

This plan should be read in conjunction with the EIS report.

LEGEND

--- Approximate site boundary



SITE FEATURES PLAN

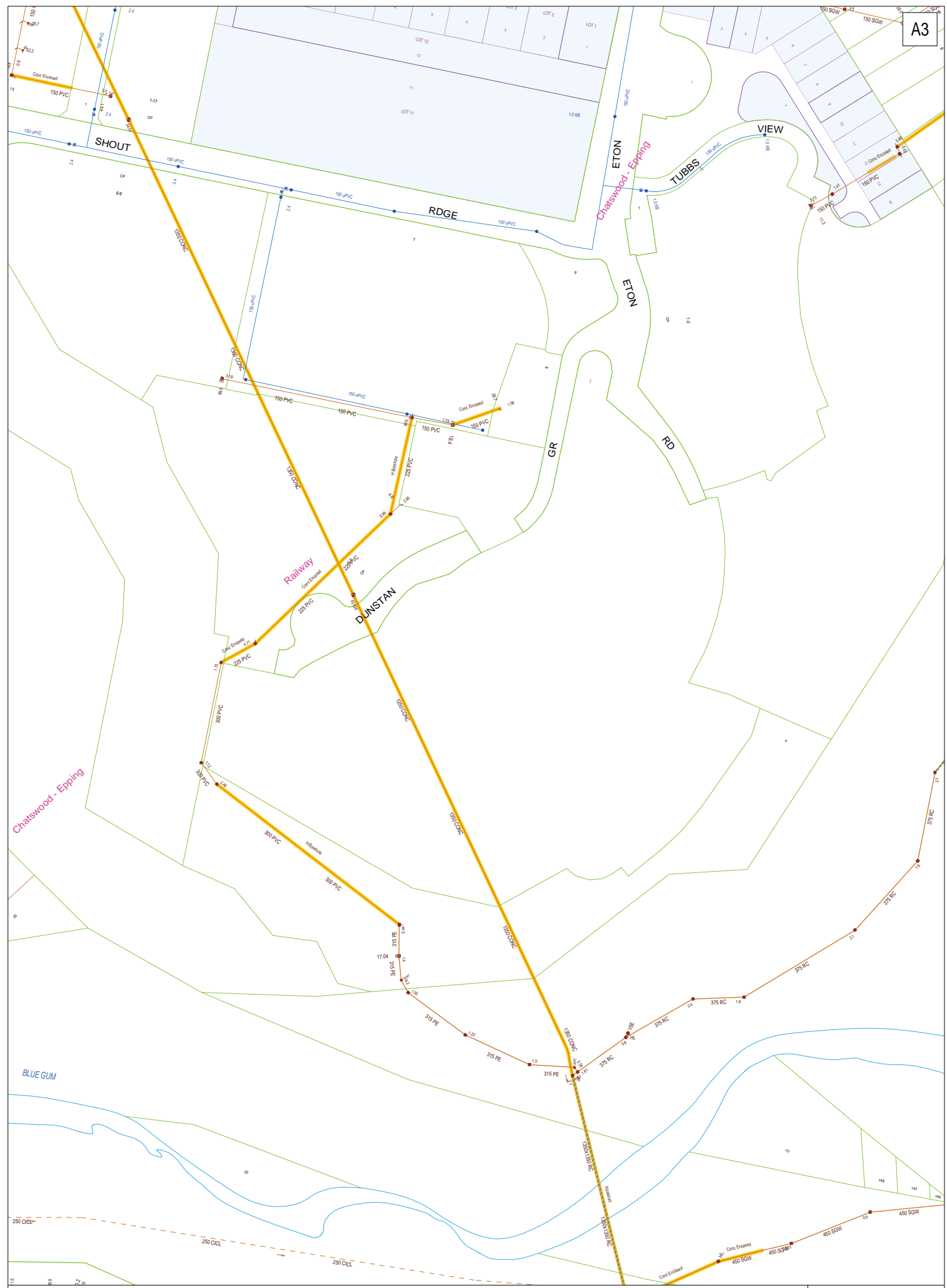
ETON ROAD, LINDFIELD

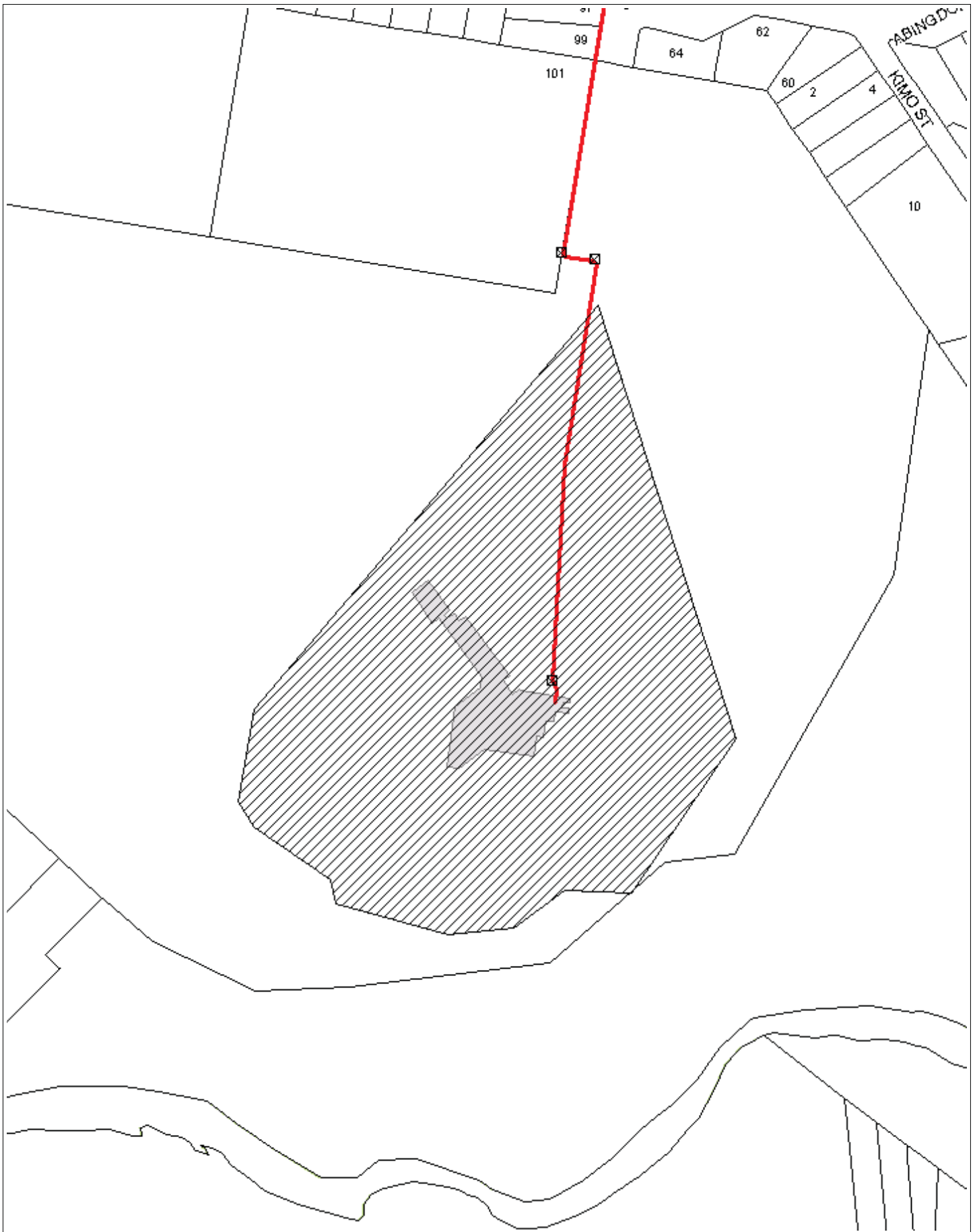
PROJECT ID: E30259KM

REPORT APPENDICES

Appendix A: Site Information

Selected Underground Services Plans





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Sequence Number: 59295538

Date Generated: 01/03/2017



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



Lotsearch Environmental Risk and Planning Report



Environmental Risk and Planning Report

Eton Road, Lindfield, NSW 2070

Report Buffer: 1000m

Report Date: 02 Mar 2017 18:47:02

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.

