction of the Principal Certifying Authority prior to the commencement of any works.

Reason: To ensure compliance with the Australian Standards.

12. Demolition, excavation and construction work hours

Demolition, excavation, construction work and deliveries of building material and equipment must not take place outside the hours of 7.00am to 5.00pm Monday to Friday and 8.00am to 12.00pm Saturday. No work and no deliveries are to take place on Sundays and public holidays.

Excavation or removal of any materials using machinery of any kind, including compressors and jack hammers, must be limited to between 7.30am and 5.00pm Monday to Friday, with a respite break of 45 minutes between 12 noon and 1.00pm.

Where it is necessary for works to occur outside of these hours (i.e. concrete pours and standing of plant), approval for such will be subject to the issue of an "outside of hours works permit" from Council as well as notification of the surrounding properties likely to be affected by the proposed works.

Note: Failure to obtain a permit for work outside of the approved hours will result in on the spot fines being issued.

Reason: To ensure reasonable standards of amenity for occupants of neighbouring properties.

13. Construction noise

During excavation, demolition and construction phases, noise generated from the site shall be controlled in accordance with the recommendations of the approved noise and vibration management plan.

Reason: To ensure reasonable standards of amenity to neighbouring properties

14. Site notice

A site notice shall be erected on the site prior to any work commencing and shall be displayed throughout the works period.

The site notice must:

- be prominently displayed at the boundaries of the site for the purposes of informing the public that unauthorised entry to the site is not permitted

- display project details including, but not limited to the details of the builder, Principal Certifying Authority and structural engineer
- be durable and weatherproof
- display the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice
- be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted

Reason: To ensure public safety and public information.

15. Dust control

During excavation, demolition and construction, adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood. The following measures must be adopted:

- physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust
- earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed
- all materials shall be stored or stockpiled at the best locations
- the ground surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs
- all vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust
- all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays
- gates shall be closed between vehicle movements and shall be fitted with shade cloth
- cleaning of footpaths and roadways shall be carried out daily

Reason: To protect the environment and amenity of surrounding properties.

16. Use of road or footpath

During excavation, demolition and construction phases, no building materials, plant or the like are to be stored on the road or footpath without written approval being obtained from Council beforehand. The pathway shall be kept in a clean, tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the applicant/owner/builder, as the case may be.

Reason: To ensure safety and amenity of the area.

17. Guarding excavations

All excavation, demolition and construction works shall be properly guarded and protected with hoardings or fencing to prevent them from being dangerous to life and property.

Reason: To ensure public safety.

18. Toilet facilities

During excavation, demolition and construction phases, toilet facilities are to be provided, on the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Reason: Statutory requirement.

19. Protection of public places

If the work involved in the erection, demolition or construction of the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place.

If necessary, a hoarding is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

Any hoarding, fence or awning is to be removed when the work has been completed.

Reason: To protect public places.

20. Recycling of building material (general)

During demolition and construction, the Principal Certifying Authority shall be satisfied that building materials suitable for recycling have been forwarded to an appropriate registered business dealing in recycling of materials. Materials to be recycled must be kept in good order.

Reason: To facilitate recycling of materials.

21. Construction signage

All construction signs must comply with the following requirements:

- are not to cover any mechanical ventilation inlet or outlet vent
- are not illuminated, self-illuminated or flashing at any time
- are located wholly within a property where construction is being undertaken
- refer only to the business(es) undertaking the construction and/or the site at which the construction is being undertaken

- are restricted to one such sign per property
- do not exceed 2.5m^2
- are removed within 14 days of the completion of all construction works

Reason: To ensure compliance with Council's controls regarding signage.

22. Road reserve safety

All public footways and roadways fronting and adjacent to the site must be maintained in a safe condition at all times during the course of the development works. Construction materials must not be stored in the road reserve. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to any public access ways fronting the construction site. Where public infrastructure is damaged, repair works must be carried out when and as directed by Council officers. Where pedestrian circulation is diverted on to the roadway or verge areas, clear directional signage and protective barricades must be installed in accordance with AS1742-3 (1996) "Traffic Control Devices for Work on Roads". If pedestrian circulation is not satisfactorily maintained across the site frontage, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.

Reason: To ensure safe public footways and roadways during construction.

23. Services

Where required, the adjustment or inclusion of any new utility service facilities must be carried out by the applicant and in accordance with the requirements of the relevant utility authority. These works shall be at no cost to Council. It is the applicants full responsibility to make contact with the relevant utility authorities to ascertain the impacts of the proposal upon utility services (including water, phone, gas and the like). Council accepts no responsibility for any matter arising from its approval to this application involving any influence upon utility services provided by another authority.

Reason: Provision of utility services.

24. Erosion control

Temporary sediment and erosion control and measures are to be installed prior to the commencement of any works on the site. These measures must be maintained in working order during construction works up to completion. All sediment traps must be cleared on a regular basis and after each major storm and/or as directed by the Principal Certifying Authority and Council officers.

Reason: To protect the environment from erosion and sedimentation.

25. Drainage to existing system

Stormwater runoff from all new impervious areas and subsoil drainage systems shall be piped to the existing site drainage system. The installation of new drainage components must be completed by a licensed contractor in accordance

with AS3500.3 (Plumbing Code) and the BCA. No stormwater runoff is to be placed into the Sydney Water sewer system. If an illegal sewer connection is found during construction, the drainage system must be rectified to the satisfaction of Council and Sydney Water.

Reason: To protect the environment.

26. No storage of materials beneath trees

No activities, storage or disposal of materials shall take place beneath the canopy of any tree protected under Council's Tree Preservation Order at any time.

Reason: To protect existing trees.

27. Removal of refuse

All builders' refuse, spoil and/or material unsuitable for use in landscape areas shall be removed from the site on completion of the building works.

Reason: To protect the environment.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE:

28. Compliance with BASIX Certificate

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall be satisfied that all commitments listed in BASIX Certificate No. A30483 have been complied with.

Reason: Statutory requirement.

29. Infrastructure repair

Prior to issue of the Occupation Certificate, the Principal Certifying Authority must be satisfied that any damaged public infrastructure caused as a result of construction works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub contractors, concrete vehicles) is fully repaired to the satisfaction of Council Development Engineer and at no cost to Council.

Reason: To protect public infrastructure.

CONDITIONS TO BE SATISFIED AT ALL TIMES:

30. Loading and unloading

At all times, all loading and unloading of service vehicles in connection with the use of the premises shall be carried out wholly within the site.

Reason: To ensure safe traffic movement.

DA Notice of determination - [illegible] - [illegible] - [illegible]

Reason for conditions
To safeguard the amenity of the locality.

Other approvals
This consent does not include any other approvals granted under Section 78A(5) of the Environmental Planning and Assessment Act 1979.

Right of appeal
If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 12 months of the date on which you receive this Notice.

Advisings

a) Council is always prepared to discuss its decisions and in this regard please do not hesitate to contact Natalie Piggott-Herridge on telephone **9424 0000**.

b) Section 82A of the Environmental Planning and Assessment Act 1979 provides that the applicant may request a review of the determination. The request must be made in writing on the S.82A Review application form (refer Council's website or customer service centre) within twelve (12) months of receipt of this Notice of Determination, together with payment of the appropriate fees. It is recommended that the applicant discuss any request for a review of determination with Council staff before lodging such a request. There is no right of review under S82A of the Act in respect of Designated or Integrated Development.

c) Changes to the external configuration of the building, changes to the site layout, density and unit configuration internal changes to the proposed building or any changes to the proposed operation of a use may require the submission of a modification application under Section 96 of the Environmental Planning and Assessment Act 1979. Any proposed modification to the development consent, must result in a development that is substantially the same development as that which was originally approved. It is recommended that the applicant discuss any request for a review of determination with Council staff before lodging such a request.

d) Your attention is drawn to the necessity to:

Obtain a ***Construction Certificate*** under Section 109(1)(b) of the Environmental Planning and Assessment Act 1979 in respect of the development consent.

An application for a Construction Certificate may be lodged with Council. Alternatively you may apply to an accredited certifier.

All building work must be carried out fully in accordance with the conditions of the development consent and it is an offence to carry out unauthorised building work that is not in accordance with the development consent.

An offence under the Environmental Planning and Assessment Act 1979 and Regulations is subject to a penalty up to $110,000 and $11,000, respectively.

Council may also serve a notice and an order to require the demolition/removal of unauthorised building work or to require the building to be erected fully in accordance with the development consent.

On the spot penalties will be imposed for works which are carried out in breach of this consent, or without consent.

A Section 96 application is required to be submitted to and approved by Council, prior to commencement of any variations from the approved plans and conditions of consent.

Per: Neil Hodge

Signature on behalf of consent authority
Team Leader
Development Assessment

cc: Mr T P & Mrs H Chung (owners)
1A Valley Road
LINDFIELD NSW 2070

STAMPING REQUEST SHEET

DCO: Natalie PH **DATE:** 22/4/08

DA No: 223/08 **PROPOSAL:** Adds & Alts

Owners signature of consent is provided	YES	NO
Builders Indemnity Insurance is required	YES	NO
Builders Indemnity Insurance has been submitted	YES	NO

FEES

Section 94 Fees are required for this DA. **YES** **NO**

What is the occupancy rate?

❑ 1.25 ❑ 1.75 ❑ 2.75 ❑ 3.5

CC RELEASE

❑	Are conditions of consent complied with?	YES	NO
❑	Can Construction Certificate be released?	YES	NO
❑	I have signed the Construction Certificate for release	YES	NO

PLAN RELEASE

❑ Please post to Applicant

❑ Please contact the applicant for collection:

Details (Name/Contact No): 24/4/08
DA posted to applicant.

DCO's Signature: [signature]

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A30483

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 29/9/2006 published by Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Wednesday, 19, March 2008

NSW GOVERNMENT
Department of Planning

Description of project

Project address	
Project name	1a Valley Road
Street address	1a Valley Road Lindfield 2070
Local Government Area	Ku-ring-gai Council
Plan type and number	Deposited Plan 344051
Lot number	3
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at $50,000 or more, and does not include a pool (and/or spa).

KU-RING-GAI COUNCIL
THIS IS THE PLAN/S REFERRED TO IN NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION
No. 0223/08
DATE 22/4/08

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Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
floor above existing dwelling or building.	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

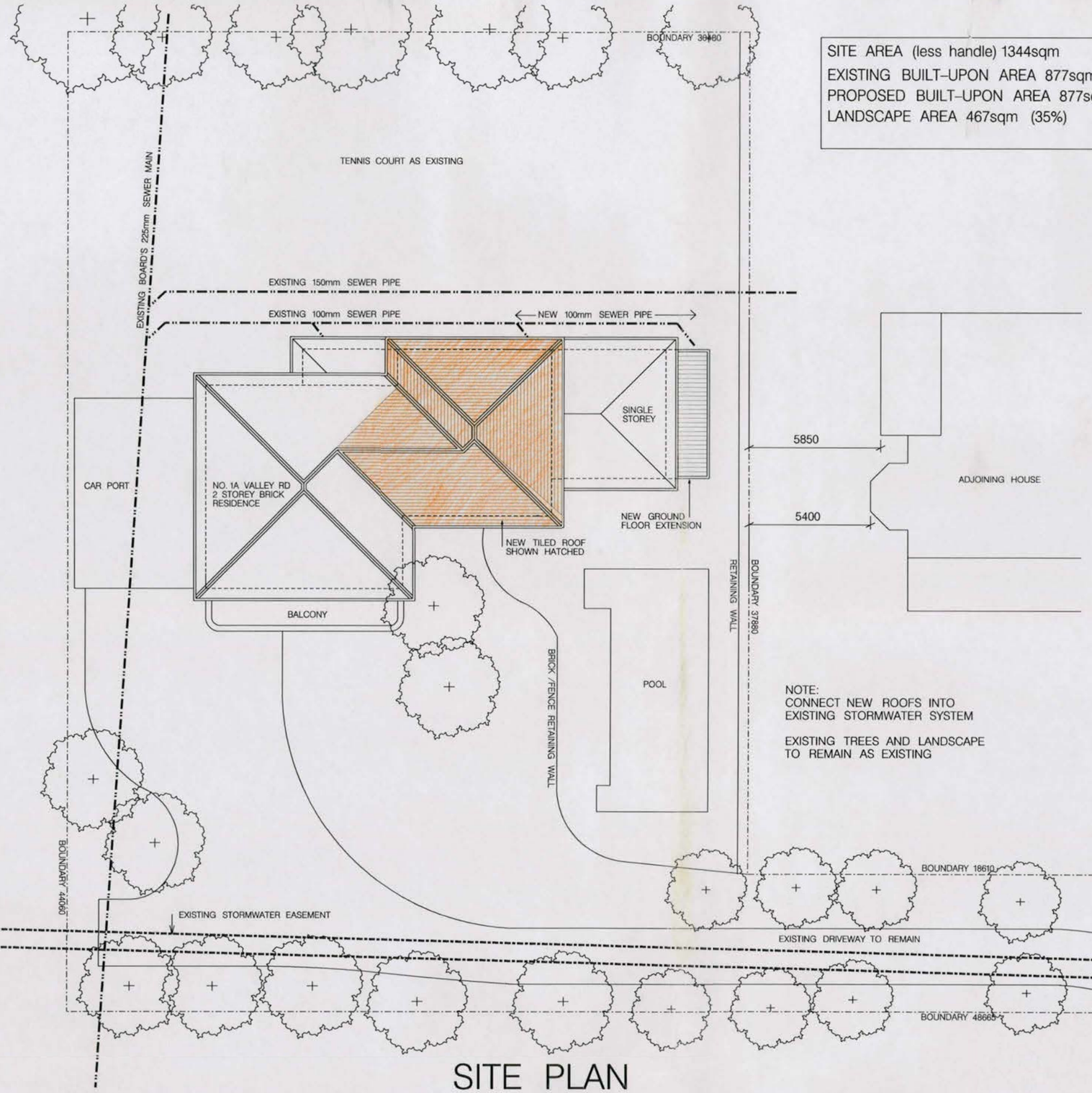
Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	SW	7.36	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	SW	7.36	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W3	SW	1.3	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W4	SW	1.3	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W5	SW	7.36	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W6	NW	1.3	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W7	SW	0.7	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W8	SW	2.6	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W9	NW	1.1	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W10	NE	1	0	0	awning (fixed) >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W11	NE	3.7	0	0	awning (fixed) >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W12	NE	1.8	5	2	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.



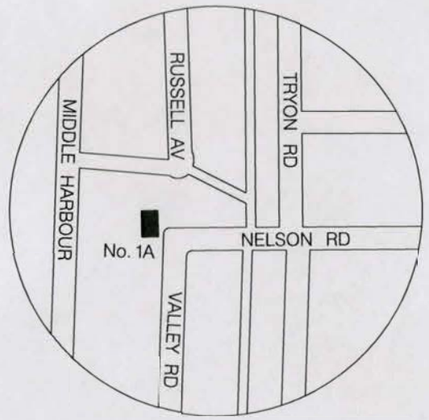
SITE PLAN

NOTE:
CONNECT NEW ROOFS INTO EXISTING STORMWATER SYSTEM

EXISTING TREES AND LANDSCAPE TO REMAIN AS EXISTING

SITE AREA (less handle) 1344sqm
EXISTING BUILT-UPON AREA 877sqm (65%)
PROPOSED BUILT-UPON AREA 877sqm (65%)
LANDSCAPE AREA 467sqm (35%)

SITE AREA 1534sqm
LOT B, DP 344051
C.o.T. FOLIO B/344051

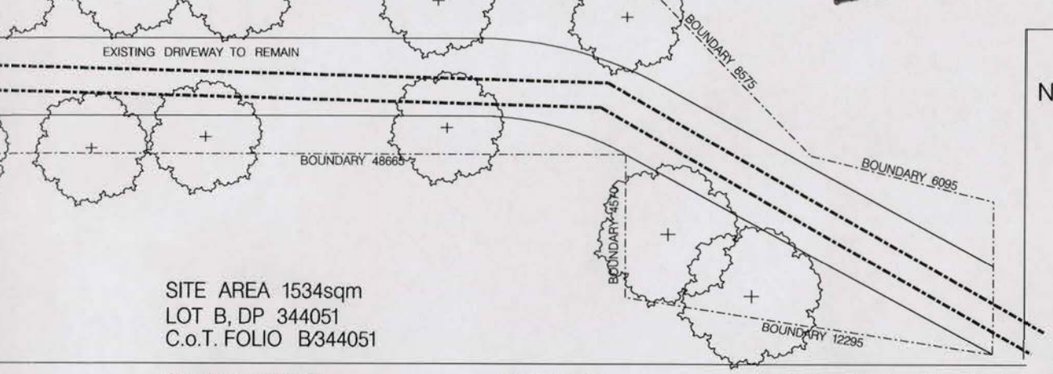


LOCATION PLAN

NOT TO SCALE

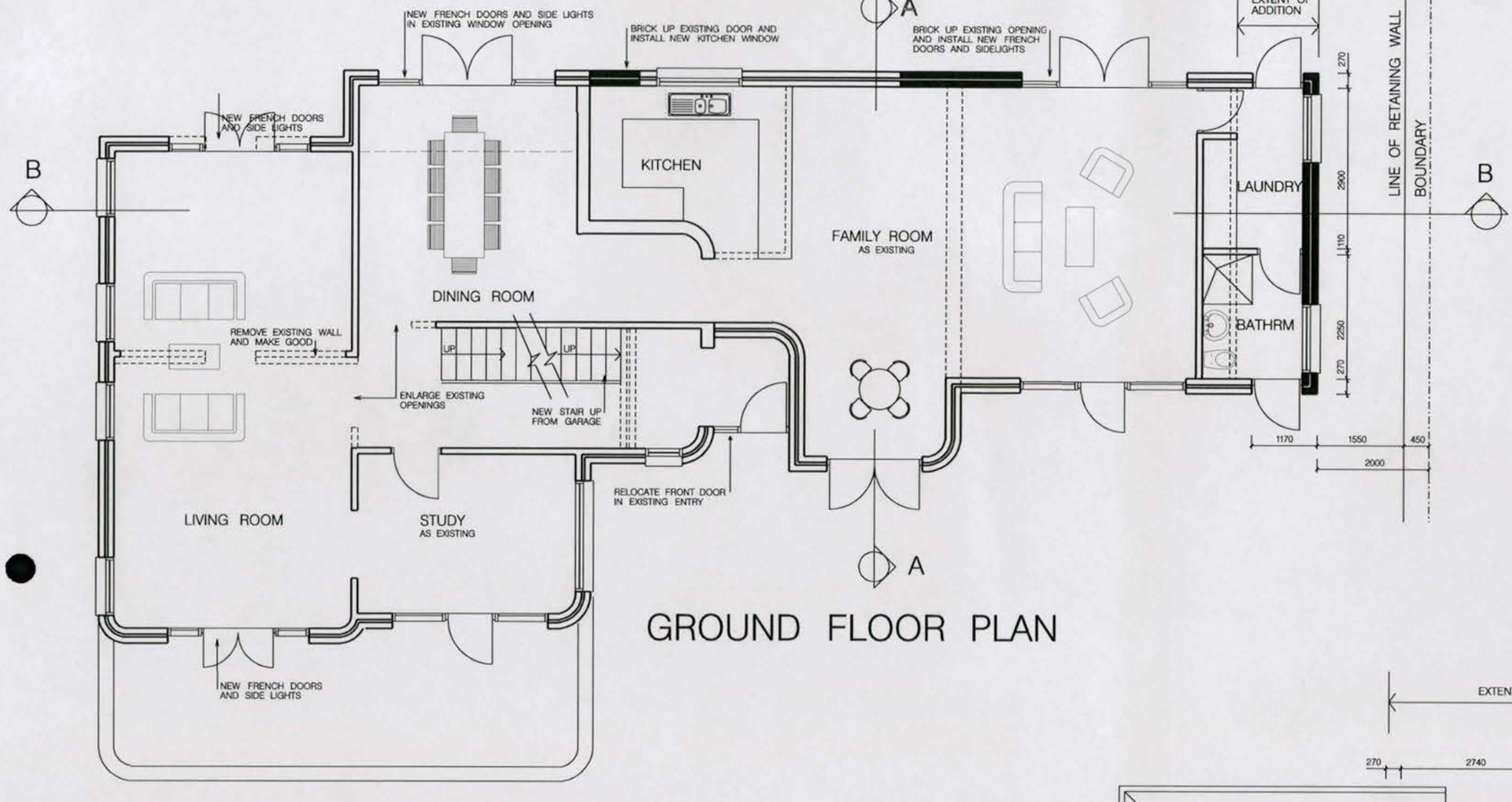
KU-RING-GAI COUNCIL
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No. 0223/08
DATE 22/4/08

20 MAR 2008
CUSTOMER SERVICE CENTRE



CHUNG HOUSE	SITE PLAN	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA – 01C SCALE : 1:200 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arcarchitects@ozemail.com.au

arc architects



GROUND FLOOR PLAN

BASIX REQUIREMENTS

INSULATION

SUSPENDED ENCLOSED FLOOR	R1.3
EXTERNAL BRICK VENEER WALLS	R1.7
FLAT CEILING PITCHED ROOF	R3.0

WINDOWS AND GLAZED DOORS

EAVES OVERHANGS TO BE 450mm MIN, LESS THAN 500mm ABOVE WINDOW HEAD AND 2400mm ABOVE SILL

W10 & 11 TO HAVE FIXED AWNINGS 900mm DEEP

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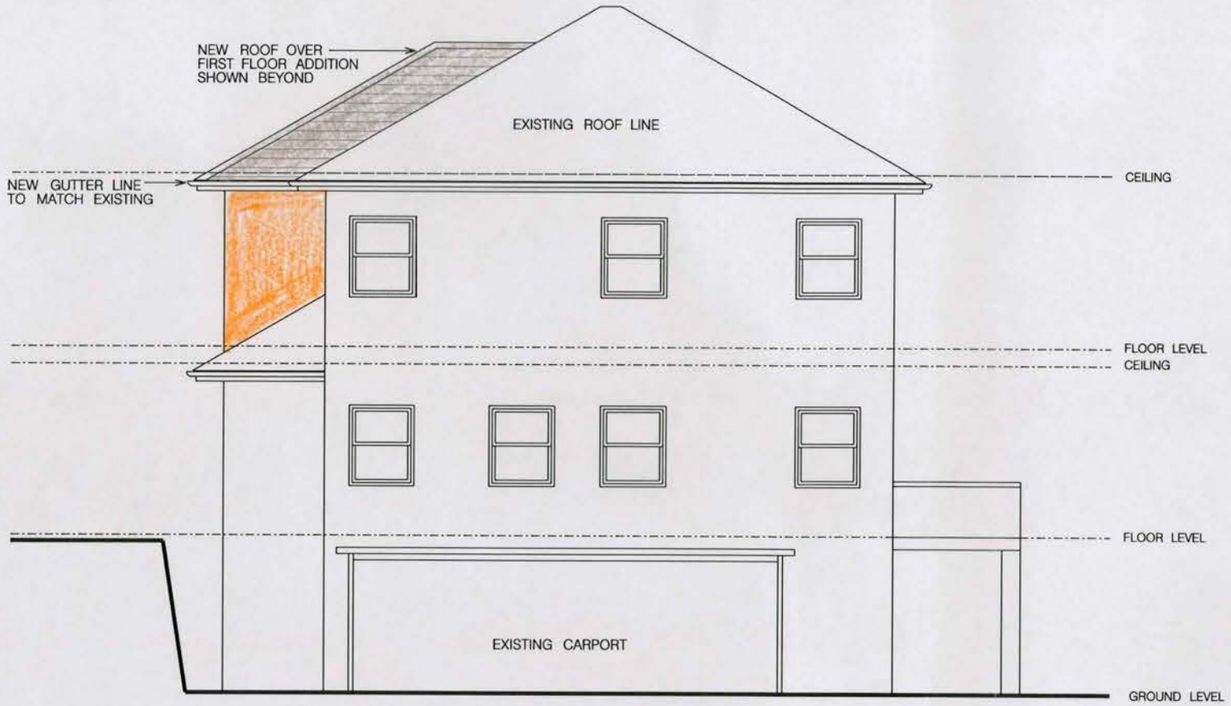
GARAGE FLOOR PLAN

FIRST FLOOR PLAN

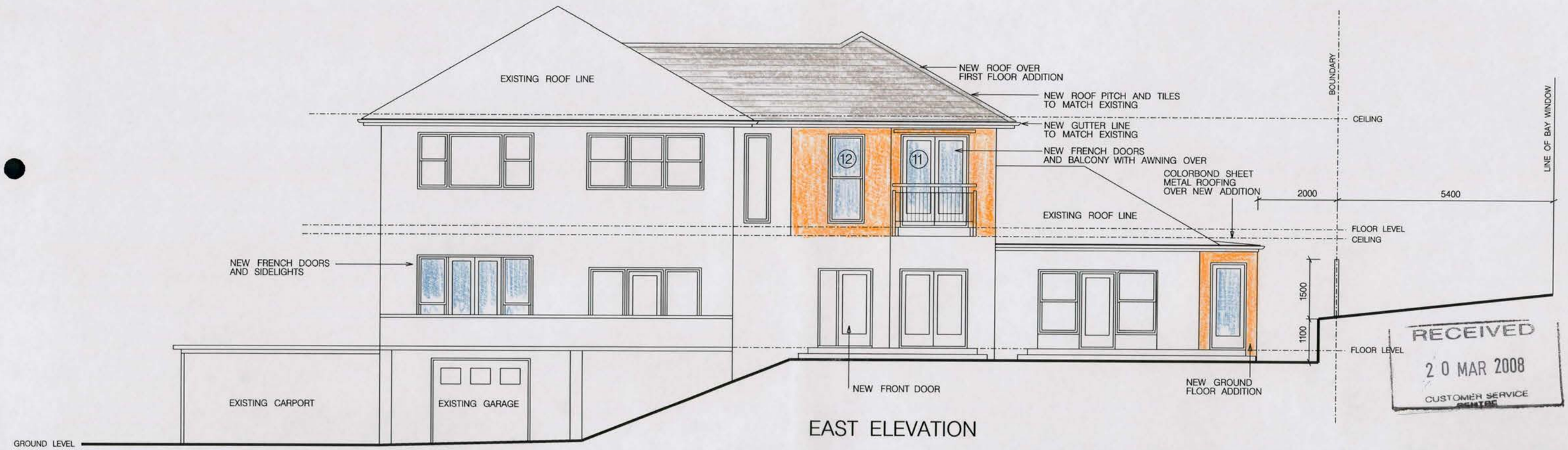
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CHUNG HOUSE	FLOOR PLANS	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA – 02C SCALE : 1:100 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arcarchitects@ozemail.com.au

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SOUTH ELEVATION
AS EXISTING



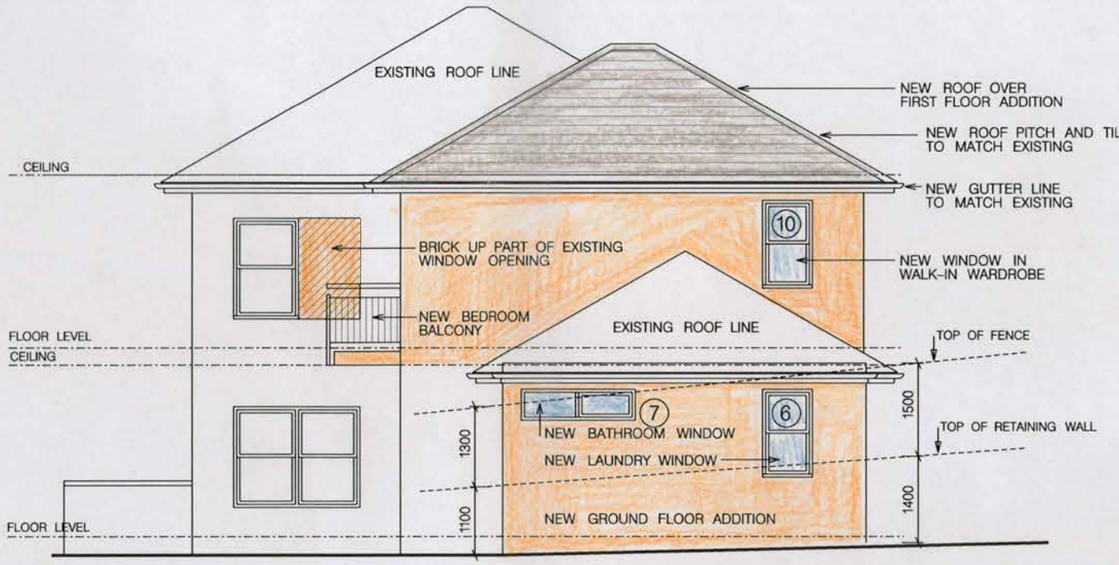
EAST ELEVATION

KU-RING-GAI COUNCIL
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DATE 22/4/08 MOH

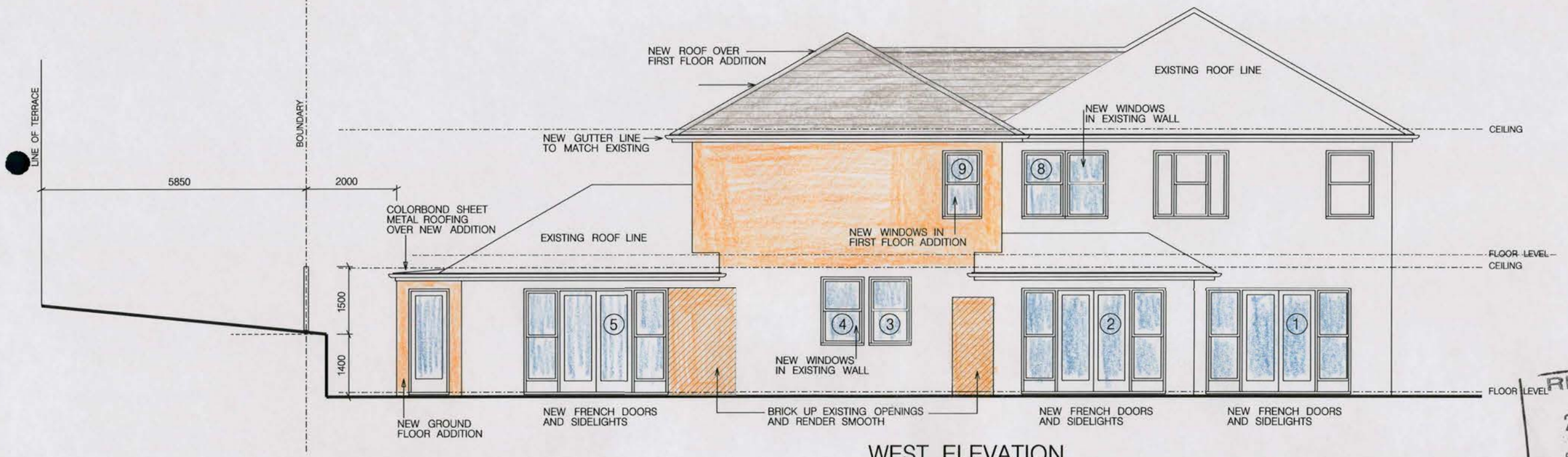
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CUSTOMER SERVICE CENTRE

CHUNG HOUSE	ELEVATIONS	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA – 03C SCALE : 1:100 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arc@netspace.net.au

arc architects



NORTH ELEVATION



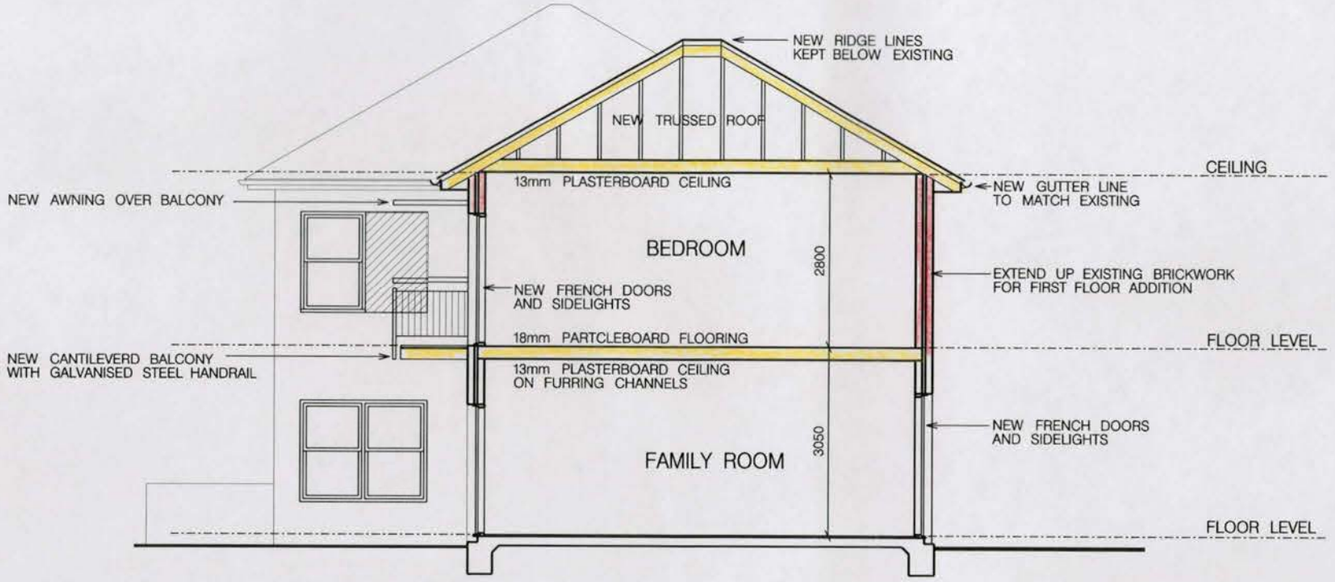
WEST ELEVATION

KU-RING-GAI COUNCIL
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No. 0223/08
DATE 22/4/08 KDN

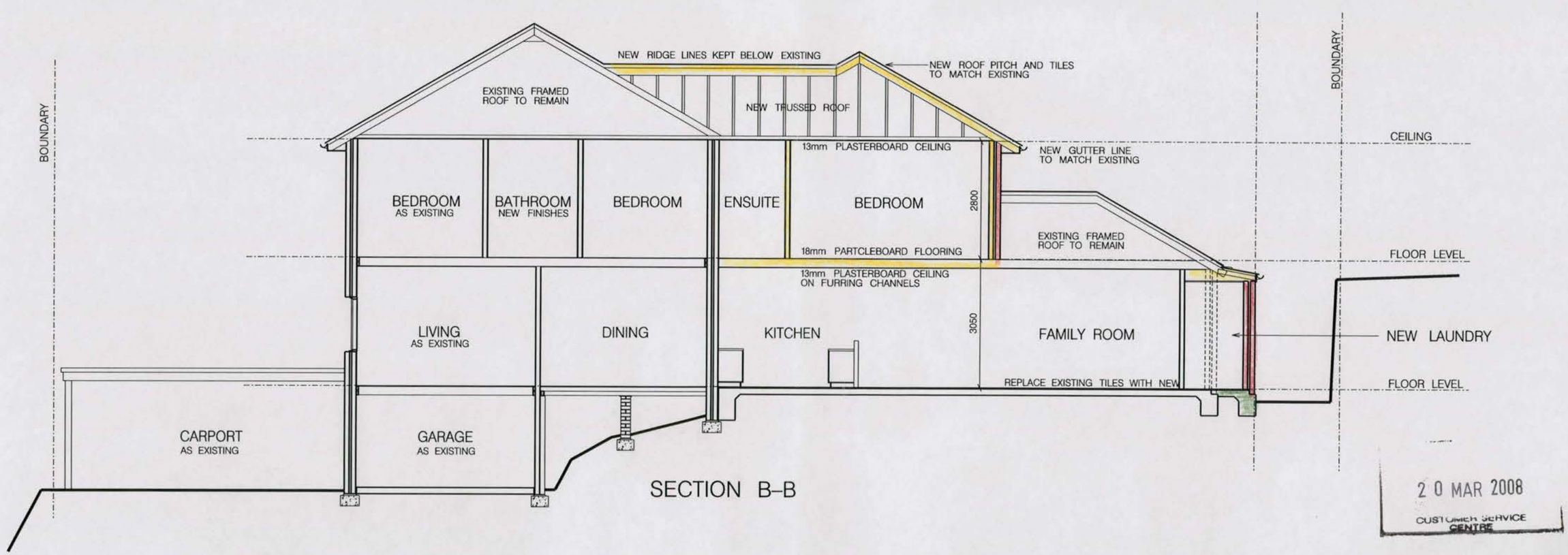
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CUSTOMER SERVICE CENTRE

CHUNG HOUSE	ELEVATIONS	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA – 04C SCALE : 1:100 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arc@netspace.net.au

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SECTION A–A



SECTION B–B

KU-RING-GAI COUNCIL
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No. S223/08
DATE 22/4/08

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CUSTOMER SERVICE CENTRE

CHUNG HOUSE	ELEVATIONS	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA – 05C SCALE : 1:100 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arc@netspace.net.au

arc architects

DEVELOPMENT APPLICATION

EXECUTIVE SUMMARY

Property	1A Valley Road LINDFIELD NSW 2070
Lot & DP	Lot B DP 344051
Proposal	Additions & alterations
Development application no.	DA0223/08
Ward	ROSEVILLE
Applicant	Arc Architects
Owner	Mr Timothy Patrick Chung & Mrs Helen Chung
Date lodged	20/03/2008
Issues	
Submissions	No
Land & Environment Court	N/A
Recommendation	Approval
Assessment Officer	Natalie Piggott-Herridge

LEGISLATIVE REQUIREMENTS:

Zoning	Residential 2(a)
Permissible under	KPSO
Relevant legislation	SEPP 55, SREP (Sydney harbour Catchment) 2005, KPSO DCP 38 – Residential Design Manual DCP 31 - Access DCP 40 – Waste Management DCP 43 – Car Parking DCP 47 – Water Management
Integrated development	NO

HISTORY

An application for additions and alterations was received on 20 March 2008. Neighbour notification commenced on 27 March 2008 expiring on 10 April 2008. No submissions were received.

