

CASTLE HILL NO. 7 PTY LTD



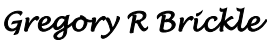
Preliminary Site Investigation

11-19 Middle Harbour Road, Lindfield, NSW

Document Control

Report Title: Preliminary Site Investigation; 11-19 Middle Harbour Road, Lindfield, NSW
Report No: E26764.E01_Rev0

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Revision	Details	Date	Amended By
A	Draft	21 May 2025	-
0	Final	23 May 2025	Ray Liu / Cathy Yao

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Table of Contents

	Page Number
EXECUTIVE SUMMARY	1
1. INTRODUCTION	3
1.1 Background and Purpose	3
1.2 Proposed Development	3
1.3 Project Objectives	3
1.4 Scope of Works	3
1.5 Regulatory Framework	4
2. SITE DESCRIPTION	5
2.1 Property Identification, Location and Physical Setting	5
2.2 Local Land Use	5
2.3 Regional Setting	6
2.4 Site Walkover Inspection	6
3. SITE HISTORY AND SEARCHES	8
3.1 Land Titles Information	8
3.2 Groundwater Bore Search	9
3.3 Historical Aerial Photography Review	9
3.4 Lotsearch Report	10
3.5 Council Information	12
3.6 NSW EPA Online Records	12
4. CONCEPTUAL SITE MODEL	13
4.1 Summary of Site History	13
4.2 Potential Contamination Sources	13
4.3 Contaminants of Potential Concern (COPCs)	13
<i>PFAS and Emergent Chemicals</i>	13
<i>Potential Contaminants</i>	15
4.4 Risk Assessment	15
4.5 Identified Receptors	17
4.6 Summary of the CSM	17
5. CONCLUSION	20
6. RECOMMENDATIONS	21
7. STATEMENT OF LIMITATIONS	22
REFERENCES	23
ABBREVIATIONS	24

Schedule of Tables

Table 2-1	Site Identification	5
Table 2-2	Local Land Use	6
Table 2-3	Regional Setting	6
Table 3-1	Summary of Historical Property Ownership	8
Table 3-2	Historical Aerial Photograph Review	9
Table 3-3	Lot search Information Summary	10
Table 4-1	PFAS Decision Tree	14
Table 4-2	Potential for Contamination by an Emerging or Controlled Chemical	15
Table 4-3	Assessment of Potential Contamination Risk	16
Table 4-4	Summary of the CSM	18

Appendices

APPENDIX A - FIGURES

APPENDIX B - PROPOSED DEVELOPMENT PLANS

APPENDIX C - SITE PHOTOGRAPHS

APPENDIX D - LAND TITLE RECORDS

APPENDIX E – HISTORICAL AERIAL PHOTOS

APPENDIX F – LOT SEARCH REPORT

APPENDIX G – COUNCIL INFORMATION

Executive Summary

EI Australia (EI) was engaged by Landmark on behalf of Castle Hill No. 7 Pty Ltd ('the client') to conduct a preliminary investigation at 11-19 Middle Harbour Road, Lindfield, NSW ('the site').

The site is located approximately eleven kilometres north-west of the Sydney central business district (CBD), within the local government area (LGA) of Ku-ring-gai Council (**Figure 1, Appendix A**). The site is identified as Lot A in DP349665, Lot B in DP349665, Lot 9 in DP4665, Lot 10 in DP4665 and occupies a total area of approximately 5,208 m².

The proposed redevelopment required demolition of existing structures, tree removal and site cleaning, and construction of a new 9-storey residential apartment building and basement car parking. The ground floor/lower ground floor consists of residential apartments and the basement car park as a "semi-buried" design.

The purpose of this preliminary site investigation (PSI) was to appraise the environmental (potential contamination) condition of the site and to satisfy Item 13 of the Planning Secretary's Environmental Assessment Requirements (SEARS) for state significant development application SSD-77829461.

The workscope consisted of a desktop study of available data bases and other sources of information, and a field inspection of external accessible areas of the site.

Key Findings

- Site inspection, conducted on 12 May 2025 included external accessible areas only. The site consisted of four free standing residential dwellings which were original structures.
- The site had continuously been used for residential (low density) purposes since before 1955, at least. There was no evidence that market / orchard gardening took place on any property comprising the site. A large scale cut and fill operation was not expected to have occurred on the land.
- The local surroundings had mainly been comprised of residential properties since 1943, at least.
- The buildings on Nos. 11, 17, and 19 Middle Harbour Road were constructed during the early 1900s and the building on No 15 was constructed during the 1940s. Minor improvements of backyard swimming pools and addition of solar panels to roofs had occurred.
- Nearby properties along Pacific Highway (merging point of Tryon Place into Pacific Highway) have been occupied by dry cleaners and motor garages.
- 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. No part of the site was included on the List of NSW Contaminated Sites Notified to the EPA.
- A 7-Eleven (former Mobil) Service Station (250 m southwest of the site) is listed on the database of NSW Contaminated Sites Notified to EPA. Regulation under the CLM Act was not required.
- Neither the site, nor any surrounding area within a kilometre radius of it, were subject to any government per- and poly- fluoroalkyl substance (PFAS) investigation / management program.
- There was no evidence of underground storage tanks (USTs) on the site. No above-ground storage tanks (ASTs) were present.

- No olfactory indicators of contamination (i.e. suspicious odours) were detected during the inspection.
- There was no evidence of phytotoxicity.
- Acid sulfate and saline soils were unlikely to be present on-site.
- The groundwater flow direction was inferred to be northeast, towards Gordon Creek, and ultimately discharging into Middle Harbour.
- The conceptual site model established that there is moderate contamination risk on the site, predominantly associated with the potential for impacted groundwater to flow onto the site from an upgradient service station (7-Eleven) located approximately 250 m southwest.

Conclusions

Based on the findings of this PSI, and with consideration of EI's Statement of Limitations (**Section 7**), it was concluded that there is potential for contamination to exist on the site. The site can be made suitable for the proposed development subject to implementation of the recommendations summarised below and detailed in **Section 6**.

Recommendations

- Undertake a Stage 2 investigation to characterise soil and groundwater on the site and determine remediation for the proposed development if required. This will also aid the future management and disposal of surplus soils that will require excavation for the proposed development. The Stage 2 investigation should comprise intrusive investigation of soil and groundwater.
- Undertake a hazardous materials survey (HMS) before commencement of any demolition works to confirm the presence and location of hazardous materials within the existing building fabrics. This will aid demolition management of onsite structures.
- All soil materials that are designated for off-site disposal, including any *virgin excavated natural material* (VENM), must be pre-classified in accordance with NSW EPA (2014) Waste Classification Guidelines.
- Any material being imported to the site should be validated as suitable for the intended (mixed) use, in accordance with NSW EPA (2014).

EI emphasises that these recommendations can be managed as part of conditions of consent.

1. Introduction

1.1 Background and Purpose

EI Australia (EI) was engaged by Landmark Group Australia Pty Ltd (Landmark) on behalf of Castle Hill No. 7 Pty Ltd ('the client') to conduct a preliminary investigation at 11-19 Middle Harbour Road, Lindfield, NSW ('the site').

The site is located approximately eleven kilometres north-west of the Sydney central business district (CBD), within the local government area (LGA) of Ku-ring-gai Council (**Figure 1, Appendix A**). It comprised four residential (low density) properties (refer **Table 2-1**), covering a total area of approximately 5,208 m².

The site was designated for redevelopment (**Section 1.2**), and this preliminary site investigation (PSI) was completed to appraise the environmental (potential contamination) condition of the site and to satisfy Item 13 of the Planning Secretary's Environmental Assessment Requirements (SEARS) for state significant development application SSD-77829461.

1.2 Proposed Development

Proposed development drawings and design description provided by the client (**Appendix B**) indicate that the redevelopment required demolition of existing structures, tree removal and site cleaning, and construction of a new 9-storey residential flat building comprising of approximately 174 residential apartments (inclusive of affordable housing apartments) and basement car parking (approximately 290 parking spots). The ground floor/lower ground floor consists of residential apartments and the basement car park as a "semi-buried" design.

1.3 Project Objectives

The objectives of this PSI were to:

- Provide a qualitative assessment of the environmental conditions of the site, by appraising the potential for contamination on the basis of field observations, historical land uses, anecdotal information and other documentary evidence;
- Provide a conclusion about suitability of the site for its proposed residential use; and
- Provide recommendations for further management of the site, should the potential for contamination be confirmed.

1.4 Scope of Works

In order to achieve the above objectives, the following scope of works was completed:

- A review of relevant topographical, (hydro)geological and soil landscape maps for the project area;
- A detailed site walkover inspection;
- Searches for historical aerial photographs provided by the NSW Spatial Portal, to assess previous site use and land development in the neighbouring area;
- A review of an environmental risk and planning report prepared by Lotsearch Pty Ltd (Lotsearch);
- A request to Council for information relating to development and environmental history of complaints (if available);
- A land titles search, also conducted through NSW Land Registry Services;

- Searches of public registers maintained by the New South Wales Environment Protection Authority (NSW EPA) for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*;
- An online search for WaterNSW-registered groundwater bores within a 500 metre radius of the site;
- Searches through the NSW Government PFAS investigation program for information on surrounding sites;
- A search of the *List of NSW Contaminated Sites Notified to the EPA*;
- Presentation of a conceptual site model (CSM); and
- Data interpretation and reporting.

This PSI report was completed with reference to requirements of NSW EPA (2020) *Consultants Reporting on Contaminated Land*. .

1.5 Regulatory Framework

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

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

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 shown in **Figures 1 and 2, Appendix A**.

Table 2-1 Site Identification

Attribute	Description
Street Address	11-19 Middle Harbour Road, Lindfield, NSW
Location and Description	The site is located approximately eleven kilometres north-west of the Sydney central business district (CBD), within the local government area (LGA) of Ku-ring-gai Council (Figure 1, Appendix A).
Geographical Coordinates	Northern-eastern corner of site (GDA2020-MGA56): ▪ Easting: 330737.466 ▪ Northing: 6261037.134 (Source: https://maps.six.nsw.gov.au/)
Area	5,208 m ²
Lots and Deposited Plan (DP)	Lot A in DP349665, Lot B in DP349665, Lot 9 in DP4665, and Lot 10 in DP4665
State Survey Marks	Eight state survey marks are situated within close proximity (150 m) to the site: ▪ SS163012: on the nature strip along Middle Harbour Road in front of Lot 11 DP5374 (14m north) ▪ SS163011: at the roundabout of Middle Harbour Road and Trafalgar Avenue in front of Lot3 in DP186607 (120m northeast) ▪ SS163013: on the nature strip along Lindfield Avenue at the opposite of Lot 1 DP6858 (108m southwest) ▪ SS163014: on the nature strip along Trafalgar Avenue in front of Lot 2 DP186607 (118m east) ▪ SS163003F: at the roundabout of Chelmsford Avenue and Trafalgar Avenue in front of Lot9 in DP5653 (145m southeast) ▪ SS163004F: on the nature strip along Chelmsford Avenue in front of Lot 1 DP945268 (59m southeast) ▪ SS103886: at the T-junction of Chelmsford Avenue and Strickland Avenue in front of Lot 7 DP 1046585 (102m southwest) ▪ SS103884F: at the T-junction of Chelmsford Avenue and Strickland Avenue in front of Lot 7 DP 1046585 (102m southwest) (Source: https://maps.six.nsw.gov.au/)
LGA	Ku-ring-gai Council
Current Zoning	R2: Low Density Residential (Ku-ring-gai Local Environmental Plan 2015)

2.2 Local Land Use

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

Table 2-2 Local Land Use

Direction	Land Use Description	Sensitive Receptors (and distance from site)
North	Middle Harbour Road followed by residential properties	Residents (approximately 32 m north)
South	Residential properties	Residents (immediately adjacent)
East	Residential properties	Residents (immediately adjacent)
West	Residential properties	Residents (immediately adjacent)

2.3 Regional Setting

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

Table 2-3 Regional Setting

Attribute	Description
Topography	The site slopes downward from the northwest corner (93 m AHD) toward the southeast corner, with an elevation of 82 m AHD.
Site Drainage	Likely to be consistent with the general slope of the site. Surface runoff expected to drain towards the southeast.
Regional Geology	The Department of Mineral Resources <i>Sydney 1:100,000 Geological Series Sheet 9030</i> (DMR, 1991) indicates the site is underlain by black to dark-grey Ashfield shale and laminite (Rwa).
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 Erosional (gn) landscape. This landscape type is characterised by undulating to rolling low hills on Wianamatta Group shales. Local relief 50-80 m, slopes 5-20%. Narrow ridges, hillcrests, and valleys. Extensively cleared tall open-forest (wet sclerophyll forests)
Acid Sulfate Soil (ASS) Risk	The Ku-ring-gai Local Environmental Plan 2015 indicates that the site lies within a Class 5 area, where acid sulfate soils are not typically found. Areas classified as Class 5 are located within 500 metres of adjacent Class 1, 2, 3, or 4 lands According to the <i>Prospect / Parramatta River Acid Sulfate Soil Risk Map</i> (Murphy, 1997), the subject land lies within an area having <i>No Known Occurrence</i> . In such cases, acid sulfate soils (ASS) are not known or expected to occur and "land management activities are not likely to be affected by ASS materials". Therefore, ASS assessment and management are not required.
Nearest Surface Water Feature	Gordon Creek, located approximately 267 m to the northeast of the site, flows into Middle Harbour
Groundwater Flow Direction	Inferred to be in northeast direction, then southeast towards the Middle Harbour (approximately 5 km east of the site), through tributary and/or draining channel.

2.4 Site Walkover Inspection

Observations were recorded during a walkover inspection of the site conducted on 12 May 2025. These observations are summarised below and photographs taken during the inspection are presented in **Appendix C**. Site inspection included external accessible areas only. The site consisted of four residential properties.

- 11 Middle Harbour Road
 - A two-storey brick residential property with a tiled roof occupied approximately half of the site, located in the northwestern portion.
 - The remaining half of the site was consisted of accessible soil with vegetation.

- A car was parked under the carport in the northeast corner of the site, no oil-like staining was encountered on the ground surface (**Photography 1**).
- A swimming pool and patio were observed at the rear of the property; Kids' playroom, equipment room, and chicken coop were also observed in the backyard.
- The majority of the site is covered by pavers (**Photography 2**).
- The western garden beds were elevated by three steps.
- Two small storage rooms on the lower ground floor were used to store maintenance tools, including hand tools (**Photography 3 and 4**).
- An electrical box and two air conditioning units were mounted on the western wall of the house (**Photography 5**).
- 15 Middle Harbour Road
 - Solar panels were installed on the tiled roof (**Photography 6**).
 - The garage was beneath western part of the house, and accessible via a sloped driveway (**Photography 7 and 8**).
 - Garbage bins were placed in the northeast corner of the site in a safe manner (**Photography 9**).
 - There were no evident signs of phytotoxicity, such as stunted growth or browned vegetation.
 - A swimming pool was located in the backyard.
 - An electrical box was mounted on the western side of the house.
 - The area surrounding the house was surfaced with a concrete slab in good condition, while engineered stone was observed around the veranda (**Photography 10 and 11**).
- 17 Middle Harbour Road
 - Uneven brick and bitumen hard-surfaced area in the front yard were in fair condition (**Photography 12**).
 - Suspended footing and stone foundation in fair condition, AC unit and water tank were found next to the eastern wall of the property (**Photography 13**).
 - Garden health treatment chemicals were safely stored next to the western wall of the property (**Photography 14**).
- 19 Middle Harbour Road
 - A concrete driveway along the eastern site boundary was in fair condition. The garage, located at the lower level, was accessible via the sloped concrete driveway.
 - A swimming pool was observed in the paved backyard.
 - Tree logs were stacked next to the swimming pool around the southwest corner of the property (**Photography 15**).
- There were no evident signs of phytotoxicity, such as stunted growth or browned vegetation. Visible vegetation across the front yard of the site appeared to be in good condition.
- There was no evidence indicative of the presence of an underground petroleum storage system (UPSS). No aboveground storage tank (AST) was present.
- No olfactory indicators of contamination (i.e. suspicious odours) were detected during the inspection.

3. Site History and Searches

3.1 Land Titles Information

An historical land titles search was conducted through InfoTrack Pty Ltd. Copies of relevant documents resulting from this search are presented in **Appendix D**.

A list of the previous and current registered proprietors is presented in **Table 3-1**. Over the years, the ownership has alternated between individual owners and companies, reflecting its use for both residential and commercial activities.

Table 3-1 Summary of Historical Property Ownership

Period of Ownership	Registered Proprietor(s) and Occupations (where documented)
Lot A in DP 349665 (11 Middle Harbour Road, Lindfield NSW)	
2016 - Current	Russell Clive Dale / Joceline Ann Branson
2004 - 2016	Craig Andrew Van Der Laan De Vries / Liesl Frances Van Der Lann De Vries
1999 - 2004	Kenneth Frederick Pereira / Raquel Diane Pereira
1999 - 1999	Andrew Scott Prideaux / Heather Margaret Anne Prideaux
1996 - 1999	Craig Anthony Lambert / Keril.yn Margaret Lambert
1996 - 1996	Johanna Mary Perry
1967 - 1996	Katharine Mary Perry (Married Woman)
1967 - 1967	William Thomas Prentice (Barrister) / Claud Kevin Prentice (Solicitor) / Gordan Paul Prentice (Clerk)
1964 - 1967	Pauline James (Widow)
1961 - 1964	Alan Maitland Phillips (Accountant)
1906 - 1961	Herbert Adkin Phillips (Bank Clerk now, Retired Bank Officer)
Lot B in DP 349665 (15 Middle Harbour Road, Lindfield NSW)	
2013 - Current	Michelle Christine Marchhart / Brian James Mackrill
2010 - 2013	Linda James Heiler
2003 - 2010	Dorothy Gordon Brierley (Widow)
1957 - 2003	Alick Rae Brierley (Sales Manager) / Dorothy Gordon Brierley (Married Woman now, Widow)
1945 - 1957	William Frederick Herford (Tanner)
1906 - 1945	Herbert Adkin Phillips (Bank Clerk)
Lot 9 in DP 4665 (17 Middle Harbour Road, Lindfield NSW)	
1997 - Current	Justin John O'Connell / Jennifer O'Connell
1962 - 1997	Stephen Bochner (Technical Officer) / Sandra Ensell Bochner (Married Woman)
1961 - 1962	John Robert Cumings (Retired) / Florence Edna Cumings (Married Woman)
1961 - 1961	Reginald Trevor Perkins (Retired) / Dorothy Gordon Brierley (Married Woman)
1961 - 1961	Reginald Trevor Perkins (Retired)
1928 - 1961	Walter Scott Beil (Insurance Broker)
1927 - 1928	Henry Best Carter (Freeholder)

Period of Ownership	Registered Proprietor(s) and Occupations (where documented)
1912 - 1927	Hannah Best Carter (Married Woman)
Lot 10 in DP 4665 (19 Middle Harbour Road, Lindfield NSW)	
2006 to Current	Andrew Jonathan Smith
2005 to 2006	Michael David Sharp / Tanya Kristin Sharp
1997 to 2005	Oversea-Chinese Banking Corporation Limited
1994 to 1997	Bank of Singapore (Australia) Limited
1991 to 1994	Allan Percival Disney (Engineer)
1967 to 1991	Allan Percival Disney (Engineer) / Janice Marina Disney (Married Woman)
1964 to 1967	Mella Elsie Devenney May (Married Woman)
1959 to 1964	Elsie Clarke (Widow)
1958 to 1959	Helen Clare Irons (Spinster)
1919 to 1958	Ella Caroline Irons (Widow)

In summary, a review of the historical land title information has indicated that the site has been privately owned since at least around 1920s.

3.2 Groundwater Bore Search

An online search for groundwater bores registered with WaterNSW was conducted on 14 May 2025 (<https://realtimedata.watersnsw.com.au/water.stm>). The search revealed that there are no registered bores within a 500-metre radius of the site

3.3 Historical Aerial Photography Review

The historical aerial photographs (provided under **Appendix E**) reviewed as part of this PSI included:

- 1943, 1955, 1965, 1986, 1996, 2005, 2015, and 2025, available through Spatial Service NSW and MetroMap

(<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html>,
<https://web.metromap.com.au/map>); and

A summary of the information obtained from these aerial photographs is presented in **Table 3-2**.

Table 3-2 Historical Aerial Photograph Review

Photograph	Site Description	Inferred Land Use
1943	A residential house (the current building) appeared to be constructed on Nos.11, 17, and 19 Middle Harbour Road, while No.15 remained vacant land. Apart from residential properties, trees and vegetation were observed throughout the remaining areas. The surrounding areas were primarily occupied by low-density residential properties. The Pacific Highway and a railway line were located to the west of the site	Residential and Vacant
1955	A residential house (current building) appeared to be constructed on No.15 Middle Harbour Road, whilst the rest of the site remained unchanged from the previous aerial image. In the surrounding areas, the density of residential properties increased in the southeast of the site. The remaining areas showed no changes from the previous aerial image.	Residential

Photograph	Site Description	Inferred Land Use
1965	The site remained relatively unchanged, with vegetation becoming denser in the south portion of the site. In the surrounding areas, the density of residential properties further increased in the southeast of the site.	Residential
1986	Swimming pools were added to the backyards of Nos. 11 and 19, while the rest of the site remained unchanged compared to the previous aerial image. The surrounding areas appeared unchanged from previous aerial image.	Residential
1996	The site remained relatively unchanged from the previous image, except for denser vegetation and trees. The surrounding areas appeared unchanged from previous aerial image.	Residential
2005	The site remained predominately unchanged from the previous image, with a solar panel observed on the tiled roof of the property at No.19. The surrounding areas appeared unchanged from previous aerial image.	Residential
2015	The site predominately unchanged, with a swimming pool and solar panels observed on the property at No.15. The surrounding areas appeared unchanged.	Residential
2025	The site unchanged from the previous image. The surrounding areas appeared unchanged from previous aerial image.	Residential

In summary, a review of historical aerial photography indicated that residential dwellings (current buildings) were constructed on Nos. 11, 17, and 19 Middle Harbour Road by at least 1943. A residential dwelling (current building) was constructed by at least 1955. The site then underwent minor improvements of the addition of swimming pools at Nos. 11, 15, and 19, and the installation of solar panels on Nos. 15 and 19. Vegetation also became denser over time, particularly in the southern portion of the site. In contrast, the surrounding areas remained largely unchanged, except for a gradual increase in residential dwelling density to the southeast, while major infrastructure such as the Pacific Highway and the railway line to the west remained consistent.

3.4 Lotsearch Report

An environmental risk and planning report prepared by Lotsearch was reviewed as part of this PSI. It is provided in full in **Appendix F**. The report included searches of various environmental resources and plans archived by statutory authorities. A summary of the relevant (historical) information follows (**Table 3-4**).

Table 3-3 Lot search Information Summary

Aspect	Details
Former Gasworks	No former gasworks sites were identified within a 1km radius of the site.
Waste Management	Coles supermarket was identified as a national waste management facility (soft plastic drop off) about 521m in northwest, i. Although the facility is located at a slightly higher elevation on the site, it is unlikely to have any significant impact due to the distance.
Liquid Fuel Facilities	Two operational petrol stations are located within a 1 km radius of the site: - 7-Eleven Lindfield at 238 Pacific Highway (228 m southwest) - An untitled petrol station at 43-47 Lindfield Avenue (412 m northwest) The 7-Eleven fuel facilities is situated up gradient of the site, and there is some potential of impact of the subject site via groundwater flow.

Aspect	Details
	The untitled operational service is located cross gradient of the subject site. f.
PFAS Investigation and Management Programs	No properties listed on the PFAS Investigation and Management Program were identified within 1km radius of the site
Defence Sites	No Australian Department of Defence Sites were identified within 1km radius of the site.
Significantly Contaminated Land	No properties were notified to the NSW EPA as being contaminated, within a 500 m radius of the site. The operational service stations noted above were not listed.
Licensed Activities	Two licensed Railway systems activities under the POEO Act 1997 were identified within a 1 km radius of the site: These activities were carried out by Sydney Trains and Sydney Metro. It is likely to have had an impact on the site due to the short distance involved (63 m) and the downgradient position of the site.
Historical Business Directory	Historical business records indicating potential contamination were identified on site within the dataset buffer. - Dentist (1950 to 1965), Private Hospital (1961 to 1965), Health Centres &/or Clinics (1965 to 1986) and Fibrous Plaster manufacturer (1961 to 1965) were identified within the buffer zone, at distances ranging from 84 m to 148 m. Multiple dry cleaners and motor garages or service stations were identified within the buffer zone, they are located upgradient of the site. The closest records (≤ 300 m) are listed as follows: <u>Motor Garage & Engineers</u> - Hastings Deering (North), 285-289 Pacific Highway, Lindfield (1953 to 1970) (176 m west); - Folkes H. A., 307A Pacific Highway, Lindfield (1948 to 1953) (213 m northwest); - Mobil Lindfield Service Station, 238 Pacific Highway, Lindfield (1948 to current) (228 m southwest) rebadged as 7Eleven (refer entry above); - Caltex Lindfield, 43 Lindfield Ave, Lindfield (1965 to current) (412 m north west) (currently operating refer entry above) <u>Dry Cleaners & Pressers</u> - Mayne Mark Pty Ltd., 329A Pacific Highway, Lindfield (1972 to 1988) (motor garage from 1948 to 1952) (251 m northwest); - Marcus Dry Cleaners 346 Pacific Highway Lindfield (1972 to 1988) (388 m north west)
Heritage	Within a 1km radius of the site: ▪ No Commonwealth heritage listed items were identified. ▪ One national heritage listed item was identified: - National Trust Urban Conservation Areas of Kur-ring-gai, located at Pacific Hwy Wahroonga NSW (0 m, on-site) ▪ Two state heritage registered items were identified: - Tryon Road Uniting Church at 33 Tryon Road, Lindfield (289 m north); and - Woodlands at 1 Werona Avenue Killara (988 m northwest).
Dryland Salinity	The site is not located within any area characterised as having salinity potential.
Other Datasets	▪ No temporary water restriction areas were identified within the site buffer area. ▪ The site and its surroundings were not characterised as having a “naturally occurring asbestos potential”.

In summary, the database search identified environmental limitations or risks posed to site receptors.

3.5 Council Information

An application to access records archived by Ku-ring-gai Council was initiated on 8 May 2025. The limited records provided by Council did not reveal any incident or events that may have resulted in land contamination at the site during the period covered by the records. The information received is presented in **Appendix G**.

3.6 NSW EPA Online Records

Searches of public registers maintained by the NSW EPA for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997* were conducted by EI for this PSI.

Record of Notices Under Section 58 of CLM Act 1997

An on-line search of the contaminated land public record was conducted on 20 May 2025. The contaminated land public record is a searchable database of:

- 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 53B 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 the surrounding lands within close proximity (≤ 250 m) were subject to any regulatory notices relevant to the above legislations.

List of NSW Contaminated Sites Notified to EPA

A search through the *List of NSW Contaminated Sites Notified to the EPA* under Section 60 of the CLM Act 1997 was conducted on 20 May 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 confirmed that one site within close proximity (≤ 250 m) was subject to the above legislation. Regulation under the CLM Act was not required:

7-Eleven (former Mobil) Service Station, located at 238 Pacific Highway, approximately 250 m southwest of the site.

POEO Public Register

A search of the *Protection of the Environment Operations Act 1997* public register was conducted on 20 May 2025. This public register contains records related to environmental protection licences, applications, notices, audits, pollution studies and reduction programs.

The search confirmed that neither the site nor the surrounding lands within close proximity (≤ 250 m) were subject to any licensing agreements / notices / programs relevant to the above legislation.

4. Conceptual Site Model

In accordance with NEPC (2013) *Schedule B2 – Guideline on Site Characterisation*, EI developed a CSM that assessed plausible linkages between potential contamination sources, migration pathways and receptors. The CSM also provides a framework for identifying data gaps in the existing site characterisation.

4.1 Summary of Site History

The history review (**Section 3**) indicated that the land use of the subject site has been low density residential since the 1900s. The current buildings on Nos. 11, 17, and 19 were constructed in the early 1900's. The land at No 15 was and the current building was constructed in the 1940s. Minor improvements include the addition of swimming pools to Nos. 11, 15, and 19 and solar panels to roofs of Nos. 15 and 19.

Vegetation gradually became denser, particularly in the southern portion, but the overall residential use of the site remained consistent.

The site was nominated as National Trust Urban Conservation Areas of Ku-ring-gai in National Heritage List.

The surrounding area was predominantly low-density residential throughout the review period. Some increase in housing density was observed southeast of the site by the mid-20th century, but few changes occurred from 1986 onward. The Pacific Highway and nearby railway line remained constant features to the west of the site.

4.2 Potential Contamination Sources

The potential contamination sources were as follows:

- All properties on the site were constructed prior to 1955, at a time when the use of asbestos in building materials was not restricted or prohibited in Australia.
 - Hazardous building materials on site including potential asbestos-containing material (ACM), and potential lead-based paint
- Former and current commercial operations (service stations, drycleaners) upgradient west of the site including a 7-Eleven (former Mobil) Service Station located approximately 250 m southwest of the site and positioned directly upgradient.
- Imported fill materials of unknown origin and quality, used to grade and level the site.
- Application of pesticides for termite control around building (footing) perimeters.
- Leaks from vehicles.
- Off-site migration from neighbouring properties (dry cleaners, motor garages, service station nearby).

4.3 Contaminants of Potential Concern (COPCs)

PFAS and Emergent Chemicals

PFAS Assessment

EPA (2017) requires that PFAS are considered when assessing land contamination. A desktop survey of PFAS occurrence is provided in **Table 4-1**. This survey was based on guidelines from the *PFAS National Environmental Management Plan* (HEPA, 2025).

Table 4-1 PFAS Decision Tree

Preliminary Screening	Probability of Occurrence ¹	Justification
Has an activity listed in NEMP (2020) ² as being associated with PFAS contamination occurred on-site? If so, list activity.	L	Site history may include fuel transport and storage, and general chemical storage, which are listed in HEPA (2025) as being associated with PFAS.
Has an activity listed in NEMP (2020) ² as being associated with PFAS contamination occurred up-gradient or adjacent to the site? If so, list activity.	L	Off-site (up-gradient or adjacent to the site) history does not indicate related activities occurred on-site. Site surroundings do not indicate the presence of fire stations.
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 any fuel fires ever occurred on-site.
Have PFAS been used in manufacturing or stored on-site? ⁴	L	Site history does not indicate use or manufacturing of PFAS products onsite. It is unlikely that PFAS or PFAS containing products were used or stored onsite. See entry above.
Could PFAS have been imported to the site in fill materials from a site with an activity listed in NEMP (2020)?	L	Unlikely. If filling occurred, it was before 1943, when the current building was constructed.
Could PFAS-contaminated groundwater or run-off have migrated on to the site?	L	Site surroundings do not indicate the presence of industries associated with PFAS within the immediate vicinity of, or up-gradient from the site.
Is the site or adjacent sites listed in the NSW EPA PFAS Investigation Program? ⁵	M	Site history does not indicate the site is listed. A 7-Eleven (former Mobil) Service Station (250 m southwest) is listed in the NSW Contaminated Sites Notified to EPA
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?	Yes	

Notes:

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).

2 Activities listed in Appendix B of NEMP (2020).

3 Runoff from up-gradient PFAS use may impact surface water, soil, sediment and groundwater.

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.