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Location Confidences

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

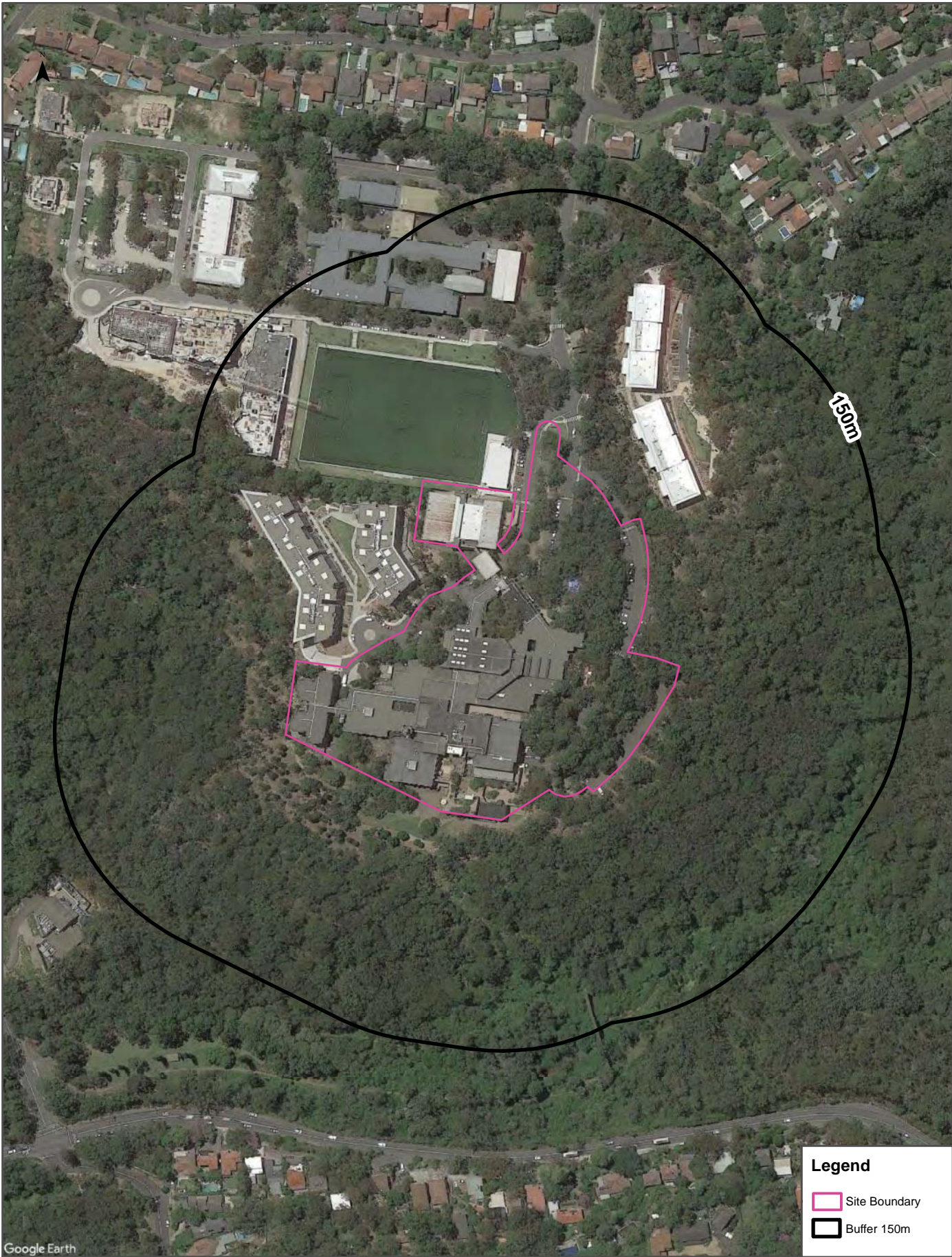
LC Code	Location Confidence
1	Georeferenced to the site location / premise or part of site
2	Georeferenced with the confidence of the general/approximate area
3	Georeferenced to the road or rail
4	Georeferenced to the road intersection
5	Feature is a buffered point
6	Land adjacent to Georeferenced Site
7	Georeferenced to a network of features

Dataset Listing

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

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	Land and Property Information	02/03/2017	02/03/2017	Daily	-	-	-
Topographic Data	Land and Property Information	10/04/2015	01/04/2015	As required	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	07/02/2017	09/01/2017	Monthly	0	0	0
Contaminated Land: Records of Notice	Environment Protection Authority	07/02/2017	07/02/2017	Monthly	0	0	0
Former Gasworks	Environment Protection Authority	07/02/2017	16/01/2017	Monthly	0	0	0
National Waste Management Site Database	Geoscience Australia	06/02/2017	15/11/2012	Quarterly	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	07/02/2017	06/02/2017	Monthly	1	1	1
Delicensed POEO Activities still Regulated by the EPA	Environment Protection Authority	07/02/2017	06/02/2017	Monthly	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	07/02/2017	06/02/2017	Monthly	1	1	6
UPSS Environmentally Sensitive Zones	Department of Environment, Climate Change and Water (NSW)	14/04/2015	12/01/2010	As required	1	1	1
UBD Business to Business Directory 1991	Hardie Grant			Not required	0	0	0
UBD Business Directory 1991 Motor Garages/Service Stations	Hardie Grant			Not required	0	0	0
UBD Business Directory 1970	Hardie Grant			Not required	0	1	1
UBD Business Directory 1970 Drycleaners & Motor Garages/Service Stations	Hardie Grant			Not required	0	0	1
UBD Business Directory 1950	Hardie Grant			Not required	0	1	1
UBD Business Directory 1950 Drycleaners & Motor Garages/Service Stations	Hardie Grant			Not required	0	0	3
Points of Interest	Land and Property Information	01/02/2017	01/02/2017	Annually	1	2	37
Tanks (Areas)	Land and Property Information	01/02/2017	01/02/2017	Annually	0	0	0
Tanks (Points)	Land and Property Information	01/02/2017	01/02/2017	Annually	0	0	0
Major Easements	Land and Property Information	01/02/2017	01/02/2017	As required	1	2	15
State Forest	Land and Property Information	01/02/2017	29/06/2016	As required	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment and Heritage	01/02/2017	31/12/2016	Annually	0	1	1
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1	1	1
Groundwater Boreholes	NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation; Commonwealth of Australia (Bureau of Meteorology) 2015	21/03/2016	01/12/2015	Annually	0	0	26
Geological Units 1:100,000	NSW Department of Industry, Resources & Energy	20/08/2014		None planned	1	-	4
Geological Structures 1:100,000	NSW Department of Industry, Resources & Energy	20/08/2014		None planned	0	-	0
Naturally Occurring Asbestos Potential	NSW Department of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	0	0	0
Soil Landscapes	NSW Office of Environment and Heritage	12/08/2014		None planned	2	-	6
Standard Local Environmental Plan Acid Sulfate Soils	NSW Planning and Environment	07/10/2016	07/10/2016	As required	1	-	-
Dryland Salinity Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	0	0	0
Mining Subsidence Districts	Land and Property Information	31/08/2016	31/08/2016	As required	0	0	0
SEPP 14 - Coastal Wetlands	NSW Planning and Environment	17/12/2015	24/10/2008	Annually	0	0	0