A 'stop the clock' letter was sent to the applicant ARC Architects on 27 March 2008 requesting the following:

- *A Statement of Environmental Effects is required to address all of the relevant provisions of the Ku-Ring-Gai Planning Scheme Ordinance and Development Control Plan No 38 along with specific details as to how the application now meets these provisions.*

Correspondence was received by Council on 11 April 2008 from ARC Architects with the additional information that was requested.

A referral was sent to Council's Heritage officer for comment, which were received on 22 April 2008.

Development history:

Building Applications:
BA82/1843 – New Pool approved 17 November 1982
BA83/1586 – Additions approved 29 September 1983
BA87/1568 – Carport approved 30 September 1987

Development Application History
DA 0012/01 – Additions and alterations – approved 3 September 2001

DA0012/01 was lodged on the 5 January 2001 for additions and alterations. The plans that were submitted for DA0012/01 are nearly identical to the plans submitted for the current proposal, with the following differences:

- DA0012/01 proposed laundry and bathroom extension 0.5m longer and reconfigured;
- DA0223/08 eastern elevation ground floor window repositioned;
- DA0223/08 western elevation ground floor additional window deleted, and deletion of one window on first floor;
- DA0223/08 northern elevation addition of window on ground floor.

The proposal was referred to Council's heritage officer as there were concerns that the proposal may affect the heritage property at 1 Valley Rd Lindfield, known as Oberon. Subsequently not issues or objections were raised with Council's heritage officer.

It was identified within the statement of environmental effects that the site area without the handle was 1343m^2 and that the existing built upon area was 923m^2 being 68% of this site. Under clause 60C (2) of the Ku-ring-gai Planning Scheme Ordinance the maximum built upon area is 60%. It was considered that no SEPP1 objection was required at this time as the built upon area was existing and not being increased by the proposal.

The application was approved on 3 September 2001 and an extension of time was applied for on 29 August 2003 for a period of 12 months.

It is noted that there is a 3% difference in the built upon area for the current application which is stated as being 65%. Regardless of the discrepancy the built upon area is still over the 60% maximum requirement.

Land and Environment Court appeal history:

Not applicable.

THE SITE AND SURROUNDING AREA

The site:

Visual character study category:	Post 1968
Easements/rights of way:	Yes – Drainage sewer easement
Heritage Item:	No
Heritage conservation area:	No
In the vicinity of a heritage item:	Yes – 1 Valley Road Lindfield known as 'Oberon'
Bush fire prone land:	No
Endangered species:	Yes Blue Gum High Forest – Not affected by this application
Urban bushland:	No
Contaminated land:	No

Site Description:

The site is legally described as Lot B in DP344051, known as 1A Valley Road Lindfield. The site is located on a battle axe block at the rear of 1 Valley Road Lindfield and is accessed by a driveway strip to the street. The site comprises of a two storey dwelling with garage, carport, tennis court and swimming pool.

Surrounding development:

The surrounding development is single and two storey residential development.

THE PROPOSAL

The application proposes additions and alterations to the existing dwelling as follows:

Ground Floor:

- New ground floor laundry and bathroom extended from existing family room with single French doors on western and eastern elevations;
- New internal access stairs to garage;
- Addition of two single windows and three French doors and sidelights on western elevation with existing openings to be bricked up and rendered;
- Addition of one bathroom window and one single window on northern elevation;
- Addition of new French doors onto balcony on eastern elevation.

First Floor:

- Addition of new main bedroom with wardrobe and en-suite;
- Addition of single window on northern elevation;
- Addition of one single and one double window on western elevation;
- Addition of single window, French doors and balcony on eastern elevation.

COMMUNITY CONSULTATION

In accordance with Development Control Plan No. 56, owners of surrounding properties were given notice of the application. In response, no submissions were received.

INTERNAL REFERRALS

Heritage

Council's Heritage Officer has commented on the proposal as follows:

The site is located adjacent to a heritage item at No 1 Valley. The site was subdivided from the item in 1940 and presumably the house was constructed shortly after. It shares a right of way with the heritage item. Clause 61E of the KPSO requires Council to assess and consider impacts from the development on the heritage significance of the item.

The subject site is within the National Trust UCA No 6 – Lindfield and graded as a contributory item. The UCA is non-statutory.

Proposed Works

Additions and alterations to ground and first floor

Comments

The site is located to the rear of the heritage item on part of its former garden and shares an access handle with it. The item is a large Federation period house which has a 2-level veranda on its south elevation. There is an existing setback of about 6m between the heritage item and its southern boundary. The proposed works extend the existing house following the existing building design by adding a bedroom with ensuite and robe to the first floor and a small extension on the ground floor. The work is generally sympathetic.

The proposed works would result in a reduction of the physical separation between the existing house and the heritage item, particularly at the first floor level – about 5m. The proposed first floor addition would reduce views from the heritage item particularly from the large verandas on the southern side and thus would have some negative impacts on its visual curtilage and amenity although the negative impact is considered to be relatively minor due to the physical separation between the buildings.

Conclusions and Recommendations

There would be some negative impacts on its visual curtilage and amenity of the heritage item although the impact is considered to be relatively minor due to the physical separation between the buildings.

Landscaping

Council's Landscape and Tree Assessment Officer has no objection to the proposal subject to the following conditions:

- FL65, FL85

Engineering

Council's Development Engineer has no objection to the proposal subject to the following conditions:

- EF10, FH85, FH87, FJ15, FJ45, GP15

EXTERNAL REFERRALS

No external referrals were required.

STATUTORY PROVISIONS

State Environmental Planning Policy No. 55 – Remediation of Land

The provisions of SEPP 55 require Council to consider the potential for a site to be contaminated. The subject site has a history of residential use and as such, it is unlikely to contain any contamination and further investigation is not warranted in this case.

State Environmental Planning Policy (Sydney Harbour Catchment) 2005

Matters for consideration include biodiversity, ecology and environment protection, public access to and scenic qualities of foreshores and waterways, maintenance of views, control of boat facilities and maintenance of a working harbour. The proposal is not in close proximity to or within views of the waterway, or wetland. There is no additional built upon area proposed and the impact on downstream waterways is considered to be minimal.

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

A valid BASIX certificate has been submitted. The certificate demonstrates compliance with the provisions of the SEPP and adequately reflects all amendments to the application.

Ku-ring-gai Planning Scheme Ordinance (KPSO)

Part A: Development standards

Development standard	Proposed	Complies
Site area: With handle:1534m Without handle:1343m^2		
Minimum size allotments Site area: 1105m^2 (min) Hatchet-shaped Access corridor width 4.6m(min) Site width: 18m (min) Height: 8m or 2storey (max)	 1343m^2 5m 31m 6.2m – 8.4m or 2 storey	 YES YES YES Refer to discussion
Building height 8m (max)	6.2-8.4m	Refer to discussion
FSR 0.37:1 (max)	0.28:1	YES
Built upon areas 60%(805.8m^2)(max)	65% (877m^2)	NO – refer discussion

Height of buildings:

The dwelling presents itself as a two storey dwelling with the garage as a subfloor area, which is represented on the eastern elevation. From the northern and western elevations the dwelling is presented as a two storey dwelling. The southern elevation, however, presents the dwelling as three storeys due to the topography of the site which slopes to the south.

The proposed addition to the first floor will extend the already existing roof line which is at a height of 6.2m. This is within the required 8m maximum height set out in Clause 46(2) of the KPSO. The numerical departure on the southern elevation at 8.4m is not considered to be excessive as it is behind the existing first floor building envelope and has a setback of 14m from the boundary.

Built-upon areas:

Clause 60C (2) of the KPSO generally applies a maximum built upon area of 60%, while clause 4.2.7 of Council's Residential Design Manual DCP 38 requires a maximum built upon area for a two storey dwelling of 50%. The existing built upon area for the site is in excess of the two standards at 65%. However, the proposed works are within the building envelope of the existing dwelling and the proposal does not seek to increase the built upon area. The ground floor extension is to be carried out over an existing paved area, which has been included as part of the built upon area.

Therefore the existing built upon area is considered to be satisfactory and no SEPP 1 objection is required in this instance. Should this site propose any further additions increasing the built upon area then a SEPP 1 objection will be required.

Part B: Aims and objectives for residential zones:

The development: (i) provides satisfactory levels of solar access & privacy to surrounding properties; (ii) is of a bulk, scale and design, characteristic of the area; (iii) maintains adequate levels of soft landscaping; (iv) provides suitable egress/ingress for vehicles; and (v) maintains the landscape quality of the municipality. Consequently, the aims and objectives for residential development as outlined by Schedule 9 have been satisfied.

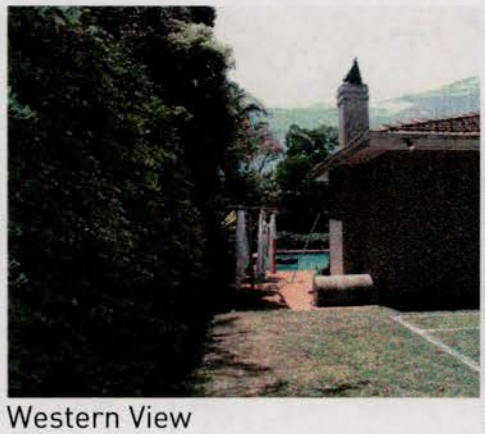
POLICY PROVISIONS

Development Control Plan No. 38 - Ku-ring-gai Residential Design Manual

Development Control	Proposed	Complies
4.1 Streetscape:		
Building setbacks (s.4.1.3) Battle-axe block setbacks (s.4.1.4) Side setbacks: 4.6m(min) First floor setback:	 2m Existing	 Refer to discussion N/A
4.2 Building form:		
FSR (s.4.2.1) 0.37:1 (max) Height of building (s.4.2.2) 2 storey (max) and 8m (max) First floor (s.4.2.4) FSR: < 40% total FSR Roof Line (s.4.2.6) Roof height 3m – two^{+} storey Roof pitch 35^{0} (max) Built-upon area (s.4.2.7) 50% (m^2) (max) Unrelieved wall length (s.4.2.8) 12-8m (min)	0.32:1 2 storey & 8m 35% 2.5m 30^{0} 65% (m^2) 18.2m	YES YES YES YES YES YES Refer discussion above NO
4.3 Open space & landscaping:		
Soft landscaping area (4.3.3) 50% (671.5m^2) (min) Useable open space (s.4.3.8) Min depth 5m and min area 50m^2	35% (466m^2) - there is no proposed changes to the existing landscaped area therefore this control does not apply Depth 15m Area 84m^2	NO YES YES
4.4 Privacy & security:		
Refer discussion below.		

Part 4.1 - Streetscape:

The side setback for the laundry/bathroom extension is 2m from the boundary. This setback is below the minimum requirement as set out in DCP 38 4.1.4 where the battle axe block shall have a minimum distance to the side boundary of 15% of the site width or 3 metres, whichever is greater. In this instance the required setback is 4.6m and the proposed extension on the ground floor will result in a 2m setback. It is noted that this area is already paved and has an existing retaining wall along the boundary.



Western View



Eastern View

The objectives of the side setback under DCP 38 4.1.3 are to allow for sufficient landscaping between buildings to soften the visual appearance when viewed from the neighbouring property. In this instance the retaining wall along the boundary between 1 Valley Road and 1A Valley Road has a significant amount of landscaping and screen planting dividing the two properties. This planting also includes some well established trees and shrubs that provide adequate separation between the two properties.

It is therefore considered that the numerical departure from DCP 38 will not have any adverse impacts to the adjoining property.

Part 4.4 – Privacy and security

The proposal has a number of privacy issues with regard to the proposed additional windows, French doors and balcony on the northern, eastern and western elevations, which are discussed as follows:

Northern Elevation

The new bathroom and laundry windows will not result in any privacy issues for the occupants of 1A Valley Road as the 2m setback and existing retaining wall will prevent any overlooking from the adjoining property.

There is the potential for the new window on the first floor addition to have an impact on the adjoining property. However this window is located in a walk-in wardrobe which is considered to be a low use room. There is also an 8.5m setback from the window to the boundary and 14.5m setback to the adjoining

property line. This, together with the well established landscaping and screen planting along the boundary, is considered to have minimal impact on the adjoining property.

Eastern Elevation

Both first floor and ground floor additions will not have any adverse impacts to the adjoining property at 3 Valley Road Lindfield as there is a 17m setback to the boundary and adequate landscaping and screen planting along the eastern boundary to minimise overlooking into the adjoining property's open space.

Western Elevation

The western elevation has a significant amount of window and door additions on both the first and ground floor. These additions look out onto the tennis court, which has a setback of 14m to the western boundary. The adjoining property also has a tennis court which is located on the other side of the western boundary and there is significant landscaping and screen planting along this boundary. The proposed additions will have no adverse impact to the adjoining property's open space.

Development Control Plan 40 – Construction and Demolition Waste Management

An acceptable Waste Management Plan has been submitted with the application and further conditions will be imposed to ensure appropriate practices are undertaken with regard to site management, pollution control, resource/waste management, tree protection and noise control where applicable.

Development Control Plan 47 – Water Management

The proposal has been reviewed by Council's Development Engineer with regard to DCP 47 and has not objections subject to conditions.

Other stated DCPs or Policies

The development application is satisfactory having regard to the relevant matters for consideration under those stated DCPs or Policies as identified under the "Executive Summary" in this report.

LIKELY IMPACTS

There are no other likely impacts for discussion. Council's Heritage Officer has identified the potential for loss of views due to the proposal but has concluded that in this instance it would be minimal due to the separation between the buildings.

SUITABILITY OF THE SITE

The site is considered to be suitable for the proposed development.

ANY SUBMISSIONS

All submissions received have been considered in the assessment of this application.

PUBLIC INTEREST

The approval of the application is considered to be in the public interest.

ANY OTHER RELEVANT MATTERS/CONSIDERATIONS NOT ALREADY ADDRESSED

There are no other matters for discussion.

UNAUTHORISED WORKS

None identified.

CONCLUSION

Having regard to the provisions of section 79C of the Environmental Planning and Assessment Act 1979, the proposed development is considered to be satisfactory. Therefore, it is recommended that the application be approved.

RECOMMENDATION

PURSUANT TO SECTION 80(1) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

THAT the Council, as the consent authority, grant development consent to DA0223/08 for Additions & alterations on land at 1A Valley Road LINDFIELD, for a period of two (2) years from the date of the Notice of Determination subject to the following conditions:

Conditions in Proclaim.

Signed

Natalie Piggott-Herridge
Development Assessment Officer

Shaun Garland
Team Leader Development Assessment

Report Dated: 22/4/08

Draft Condition Set

To: Shaun Garland
From: Natalie Piggott-Herridge
Re: DA0223/08
Property: 1A Valley Road LINDFIELD NSW 2070
Proposal: Additions & alterations

The conditions of consent are as follows:

Conditions that identify approved plans:
Approved architectural plans and documentation (alterations and additions)

The development must be carried out in accordance with work shown in colour on the following plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent:

Plan no.	*Drawn by*	*Dated*
DA-01C to DA-05C	arc architects	February 2008

Document(s)	*Dated*
Basix Certificate No: A30483	19 March 2008

Reason: To ensure that the development is in accordance with the determination of Council.

No demolition of extra fabric

Alterations to, and demolition of the existing building shall be limited to that documented on the approved plans (by way of notation). No approval is given or implied for removal and/or rebuilding of any portion of the existing building which is shown to be retained.

Reason: To ensure compliance with the development consent.

Conditions to be satisfied prior to demolition, excavation or construction:

Notice of commencement

At least 48 hours prior to the commencement of any development or excavation works, a notice of commencement of building or subdivision work form and appointment of the principal certifying authority form shall be submitted to Council.

Reason: Statutory requirement.

Notification of builder's details

Prior to the commencement of any development or excavation works, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.

Reason: Statutory requirement.

Structural adequacy (alterations and additions)

Prior to commencement of any development or excavation works, the Principal Certifying Authority shall be satisfied that that those components of the building to be retained and/or altered will be structurally sound and able to withstand the excavation and demolition process.

C1. Note: Evidence from a qualified practising structural engineer, demonstrating compliance with the above and detailing, where relevant, means of support for those parts of the retained building shall be provided to the Principal Certifying Authority.

Reason: To ensure that the development can be undertaken in accordance with accepted construction practices as indicated on the endorsed development plans, without the need for modification of the consent.

Conditions to be satisfied prior to the issue of the construction certificate:

Long service levy

In accordance with Section 109F(i) of the Environmental Planning and Assessment Act a Construction Certificate shall not be issued until any long service levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 (or where such levy is payable by instalments, the first instalment of the levy) has been paid. Council is authorised to accept payment. Where payment has been made elsewhere, proof of payment is to be provided to Council.

Reason: Statutory requirement.

External finishes and materials (alterations and additions)

Prior to the issue of the Construction Certificate, the Certifying Authority shall be satisfied that the external finishes of the building are consistent with the character of the existing house and the streetscape.

Note: Details of the colour, finish and substance of all external materials, including schedules and a sample board of materials and colours, are to be submitted to the Certifying Authority.

Reason: To protect the streetscape.

Conditions to be satisfied during the demolition, excavation and construction phases:

Approved plans to be on site

A copy of all approved and certified plans, specifications and documents incorporating conditions of consent and certification (including the Construction Certificate if required for the work) shall be kept on site at all times during the demolition, excavation and construction phases and must be readily available to any officer of Council or the Principal Certifying Authority.

Reason: To ensure that the development is in accordance with the determination of Council.

Prescribed conditions

The applicant shall comply with any relevant prescribed conditions of development consent under clause 98 of the Environmental Planning and Assessment Regulation. For the purposes of section 80A (11) of the Environmental Planning and Assessment Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:

- The work must be carried out in accordance with the requirements of the Building Code of Australia

- In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any works commence.

Reason: Statutory requirement.

Statement of compliance with Australian Standards

The demolition work shall comply with the provisions of Australian Standard AS2601: 2001 The Demolition of Structures. The work plans required by AS2601: 2001 shall be accompanied by a written statement from a suitably qualified person that the proposal contained in the work plan comply with the safety requirements of the Standard. The work plan and the statement of compliance shall be submitted to the satisfaction of the Principal Certifying Authority prior to the commencement of any works.

Reason: To ensure compliance with the Australian Standards.

Demolition, excavation and construction work hours

Demolition, excavation, construction work and deliveries of building material and equipment must not take place outside the hours of 7.00am to 5.00pm Monday to Friday and 8.00am to 12.00pm Saturday. No work and no deliveries are to take place on Sundays and public holidays.

Excavation or removal of any materials using machinery of any kind, including compressors and jack hammers, must be limited to between 7.30am and 5.00pm Monday to Friday, with a respite break of 45 minutes between 12 noon and 1.00pm.

Where it is necessary for works to occur outside of these hours (i.e. concrete pours and standing of plant), approval for such will be subject to the issue of an "outside of hours works permit" from Council as well as notification of the surrounding properties likely to be affected by the proposed works.

Note: Failure to obtain a permit for work outside of the approved hours will result in on the spot fines being issued.

Reason: To ensure reasonable standards of amenity for occupants of neighbouring properties.

Construction noise

During excavation, demolition and construction phases, noise generated from the site shall be controlled in accordance with the recommendations of the approved noise and vibration management plan.

Reason: To ensure reasonable standards of amenity to neighbouring properties.

Site notice

A site notice shall be erected on the site prior to any work commencing and shall be displayed throughout the works period.

The site notice must:

- be prominently displayed at the boundaries of the site for the purposes of informing the public that unauthorised entry to the site is not permitted
- display project details including, but not limited to the details of the builder, Principal Certifying Authority and structural engineer
- be durable and weatherproof
- display the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice
- be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted

Reason: To ensure public safety and public information.

Dust control

During excavation, demolition and construction, adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood. The following measures must be adopted:

- physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust
- earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed
- all materials shall be stored or stockpiled at the best locations
- the ground surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs
- all vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust
- all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays
- gates shall be closed between vehicle movements and shall be fitted with shade cloth
- cleaning of footpaths and roadways shall be carried out daily

Reason: To protect the environment and amenity of surrounding properties.

Use of road or footpath

During excavation, demolition and construction phases, no building materials, plant or the like are to be stored on the road or footpath without written approval being obtained from Council beforehand. The pathway shall be kept in a clean, tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the applicant/owner/builder, as the case may be.

Reason: To ensure safety and amenity of the area.

Guarding excavations

All excavation, demolition and construction works shall be properly guarded and protected with hoardings or fencing to prevent them from being dangerous to life and property.

Reason: To ensure public safety.

Toilet facilities

During excavation, demolition and construction phases, toilet facilities are to be provided, on the work site, at the rate of one toilet for every 20 persons or part of

20 persons employed at the site.

Reason: Statutory requirement.

Protection of public places

If the work involved in the erection, demolition or construction of the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place.

If necessary, a hoarding is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

Any hoarding, fence or awning is to be removed when the work has been completed.

Reason: To protect public places.

Recycling of building material (general)

During demolition and construction, the Principal Certifying Authority shall be satisfied that building materials suitable for recycling have been forwarded to an appropriate registered business dealing in recycling of materials. Materials to be recycled must be kept in good order.

Reason: To facilitate recycling of materials.

Construction signage

All construction signs must comply with the following requirements:

- are not to cover any mechanical ventilation inlet or outlet vent
- are not illuminated, self-illuminated or flashing at any time
- are located wholly within a property where construction is being undertaken
- refer only to the business(es) undertaking the construction and/or the site at which the construction is being undertaken
- are restricted to one such sign per property
- do not exceed $2.5m^2$
- are removed within 14 days of the completion of all construction works

Reason: To ensure compliance with Council's controls regarding signage.

Road reserve safety

All public footways and roadways fronting and adjacent to the site must be maintained in a safe condition at all times during the course of the development works. Construction materials must not be stored in the road reserve. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to any public access ways fronting the construction site. Where public infrastructure is damaged, repair works must be carried out when and as directed by Council officers. Where pedestrian circulation is diverted on to the roadway or verge areas, clear directional signage and protective barricades must be installed in accordance with AS1742-3 (1996) "Traffic Control Devices for Work on Roads". If pedestrian circulation is not satisfactorily maintained across the site frontage, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.

Reason: To ensure safe public footways and roadways during construction.

Services

Where required, the adjustment or inclusion of any new utility service facilities must be carried out by the applicant and in accordance with the requirements of the relevant utility authority. These works shall be at no cost to Council. It is the applicants full responsibility to make contact with the relevant utility authorities to ascertain the impacts of the proposal upon utility services (including water, phone, gas and the like). Council accepts no responsibility for any matter arising from its approval to this application involving any influence upon utility services provided by another authority.

Reason: Provision of utility services.

Erosion control

Temporary sediment and erosion control and measures are to be installed prior to the commencement of any works on the site. These measures must be maintained in working order during construction works up to completion. All sediment traps must be cleared on a regular basis and after each major storm and/or as directed by the Principal Certifying Authority and Council officers.

Reason: To protect the environment from erosion and sedimentation.

Drainage to existing system

Stormwater runoff from all new impervious areas and subsoil drainage systems shall be piped to the existing site drainage system. The installation of new drainage components must be completed by a licensed contractor in accordance with AS3500.3 (Plumbing Code) and the BCA. No stormwater runoff is to be placed into the Sydney Water sewer system. If an illegal sewer connection is found during construction, the drainage system must be rectified to the satisfaction of Council and Sydney Water.

Reason: To protect the environment.

No storage of materials beneath trees

No activities, storage or disposal of materials shall take place beneath the canopy of any tree protected under Council's Tree Preservation Order at any time.

Reason: To protect existing trees.

Removal of refuse

All builders' refuse, spoil and/or material unsuitable for use in landscape areas shall be removed from the site on completion of the building works.

Reason: To protect the environment.

Conditions to be satisfied prior to the issue of an Occupation Certificate:

Compliance with BASIX Certificate

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall be satisfied that all commitments listed in BASIX Certificate No. A30483 have been complied with.

Reason: Statutory requirement.

Infrastructure repair

Prior to issue of the Occupation Certificate, the Principal Certifying Authority must be satisfied that any damaged public infrastructure caused as a result of construction works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub contractors, concrete vehicles) is fully repaired to the satisfaction of Council Development Engineer and at no cost to Council.

Reason: To protect public infrastructure.

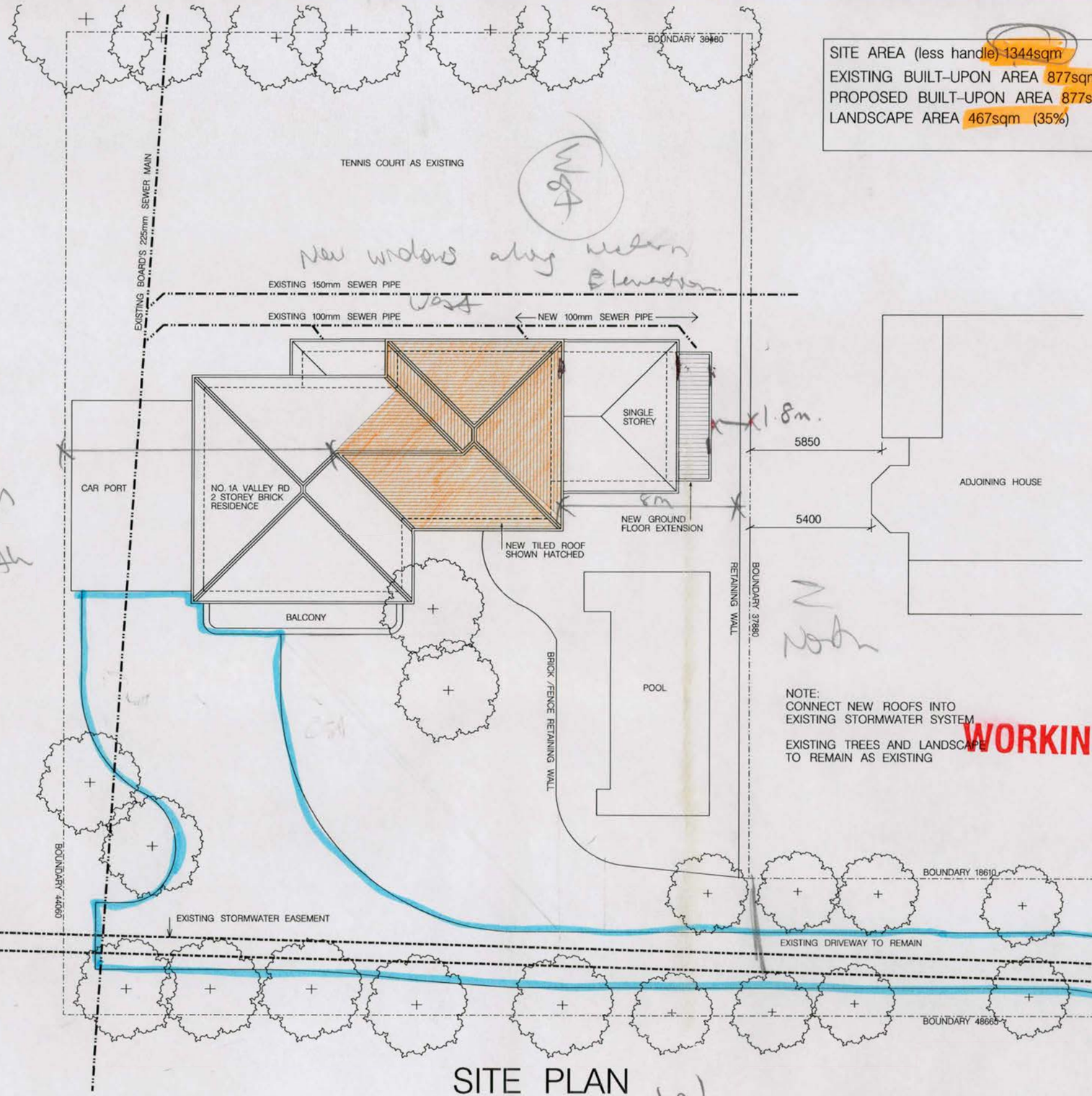
Conditions to be satisfied at all times:

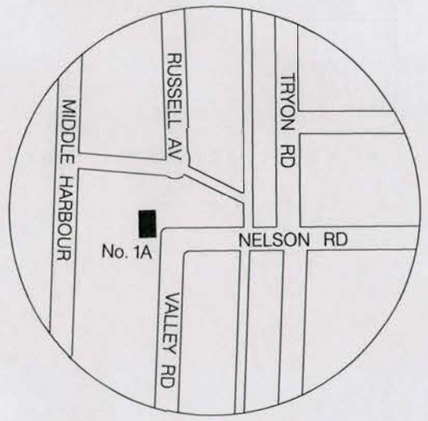
Loading and unloading

At all times, all loading and unloading of service vehicles in connection with the use of the premises shall be carried out wholly within the site.

Reason: To ensure safe traffic movement.