(<https://www.nicnas.gov.au/chemical-information/factsheets/chemical-name/perfluorinated-chemicals-pfas>)

5 Refer to <https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program>.

Emerging Chemicals

The EPA uses Chemical Control Orders (CCOs) as a primary legislative tool under the *Environmentally Hazardous Chemicals Act 1985* to manage chemicals of concern and limit their potential impact on the environment. Considerations for chemicals controlled by CCOs, and other potential emerging chemicals, are outlined in **Table 4-2**. In this instance, the potential for an emerging chemical of concern to be present on-site was deemed low, with the exceptions of pesticides (in near-surface fill).

Table 4-2 Potential for Contamination by an Emerging or Controlled Chemical

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	Possibility for pesticides to have been applied to building footings and/or present in imported fill. Minor localised near surface impact
Are other emerging chemicals suspected? ⁵	No
If Yes to any questions, has site sampling suite been optimised to include sampling for these chemicals of concern?	Yes, for future intrusive investigations (Section 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 and ship yards and marinas.

Note 3 From older transformer oils and 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 Chlorinated Volatile Organic Compounds (CVOC)).

Potential Contaminants

The contaminants of potential concern (COPC) at the site were considered to be:

- Priority Metals (PM) - arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc; silver;
- Total Recoverable Hydrocarbons (TRHs);
- Volatile organic compounds (VOCs) including
 - Monocyclic aromatic hydrocarbons: benzene, toluene, ethylbenzene, xylenes (BTEX);
 - Chlorinated VOCs
- Polycyclic Aromatic Hydrocarbons (PAHs);
- Organochlorine and Organophosphorus Pesticides (OCPs / OPPs);
- Polychlorinated Biphenyls (PCBs);
- PFAS; and
- Asbestos.

4.4 Risk Assessment

An assessment of the potential contamination risks for the site is outlined in **Table 4-3**.

Table 4-3 Assessment of Potential Contamination Risk

Potential Source	Impacted Medium	COPC	Risk of Contamination
On site activities	Soil Groundwater	BTEX, PAHs, Heavy metals, VOCs	Low No manufacturing has occurred on site. Existing buildings are original structures and used for low density residential purposes. Site improvements since building construction have been minor.
Importation of fill of unknown origin and quality	Shallow soil	PM, TRH, BTEX, PAH, OCP, OPP, PCB, and asbestos	Low Some imported filling i may be present, however majority fill is likely to be site-won reworked natural for use as foundation for the house structure. Three buildings likely constructed in early 1900's, and one building constructed in 1940s, with minor improvements since. 5.
Hazardous building materials	Building fabrics Near surface soil	PM (lead in particular) and asbestos	Low Given the age of construction, hazardous building materials may present in the site structures, however siste inspection indicated the buildings to be in good condition Good demolition practices can mitigate the risks related to the asbestos presence. Furthermore, the recommended hazardous material survey (Section 6) should identify any legacy asbestos presence on shallow site soils.
Application of pesticides	Near surface soil (building footing areas)	PM (arsenic and copper), OCP, OPP	Low If present, pesticides are expected to be limited to shallow, building footprint soils.
Leaks from vehicles	Near surface soil	TRH and BTEX	Low If present, vegetation would likely appear withered, and oil stains may be visible.
Migration from off-site sources Such as stormwater runoff carrying contaminants (fuels, oils, lubricants etc. Impacted groundwater	Soil Groundwater	PM, TRH, VOCs including BTEX, PAHs	Moderate Some indication of potentially contaminating activities on adjacent properties. Commercial businesses including dry cleaners, motor garages, These properties are generally upgradient Heavy industries were not present nearby. 7-Eleven (former Mobil) Service Station is listed (but not regulated) on EPA website, and is located upgradient and within 250 m of the site, increasing the potential for contaminant migration via groundwater. The distance to the subject site and local clay/shale geology reduces potential for impact.

4.5 Identified Receptors

The following potential receptors of site contamination were identified:

- Current and future site users;
- On-site demolition and construction workers (during future redevelopment);
- Future intrusive workers;
- Users of the adjacent land (during future redevelopment); and
- Ecological receptors in Gordon Creek

4.6 Summary of the CSM

The CSM, including the potential linkages between contamination sources, exposure pathways and human and environmental receptors, is summarised in **Table 4-4**.

Based on this model, the overall potential for contamination to exist on the site was deemed to be low to moderate, to be controlled by good demolition and waste classification practices. Further site investigation is required to determine suitability of the site for proposed use.

Table 4-4 Summary of the CSM

Potential Source	Impacted Media	Contaminants of Potential Concern	Transport mechanism	Exposure pathway	Potential receptor	Source-Pathway-Receptor (SPR) Linkage
Former and current on-site commercial activities	Soil	PM, TRH, BTEX, PAH, PCB, OCP, OPP 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 particulates	Current and future site users Demolition / construction workers Adjacent site users Future intrusive workers	Potentially complete. Imported fill: Unlikely Hazardous building material : Yes; temporary; demolition management required during construction Application of pesticides: Yes, minor Leakage from vehicles: unlikely During Construction: Use of personal protective equipment (PPE) is mandatory for construction workers. WHS Act and Regulations apply
Imported fill of unknown origin and quality			Atmospheric dispersion from soil to outdoor and indoor air spaces			
Hazardous building materials		TRH, BTEX and PAH	Volatilisation of contamination from soil and diffusion to indoor air spaces.	Inhalation of vapours		
Application of pesticides						
Leakage from vehicles						
Off-site migration (service station and dry cleaners)						
	Groundwater	PM, TRH, BTEX, PAH, PCB, OCP and OPP	Roots absorption of bioavailable compounds from impacted soils.	Biota uptake	Ecological receptors in areas of exposed soil/landscaping	Potentially complete. Minor
		TRH, BTEX, chlorinated VOCs	Volatilisation of contamination from groundwater to indoor or outdoor air spaces (onsite and offsite)	Inhalation of vapours	Current and future site users Demolition / construction workers Adjacent site users Future intrusive workers	Potentially complete. <u>Vapours</u> Future users: Yes <u>Beneficial use:</u> No. Reticulated water supply available. No groundwater bores in vicinity of site During Construction: Use of personal protective equipment (PPE) is mandatory for construction workers.
			Beneficial use of groundwater	Ingestion Dermal contact	Future site users	
		PM, TRH, BTEX, chlorinated VOCs, PAH,	Migration of dissolved phase impacts in groundwater via diffusion and advection	Biota uptake	Gordon Creek, approximately 267 m to the northeast of the site, flows into	Potentially complete. Minor: based on the findings of this

Potential Source	Impacted Media	Contaminants of Potential Concern	Transport mechanism	Exposure pathway	Potential receptor	Source-Pathway-Receptor (SPR) Linkage
		PFAS			Middle Harbour	investigation, the potential for contamination caused by the identified sources is low due the distance (approximately 267 m) involved.

5. Conclusion

The site identified as 11-19 Middle Harbour Road, Lindfield NSW was the subject of a PSI, the main objective being to appraise the potential for contamination. The key findings of this PSI were as follows:

- Site inspection, conducted on 12 May 2025 included external accessible areas only. The site consisted of four free standing residential dwellings which were original structures.
- The site had continuously been used for residential (low density) purposes since before 1955, at least. There was no evidence that market / orchard gardening took place on any property comprising the site. A large scale cut and fill operation was not expected to have occurred on the land.
- The local surroundings had mainly been comprised of residential properties since the 1943, at least.
- 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. No part was included on the List of NSW Contaminated Sites Notified to the EPA.
- A 7-Eleven (former Mobil) Service Station (250 m southwest to the site) is listed on the List of NSW Contaminated Sites Notified to EPA. Regulation under the CLM Act was not required.
- Neither the site, nor any surrounding area within a kilometre radius of it, were subject to any government per- and poly- fluoroalkyl substance (PFAS) investigation / management program.
- There was no evidence of underground storage tanks (USTs) on the site. No above-ground storage tanks (ASTs) were present.
- No olfactory indicators of contamination (i.e. suspicious odours) were detected during the inspection.
- There was no evidence of phytotoxicity.
- Acid sulfate and saline soils were unlikely to be present on-site.
- The groundwater flow direction was inferred to be northeast, towards Gordon Creek, and ultimately discharging into Middle Harbour.
- The buildings on Nos. 11, 17, and 19 Middle Harbour Road were constructed during the early 1900s and the building on No 15 was constructed during the 1940s. Minor improvements of backyard swimming pools and addition of solar panels to roofs had occurred.
- Nearby properties along Pacific Highway (merging point of Tryon Place into Pacific Highway) have been occupied by dry cleaners and motor garages.
- The conceptual site model established that there is moderate contamination risk on the site, predominantly associated with the potential for impacted groundwater to flow onto the site from an upgradient service station (7-Eleven) located 228m southwest.

Based on the findings of this PSI, and with consideration of EI's Statement of Limitations (**Section 7**), it was concluded that there is a potential for contamination to exist on the site. The site can be made suitable for the proposed development subject to implementation of the following recommendations.

Recommendations are provided in **Section 6**.

6. Recommendations

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

- Undertake a Stage 2 investigation to characterise soil and groundwater on the site and determine remediation for the proposed use if required. This will also aid the future management and disposal of surplus soils that will require excavation for the proposed development. The Stage 2 investigation should comprise intrusive investigation of soil and groundwater:
 - The minimum number of intrusive soil investigation locations recommended by NSW EPA (2022); and
 - The installation of groundwater monitoring wells at upgradient and downgradient locations within the site, to:
 - characterise the local groundwater, with respect to contaminants of potential concern and physiochemical parameters;
 - check for possible impacts coming from off-site upgradient properties; and
 - confirm groundwater flow direction.
- Before commencement of any demolition works, a hazardous materials survey (HMS) should be completed by a suitably qualified consultant, to confirm the presence and location of any hazardous materials within the existing building fabrics. This will aid demolition management of onsite structures.
 - 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 ground 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 identified).
 - Where clearance inspection indicates hazardous materials remain on the site, further delineation, removal and re-clearance inspection, must be undertaken.
- All soil materials that are designated for off-site disposal, including any *virgin excavated natural material* (VENM), must be pre-classified in accordance with NSW EPA (2014).
- Any material being imported to the site should be validated as suitable for the intended (mixed) use, in accordance with NSW EPA (2014). In particular, imported filling / landscaping material must be certified as meeting the VENM classification, prior to importation.
- In situ waste classification is recommended for the soil volume to be removed during the construction of the basement. This would expedite the offsite disposal works.

EI emphasises that these recommendations can be managed as part of conditions of consent.

7. Statement of Limitations

This report has been prepared for the exclusive use by Landmark Group Australia Pty Ltd on behalf of Castle Hill No. 7 Pty Ltd which are the only intended beneficiaries of EI's work. The scope of the investigation carried out for the purpose of this report was limited to that agreed with the client.

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 conclusions presented in this report are 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 analytical results conducted. 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 sampling and analysis during remedial activities. In some cases, further sampling and analysis may be required, which may result in a further report with different conclusions.

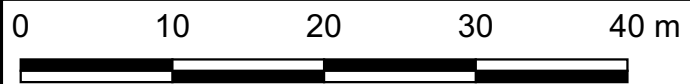
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- NEPC (2013) *Schedule B1 Guideline on Investigation Levels for Soil and Groundwater, Schedule B2 Guideline on Site Characterisation and Schedule B4 Guideline on Site-Specific Health Risk Assessments*, from the *National Environment Protection (Assessment of Site Contamination) Amendment Measure*. National Environment Protection Council, April 2013.
- NSW (2021) *State Environmental Planning Policy (Resilience and Hazards) (2021) (formerly SEPP 55 – Remediation of Land)*, last modified 2 March 2022.

Abbreviations

ACM	Asbestos-Containing Materials
ASS	Acid Sulfate Soils
AST	Above-Ground Storage Tank
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
CBD	Central Business District
CCO	Chemical Control Order
CLM	Contaminated Land Management
COPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
CVOC	Chlorinated Volatile Organic Compounds
DP	Deposited Plan
DPIE	Department of Planning, Industry and Environment (of New South Wales)
DSI	Detailed Site Investigation
EI	EI Australia
NSW EPA	Environment Protection Authority (of New South Wales)
FCS	Fibre Cement Sheeting
HMS	Hazardous Materials Survey
km	Kilometres
L	Litres
LEP	Local Environmental Plan
LGA	Local Government Area
m	Metres
mAHD	metres Australian Height Datum
mBGL	metres Below Ground Level
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW	New South Wales
OCP	Organochlorine Pesticides
OPP	Organophosphorus Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
PFAS	Per- and Poly-Fluoroalkyl Substances
POEO	Protection of the Environment Operations
PSI	Preliminary Site Investigation
SAQP	Sampling and Analysis Quality Plan
TRH	Total Recoverable Hydrocarbons (non-specific analysis of organic compounds)
UCL	Upper Confidence Limits
UPSS	Underground Petroleum Storage System
UST	Underground Storage Tank
VENM	Virgin Excavated Natural Material
VOC	Volatile Organic Compounds

Appendix A - Figures



Map Source: NSW SIXMaps, accessed 09/05/2025

LEGEND Note: Areas are approximate  Site Boundary	 Suite 6.01, 55 Miller Street, PYRMONT 2009 Ph (02) 9516 0722 Fax (02) 9518 5088	Drawn:	C.Y.	Castle Hill No. 7 Pty Ltd Preliminary Site Investigation 11-19 Middle Harbour Road, Lindfield, NSW Site Layout Plan	Figure: 2
		Approved:	R.L.		Project: E26764.E01
		Date:	21/05/2025		

Appendix B - Proposed Development Plans

11-19 Middle Harbour Road, Lindfield

Development Summary

Site Area:5,187 m²

Allowable FSR:2.50 :1

Allowable GFA12,968 m²

Allowable + 30% AH Bonus3,890 sqm

Max GFA16,858 :1

Max FSR3.25 :1

Proposed GFA:16,880 m²22

Proposed FSR:3.25 :1

LEVELS	Building A								
	1B	2B	3B	Sub	CV	Solar 9-3pm	No Solar	GBA	GFA
	Residential								
	Lower Ground Level	0	0	2	2	2	1	521	296
	Ground Level	1	2	2	5	2	2	830	674
	Level 01	7	11	3	21	13	0	2,873	1,995
	Level 02	6	17	1	24	16	0	2,757	2,192
	Level 03	6	15	2	23	15	0	2,752	2,138
	Level 04	6	15	2	23	15	0	2,668	2,122
	Level 05	5	9	5	19	15	0	2,440	1,835
Level 06	4	9	5	18	15	14	0	2,272	1,743
Level 07	2	9	6	17	14	14	0	2,184	1,701
Level 08	2	8	5	15		12	0	2,184	1,501
Level 09	1	3	3	7		5	0	887	683
Roof									
								GFA %	100%
Subtotal	40	98	36	174	107	125	3	22368	16,880
Achieved Mix	23%	56%	21%	100%	70%	72%	2%	m²	m²

Unit Mix Total	1B	2B	3B	Total
Proposed	40	98	36	174
	23%	56%	21%	100%
Target Mix	30%	50%	20%	100%

DISCLAIMER

These areas are schematic only and subject to council and other requisite approval. Areas are not to be used for marketing purposes.

This scheme has been prepared generally within the bounds of the current site dimensions however is subject to detailed discussion with council, hence may be subject to change once advice is received.

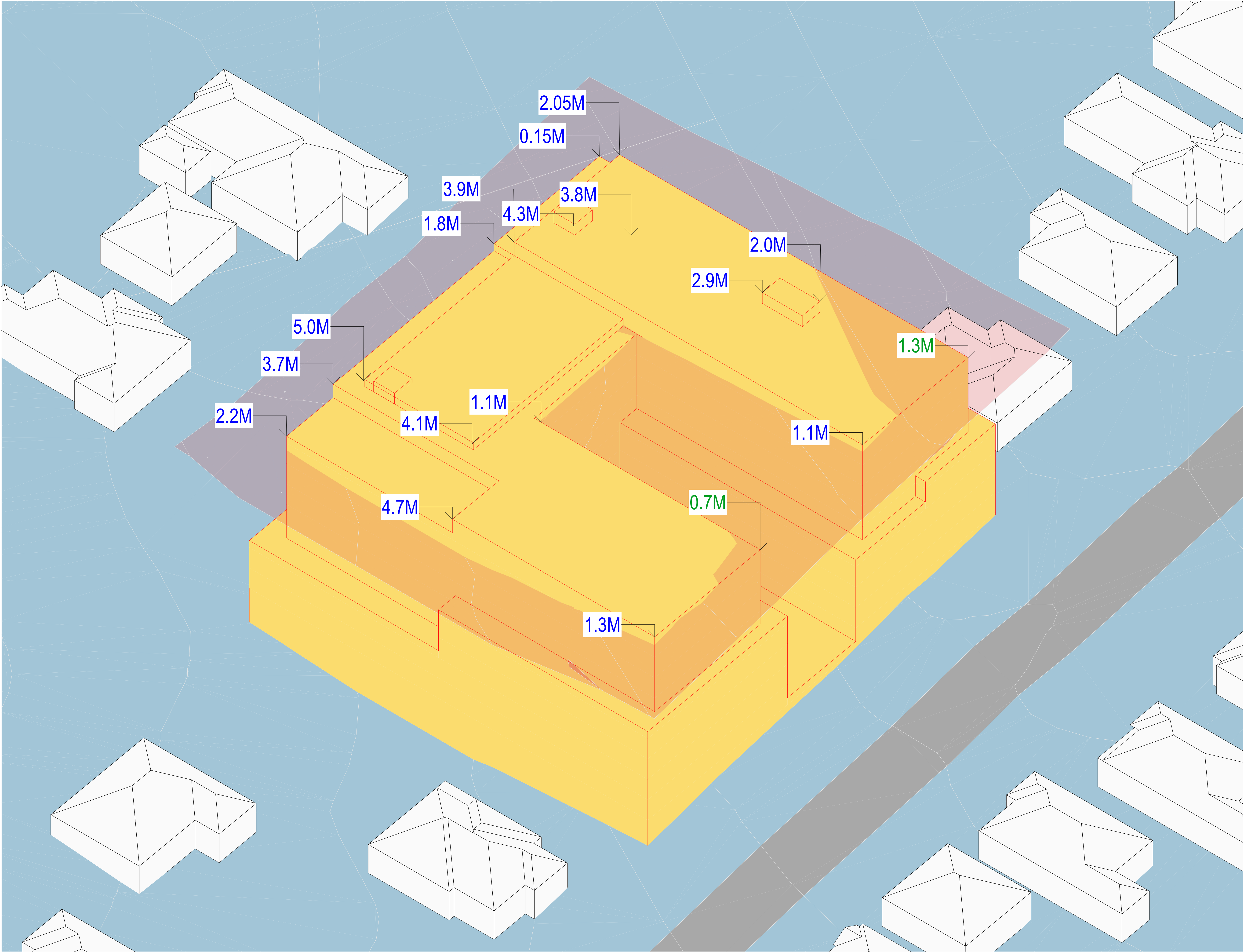
This design has been prepared without structural or services engineering input hence is subject to change once advice is received.

The information contained herein is believed to be correct at time on preparation based on the information available at the time of preparation.

Recipients must make their own investigations to satisfy themselves in all aspects.

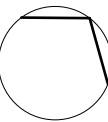
The design and accompanying documentation contained herein is and remains the intellectual property of dKO Architecture (NSW) P/L.

TOTAL	GBA	GFA	GBA/GFA	Cross Vent	Solar	No Solar
2	521	296	57%	2	2	0
5	830	674	81%	2	3	2
21	2,873	1,995	69%	13	14	0
24	2,757	2,192	80%	16	16	0
23	2,752	2,138	78%	15	15	0
23	2,668	2,122	80%	15	15	0
19	2,440	1,835	75%	15	15	0
18	2,272	1,743	77%	15	14	0
17	2,184	1,701	78%	14	14	0
15	2,184	1,501	69%	0	12	0
7	887	683	77%	0	5	0
					0	
174						
174	22,368	16,880	75%	107	125	2
				70%	72%	1%
				152.00		



- 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 Adjacent 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, Nat-ERS, 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.

Rev	Date	By	Chk	Description
-----	------	----	-----	-------------



Auckland
Brisbane
Ho Chi Minh
Melbourne
Perth
Sydney

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T +61 2 8346 4500

Project Name	11-19 Middle Harbour Rd
Project Number	13903
Project Address	11-19 Middle Harbour Rd Lindfield NSW 2070

Country	Kuringgai
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Drawing Name
Height Limit Envelope

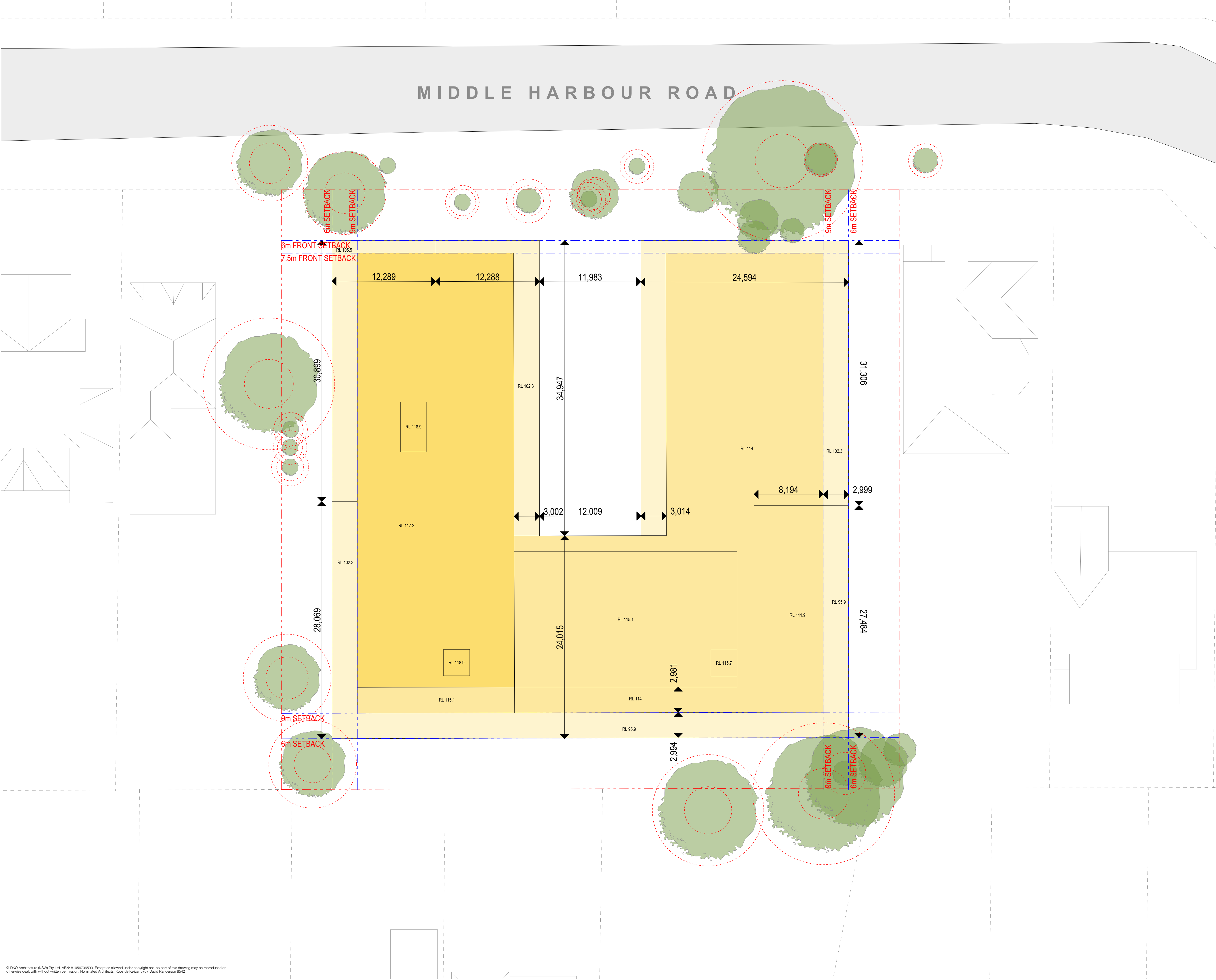
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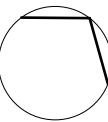
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Revision



- 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.

Rev	Date	By	Chk	Description
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Melbourne
Perth
Sydney

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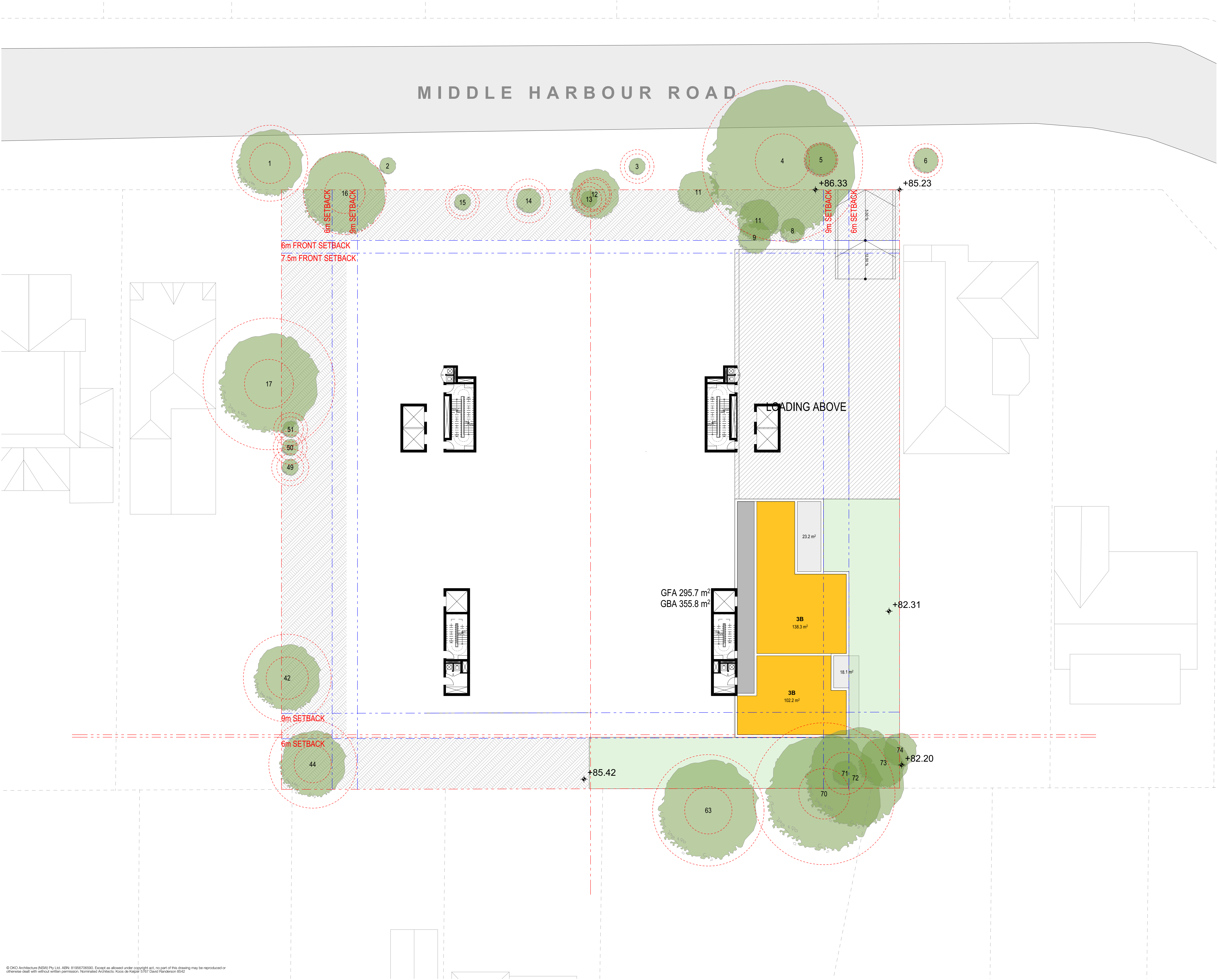
Project Name	11-19 Middle Harbour Rd
Project Number	13903
Project Address	11-19 Middle Harbour Rd Lindfield NSW 2070

Country	Kuringgai
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Drawing Name
Envelope Plan

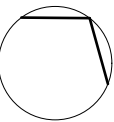
Drawing Scale
Drawing No.
DA103

1:200 @ A1
Revision



- 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.