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	No. Features Onsite	No. Features within 100m	No. Features within Buffer
SEPP 26 - Littoral Rainforest	NSW Planning and Environment	17/12/2015	05/02/1988	Annually	0	0	0
SEPP 71 - Coastal Protection	NSW Planning and Environment	17/12/2015	01/08/2003	Annually	0	0	0
SEPP Major Developments 2005	NSW Planning and Environment	09/03/2013	25/05/2005	Under Review	1	1	1
SEPP Strategic Land Use Areas	NSW Planning and Environment	06/07/2016	28/01/2014	Annually	0	0	0
Local Environmental Plan - Land Zoning	NSW Planning and Environment	03/01/2017	04/09/2016	Quarterly	3	7	101
Local Environmental Plan - Minimum Subdivision Lot Size	NSW Planning and Environment	03/01/2017	04/09/2016	Quarterly	1	-	-
Local Environmental Plan - Height of Building	NSW Planning and Environment	03/01/2017	04/09/2016	Quarterly	2	-	-
Local Environmental Plan - Floor Space Ratio	NSW Planning and Environment	03/01/2017	04/09/2016	Quarterly	0	-	-
Local Environmental Plan - Land Application	NSW Planning and Environment	03/01/2017	04/09/2016	Quarterly	1	-	-
Local Environmental Plan - Land Reservation Acquisition	NSW Planning and Environment	03/01/2017	04/09/2016	Quarterly	0	-	-
State Heritage Items	NSW Office of Environment and Heritage	01/03/2017	30/09/2016	Quarterly	0	0	0
Local Heritage Items	NSW Planning and Environment	03/01/2017	04/09/2016	Quarterly	2	2	37
Bushfire Prone Land	NSW Rural Fire Service	11/11/2016	12/08/2016	Quarterly	2	2	3
Native Vegetation of the Sydney Metropolitan Area	NSW Office of Environment and Heritage	01/03/2017	16/12/2016	As required	5	7	19
RAMSAR Wetlands	Commonwealth of Australia Department of the Environment	08/10/2014	24/06/2011	As required	0	0	0
ATLAS of NSW Wildlife	NSW Office of Environment and Heritage	02/03/2017	02/03/2017	Daily	-	-	-



Google Earth

Scale:
0 25 50 100
Meters

Data Sources: Aerial Imagery © 2016 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

Coordinate System:
GDA 1994 MGA Zone 56

Date: 01March, 2017

Contaminated Land & Waste Management Facilities

Eton Road, Lindfield, NSW 2070

List of NSW contaminated sites notified to EPA

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

Map Id	Site	Address	Suburb	Activity	EPA site management class	Status	Dist	Direction	LC
N/A	No records in buffer								

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 & Waste Management Facilities

Eton Road, Lindfield, NSW 2070

Contaminated Land: Records of Notice

Record of Notices within the report buffer:

Map Id	Area No	Name	Address	Suburb	Notices	Distance	Direction	LC
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 report buffer:

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

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

National Waste Management Site Database

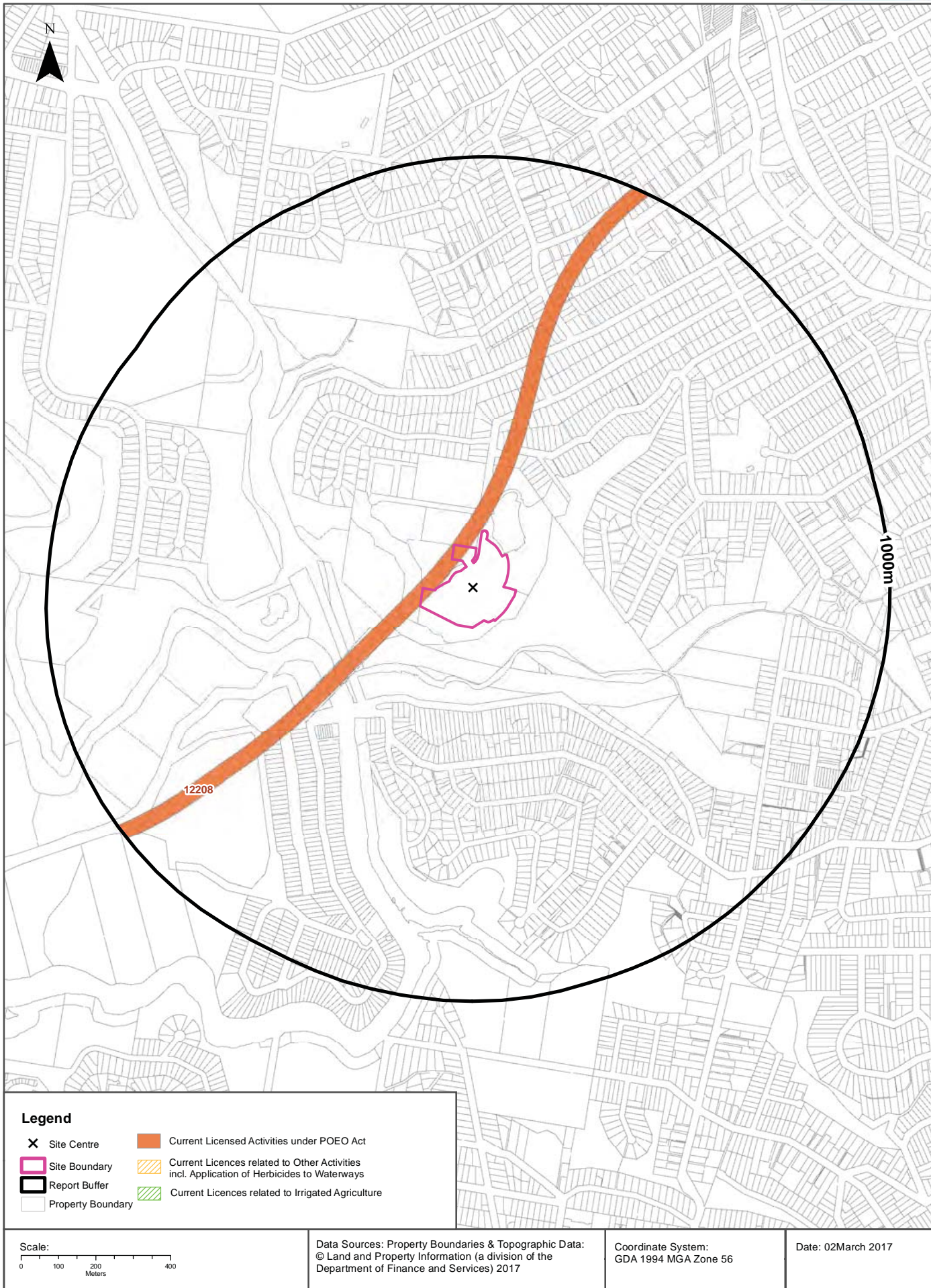
Sites on the National Waste Management Site Database within the report buffer:

Site Id	Owner	Name	Address	Suburb	Postcode	Landfill	Reprocess	Transfer	Distance	Direction	LC
N/A	No records in buffer										