SITE AREA (less handle) 1344sqm
EXISTING BUILT-UPON AREA 877sqm (65%)
PROPOSED BUILT-UPON AREA 877sqm (65%)
LANDSCAPE AREA 467sqm (35%)





LOCATION PLAN

NOT TO SCALE

NOTE:
CONNECT NEW ROOFS INTO EXISTING STORMWATER SYSTEM

EXISTING TREES AND LANDSCAPE TO REMAIN AS EXISTING

WORKING COPY

RECEIVED
20 MAR 2008
CUSTOMER SERVICE CENTRE

SITE PLAN

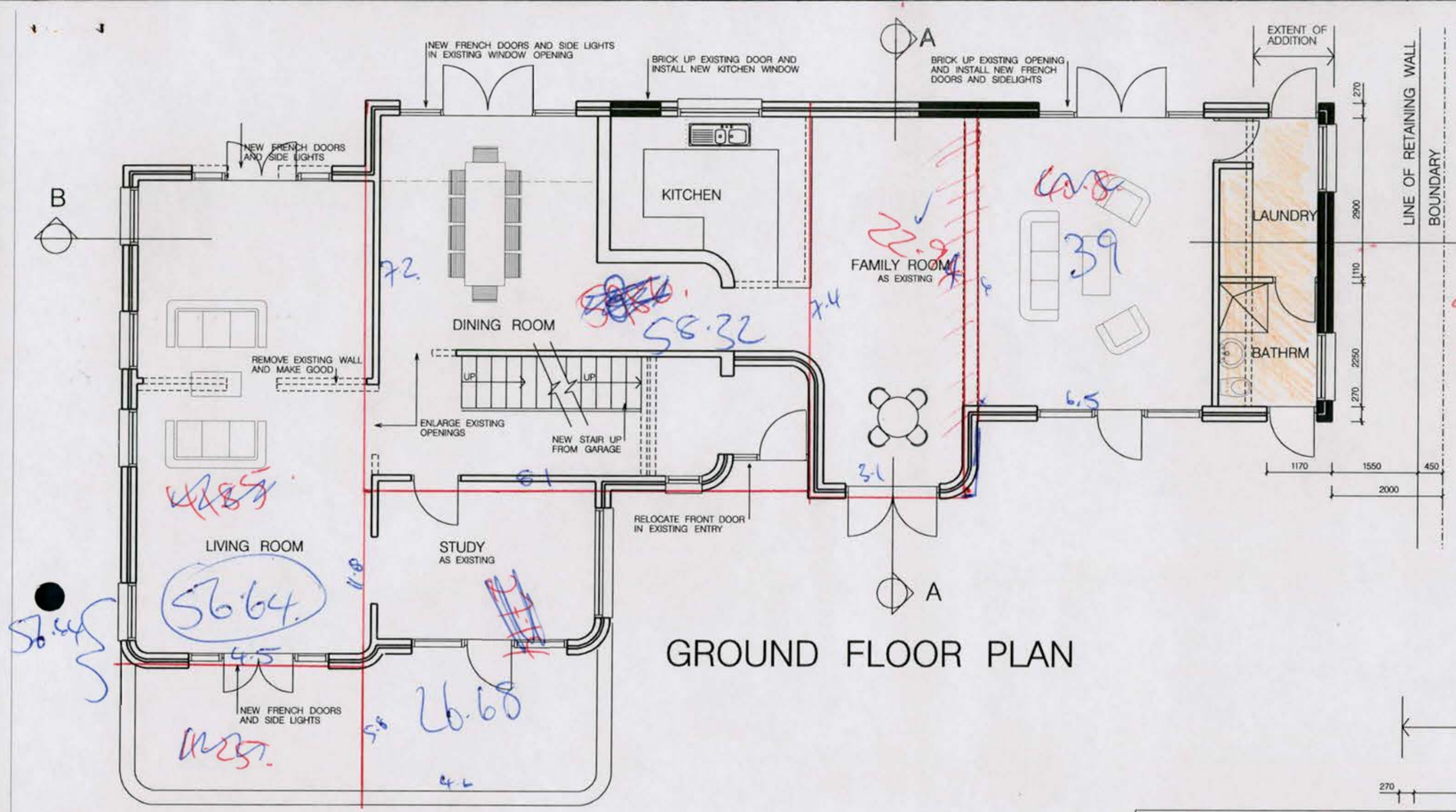
SITE AREA 1534sqm
LOT B, DP 344051
C.o.T. FOLIO B/344051

NELSON RD

VALLEY RD

CHUNG HOUSE	SITE PLAN	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA – 01C SCALE : 1:200 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arcarchitects@ozemail.com.au

arc architects



GROUND FLOOR PLAN

BASIX REQUIREMENTS

INSULATION

SUSPENDED ENCLOSED FLOOR	R1.3
EXTERNAL BRICK VENEER WALLS	R1.7
FLAT CEILING PITCHED ROOF	R3.0

WINDOWS AND GLAZED DOORS

EAVES OVERHANGS TO BE 450mm MIN, LESS THAN 500mm ABOVE WINDOW HEAD AND 2400mm ABOVE SILL

W10 & 11 TO HAVE FIXED AWNINGS 900mm DEEP

Grd Fl : 203.58
FSR

Sub : 39.56
Grd : 203.58
Fst : 134.89.
378.03

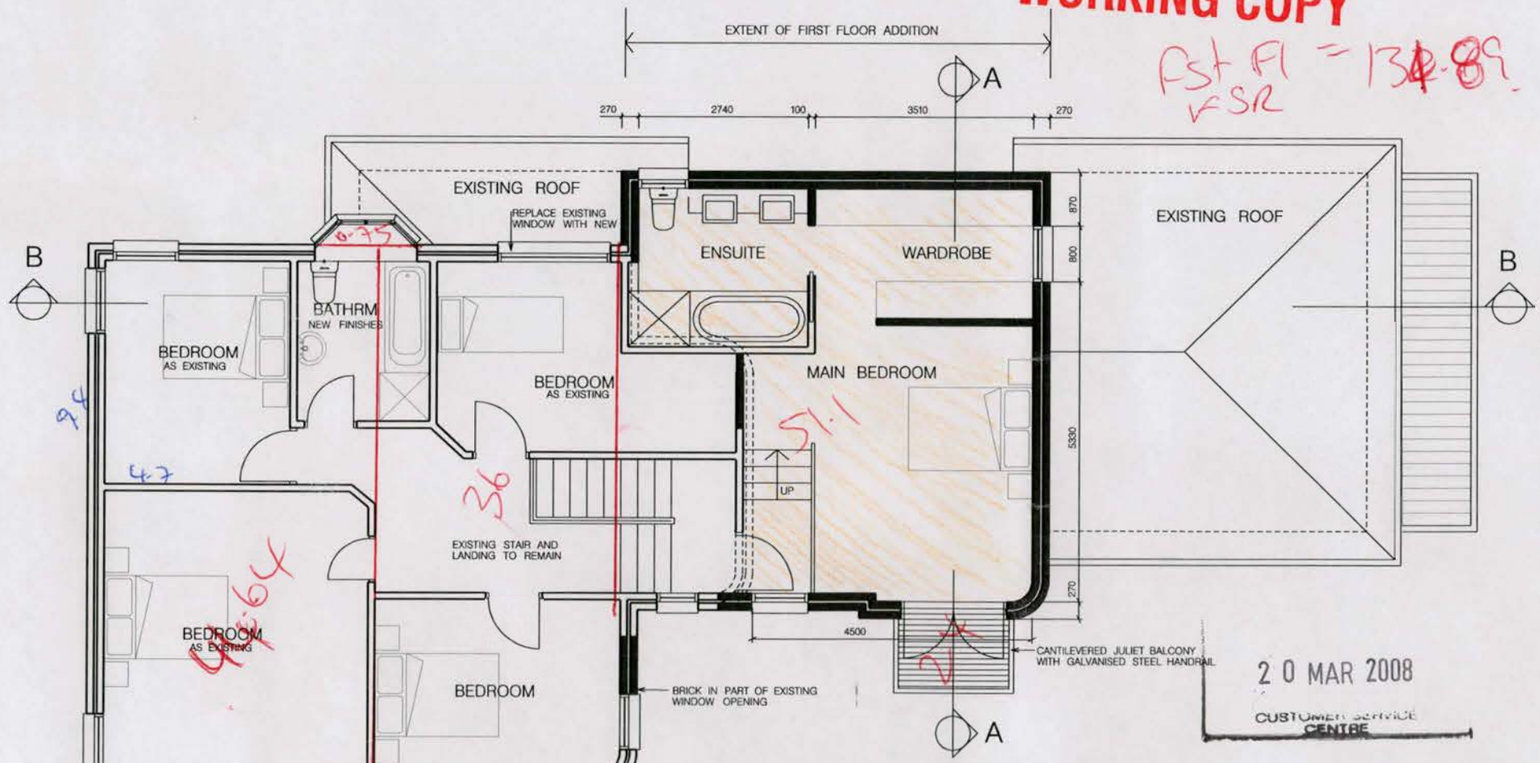
TOTAL FSR: 378.03

FSR Ration 378.03 / 1343 = 0.28

WORKING COPY

Fst Fl = 134.89
FSR

GARAGE FLOOR PLAN



FIRST FLOOR PLAN

20 MAR 2008
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CHUNG HOUSE	FLOOR PLANS	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA – 02C SCALE : 1:100 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arcarchitects@ozemail.com.au

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Allowable FSR

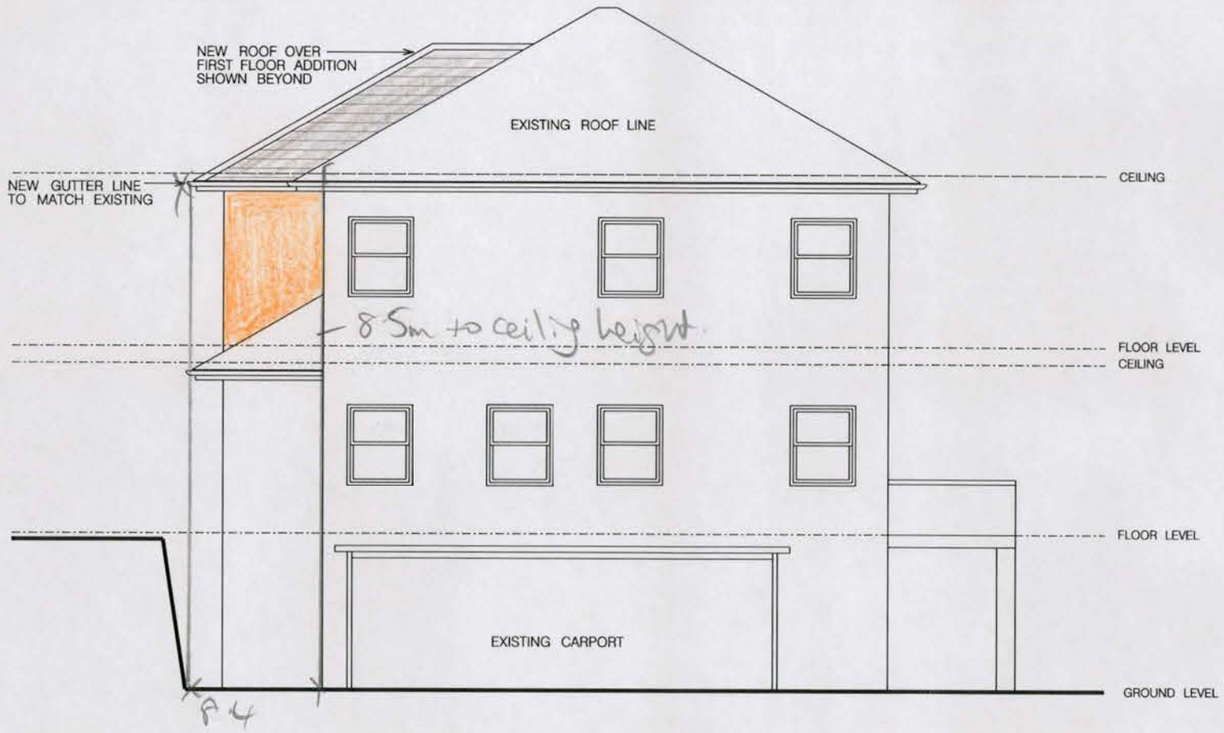
= 170 + (0.20 × 1343).

= 438.6

1343

= 0.32 ratio

Range = 0.37:1 to 0.30:1



SOUTH ELEVATION
AS EXISTING

WORKING COPY

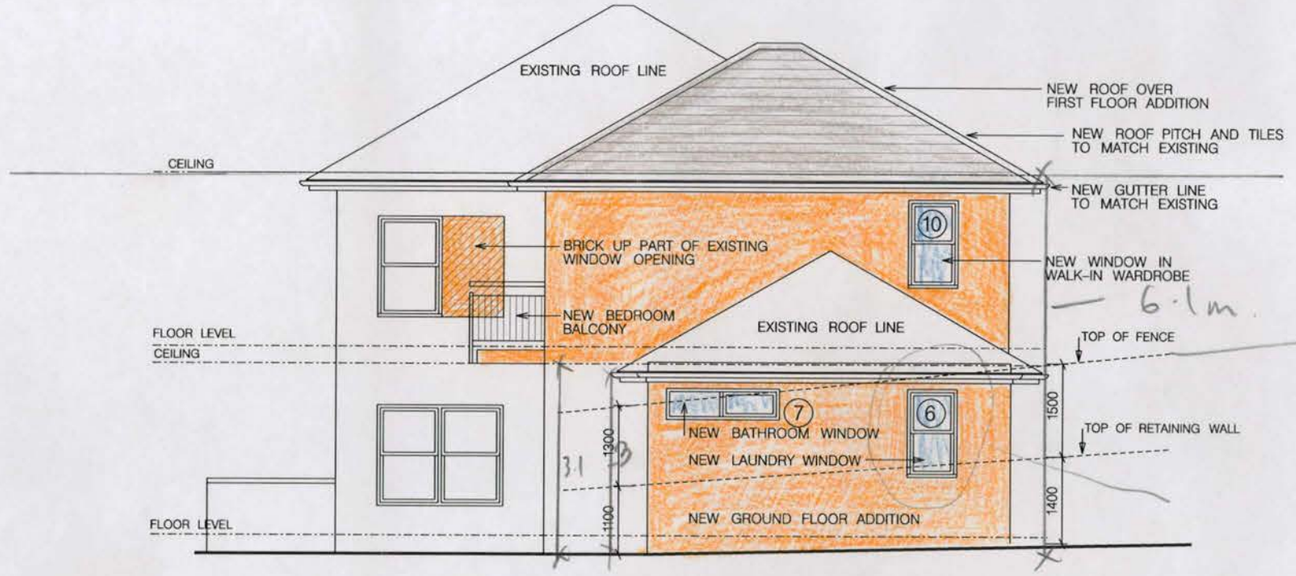


EAST ELEVATION

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CHUNG HOUSE	ELEVATIONS	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA – 03C SCALE : 1:100 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arc@netspace.net.au

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NORTH ELEVATION

6.1m.

fence line covers new proposed windows ✕ privacy issues reported.

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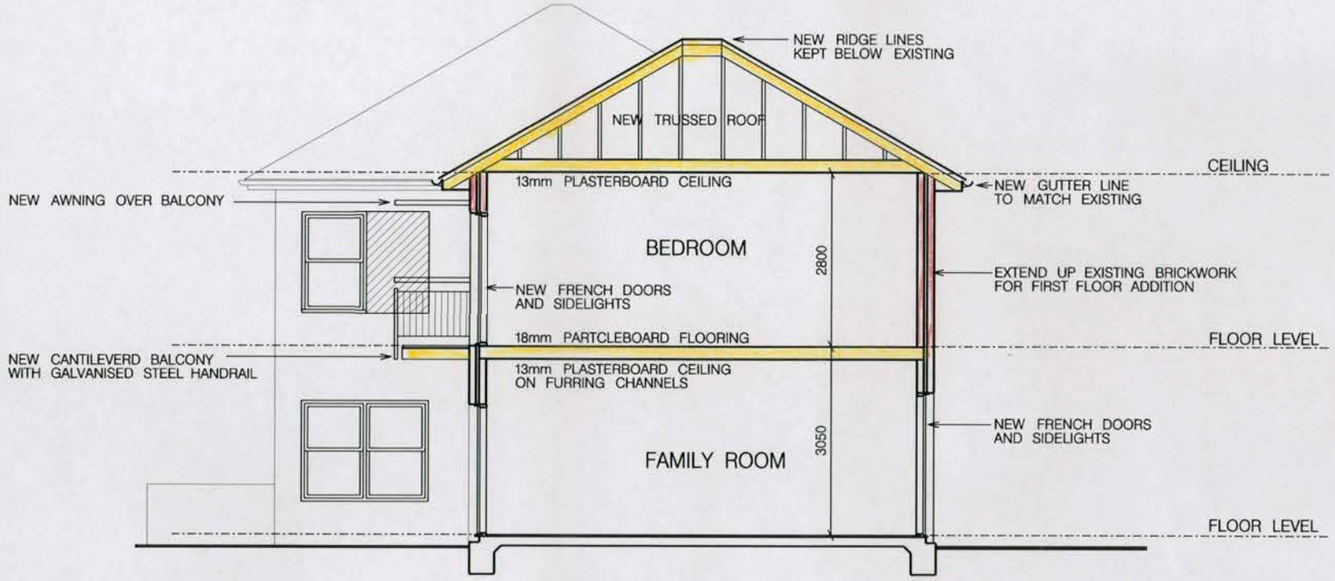


WEST ELEVATION

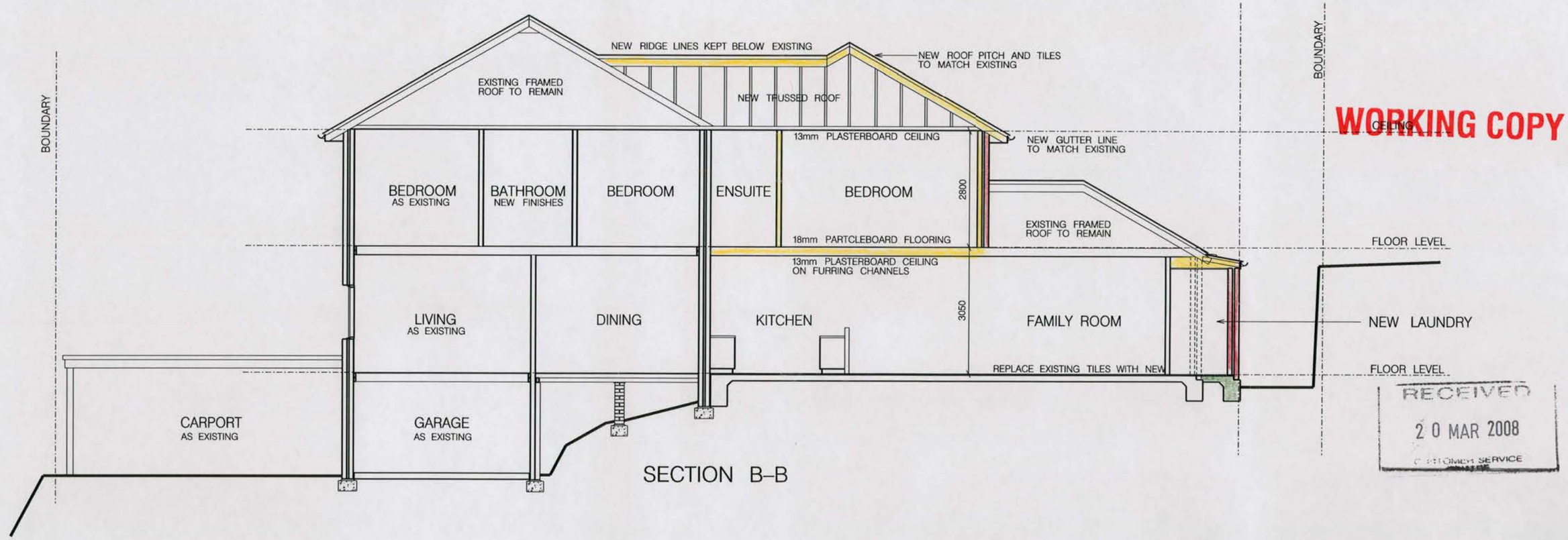
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CHUNG HOUSE	ELEVATIONS	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA – 04C SCALE : 1:100 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arc@netspace.net.au

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SECTION A–A



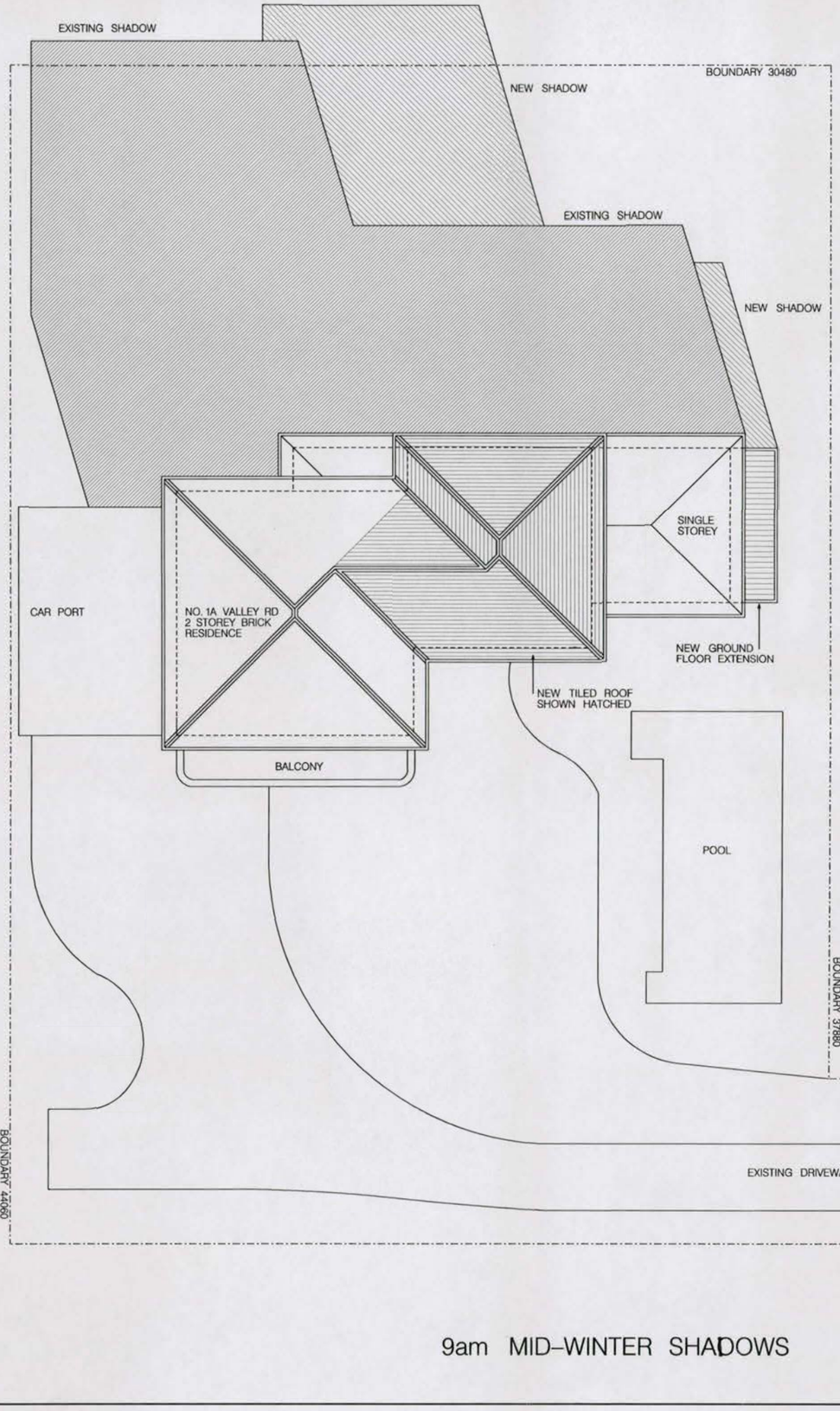
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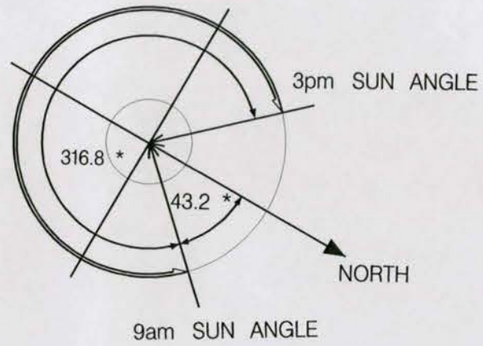
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ATTORNEYS SERVICE

CHUNG HOUSE	ELEVATIONS	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA – 05C SCALE : 1:100 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arc@netspace.net.au

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9am MID-WINTER SHADOWS

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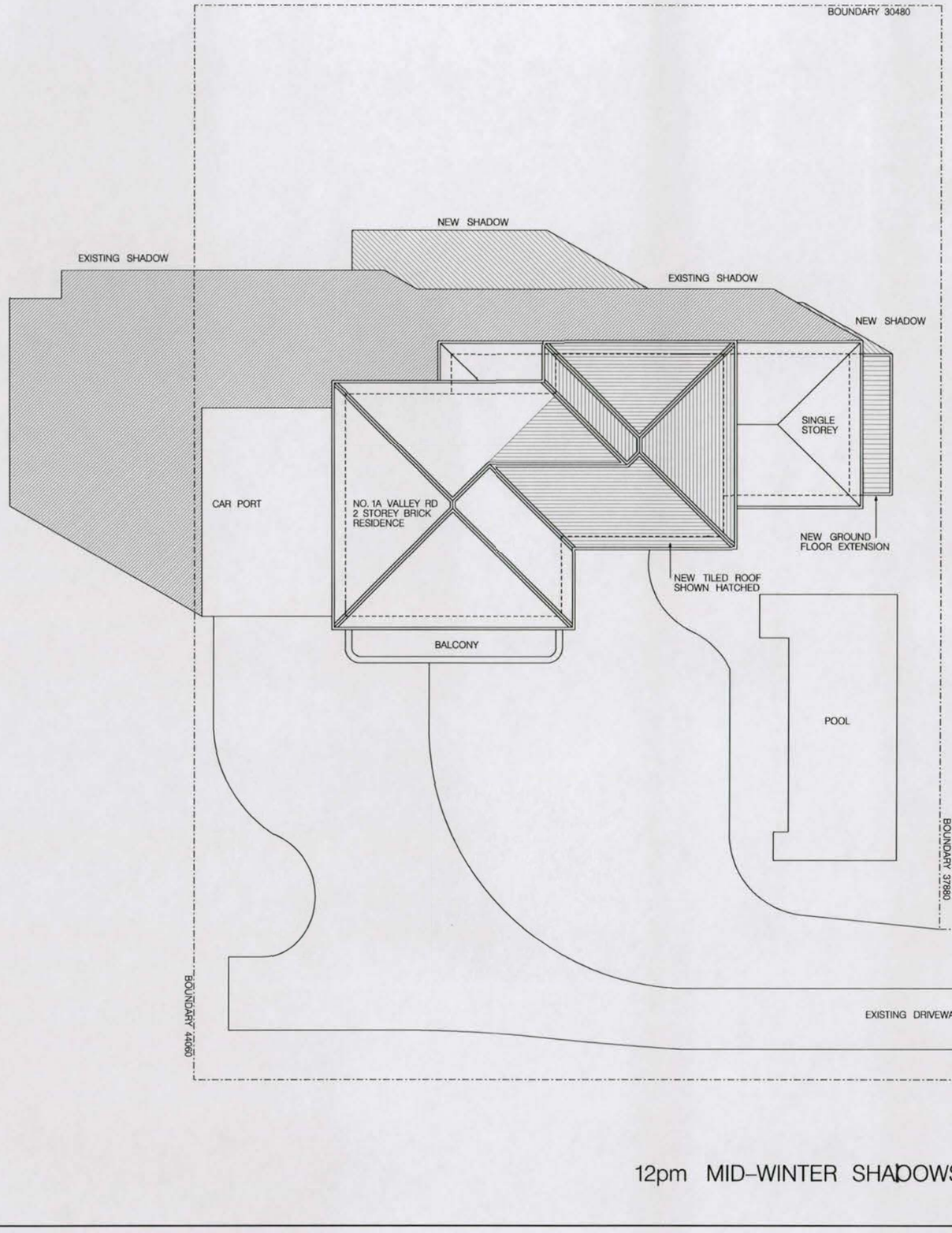
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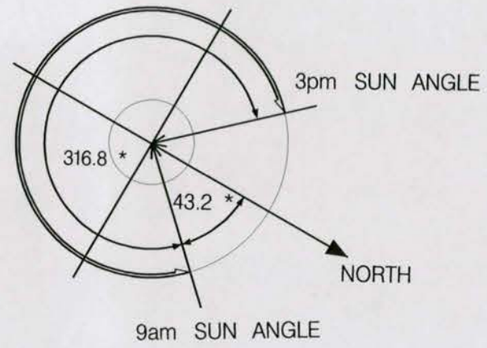
NELSON RD

VALLEY RD

CHUNG HOUSE	SHADOW DIAGRAM	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA-06 SCALE : 1:200 DATE: DECEMBER 2000 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arcarchitects@ozemail.com.au

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12pm MID–WINTER SHADOWS

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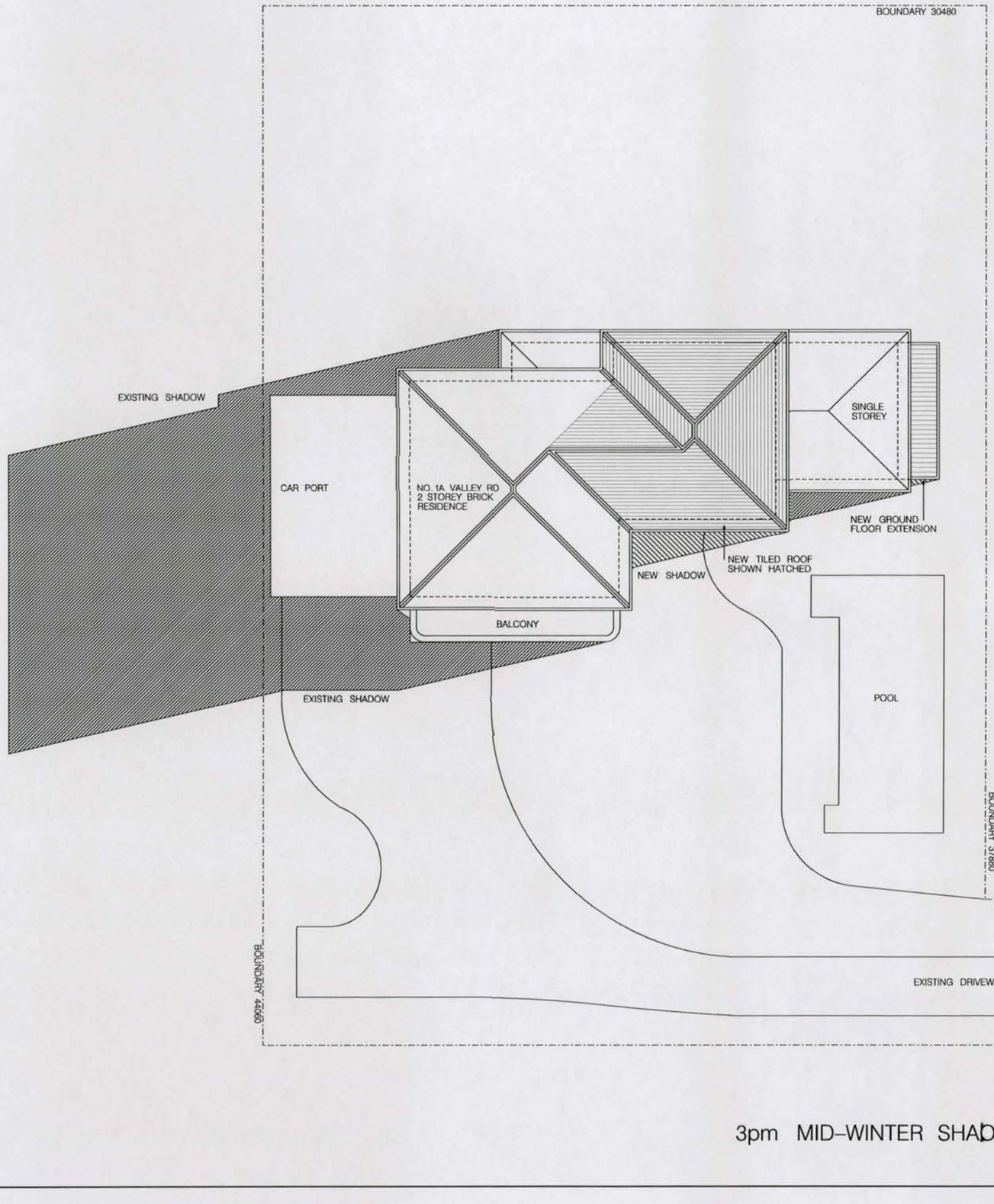
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CUSTOMER SERVICE CENTRE

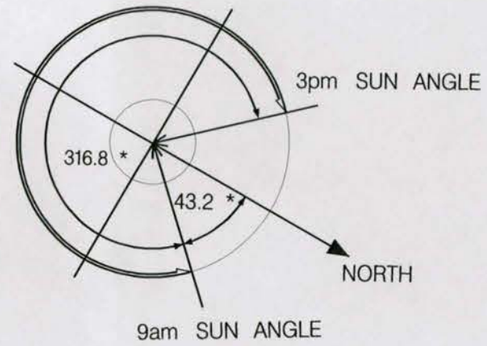
NELSON RD

VALLEY RD

CHUNG HOUSE	SHADOW DIAGRAM	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA–07 SCALE : 1:200 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 mail@arcarchitects.com.au

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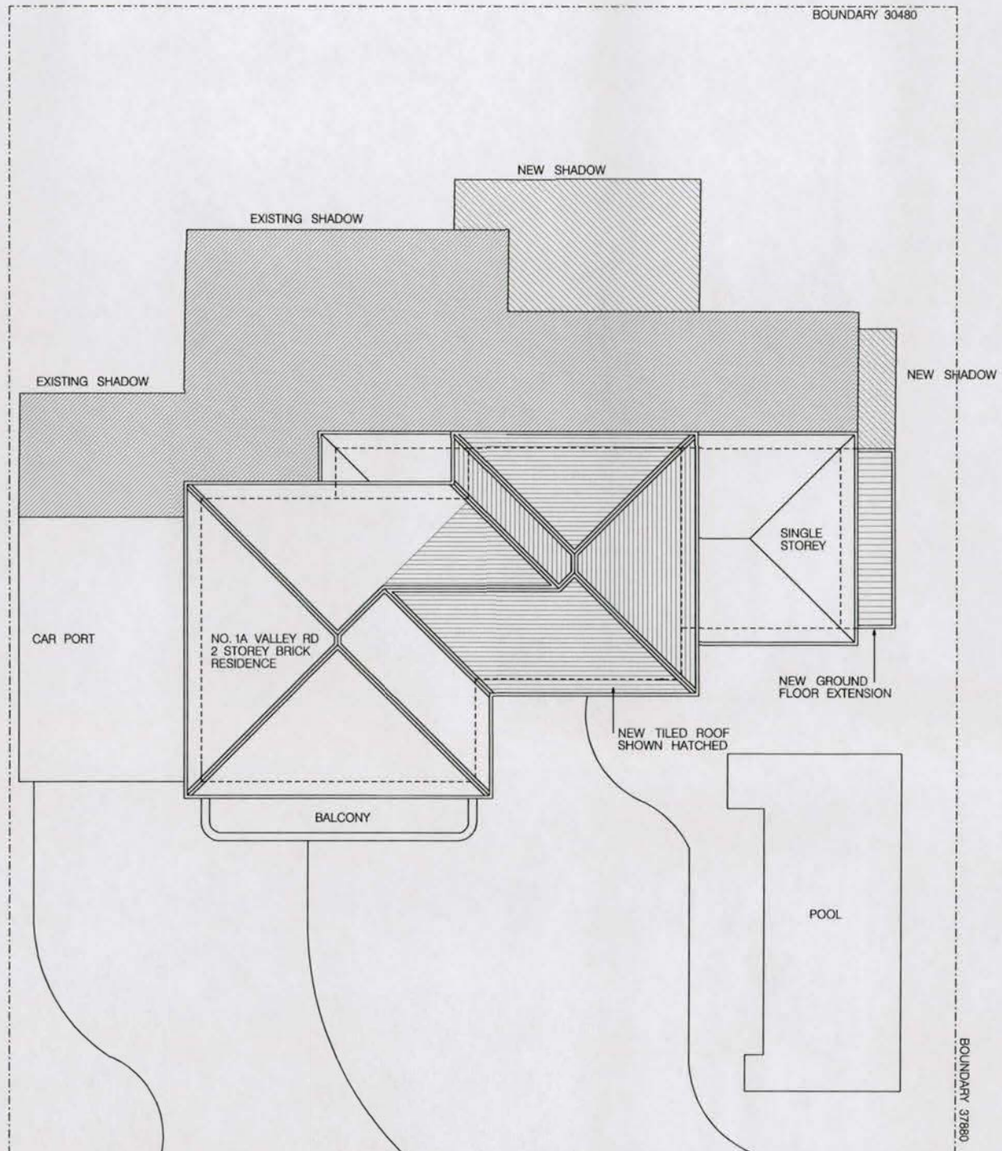
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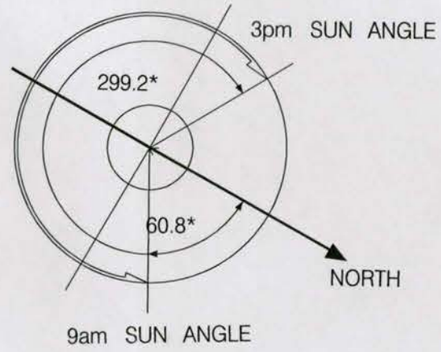
VALLEY RD