Rev	Date	By	Chk	Description
A	WIP	Progress	DF	Issue For DA



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Project Name 11-19 Middle Harbour Rd
Project Number 13903
Project Address 11-19 Middle Harbour Rd
Lindfield NSW 2070

Country Kuringgai

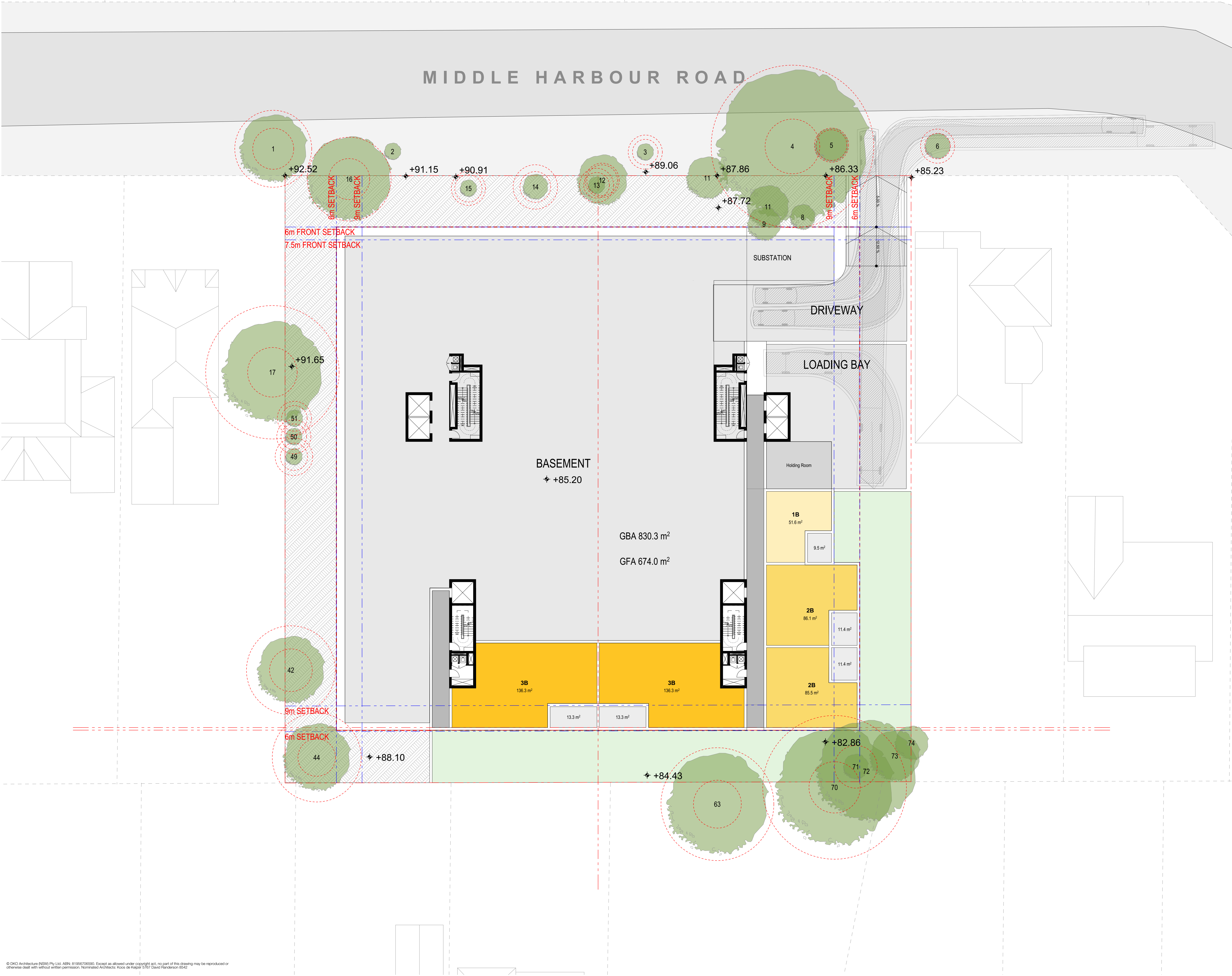
Drawing Name
Lower Ground

Drawing Scale

Drawing No.
DA201

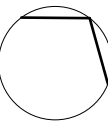
1:200 @ A1

Revision
A - WIP



- 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 Architect Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
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Rev	Date	By	Chk	Description
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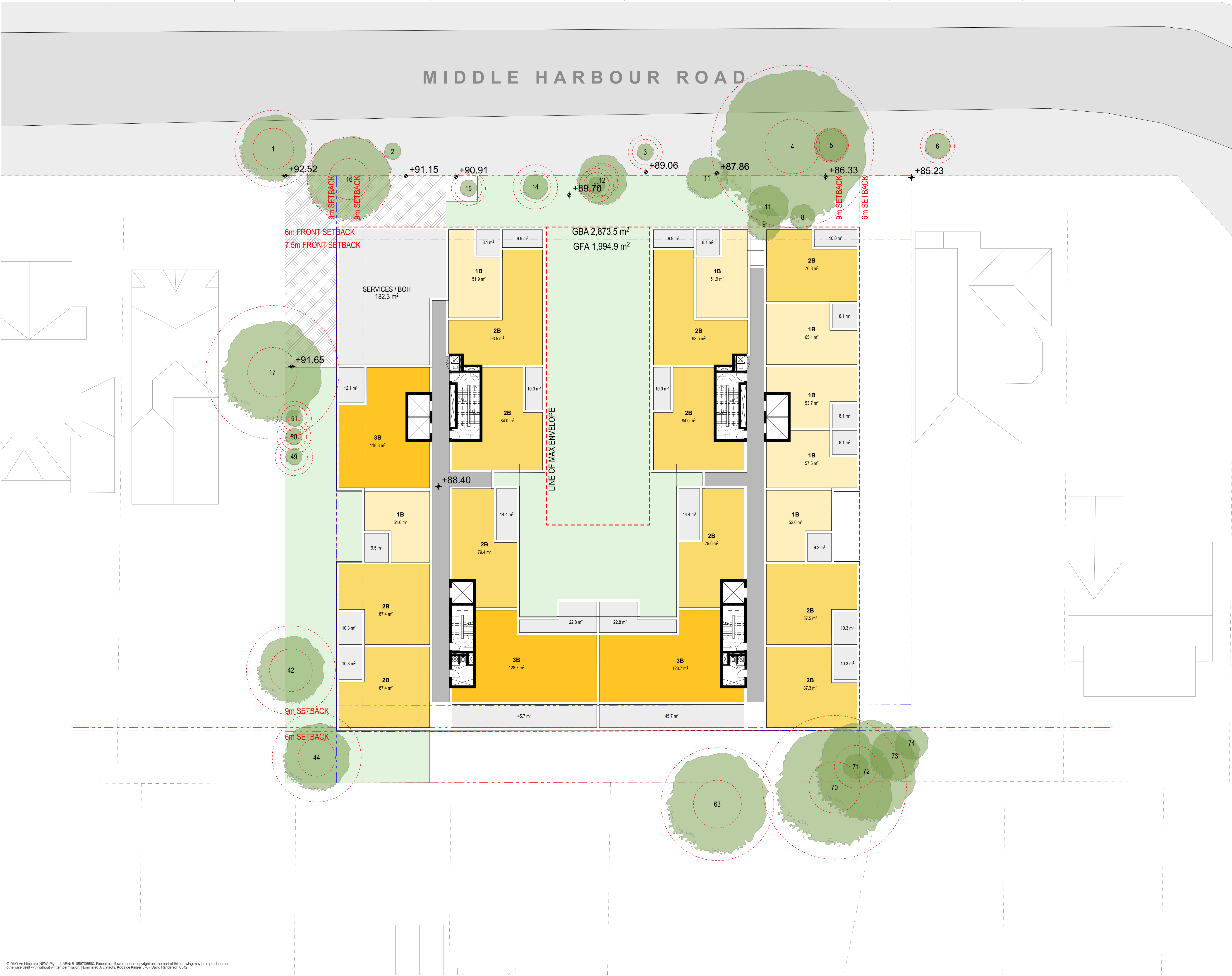
Project Name	11-19 Middle Harbour Rd
Project Number	13903
Project Address	11-19 Middle Harbour Rd Lindfield NSW 2070

Country	Kuringgai
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Drawing Name
DA Ground Floor

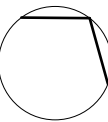
Drawing Scale
Drawing No.
DA202

1:200 @ A1
Revision



- 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 Architect 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.
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Rev	Date	By	Chk	Description
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Project Name	11-19 Middle Harbour Rd
Project Number	13903
Project Address	11-19 Middle Harbour Rd Lindfield NSW 2070

Country	Kuringgai
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Drawing Name
Level 01

Drawing Scale
Drawing No.
DA203

1:200 @ A1
Revision

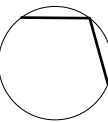
Concept DA

DKO



- 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.

Rev	Date	By	Chk	Description
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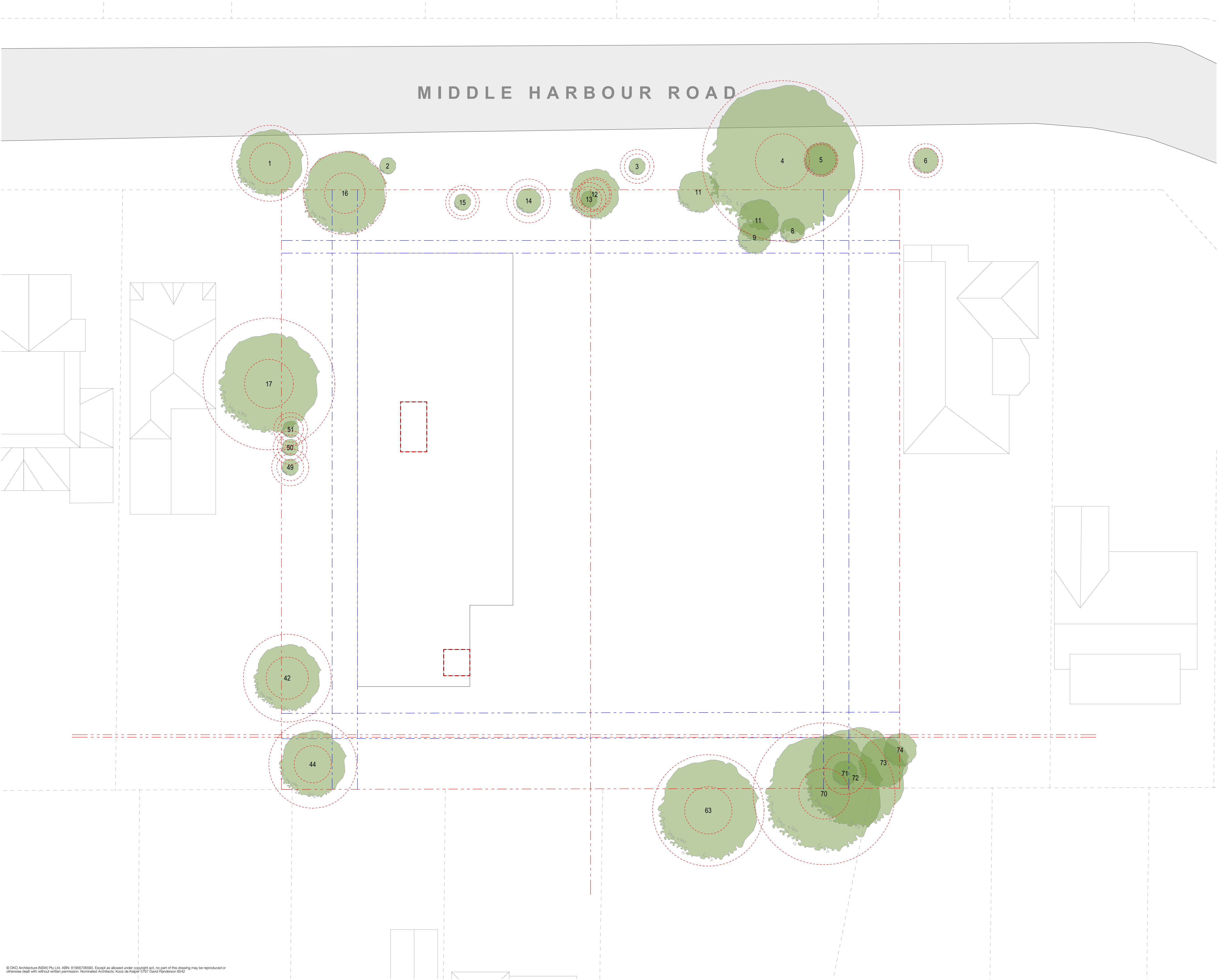
Project Name	11-19 Middle Harbour Rd
Project Number	13903
Project Address	11-19 Middle Harbour Rd Lindfield NSW 2070

Country	Kuringgai
---------	-----------

Drawing Name
Level 09

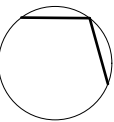
Drawing Scale
Drawing No.
DA211

1:200 @ A1
Revision



- 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.

Rev	Date	By	Chk	Description
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Project Name	11-19 Middle Harbour Rd
Project Number	13903
Project Address	11-19 Middle Harbour Rd Lindfield NSW 2070

Country	Kuringgai
---------	-----------

Concept DA

DKO

Drawing Name
Roof Level

Drawing Scale
Drawing No.
DA212

1:200 @ A1
Revision

Appendix C - Site Photographs



Photograph 1 - A car was parked under the carport in the northeast corner of the site (11 Middle Harbour Road)



Photograph 2 - The majority of the site is covered by pavers (11 Middle Harbour Road)



Photograph 3 - Small storage rooms on the lower ground floor
(11 Middle Harbour Road)



Photograph 4 - Two small storage rooms on the lower ground floor used to store maintenance
tools (11 Middle Harbour Road)



Photograph 5 - An electrical black box and two air conditioning units were mounted on the western wall of the house (11 Middle Harbour Road)



Photograph 6 - Two solar panel were installed on the tiled roof (15 Middle Harbour Road)



Photograph 7 – The garage was beneath western part of the house (15 Middle Harbour Road)



Photograph 8 - The garage was accessible via a sloped driveway (15 Middle Harbour Road)



Photograph 9 – Garbage bins were placed in the northeast corner of the site in a safe manner (15 Middle Harbour Road)



Photograph 10 - The area surrounding the house was surfaced with a concrete slab in good condition (15 Middle Harbour Road)



Photograph 11 - Engineered stone was observed around the veranda (15 Middle Harbour Road)



Photograph 12 - Uneven brick and bitumen hard-surfaced area in the front yard were in fair condition (17 Middle Harbour Road)



Photograph 13 - Suspended footing and stone foundation in fair condition, AC unit and water tank were found next to the eastern wall of the property (17 Middle Harbour Road)



Photograph 14 - Garden health treatment chemicals were safely stored next to the western wall of the property (17 Middle Harbour Road)



Photograph 15 - Tree logs were stacked next to the swimming pool around the southwest corner of the property (19 Middle Harbour Road)

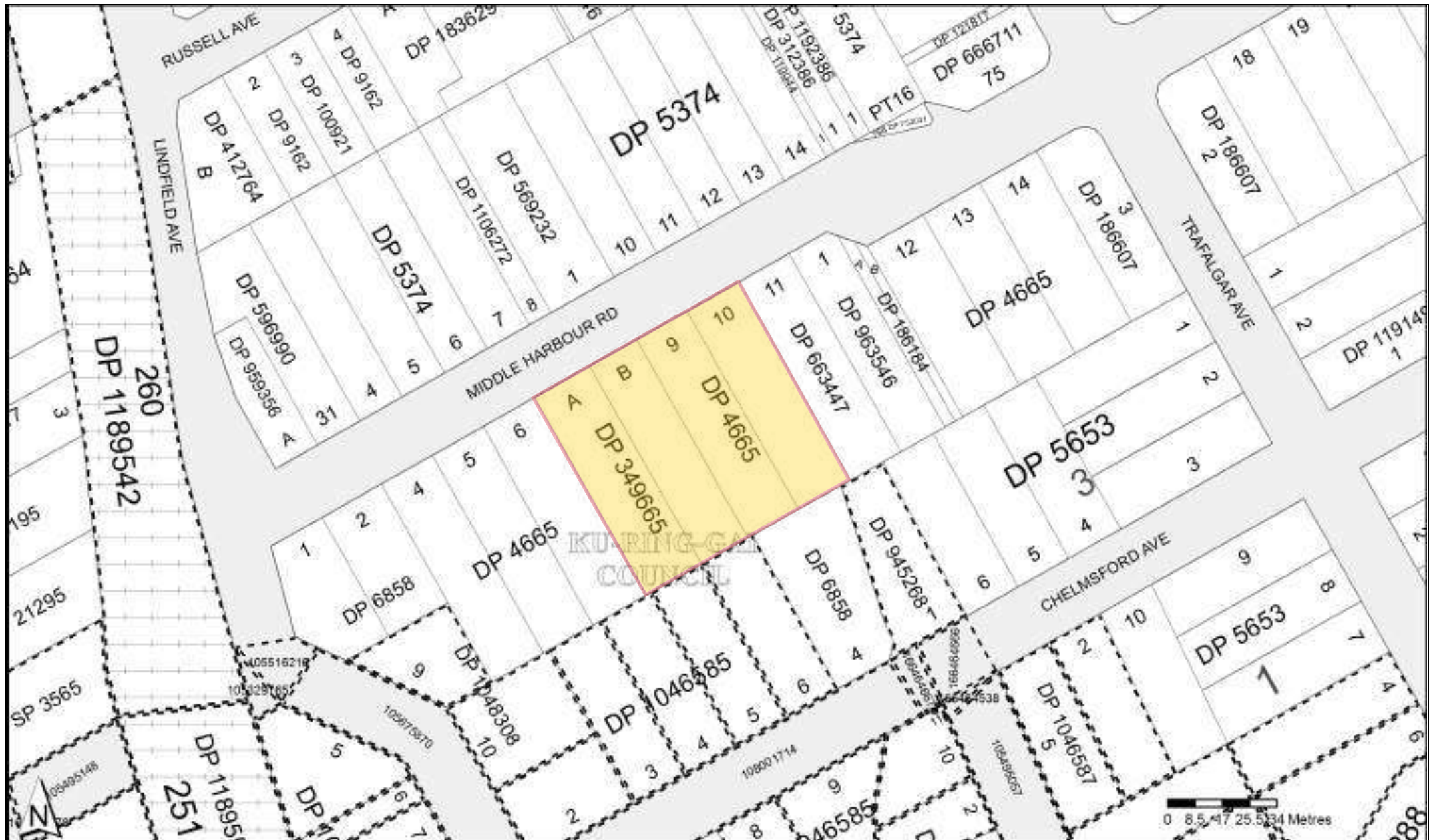
Appendix D - Land Title Records

Locality : LINDFIELD

Parish : GORDON

LGA : KU-RING-GAI

County : CUMBERLAND



2352540

F2540665

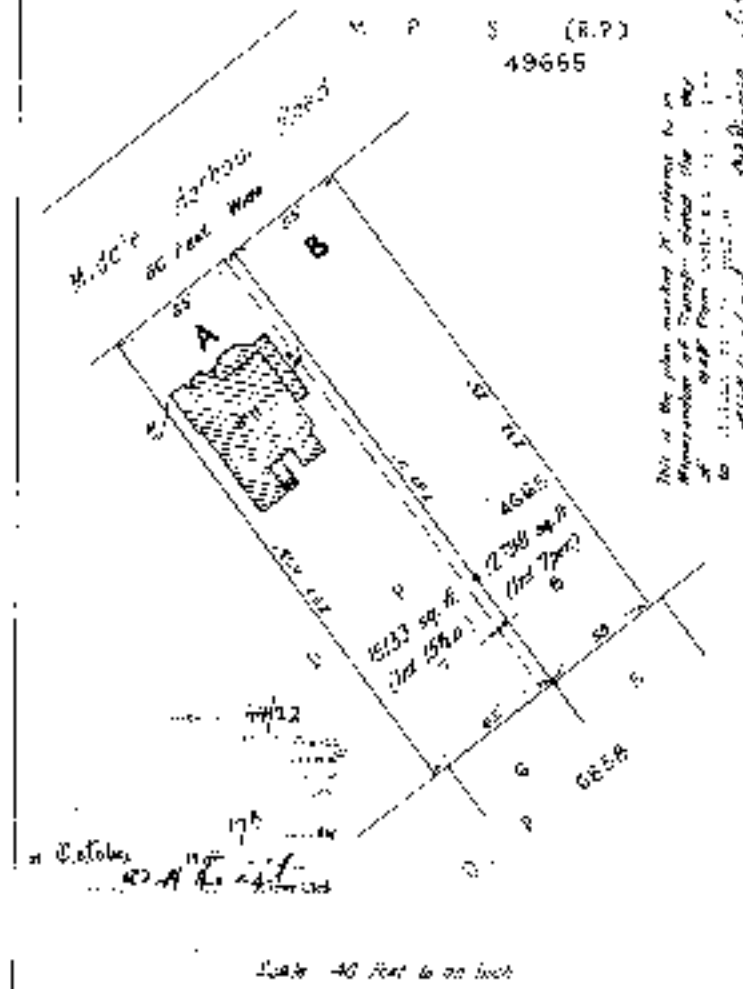
Municipality of Lunenburg

Plan

of proposed subdivision of lots 7 and 8 D.P. 1112
comprised in C.T. Vol 1724, fol 3

Parish of Gordon County of Cumberland

M. P. S. (R.P.)
49665



DP-0249665-0001
JANUARY 1993

DP-0249665

FEET	INCHES	METERS
1	1	0.3048
2	2	0.6096
3	3	0.9144
4	4	1.2192
5	5	1.5240
6	6	1.8288
7	7	2.1336
8	8	2.4384
9	9	2.7432
10	10	3.0480
11	11	3.3528
12	12	3.6576
13	13	3.9624
14	14	4.2672
15	15	4.5720
16	16	4.8768
17	17	5.1816
18	18	5.4864
19	19	5.7912
20	20	6.0960
21	21	6.4008
22	22	6.7056
23	23	7.0104
24	24	7.3152
25	25	7.6200
26	26	7.9248
27	27	8.2296
28	28	8.5344
29	29	8.8392
30	30	9.1440
31	31	9.4488
32	32	9.7536
33	33	10.0584
34	34	10.3632
35	35	10.6680
36	36	10.9728
37	37	11.2776
38	38	11.5824
39	39	11.8872
40	40	12.1920
41	41	12.4968
42	42	12.8016
43	43	13.1064
44	44	13.4112
45	45	13.7160
46	46	14.0208
47	47	14.3256
48	48	14.6304
49	49	14.9352
50	50	15.2400
51	51	15.5448
52	52	15.8496
53	53	16.1544
54	54	16.4592
55	55	16.7640
56	56	17.0688
57	57	17.3736
58	58	17.6784
59	59	17.9832
60	60	18.2880
61	61	18.5928
62	62	18.8976
63	63	19.2024
64	64	19.5072
65	65	19.8120
66	66	20.1168
67	67	20.4216
68	68	20.7264
69	69	21.0312
70	70	21.3360
71	71	21.6408
72	72	21.9456
73	73	22.2504
74	74	22.5552
75	75	22.8600
76	76	23.1648
77	77	23.4696
78	78	23.7744
79	79	24.0792
80	80	24.3840
81	81	24.6888
82	82	24.9936
83	83	25.2984
84	84	25.6032
85	85	25.9080
86	86	26.2128
87	87	26.5176
88	88	26.8224
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90	90	27.4320
91	91	27.7368
92	92	28.0416
93	93	28.3464
94	94	28.6512
95	95	28.9560
96	96	29.2608
97	97	29.5656
98	98	29.8704
99	99	30.1752
100	100	30.4800

This is a copy of the original plan, and is not a certified copy. It is not to be used for any purpose other than for reference only.



57-

JAN 31 1906

Plan of Subdivision

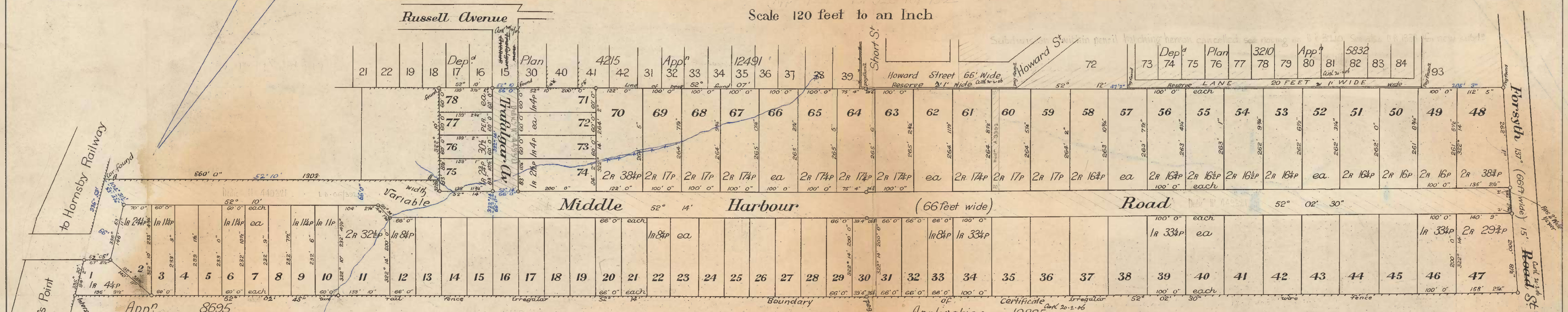
DP4665

4665

of part of the land comprised in Certificate of Title Vol 920 fol 132

Parish of Gordon County of Cumberland

Scale 120 feet to an Inch



Assumed Magnetic Variation 9° 30' E
Azimuth taken from A.B.

I Charles William Bray, King of 129 Pitt Street Sydney
Licensed Surveyor, specially licensed under the Real Property Act, do hereby solemnly
and sincerely declare that the boundaries and measurements shown on this Plan
are correct for the purposes of the said Act, and that the said Plan and the survey
of the land to which the same relates, have been prepared and made by me, or under
my immediate supervision, and I make this solemn declaration, conscientiously
believing the same to be true, and by virtue of the provisions of the Oaths Act 1900

Subscribed and declared before me at Sydney
this 25th day of January AD 1906

Charles William Bray
Licensed Surveyor

Date of Survey January 1906

NS19111/233/74



COPY OF D.P.
4665

— PLAN OF SUBDIVISION —

— of part of the land comprised in Certificate of Title Vol 920 fol 132 —

— Parish of Gordon County of Cumberland —

Scale: 120 feet to an inch



Assumed Magnetic Variation 9° 30' E
Azimuth taken from A.B.

I Charles William Bray King
of 129 Pitt Street Sydney
Licensed Surveyor, specially licensed under the Real Property Act, do hereby solemnly
and sincerely declare that the boundaries and measurements shown on this plan
are correct for the purposes of the said Act, and that the said Plan and the survey
of the land to which the same relates, have been prepared and made by me or under
my immediate supervision, and I make this solemn declaration, conscientiously
believing the same to be true, and by virtue of the provisions of the Oaths Act 1900.

Subscribed and declared before me at
Sydney this 25th day of January A.D. 1906

[Signature]
J.P.

Licensed Surveyor

Date of Survey January 1906

NRS 1911/233/75



1000

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.

Appl. No. 7331

Prior Title Vol. 5486 Fol. 233

Vol. 10682 Fol. 31

Edition issued 16-11-1967

AS K835416

CANCELLED



SEE AUTO FOLD



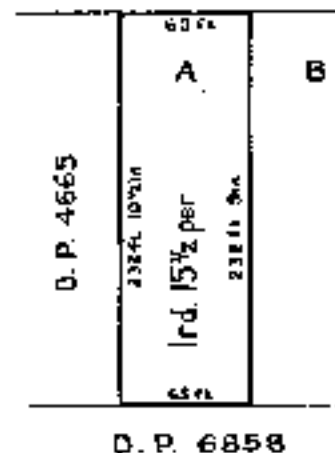
Registrar General

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

Witness *Walter*

PLAN SHOWING LOCATION OF LAND

Middle Harbour Rd.



K835416 4.

KTB

Scale: 80 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate In Fee Simple in Lot A in plan lodged with Transfer No. D352540 (Filed as ^{DP} T.P. 349665) at Lindfield in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland being part of Portion 355 granted to Daniel Bering Methew on 15-7-1819.

FIRST SCHEDULE (continued overleaf)

KATHARINE MARY PERRY, wife of Charles Wilfred Perry of Lindfield.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Covenant created by Transfer No. 440284.

Jawatson
Registrar General

Vol. 10082 Feb 51

[illegible]

Page 2 of 2 pages

SECOND SCHEDULE (continued)							
RECEIPT	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
<i>Mortgage</i>	<i>K.P. 35017</i>	<i>16-10-1937</i>	<i>To be taken from the title of the mortgage of the mortgagee, the mortgagee's name was changed to wife.</i>	<i>24-1-1937</i>	<i>[Signature]</i>	<i>Discharged</i>	<i>L-96/1930 [Signature]</i>
<i>Mortgage</i>	<i>L-96/1937</i>	<i>1-2-1937</i>	<i>for the same reason as above, the title of the mortgage was changed to wife.</i>	<i>25-8-1937</i>	<i>[Signature]</i>	<i>Discharged</i>	<i>5387979 [Signature]</i>
CANCELLED							
SEE AUTO FOLIO							

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



SEARCH DATE

16/5/2025 12:16PM

FOLIO: A/349665

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

Prior Title(s): VOL 10682 FOL 51

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
5/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/8/1996	2397139	TRANSMISSION APPLICATION	EDITION 1
20/11/1996	2628616	TRANSFER	
20/11/1996	2628617	MORTGAGE	EDITION 2
29/9/1998	5299253	DISCHARGE OF MORTGAGE	
29/9/1998	5299254	MORTGAGE	EDITION 3
18/1/1999	5529877	DISCHARGE OF MORTGAGE	
18/1/1999	5529878	TRANSFER	
18/1/1999	5529879	MORTGAGE	EDITION 4
29/11/1999	6380097	DISCHARGE OF MORTGAGE	
29/11/1999	6380098	TRANSFER	
29/11/1999	6380099	MORTGAGE	EDITION 5
19/5/2004	AA650275	DISCHARGE OF MORTGAGE	
19/5/2004	AA650276	TRANSFER	
19/5/2004	AA650277	MORTGAGE	EDITION 6
4/1/2016	AK97342	DISCHARGE OF MORTGAGE	
4/1/2016	AK97343	TRANSFER	
4/1/2016	AK97344	MORTGAGE	EDITION 7
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 8 CORD ISSUED
19/11/2018	AN868251	DISCHARGE OF MORTGAGE	
19/11/2018	AN868252	MORTGAGE	EDITION 9 CORD ISSUED
9/8/2021	AR315719	DISCHARGE OF MORTGAGE	
9/8/2021	AR315720	MORTGAGE	EDITION 10

END OF PAGE 1 - CONTINUED OVER

9703TA



TRANSMISSION APPLICATION

Section 88 Real Property Act 1900



2397139 V

Office of State Revenue use only

(A) **LAND**

Show no more than 20 References to Title.

VOLUME 10682 FOLIO 51

NEW LOT A/34966

(B) **REGISTERED DEALING**

If applicable.

(C) **LODGED BY**

LTO Box

39u

Name, Address or DX and Telephone

REED HANIGAN & TURNER
LAW STATIONERS SYDNEY
DX 462 SYDNEY PH: 622 1466

REFERENCE (max. 15 characters)

WT-E - Perry

(D) **DECEASED REGISTERED PROPRIETOR**

KATHARINE MARY PERRY

(E) **APPLICANT**

TA

JOHANNA MARY PERRY of 22 Brandon Street, Suffolk Park.

(F) I, the Applicant, being entitled as executor of the will/estate of the Deceased Registered Proprietor (who died on 2 June 1996) pursuant to Probate/Letter of Administration No. 110471/96 granted on 26 July 1996 to Johanna Mary Perry apply to be registered as proprietor of the estate or interest of the Deceased Registered Proprietor in the Land/Registered Dealing specified above.

(G) Certified correct for the purposes of the Real property Act 1900.

DATE 12 August 1996

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

Signature of Witness

DAVID MCFARLAND

Name of Witness (BLOCK LETTERS)

3 CHIFFORD ST SUFFOLK PARK

Address of Witness

Johanna Perry

Signature of Applicant

EVIDENCE SIGHTED & RETURNED (office use only)

CHECKED BY (office use only)

ph 12m Perry

CONSENT OF EXECUTOR OR ADMINISTRATOR

(H)

I, ... Executor of the will / Administrator of the estate
of the Deceased Registered Proprietor, hereby consent to this application.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Executor/Administrator

INSTRUCTIONS FOR COMPLETION

STAMP DUTY: If the Applicant is a devisee, beneficiary, next-of-kin or otherwise beneficially entitled or if the Deceased Registered Proprietor died prior to 31 December 1987 the application must be presented to the Office of State Revenue prior to lodgment at the Land Titles Office.

1. The Application must be completed clearly and legibly in permanent, dense, black or dark blue non-copying ink. If using a dot-matrix printer the print must be letter-quality.
2. Do not use an eraser or correction fluid to make alterations: rub through rejected material. Initial each alteration in the left-hand margin.
3. If the space provided at any point is insufficient, you may annex additional pages. These must be the same size as the form; paper quality, colour, etc. must conform to the requirements set out in Land Titles Office Information Bulletin No. 19. All pages of any annexes must be signed by the person executing the Application and any attending witness.
4. The following instructions relate to the marginal leaders on the application.

(A) LAND

Show the relevant Reference to Title. If there are more than 20 show none in this panel. Place ALL of them on an annexes (see 3 above) with 20 per sheet.

(B) REGISTERED DEALING

Show the registration number of any lease, mortgage or charge in regard to which the Applicant is applying to be registered as a proprietor.

(C) LODGED BY

This section relates to the person or firm lodging the Application at the Land Titles Office.

Reference (max. 15 characters) This is optional. Any slashes, dots, blank spaces, etc. will be counted as characters.

(D) DECEASED REGISTERED PROPRIETOR

Show the name in full. Address and occupation need not be shown.

(E) APPLICANT

Show the name in full. Address and occupation need not be shown.

(F) WILL/ESTATE, etc

Amend "will/estate", "Probate/Letters of Administration" and "Land/Registered Dealing" as appropriate.