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

Current EPA Licensed Activities

Eton Road, Lindfield, NSW 2070



EPA Activities

Eton Road, Lindfield, NSW 2070

Licensed Activities under the POEO Act 1997

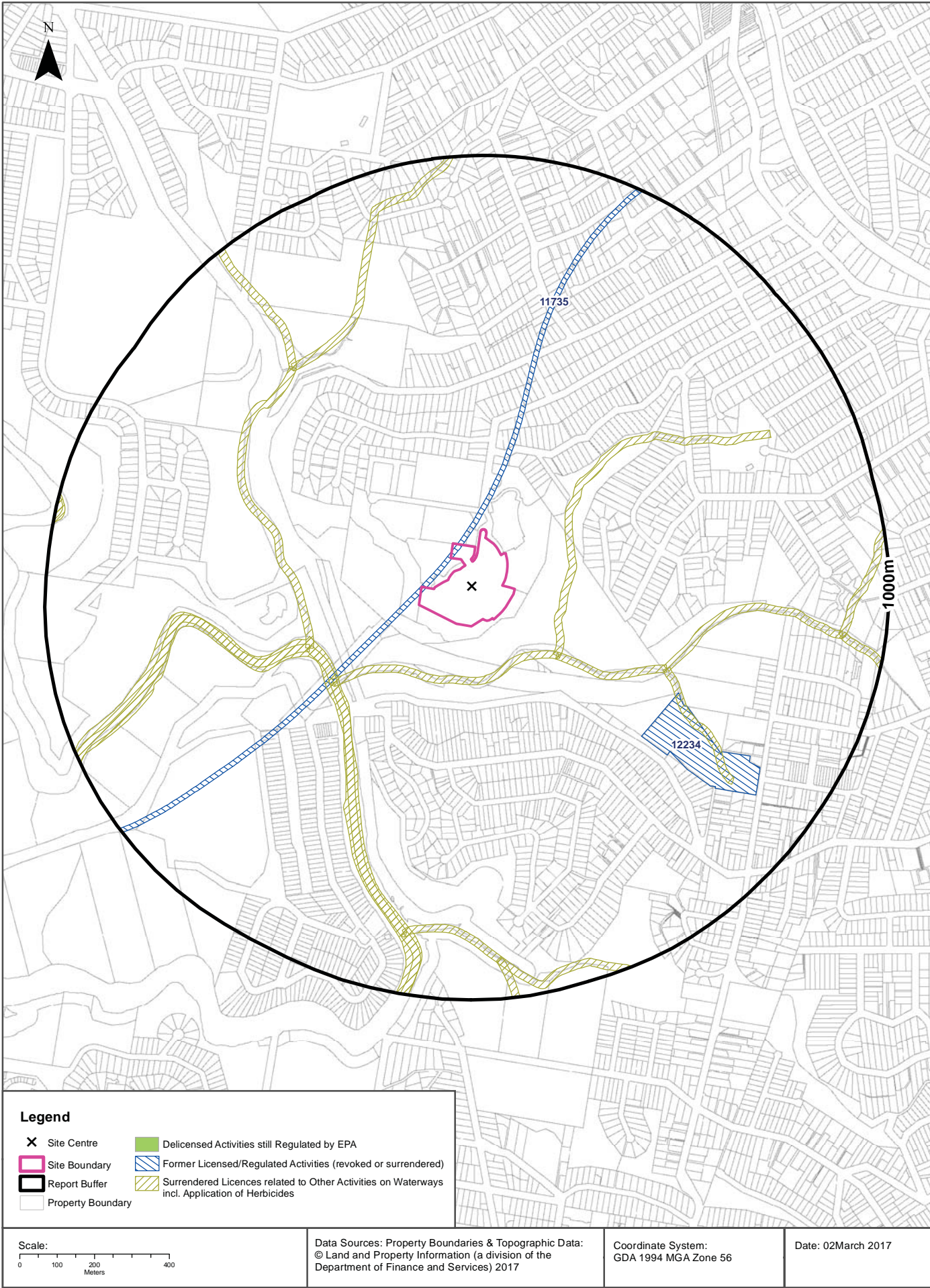
Licensed activities under the Protection of the Environment Operations Act 1997, within the report buffer:

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