3pm MID–WINTER SHADOWS

CHUNG HOUSE	SHADOW DIAGRAM	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA–08 SCALE : 1:200 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 mail@arcarchitects.com.au

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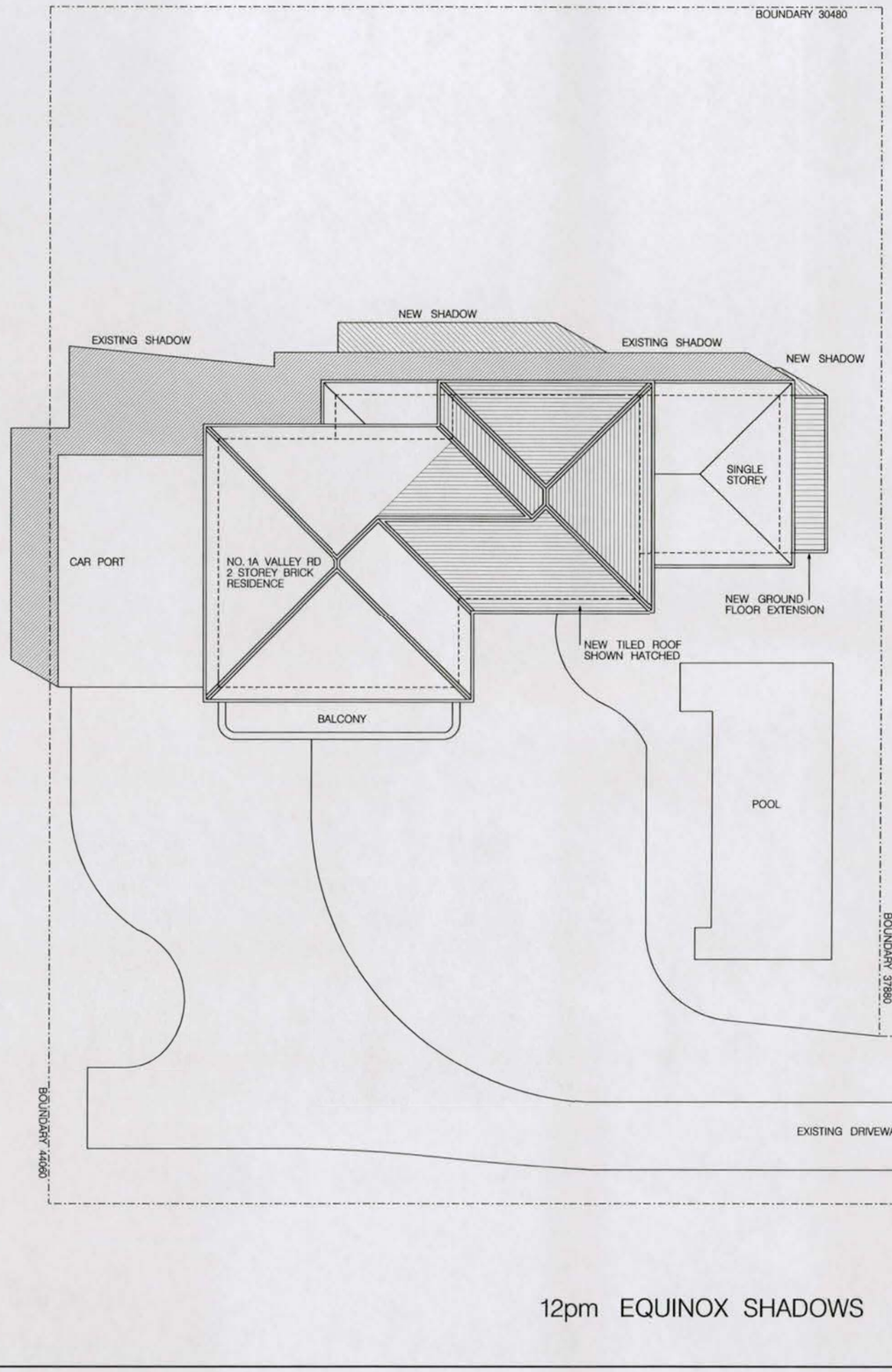
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VALLEY RD

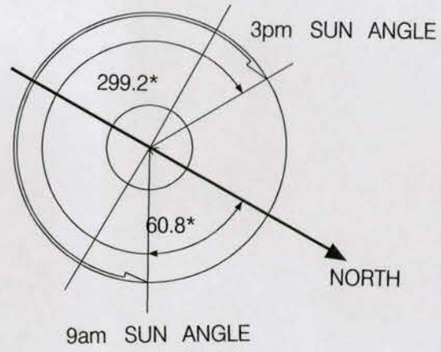
9am EQUINOX SHADOWS

CHUNG HOUSE	SHADOW DIAGRAM	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA–09 SCALE : 1:200 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 mail@arcarchitects.com.au

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12pm EQUINOX SHADOWS



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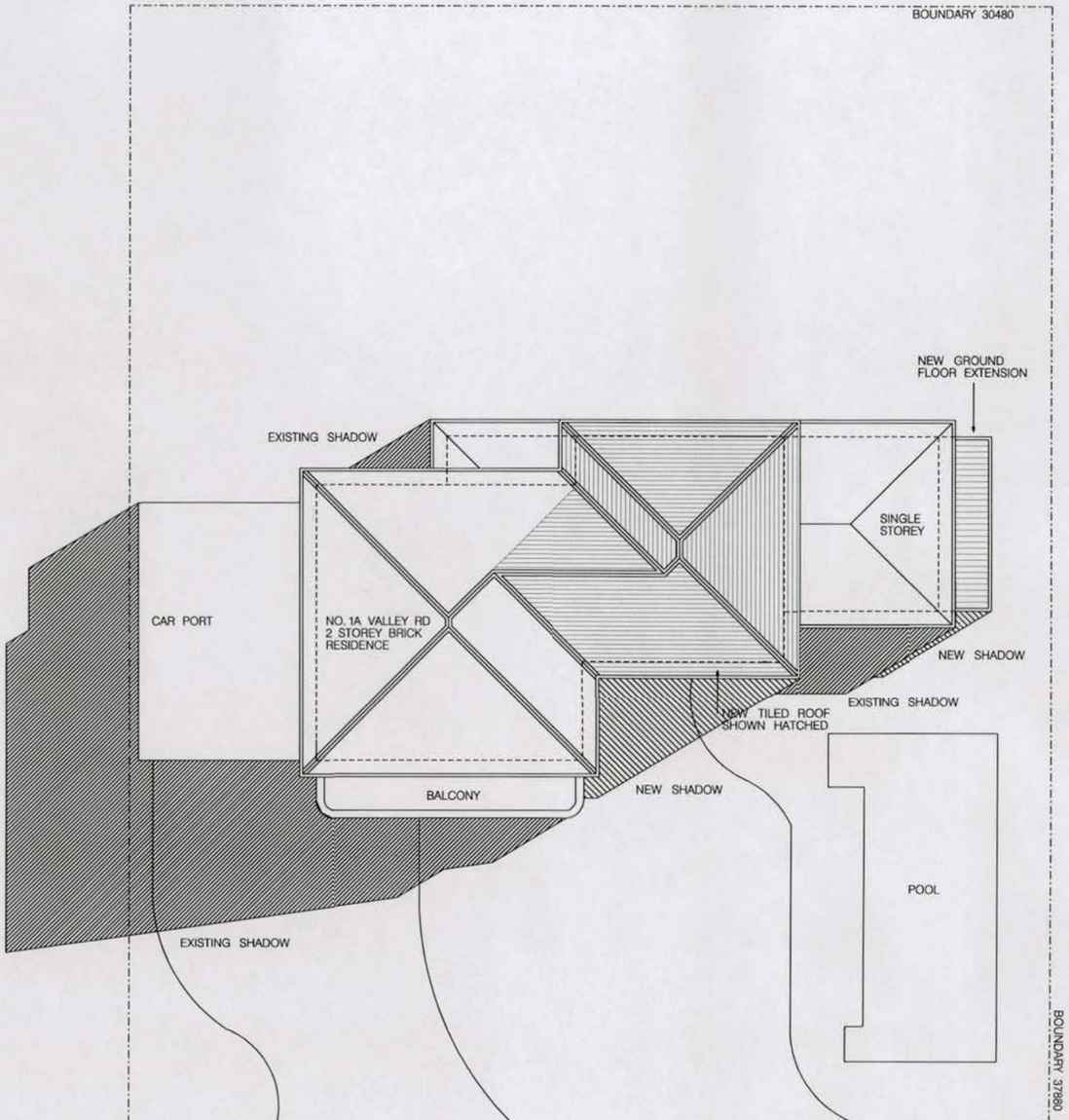
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20 MAR 2008
CUSTOMER SERVICE CENTRE

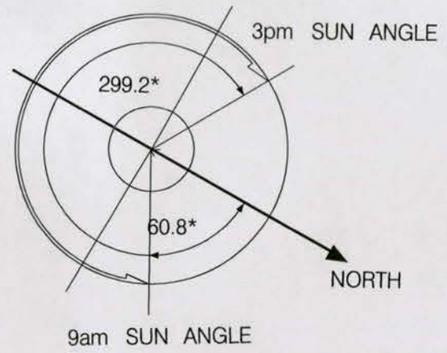
NELSON RD

VALLEY RD

CHUNG HOUSE	SHADOW DIAGRAM	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA–10 SCALE : 1:200 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 mail@arcarchitects.com.au

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20 MAR 2008
SERVICE

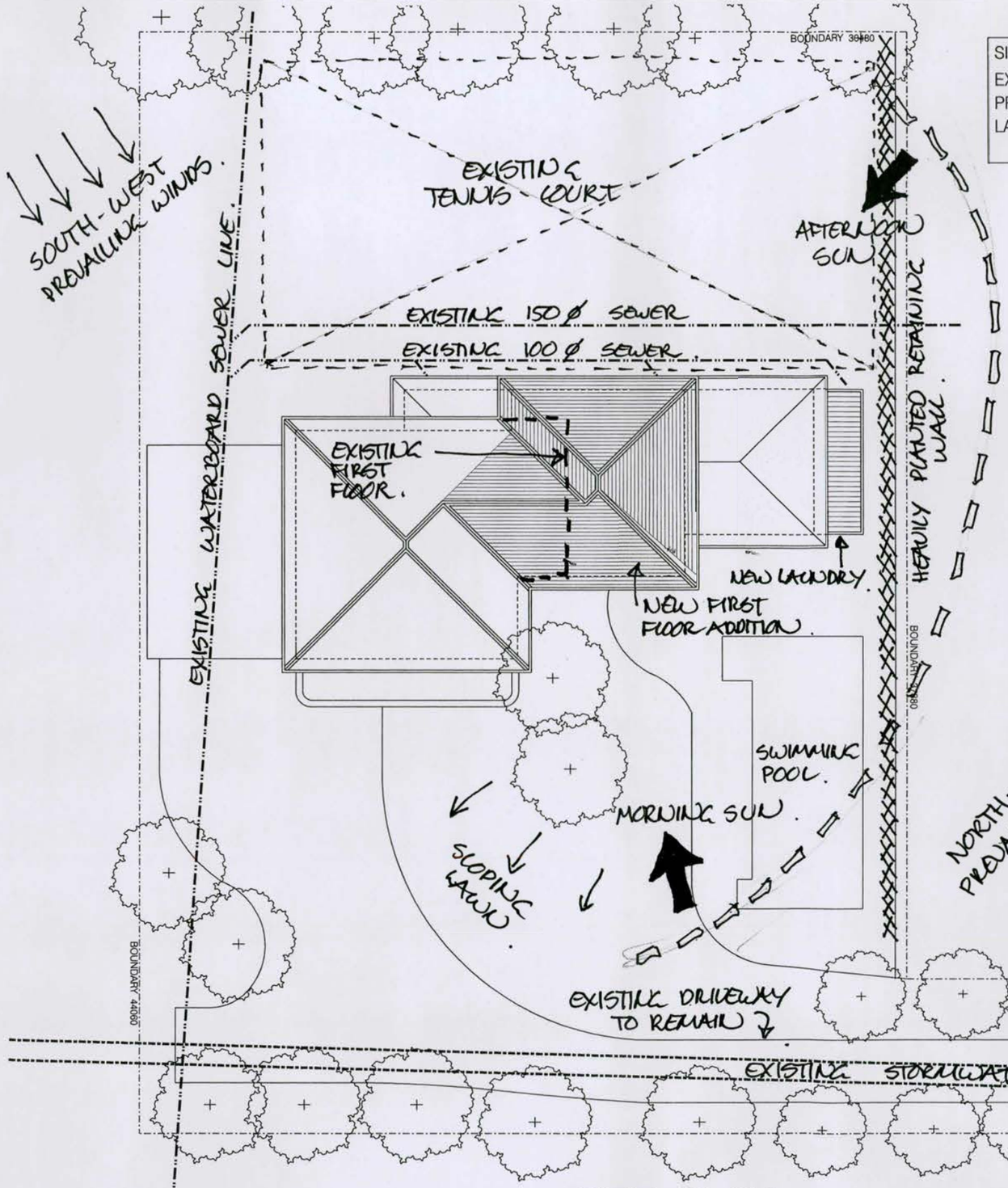
NELSON RD

VALLEY RD

3pm EQUINOX SHADOWS

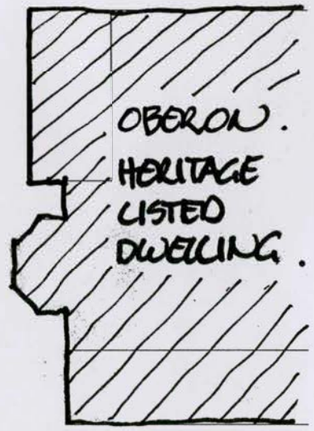
CHUNG HOUSE	SHADOW DIAGRAM	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA–11 SCALE : 1:200 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 mail@arcarchitects.com.au

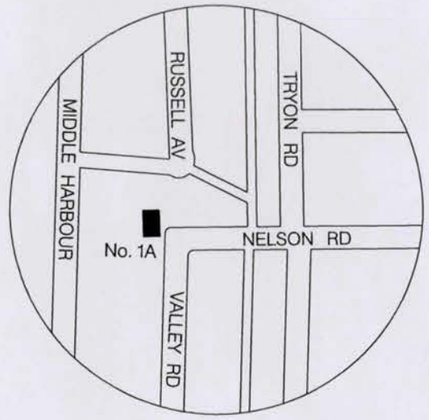
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SITE PLAN

SITE AREA (less handle) 1344sqm
EXISTING BUILT-UPON AREA 877sqm (65%)
PROPOSED BUILT-UPON AREA 877sqm (65%)
LANDSCAPE AREA 467sqm (35%)





LOCATION PLAN

NOT TO SCALE

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NELSON RD

VALLEY RD

SITE AREA 1534sqm
LOT B, DP 344051
C.o.T. FOLIO B/344051

CHUNG HOUSE	SITE ANALYSIS PLAN	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA – 12 C SCALE : 1:200 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arcarchitects@ozemail.com.au

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Created on 21/04/2008 5:01:00 PM

HERITAGE MEMORANDUM

To: Natalie Piggott-Herridge
From:
Re: DA0223/08
Property: 1A Valley Road LINDFIELD NSW 2070
Proposal: Additions & alterations

Heritage Status

The site is located adjacent to a heritage item at No 1 Valley. The site was subdivided from the item in 1940 and presumably the house was constructed shortly after. It shares a right of way with the heritage item. Clause 61E of the KPSO requires Council to assess and consider impacts from the development on the heritage significance of the item.

The subject site is within the National Trust UCA No 6 – Lindfield and graded as a contributory item. The UCA is non-statutory.

Proposed Works

Additions and alterations to ground and first floor

Comments

The site is located to the rear of the heritage item on part of its former garden and shares an access handle with it. The item is a large Federation period house which has a 2-level veranda on its south elevation. There is an existing setback of about 6m between the heritage item and its southern boundary. The proposed works extend the existing house following the existing building design by adding a bedroom with ensuite and robe to the first floor and a small extension on the ground floor. The work is generally sympathetic.

The proposed works would result in a reduction of the physical separation between the existing house and the heritage item, particularly at the first floor level – about 5m. The proposed first floor addition would reduce views from the heritage item particularly from the large verandas on the southern side and thus would have some negative impacts on its visual curtilage and amenity although the negative impact is considered to be relatively minor due to the physical separation between the buildings.

Conclusions and Recommendations

There would be some negative impacts on its visual curtilage and amenity of the heritage item although the impact is considered to be relatively minor due to the physical separation between the buildings.

P Dignam
Heritage Advisor

HERITAGE STUDY OF THE MUNICIPALITY OF KU-RING-GAI

ITEM NAME

LOCATION 1 Valley Road, Lindfield
Municipality of Ku-ring-gai

GROUP

ITEM TYPE
- ☒ Architectural
- ☐ Landscape
- ☐ Archaeological

REF. NO. 29:020

STATEMENT OF SIGNIFICANCE

Reasons for listing; architectural, municipal significance

REAL DESCRIPTION

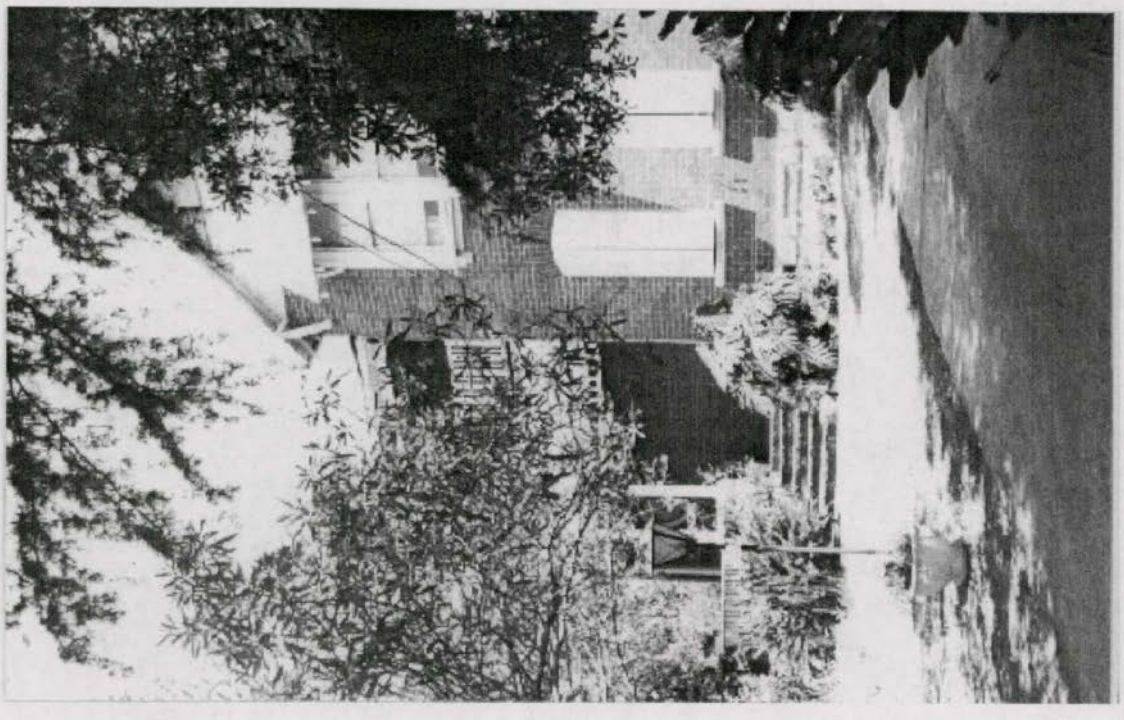
Lot A DP 344051

MAP REFERENCE



RECOMMENDATIONS

PHOTOGRAPH



EVALUATION OF SIGNIFICANCE

	Rare
Historic	
Aesthetic	
Social	
Scientific	
Other	

	Representative
Historic	
Aesthetic	
Social	
Scientific	
Other	

ITEM NAME		ITEM TYPE	REF. NO.
LOCATION	1 Valley Road, Lindfield Municipality of Ku-ring-gai	☒ Architectural ☐ Landscape ☐ Archaeological	29:020
GROUP			

SURVEY BY SB
DATE OF SURVEY
DATE AMENDED
CATEGORY
SUB CATEGORY

DESCRIPTION

MODIFICATIONS / CONDITION
Substantially intact

HISTORY

DATE
PERIOD 1901-1920
ARCHITECT / DESIGNER
BUILDER

HERITAGE LISTINGS

- ☐ Register of the National Estate (AHC) - Register
- ☐ Register of the National Estate (AHC) - Interim
- ☐ Register of National Trust (NSW)
- ☐ Within National Trust Conservation Area
- ☐ Register of Significant Twentieth Century Architecture (RAIA)
- ☐ Department of Public Works Heritage and Conservation Regist
- ☐ Heritage Council Register - Permanent Conservation Order
- ☐ Heritage Council - Interim Conservation Order
- ☐ Heritage Council Register - Section 130 Order
- ☐ Heritage Council Register - Nomination
- ☐ NSW Government Department Heritage Register (S170 Heritag
- ☐ NP & WS Historic Sites Register
- ☐ Institute of Engineers (NSW) Heritage Register
- ☐ Regional Environmental Plan Heritage Schedule
- ☒ Local Environmental Plan Heritage Schedule
- ☐ Local Environmental Plan Heritage Schedule - Conservation Ar
- ☐ Other Listings :

EXTERNAL MATERIALS

INTERNAL MATERIALS

STYLES

HISTORICAL THEMES - STATE

HISTORICAL THEMES - LOCAL
Suburban Consolidation

SOURCES

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STATEMENT OF HERITAGE IMPACT

PROPOSED
ALTERATIONS AND ADDITIONS

AT

WORKING COPY

1A VALLEY ROAD
LINDFIELD
SYDNEY

FOR

TIM AND HELEN CHUNG

PREPARED BY:
ARC ARCHITECTS
LEVEL 7, 90 PITT STREET,
SYDNEY 2000

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MARCH 2008

INTRODUCTION

This Statement of Heritage Impact is submitted as part of the Development Application seeking consent for approval for alterations and additions to an existing residence at 1a Valley Road Lindfield, being a two storey face rendered brick dwelling set back from the street on a battle-axe block.

The drawings numbered DA-01 - DA-08 illustrating the proposal have been prepared by ARC Architects in consultation with Council's officers.

SITE DESCRIPTION

The site address is at 1A valley Road, being Lot B in DP 344051, Certificate of Title Folio B/344051, having a site area of 1534 sq. metres.

The site is located in a conservation area and adjoins 'Oberon', a heritage listed house at No. 1 Valley Road.

REASONS FOR PROPOSED ALTERATIONS

The proposed alterations and additions are designed to provide a more useful layout of the rooms in the house, thus enhancing the residence's function and amenity, with a minor increment in the size of the dwelling.

The existing house has four bedrooms and a study. An additional bedroom is required as the Owners have four children in addition to there being little storage space in the house.

The addition of the ensuite will take pressure off the existing first floor bathroom, and the internal laundry and guest bathroom will provide extra amenity to the ground floor without adding to the perceived bulk of the dwelling as it is set next to the high retaining wall of the adjoining heritage listed property and is screened by the planting along side the swimming pool boundary fence.

SITE ASSESSMENT

The house is of double brick construction with a smooth rendered finish. Some of the roof tiles are cracked or broken, and mortared joints needing repair work or replacement. The roof is uninsulated with no sarking under the tiles.

The carport is an unsympathetic addition with the only redeeming feature being it's location tucked in behind the wall of the garage on the downhill southern side of the site.

The property is located on falling land away from the street and the house is not visible from the footpath opposite.

The boundaries of the site are screened with well-established, fully mature trees and shrubs which create a private garden space around the house and out of view from the street.

DESCRIPTION OF THE WORKS

The nature of the use and scope of works required to undertake the alterations and additions are fully described in the Drawings, Specifications and the Statement of Environmental Effects attached to the Development Application.

DESIGN OPTIONS

Possible options for the additional space requirements were for additions to the eastern or southern sides of the existing house. However, as the established garden is of prime importance in maintaining the special qualities of the site and giving an adequate landscaped setting around the adjoining heritage listed property, an increase in the built upon area was not acceptable.

To maintain the openness of the existing landscaping at the front of the house, the option of an addition over the existing footprint of the house was preferred.

DESIGN RESOLUTION

The concept design has been carefully developed to fit with the existing visual setting. The existing form of the house has been used as a base for the new works, keeping the additions in scale with the existing house, and maintaining the appearance of a house in a garden setting.

The additions are kept in scale with the original house, by fitting in with the pitched roof forms, and continuing the eave and gutter heights and details. As the house is set down from the street, the roof forms are an important component of the overall design, with the stepped roof profiles adding variety and interest as the house is approached.

The first floor addition will provide balance to the overall design and add prominence to the entry, which is currently underplayed. The extent of the first floor addition reduces the distance between the first floor wall of the dwelling to the adjoining heritage listed house, from 21.5metres to 17metres, still providing a sense of space and light around the latter.

The ground floor addition will be barely noticeable as it will be tucked in behind the existing eave line and below the retaining wall along the boundary.

The vertical form of the windows is in keeping with the dominant typology of Lindfield, and the house will present a restraint and simplicity, which will place the attention onto the rich landscaped setting, maintaining the garden like setting of 'Oberon'.

The continuation of the rendered facade will unify the design with the original house and provide a suitable backdrop for the garden.

HERITAGE IMPACT SUMMARY

The proposed additions and alterations will have the following impact on the heritage considerations:

1. There is no impact on the streetscape as the house is not visible from the street.

2. The alterations and additions fit within the confines of the existing built works on the site, including the single storey family room and the retaining wall which defines the extent of the heritage listed site.

3. Where the alterations and additions are visible from the adjoining property, 'Oberon', they will present a unified design of dignified restraint, with minimal impact on privacy and bulk as it sits within the constraints of the existing first floor.

4. The alterations and additions serve to keep the building and it's grounds as a functional entity, enhancing its prospects for continued occupation and future pressure to redevelop.

MARK ARMSTRONG
Director.
BBSc. BArch. RAIA. ANZIA.

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STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED
ALTERATIONS AND ADDITIONS

AT

1A VALLEY ROAD
LINDFIELD
SYDNEY

FOR

TIM AND HELEN CHUNG

PREPARED BY:
ARC ARCHITECTS
LEVEL 7, 90 PITT STREET,
SYDNEY 2000

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MARCH 2008

INTRODUCTION

This statement is submitted as part of the Development Application seeking consent for approval for alterations and additions to an existing residence at 1A Valley Road, Lindfield, being a two storey face rendered brick dwelling set back from the street on a battle-axe block.

The drawings numbered DA-01 - DA-08 illustrating the proposal have been prepared by ARC Architects in consultation with Council's officers.

SITE DESCRIPTION

The site address is at 1A Valley Road, being Lot B in DP 344051, Certificate of Title Folio B/344051, having a site area of 1534 sq. metres.

Battle Axe block.

CHARACTER AND STREETSCAPE

The house is part of a sub-division of a large block of land, with access via a driveway strip of land to the street. The property is located on falling land away from the street and the house is not visible from the footpath opposite.

The boundaries of the site are screened with well-established, fully mature trees and shrubs which create a private garden space around the house and out of view from the street.

IMPACT ON LOCAL AMENITY

As the proposed works are minor alterations and additions to an existing dwelling in a 2A zoned residential area, there is no general adverse impact on the locality. The existing house has four bedrooms and a study. An additional bedroom is required as the Owners have four children in addition to there being little storage space in the house.

The addition of the ensuite will take pressure off the existing first floor bathroom, and the internal laundry and guest bathroom will provide extra amenity to the ground floor without adding to the perceived bulk of the dwelling as it is set next to the high retaining wall of the adjoining property and is screened by the planting along side the swimming pool boundary fence.

TRAFFIC GENERATION AND CARPARKING

The existing crossing, driveway, garage and carport are to remain as existing, with no additional impact on traffic generation or carparking requirements.

SEWERAGE AND STORMWATER DISPOSAL

The existing sewerage and stormwater lines are to be retained with the new works connecting into in-ground lines.

UTILITY SERVICES

The incoming services are to be retained with an additional telephone line required for a fax line and internet connection.

NOISE IMPACT

As a result of the proposed works, no increase in the existing ambient noise level is anticipated.

HISTORICAL ASPECTS

This post-war house is unremarkable, even though it is solidly built and in fairly good condition. The additions to the north have followed the design principals of the original house, with a single storey addition providing a large open family room. However, the addition has emphasised the scale of the original two storey dwelling and the junction of the two parts at the entry has left an awkward interface and a facade which appears to be heavily skewed to the south.

Minor attempts have been made to bring the house up to a more contemporary form for modern day living, but these alterations are now due to be upgraded to suit such a prestigious site.

FLORA AND FAUNA

An important benefit to the Owners and to the adjoining properties is the existing landscaping on the site This is to be fully retained. Maintenance work will be undertaken to ensure the existing planting is kept in good order, with some of the camellias being moved to further improve the privacy and the green surrounds to the house.

DESIGN AND EXTERNAL APPEARANCE

The additions are kept in scale with the original house, by maintaining the pitched roof forms, the eave and gutter heights and details, and the appearance of a house in a garden setting. As the house is set down from the street, the roof forms are an important component of the overall design, with the stepped roof profiles adding variety and interest as the house is approached.

The first floor addition will provide balance to the overall design and add prominence to the entry, which is currently underplayed. The ground floor addition will be barely noticeable as it will be tucked in behind the existing eave line, leaving the existing gutter line and return as the visual termination of the ground floor.

The vertical form of the windows is in keeping with the dominant typology of Lindfield, and the house will present a restraint and simplicity, which will place the attention onto the rich landscaped setting.

The continuation of the rendered facade will unify the design with the original house and provide a suitable backdrop for the garden.

PRIVACY

The northern facade currently has windows on both levels (bedrooms and study) overlooking the adjoining property to the north. It is densely planted with trees in between with the windows allowing for district views. The closest bedroom window in this facade is to be bricked in, with a new window in the walk-in wardrobe providing natural ventilation. This window will be fitted with shutters to maintain privacy into this room.

Additional windows are proposed in the rear (western) facade, which overlook the existing tennis court and the trees and shrubs on the western boundary.

The southern facade is to remain as existing.

DAYLIGHT - OVERSHADOWING

The first floor addition has been carefully located to minimise the impact of overshadowing on the adjoining properties, especially as the ground is falling to the south and the impact on the length of shadows is exacerbated by the level changes.

The major advantage of the site is the extensive garden areas to the east and the tennis court to the west, which allow for the additional shadowing to predominantly fall on the subject property, especially in the difficult early morning and late afternoon time zones.

The mid-winter shadow diagrams are attached to the plans (DA-06 - DA-08), and show the minimal effect of the proposed additions. The equinox shadows (DA –09 – DA-11)have even less impact.

The additional 9am shadow will fall across the tennis court and mingle with the shadows cast by the boundary trees and shrubs.

The additional 12pm shadow falls entirely on the subject property.

The additional 3pm shadow falls entirely on the subject property.

In summary, the siting of the new additions on the existing house has successfully negated the impact of the overshadowing on adjoining properties.

DISABLED ACCESS

Due to the nature of the site and the position of the house on the site, it is impractical to allow for full access to disabled people. The driveway is steep and without flat sections for resting, and the current landscaping does not allow for ramps up into the house.

The other major limitation is the width and configuration of the entry by the stair, which is narrow and contorted in plan. The proposed alterations to this area will open up the space by the front door but without major alterations, disabled persons access will remain limited.

COMPLIANCE WITH DEVELOPMENT CONTROL PLAN

The site comprises an area of 1534sq. metres, but excluding the 'handle' of the battle-axe, the site area is 1343sq. metres. The built upon area of this portion of the site is 877sq. metres, giving a total of 65% of the total site area. This is unchanged as a result of this development application.

The 12m limitation on the straight length of a wall is already exceeded on the western wall, which defines the tennis court. It is currently 16.3m and will be increased to 18.2m as a result of the laundry extension. The impact of this increment has been minimised by maintaining the existing roof and gutter profile, and returning the eave in its current location.

The hard paved area of this extension is currently used for storage and as the adjoining property level rises over the roof of this extension, we believe this non-compliance is of relatively insignificant importance, especially as it is screened from the main garden and will be barely discernible from adjoining properties.

All other requirements of the Development Control Plan have been met and complied with.

SCHEDULE OF COLOURS AND MATERIALS

External walls	Render with sandstone coloured finish
Roof	Terracotta coloured Monier roof tiles
Gutters	Pre-finished copper coloured gutters and downpipes
Windows	Timber framed windows and doors
Metalwork	Galvanised steel painted charcoal
Paving	Reconstituted sandstone pavers sealed.