In the relevant spaces show the capacity (executor, devisee, etc) in which the Applicant is entitled to apply, the number and date of grant of the Probate or Letters of Administration pursuant to which the application is made, and the name of the person to whom the grant was made.

(G) EXECUTION

General The application must be executed by or on behalf of the Applicant.

By the Applicant Personally The application must be signed in the presence of an adult witness who is not an Applicant and who knows the party executing personally. The witness should complete the appropriate section of the application.

By the Applicant's Attorney The Power of Attorney must be registered in the General Register of Deeds at the Land Titles Office. The execution should take the form: "AH by her attorney XY (full name) pursuant to Power of Attorney Book 1234 Number 567".

Under Authority If the application is made pursuant to any statutory, judicial or other authority, except a Power of Attorney (see above), the nature of the authority should be disclosed.

By a Corporation under Seal The execution should include a statement that the seal has been properly affixed, for example, "... pursuant to a resolution of the board of directors ...". Alternatively, all those attending the affixing of the seal must state their position in the corporation.

OD CONSENT OF EXECUTOR OR ADMINISTRATOR

This is required only where the Applicant claims to be entitled other than as executor, administrator or trustee.

The completed Application must be lodged by hand at the LAND TITLES OFFICE, Queen's Square, Sydney, together with the Certificate of Title, the probate or letters of administration (or a copy thereof certified by a solicitor to be a true copy) and a completed Notice of Sale.

If you have any questions about filling out the form, please call 228-6666 and ask for our Customer Services Branch

Form: 97.01T
 Licence: 10V/0096/95
 Printed: 08/11/00

TRANSFER

New South Wales
 Real Property Act 1900

5529878Y



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

82

Office of State Revenue use only

00'28 20/09/99 2200 40 2529 962180
 A. J. F. 1999 000001 95 11 15 16

(A) LAND TRANSFERRED
 If appropriate, specify the
 share or part transferred.

A/349665

(B) LODGED BY

LTO Box

Name, Address or DX and Telephone

95A.

NATIONAL AUSTRALIA BANK LIMITED
 255 George Street, Sydney
 FAX 9237-1284

Reference (15 character maximum)

98027207

(C) TRANSFEROR CRAIG ANTHONY LAMBERT & KERTLYN MARGARET LAMBERT

(D) acknowledges receipt of the consideration of \$1,130,000.00

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

(E) Particulars (if applicable):

1. 2. 3.

(F) TRANSFeree

T
 TS
 (s713 LGA)
 TW
 (Sheriff)

ANDREW SCOTT PRIDEAUX &
 HEATHER MARGARET ANNE PRIDEAUX

(G) TENANCY: JOINT

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

DATE 16/12/98

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

[Signature]
 Signature of Witness
[Signature]
 Name of Witness (BLOCK LETTERS)

15 Hyde Rd West Mount Hills NSW 2075
 Address of Witness

[Signature]
 Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

[Signature]
 Signature of Transferee's Solicitor
 S. M. GATES
 If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.

Form: 017
Licence: 01-06-050
Licensee: Mallesons Stephen Jaques

TRANSFER
New South Wales
Real Property Act 1900



AA650276B

STAMP DUTY

PRIVACY NOTE: This information is legally required.
Office of State Revenue use only

NEW SOUTH WALES DUTY
13-04-2004 000191S908-001
SECTION 18(2)
DUTY \$ 225,000.00 (2.0%)

(A) **TORRENS TITLE**

If appropriate, specify the part transferred
A/349665

(B) **LODGED BY**

Delivery Name, Address or DX and Telephone
Box Mallesons Stephen Jaques
45 A DX 113 Sydney
T +61 2 9296 2000
Reference (optional) 0

CODES
T
TW
(Sheriff)

(C) **TRANSFEROR**

KENNETH FREDERICK PEREIRA and RAQUEL DIANE PEREIRA

(D) **CONSIDERATION**
(E) **ESTATE**
(F) **SHARE**
(G) **TRANSFERRED**

The transferor acknowledges receipt of the consideration of \$ 3,000,000.00 and as regards
the land specified above transfers to the transferee an estate in fee simple.

(G) **Encumbrances (if applicable):** 1. 2. 3.

(H) **TRANSFeree**

CRAIG ANDREW VAN DER LAAN DE VRIES and
LIESL FRANCES VAN DER LAAN DE VRIES

(I) **TENANCY:** Joint Tenants

(J) **DATE** 23 / 04 / 2004
dd mm yyyy

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

I certify that the TRANSFERORS with
whom I am personally acquainted or as to
whose identity I am otherwise satisfied,
signed this document in my presence

Signature of witness *Diane Claire Griffiths*
Name of witness: Diane Claire Griffiths
Address of witness: Lot 22 Harman St
Burrumbidgee NSW
2577

Signature of the TRANSFERORS
[Signatures]

Richard Gray
Solicitor for Transferee
RICHARD GRAY

SEARCH DATE

16/5/2025 12:16PM

FOLIO: A/349665

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
2/4/2025	AU939330	CAVEAT	EDITION 11

*** END OF SEARCH ***



FOLIO: A/349665

SEARCH DATE	TIME	EDITION NO	DATE
16/5/2025	12:15 PM	11	2/4/2025

LAND

LOT A IN DEPOSITED PLAN 349665
AT LINDFIELD
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP349665

FIRST SCHEDULE

RUSSELL CLIVE DALE
JOCELINE ANN BRANSON
AS JOINT TENANTS

(T AK97343)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 440284 COVENANT
- 3 AR315720 MORTGAGE TO PERPETUAL CORPORATE TRUST LIMITED
- * 4 AU939330 CAVEAT BY CASTLE HILL NO. 7 PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

16/5/2025 12:18PM

FOLIO: B/349665

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

Prior Title(s): VOL 5486 FOL 232

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
12/10/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
27/5/1992	E485822	DISCHARGE OF MORTGAGE	EDITION 1
9/7/2003	9770384	NOTICE OF DEATH	EDITION 2
23/6/2010	AF575989	TRANSFER	EDITION 3
10/9/2010	AF752044	MORTGAGE	EDITION 4
26/11/2012	AH390627	POSITIVE COVENANT	
26/11/2012	AH390628	RESTRICTION ON USE OF LAND BY/VESTED IN PRESCRIBED AUTHORITY	EDITION 5
18/1/2013	AH499745	DISCHARGE OF MORTGAGE	
18/1/2013	AH499746	TRANSFER	
18/1/2013	AH499747	MORTGAGE	EDITION 6
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 7 CORD ISSUED
31/12/2024	AU725626	DISCHARGE OF MORTGAGE	EDITION 8
27/2/2025	AU847838	CAVEAT	EDITION 9

*** END OF SEARCH ***

Form: 01T
Release: 40
www.lpmo.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900



AF575989D

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the use of this form for the establishment and maintenance of the Real Property Act Register. Section 86B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 110109373 2801
Duty: \$10.00 Tax Ref: 5891452
Assessment:

(A) TORRENS TITLE

B/349665

(B) LODGED BY

Delivery
Fax

124E

Name, Address or DN and Telephone

LLPN: 123820V

Legalink Pty Ltd Sydney Office
Level 3, 125 Castlereagh Street, Sydn
PO Box A250 Sydney South NSW 121
Ph: 02 9230 6900

QUAC0:198771

CODES

T TW

TJ JT

(C) TRANSFEROR

DOROTHY GORDON BRIERLEY

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 1,640,000.00 and as regards

(E) ESTATE

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

(F) SHARE TRANSFERRED

(G) ENCUMBRANCES (if applicable):

(H) TRANSFEE

LINDA JANR HEILER

(I) TENANCY:

DATE

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

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

Signature of witness:

Signature of transferor:

Name of witness:

PETER JONATHAN LANDER

Address of witness:

305 Pacific Highway,
Lindfield 2070

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

Signature:

Signatory's name:
Signatory's capacity:

Terrence William Riley
transferee's solicitor

(J) The transferor's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 5630 Full name: Terrence William Riley Signature:



FOLIO: B/349665

SEARCH DATE	TIME	EDITION NO	DATE
16/5/2025	12:17 PM	9	27/2/2025

LAND

LOT B IN DEPOSITED PLAN 349665
AT LINDFIELD
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP349665

FIRST SCHEDULE

MICHELLE CHRISTINE MARCHHART
BRIAN JAMES MACKRILL
AS JOINT TENANTS

(T AH499746)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 440284 COVENANT
- 3 D352540 COVENANT
- 4 AH390627 POSITIVE COVENANT
- 5 AH390628 RESTRICTION(S) ON THE USE OF LAND
- * 6 AU847838 CAVEAT BY CASTLE HILL NO. 7 PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



00252215

M
NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1988, as amended.



Vol. 413
Pub. 413

1st Edition issued 22-5-1962
7100070

4 For Grant and title reference
prior to first edition see
Deposited Plan.

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

Witness *Shawinfort*

Janet Watson
Registrar-General.

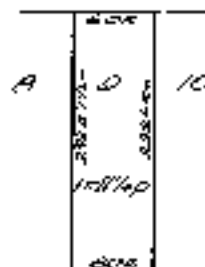


PLAN SHOWING LOCATION OF LAND

WINDMILL LANE

WINDMILL LANE

Middle Harbour Rd.



Scale: 120 feet to one inch.

ESTATE AND LAND DESCRIBED IN

Estate in Fee Simple in Lot 9, Deposited Plan 4555, at Lindfield, Municipality Murrumbidgee, Parish
Gordon, County Cumberland.

Janet Watson
Registrar-General.

FIRST SCHEDULE (Continued overleaf)

STEPHEN ROCHNER of Lindfield, Technical Officer and SANDRA RUSSELL ROCHNER, his wife, as Joint Tenants.

Janet Watson
Registrar-General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited
Plan.

2. Covenant created by Transfer No. 43118.

Janet Watson
Registrar-General.



SEARCH DATE

16/5/2025 12:18PM

FOLIO: 9/4665

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

Prior Title(s): VOL 9252 FOL 215

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
5/10/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
30/5/1997	3106470	TRANSFER	
30/5/1997	3106471	MORTGAGE	EDITION 1
25/5/2000	6810064	DISCHARGE OF MORTGAGE	
25/5/2000	6810065	MORTGAGE	EDITION 2
2/6/2008	AD993107	DISCHARGE OF MORTGAGE	EDITION 3
27/2/2025	AU847839	CAVEAT	EDITION 4

*** END OF SEARCH ***



FOLIO: 9/4665

SEARCH DATE	TIME	EDITION NO	DATE
16/5/2025	12:18 PM	4	27/2/2025

LAND

LOT 9 IN DEPOSITED PLAN 4665
AT LINDFIELD
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP4665

FIRST SCHEDULE

JUSTIN JOHN O'CONNELL
JENNIFER O'CONNELL
AS JOINT TENANTS

(T 3106470)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 643118 COVENANT
- * 3 AU847839 CAVEAT BY CASTLE HILL NO. 7 PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

16/5/2025 12:19PM

FOLIO: 10/4665

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

Prior Title(s): VOL 7622 FOL 110

Recorded	Number	Type of Instrument	C.T. Issue
27/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
20/4/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
6/11/1991	E42109	TRANSFER	EDITION 1
6/4/1994	U158751	TRANSFER	EDITION 2
5/5/1994	U229699	APPLICATION	EDITION 3
14/2/1997	2838565	TRANSFER	EDITION 4
3/6/2005	AB527413	TRANSFER	
3/6/2005	AB527414	MORTGAGE	EDITION 5
16/10/2006	AC654095	DISCHARGE OF MORTGAGE	
16/10/2006	AC654096	TRANSFER	
16/10/2006	AC654097	MORTGAGE	EDITION 6
15/9/2018	AN713146	DEPARTMENTAL DEALING	EDITION 7 CORD ISSUED
27/2/2025	AU847840	CAVEAT	EDITION 8

*** END OF SEARCH ***

RP13

STAMP DUTY



TRANSFER

REAL PROPERTY ACT, 1900

E
042109 NDESCRIPTION
OF LAND
Note (a)

Tenement Title Reference

If For Only: Delete Whole and Give Details

Location

Certificate of Title
Volume: 7622 Folio: 110

WHOLE

Windfield

NOW BEING ^{whole} ~~part~~ OF LAND COMPRISED
IN FOLIO ^{10/4643} ~~10/4643~~TRANSFEROR
Note (b)JANICE MARINA DISNEYESTATE
Note (c)(the abovesigned TRANSFEROR) hereby acknowledges receipt of the consideration pursuant to Family Court Orders
and transfers on estate in fee simple all my interest as joint tenant,
in the land above described to the TRANSFEREE.TRANSFEREE
Note (d)ALLAN PERCIVAL DISNEY

OFFICE USE ONLY

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES: 1.

2. 3.

DATE

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

EXECUTION
Note (g)

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

E. W. HOWE
Name of Signer (BLOCK CAPITALS)
Address and Occupation of Signer
Gregory Alfanzetti
Name of Signer

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

Note (h)

Signature of Witness

Name of Witness (BLOCK CAPITALS)

Address and Occupation of Witness

Gregory Alfanzetti
Name of Signer

LOCATION OF DOCUMENTS

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

LOGGED BY	
TREVOR NYMAN JCO	
170 RILEY ST	
EAST SYDNEY	
NSW 2010	
Delivery Box Number 42	
Checked 6/9/9	Passed
Signed	Make Fee
REGISTERED	
6 NOV 1991	

Original	Returned
In L.T.O. with	
Produced by	
Secondary Directions	
Delivery Directions	

OFFICE USE ONLY

97-01T



TRANSFER

Real Property Act 1900



Office of the Registrar-General



U
158751 R

2007/4

TRANSFER 1005 NO 1072 147047

(A) **LAND TRANSFERRED**

Show as many as 20 Subdivisions to Title.
If appropriate, specify the share transferred.

FOLIO IDENTIFIER 10/4665

(B) **LODGED BY**

L.T.O. Box

395V

Name, Address or DX and Telephone

HEIDTMAN & CO.
SOLICITORS
29/1 MARKET STREET
SYDNEY NSW 2000
PHONE: 267 3388

REFERENCE (max. 15 characters)

(C) **TRANSFEROR**

... ALLAN PERCIVAL DISNEY ...

(D) acknowledges receipt of the consideration of ... \$820,000.00 ...

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

(E) subject to the following **ENCUMBRANCES** 1

2

3

(F) **TRANSFeree**

T

THE BANK OF SINGAPORE (AUSTRALIA) LIMITED
ACN 006 518 645 of 15 CASTLECREACH STREET, SYDNEY

TENANCY:

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

DATED 28th MARCH 1994

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

[Signature]
Signature of Witness

[Signature]
Name of Witness (BLOCK LETTERS)

[Signature]
Address of Witness

[Signature]
Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

[Signature]
Signature of Transferee
FENCLORE CABLE

Form: DLT
Release: 2.1
www.lpi.nsw.gov.au

TRANSFER

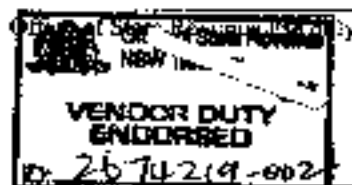
New South Wales
Real Property Act 1900



AB527413H

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY



NEW SOUTH WALES DUTY
20-05-2005 0002674219-001
SECTION 18(2) CA 2000
DUTY \$ 26,000.00

(A) TORRENS TITLE

10/4665

(B) LODGED BY

Delivery Box	Name, Address or DX and Telephone LLPN:123604 C Reference:	Taylor & Scott Solicitors DX 176 Sydney Ph: 9265 2500	CODES T TW (Shenff)
-----------------	--	---	------------------------------

(C) TRANSFEROR

OVERSEA-CHINESE BANKING CORPORATION LIMITED ACN 073 598 035
NEW SOUTH WALES DUTY
20-05-2005 0002674459-001
SECTION 18(2) CA 2000
DUTY \$ 26,000.00

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 1,600,000 and as regards

(E) ESTATE

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

(F) SHARE TRANSFERRED

(G) ENCUMBRANCES (if applicable)

(H) TRANSFEE

Michael David SHARP and Tanya Kristin SHARP

(I) TENANCY

Joint Tenants

(J) DATE

20-05-2005

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

Signature of witness:

[Handwritten signature]

Name of witness

ELAINE CHUNG

Address of witness

Level 2, 75 Battersea St,
Sydney, NSW 2000

Certified correct for the purposes of the Real Property Act 1900 by the person(s) named below who signed this instrument pursuant to the power of attorney specified

Signature of attorney:

[Handwritten signature]
Ms Helen Yap Chang-lan
OCBC Ltd
4427
805

Attorney's name:
Signed on behalf of:
Power of Attorney Book No.:

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

Signature:

[Handwritten signature]

Signatory's name:
Signatory's capacity:

Ivanna Dis Bazzano
transferee's licensed conveyancer

15 396



FOLIO: 10/4665

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
16/5/2025	12:19 PM	8	27/2/2025

LAND

LOT 10 IN DEPOSITED PLAN 4665
AT LINDFIELD
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP4665

FIRST SCHEDULE

ANDREW JONATHON SMITH

(T AC654096)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AC654097 MORTGAGE TO AMP BANK LIMITED
- * 3 AU847840 CAVEAT BY CASTLE HILL NO. 7 PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Appendix E – Historical Aerial Photos



Aerial Photograph 1: dated 1943 (available through Spatial Service NSW)



Aerial Photograph 2: dated 1955 (available through Spatial Service NSW)



Aerial Photograph 3: dated 1965 (available through Spatial Service NSW)



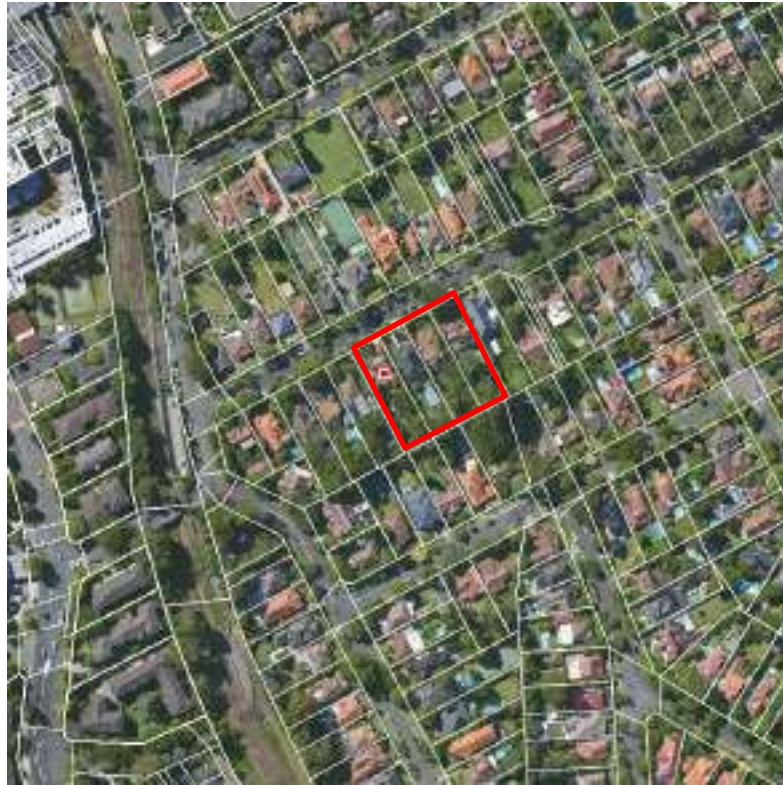
Aerial Photograph 4: dated 1986 (available through Spatial Service NSW)



Aerial Photograph 5: dated 1996 (available through Spatial Service NSW)



Aerial Photograph 6: dated 2005 (available through Spatial Service NSW)



Aerial Photograph 7: dated 2015 (available through MetroMap)



Aerial Photograph 8: dated 2025 (available through MetroMap)

Appendix F – Lot search Report



LOTSEARCH

LOTSEARCH ENVIRO LITE

Date: 12 May 2025 11:26:48

Reference: LS081424 EL

Address: 11-19 Middle Harbour 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	22/04/2025	22/04/2025	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	07/05/2025	09/04/2025	Monthly	1000m	0	0	1
Contaminated Land Records of Notice	Environment Protection Authority NSW	08/04/2025	08/04/2025	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	28/04/2025	28/04/2025	Monthly	1000m	0	1	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	28/04/2025	05/02/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	07/04/2025	28/10/2024	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	07/04/2025	28/10/2024	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	07/04/2025	07/04/2025	Monthly	2000m	0	0	0
Defence Controlled Areas	Australian Department of Defence	10/04/2025	10/04/2025	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	10/04/2025	10/04/2025	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	14/04/2025	14/04/2025	Monthly	1000m	0	2	2
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority NSW	14/04/2025	14/04/2025	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority NSW	14/04/2025	14/04/2025	Monthly	1000m	0	2	5
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	12	20
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	2	2
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	139
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	0	58
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	0
Major Easements	NSW Department of Customer Service - Spatial Services	21/02/2025	21/02/2025	Quarterly	1000m	0	0	4
State Forest	Forestry Corporation of NSW	18/12/2024	11/11/2024	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Geoscience Australia	22/04/2025	19/08/2019	Annually	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024	NSW Department of Climate Change, Energy, the Environment and Water	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	26
NSW Seamless Geology Single Layer: Rock Units	NSW Department of Primary Industries and Regional Development	17/05/2024	01/05/2024	Annually	1000m	1	1	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	05/05/2025	30/09/2015	Annually	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	15/01/2025	17/02/2011	Annually	1000m	1	1	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Climate Change, Energy, the Environment and Water	18/12/2024	27/07/2020	Annually	1000m	1	1	4
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Housing and Infrastructure	16/04/2025	28/02/2025	Monthly	500m	1	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	15/01/2025	21/02/2013	Annually	1000m	1	1	2
Dryland Salinity - National Assessment	Australian Bureau of Agricultural and Resource Economics and Sciences	03/06/2024	24/05/2024	Annually	1000m	0	0	0
Mining Subsidence Districts	NSW Department of Customer Service	21/02/2025	21/02/2025	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Primary Industries and Regional Development	05/05/2025	05/05/2025	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Primary Industries and Regional Development	05/05/2025	05/05/2025	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Primary Industries and Regional Development	05/05/2025	05/05/2025	Monthly	1000m	12	12	12
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Housing and Infrastructure	16/04/2025	08/09/2023	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Housing and Infrastructure	16/04/2025	04/04/2025	Monthly	1000m	1	2	75
Commonwealth Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	1	1	1
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	21/02/2025	17/12/2024	Quarterly	1000m	0	0	2
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Housing and Infrastructure	16/04/2025	04/04/2025	Monthly	1000m	0	4	162
Bush Fire Prone Land	NSW Rural Fire Service	23/04/2025	31/03/2025	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	2	3	36
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	20/03/2025	19/06/2024	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	20/03/2025	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	16/04/2025	16/04/2025	Monthly	10000m	-	-	-

Site Diagram

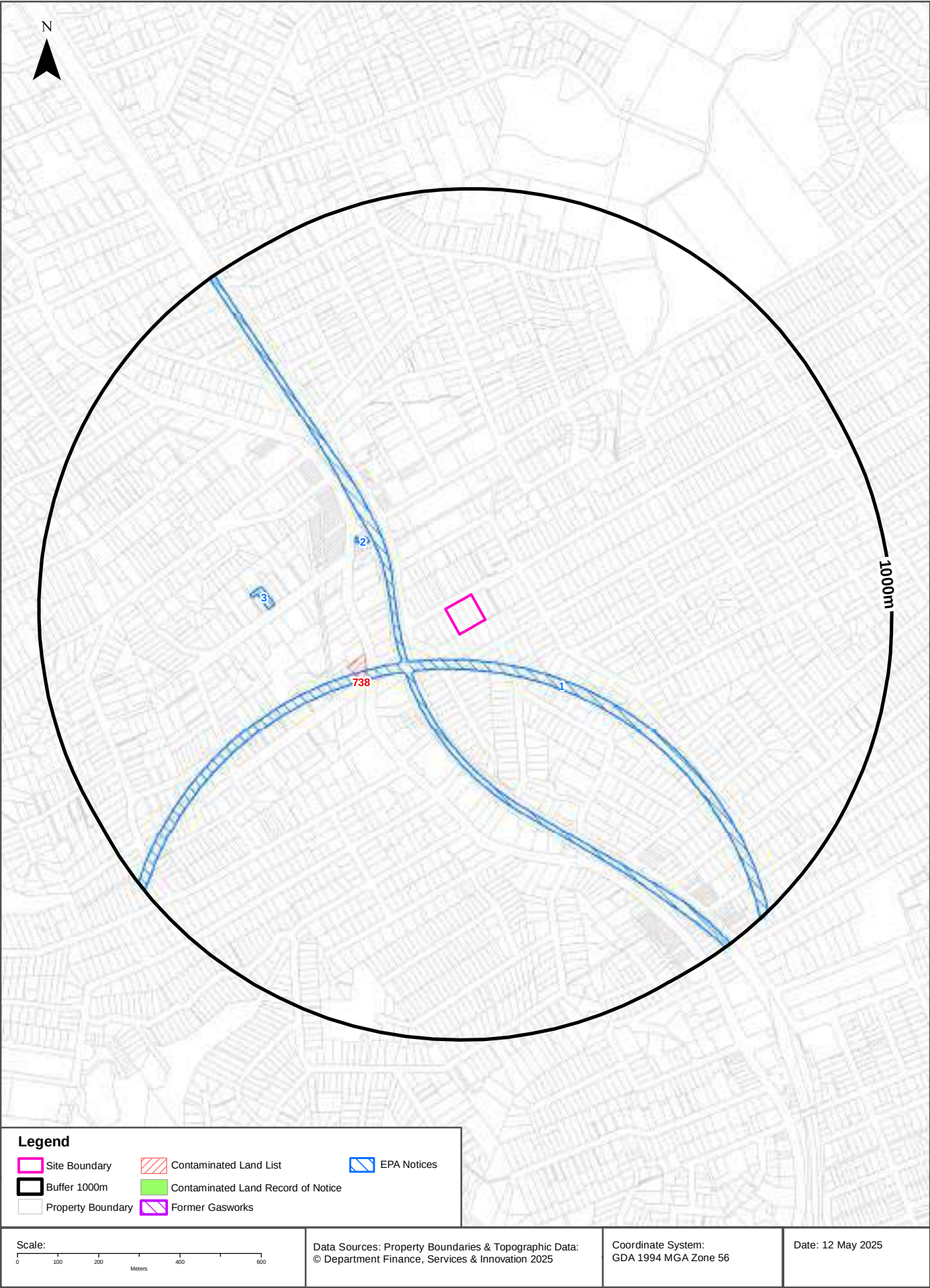
11-19 Middle Harbour Road, Lindfield, NSW 2070



Legend Site Boundary Internal Parcel Boundaries	Total Area: 5217m ² Total Perimeter: 289m	
	Scale: 0 15 30 Meters	
	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2025	
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.	Coordinate System: GDA 1994 MGA Zone 56	
	Date: 12 May 2025	

Contaminated Land

11-19 Middle Harbour Road, Lindfield, NSW 2070



Contaminated Land

11-19 Middle Harbour 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	228m	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

11-19 Middle Harbour 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

11-19 Middle Harbour Road, Lindfield, NSW 2070

EPA Notices

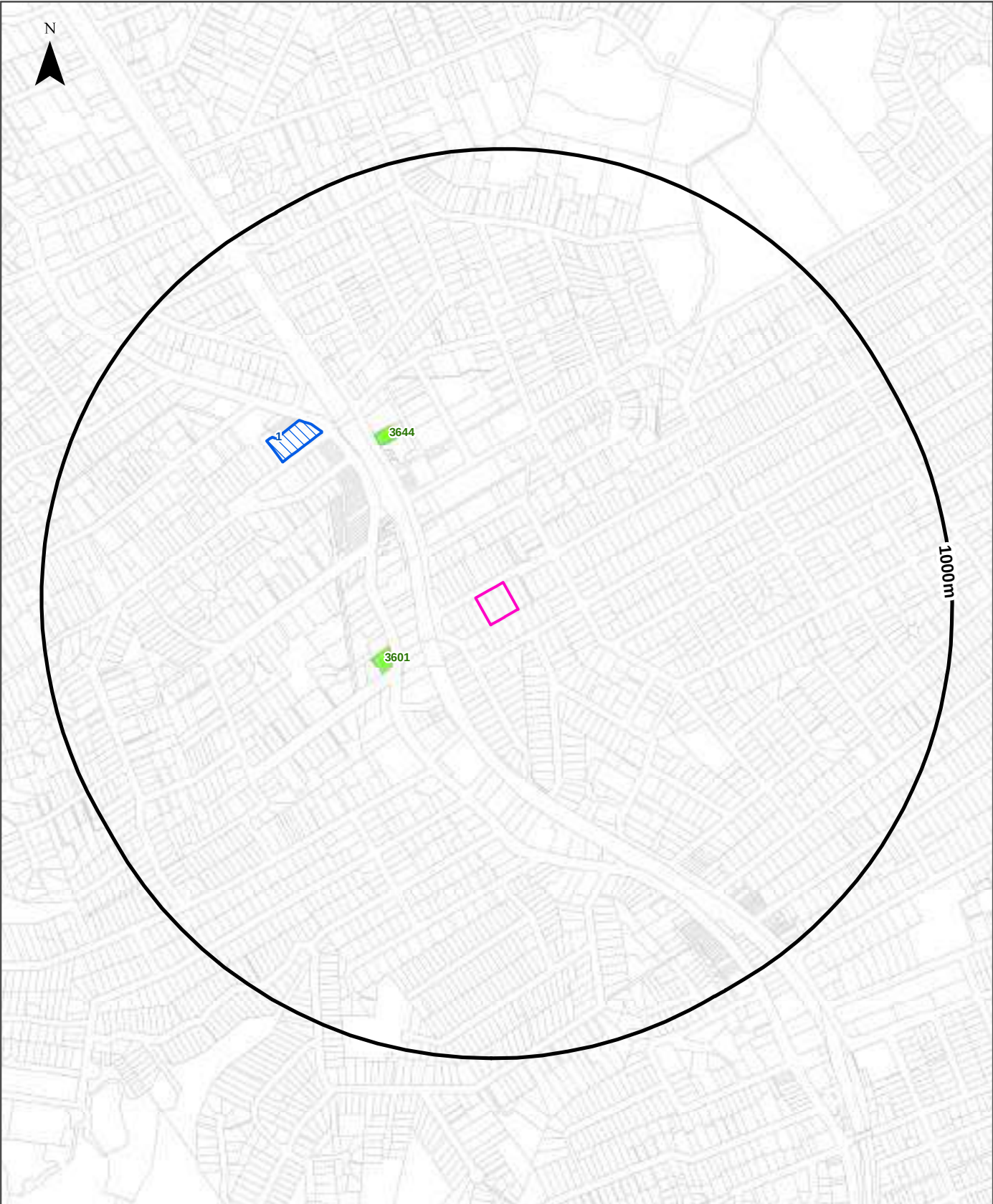
Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

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	63m	South
2	1121976	s.91 Clean Up Notice	A EGGINTON & S EGGINTON		Issued	30/11/2010				Premise Match	251m	North 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	422m	West

NSW EPA Notice Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Waste Management & Liquid Fuel Facilities

11-19 Middle Harbour Road, Lindfield, NSW 2070



Legend			
 Site Boundary	 Waste Management Facilities		
 Buffer 1000m	 National Liquid Fuel Facilities		
 Property Boundary			
Scale: 		Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2025	Coordinate System: GDA 1994 MGA Zone 56
		Date: 12 May 2025	