12208	SYDNEY TRAINS		PO BOX K349, HAYMARKET, NSW 1238		Railway systems activities	3	0m	Onsite

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities Eton Road, Lindfield, NSW 2070



EPA Activities

Eton Road, Lindfield, NSW 2070

Delicensed Activities still regulated by the EPA

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

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

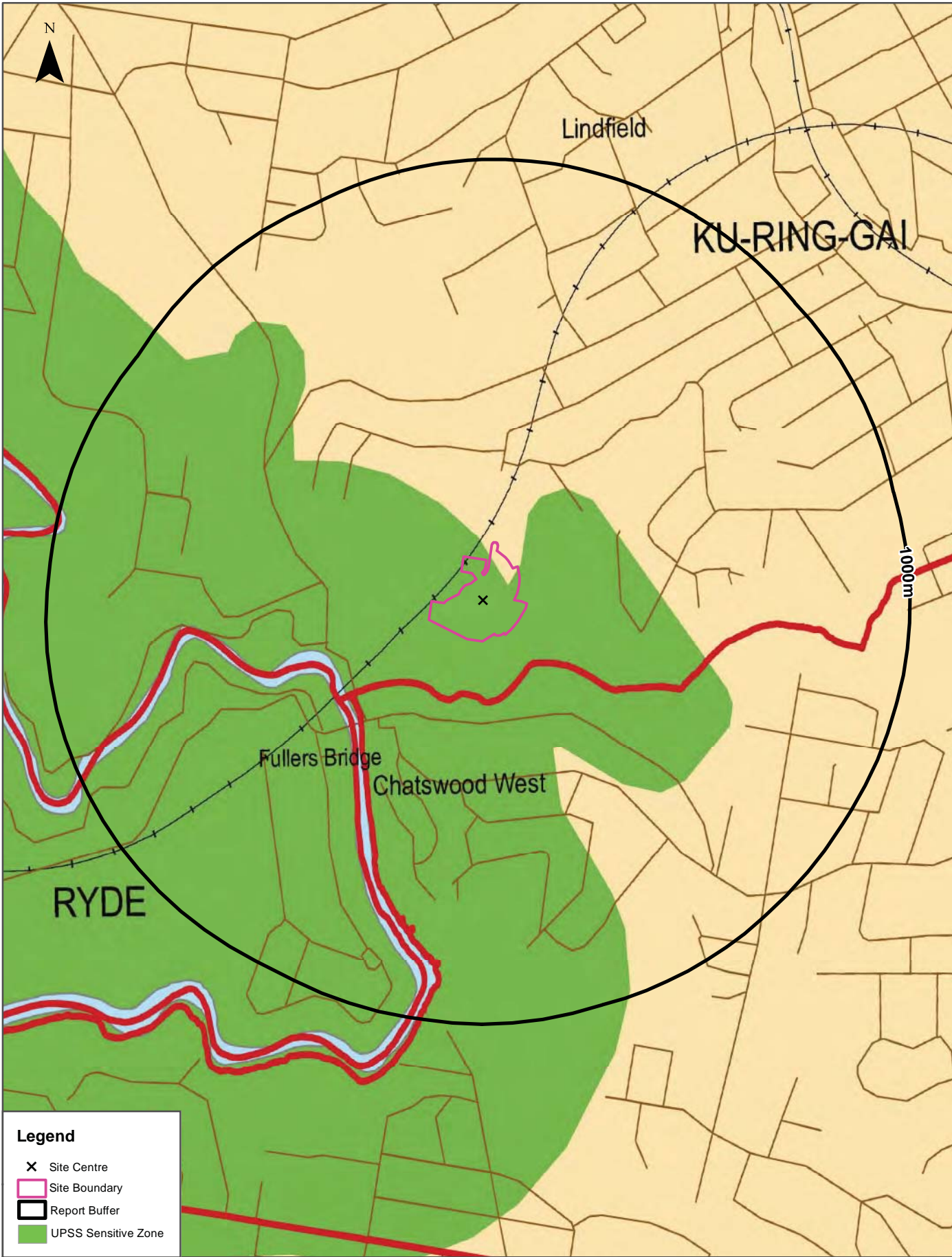
Delicensed Activities Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