MARK ARMSTRONG
Director.
BBSc. BArch. RAIA. ANZIA.

arc

arc

architects

Level 7, 90 Pitt Street
Sydney NSW 2000
Australia

Ph: (02) 9223 0280
Fax: (02) 9223 0283
mail@arcarchitects.com.au

11.04.08

NABILA SARWARY
KU-RING-GAI COUNCIL
818 PACIFIC HIGHWAY
GORDON NSW

Dear Nabila,

DEVELOPMENT APPLICATION No. 0223 / 08
1A VALLEY ROAD, LINDFIELD

In response to your letter dated 27.03.08 and our subsequent telephone conversation, we note the following DCP 38 setback controls.

Rear setback:

The rear setback includes the area occupied by the tennis court and is approximately 14.25m wide.

Side setback:
The existing carport is 300mm away from the southern boundary and no change is proposed here. The new laundry extension is set 2000mm away from the northern boundary.

The following assessment criteria have been used in arriving at the proposed design.

4.1.3 Building Setbacks

Development should be appropriately located on site to:
- ***maintain streetscape character;***

There is no change to the streetscape character of the additions

- ***ensure the amenity of neighbouring properties is maintained or enhanced***

Due to the change in level of the neighbouring site, the laundry is almost entirely masked by the retaining wall and the planting above.

- ***allow for the provision of landscaping and provide room for additional tree plantings to grow to maturity;***

The space being taken up by the Laundry is currently hard paved and used as a clothes drying area. This use will continue in the 2000mm setback to the boundary, so no additional

planting is proposed in this area.

- ***facilitate solar access;***

There is impact on solar access due to the proposed works

- ***protect significant vegetation;***

There is no impact on significant vegetation due to the proposed works

- ***facilitate efficient use of the site; and***

The location of the Laundry occupies an area already used for clothes drying and is paved. This use will continue with the new works, and will not impact on the remaining area of the site, retaining the extent of the existing landscaping

- ***minimise bushfire hazard by preserving a "fuel free" zone (where development is adjacent to high bushfire hazard areas***

There is no impact on bushfire hazard due to the proposed works.

If additional information is required, please contact me directly.

Yours sincerely,

MARK ARMSTRONG
Director
BBSc. BArch. RAIA. ANZIA.

818 Pacific Highway, Gordon NSW 2072
Locked Bag 1056, Pymble NSW 2073
T 02 9424 0888 **F** 02 9424 0880
DX 8703 Gordon **TTY** 02 9424 0875
E kmc@kmc.nsw.gov.au
W www.kmc.nsw.gov.au
ABN 86 408 856 411

Ku·ring·gai Council

Contact: Nabila Sarwary

Ref: DA0223/08
27 March 2008

ARC Architects
GPO Box 4202
SYDNEY NSW 2001

APPLICATION STATUS

Dear Sir/Madam

Application No.:	DA0223/08
Proposed Development:	Additions & alterations
Property:	1A Valley Road LINDFIELD NSW 2070

Thank you for your application. We advise that your application has been reviewed by our Development Review Unit and has been allocated to our assessment officer Nabila Sarwary. The assessment process takes into account statutory requirements, Council's adopted codes and policies, submissions made by the public and any internal and external referrals to technical experts as required.

Owners of surrounding properties will be notified of your application and will have until 10 April 2008 to make any submissions to Council on your application. Should you wish to view any submission, you will need to apply to Council under the Personal Information Protection Act 1998. Please contact Customer Service on 9424 0000 to make arrangement to view any submissions made.

However, before commencing assessment of your application, we request that you provide the following information within 21 days of the date of this letter:

- A Statement of Environmental Effects is required to address all of the relevant provisions of the Ku-Ring-Gai Planning Scheme Ordinance and Development Control Plan No 38 along with specific details as to how the application now meets these provisions.

Upon receipt of all of the information we have requested, our assessment officer will complete a preliminary review of your application within 28 days. Should you not provide the requested information; your application will likely be refused due to there being insufficient information for it to be properly assessed.

Should you wish to amend your application; additional administrative and notification fees will apply. Any revised plans must be accompanied with detailed written particulars identifying the changes. A total of 8 sets of revised A4 reduced plans will also be required.

If you have any further enquiries, please contact our assessment officer on telephone **9424 0740** or facsimile **9424 0001** on Monday to Friday between 9.00am and 10.00am

Team Leader
Development Assessment
CC: Mr Timothy Patrick Chung & Mrs Helen Chung (owner/s)

818 Pacific Highway, Gordon NSW 2072
Locked Bag 1056, Pymble NSW 2073
T 02 9424 0888 **F** 02 9424 0880
DX 8703 Gordon **TTY** 02 9424 0875
E kmc@kmc.nsw.gov.au
W www.kmc.nsw.gov.au
ABN 86 408 856 411

Ku·ring·gai Council

Contact: Nabila Sarwary

Ref: DA0223/08
27 March 2008

Mr MJ Cross & Mrs KT Cross
63 Trafalgar Avenue
LINDFIELD NSW 2070

Dear Sir or Madam,

NOTIFICATION LETTER

Application No.:	DA0223/08
Proposed development:	Additions & alterations
Property	1A Valley Road LINDFIELD NSW 2070

We have received an application for development at the above property. We invite you to review the application and, should you wish, make a written submission to us. Should you make a submission we advise that:

(a) Your submission should clearly identify the Application No. and the property address;
(b) Your submission must relate only to the proposed development and should clearly set out any concerns you have such as privacy, overshadowing, view loss, landscaping, noise, streetscape, car parking, building bulk etc (NB this is not an exhaustive list).
(c) We will take all written submissions into consideration when assessing the application but cannot give a detailed response to individual submissions.
(d) Submissions will not remain confidential as they are included in our assessment reports and we are obliged to comply with legislation under the Freedom of Information Act and Section 12 of the Local Government Act.

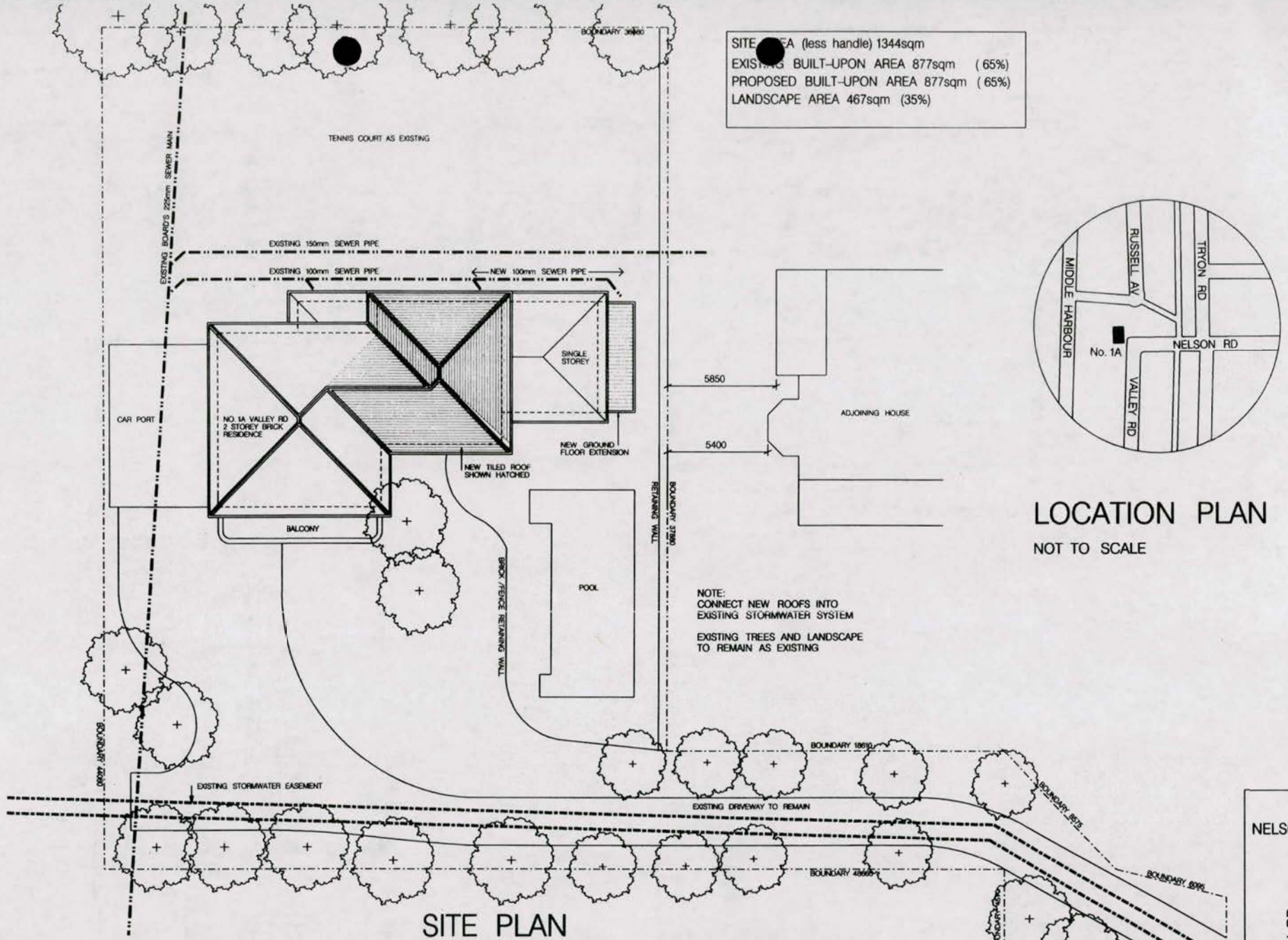
To help you understand how the development assessment process works at Ku-ring-gai Council, I have attached our Development Assessment Process Fact Sheet.

A reduced copy of the proposal is enclosed, however, this may not provide sufficient detail. Should you wish to examine the full-scale plans, you may do so at our offices during business hours (8.30am to 5.00pm, Monday to Friday).

If you make a written submission it must be addressed to the General Manager and forwarded to us no later than 14 calendar days from the date of this letter. In your submission please quote the application number above and include your business and home telephone numbers to assist us in contacting you.

If you have any enquiries, please contact our assessment officer Nabila Sarwary on telephone 9424 0000 or facsimile 9424 0001 on Monday to Friday between 9.00am and 10.00am.

Team Leader
Development Assessment
Attach: Development Assessment Process Fact Sheet



SITE PLAN

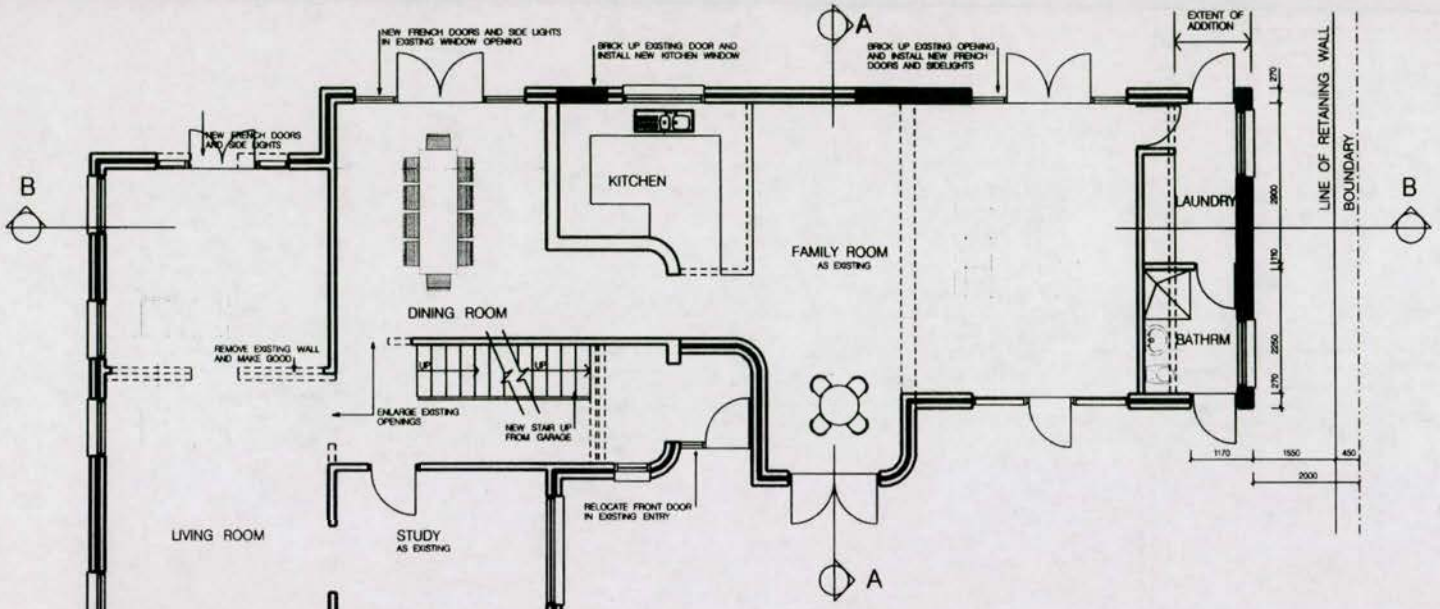
SITE AREA 1534sqm
LOT B, DP 344051
C.o.T. FOLIO B/344051

LOCATION PLAN

NOT TO SCALE

CHUNG HOUSE	SITE PLAN	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA - 01C SCALE : 1:200 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arcarchitects@ozemail.com.au

arc



GROUND FLOOR PLAN

BASIX REQUIREMENTS

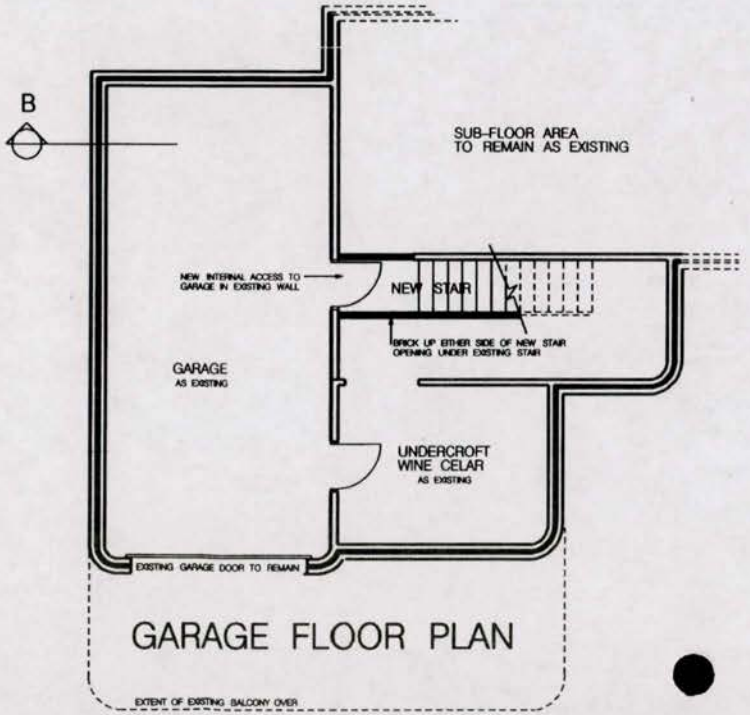
INSULATION

SUSPENDED ENCLOSED FLOOR	R1.3
EXTERNAL BRICK VENEER WALLS	R1.7
FLAT CEILING PITCHED ROOF	R3.0

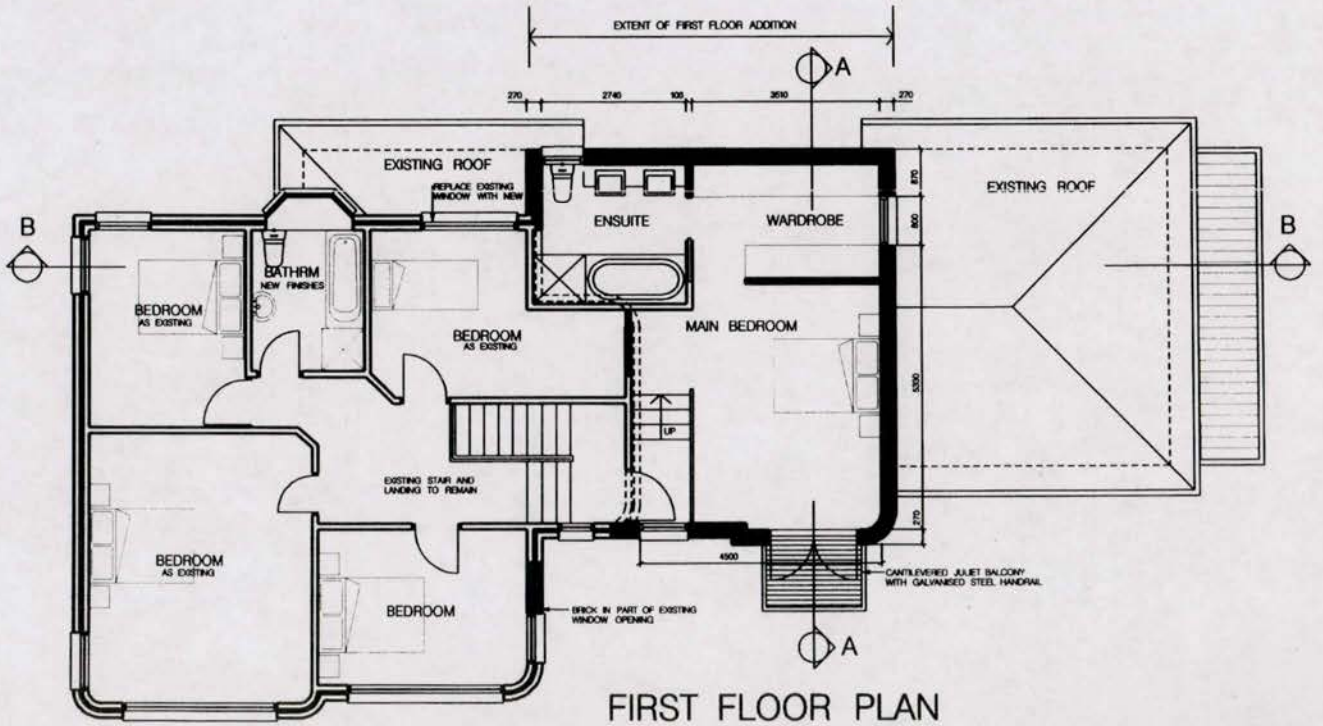
WINDOWS AND GLAZED DOORS

EAVES OVERHANGS TO BE 450mm MIN. LESS THAN 500mm ABOVE WINDOW HEAD AND 2400mm ABOVE SILL

W10 & 11 TO HAVE FIXED AWNINGS 900mm DEEP



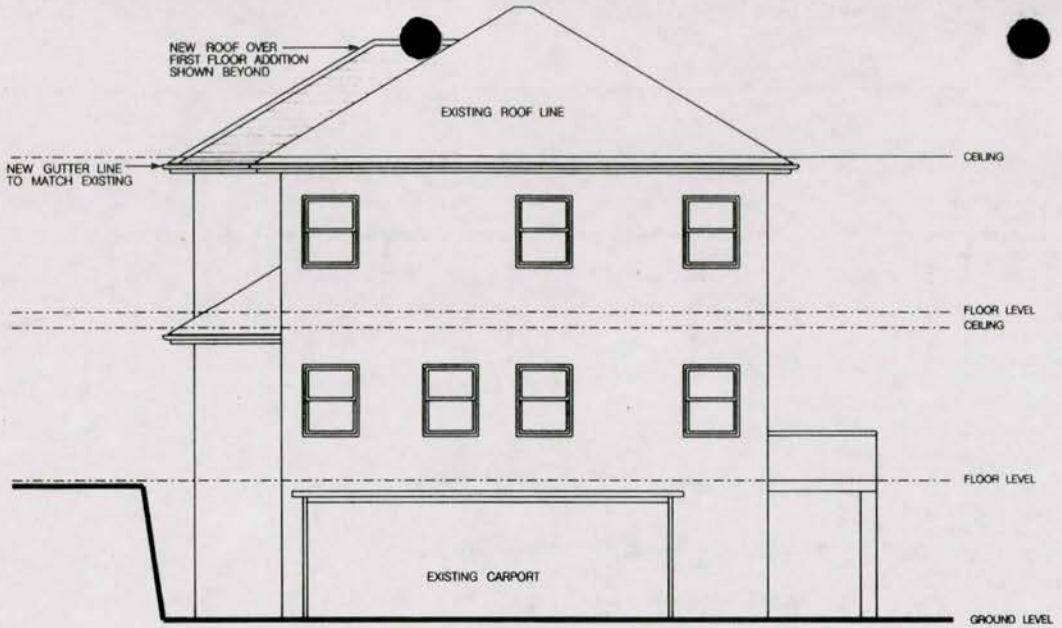
GARAGE FLOOR PLAN



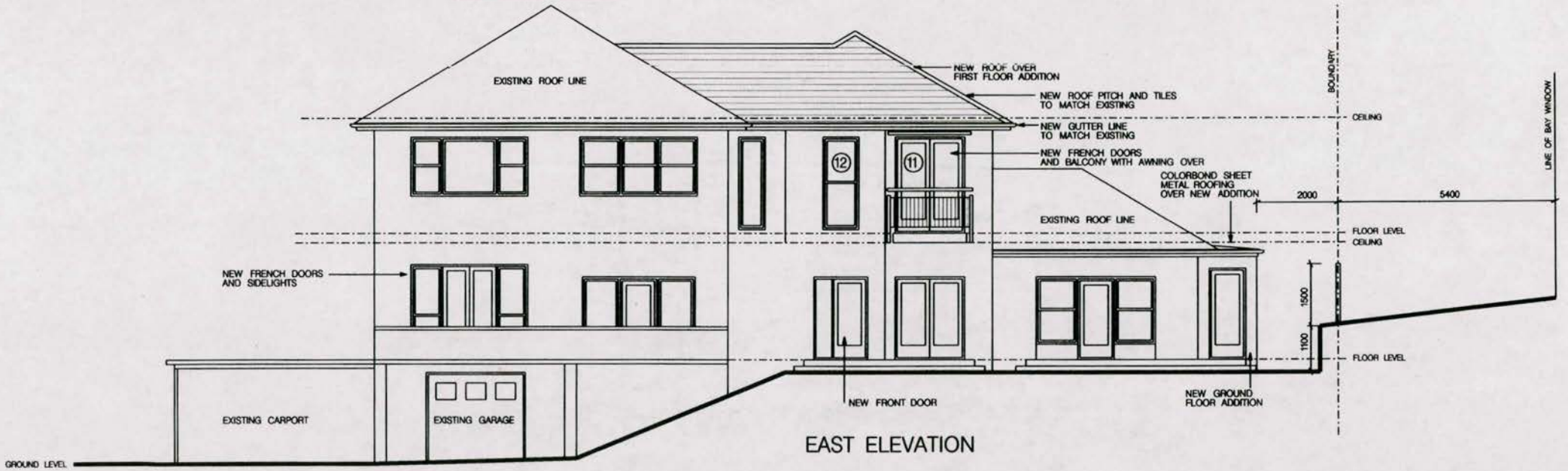
FIRST FLOOR PLAN

CHUNG HOUSE	FLOOR PLANS	Architecture Planning Urban Design
1A VALLEY ROAD LIND[illegible] SYDNEY	DA – 02C SCALE : 1:100 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arcarchitects@ozemail.com.au

arc



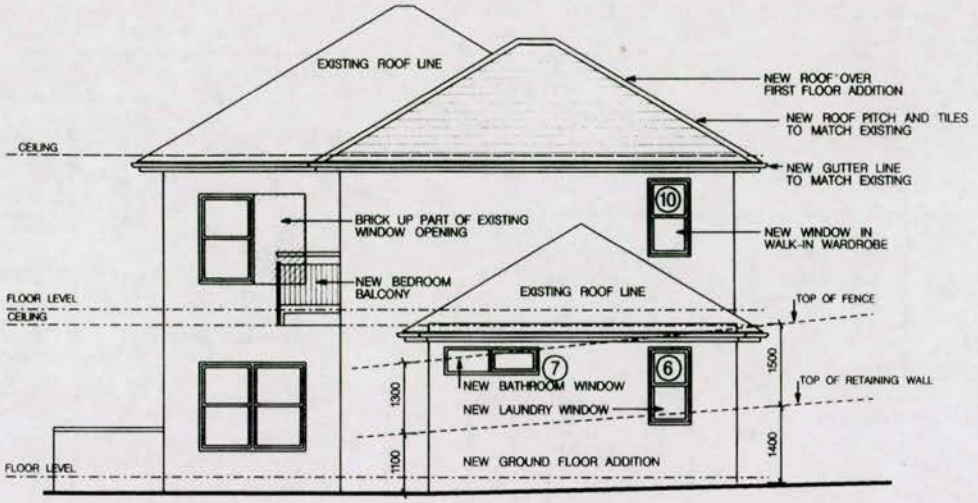
SOUTH ELEVATION
AS EXISTING



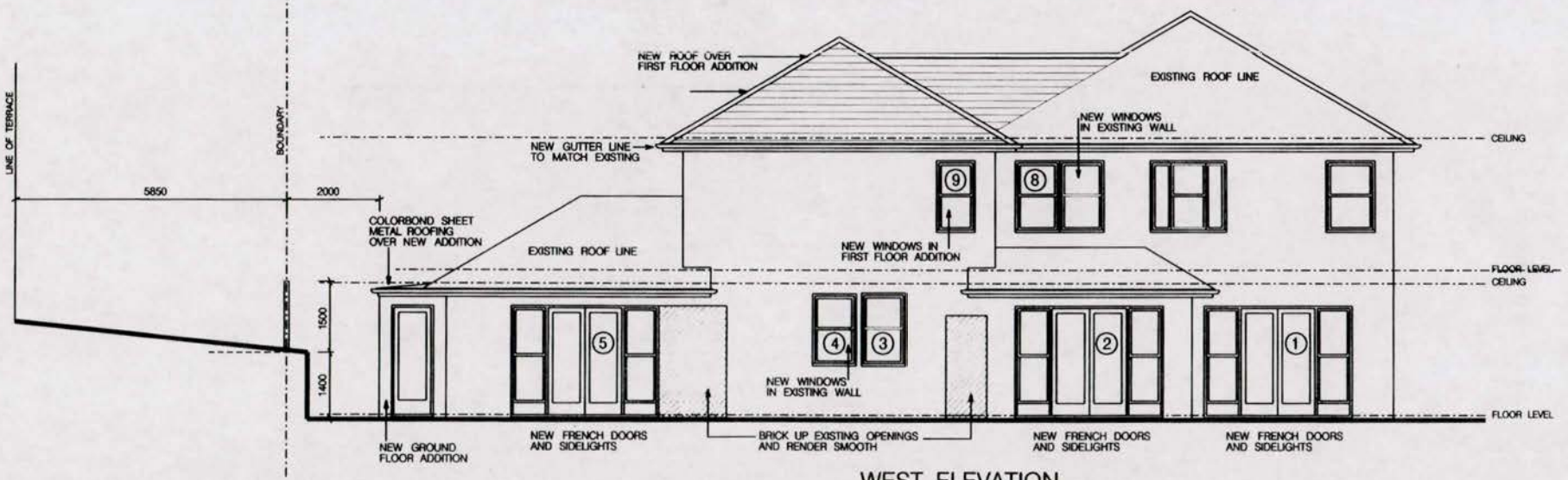
EAST ELEVATION

CHUNG HOUSE	ELEVATIONS	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA – 03C SCALE : 1:100 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arc@netspace.net.au

arc



NORTH ELEVATION



WEST ELEVATION

CHUNG HOUSE
1A VA[illegible] ROAD
LINDF[illegible]
SYDNEY

ELEVATIONS
DA – 04C
SCALE : 1:100
DATE: FEBRUARY 2008
DRAWN: NJD

Architecture Planning Urban Design
L7 90 Pitt Street Sydney NSW 2000
TEL 9223 0280 FAX 9223 0283
arc@netspace.net.au

arc

NOTIFICATION SKETCH

1A Valley Road, LINDFIELD




NELSON RD
VALLEY RD
HOWARD
SHORT
KOCHIA
CROMEHURST SCHOOL
740535
RUSSELL LANE
TRAFALGAR AVE
HARBOUR
MIDDLE
RUSSELL
S.P. 77224
S.P. 51972
S.P. 51920
S.P. 85262
D.P. 3210
D.P. 4215
D.P. 4665
D.P. 17373
D.P. 127411
D.P. 415601
D.P. 375014
D.P. 548574
D.P. 724802
D.P. 944465
D.P. 667459
D.P. 667397
D.P. 940399
D.P. 949894
D.P. 972386
D.P. 4665
D.P. 594064
D.P. 571692
D.P. 119761
D.P. 186607
D.P. 566711
D.P. 963946
D.P. 1005039
D.P. 1044572
D.P. 1128990
D.P. 1091637
D.P. 1005588
D.P. 1005589
D.P. 1005590
D.P. 1005591
D.P. 1005592
D.P. 1005593
D.P. 1005594
D.P. 1005595
D.P. 1005596
D.P. 1005597
D.P. 1005598
D.P. 1005599
D.P. 1005600
D.P. 1005601
D.P. 1005602
D.P. 1005603
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D.P. 1005606
D.P. 1005607
D.P.


KOCHIA
CROMEHURST SCHOOL
NELSON ST
RD
CHURCH
LANE
VALLEY
SHORT
HOWARD
VALLEY RD
HOWARD
RUSSELL LANE
TRAFALGAR AVE
RUSSELL
HARBOUR
MIDDLE
RD
THE LINDFIELD
R.O.W.
D.E.

Development Application

Ku-ring-gai Council

Section 78A, *Environmental Planning and Assessment Act* 1979 **DA:** 0223/08

About this form

Use this form to apply for development consent to:

- erect, alter or demolish a building or structure
- change the use of land or a building
- carry out earthworks
- subdivide land
- strata subdivide a building
- erect or display advertising

Documentation

Our DA Guide explains which plans and other documents you must provide with this application. Refer also to our lodgment requirements matrix on the back of this form.

Other approvals

Your proposal may also require other approvals. Question 10 of this form will help you determine whether you need approvals from other government agencies. Question 11 enables you to apply for other Council approvals that are required for certain activities.

Lodgement & fees

Please follow the instructions on Page 4.

Any questions?

Phone Customer Services on (02)9424 0770, or call in to Council (see Page 3).

Application and site details

1. Applicant name, address and contact details.

Title: Mr ☑ Mrs ☐ Miss ☐ Ms ☐ Other ☐

Name: ARMSTRONG (Surname) MARK (Given Names)

Company name: ARC ARCHITECTS

ABN:

Postal address: GPO BOX 4202

SYDNEY NSW Post code: 2001

Phone (B) (02) 9223 0280 Fax (02) 9223 0283

Phone (H) (....) Mobile phone

E-mail mail@arcarchitects.com.au

2. Your architect or consultant

In case we need to discuss design or other issues

Name: AS ABOVE.

Company name:

Phone (B) (....) Fax (....)

Phone (H) (....) Mobile phone

E-mail

3. Location & title description of the property

*This will help us to correctly identify the land. You **must** identify the Lot and Plan number*

Unit, shop or suite: Street No: 1A Street: VALLEY RD.

Suburb: LINDFIELD

Lot(s): B Section:

Deposited plan(s): 344051 Strata plan:

Other: FOLIO B/344051

Obtain these details from rate notices, property deed or our property maps.

Development details

4. Type of development

Tick the relevant box

- ☑ A. Building or structure
- ☑ B. Demolition
- ☐ C. Earthworks or similar
- ☐ D. Subdivision (land)
- ☐ E. New use or change of use
- ☐ F. Sign or advertisement
- ☐ G. Strata subdivision
- ☐ H. Other

RECEIVED
20 MAR 2008
CUSTOMER SERVICE CENTRE

5. What is the property used for at present?

DWELLING.

Date use commenced: 1960's

6. Number of employees

If applicable

☑ N/A
☐ Applicable (existing)..... (proposed).....

7. Hours of Operation

If applicable

☑ N/A

	Existing	Proposed
Monday		
Tuesday		
Wednesday		
Thursday		
Friday		
Saturday		
Sunday		

8. Description of the proposed development

Tell us exactly what you propose to do, describe all proposed works very clearly

ALTERATIONS & ADDITIONS
NEW 1st FLOOR BEDROOM & ENSUITE
NEW GROUND FLOOR LAUNDRY & BATHROOM.

If it is a building, for what purpose will it be used?
DWELLING.

9. Additional floor space

Only applicable for building works

☐ New building – total proposed floor space _____ m^2

☐ Existing building – total additional floor space proposed _____ m^2

10. Impacts on trees

Are any building works or excavation proposed within 3m of any trees that are more than 8m in height? ☐ Yes ☑ No

Will the proposed development require the removal of any trees that are more than 8m in height? ☐ Yes ☑ No

*If you answered 'yes' to either of the above questions, an arborist's report will be required (see **point 2C** of DA Guide).*

11. Estimated cost of development

Must be a true market value. If no construction is proposed the value of works will be nil

Your estimate of the total development cost – see **Step 6D** of the DA Guide:

$ ___,180,000.00

Council use only - Our estimate based on Reed Construction Data Guide (market value):

$ ___,___,___.00

*Note: Unless a signed contract is provided, our estimate will prevail when calculating DA assessment fees (refer to **point 6D** of DA Guide).*

12. Integrated Development

*Refer to **step 2G** of the DA Guide. Please tick the relevant box if applicable*

☐ Heritage Council of NSW (section 58 of the *Heritage Act 1977*)
☐ Roads & Traffic Authority (section 138 of the *Roads Act 1943*)
☐ Environment Protection Authority (sections 43(a), 43(b), 43(d), 47, 48, 55 and 122 *Protection of the Environment Operations Act 1997*)
☐ Department of Infrastructure Planning and Natural Resources (sections 10, 13A, 18F, 20B. 20CA, 20L, 116 and Part 8 of the *Water Act 1912* or a Permit under Part 3A of the *Rivers and Foreshores Improvement Act 1948*)
☐ National Parks & Wildlife Service (s.90, *National Parks and Wildlife Act 1974*)
☐ Rural Fire Service (section 100B of the *Rural Fires Act 1997*)

If you ticked any of the above boxes, the proposal will also require approval from another approval body. Refer to Page 18 of the Development Application Guide. 2 additional sets of plans and documentation and a cheque to the sum of $250 made out to the relevant authority We strongly recommend that you consult with any approval bodies before lodging this application.