Waste Management & Liquid Fuel Facilities

11-19 Middle Harbour 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	521m	North West

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

National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
3601	7-ELEVEN	7-ELEVEN LINDFIELD	238 PACIFIC HIGHWAY	LINDFIELD	PETROL STATION	Operational		13/07/2012	Premise Match	228m	South West
3644	United	Lindfield	43-47 Lindfield Avenue	Lindfield	Petrol Station	Operational		25/07/2011	Premise Match	412m	North West

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

PFAS Investigation & Management Programs

11-19 Middle Harbour 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
© State of New South Wales through the Environment Protection Authority

Defence PFAS Investigation Program

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

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

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

Defence PFAS Management Program

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

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

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

Airservices Australia National PFAS Management Program

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

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites and Unexploded Ordnance

11-19 Middle Harbour 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

11-19 Middle Harbour Road, Lindfield, NSW 2070

EPA Other Sites with Contamination Issues

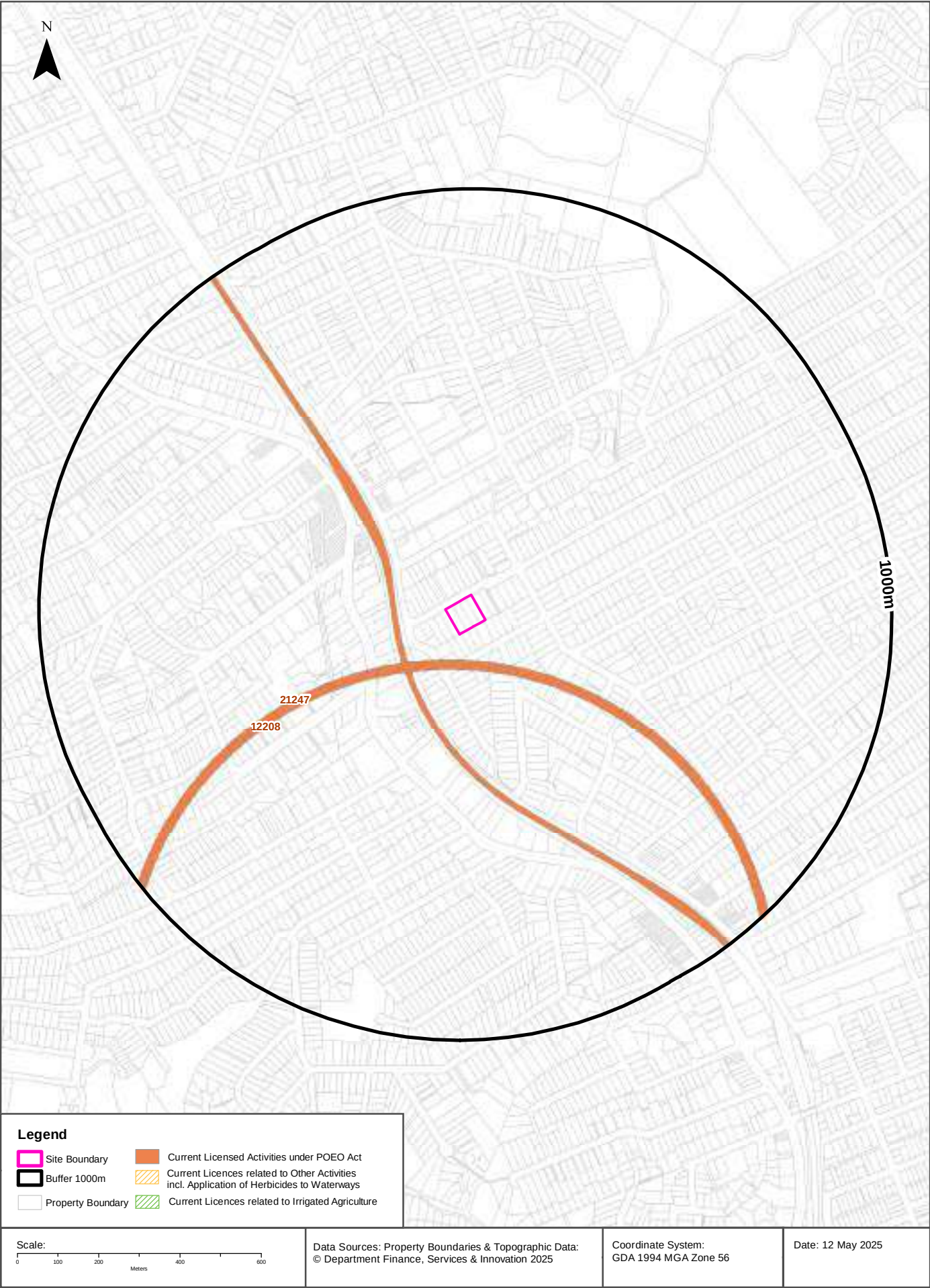
This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- 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
© State of New South Wales through the Environment Protection Authority



EPA Activities

11-19 Middle Harbour Road, Lindfield, NSW 2070

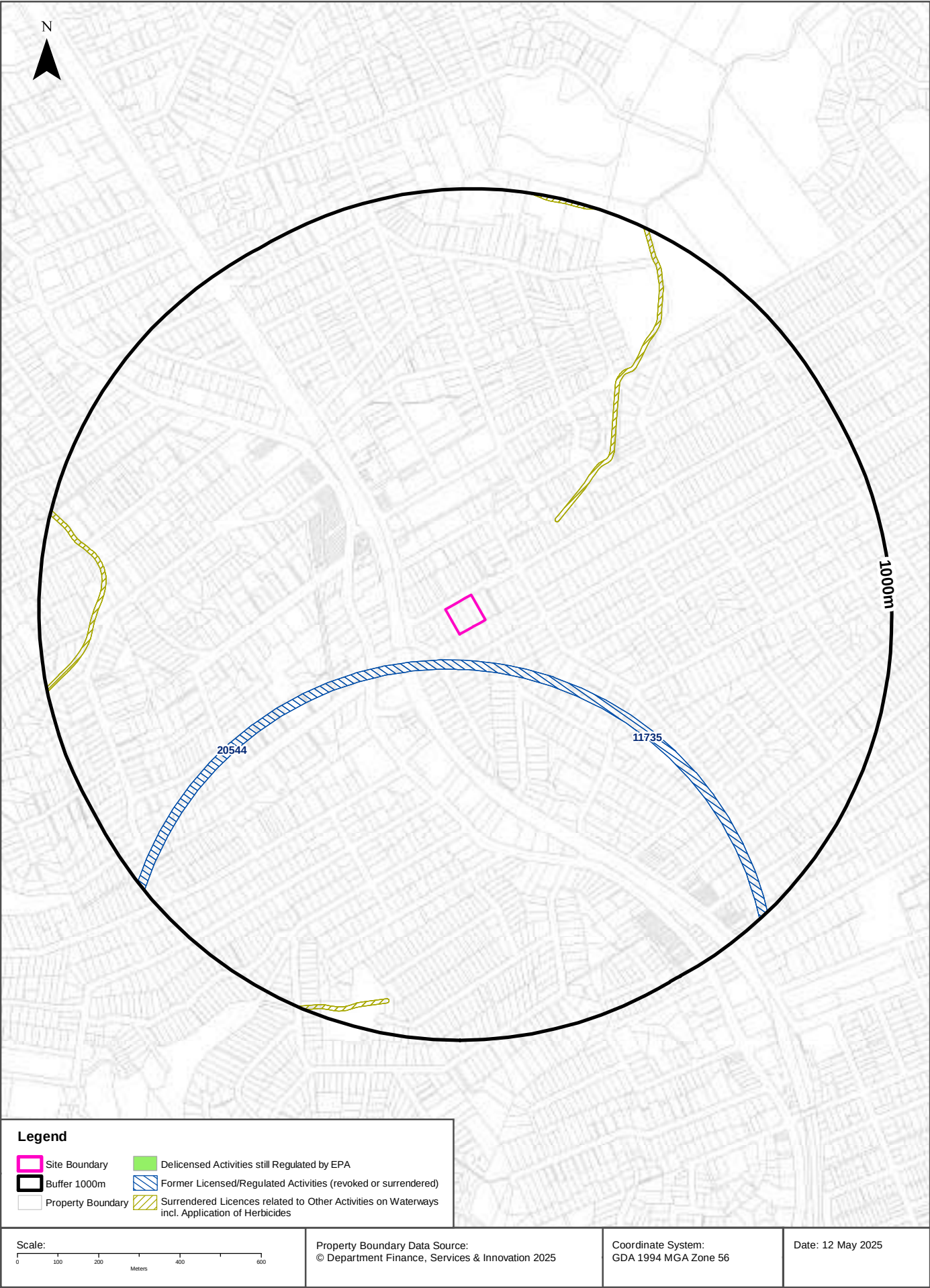
Licensed Activities under the POEO Act 1997

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	63m	South
21247	Metro Trains Sydney Pty Ltd		SYDNEY METRO, ROUSE HILL, NSW 2155		Railway systems activities	Network of Features	63m	South

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority



EPA Activities

11-19 Middle Harbour 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

© State of New South Wales through the Environment Protection Authority

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

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

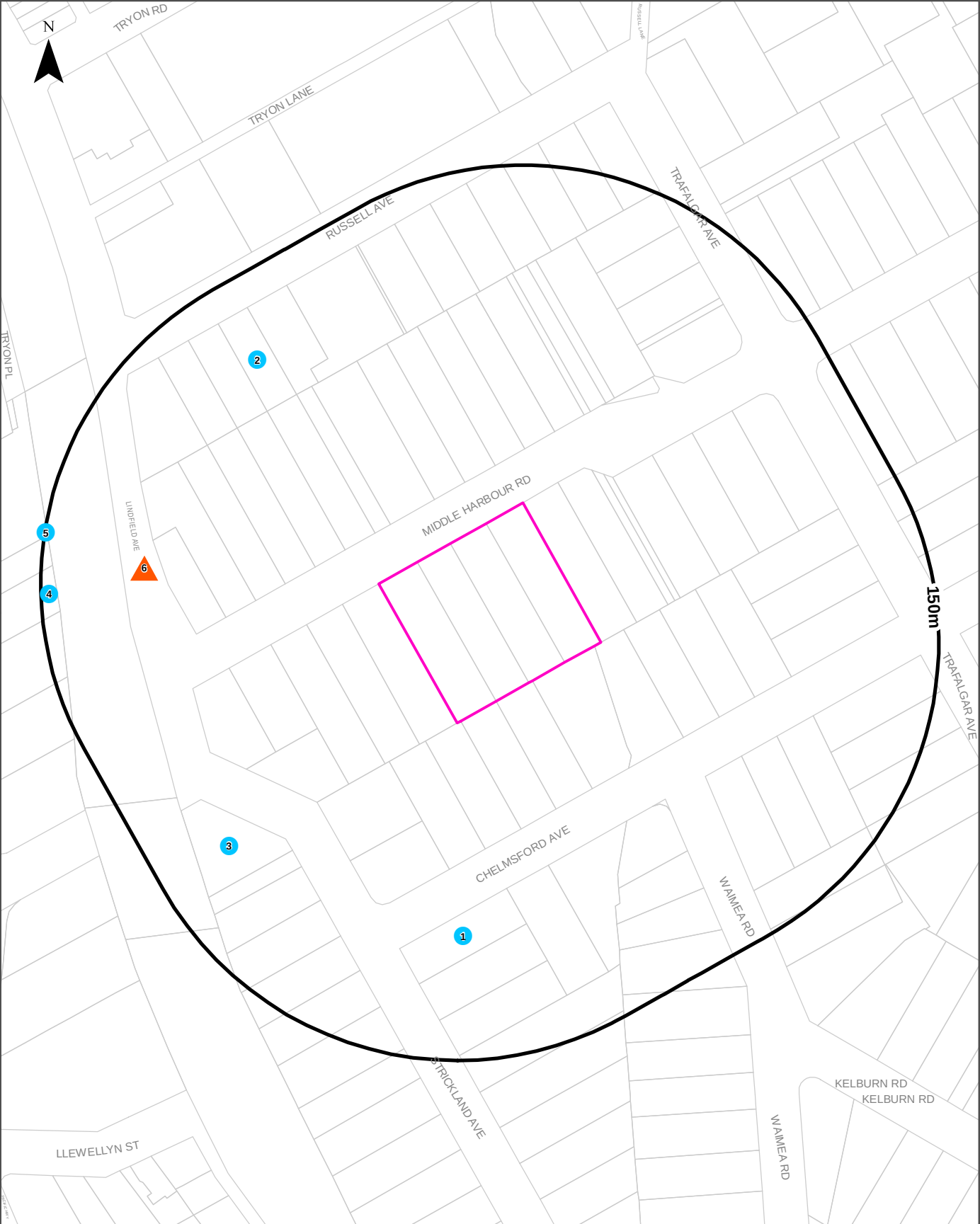
Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
11735	HOCHTIEF AG	-, MACQUARIE PARK, NSW 2113	Surrendered	04/09/2002	Railway systems activities	Network of Features	63m	South
20544	JOHN HOLLAND PTY LTD	North West Rail Link -Operations Trains and Stations Project, Between First Ponds Creek, Schofields and Cudgegong Road, ROUSE HILL, NSW 2155, ROUSE HILL	Surrendered	19/12/2014	Railway systems activities	Network of Features	63m	South
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	275m	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	275m	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	275m	North East

Former Licensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Historical Business Directories

11-19 Middle Harbour Road, Lindfield, NSW 2070



Legend		Scale: 0 30 60 90 120 Meters	Coordinate System: GDA 1994 MGA Zone 56
Site Boundary	Business directory records mapped to a specific premise		Date: 12 May 2025
Buffer 150m	Business directory records mapped to a road intersection	Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 Property Boundaries © NSW Department Finance, Services & Innovation 2025	
Property Boundary	Business directory records mapped to a road corridor		
Business directory records mapped to a general area			

Historical Business Directories

11-19 Middle Harbour 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	BUTTER MANUFACTURERS &/OR WHOLESALERS	Stone, N. A., 21 Strickland Ave., Lindfield	14689	1950	Premise Match	77m	South
2	DENTISTS.	Gillings, K. J. R., 7 Russell Ave., Lindfield. 2070	22639	1986	Premise Match	91m	North West
	DENTISTS.	Godden, G. A. T., 7 Russell Ave., Lindfield. 2070	22643	1986	Premise Match	91m	North West
	DENTISTS. (D1800)	Gillings, K. J. R., 7 Russell Ave., Lindfield. 2070.	20266	1982	Premise Match	91m	North West
	DENTISTS. (D1800)	Godden, G. A. T., 7 Russell Ave., Lindfield. 2070.	20271	1982	Premise Match	91m	North West
	DENTISTS.	Gillings, K. J. R., 7 Russell Ave., Lindfield. 2070	18083	1978	Premise Match	91m	North West
	DENTISTS.	Godden, G. A. T., 7 Russell Ave., Lindfield. 2070	18085	1978	Premise Match	91m	North West
	DENTISTS.	Gillings, K. J. R., 7 Russell Ave., Lindfield. 2070	20965	1975	Premise Match	91m	North West
	DENTISTS (D140)	Gillings, K. J. R., 7 Russell Ave., Lindfield	288602	1970	Premise Match	91m	North West
	Dentists	Gillings, K. J. R., 7 Russell Ave., Lindfield	73354	1965	Premise Match	91m	North West
3	Hospitals - Private	Wilema Private Hospital, 36 Strickland Ave., Lindfield	101069	1965	Premise Match	92m	South West
	HOSPITALS-PRIVATE	Wilema Private Hospital, 36 Strickland Ave., Lindfield	324838	1961	Premise Match	92m	South West
4	HEALTH CENTRES &/OR CLINICS.	Lindfield Baby Health Centre, 263 Pacific H'way., Lindfield. 2070	45087	1986	Premise Match	142m	West
	HEALTH CENTRES &/OR CLINICS.(H2800)	Lindfield Baby Health Centre, 263 Pacific H'way., Lindfield. 2070.	39537	1982	Premise Match	142m	West
	HEALTH CENTRES &/OR CLINICS.	Lindfield Baby Health Centre, 263 Pacific H'way., Lindfield. 2070	35237	1978	Premise Match	142m	West
	HEALTH CENTRES & OR CLINICS	Lindfield Baby Health Centre, 259 Pacific H'way, Lindfield. 2070	41661	1975	Premise Match	142m	West
	HEALTH CENTRES & CLINICS (H330)	Lindfield Baby Health Centre., 259 Pacific Highway., Lindfield	315790	1970	Premise Match	142m	West
	Health Centres & Clinics	Lindfield Baby Health Centre, 259 Pacific Hghwy., Lindfield	99898	1965	Premise Match	142m	West
5	TIMBER MERCHANTS	Lindfield Timber and Fencing Co., 271 Pacific Highway., Lindfield	78125	1950	Premise Match	148m	West
	FENCING CONTRACTORS	Lindfield Timber and Fencing Co., 271 Pacific Highway., Lindfield.	43707	1950	Premise Match	148m	West

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Business Directory Records 1950-1991

Road or Area Matches

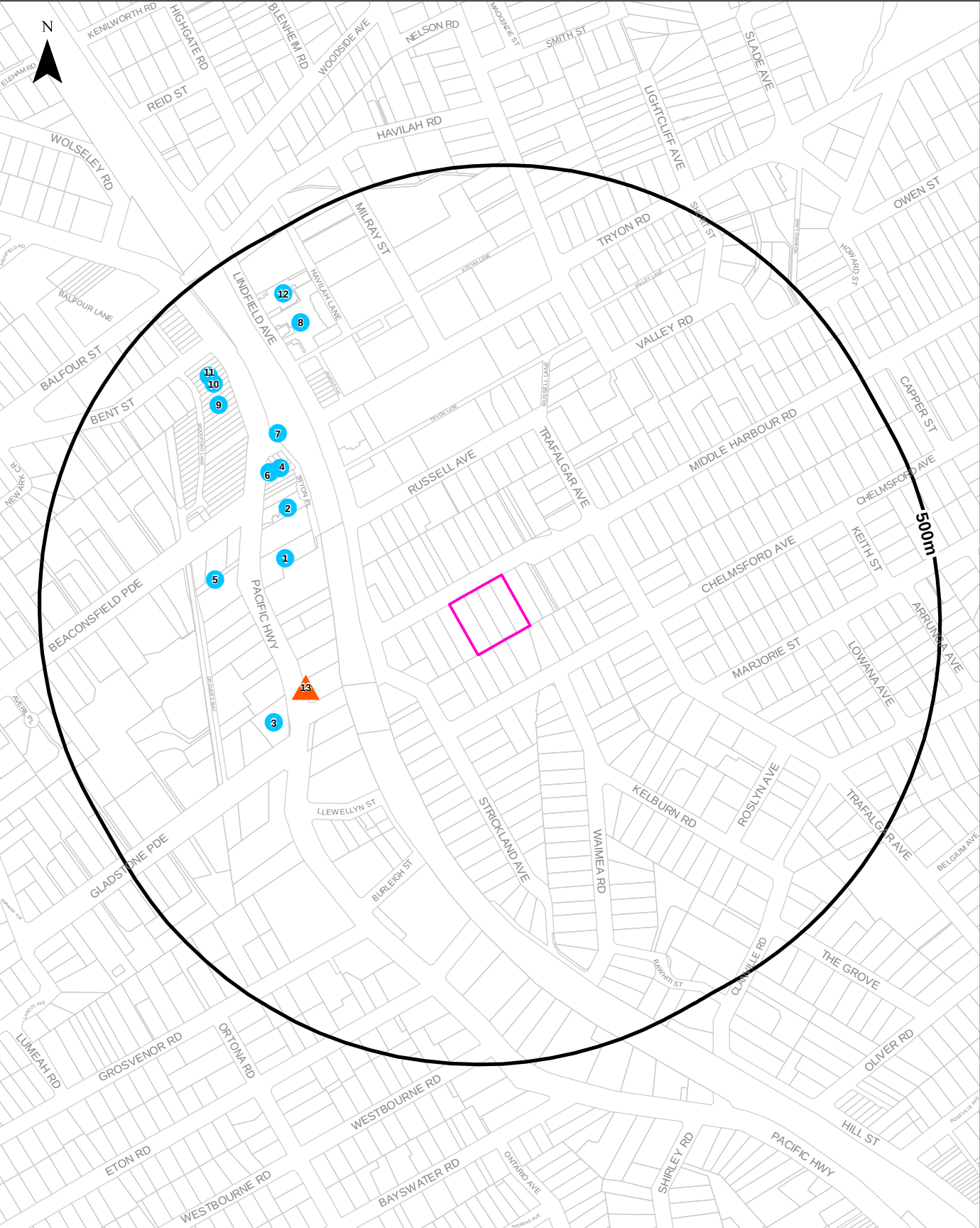
Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, 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
6	Fibrous Plaster Mfrs.	Lindfield Fibrous Works, Lindfield Ave., Lindfield	85952	1965	Road Match	84m
	FIBROUS PLASTER MFRS.	Lindfield Fibrous Works, Lindfield Ave., Lindfield	310189	1961	Road Match	84m

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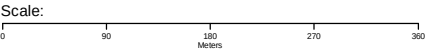
Dry Cleaners, Motor Garages & Service Stations

11-19 Middle Harbour 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



Coordinate System:
GDA 1994 MGA Zone 56

Date: 12 May 2025

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018
Property Boundaries © NSW Department Finance, Services & Innovation 2025