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

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

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
11735	HOCHTIEF AG	-, MACQUARIE PARK, NSW 2113	Surrendered	04/09/2002	Railway systems activities	3	0m	Onsite
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	114m	-
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	114m	-
5030	CITY OF RYDE	AREAS REQUIRING MOSQUITO TREATMENT WITHIN THE LGA OF RYDE CITY COUNCIL - RYDE NSW 2112	Surrendered		Miscellaneous licensed discharge to waters (at any time) - Pesticide application in areas requiring mosquito treatment	7	114m	-
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	114m	-
12234	AMBRI OPERATIONS PTY. LIMITED	126 Greville Street, CHATSWOOD, NSW 2067	Surrendered	03/12/2004	Hazardous, Industrial or Group A Waste Generation or Storage	1	500m	South East

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



Legend

- X Site Centre
- Site Boundary
- Report Buffer
- UPSS Sensitive Zone

Scale: 0 100 200 400 Meters	UPSS Data Source: Environment Protection Authority © Dept of Environment, Climate Change & Water (NSW)	Coordinate System: GDA 1994 MGA Zone 56	Date: 02March 2017
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Historical Business Directories

Eton Road, Lindfield, NSW 2070

1991 Business to Business Directory Records

Records from the 1991 UBD Business to Business Directory within 150m of the site:

Business Activity	Organisation	Address	Ref No.	Location Confidence	Distance	Direction
N/A	No records in buffer					

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1991 Business Directory Motor Garages & Service Stations

Motor Garages & Service Stations from the 1991 UBD Business Directory within 1km of the site:

Business Activity	Organisation	Address	Ref No.	Location Confidence	Distance	Direction
N/A	No records in buffer					

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1970 Historical Business Directory Records

Eton Road, Lindfield, NSW 2070



Historical Business Directories

Eton Road, Lindfield, NSW 2070

1970 Business Directory Records

Records from the 1970 UBD Business Directory within 150m of the site:

Business Activity	Organisation & Premise	Ref No.	Location Confidence	Distance	Direction
GOVERNMENT DEPTS.-C'WEALTH (G490)	Film Unit,Australian Commonwealth,Eton Rd.,Lindfield	311614	Road Match	0m	North East

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1970 Business Directory Drycleaners & Service Stations

Drycleaners, Motor Garages & Service Stations from the 1970 UBD Business Directory within 1km of the site:

Business Activity	Organisation & Premise	Ref No.	Location Confidence	Distance	Direction
MOTOR GARAGES & ENGINEERS (M6S6)	Millwood Service Station,113 Fuller's Rd.CHATSWOOD	338260	Building Match	783m	South East

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1950 Historical Business Directory Records

Eton Road, Lindfield, NSW 2070



Scale: 0 25 50 100 Meters	Data Sources: Universal Business Directories (UBD) - Derived Data Licensed from Hardie Grant. Property Boundaries & Topographic Data: © Land and Property Information (a division of the Department of Finance and Services) 2017	Coordinate System: GDA 1994 MGA Zone 56	Date: 02 March 2017
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Historical Business Directories

Eton Road, Lindfield, NSW 2070

1950 Business Directory Records

Records from the 1950 UBD Business Directory within 150m of the site:

Business Activity	Organisation & Premise	Ref No.	Location Confidence	Distance	Direction
MEDICAL PRACTITIONERS	Alderdice, A. A., Eton Rd., Lindfield	72313	Road Match	0m	North East