13. DA's that require concurrence from another agency.

*Refer to **Step 2H** of the DA Guide*

Some DA's require the concurrence of another government agency. They are not integrated but still require us to seek agreement from an external agency. If the following State Environmental Planning Policies (SEPP's) or Sydney Regional Environmental Planning Policies (SREP's) apply to your development, you need to provide us with two additional sets of plans and supporting documentation. Please tick the relevant box if applicable;

- ☐ SEPP 11- traffic generating developments
- ☐ SEPP 65- design quality of residential flat buildings
- ☐ SREP 23- Sydney and middle harbours

*If you ticked any of the above boxes, the proposal will also require concurrence from another approval body. Refer to **Step 2I** of the Development Application Guide. 2 additional sets of plans and documentation must be provided so we can refer the application to the relevant authority. We strongly recommend that you consult with any approval bodies before lodging this application.*

14. Local Government Act approval

Tick relevant box if the works will require approval under the Local Government Act. Call our Duty Planning Officer for further details

- ☑ A. N/A
- ☐ B. Water supply, sewerage and stormwater drainage work
- ☐ C. Management of waste
- ☐ D. Community land
- ☐ E. Public roads
- ☐ F. Structures or places of public entertainment
- ☐ G. Other (please specify): .....

15. Are you applying for a Construction Certificate with your DA?

☐ Yes – We strongly recommend that you do not lodge your Construction Certificate Application (CC) with your DA as it will cause delays. Combined DA & CC applications require you to prepare final construction drawings and engineers specifications upfront which are costly. If any design modifications are required to your DA, your CC will be sent back to you as we cannot approve it if it is inconsistent with anything in the DA consent.

☑ No – If proposing physical works, you will have to apply at a later date.

Note: Combined applications for development consent and construction certificate should only be made where the DA is for very minor physical works.

Signatures

16. Owner's consent

*Must be signed by the owner of the land. If more than one owner, **every** owner must sign.*

If the owner is a company or owner's association, this form must be signed in accordance with s127 of the Corporations Act 2001. If the building is a strata building, the application must be stamped with the strata seal and signed by a authorised authority

As owner of the land to which this application relates, I consent to this application. I also give consent for authorised Council officers to enter the land to carry out inspections for the purpose of this development application.

☒ Name: Timothy Chung Phone 0412255273
Signature: ..... Date: 20/03/2008
Address: 14 Valley Rd Lindfield 2070

☒ Name: Helen Chung Phone 0412-255273
Signature: ..... Date: 20/03/2008
Address: 14 Valley Rd Lindfield Phone .....

☒ Name: .....
Signature: ..... Date: ____/____/20____
Address: .....

☐ I am signing on behalf of the owner as the owner's legal representative. The nature of my legal authority (eg, power of attorney, executor, trustee, company director) is:

.....

Documentary evidence is required to confirm your legal authority if you sign on behalf of the owner.

17. Applicant's declaration

If the applicant is a company or owner's association, this section must be signed in accordance with s127 of the Corporations Act 2001.

I, MARK ARMSTRONG ...apply for consent to carry out the development described in this application. I declare that all the information supplied is true and correct. I also understand that:

- if incomplete, the application will not be accepted, and that
- more information may be requested to enable the proper consideration of the application.

☒ Signature: ..... Date: 19 / 03 / 2008 .

Note: You are also required to sign the declaration at the end of the DA lodgment Checklist (following).

How to lodge this application

Lodge the application by either of the following methods:

Post: General Manager
Ku-ring-gai Council
Locked Bag 1056
Pymble NSW 2073

Courier or personal delivery: Council Chambers
818 Pacific Highway
Gordon NSW 2072

Contacting Council:

Phone: (02) 9424 0888
Fax: (02) 9424 0755
Email: kmc@kmc.nsw.gov.au
Web: www.kmc.nsw.gov.au

Hours:

Lodging a DA: - Monday – Friday, 8:30am – 5:00pm

Duty Planning Officer – telephone or visit Monday, Tuesday & Thursday from 9am – 12pm & 2pm – 5pm

An appointment must be made if you wish to discuss the proposal with our Duty Planning Officer.
We recommend that you consult with the Duty Planning Officer prior to lodging your DA or take advantage of our formal pre-DA advice service, available from 1 September 2004.

Acknowledgement:
You will receive a receipt for the amount paid. Soon after lodgement, we will also acknowledge lodgement of your application by providing you with its registered DA file number and the name of the development assessment officer who will assess your application.

Fees

Fees are calculated based on the contract value of the work including GST.

Payment methods
You may pay by cash, eftpos or cheque. Make cheques payable to 'Ku-ring-gai Council'. Separate cheques made out to the relevant authority are required for any integrated development application (refer to the DA Guide **step 2H** to identify who the cheque should be made out to). Please do not send cash in the mail.

Transport and Parking

Bus or Rail: The Council is located within five minutes walking distance from Gordon train station. From the station, head west up via St Johns Ave to the Pacific Highway. Turn right and walk to the end of the block along the Pacific Highway. Cross the Pacific Highway at the lights and walk right to Council Chambers.

Parking: Short term customer parking spaces are available on site. On-street parking in nearby streets is also available.

Disability Access: Disability parking and a wheelchair accessible ramp are located at the Radford Place entrance to Council. A lift may be taken to the front counter.

Privacy notification

The personal information requested in this form is required under the *Environmental Planning and Assessment Act 1979* and will only be used in connection with the requirements of this legislation. If you do not provide the information, we will not be able to process your application. Under the Act, it will be available to Councillors, Council Officers, and members of the public. Council is to be regarded as the agency that holds the information. You may request amendment of any personal information held by us that is incorrect.

DA Lodgement Checklist

Ku-ring-gai Council

THIS CHECKLIST MUST BE COMPLETED BY THE YOU PRIOR TO DA LODGEMENT

The numbering on this Checklist relates to Ku-ring-gai's DA Guide. The DA Guide provides instructions to enable you to identify exactly which plans and supporting documents you will need to provide. Copies of the DA Guide are available either from our Customer Service (in person or call 9424 0770) or from our web-page at www.kmc.nsw.gov.au. **We will not accept your application if you fail to provide all relevant information or if you fail to complete this checklist.**

General requirements		Checked by Applicant		Customer Service Officer
		Yes	No	Agreed
DA Guide	Have you thoroughly read and followed our DA Guide?	☑	☐	-
Application form	Has the application form been completed correctly?	☑	☐	☐
	Has the consent of all owners been provided?	☑	☐	☐
	Has the proposal been clearly and fully described?	☑	☐	☐
Copies of documentation	Are eight (8) A4 reduced copies of all submitted plans provided?	☑	☐	☐
	Are six copies of all other scaled plans and documentation provided in pre-made sets?	☑	☐	☐
Standard of documentation See DA Guide – "Appendix 1 - Standard of Documentation" for our requirements	Is all documentation presented in a clear and accurate manner?	☑	☐	☐
	Do all plans include a title block containing all required information?	☑	☐	☐
	Is a north point included on all plans?	☑	☐	☐
	Are all measurements in metric?	☑	☐	☐
	Are the plans to a scale of 1:100?	☑	☐	☐
	Have all plans been coloured in accordance with standard building colours to show proposed alterations / additions?	☑	☐	☐
Preliminary investigation				
Refer to DA Guide Step 2 for the submission requirements referred to below				
2B. Survey plan	Have you submitted a recent survey plan, prepared by a registered surveyor?	☐	☑	☐
	Does the survey plan contain all the required information?	☐	☐	☐
2C. Arborist's report	Is an arborist's report required?	☐	☑	☐
	Has an arborist's report been provided addressing all required points?	☐	☐	☐
2D. Eight part test	Is it necessary to undertake an eight part test?	☐	☑	☐
	Has an eight part test been undertaken & is it included with your DA?	☐	☐	☐
2H. Integrated Development	Is the development Integrated? If yes, answer below:	☐	☑	☐
	Have two additional copies of all documentation been provided?	☐	☐	☐
	Has a cheque for $250.00 been made out to the relevant authority?	☐	☐	☐
2I. DAs that require concurrence	Does your application require concurrence from another government authority? If yes, answer below:	☐	☑	☐
	Have two additional copies of all documentation been provided?	☐	☐	☐
2J. Site analysis	Is a site analysis required?	☑	☐	☐
	Has a site analysis been provided, including all required information?	☑	☐	☐
Plans				
Refer to DA Guide Step 4 for the submission requirements referred to below				
4A. Site plan	Is a site plan required?	☑	☐	☐
	Has a site plan been provided showing all the required information?	☑	☐	☐
4B. Floor plans	Are floor plans required?	☑	☐	☐
	Have floor plans been provided showing all the required information?	☑	☐	☐
4C. Elevations and sections	Are elevations and sections required?	☑	☐	☐
	Are elevations / sections provided showing all the required information?	☑	☐	☐

4D. A4 notification plans	Are A4 notification plans required?	☑	☐	☐
	Have notification plans been provided showing all required information?	☑	☐	☐
4E. Landscape plan	Is a landscape plan required?	☐	☑	☐
	Has a landscape plan been provided with all the required information?	☐	☐	☐
4F. Stormwater management plan	Is a stormwater management plan required? < 100 m²	☐	☑	☐
	Has a stormwater management plan been provided containing all required information?	☐	☑	☐
4G. Shadow diagrams	Are shadow diagrams required?	☑	☐	☐
	Have shadow diagrams been provided containing all required information?	☑	☐	☐
4H. Subdivision plan	Is a subdivision plan required?	☐	☑	☐
	Has a subdivision plan been provided containing all the required information?	☐	☐	☐
4I. Environmental site management plan	Is an environmental site management plan required?	☐	☑	☐
	Has an environmental site management plan been provided containing all the required information?	☐	☐	☐

Supporting material & documentation

Refer to DA Guide Step 5 for the submission requirements referred to below

5A. Statement of environmental effects (SEE)	Has a statement of environmental effects (SEE) been submitted addressing all the relevant issues? **(See Appendix 2 of DA Guide for requirements.)**	☑	☐	☐
5B. BASIX certificate	Is a BASIX certificate required?	☑	☐	☐
	Has a BASIX certificate been supplied?	☑	☐	☐
5C. Stormwater drainage statement	Is a stormwater drainage statement required?	☐	☐	☐
	Has a stormwater drainage statement been supplied addressing all the requirements?	☐	☑	☐
5D. Heritage impact statement	Is a heritage impact statement (HIS) required?	☑	☐	☐
	Has a HIS been supplied addressing all relevant issues?	☑	☐	☐
5E. Waste management plan	Is a waste management plan required?	☑	☐	☐
	Has a waste management plan been provided addressing all relevant issues?	☐	☐	☐
5F. SEPP 1 objection	Is a SEPP 1 objection required?	☐	☑	☐
	Has a SEPP 1 objection been supplied addressing all requirements?	☐	☐	☐
5G. Bushfire report	Is a bushfire report required?	☐	☑	☐
	Has a bushfire report been provided addressing all relevant issues?	☐	☐	☐
5H. Fire safety schedule	Is a fire safety schedule required?	☐	☑	☐
	Has a fire safety schedule with all relevant information been provided?	☐	☐	☐
5I. Access report	Is an access report required?	☐	☑	☐
	Has an access report been provided addressing all relevant issues?	☐	☐	☐
5J. Design verification statement (SEPP 65)	Is a design verification statement required?	☐	☑	☐
	Has a design verification statement been provided addressing all relevant issues?	☐	☐	☐
5K. Geotechnical report	Is a geotechnical report required?	☐	☑	☐
	Has a geotechnical report been provided addressing all relevant issues?	☐	☐	☐
5L. Remedial action plan	Is a remedial action plan (RAP) required?	☐	☑	☐
	Has a RAP been provided addressing all relevant issues?	☐	☐	☐
5M. Bush regenerator's report	Is a bush regenerator's report required?	☐	☑	☐
	Has a bush regenerator's report been provided addressing all the relevant issues?	☐	☐	☐
5N. 3D model	Is a three dimensional model required?	☐	☑	☐
	Has a 3D model of the required standard been supplied?	☐	☐	
5O. Photo montage	Is a photo montage required?	☐	☑	☐
	Has a photo montage been provided to the required standard?	☐	☐	☐

5P. Sample board	Is a sample board required? Has a sample board been provided showing all required information?	☐ ☑ ☐ ☑	☐
5Q. Site Photos	Have you provided the relevant site photographs?	☑	☐

Warning: The development application will not be accepted if all required information has not been provided. Further information will be requested if not initially provided.

Declaration by applicant

I declare that, to the best of my knowledge and belief, the particulars stated on this application form are correct in every detail and that all the information required has been supplied.

Name (printed): MARK ARMSTRONG. Signature: ..... Date: 19-03-08.

Certification of Statement of Environmental Effects

I declare that, I have accurately and clearly considered the development proposal against all relevant considerations and controls prescribed by the EPAA 1979, including but not limited to SEPP's, SREP's the KPSO, and our DCP's and codes. All non-compliances with controls and objectives of the above mentioned environmental planning instruments have been quantified and qualified with proper justification in support of the non-compliances being provided in the SEE.

Name (printed): MARK ARMSTRONG Signature: ..... Date: 19-03-08.

Capacity: Town Planner/ Architect/ Other .... ARCHITECT.

Customer Service officer check

Application checked and lodged by:

Name (printed): Angela Date: 20/3/08

Applicant was advised by Duty Planner that full survey may not be required. Pending DRU that information may be asked for.

Appendix 3 – DA Lodgement requirements Matrix

	Prelim. Investgtn.			Plans									Supporting material and documentation																	
	2B. Site survey	2C. Arborist's report	2J. Site analysis	4A. Site plan	4B. Floor plans	4C. Elevations & sections	4D. Notification plans (A4 size)	4E. Landscape plan	4F. Stormwater management plan	4G. Shadow diagrams	4H. Subdivision plan	4I. Environmental site mng't plan	5A. State't of environmental effects	5B. BASIX certificate	5C. Stormwater drainage statement	5D. Heritage impact statement	5E. Waste management plan	5F. SEPP 1 objection	5G. Bushfire report	5H. Fire safety schedule	5I. Access report	5J. Design verification statement	5K. Geotechnical report	5L. Remedial action plan	5M. Bush regenerator's report	5N. 3D model	5O. Photo montage	5P. Sample board	5Q. Site photographs
Alterations and additions	✓	★	✓	✓	✓	✓	✓	★	★	★		★	✓	★	★	★	✓	★	★				★	★					✓
Carports and garages	✓	★	✓	✓	✓	✓	✓	★				★	✓		✓	★	✓	★	★				★	★					✓
Change of use / commercial / retail additions / alterations	✓		✓	✓	✓		✓						✓			★				✓									✓
Commercial / business / retail (new)	✓	★	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			★	✓	★	★	✓	✓	✓	★	★		✓	✓	✓	✓
Deck / Pergola / Shade Structure	✓	★	✓	✓		✓	✓						✓		✓	★													✓
Demolition	✓	★					✓					✓	✓			★	✓												✓
Dual occupancies	✓	★	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓		★	✓	★					★	★			✓	✓	✓
Hospitals	✓	★	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			★	✓	★	★	✓	✓		★	★	★	✓	✓	✓	✓
Front fences	✓	★		✓		✓	✓	★					✓			★	✓		★										✓
Landscaping / retaining walls	✓	★		✓		✓	✓	✓				✓	✓		✓	★	✓	★					★	★	★				✓
Multi-unit development (residential flat buildings)	✓	★	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓		★	✓	★	★	✓	✓	✓	★	★	★	✓	✓	✓	✓
SEPP Seniors Housing	✓	★	✓	✓	✓	✓	✓	✓	✓			✓	✓	✓		★	✓	★		✓	✓		★	★	★	✓	✓	✓	✓
Signage	✓			✓	✓	✓	✓						✓			★													✓
Single (new) dwellings	✓	★	✓	✓	✓	✓	✓	✓	✓	★		✓	✓	✓		★	✓	★	★				★	★	★			✓	✓

Waste Management Plan

DEMOLITION, CONSTRUCTION & USE OF PREMISES

To facilitate waste management and reduction Council requires on-site sorting and storage of waste products pending reuse or collection.

The applicable sections of this table must be completed and submitted with your Development Application, or applications to erect a building, demolish a building or place a waste storage container in a public place.

Completing this table will assist you in identifying the type of waste that will be generated and in advising Council how you intend to reuse, recycle or dispose of the waste.

The information provided on the form (and on your plans) will be **assessed against the Objectives of the Guidelines** (eg. to maximise reuse and minimise disposal) and the Performance Criteria for your particular use.

If space is insufficient in the table please provide attachments.

Outline of Proposal

Site Address: 1A VALLEY RD. LINDFIELD.

Applicant's name and address: ARC ARCHITECTS.
GPO BOX 4202
SYDNEY NSW 2001

Phone: 9223-0280 Fax: 9223-0283.

Buildings and other structures currently on the site:
DWELLING

Brief Description of Proposal: ALTERATIONS & ADDITIONS.

The details provided on this form are the intentions for managing waste relating to this project

Signature of Applicant: Date: 19.03.08

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SECTION ONE – DEMOLITION STAGE

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
TYPE OF MATERIAL	ESTIMATED VOLUME (m^3)	ON-SITE *Specify proposed reuse or on-site recycling methods *See page 18 for suggestions	OFF-SITE *Specify contractor and recycling outlet	*Specify contractor and landfill site
Excavation Material	$2 m^3$			BELROSE WASTE MANAGEMENT CENTRE.
Green Waste	—			
Bricks	$2 m^3$	BACK FILL UNDER NEW SLAB.		
Concrete	—			

(continued over page....)

(SECTION ONE – DEMOLITION STAGE Continued)

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
TYPE OF MATERIAL	ESTIMATED VOLUME (m^3)	ON-SITE *Specify proposed reuse or on-site recycling methods *See page 18 for suggestions	OFF-SITE *Specify contractor and recycling outlet	*Specify contractor and landfill site
Timber – Please specify:	—			
Plasterboard	—			
Metals – Please specify:	$1 m^3$	GUTTERING DOWN PIPES.		BEDROSE RECYCLING PLANT.
Other – Please specify:				

Note: Details of site area to be used for onsite separation, treatment and storage (including weather protection) should be provided on the plan drawings accompanying your application.

SECTION TWO – CONSTRUCTION STAGE

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
EXPECTED WASTE MATERIALS	ESTIMATED VOLUME (m^3)	ON-SITE *Specify proposed reuse or on-site recycling methods *See page 18 for suggestions	OFF-SITE *Specify contractor and recycling outlet	*Specify contractor and landfill site
Excavation Material	—			
Green Waste	—			
Bricks	1 m^3			BELROSE WASTE MANAGEMENT CENTRE.
Concrete	—			

(continued over page....)

(SECTION TWO – CONSTRUCTION STAGE Continued)

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
EXPECTED WASTE MATERIALS	ESTIMATED VOLUME (m^3)	ON-SITE *Specify proposed reuse or on-site recycling methods *See page 18 for suggestions	OFF-SITE *Specify contractor and recycling outlet	*Specify contractor and landfill site
Timber – Please specify:	$1 m^3$		CONTRACTOR TO RE-USE OFF-CUTS ETC.	
Plasterboard	$1 m^3$			BELROSE WASTE MANAGEMENT CENTRE.
Metals – Please specify:				
Other – Please specify:				

Note: Details of site area to be used for onsite separation, treatment and storage (including weather protection) should be provided on the plan drawings accompanying your application.

SECTION THREE – USE OF PREMISES

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES	DESTINATION
Please specify. For example: glass, paper, food waste, offcuts, etc.	*Litres or m^3 *See Appendix A for estimates	For example: *waste storage and recycling area *garbage chute *on-site composting *compaction equipment	*recycling *disposal *specify contractor
RECYCLABLES. GLASS, PAPER.	240l.		RECYCLING.
WASTE.	240l.		DISPOSAL - COUNCIL COLLECTION.

Note: Details of on-site waste management facilities should be provided on the plan drawings accompanying your application.

SECTION FOUR – ON-GOING MANAGEMENT

Describe how you intend to ensure on-going management of waste on-site (eg. lease conditions, caretaker/manager on-site).

TIM CHUNG WILL PUT BINS ON KERBSIDE FOR COLLECTION & RETURN BINS TO GARAGE AFTERWARDS.

Thank you for the information.

arc

architects

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED
ALTERATIONS AND ADDITIONS

AT

1A VALLEY ROAD
LINDFIELD
SYDNEY

FOR

TIM AND HELEN CHUNG

PREPARED BY:
ARC ARCHITECTS
LEVEL 7, 90 PITT STREET,
SYDNEY 2000

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MARCH 2008

INTRODUCTION

This statement is submitted as part of the Development Application seeking consent for approval for alterations and additions to an existing residence at 1A Valley Road, Lindfield, being a two storey face rendered brick dwelling set back from the street on a battle-axe block.

The drawings numbered DA-01 - DA-08 illustrating the proposal have been prepared by ARC Architects in consultation with Council's officers.

SITE DESCRIPTION

The site address is at 1A Valley Road, being Lot B in DP 344051, Certificate of Title Folio B/344051, having a site area of 1534 sq. metres.

CHARACTER AND STREETSCAPE

The house is part of a sub-division of a large block of land, with access via a driveway strip of land to the street. The property is located on falling land away from the street and the house is not visible from the footpath opposite.

The boundaries of the site are screened with well-established, fully mature trees and shrubs which create a private garden space around the house and out of view from the street.

IMPACT ON LOCAL AMENITY

As the proposed works are minor alterations and additions to an existing dwelling in a 2A zoned residential area, there is no general adverse impact on the locality. The existing house has four bedrooms and a study. An additional bedroom is required as the Owners have four children in addition to there being little storage space in the house.

The addition of the ensuite will take pressure off the existing first floor bathroom, and the internal laundry and guest bathroom will provide extra amenity to the ground floor without adding to the perceived bulk of the dwelling as it is set next to the high retaining wall of the adjoining property and is screened by the planting along side the swimming pool boundary fence.

TRAFFIC GENERATION AND CARPARKING

The existing crossing, driveway, garage and carport are to remain as existing, with no additional impact on traffic generation or carparking requirements.

SEWERAGE AND STORMWATER DISPOSAL

The existing sewerage and stormwater lines are to be retained with the new works connecting into in-ground lines.

UTILITY SERVICES

The incoming services are to be retained with an additional telephone line required for a fax line and internet connection.

NOISE IMPACT

As a result of the proposed works, no increase in the existing ambient noise level is anticipated.

HISTORICAL ASPECTS

This post-war house is unremarkable, even though it is solidly built and in fairly good condition. The additions to the north have followed the design principals of the original house, with a single storey addition providing a large open family room. However, the addition has emphasised the scale of the original two storey dwelling and the junction of the two parts at the entry has left an awkward interface and a facade which appears to be heavily skewed to the south.

Minor attempts have been made to bring the house up to a more contemporary form for modern day living, but these alterations are now due to be upgraded to suit such a prestigious site.

FLORA AND FAUNA

An important benefit to the Owners and to the adjoining properties is the existing landscaping on the site This is to be fully retained. Maintenance work will be undertaken to ensure the existing planting is kept in good order, with some of the camellias being moved to further improve the privacy and the green surrounds to the house.

DESIGN AND EXTERNAL APPEARANCE

The additions are kept in scale with the original house, by maintaining the pitched roof forms, the eave and gutter heights and details, and the appearance of a house in a garden setting. As the house is set down from the street, the roof forms are an important component of the overall design, with the stepped roof profiles adding variety and interest as the house is approached.

The first floor addition will provide balance to the overall design and add prominence to the entry, which is currently underplayed. The ground floor addition will be barely noticeable as it will be tucked in behind the existing eave line, leaving the existing gutter line and return as the visual termination of the ground floor.

The vertical form of the windows is in keeping with the dominant typology of Lindfield, and the house will present a restraint and simplicity, which will place the attention onto the rich landscaped setting.

The continuation of the rendered facade will unify the design with the original house and provide a suitable backdrop for the garden.

PRIVACY

The northern facade currently has windows on both levels (bedrooms and study) overlooking the adjoining property to the north. It is densely planted with trees in between with the windows allowing for district views. The closest bedroom window in this facade is to be bricked in, with a new window in the walk-in wardrobe providing natural ventilation. This window will be fitted with shutters to maintain privacy into this room.

Additional windows are proposed in the rear (western) facade, which overlook the existing tennis court and the trees and shrubs on the western boundary.

The southern facade is to remain as existing.

DAYLIGHT - OVERSHADOWING

The first floor addition has been carefully located to minimise the impact of overshadowing on the adjoining properties, especially as the ground is falling to the south and the impact on the length of shadows is exacerbated by the level changes.

The major advantage of the site is the extensive garden areas to the east and the tennis court to the west, which allow for the additional shadowing to predominantly fall on the subject property, especially in the difficult early morning and late afternoon time zones.

The mid-winter shadow diagrams are attached to the plans (DA-06 - DA-08), and show the minimal effect of the proposed additions. The equinox shadows (DA –09 – DA-11)have even less impact.

The additional 9am shadow will fall across the tennis court and mingle with the shadows cast by the boundary trees and shrubs.

The additional 12pm shadow falls entirely on the subject property.

The additional 3pm shadow falls entirely on the subject property.

In summary, the siting of the new additions on the existing house has successfully negated the impact of the overshadowing on adjoining properties.

DISABLED ACCESS

Due to the nature of the site and the position of the house on the site, it is impractical to allow for full access to disabled people. The driveway is steep and without flat sections for resting, and the current landscaping does not allow for ramps up into the house.

The other major limitation is the width and configuration of the entry by the stair, which is narrow and contorted in plan. The proposed alterations to this area will open up the space by the front door but without major alterations, disabled persons access will remain limited.

COMPLIANCE WITH DEVELOPMENT CONTROL PLAN

The site comprises an area of 1534sq. metres, but excluding the 'handle' of the battle-axe, the site area is 1343sq. metres. The built upon area of this portion of the site is 877sq. metres, giving a total of 65% of the total site area. This is unchanged as a result of this development application.

The 12m limitation on the straight length of a wall is already exceeded on the western wall, which defines the tennis court. It is currently 16.3m and will be increased to 18.2m as a result of the laundry extension. The impact of this increment has been minimised by maintaining the existing roof and gutter profile, and returning the eave in its current location.

The hard paved area of this extension is currently used for storage and as the adjoining property level rises over the roof of this extension, we believe this non-compliance is of relatively insignificant importance, especially as it is screened from the main garden and will be barely discernible from adjoining properties.

All other requirements of the Development Control Plan have been met and complied with.

SCHEDULE OF COLOURS AND MATERIALS

External walls	Render with sandstone coloured finish
Roof	Terracotta coloured Monier roof tiles
Gutters	Pre-finished copper coloured gutters and downpipes
Windows	Timber framed windows and doors
Metalwork	Galvanised steel painted charcoal
Paving	Reconstituted sandstone pavers sealed.

MARK ARMSTRONG
Director.
BBSc. BArch. RAIA. ANZIA.

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A30483

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 29/9/2006 published by Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Wednesday, 19, March 2008

NSW GOVERNMENT
Department of Planning

Description of project

Project address	
Project name	1a Valley Road
Street address	1a Valley Road Lindfield 2070
Local Government Area	Ku-ring-gai Council
Plan type and number	Deposited Plan 344051
Lot number	3
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at $50,000 or more, and does not include a pool (and/or spa).

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Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
floor above existing dwelling or building.	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	SW	7.36	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	SW	7.36	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W3	SW	1.3	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W4	SW	1.3	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W5	SW	7.36	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W6	NW	1.3	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W7	SW	0.7	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W8	SW	2.6	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W9	NW	1.1	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W10	NE	1	0	0	awning (fixed) >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W11	NE	3.7	0	0	awning (fixed) >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W12	NE	1.8	5	2	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

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STATEMENT OF HERITAGE IMPACT

PROPOSED
ALTERATIONS AND ADDITIONS

AT

1A VALLEY ROAD
LINDFIELD
SYDNEY

FOR

TIM AND HELEN CHUNG

PREPARED BY:
ARC ARCHITECTS
LEVEL 7, 90 PITT STREET,
SYDNEY 2000

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INTRODUCTION

This Statement of Heritage Impact is submitted as part of the Development Application seeking consent for approval for alterations and additions to an existing residence at 1a Valley Road Lindfield, being a two storey face rendered brick dwelling set back from the street on a battle-axe block.

The drawings numbered DA-01 - DA-08 illustrating the proposal have been prepared by ARC Architects in consultation with Council's officers.

SITE DESCRIPTION

The site address is at 1A valley Road, being Lot B in DP 344051, Certificate of Title Folio B/344051, having a site area of 1534 sq. metres.

The site is located in a conservation area and adjoins 'Oberon', a heritage listed house at No. 1 Valley Road.

REASONS FOR PROPOSED ALTERATIONS

The proposed alterations and additions are designed to provide a more useful layout of the rooms in the house, thus enhancing the residence's function and amenity, with a minor increment in the size of the dwelling.

The existing house has four bedrooms and a study. An additional bedroom is required as the Owners have four children in addition to there being little storage space in the house.

The addition of the ensuite will take pressure off the existing first floor bathroom, and the internal laundry and guest bathroom will provide extra amenity to the ground floor without adding to the perceived bulk of the dwelling as it is set next to the high retaining wall of the adjoining heritage listed property and is screened by the planting along side the swimming pool boundary fence.

SITE ASSESSMENT

The house is of double brick construction with a smooth rendered finish. Some of the roof tiles are cracked or broken, and mortared joints needing repair work or replacement. The roof is uninsulated with no sarking under the tiles.

The carport is an unsympathetic addition with the only redeeming feature being it's location tucked in behind the wall of the garage on the downhill southern side of the site.

The property is located on falling land away from the street and the house is not visible from the footpath opposite.

The boundaries of the site are screened with well-established, fully mature trees and shrubs which create a private garden space around the house and out of view from the street.

DESCRIPTION OF THE WORKS

The nature of the use and scope of works required to undertake the alterations and additions are fully described in the Drawings, Specifications and the Statement of Environmental Effects attached to the Development Application.

DESIGN OPTIONS

Possible options for the additional space requirements were for additions to the eastern or southern sides of the existing house. However, as the established garden is of prime importance in maintaining the special qualities of the site and giving an adequate landscaped setting around the adjoining heritage listed property, an increase in the built upon area was not acceptable.

To maintain the openness of the existing landscaping at the front of the house, the option of an addition over the existing footprint of the house was preferred.

DESIGN RESOLUTION

The concept design has been carefully developed to fit with the existing visual setting. The existing form of the house has been used as a base for the new works, keeping the additions in scale with the existing house, and maintaining the appearance of a house in a garden setting.

The additions are kept in scale with the original house, by fitting in with the pitched roof forms, and continuing the eave and gutter heights and details. As the house is set down from the street, the roof forms are an important component of the overall design, with the stepped roof profiles adding variety and interest as the house is approached.

The first floor addition will provide balance to the overall design and add prominence to the entry, which is currently underplayed. The extent of the first floor addition reduces the distance between the first floor wall of the dwelling to the adjoining heritage listed house, from 21.5metres to 17metres, still providing a sense of space and light around the latter.

The ground floor addition will be barely noticeable as it will be tucked in behind the existing eave line and below the retaining wall along the boundary.

The vertical form of the windows is in keeping with the dominant typology of Lindfield, and the house will present a restraint and simplicity, which will place the attention onto the rich landscaped setting, maintaining the garden like setting of 'Oberon'.

The continuation of the rendered facade will unify the design with the original house and provide a suitable backdrop for the garden.

HERITAGE IMPACT SUMMARY

The proposed additions and alterations will have the following impact on the heritage considerations:

1. There is no impact on the streetscape as the house is not visible from the street.

2. The alterations and additions fit within the confines of the existing built works on the site, including the single storey family room and the retaining wall which defines the extent of the heritage listed site.

3. Where the alterations and additions are visible from the adjoining property, 'Oberon', they will present a unified design of dignified restraint, with minimal impact on privacy and bulk as it sits within the constraints of the existing first floor.

4. The alterations and additions serve to keep the building and it's grounds as a functional entity, enhancing its prospects for continued occupation and future pressure to redevelop.

MARK ARMSTRONG
Director.
BBSc. BArch. RAIA. ANZIA.

K.H. Zeggelink and Associates Pty. Ltd.

CONSULTING SURVEYORS

B.SURV REGISTERED SURVEYOR MIS AUST

A.C.N. 003 540 976

SURVEYORS REPORT

our ref.: I-2136-jk
your ref.:
date : 4 August 1998

The Law Agency
Conveyancing Solicitors
120A Sailors Bay Road
Northbridge NSW 2063

att.: Michael Berecry

Dear Sir,

Property: 1A Valley Road, Lindfield

Lot B in Deposited Plan 344051being the land comprised in Certificate of Title Computer Folio B/344051 situated at Lindfield in the Local Government Area of Ku-Ring-Gai, Parish of Gordon and County of Cumberland.

As instructed we have made an Identification Survey of the above described land and as shown in the sketch and edged in red. The subject land has a title frontage of 4.955 metres to Valley Road.

Erected upon the land, there stand:-
1. a one and two storey rendered dwelling roofed with tiles & with garage under
2. a swimming pool, carport and a grass tennis court

The position of the dwelling, in relation to the boundaries, complies with Clauses 57 (2) and 57 (4)(a) of the Local Government (Approvals) Regulation 1993, (relating to distances of walls and eave/guttering to boundaries).

A Right of Way 2.135 wide and variable width, created by Transfer No. C345620, affects that part of the subject land designated as "M".

A Right of Carriageway of variable width, created by Transfer No. C975975, affects that part of the subject land designated as "L", in favour of Lot A.

A Right of Carriageway of variable width, created by Transfer No. C975975, is appurtenant to the subject land and affects that part of Lot A designated as "K".

An Easement to Drain Sewage over existing line of pipes, created by Transfer No C975975, affects the subject land.

A Covenant, created by Transfer No.C975975, affects the subject land.

Irregularities in the position of the fences exist as shown in the sketch.

Subject to the above, we are of the opinion that there are no further apparent visible encroachments either by or upon the said land.