Historical Business Directories

11-19 Middle Harbour 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	MOTOR GARAGES & ENGINEERS(M6S6)	Hastings Deering (North), 285-289 Pacific Highway, Lindfield	337995	1970	Premise Match	176m	West
	MOTOR GARAGES & ENGINEERS.	Hastings Deering (North)., 285-289 Pacific Hghwy, Lindfield	42547	1969	Premise Match	176m	West
	MOTOR GARAGES & ENGINEERS	Hastings Deering (North)., 285-289 Pacific Hghwy., Lindfield	26035	1968	Premise Match	176m	West
	MOTOR GARAGES & ENGINEERS.	Hastings Deering (North)., 285-289 Pacific Hghwy., Lindfield	10532	1967	Premise Match	176m	West
	MOTOR GARAGES & ENGINEERS.	Hastings Deering (North)., 285-289 Pacific Hghwy., Lindfield	60278	1966	Premise Match	176m	West
	Motor Garages & Engineers	Hustings Deering (North), 285-289 Pacific Highway. Lindfield	122933	1965	Premise Match	176m	West
	MOTOR GARAGES & ENGINEERS	Hastings Deering (North)., 285-289 Pacific Hghwy., Lindfield	48207	1964	Premise Match	176m	West
	MOTOR GARAGES & ENGINEERS.	Ball, George Ltd., 285 Pacific Hghwy., Lindfield	19454	1959	Premise Match	176m	West
	MOTOR GARAGE/ENGINEERS.	Ball George Ltd., 285 Pacific Hghwy., Lindfield	590	1958	Premise Match	176m	West
	MOTOR GARAGES &/OR ENGINEERS.	Ball G., 285 Pacific Hghwy., Lindfield	65309	1956	Premise Match	176m	West
	MOTOR GARAGES &/OR ENGINEERS.	Ball G., 285 Pacific Hghwy., Lindfield	44776	1954	Premise Match	176m	West
	MOTOR GARAGES &/OR ENGINEERS.	Ball G., 285 Pacific Hghwy., Lindfield	36567	1953	Premise Match	176m	West
2	MOTOR GARAGES &/OR ENGINEERS.	Folkes H. A., 307A Pacific Hghwy., Lindfield	39998	1953	Premise Match	213m	North West
	MOTOR GARAGES &/OR ENGINEERS.	Folkes H. A., 307a Pacific Hghwy., Lindfield	31639	1952	Premise Match	213m	North West
	MOTOR GARAGES &/OR ENGINEERS	Folkes, H. A., 307a Pacific Highway., Lindfield	83754	1950	Premise Match	213m	North West
	MOTOR GARAGES &/OR ENGINEERS.	Folkes, H. A., 307A Pacific Hghwy., Lindfield	18037	1948-49	Premise Match	213m	North West
3	MOTOR GARAGES & SERVICE STATIONS.	Mobil Lindfield Service Station, 238 Pacific Hghwy, Lindfield. 2070	19139	1993	Premise Match	228m	South West
	Motor Garages & Service Stations	Mobil Lindfield Service Station, 238 Pacific H'way., Lindfield 2070	97869	1991	Premise Match	228m	South West
	MOTOR GARAGES & SERVICE STATIONS.	Mobil Lindfield Service Station, 238 Pacific Hghwy, Lindfield. 2070	11865	1990	Premise Match	228m	South West
	MOTOR GARAGE & SERVICE STATIONS.	Mobil Lindfield Service Station., 238 Pacific Hghwy, Lindfield. 2070	5277	1989	Premise Match	228m	South West
	MOTOR GARAGES & SERVICE STATIONS.	Mobil Service Centre (Lindfield), 238 Pacific Hghwy., Lindfield. 2070	59658	1988	Premise Match	228m	South West
	MOTOR GARAGES & SERVICE STATIONS.	Mobil Service Centre, (Lindfield), 238 Pacific H'way., Lindfield. 2070	65122	1986	Premise Match	228m	South West
	MOTOR GARAGES & SERVICE STATIONS.	Mobil Service Centre (Lindfield)., 238 Pacific Hghwy, Lindfield. 2070	45228	1985	Premise Match	228m	South West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
3	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Mobil Service Centre. (Lindfield), 238 Pacific Hghwy, Lindfield. 2070	33806	1984	Premise Match	228m	South West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Mobil Service Centre (Lindfield)., 238 Pacific H'way., Lindfield 2070	15157	1983	Premise Match	228m	South West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Lindfield Service Centre (Mobil), 238 Pacific H'way., Lindfield. 2070	57094	1982	Premise Match	228m	South West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Lindfield Service Centre., 238 Pacific H'way., Lindfield 2070	3654	1981	Premise Match	228m	South West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Lindfield Service Centre., 238 Pacific Highway., Lindfield. 2070	58389	1980	Premise Match	228m	South West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Lindfield Service Centre, 238 Pacific Highway, Lindfield.	50381	1978	Premise Match	228m	South West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Lindfield Service Centre., 238 Pacific H'way., Lindfield 2070	30377	1976	Premise Match	228m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Lindfield Service Centre, 238 Pacific Highway, Lindfield.	59155	1975	Premise Match	228m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Golsbys Service Centre., 238 Pacific Hghwy., Lindfield	12509	1972	Premise Match	228m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Golsbys Service Centre., 238 Pacific Hghwy., Lindfield	62193	1971	Premise Match	228m	South West
	MOTOR GARAGES & ENGINEERS(M6S6)	Golsbys Service Centre, 238 Pacific Highway., LINDFIELD	337871	1970	Premise Match	228m	South West
	MOTOR GARAGES & ENGINEERS.	Golsbys Service Centre., 238 Pacific Hghwy, Lindfield	42546	1969	Premise Match	228m	South West
	MOTOR GARAGES & ENGINEERS	Golsbys Service Centre., 238 Pacific Hghwy., Lindfield	26034	1968	Premise Match	228m	South West
	MOTOR GARAGES & ENGINEERS.	Golsbys Service Centre., 238 Pacific Hghwy., Lindfield	10531	1967	Premise Match	228m	South West
	MOTOR GARAGES & ENGINEERS.	Golsbys Service Centre., 238 Pacific Highway., Lindfield	60277	1966	Premise Match	228m	South West
	Motor Garages & Engineers	Golsbys Service Centre, 238 Pacific Highway. Lindfield	122932	1965	Premise Match	228m	South West
	MOTOR GARAGES & ENGINEERS	Golsbys Service Centre., 238 Pacific Hghwy., Lindfield	48206	1964	Premise Match	228m	South West
	MOTOR GARAGES & ENGINEERS.	Golsby Service Centre., 238 Pacific Hghwy., Lindfield	32863	1962	Premise Match	228m	South West
	MOTOR GARAGES & ENGINEERS.	Smith A. H., Rear Fulton's Garage 238 Pacific Hghwy., Lindfield	32864	1962	Premise Match	228m	South West
	MOTOR GARAGES & ENGINEERS	Fulton's Service Station, 238 Pacific Hghwy., Lindfield	347187	1961	Premise Match	228m	South West
	MOTOR GARAGES & ENGINEERS	Smith, A. H., Rear Fulton's Garage, 238 Pacific Hghwy., Lindfield	348148	1961	Premise Match	228m	South West
	MOTOR GARAGES & ENGINEERS.	Fulton's Service Station., 238 Pacific Hghwy., Lindfield	19455	1959	Premise Match	228m	South West
	MOTOR GARAGES & ENGINEERS.	Smith A. H., Rear Fulton's Garage., 238 Pacific Hghwy., Lindfield	19457	1959	Premise Match	228m	South West
	MOTOR GARAGE/ENGINEERS.	Fultons Service Station., 238 Pacific Hghwy., Lindfield	4138	1958	Premise Match	228m	South West
	MOTOR GARAGE/ENGINEERS.	Smith A. H., Rear Fultons Garage., 238 Pacific Hghwy., Lindfield	4972	1958	Premise Match	228m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Fultons Service Station., 238 Pacific Hghwy., Lindfield	57677	1956	Premise Match	228m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Smith A. H., Rear Fultons Garage., 238 Pacific Hghwy., Lindfield	61495	1956	Premise Match	228m	South West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
3	MOTOR GARAGES &/OR ENGINEERS.	Fultons Service Station., 238 Pacific Hghwy., Lindfield	49287	1954	Premise Match	228m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Smith A. H., Rear Fultons Garage., 238 Pacific Hghwy., Lindfield	54112	1954	Premise Match	228m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Fultons Service Station., 238 Pacific Hghwy., Lindfield	40021	1953	Premise Match	228m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Smith A. H., Rear Fultons Garage., 238 Pacific Hghwy., Lindfield	40691	1953	Premise Match	228m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Fultons Service Station., Pacific Hghwy., Lindfield	31664	1952	Premise Match	228m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Smith A. H., Rear Fultons Garage., 238 Pacific Hghwy., Lindfield	32250	1952	Premise Match	228m	South West
	MOTOR GARAGES &/OR ENGINEERS	Smith, A. H., Rear Fultons Garage, 238 Pacific Highway., Lindfield	84381	1950	Premise Match	228m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Fulton's Garage., Pacific Hghwy., Lindfield	22359	1948-49	Premise Match	228m	South West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Fulton's Garage., Pacific Hghwy., Lindfield	23271	1948-49	Premise Match	228m	South West
4	DRY CLEANERS & PRESSERS.	Mayne Mark Pty Ltd., 329A Pacific Hghwy, Lindfield. 2070	53210	1988	Premise Match	251m	North West
	DRY CLEANERS & PRESSERS.	Mayne Mark Pty. Ltd., 329A Pacific H'way., Lindfield. 2070	25438	1986	Premise Match	251m	North West
	DRY CLEANERS & PRESSERS.	Mayne Mark Pty. Ltd., 329A Pacific Hghwy, Lindfield. 2070	34657	1985	Premise Match	251m	North West
	DRY CLEANERS & PRESSERS.	Mayne Mark Pty Ltd., 329A Pacific Hghwy, Lindfield. 2070	22106	1984	Premise Match	251m	North West
	DRY CLEANERS & PRESSERS.	Mayne Mark Pty. Ltd., 329A Pacific H'way., Lindfield. 2070	8701	1983	Premise Match	251m	North West
	DRY CLEANERS & PRESSERS.(D8500)	Mayne Mark Pty. Ltd., 329A Pacific H'way., Lindfield. 2070.	23970	1982	Premise Match	251m	North West
	DRY CLEANERS & PRESSERS.	Mayne Mark Pty. Ltd., 329A Pacific H'way., Lindfield. 2070	63457	1981	Premise Match	251m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Mayne Mark Pty. Ltd., 329A Pacific Highway., Lindfield. 2070	46877	1980	Premise Match	251m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Mayne Mark Pty. Ltd., 329A Pacific Highway., Lindfield. 2070.	35468	1979	Premise Match	251m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS	Mayne Mark Pty. Ltd., 329a Pacific H'way., Lindfield. 2070	20875	1978	Premise Match	251m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Mayne M Pty. Ltd., 329 Pacific H'way., Lindfield 2070	23689	1976	Premise Match	251m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Mayne, M., Pty. Ltd., 329 Pacific H'way, Lindfield. 2070	24214	1975	Premise Match	251m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Mayne M. Pty. Ltd., 329 Pacific Hghwy., Lindfield 2069	7127	1972	Premise Match	251m	North West
	MOTOR GARAGES &/OR ENGINEERS.	Ball George., 329 Pacific Hwy Lindfield	27483	1952	Premise Match	251m	North West
	MOTOR GARAGES &/OR ENGINEERS	Ball, George, 329 Pacific Highway., Lindfield	83413	1950	Premise Match	251m	North West
	MOTOR SERVICE STATIONS-PETROL, Etc.	Ball, George, 329 Pacific Highway., Lindfield	85769	1950	Premise Match	251m	North West
	MOTOR GARAGES &/OR ENGINEERS.	Ball George., 329 Pacific Hghwy., Lindfield	17747	1948-49	Premise Match	251m	North West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Ball George., 329 Pacific Hghwy., Lindfield	23107	1948-49	Premise Match	251m	North West
5	DRY CLEANERS, PRESSERS &/OR DYERS.	Lindfield Laundry & Dry Cleaners., 288 Pacific H'way, Lindfield 2069	3028	1972	Premise Match	262m	West
6	DRY CLEANERS, PRESSERS & DYERS	London Dry Cleaners, 327 Pacific Highway, Lindfield	35438	1950	Premise Match	268m	North West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
6	DRY CLEANERS, PRESSERS & DYERS.	London Dry Cleaners., 327 Pacific Hwy., Lindfield	17298	1948-49	Premise Match	268m	North West
7	DRY CLEANERS, PRESSERS &/OR DYERS.	Lawrence Dry Cleaners., Station Approach, Lindfield 2070	23608	1976	Premise Match	295m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lawrence Dry Cleaners, Station Approach, Lindfield. 2070	24132	1975	Premise Match	295m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lawrence Dry Cleaners., Station Approach, Lindfield 2069	2995	1972	Premise Match	295m	North West
	DRY CLEANERS, PRESSERS & DYERS	Marcel Poincare, 333 Pacific Highway., Lindfield	35487	1950	Premise Match	295m	North West
	DRY CLEANERS, PRESSERS & DYERS.	Marcel Poincare., 333 Pacific Hwy., Lindfield	17345	1948-49	Premise Match	295m	North West
8	DRY CLEANERS & PRESSERS.	Satin Soft Dry Cleaners, 2 Lindfield Arc., Lindfield. 2070	53277	1988	Premise Match	351m	North West
	DRY CLEANERS & PRESSERS.	Satin Soft Dry Cleaners, 2 Lindfield Arc., Lindfield. 2070	25506	1986	Premise Match	351m	North West
	DRY CLEANERS & PRESSERS.	Satin Soft Dry Cleaners, 2 Lindfield Arc., Lindfield. 2070	38782	1985	Premise Match	351m	North West
	DRY CLEANERS & PRESSERS.	Satin Soft Dry Clearers., 2 Lindfield Arc Lindfield. 2070	22173	1984	Premise Match	351m	North West
	DRY CLEANERS & PRESSERS.	Satin Soft Dry Cleaners., 2 Lindfield Arc., Lindfield 2070	8766	1983	Premise Match	351m	North West
	DRY CLEANERS & PRESSERS.(D8500)	Satin Soft Dry Cleaners, 2 Lindfield Arc., Lindfield. 2070.	24035	1982	Premise Match	351m	North West
	DRY CLEANERS & PRESSERS.	Satin Soft Dry Cleaners., 2 Lindfield Arc., Lindfield. 2070	63525	1981	Premise Match	351m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Satin Soft Dry Cleaners., 2 Lindfield Arc., Lindfield. 2070	50006	1980	Premise Match	351m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Satin Soft Dry Cleaners., 2 Lindfield Arcade., Lindfield. 2070.	35545	1979	Premise Match	351m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS	Satin Soft Dry Cleaners, 2 Lindfield Arcade, Lindfield. 2070	20944	1978	Premise Match	351m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Perclean Dry Cleaners., 29 Lindfield Ave., Lindfield 2070	23750	1976	Premise Match	351m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Perclean Dry Cleaners, 29 Lindfield Ave., Lindfield. 2070	24274	1975	Premise Match	351m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Satin Soft Dry Cleaners., 29 Lindfield Ave., Lindfield 2069	7234	1972	Premise Match	351m	North West
	DRY CLEANERS, PRESSERS & DYERS	Lyke-Nu Dry Cleaning Co. Ltd. 31 Lindfield Ave., Lindfield	35476	1950	Premise Match	351m	North West
	DRY CLEANERS, PRESSERS & DYERS.	Lyke-Nu Dry Cleaning Co. Ltd., 31 Lindfield Ave., Lindfield	17324	1948-49	Premise Match	351m	North West
9	DRY CLEANERS, PRESSERS &/OR DYERS.	Lindfield Launderer And Dry Cleaners., 338 Pacific H'way., Lindfield 2070	23646	1976	Premise Match	365m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lindfield Launderer and Dry Cleaners, 338 Pacific H'way., Lindfield. 2070	24171	1975	Premise Match	365m	North West
10	DRY CLEANERS & PRESSERS.	Marcus Dry Cleaners, 346 Pacific Hwy., Lindfield. 2070	53195	1988	Premise Match	388m	North West
	DRY CLEANERS & PRESSERS.	Marcus Dry Cleaners, 346 Pacific H'way, Lindfield. 2070	25423	1986	Premise Match	388m	North West
	DRY CLEANERS & PRESSERS.	Marcus Dry Cleaners, 346 Pacific Hwy., Lindfield. 2070	34642	1985	Premise Match	388m	North West
	DRY CLEANERS & PRESSERS.	Marcus Dry Cleaners, 346 Pacific Hwy., Lindfield. 2070	22089	1984	Premise Match	388m	North West
	DRY CLEANERS & PRESSERS.	Marcus Dry Cleaners., 346 Pacific H'way., Lindfield 2070	8685	1983	Premise Match	388m	North West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
10	DRY CLEANERS & PRESSERS.	Peter & Heidis Cleanomat., 346 Pacific H'way., Lindfield. 2070	63494	1981	Premise Match	388m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Peter & Heidis Cleanomat., 346 Pacific Highway., Lindfield. 2070	49974	1980	Premise Match	388m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Peter & Heidis Cleanomat., 346 Pacific Highway., Lindfield. 2070.	35509	1979	Premise Match	388m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS	Peter & Heidis Cleanomat, 346 Pacific H'way, Lindfield. 2070	20912	1978	Premise Match	388m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Peter & Heidis., 346 Pacific H'way., Lindfield 2070	23759	1976	Premise Match	388m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Peter & Heidi's, 346 Pacific H'way, Lindfield. 2070	24283	1975	Premise Match	388m	North West
	DRY CLEANERS, PRESSERS &/OR DYERS.	Barry's Cleanomat., 346 Pacific Hghwy., Lindfield 2069	2786	1972	Premise Match	388m	North West
11	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Lindfield Auto Port (Shell)., 350 Pacific Hghwy Lindfield	50412	1969	Premise Match	399m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Lindfield Auto Port (Shell)., 350 Pacific Hghwy., Lindfield	32446	1968	Premise Match	399m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Lindfield Auto Port (Shell)., 350 Pacific Hghwy., Lindfield	15906	1967	Premise Match	399m	North West
12	MOTOR GARAGES & SERVICE STATIONS.	Caltex Lindfield Service Station, 43 Lindfield Ave., Lindfield. 2070	11327	1990	Premise Match	413m	North West
	MOTOR GARAGE & SERVICE STATIONS.	Caltex Lindfield Service Station, 43 Lindfield Ave., Lindfield. 2070	64767	1989	Premise Match	413m	North West
	MOTOR GARAGES & SERVICE STATIONS.	Caltex Lindfield Service Station, 43 Lindfield Ave., Lindfield. 2070	53887	1988	Premise Match	413m	North West
	MOTOR GARAGES & SERVICE STATIONS.	Caltex Lindfield Service Station, 43 Lindfield Ave., Lindfield. 2070	64357	1986	Premise Match	413m	North West
	MOTOR GARAGES & SERVICE STATIONS.	Caltex Lindfield Service Station, 43 Lindfield Ave., Lindfield. 2070	39353	1985	Premise Match	413m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Lindfield Service Station, 43 Lindfield Ave., Lindfield. 2070	27961	1984	Premise Match	413m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Lindfield Service Station., 43 Lindfield Ave., Lindfield 2070	14377	1983	Premise Match	413m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Caltex Lindfield Service Station, 43 Lindfield Ave., Lindfield. 2070.	56430	1982	Premise Match	413m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Lindfield Service Station., 43 Lindfield Ave., Lindfield. 2070	64103	1981	Premise Match	413m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Lindfield Service Station., 43 Lindfield Ave., Lindfield. 2070	51609	1980	Premise Match	413m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Service Station., 43 Lindfield Ave., Lindfield. 2070.	41205	1979	Premise Match	413m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Service Station, 43 Lindfield Ave., Lindfield. 2070	49733	1978	Premise Match	413m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Service Station., 47 Lindfield Ave., Lindfield 2070	29643	1976	Premise Match	413m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.						

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
12	MOTOR GARAGES &/OR ENGINEERS.	Caltex Service Station., 47 Lindfield Ave., Lindfield. 2070	58604	1975	Premise Match	413m	North West
	MOTOR GARAGES &/OR ENGINEERS.	Szabo L. Service Station., 47 Lindfield Ave Lindfield	12512	1972	Premise Match	413m	North West
	MOTOR GARAGES &/OR ENGINEERS.	Szabo L. Service Station., 47 Lindfield Ave Lindfield	62196	1971	Premise Match	413m	North West
	MOTOR GARAGES & ENGINEERS(M6S6)	Szabo, L. Service Station., 47 Lindfield Ave., LINDFIELD	338712	1970	Premise Match	413m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Ings Ronald G. (Caltex)., 43 Lindfield Ave Lindfield	50411	1969	Premise Match	413m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Ings Ronald G. (Caltex)., 43 Lindfield Ave Lindfield	32445	1968	Premise Match	413m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Ings Ronald G. (Caltex)., 43 Lindfield Ave Lindfield	15905	1967	Premise Match	413m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Ings Ronald G. (Caltex)., 43 Lindfield Ave Lindfield	1481	1966	Premise Match	413m	North West
	Motor Service Stations - Petrol, Oil, Etc.	Ings, Ronald G. (Caltex), 43 Lindfield Ave. Lindfield	125859	1965	Premise Match	413m	North 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.

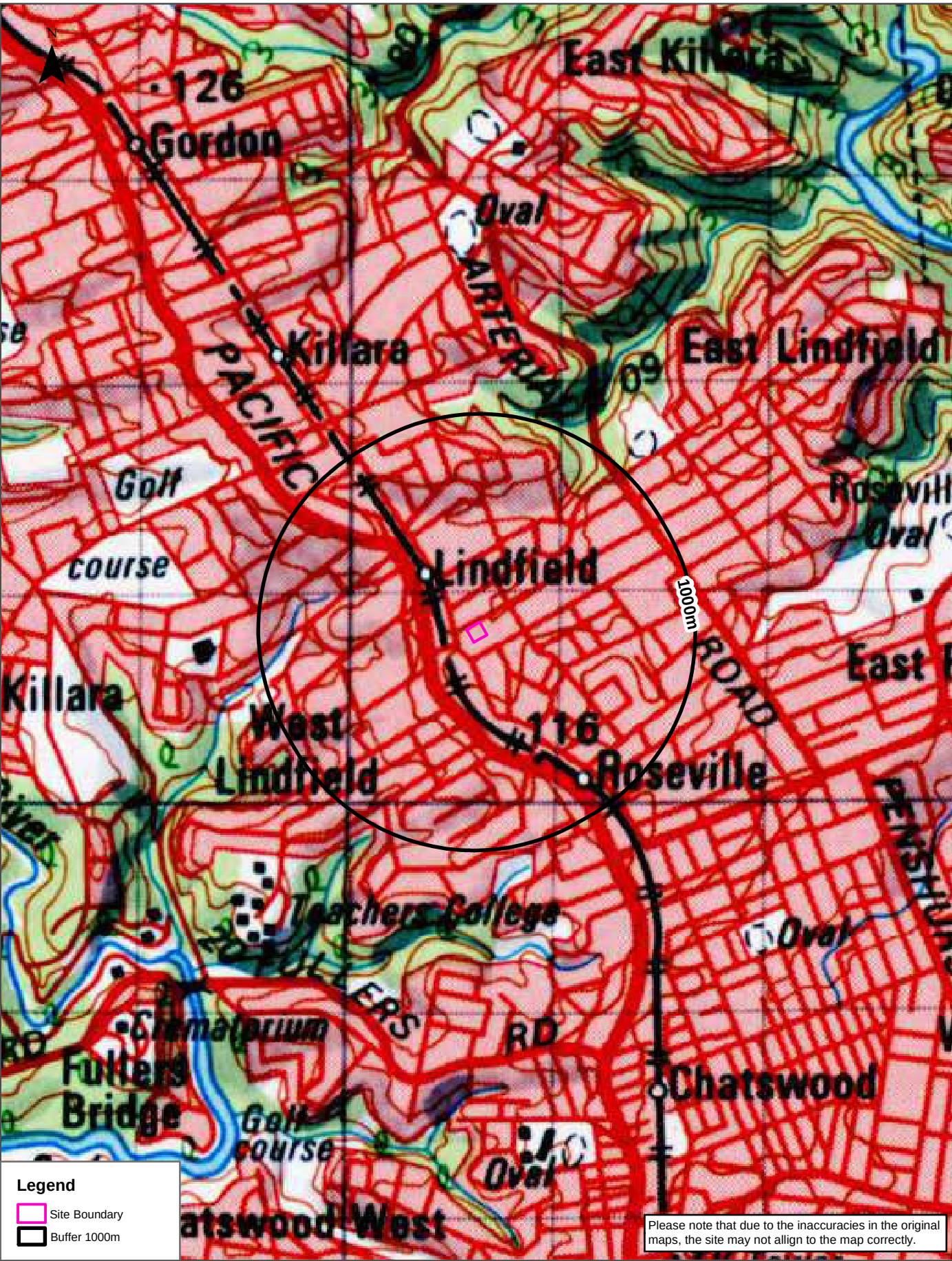
Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
13	MOTOR GARAGES &/OR ENGINEERS	Fultons Service Station, Pacific Highway., Lindfield	83780	1950	Road Match	198m
	MOTOR SERVICE STATIONS-PETROL, Etc.	Fultons Service Station, Pacific Highway., Lindfield	85979	1950	Road Match	198m
	DRY CLEANERS, PRESSERS & DYERS	Lindfield Laundry and Dry Cleaners Pty. Ltd. 228 Pacific Highway., Lindfield	35413	1950	Road Match	198m
	DRY CLEANERS, PRESSERS & DYERS.	Lindfield Laundry And Dry Cleaners Pty. Ltd., 228 Pacific Hghwy., Lindfield	17276	1948-49	Road Match	198m

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Historical Map 1975

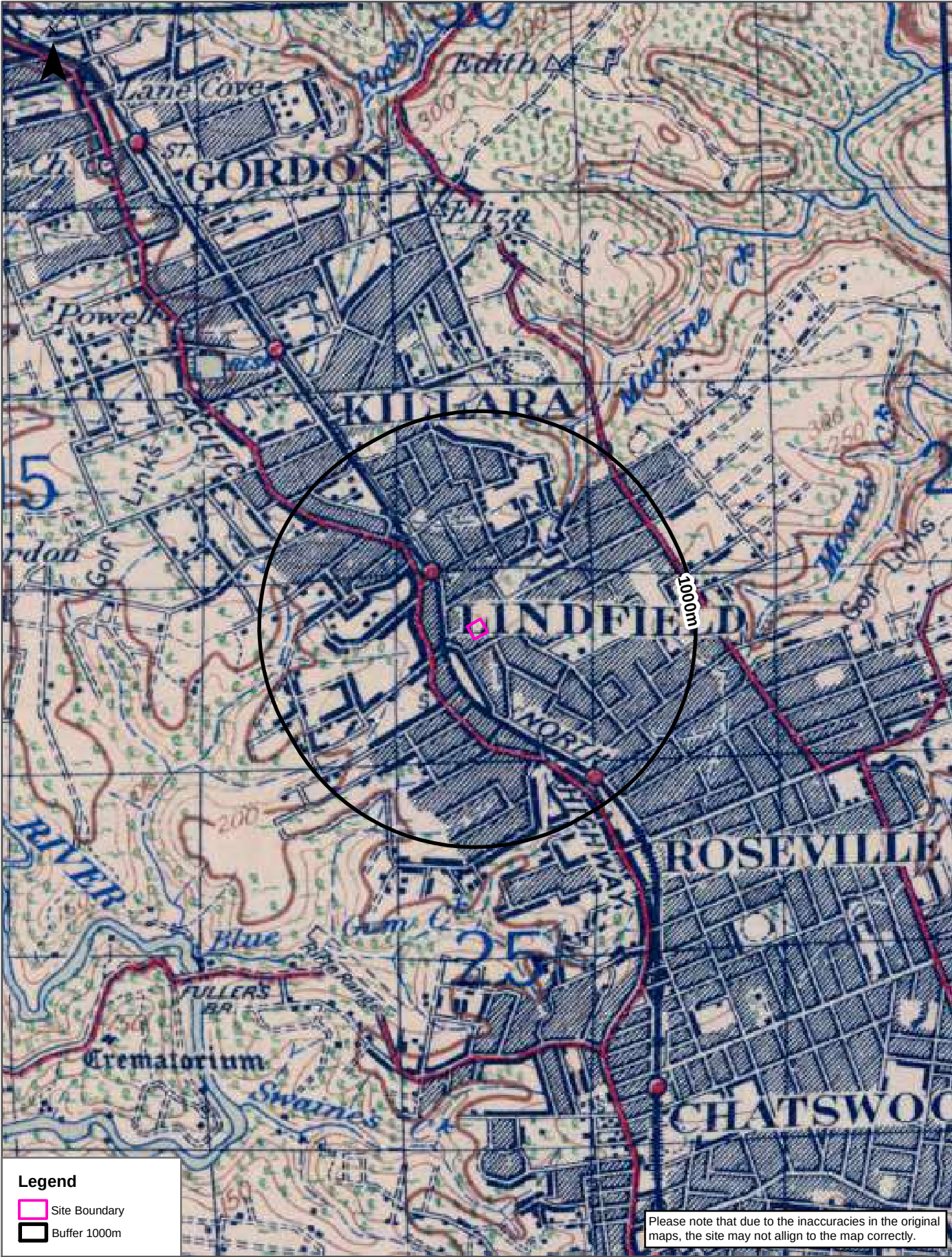
11-19 Middle Harbour Road, Lindfield, NSW 2070

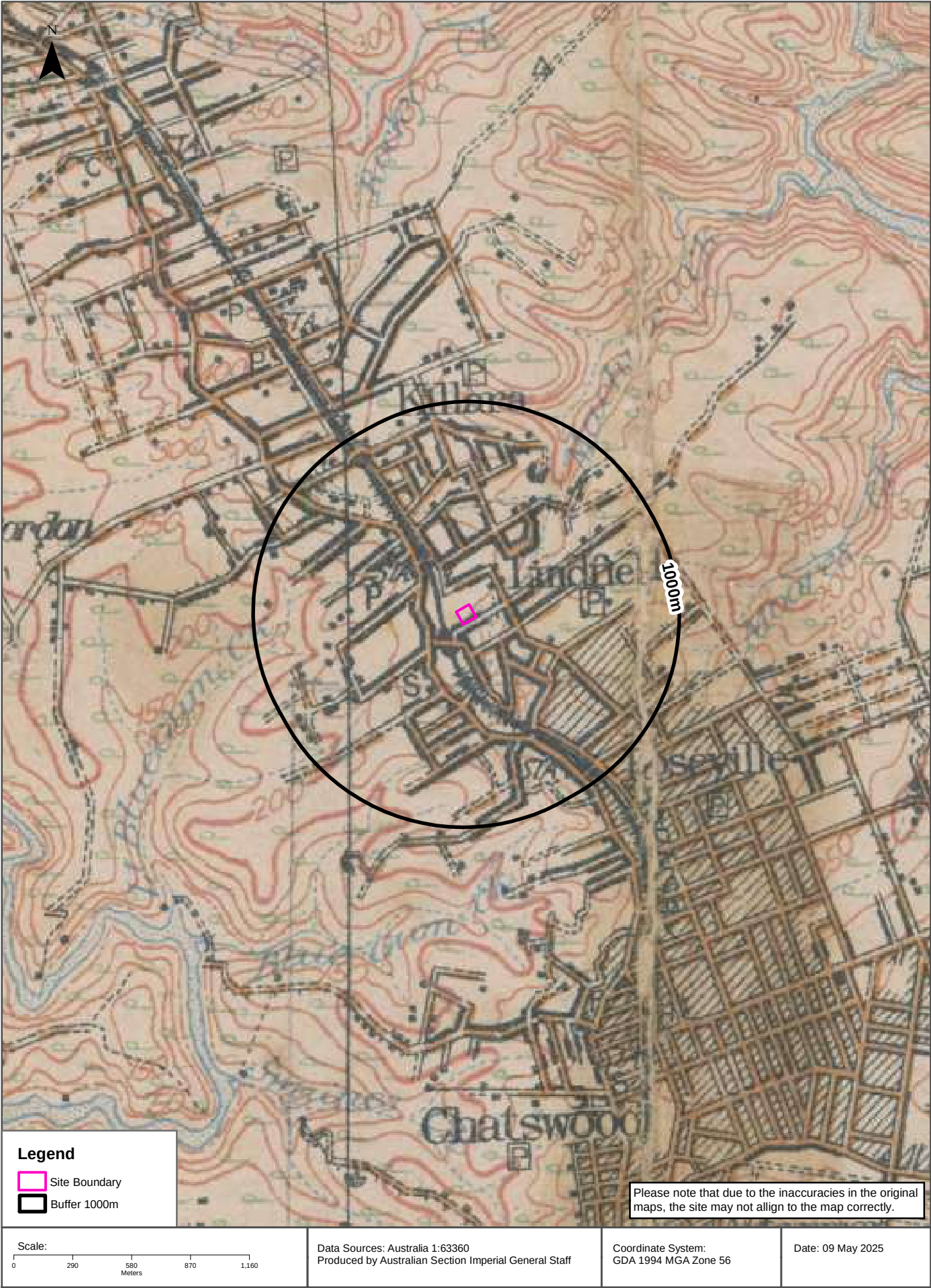


Scale: 0 290 580 870 1,160 Meters	Data Sources: NATMAP 1:100,000 Topographic Maps Geoscience Australia	Coordinate System: GDA 1994 MGA Zone 56	Date: 09 May 2025
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Historical Map c.1936

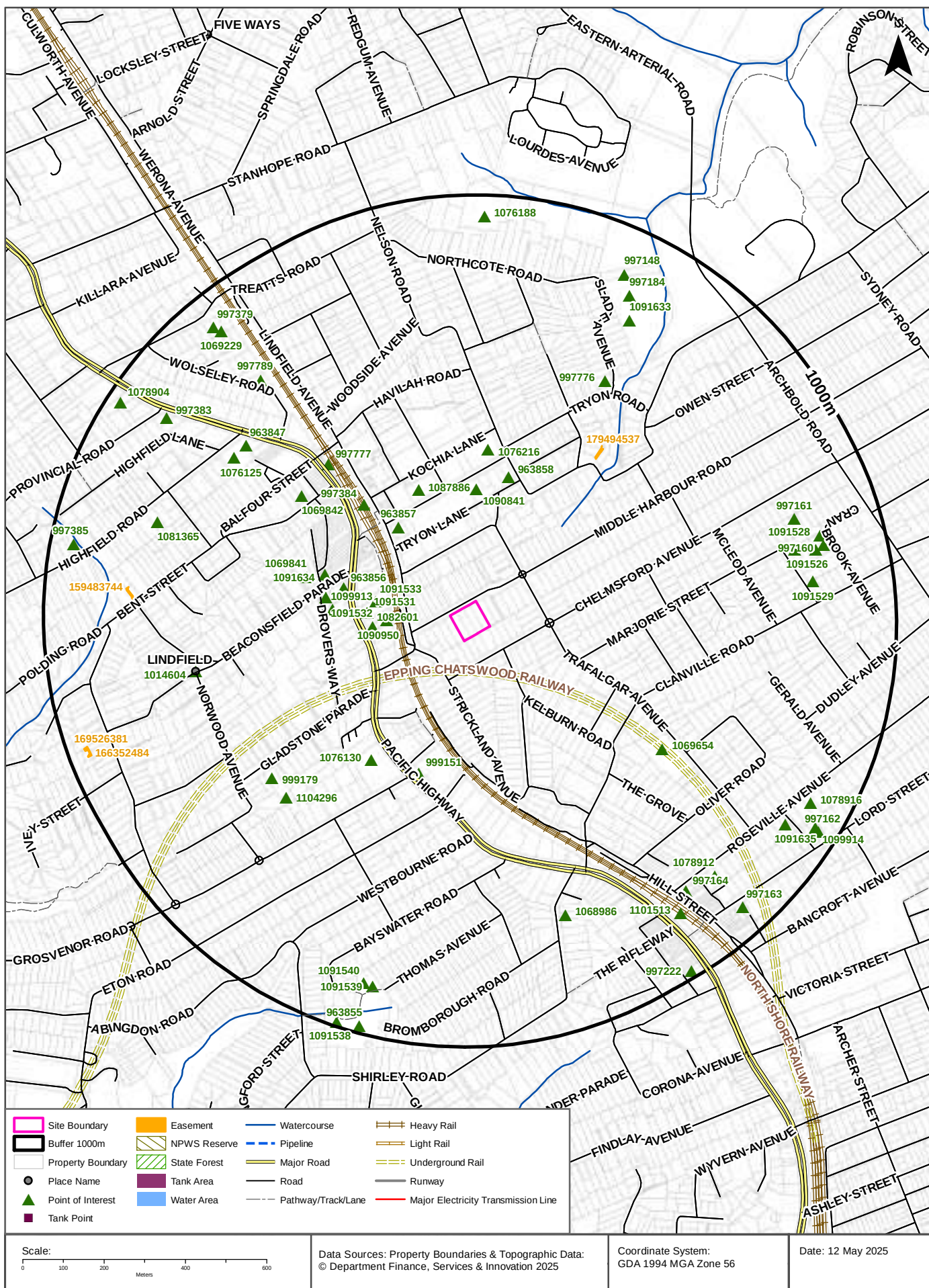
11-19 Middle Harbour Road, Lindfield, NSW 2070





Topographic Features

11-19 Middle Harbour Road, Lindfield, NSW 2070



Topographic Features

11-19 Middle Harbour Road, Lindfield, NSW 2070

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
1090950	Retirement Village	ARRUNGA SELF CARE UNITS KOPWA	156m	West
1091533	Sports Court	LINDFIELD COMMUNITY CENTRE TENNIS COURTS	185m	West
1091532	Community Facility	LINDFIELD SENIORS CENTRE / COMMUNITY HALL	192m	West
1082601	Library	LINDFIELD LIBRARY	204m	West
1091531	Community Facility	LINDFIELD RESOURCE CENTRE	204m	West
963857	Place Of Worship	ANGLICAN CHURCH	251m	North West
963856	Post Office	LINDFIELD POST OFFICE	270m	West
1090841	Nursing Home	WHITEHALL NURSING HOME	275m	North
1099913	Nursing Home	HAMMOND COMMUNITY CARE HORNSBY KU-RING-GAI	289m	West
1087886	Community Medical Centre	LINDFIELD EARLY CHILDHOOD CENTRE	308m	North
1078915	Retirement Village	NOORONG SELF CARE UNITS KOPWA	309m	West
963858	Place Of Worship	TRYON ROAD UNITING CHURCH	315m	North
1091634	Community Facility	2ND/3RD LINDFIELD SCOUT HALL	324m	West
999151	Park	MILLWOOD PARK	344m	South
997384	Railway Station	LINDFIELD RAILWAY STATION	347m	North West
1069841	Retirement Village	LINDFIELD RETIREMENT COMMUNITY	365m	West
1076130	Primary School	LINDFIELD PUBLIC SCHOOL	371m	South West
1076216	Special School	CROMEHURST SCHOOL	375m	North
1069842	Retirement Village	LINDFIELD MANOR RETIREMENT VILLAGE	470m	North West
997777	Park	LINDFIELD ROTARY PARK	478m	North West
1069654	Nursing Home	ARCHBOLD HOUSE AGED CARE FACILITY	520m	South East
999179	Park	TWO TURNERS RESERVE	580m	South West
1104296	Community Facility	LINDFIELD KINDAMINDI GUIDE HALL	583m	South West
997776	Park	MACKS PLACE	628m	North East
1014604	Suburb	LINDFIELD	640m	West
963847	Place Of Worship	CATHOLIC CHURCH	654m	North West
1076125	Primary School	HOLY FAMILY CATHOLIC PRIMARY SCHOOL	658m	North West
1068986	Place Of Worship	Place Of Worship	720m	South
997789	Park	IBBITSON PARK	744m	North West
1081365	Primary School	HIGHFIELDS PREPARATORY AND KINDERGARTEN SCHOOL	755m	West
1091527	Sports Court	NETBALL COURT	773m	East
1091633	Community Facility	1ST LINDFIELD SCOUT HALL	787m	North East

Map Id	Feature Type	Label	Distance	Direction
997161	Sports Field	ROSEVILLE PARK	793m	East
1091529	Park	PLAYGROUND	801m	East
997164	Post Office	ROSEVILLE POST OFFICE	810m	South East
1091526	Sports Court	MULTIPURPOSE COURT	823m	East
1078912	Retirement Village	QUAMBIE SELF CARE UNITS KOPWA	827m	South East
997184	Lookout	TURNER LOOKOUT	841m	North East
1091528	Sports Field	CRICKET NETS	842m	East
997160	Sports Court	TENNIS COURTS	844m	East
1101513	Railway Station	ROSEVILLE RAILWAY STATION	847m	South East
997383	Place Of Worship	ST DAVIDS UNITING CHURCH	851m	North West
1091635	Community Facility	1ST ROSEVILLE SCOUT HALL	875m	South East
1091540	Sports Court	THOMAS AVENUE TENNIS COURTS	878m	South
1091539	Park	PLAYGROUND	880m	South
997148	Park	SEVEN LITTLE AUSTRALIANS PARK	883m	North East
1069229	Primary School	MASADA COLLEGE	898m	North West
1078916	Retirement Village	HEATHER BRAE	900m	South East
997379	Place Of Worship	SYNAGOGUE	919m	North West
997163	Place Of Worship	METHODIST CHURCH	929m	South East
1099914	Nursing Home	PAC SHORT TERM RESORATIVE CARE NORTHERN SYDNEY	941m	South East
997385	Park	PADDY PALLIN RESERVE	943m	West
1076188	Primary School	NEWINGTON COLLEGE LINDFIELD PREPARATORY SCHOOL	947m	North
997162	Place Of Worship	PRESBYTERIAN CHURCH	953m	South East
1078904	Retirement Village	KALINDA SELF CARE UNITS KOPWA	965m	North West
997222	Club	ROSEVILLE RETURNED SERVICEMENS MEMORIAL CLUB	982m	South East
963855	Park	LOYAL HENRY PARK	982m	South
1091538	Sports Court	CRICKET NETS	988m	South

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

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Topographic Features

11-19 Middle Harbour 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
N/A	No records in buffer					

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

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Major Easements

What Major Easements exist within the dataset buffer?