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1950 Business Directory Drycleaners & Service Stations

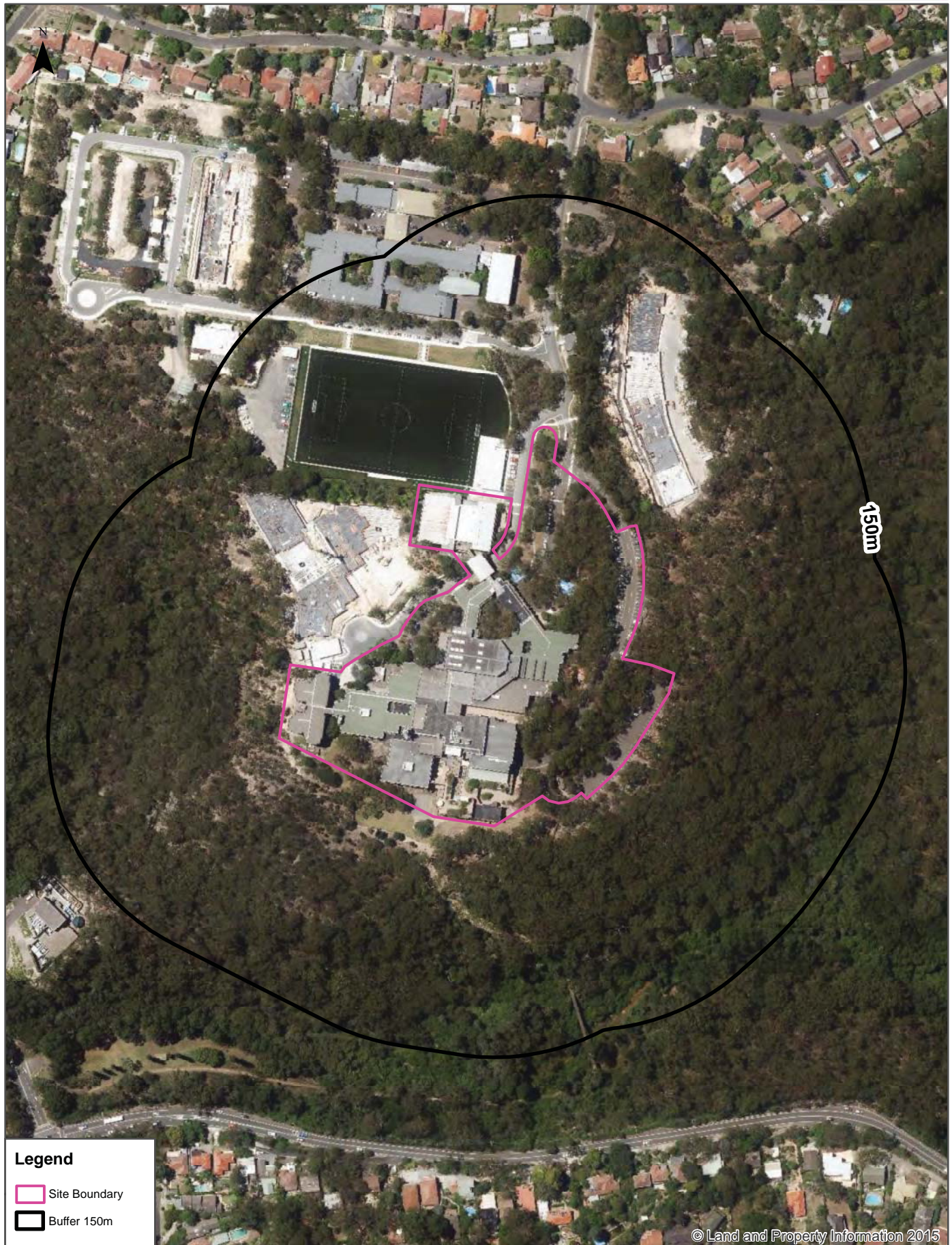
Drycleaners, Motor Garages & Service Stations from the 1950 UBD Business Directory within 1km of the site:

Activity	Organisation & Premise	Ref No.	Location Confidence	Distance	Direction
MOTOR GARAGES &/OR ENGINEERS	Golden Star Garage (N. E. Reilly), 115 Fullers Rd., Chatswood	83811	Premise Match	766m	South East
MOTOR SERVICE STATIONS-PETROL, Etc.	Golden Star Garage (N. E. Reilly), 115 Fullers Rd., Chatswood	86000	Premise Match	766m	South East
MOTOR GARAGES &/OR ENGINEERS	Golden Star Garage, 115 Fullers Rd., Chatswood	83812	Premise Match	766m	South East

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

Aerial Imagery 2014

Eton Road, Lindfield, NSW 2070





Scale: 0 25 50 100 Meters	Data Sources: Aerial Imagery © 2016 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 56	Date: 01March, 2017
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