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Yours faithfully,
Karl Zeggelink

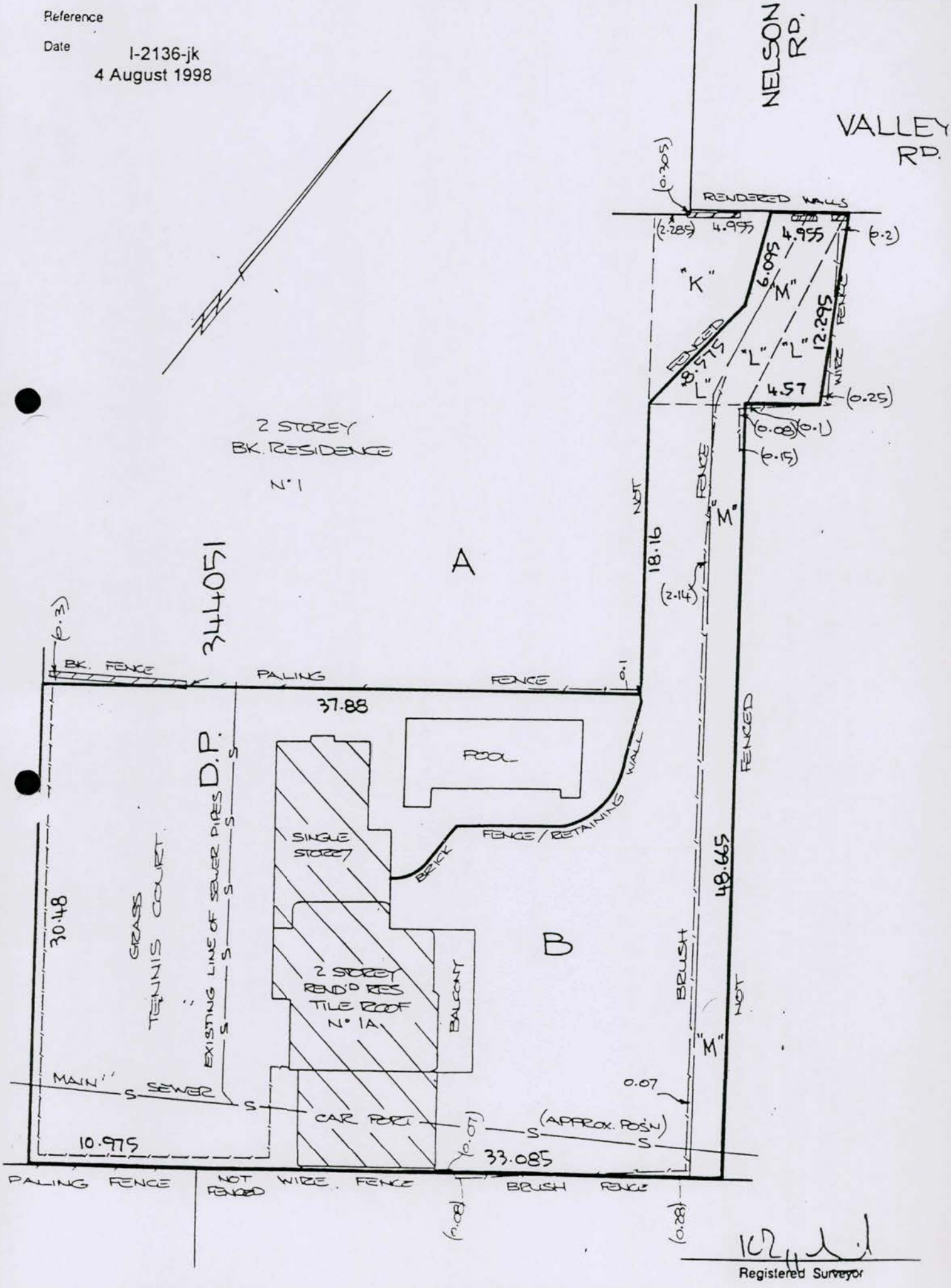
SUITE 1 LEVEL 1 118 WILLOUGHBY ROAD CROWS NEST NSW 2065
DX 9551 CROWS NEST

Reference

Date

I-2136-jk

4 August 1998



Registered Surveyor

arc

architects

PHOTOGRAPHS

PROPOSED
ALTERATIONS AND ADDITIONS

AT

1A VALLEY ROAD
LINDFIELD
SYDNEY

FOR

TIM AND HELEN CHUNG

PREPARED BY:
ARC ARCHITECTS
LEVEL 7, 90 PITT STREET,
SYDNEY 2000

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MARCH 2008



NORTH EAST VIEW



NORTH WEST VIEW



WEST VIEW OF PROPOSED LAUNDRY AREA



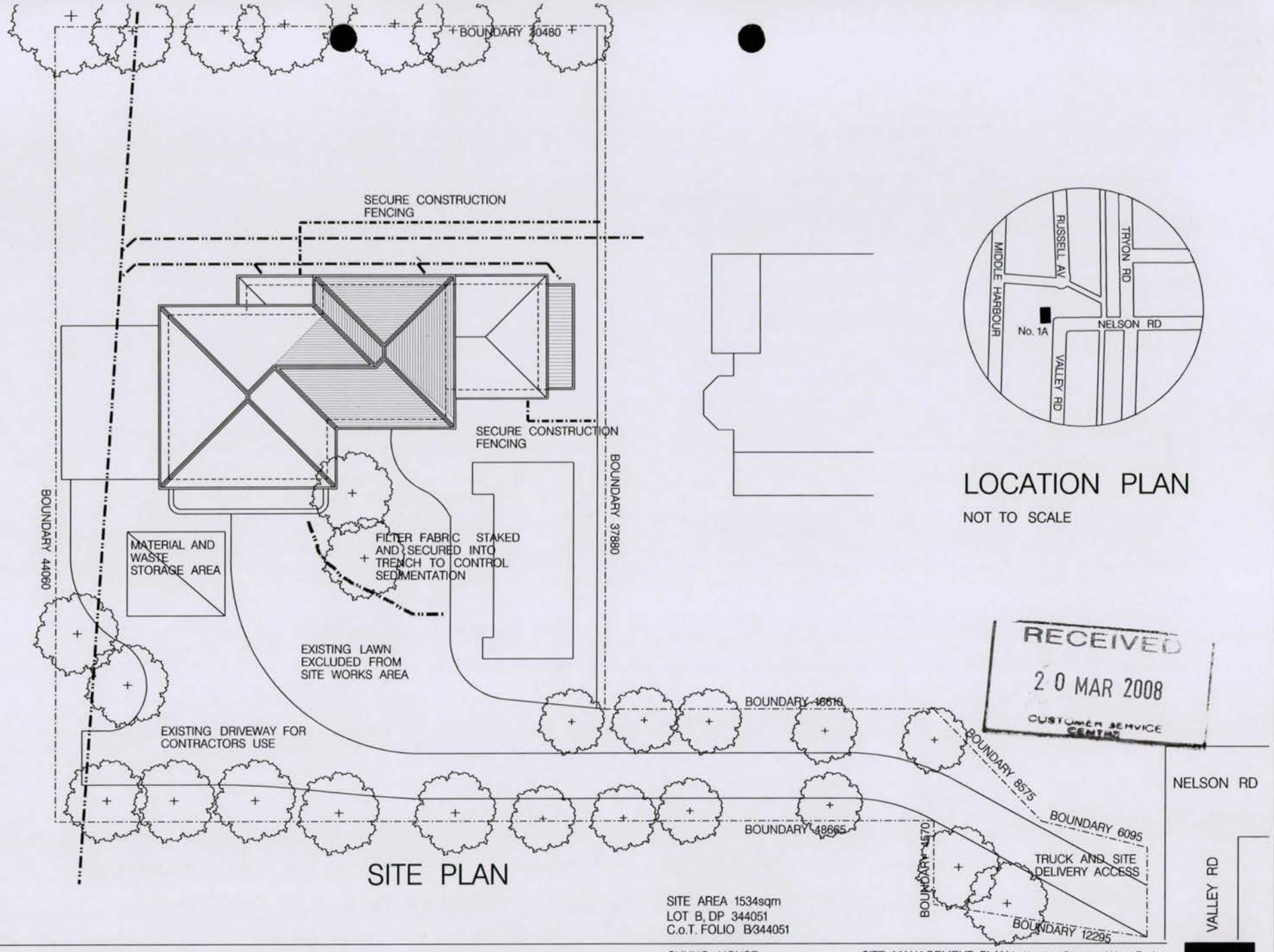
EAST VIEW OF PROPOSED LAUNDRY AREA



ADJOINING LANDSCAPE BUFFER TO HERITAGE HOUSE



RETAINING WALL ADJOINING PROPOSED LAUNDRY AREA



SITE PLAN

SITE AREA 1534sqm
LOT B, DP 344051
C.o.T. FOLIO B/344051

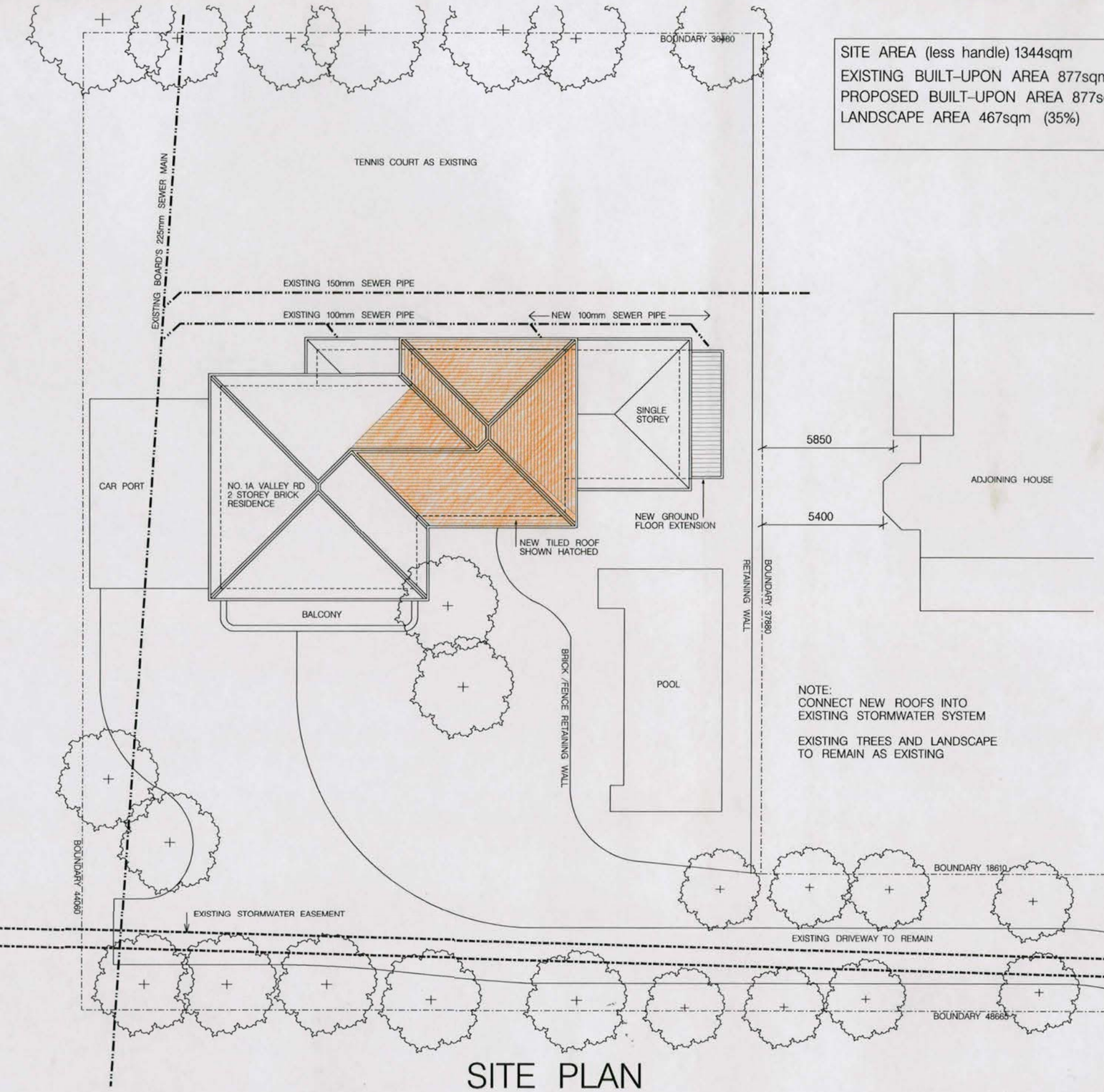
LOCATION PLAN

NOT TO SCALE

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CHUNG HOUSE	SITE MANAGEMENT PLAN	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA – 13C SCALE : 1:200 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arcarchitects@ozemail.com.au

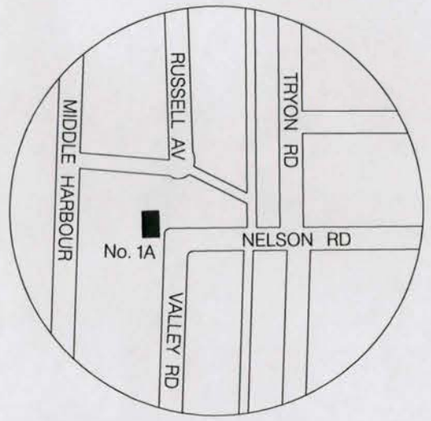
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SITE AREA (less handle) 1344sqm
EXISTING BUILT-UPON AREA 877sqm (65%)
PROPOSED BUILT-UPON AREA 877sqm (65%)
LANDSCAPE AREA 467sqm (35%)

NOTE:
CONNECT NEW ROOFS INTO EXISTING STORMWATER SYSTEM

EXISTING TREES AND LANDSCAPE TO REMAIN AS EXISTING



LOCATION PLAN

NOT TO SCALE

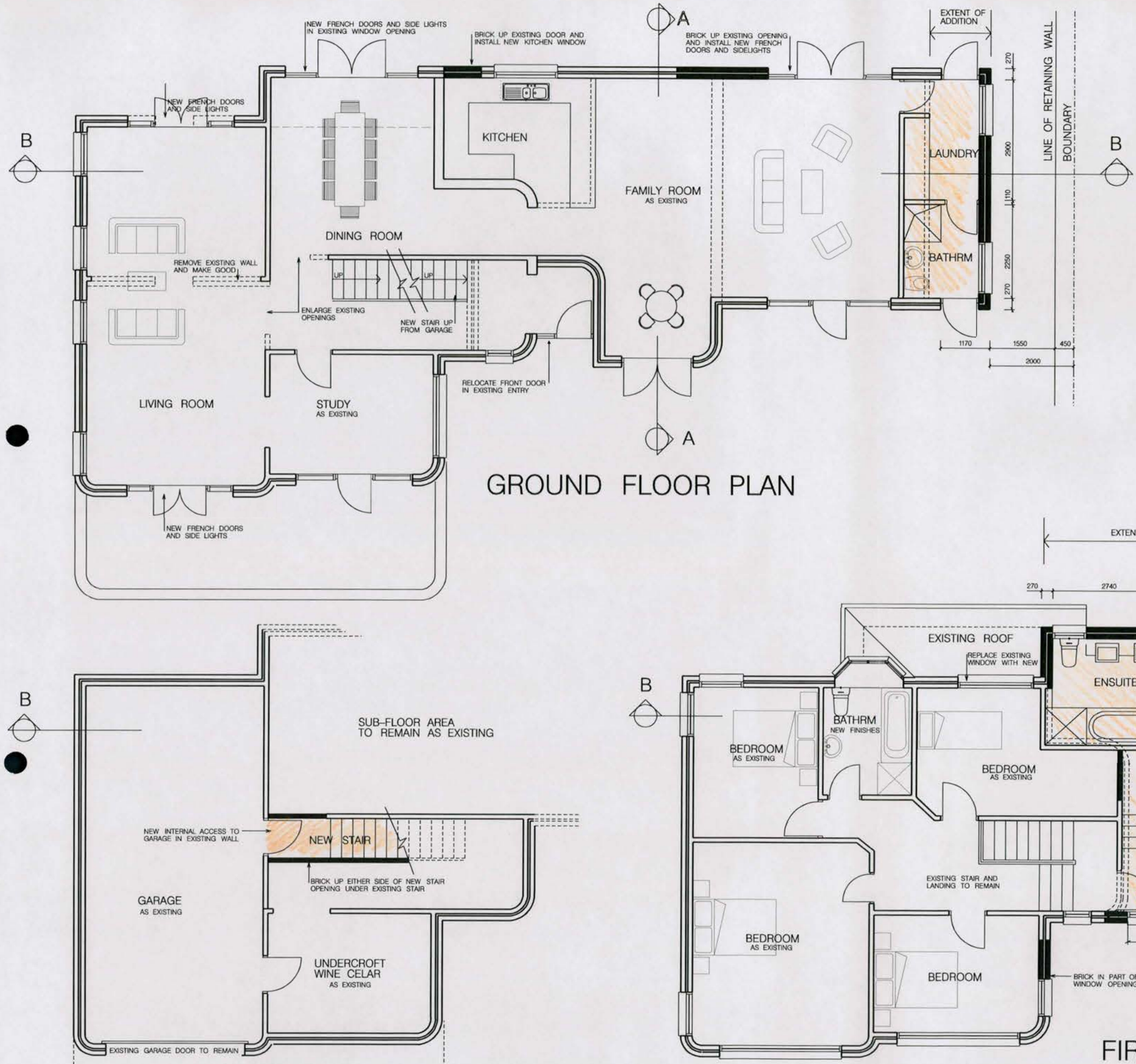
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SITE PLAN

SITE AREA 1534sqm
LOT B, DP 344051
C.o.T. FOLIO B/344051

CHUNG HOUSE	SITE PLAN	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA - 01C SCALE : 1:200 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arcarchitects@ozemail.com.au

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GROUND FLOOR PLAN

BASIX REQUIREMENTS

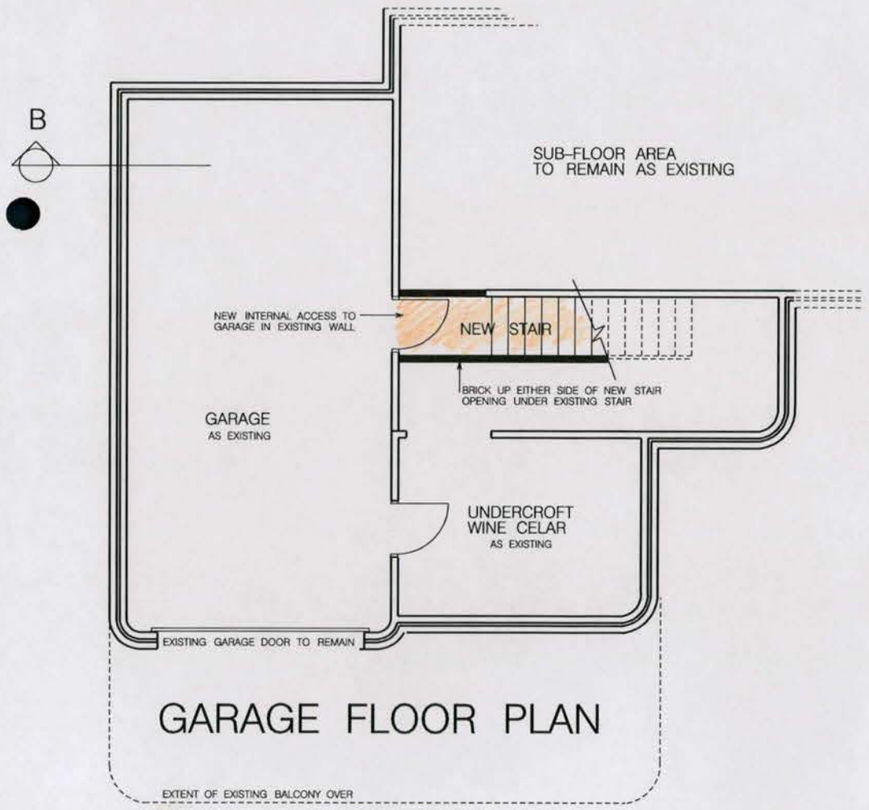
INSULATION

SUSPENDED ENCLOSED FLOOR	R1.3
EXTERNAL BRICK VENEER WALLS	R1.7
FLAT CEILING PITCHED ROOF	R3.0

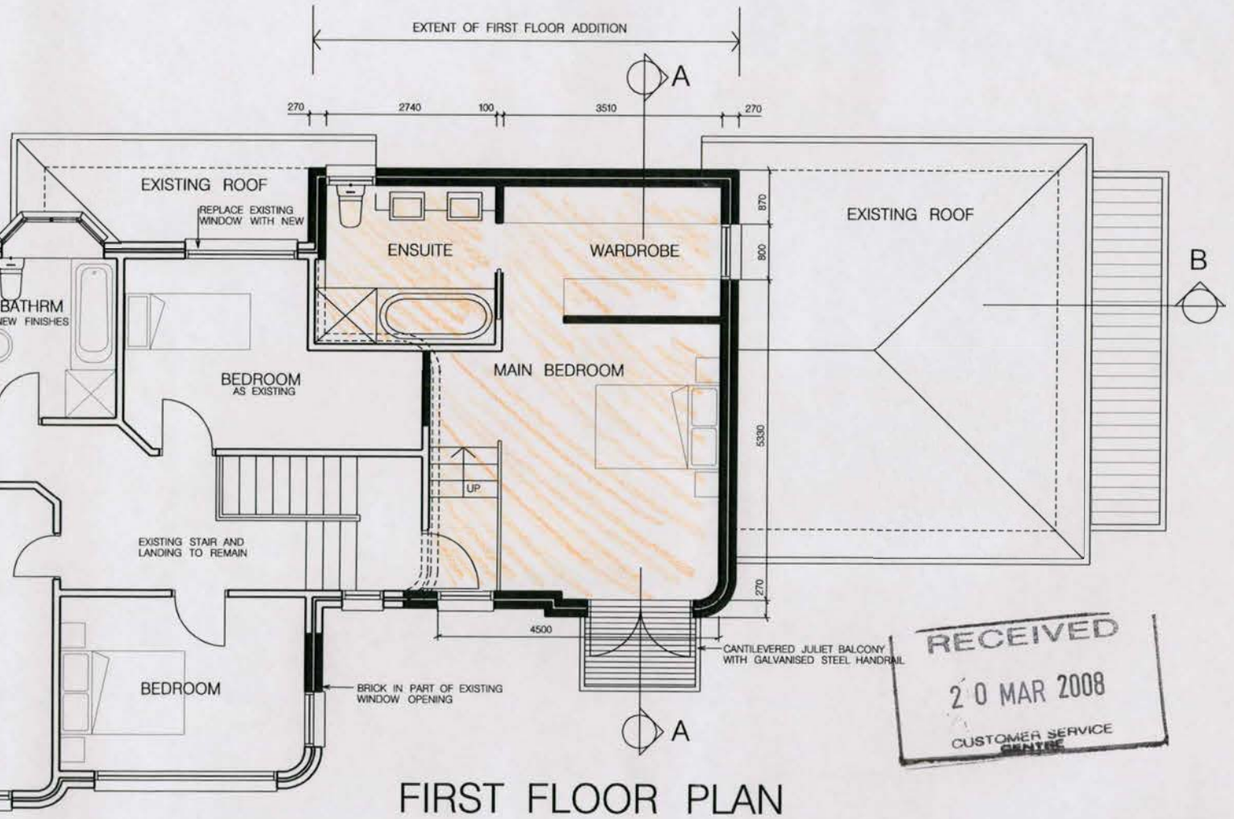
WINDOWS AND GLAZED DOORS

EAVES OVERHANGS TO BE 450mm MIN, LESS THAN 500mm ABOVE WINDOW HEAD AND 2400mm ABOVE SILL

W10 & 11 TO HAVE FIXED AWNINGS 900mm DEEP



GARAGE FLOOR PLAN

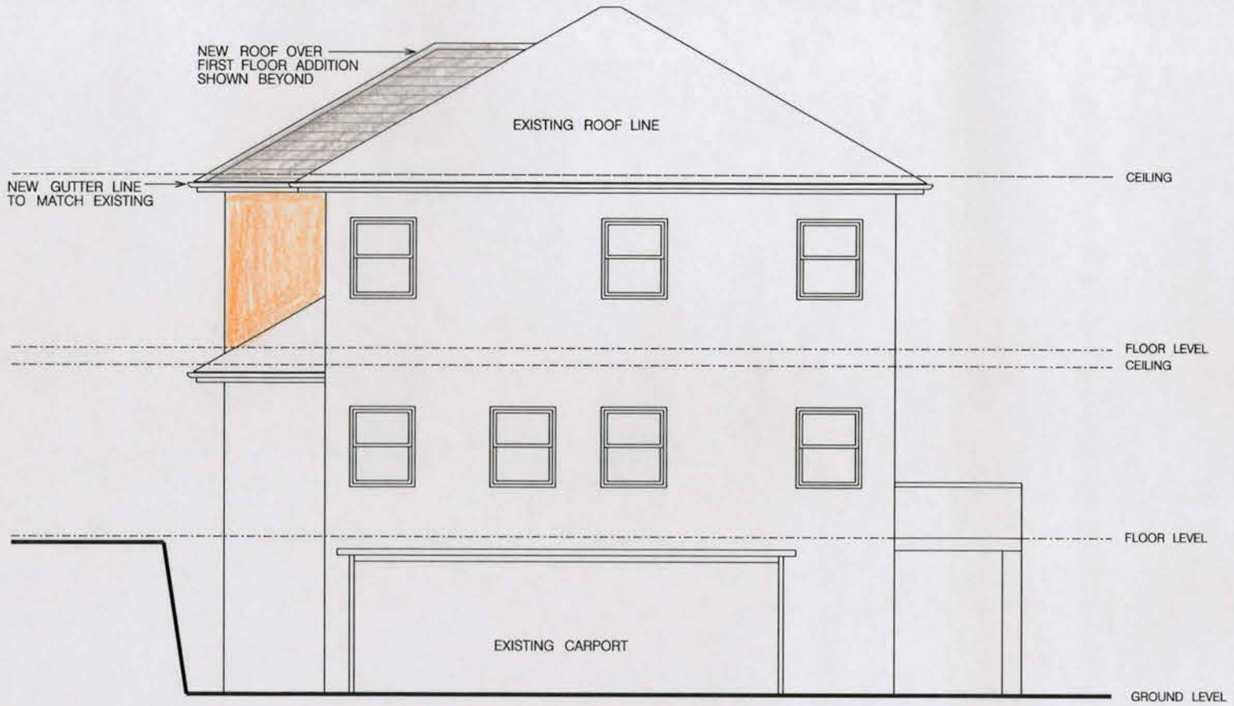


FIRST FLOOR PLAN

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CHUNG HOUSE	FLOOR PLANS	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA – 02C SCALE : 1:100 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arcarchitects@ozemail.com.au

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SOUTH ELEVATION
AS EXISTING

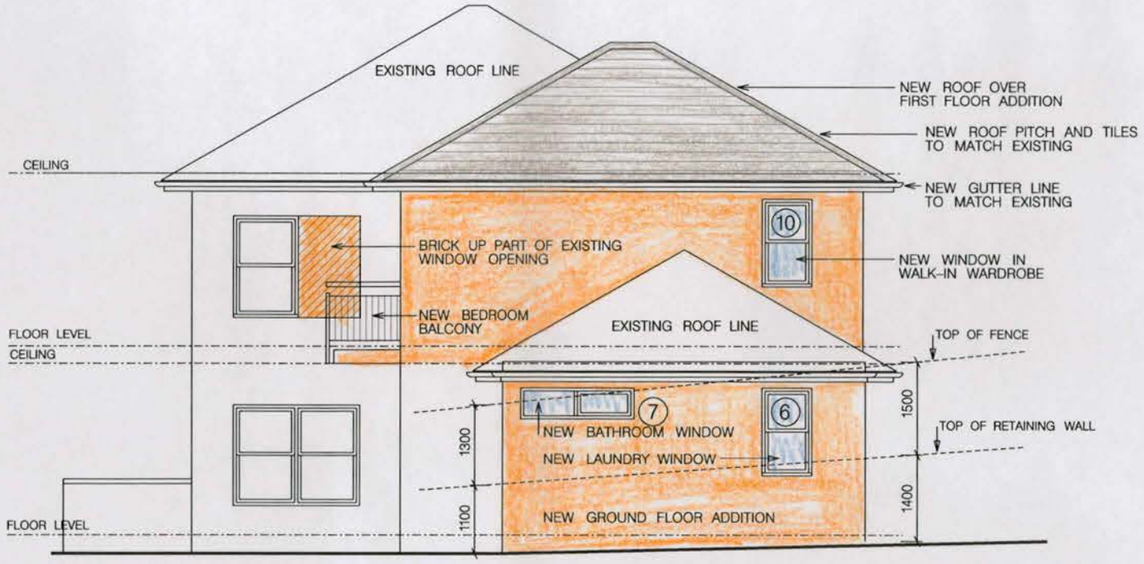


EAST ELEVATION

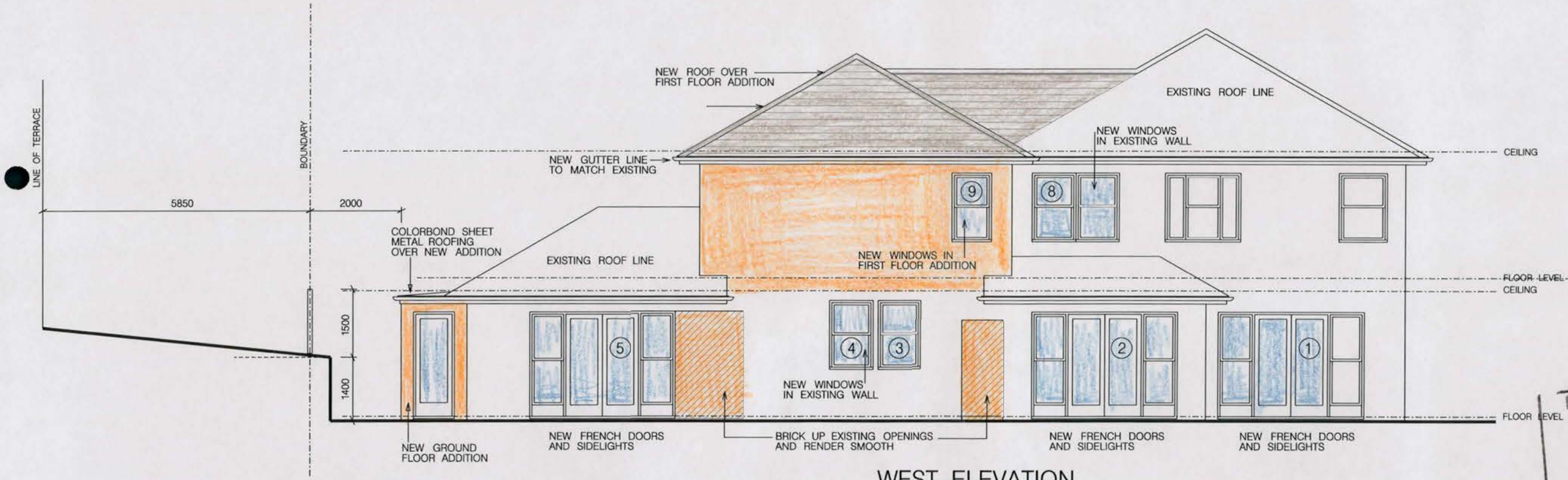
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CHUNG HOUSE	ELEVATIONS	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA – 03C SCALE : 1:100 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arc@netspace.net.au

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NORTH ELEVATION

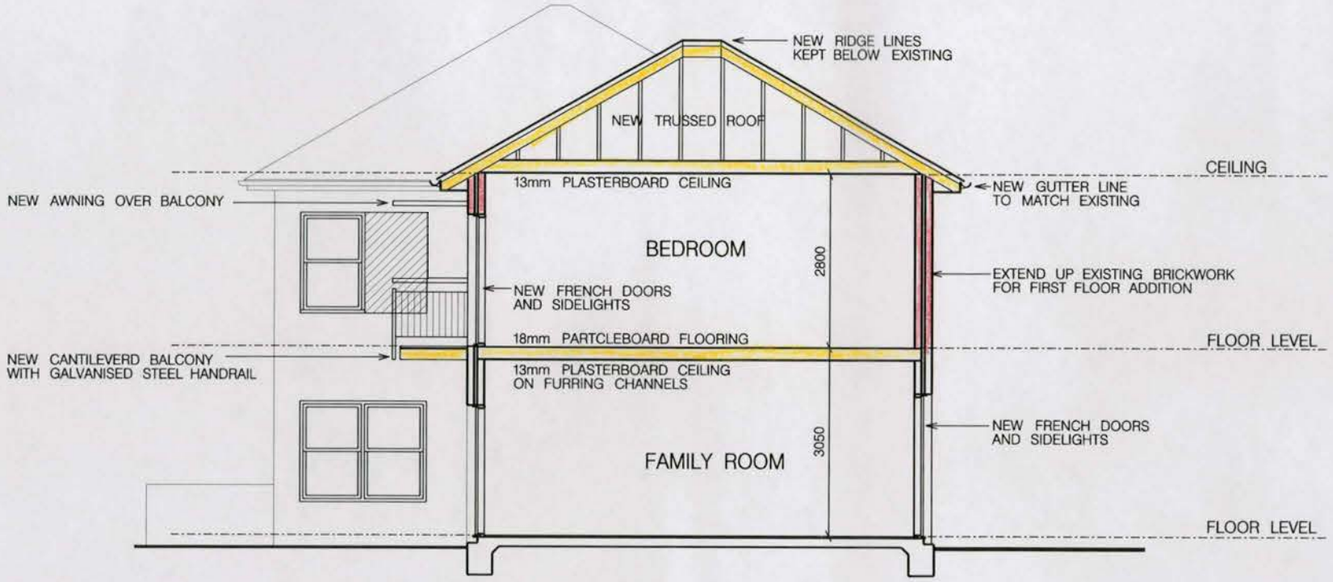


WEST ELEVATION

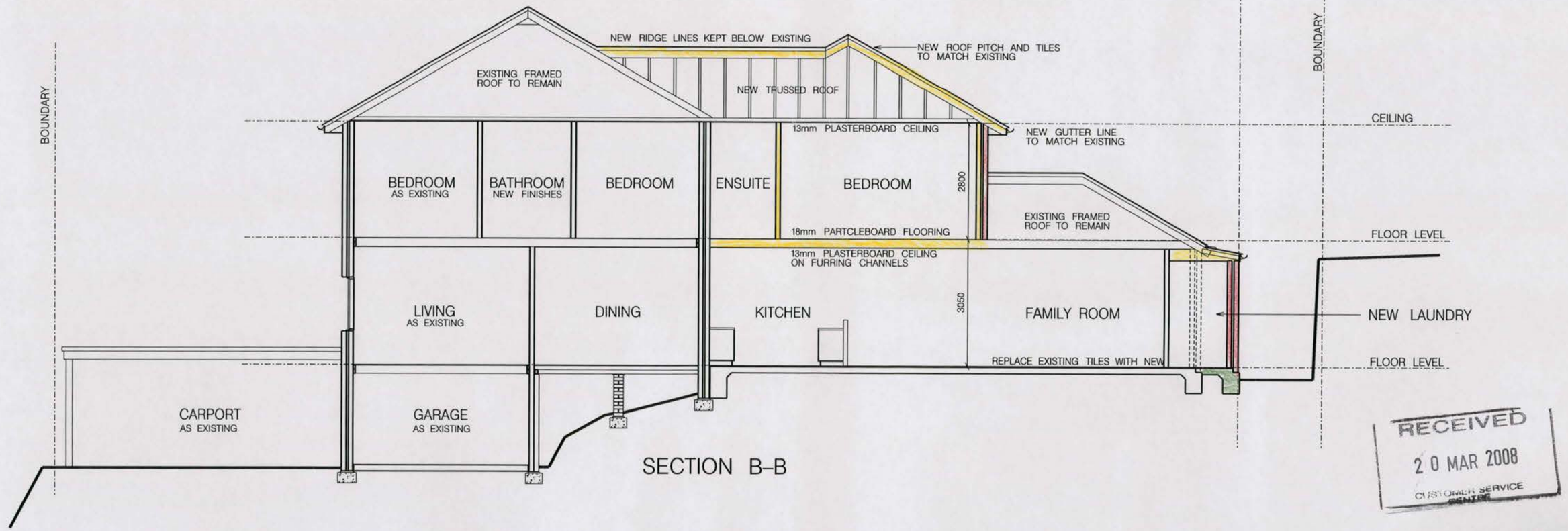
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CHUNG HOUSE	ELEVATIONS	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA – 04C SCALE : 1:100 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arc@netspace.net.au