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

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
179494537	Primary	Right of way	Whole Of Lot	458m	North East
159483744	Primary	Right of way	variable	777m	West
166352484	Primary	Right of way	Variable	946m	West
169526381	Primary	Right of way	Variable	950m	West

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

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Topographic Features

11-19 Middle Harbour Road, Lindfield, NSW 2070

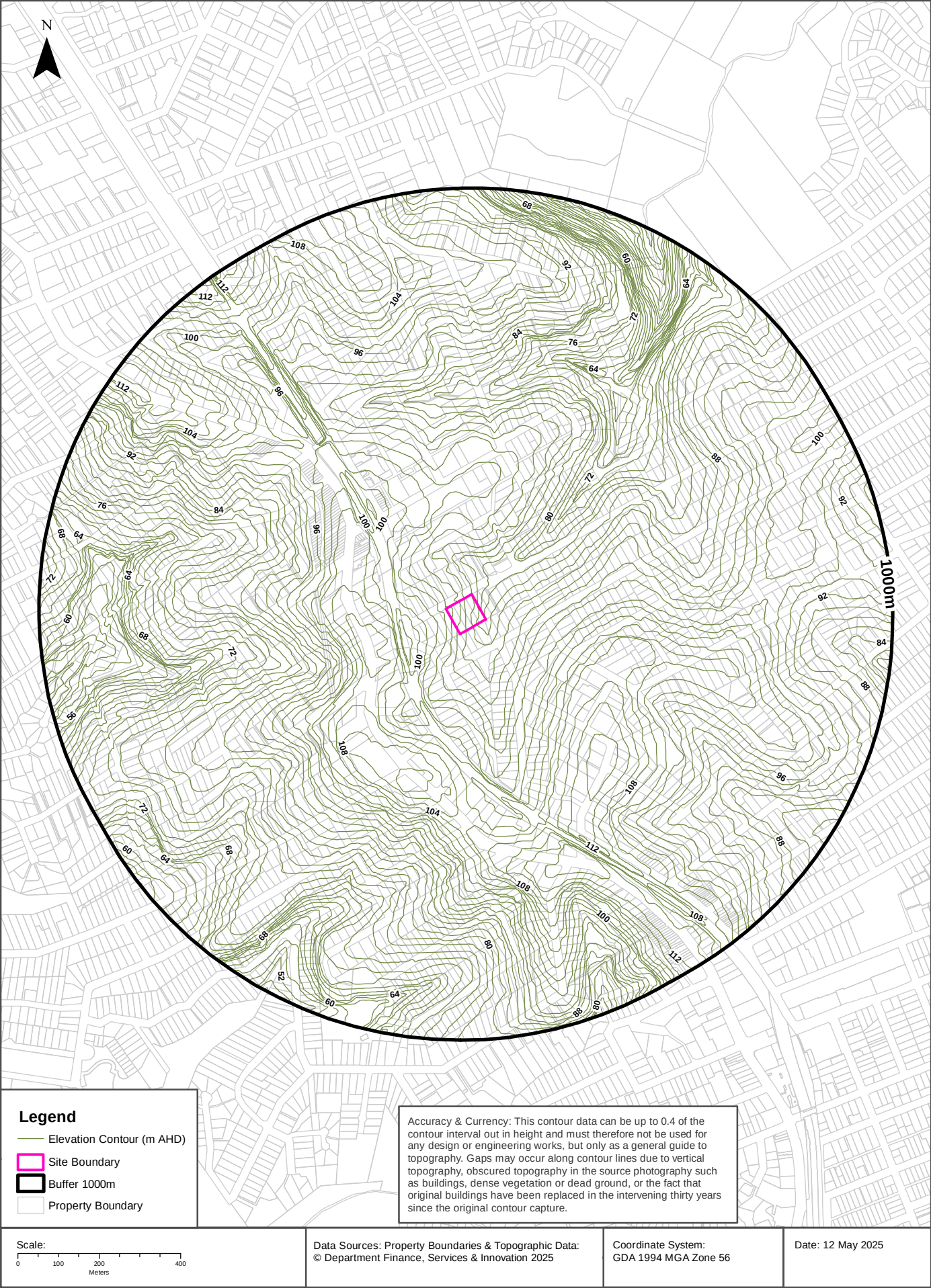
State Forest

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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Hydrogeology & Groundwater

11-19 Middle Harbour 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

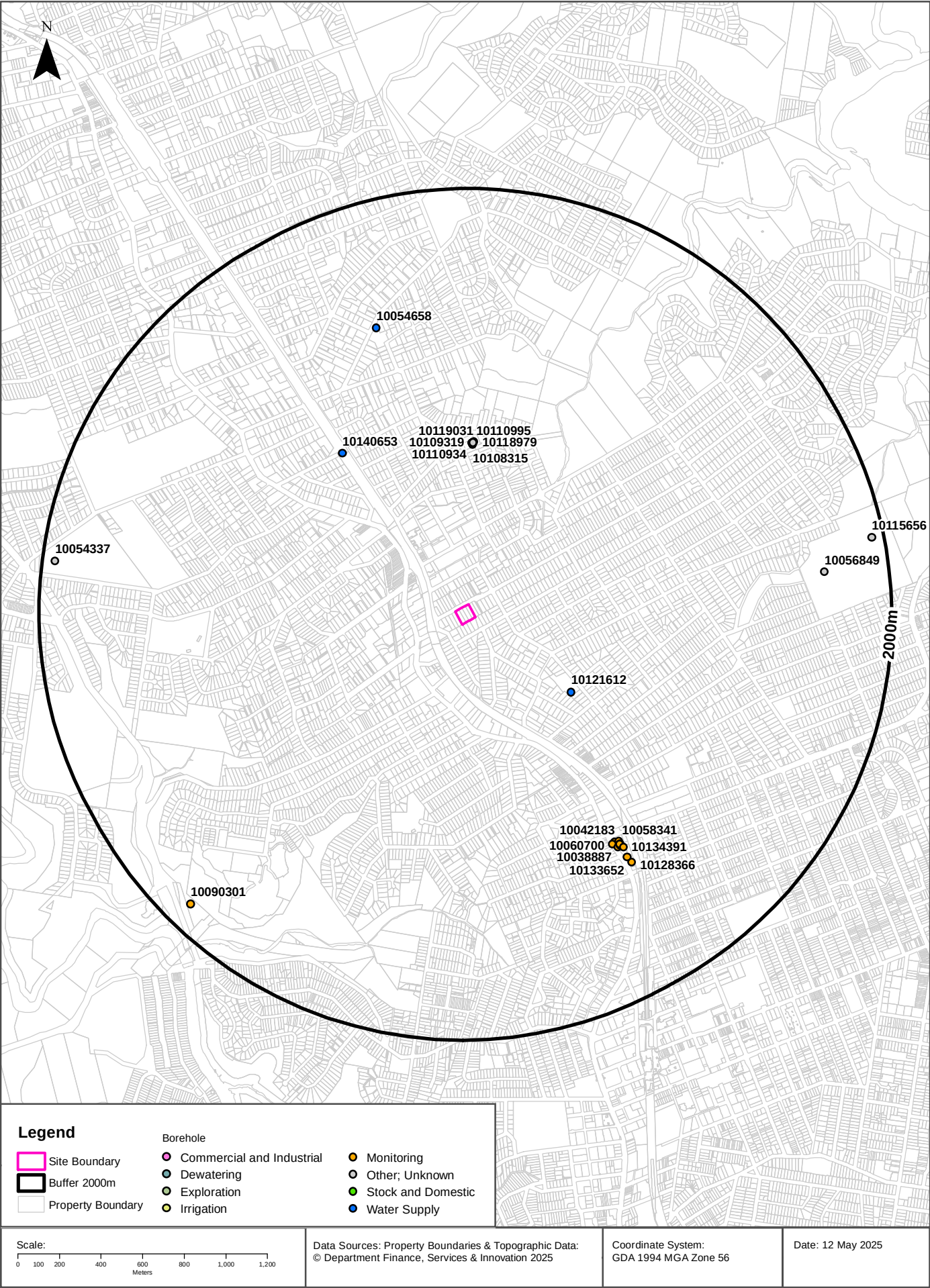
Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)
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Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024

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

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

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



Hydrogeology & Groundwater

11-19 Middle Harbour 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
10121612	GW108792	Water Supply	Functioning	25/05/2007	174.00		AHD	2800	0.300	65.00	586m	South East
10108315	GW115590	Unknown	Unknown				AHD				766m	North
10110934	GW115592	Unknown	Unknown				AHD				774m	North
10109319	GW115589	Unknown	Unknown				AHD				776m	North
10119031	GW115588	Unknown	Unknown				AHD				777m	North
10110995	GW115587	Unknown	Unknown				AHD				780m	North
10118979	GW115591	Unknown	Unknown				AHD				781m	North
10140653	GW023498	Water Supply	Unknown	01/01/1966	8.20		AHD	Good			935m	North West
10042183	GW113507	Monitoring	Functional	31/08/2004	7.60		AHD				1274m	South East
10060700	GW113514	Monitoring	Functional	06/09/2004	8.60		AHD				1277m	South East
10058341	GW113510	Monitoring	Functional	31/08/2004	7.80		AHD				1281m	South East
10063942	GW113512	Monitoring	Functional	31/08/2004	8.00		AHD				1294m	South East
10070971	GW113513	Monitoring	Functional	01/09/2004	2.80		AHD				1294m	South East
10038887	GW113506	Monitoring	Functional	31/08/2004	3.10		AHD				1295m	South East
10041667	GW113505	Monitoring	Functional	31/08/2004	8.00		AHD				1295m	South East
10070407	GW113509	Monitoring	Functional	01/09/2004	3.00		AHD				1301m	South East
10049127	GW113508	Monitoring	Functional	01/09/2004	7.50		AHD				1302m	South East
10061581	GW113511	Monitoring	Functional	01/09/2004	8.00		AHD				1304m	South East
10134391	GW114836	Monitoring	Functional	30/07/2011	15.00		AHD			8.80	1317m	South East
10133652	GW114837	Monitoring	Functional	30/07/2011	5.00		AHD			2.60	1367m	South East
10054658	GW106029	Water Supply	Functioning	11/05/2004	180.00		AHD	1140	0.900	63.00	1400m	North
10128366	GW114838	Monitoring	Functional	30/07/2011	9.70		AHD			3.90	1400m	South East
10056849	GW103127	Other	Unknown	31/07/2000	138.00		AHD	Fresh			1691m	East
10090301	GW109364	Monitoring	Unknown	24/09/2008	44.78		AHD				1874m	South West
10054337	GW104127	Other	Unknown	18/07/2001	180.00		AHD				1936m	West
10115656	GW065075	Other	Functioning	15/02/1994	150.00		AHD	Fresh	6.000	44.00	1943m	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

11-19 Middle Harbour Road, Lindfield, NSW 2070

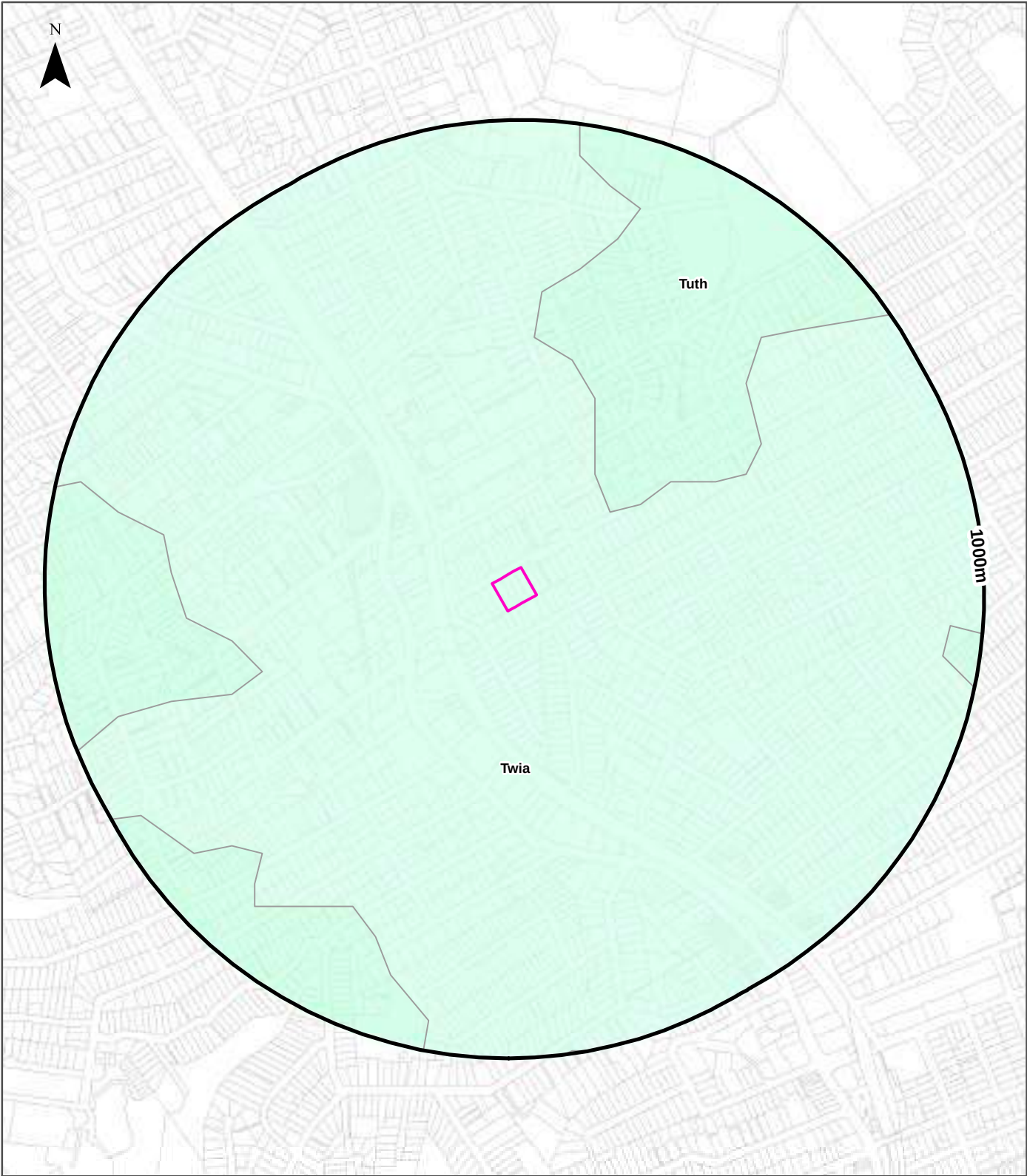
Driller's Logs

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 siltstone 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	586m	South East
10140653	0.00m-6.70m Sand White 6.70m-8.22m Sand White Fossils:shell Fragments Water Supply	935m	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	1317m	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	1367m	South East
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	1400m	North
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 WEATHERED 8.00m-9.70m SHALE MUDDY WEATHERED	1400m	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	1691m	East

NGIS Bore ID	Drillers Log	Distance	Direction
10090301	0.00m-2.00m SANDSTONE M/GRAINED 2.00m-3.90m SANDSTONE M/GRAINED 3.90m-6.80m SANDSTONE MED.GRAIN,PALE,GREY 6.80m-7.50m SANDSTONE,CROSS BEDDED. 7.50m-9.20m SANDSTONE,MED TO COARSE GRAINED 9.20m-11.20m SANDSTONE,MG. PALE GREY,ORANGE/BROWN IRONSTANNING 11.20m-13.40m SANDSTONE,MG,TRACE OF SHALE LAMINATIONS 13.40m-14.60m SANDSTONE MG PALE GREY 14.60m-18.60m SANDSTONE MG PALE GREY CROSS BEDDED 18.60m-20.10m SANDSTONE FG,PALE GREY,CARBONACEOUS LAMINATIONS 20.10m-21.30m SANDSTONE MG,TRACE SILSTONE LAMINATIONS 21.30m-22.50m SANDSTONE MED TO COARSE GRAINED,PALE GREY 22.50m-26.30m SANDSTONE,MG, LIGHT GREY,MASSIVE, SHALE INCLUSIONS 26.30m-44.78m SANDSTONE MG PALE GREY,SILTSTONE AND CARB. INCLUSIONS	1874m	South West
10054337	0.00m-0.40m TOPSOIL 0.40m-4.90m CLAY BROWN 4.90m-6.10m SANDSTONE YELLOW 6.10m-132.20m SANDSTONE GREY 132.20m-132.80m SANDSTONE GREY W.B. 132.80m-171.40m SANDSTONE GREY 171.40m-172.00m SANDSTONE GREY W.B. 172.00m-180.00m SANDSTONE GREY	1936m	West
10115656	0.00m-137.00m 137.00m-147.00m SHALE DARK GREY 147.00m-150.00m SANDSTONE GREY DARK	1943m	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>



Site Boundary

Report Buffer

Property Boundary

Trendline

Fold Axis

Geological Boundary

Marker Bed

Faulted Boundary

Shear Zone or Schist Zone Boundary

Miscellaneous Boundary

Water/Coastline Boundary

State/Territory Border

Scale:

Geology

11-19 Middle Harbour 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	234m	North East

Geology

11-19 Middle Harbour 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

11-19 Middle Harbour Road, Lindfield, NSW 2070

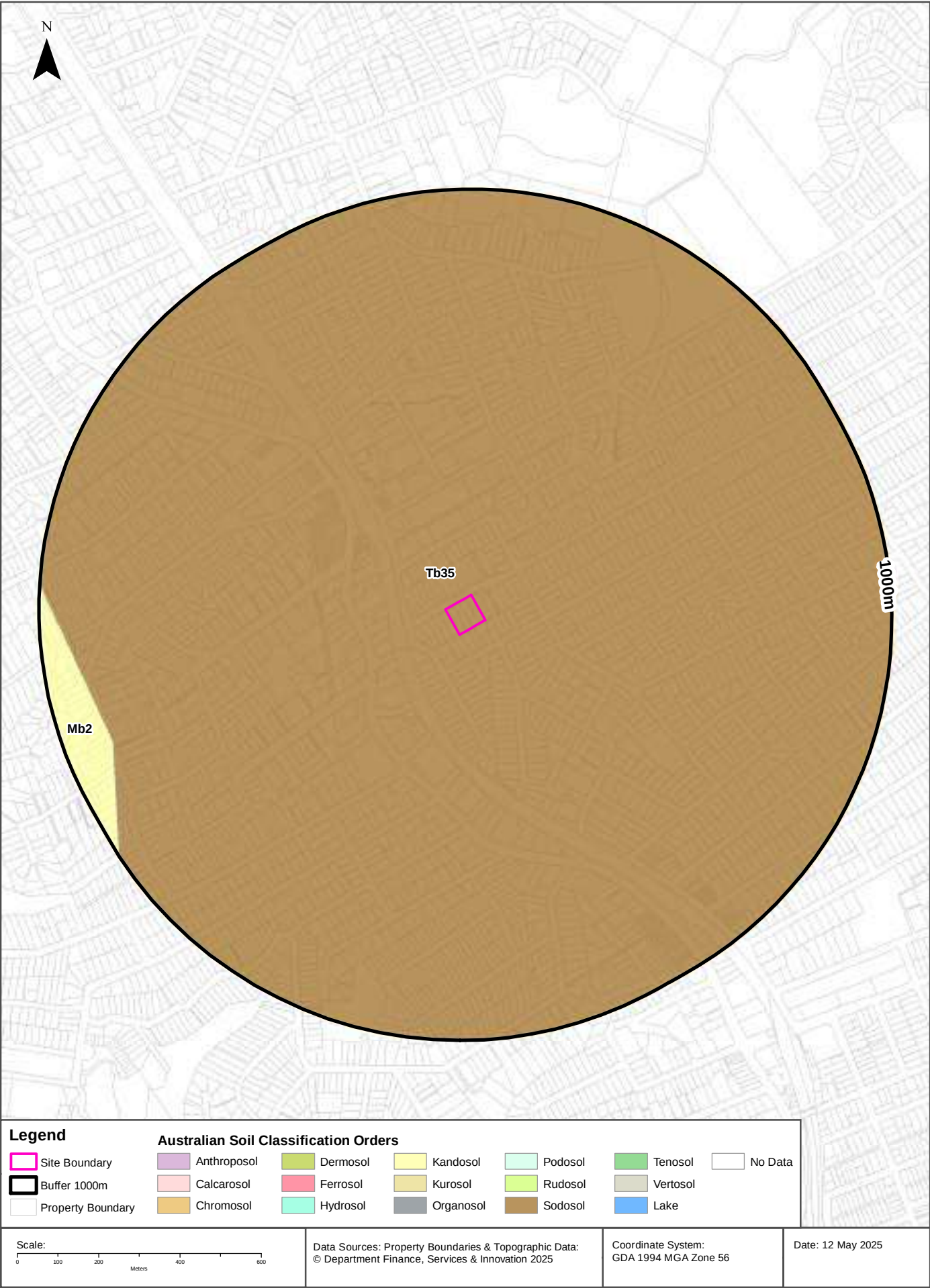
Naturally Occurring Asbestos Potential

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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Soils

11-19 Middle Harbour Road, Lindfield, NSW 2070

Atlas of Australian Soils

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

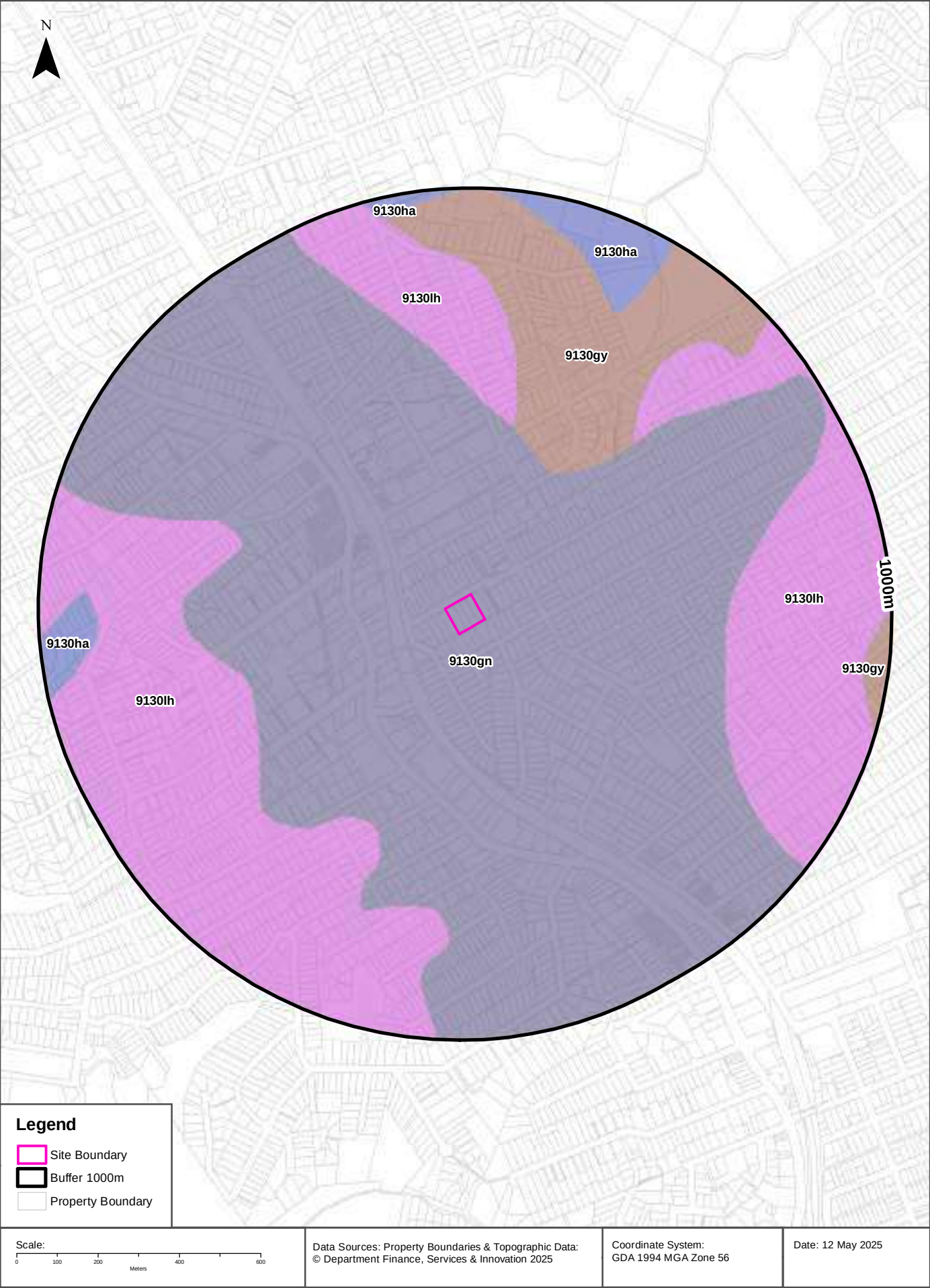
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Tb35	Sodosol	Dissected plateau remnants--flat to undulating ridge tops with moderate to steep side slopes: chief soils are hard acidic yellow and yellow mottled soils (Dy3.41), (Dy2.21), and (Dy2.41) and hard acidic red soils (Dr2.21); 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
Mb2	Kandosol	Dissected sandstone plateau of moderate to strong relief with sandstone pillars, ledges, and slabs-- level to undulating ridges, irregularly benched slopes, steep ridges, cliffs, canyons, narrow sandy valleys: chief soils are (i) on areas of gentle to moderate relief, acid yellow leached earths (Gn2.74) and (Gn2.34) and acid leached yellow earths (Gn2.24)- sometimes these soils contain ironstone gravel; and (ii) on, or adjacent to, areas of strong relief, siliceous sands (Uc1.2), leached sands (Uc2.12) and (Uc2.2), and shallow forms of the above (Gn2) soils. Associated are: (i) on flat to gently undulating remnants of the original plateau surface, leached sands (Uc2.3), siliceous sands (Uc1.2), sandy earths (Uc5.22), and (Gn2) soils as for (i) above (these areas are in part comparable with unit Cb29); (ii) on flat ironstone gravelly remnants of the original plateau surface, (Gn2) soils as for unit Mb5(i); (iii) on gently undulating ridges where interbedded shales are exposed, shallow, often stony (Dy3.41), (Dr2.21), and related soils similar to unit Tb35; (iv) narrow valleys of (Uc2.3) soils flanked by moderate slopes of (Dy3.41) soils; (v) escarpments of steep hills with shallow (Dy) and (Dr) soils between sandstone pillars; and (vi) shallow (Um) soils, such as (Um6.21) on steep hills of basic rocks. As mapped, minor areas of units Mg20, Mm1, and Mw8 are included. Data are limited.	881m	West

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW

11-19 Middle Harbour Road, Lindfield, NSW 2070



Soils

11-19 Middle Harbour Road, Lindfield, NSW 2070

Soil Landscapes of Central and Eastern NSW

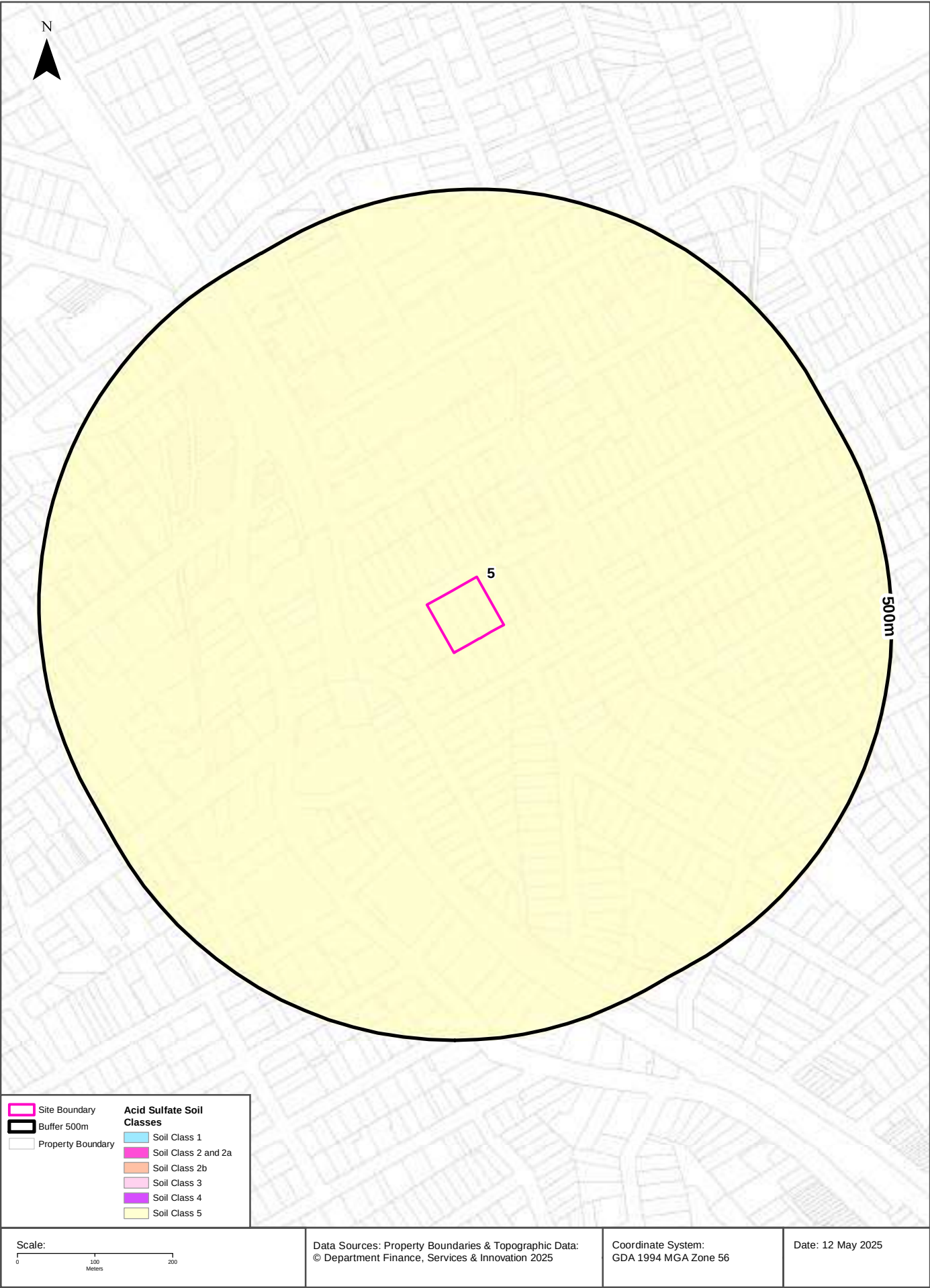
Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9130gn	Glenorie	0m	On-site
9130gy	Gymea	358m	North East
9130lh	Lucas Heights	423m	North
9130ha	Hawkesbury	777m	North

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

11-19 Middle Harbour Road, Lindfield, NSW 2070



Acid Sulfate Soils

11-19 Middle Harbour 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?