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SECTION A–A

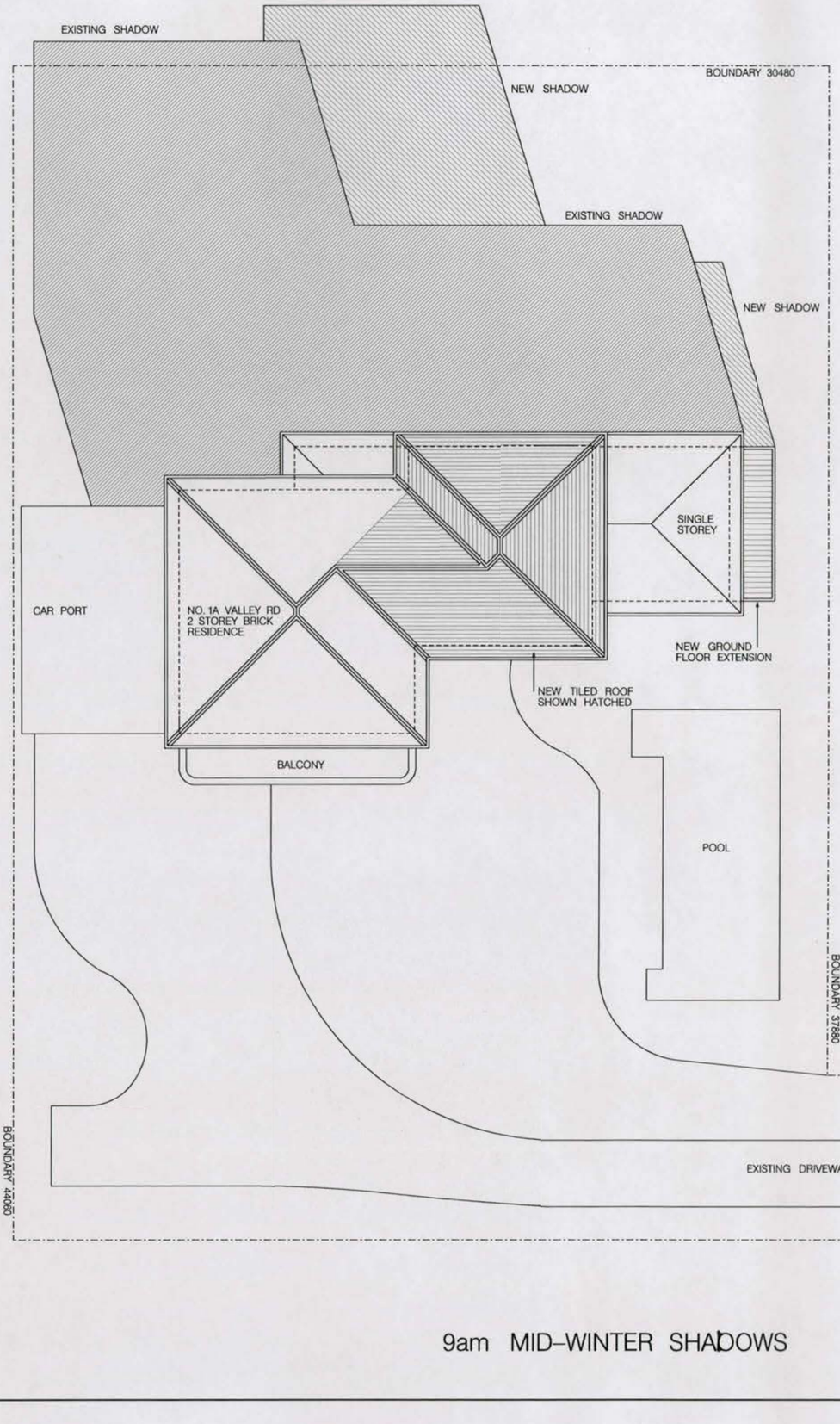


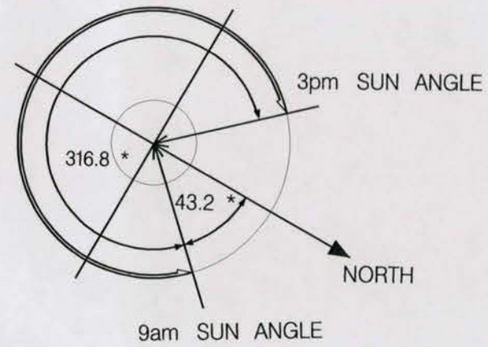
SECTION B–B

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CENTRE

CHUNG HOUSE	ELEVATIONS	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA – 05C SCALE : 1:100 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arc@netspace.net.au

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9am MID-WINTER SHADOWS

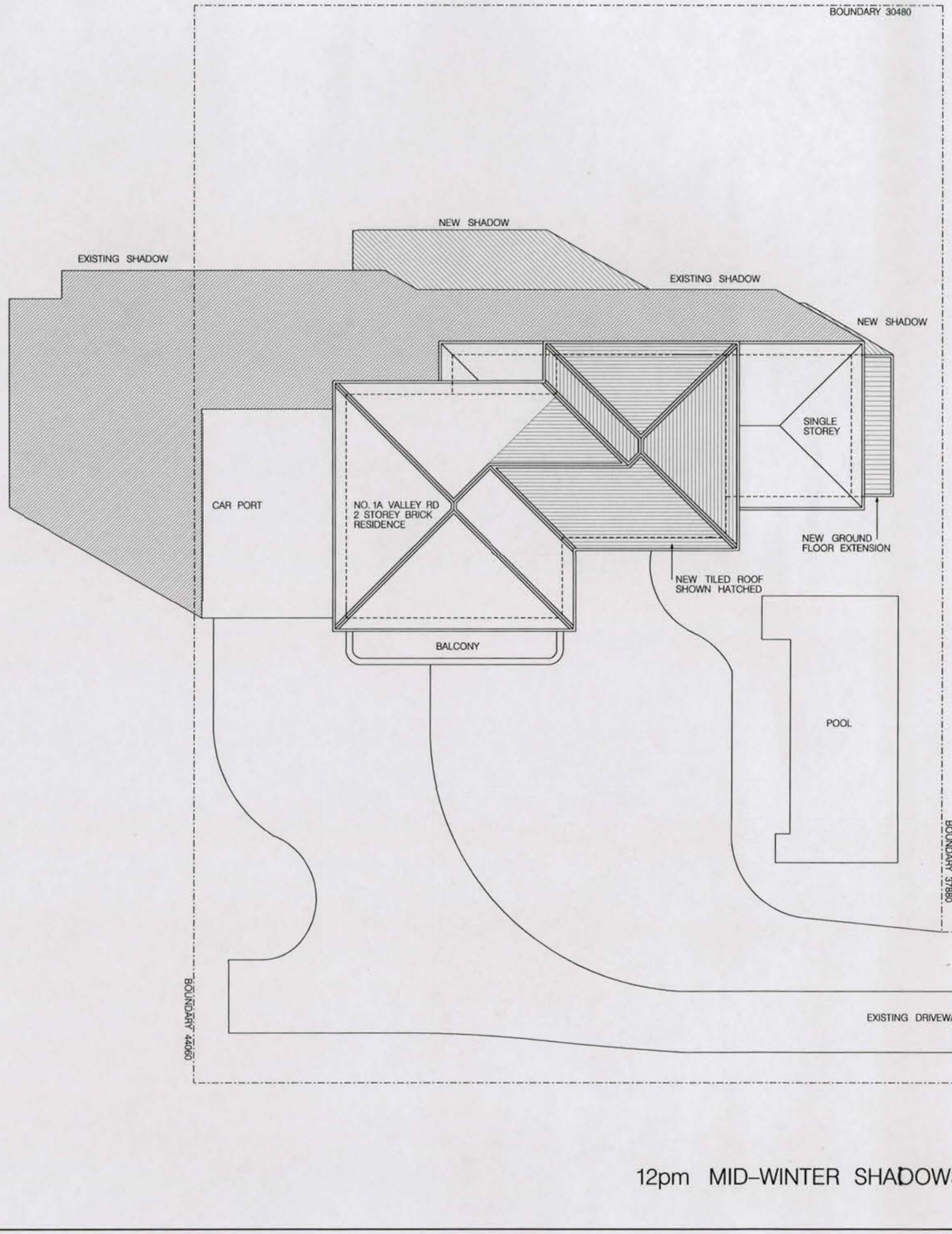
NELSON RD

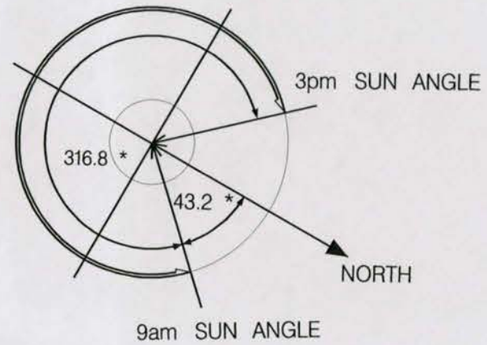
VALLEY RD

RECEIVED
20 MAR 2008
CUSTOMER SERVICE CENTRE

CHUNG HOUSE	SHADOW DIAGRAM	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA-06 SCALE : 1:200 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 mail@arcarchitects.com.au

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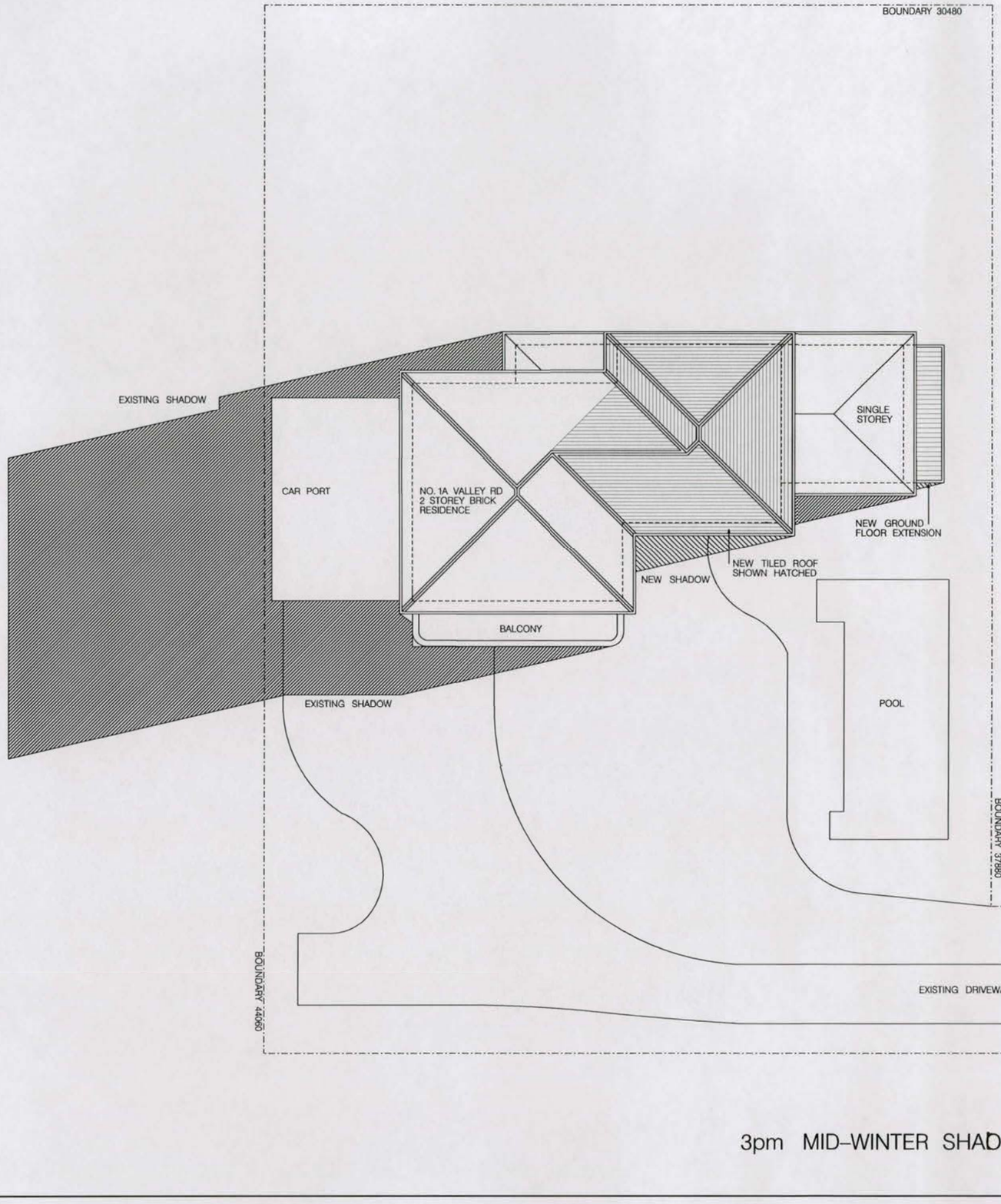
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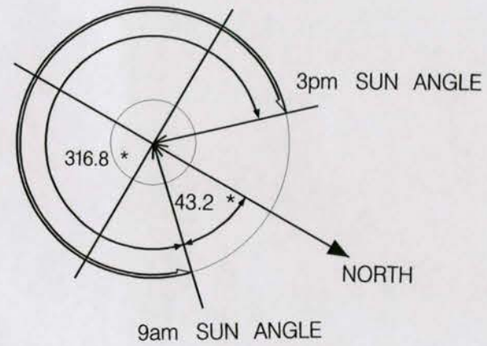
VALLEY RD

12pm MID-WINTER SHADOWS

CHUNG HOUSE	SHADOW DIAGRAM	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA-07 SCALE : 1:200 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 mail@arcarchitects.com.au

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CUSTOMER SERVICE
CENTRE

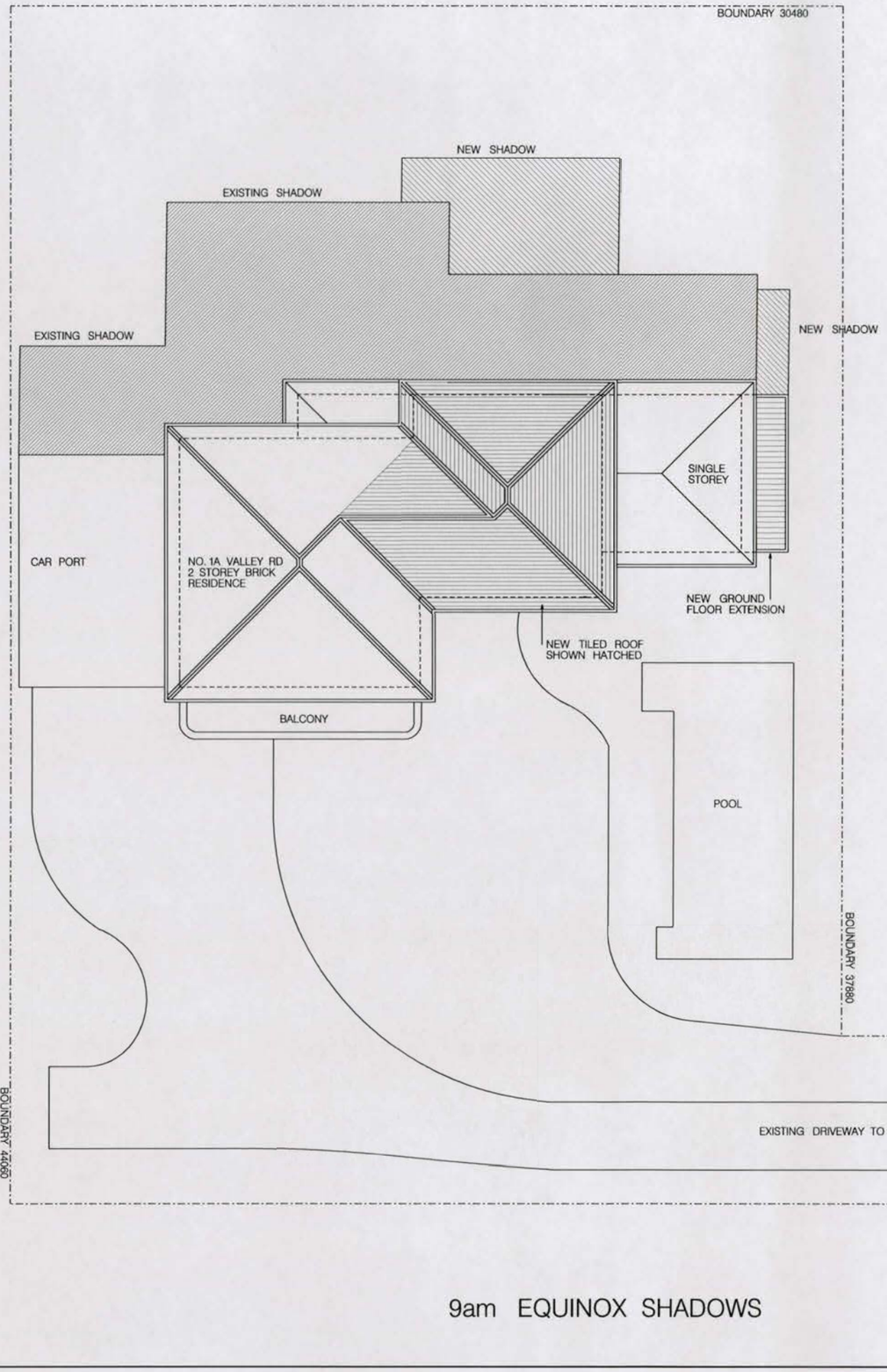
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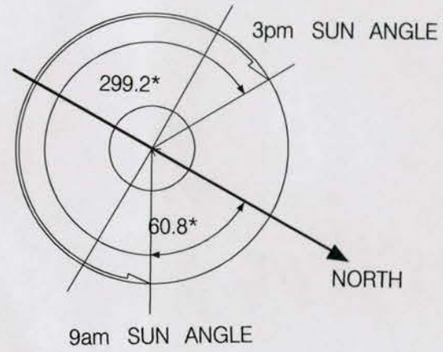
VALLEY RD

3pm MID–WINTER SHADOWS

CHUNG HOUSE	SHADOW DIAGRAM	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA–08 SCALE : 1:200 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 mail@arcarchitects.com.au

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CUSTOMER SERVICE CENTRE

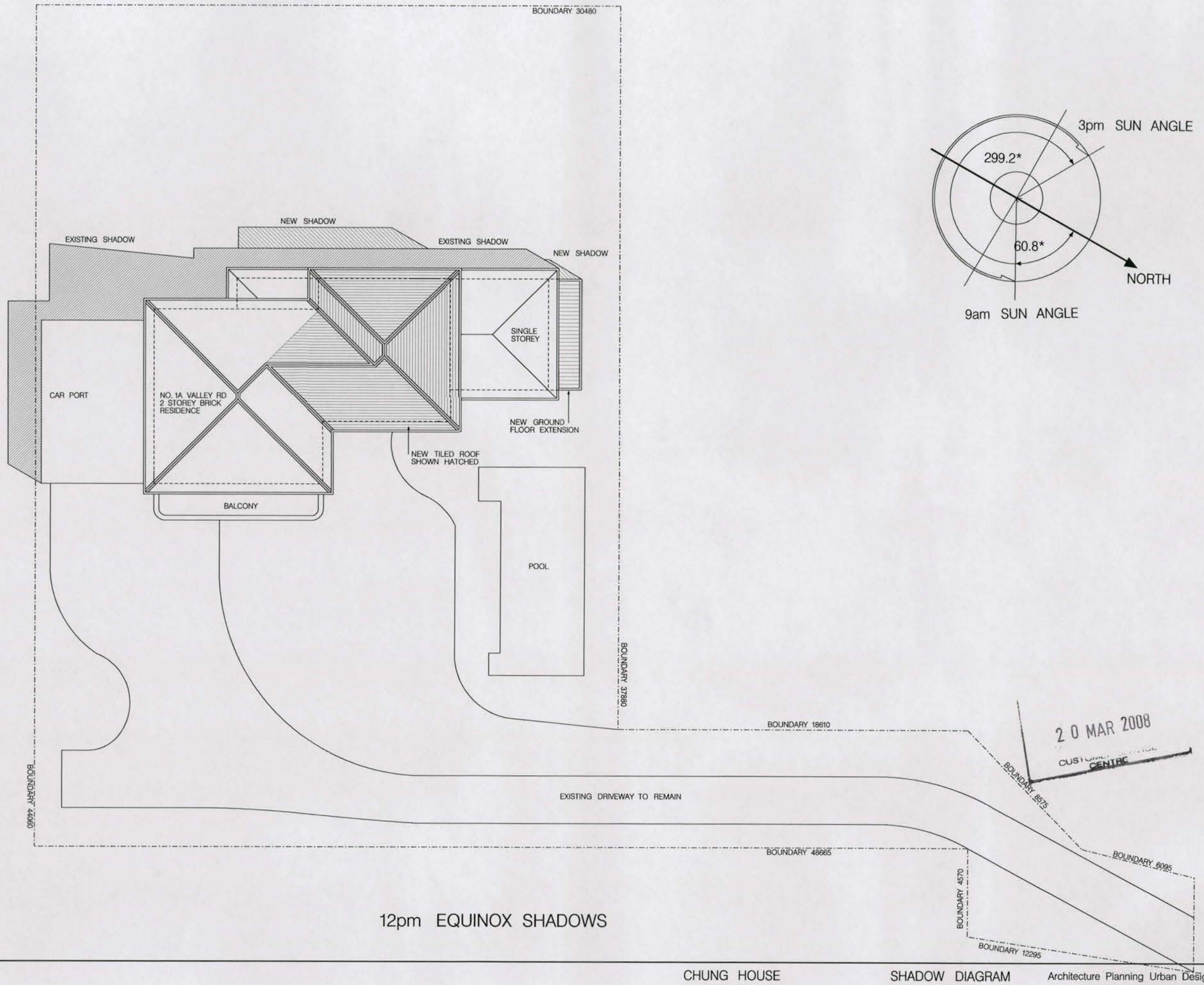
9am EQUINOX SHADOWS

NELSON RD

VALLEY RD

CHUNG HOUSE	SHADOW DIAGRAM	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA–09 SCALE : 1:200 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 mail@arcarchitects.com.au

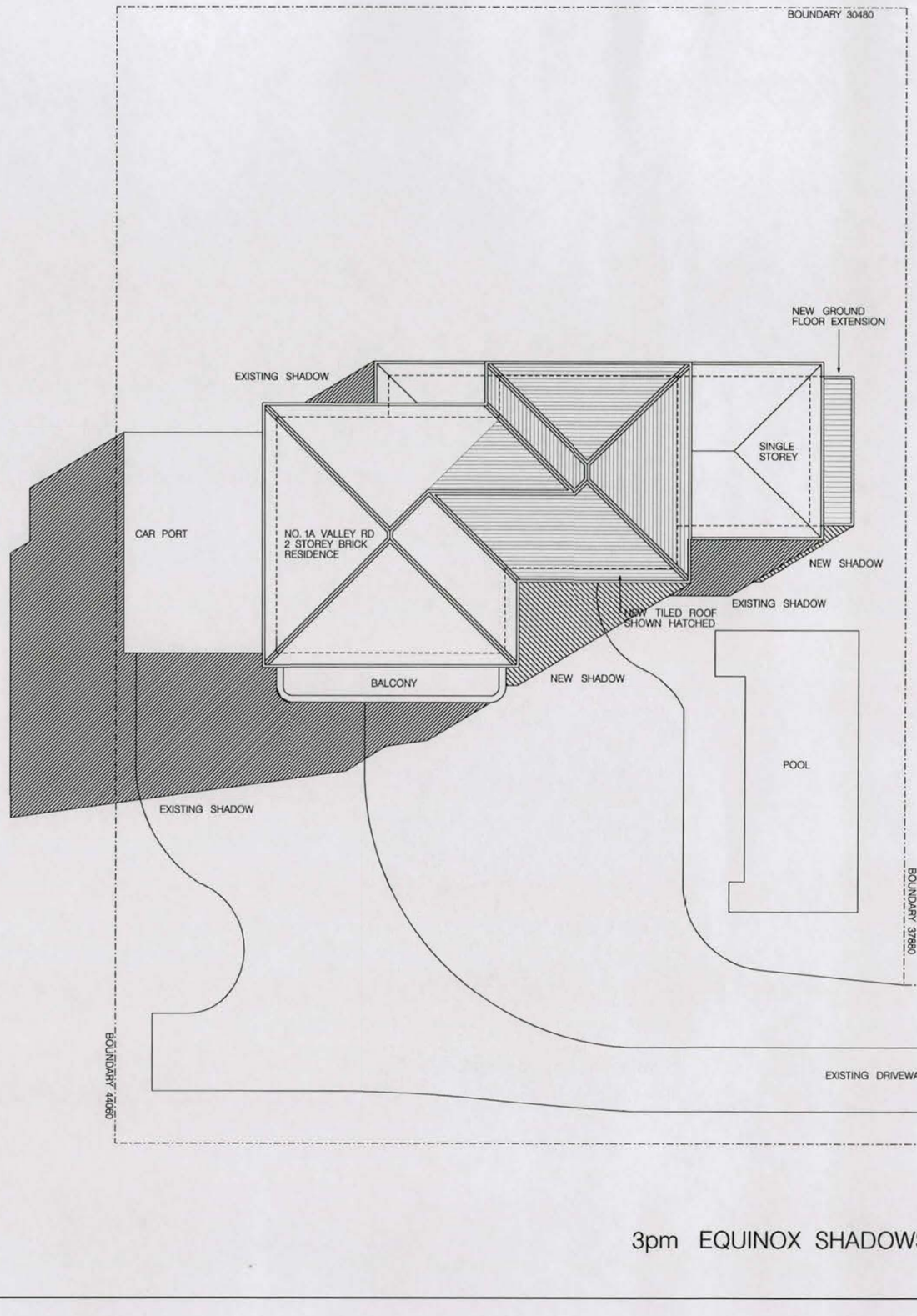
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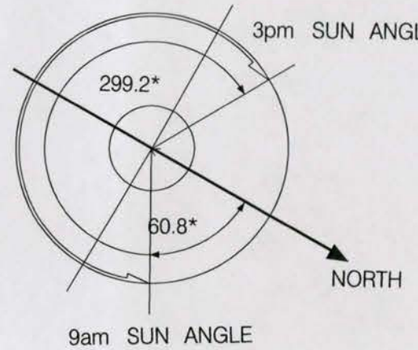


12pm EQUINOX SHADOWS

CHUNG HOUSE	SHADOW DIAGRAM	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA–10 SCALE : 1:200 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 mail@arcarchitects.com.au

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NELSON RD

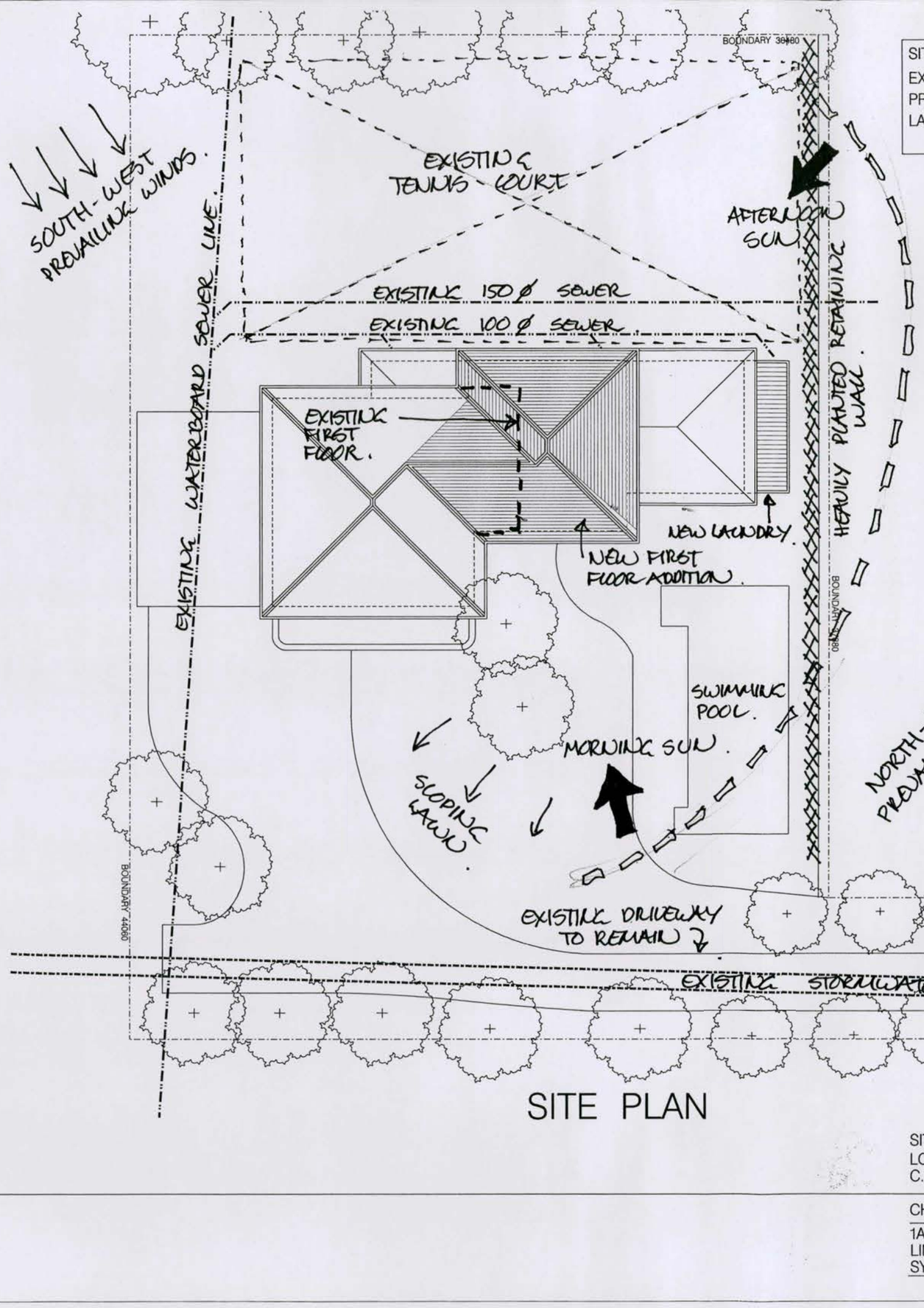
VALLEY RD

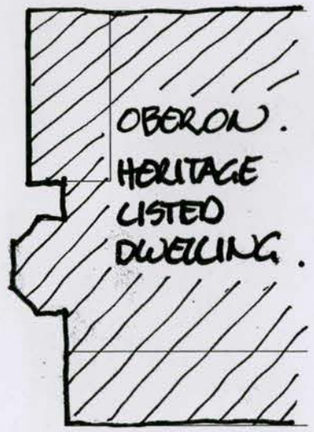
3pm EQUINOX SHADOWS

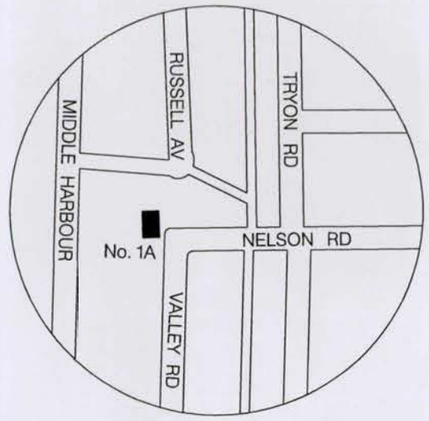
CHUNG HOUSE	SHADOW DIAGRAM	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA–11 SCALE : 1:200 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 mail@arcarchitects.com.au

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SITE AREA (less handle) 1344sqm
EXISTING BUILT-UPON AREA 877sqm (65%)
PROPOSED BUILT-UPON AREA 877sqm (65%)
LANDSCAPE AREA 467sqm (35%)







LOCATION PLAN

NOT TO SCALE

RECEIVED
20 MAR 2008
CUSTOMER SERVICE CENTRE

SITE PLAN

SITE AREA 1534sqm
LOT B, DP 344051
C.o.T. FOLIO B/344051

NELSON RD

VALLEY RD

CHUNG HOUSE	SITE ANALYSIS PLAN	Architecture Planning Urban Design
1A VALLEY ROAD LINDFIELD SYDNEY	DA – 12C SCALE : 1:200 DATE: FEBRUARY 2008 DRAWN: NJD	L7 90 Pitt Street Sydney NSW 2000 TEL 9223 0280 FAX 9223 0283 arcarchitects@ozemail.com.au

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