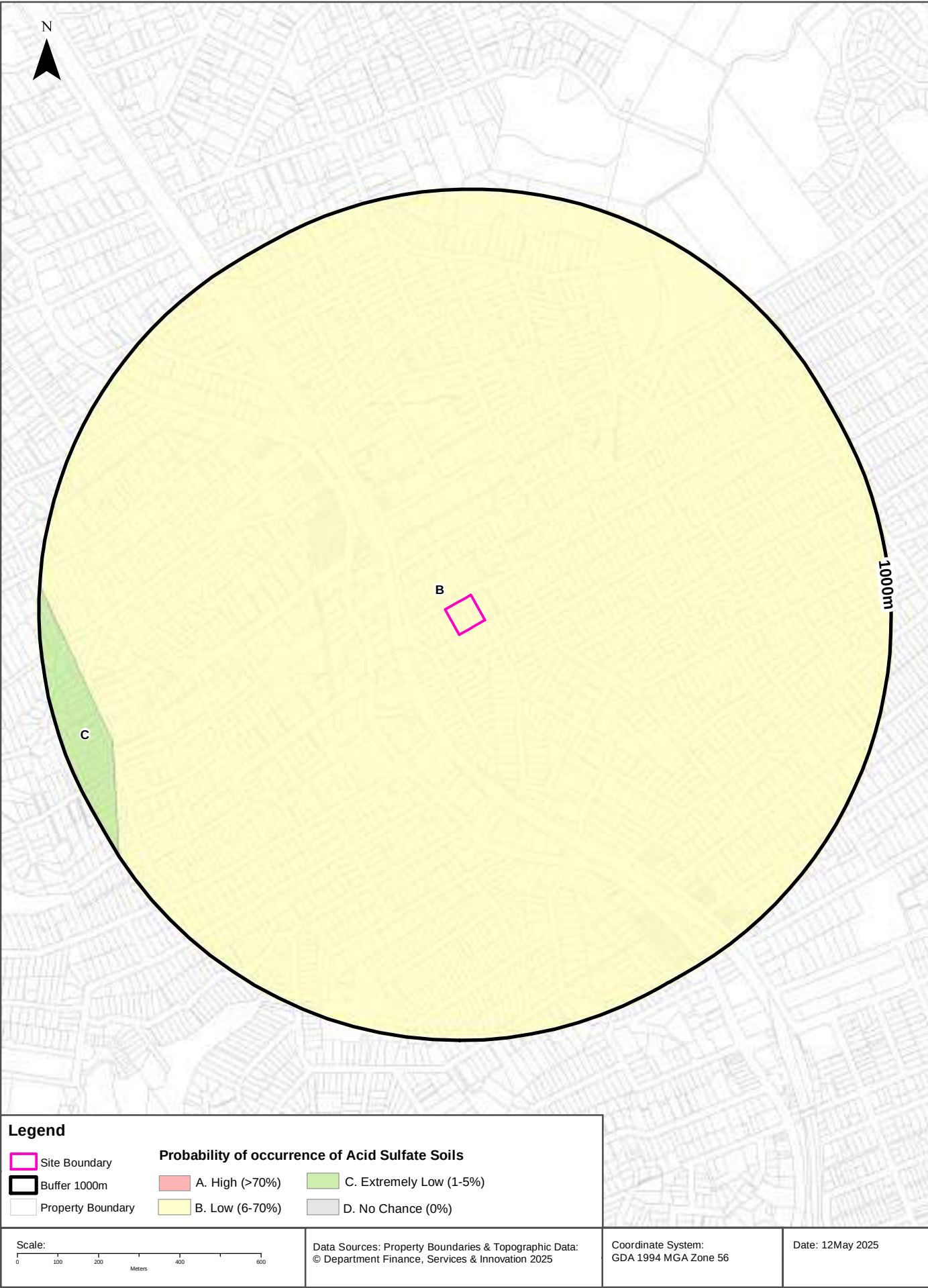
Soil Class	Description	EPI Name
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk	Ku-ring-gai Local Environmental Plan 2015

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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Acid Sulfate Soils

11-19 Middle Harbour 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
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	882m	West

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

11-19 Middle Harbour 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

11-19 Middle Harbour Road, Lindfield, NSW 2070

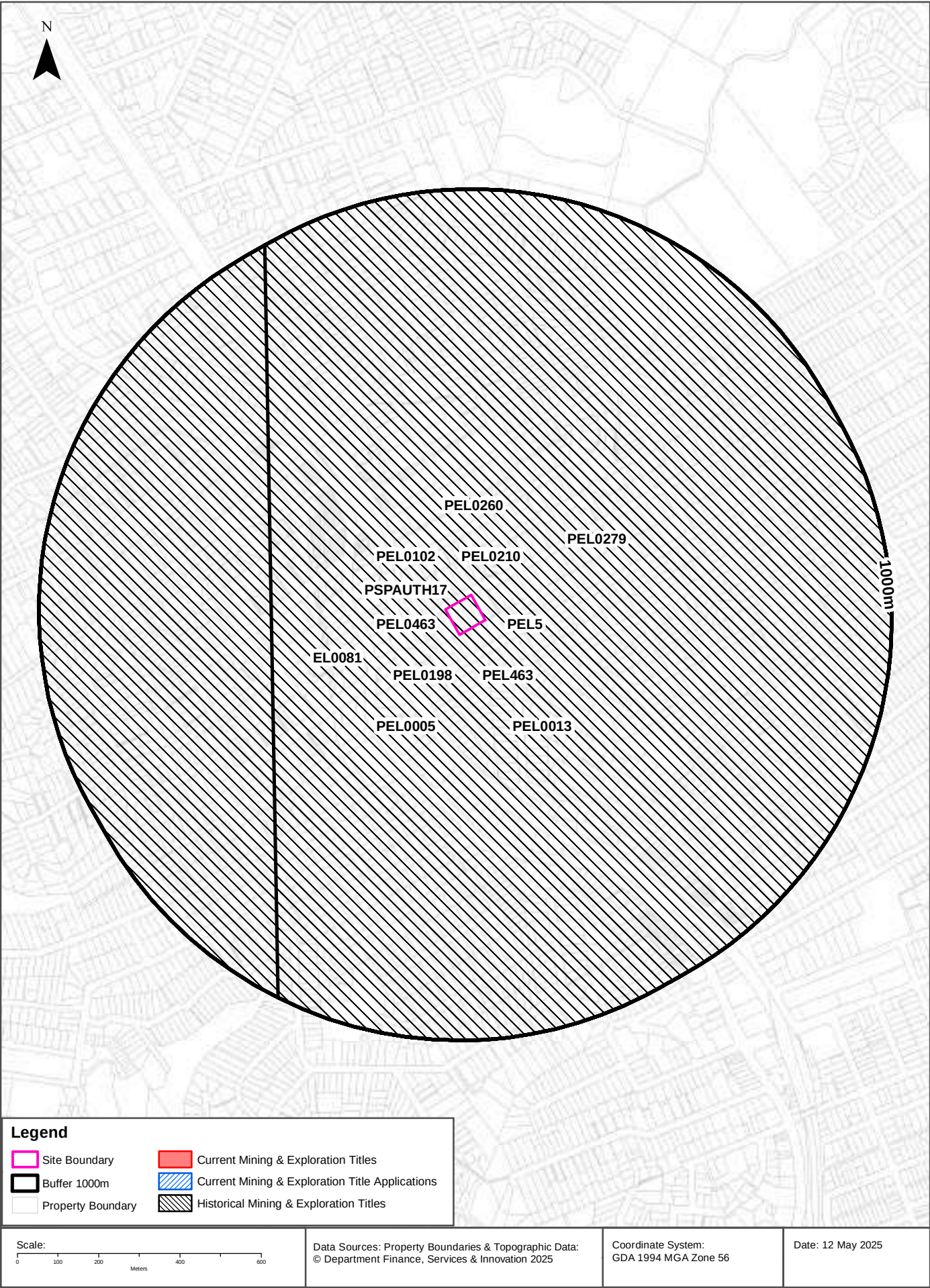
Mining Subsidence Districts

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

11-19 Middle Harbour 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

11-19 Middle Harbour 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
PEL0005	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20150403	PETROLEUM	Petroleum	0m	On-site
PSPAUTH17	MACQUARIE ENERGY PTY LTD	20070803	20080703	PETROLEUM	Petroleum	0m	On-site
EL0081	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	19670201	19680201	MINERALS		0m	On-site
PEL0260	NORTH BULLI COLLIERIES PTY LTD, AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT CO.	19810909	19930803	PETROLEUM	Petroleum	0m	On-site
PEL0102	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0463	DART ENERGY (APOLLO) PTY LTD	20091010	20150603	PETROLEUM	Petroleum	0m	On-site
PEL0013	AUSTRALIAN OIL AND GAS CORPORATION 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
PEL0198	JOHN STREVS (TERRIGAL) NL			PETROLEUM	Petroleum	0m	On-site
PEL0210	THE AUSTRALIAN GAS LIGHT COMPANY (AGL), NORTH BULLI COLLIERIES PTY LTD			PETROLEUM	Petroleum	0m	On-site
PEL0279	THE ELECTRICITY COMMISSION OF NSW (TRADING AS PACIFIC POWER)	19910504	19931111	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

11-19 Middle Harbour 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							

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

11-19 Middle Harbour Road, Lindfield, NSW 2070



Environmental Planning Instrument

11-19 Middle Harbour 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
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	41m	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	111m	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	142m	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	156m	North
E1	Local Centre		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	176m	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	176m	North West
SP2	Infrastructure	Classified Road	Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	198m	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	223m	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	249m	South
CA	Complex Area		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	253m	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	253m	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	261m	South
CA	Complex Area		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	284m	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	284m	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	322m	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	327m	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	329m	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	331m	South
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	363m	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	371m	South

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	374m	West
CA	Complex Area		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	516m	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	516m	North West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	551m	South West
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	555m	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	577m	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	577m	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	577m	South East
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	591m	North West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	599m	North East
E1	Local Centre		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	606m	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	606m	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	617m	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	617m	South East
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	621m	North West
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	637m	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	648m	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	653m	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	687m	South 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	689m	North West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	692m	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	696m	North West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	710m	North West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	760m	North East

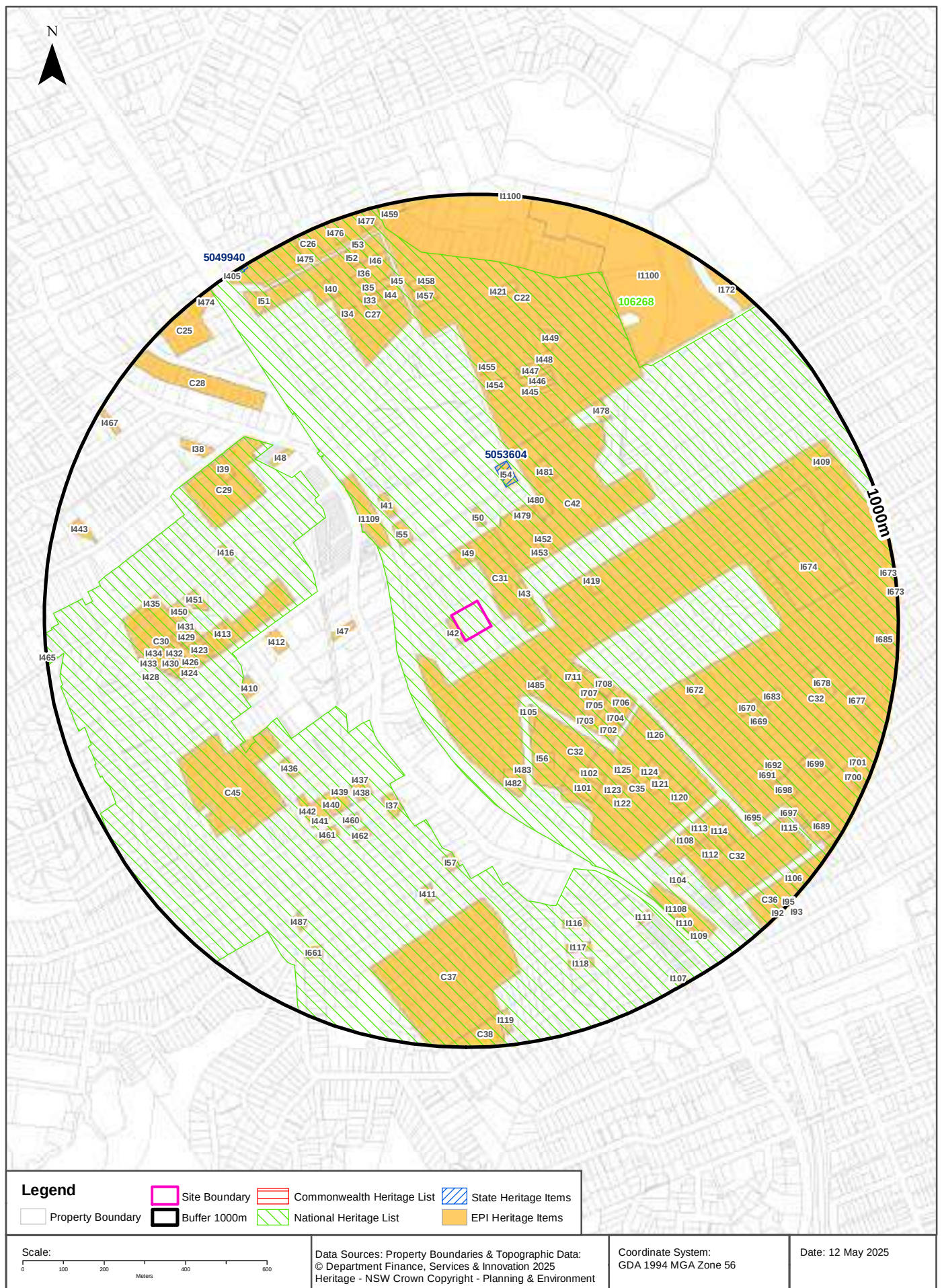
Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	780m	West
E1	Local Centre		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	797m	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	797m	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	803m	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	803m	South East
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	804m	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	819m	North
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	820m	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	839m	North
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	839m	South
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	841m	North
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	843m	North
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	853m	West
E1	Local Centre		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	854m	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	854m	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	865m	West
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	870m	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	889m	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	891m	North West
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	906m	South
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	914m	West
C2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	916m	North
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	930m	South
C4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	963m	West

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	970m	South East
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	14/04/2023	26/04/2023	06/09/2024	Map Amendment No 4	972m	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	985m	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	986m	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	992m	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	997m	South East

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Heritage Items

11-19 Middle Harbour Road, Lindfield, NSW 2070



Heritage

11-19 Middle Harbour 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	289m	North
5049940	Woodlands	1 Werona Avenue Killara	KU-RING-GAI	13/10/2006	01762	2181	988m	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
I42	"Laurabada", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	0m	South West
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	38m	North 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	75m	East
I49	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	96m	North
I43	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	101m	North East
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	121m	North East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I485	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	160m	South East
I50	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	181m	North
I453	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	190m	North East
I452	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	207m	North 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	210m	North West
C32	Clanville Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/08/2023	18/08/2023	21/06/2024	214m	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	214m	South East
I711	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	217m	South East
I479	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	227m	North East
I1109	Lindfield Railway Station Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	231m	North West
I47	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	237m	West
I480	Dwelling House "Hazeldean"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	252m	North East
I419	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	256m	East
I41	Commercial Block	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	284m	North West
I707	Dwelling house "Cerne Abbas"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	284m	South East
I708	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	288m	South East
I54	Lindfield Uniting Church	Item - General	State	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	289m	North
I705	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	299m	South East
I703	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	305m	South East
I56	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	323m	South East
I483	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	331m	South
I481	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	335m	North East
I482	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	352m	South
I706	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	354m	South East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I704	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	355m	South East
I702	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	358m	South East
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	373m	North
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	388m	West
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	394m	South East
I101	"Gooyong", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	399m	South East
I412	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	407m	West
I37	"Longview", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	415m	South West
I102	"Luton", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	418m	South East
I437	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	418m	South West
I438	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	435m	South West
I125	Residential flat building	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	455m	South East
I126	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	465m	South East
I439	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	474m	South West
I123	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	483m	South East
I672	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	493m	East
I460	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	499m	South West
I440	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	499m	South West
I410	Dwelling house "Lyncroft"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	508m	West
I124	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	511m	South East
I122	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	513m	South East
I454	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	514m	North
I462	Dwelling House "Rathlyn"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	516m	South 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	521m	South

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I445	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	521m	North
I436	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	523m	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	525m	South West
I441	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	528m	South West
I446	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	529m	North
I413	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	534m	West
I478	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	535m	North East
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	549m	North West
I442	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	550m	South West
I416	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	553m	West
I121	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	555m	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	555m	South West
I455	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	556m	North
I447	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	556m	North
I48	Commercial building—Churchers Restaurant	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	558m	North West
I448	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	566m	North
I423	Frances Street Bungalow Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	589m	West
I451	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	595m	West
I411	Dwelling house "Audley"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	602m	South
I425	Frances Street Bungalow Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	609m	West
I120	"Colmar", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	614m	South East
I427	Frances Street Bungalow Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	617m	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	619m	West
I429	Frances Street Bungalow Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	625m	West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I431	Frances Street Bungalow Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	633m	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	634m	South
I39	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	634m	North 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	635m	West
I670	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	636m	East
I449	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	637m	North
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	638m	North
I450	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	641m	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	654m	West
I430	Frances Street Bungalow Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	665m	West
I669	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	675m	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	677m	West
I683	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	679m	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	687m	South East
I108	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	687m	South East
I433	Frances Street Bungalow Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	688m	West
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	689m	North West
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	692m	East
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	698m	North 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	699m	West
I38	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	711m	North West
I435	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	717m	West
I116	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	727m	South
I112	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	738m	South East

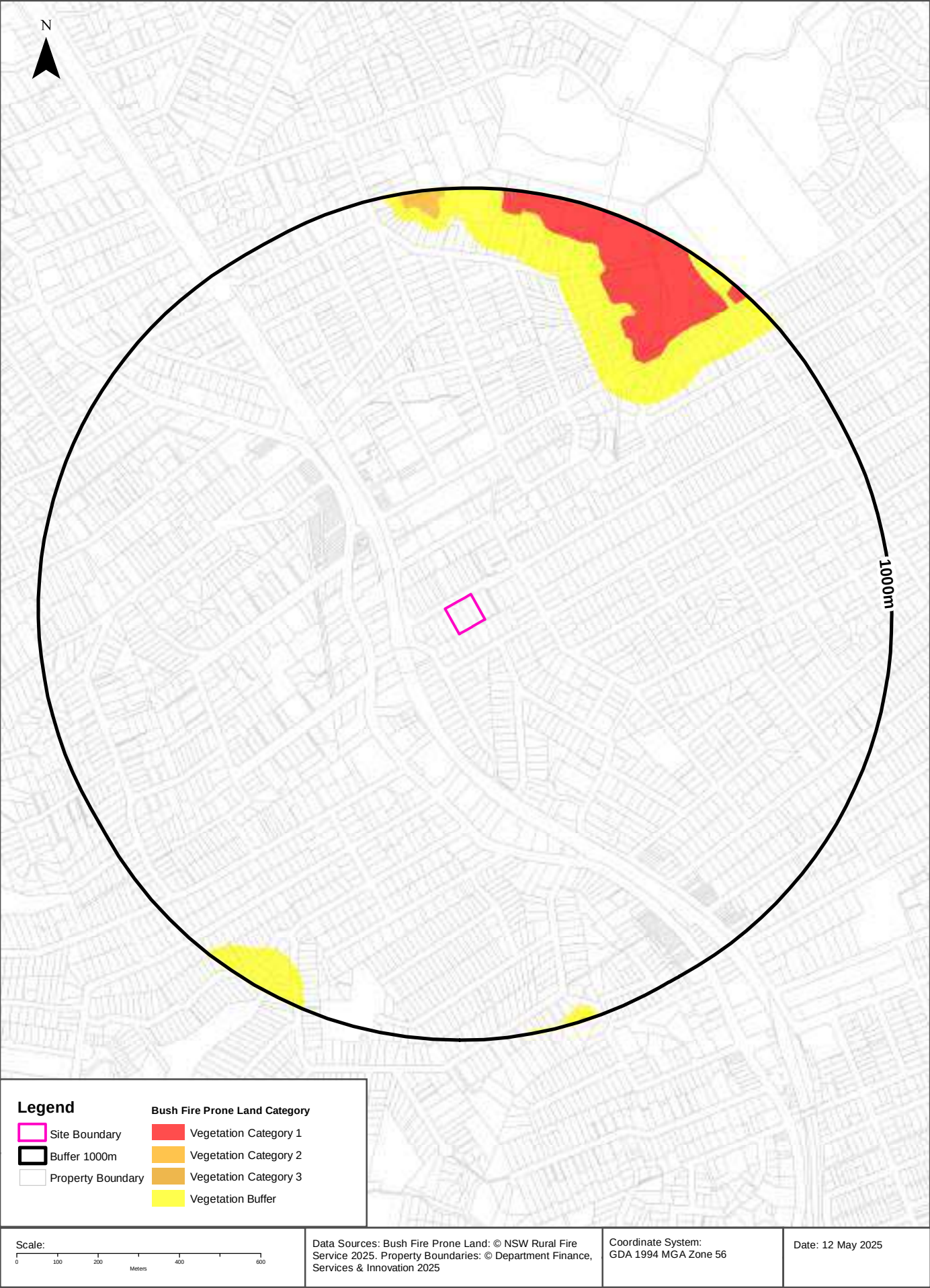
Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I457	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	738m	North
I113	"Lawarra", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	740m	South East
I1108	Roseville Station Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	744m	South East
I421	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	744m	North
I691	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	745m	South East
I114	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	745m	South East
I692	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	752m	South East
I44	"Fieldhead", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	760m	North
I34	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	764m	North
I104	Former Westpac Bank building	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	765m	South East
I33	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	774m	North
I695	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	775m	South East
I458	Federation bungalow	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	778m	North
I487	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	782m	South West
I117	"Rose Haven", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	787m	South
I678	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	788m	East
I35	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	794m	North
I698	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	796m	South East
I111	Roseville Cinema	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	797m	South East
I45	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	799m	North
I699	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	824m	East
I40	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	825m	North West
I118	"Netherwood", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	826m	South
I661	Dwelling house "Sirocco"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	830m	South West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I36	"Lochinvar", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	834m	North
I115	Roseville Scout Group Hall	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	849m	South East
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	850m	South East
I697	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	857m	South East
I46	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	859m	North
I51	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	875m	North West
I52	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	876m	North
I53	"Coromandel", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	879m	North
I409	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	883m	North East
I677	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	886m	East
I443	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	03/03/2023	03/03/2023	21/06/2024	889m	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	899m	North 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	904m	South East
I109	Former Commonwealth Bank Building	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	907m	South East
I119	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	907m	South
C38	Shirley Road Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	919m	South
C36	Lord Street/Bancroft Avenue Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	921m	South East
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	924m	North West
I467	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	929m	North West
I700	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	931m	East
I475	Dwelling House "Treetops"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	936m	North West
I476	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	940m	North
I701	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	943m	East
I106	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	946m	South East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I685	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	25/11/2016	25/11/2016	21/06/2024	949m	East
I477	Dwelling house "Brenchley"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	950m	North
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	966m	North East
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	969m	North West
I459	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	970m	North
I107	"Killiecrankie", dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	973m	South East
I92	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	981m	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	983m	East
I93	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	987m	South East
I405	Dwelling house "Woodlands"	Item - General	State	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	988m	North West
I95	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	21/06/2024	991m	South East
I465	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	21/06/2024	994m	West

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Natural Hazards

11-19 Middle Harbour Road, Lindfield, NSW 2070

Bush Fire Prone Land

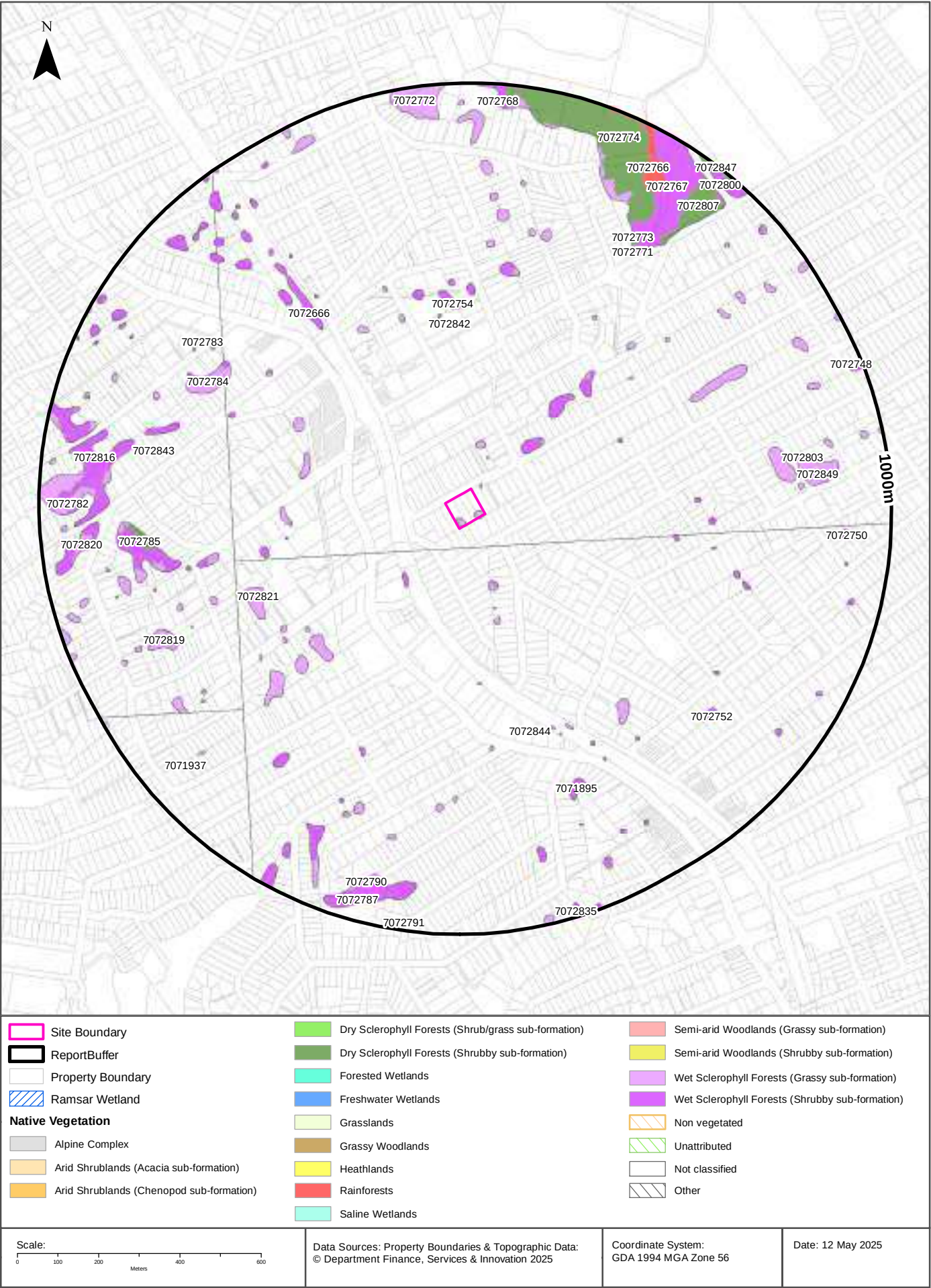
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	603m	North East
Vegetation Category 1	703m	North East
Vegetation Category 2	925m	North

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

Ecological Constraints - Vegetation & Ramsar Wetlands

11-19 Middle Harbour Road, Lindfield, NSW 2070



Ecological Constraints

11-19 Middle Harbour 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
7072821	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	0m	On-site
7072842	Not classified	(Not classified) Not classified	Not classified	0m	On-site
7072844	Not classified	(Not classified) Not classified	Not classified	49m	South
7071895	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	150m	South East
7072767	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	153m	North East
7072666	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	172m	North West
7072803	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	203m	East
7072784	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	345m	West
7072816	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	381m	West
7072754	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	428m	North
7072843	Not classified	(Not classified) Not classified	Not classified	527m	West
7072772	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	597m	North
7072783	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	684m	North West
7072819	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Coastal Shale-Sandstone Forest	Northern Hinterland Wet Sclerophyll Forests	692m	West
7071937	Not classified	(Not classified) Not classified	Not classified	695m	South West
7072771	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	704m	North East
7072790	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	717m	South
7072785	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	718m	West
7072773	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	719m	North East
7072787	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	721m	South
7072752	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	746m	South East
7072807	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	756m	North East
7072774	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	757m	North
7072849	Not classified	(Not classified) Not classified	Not classified	818m	East
7072820	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	839m	West

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
7072766	Rainforests	(Rainforests) Sydney Coastal Coachwood Gallery Rainforest	Northern Warm Temperate Rainforests	856m	North East
7072782	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	861m	West
7072749	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	877m	East
7072750	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	887m	East
7072835	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	887m	South
7072791	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	921m	South
7072800	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	935m	North East
7072768	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	939m	North
7072748	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	967m	East
7072753	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) Sydney Turpentine Ironbark Forest	Northern Hinterland Wet Sclerophyll Forests	977m	South
7072847	Not classified	(Not classified) Not classified	Not classified	992m	North East

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

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Ecological Constraints

11-19 Middle Harbour 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

11-19 Middle Harbour 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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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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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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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 falcinellus	Broad-billed Sandpiper	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Not Sensitive	Critically Endangered	Critically Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Category 3	Endangered	Endangered	
Animalia	Aves	Calyptorhynchus banksii banksii	Red-tailed Black-Cockatoo (coastal subspecies)	Category 2	Critically Endangered	Not Listed	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Category 2	Vulnerable	Not Listed	
Animalia	Aves	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Category 2	Vulnerable	Vulnerable	
Animalia	Aves	Cecropis daurica	Red-rumped Swallow	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Certhionyx variegatus	Pied Honeyeater	Not Sensitive	Vulnerable	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Charadrius mongolus	Lesser Sand-plover	Not Sensitive	Vulnerable	Endangered	ROKAMBA;CAMBA; JAMBA
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 hypoleucos	Grey Falcon	Category 2	Vulnerable	Vulnerable	
Animalia	Aves	Falco subniger	Black Falcon	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;JAMBA
Animalia	Aves	Grantiella picta	Painted Honeyeater	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Gygis alba	White Tern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Haematopus fuliginosus	Sooty Oystercatcher	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Haematopus longirostris	Pied Oystercatcher	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Not Sensitive	Endangered	Critically Endangered	
Animalia	Aves	Limosa lapponica	Bar-tailed Godwit	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Limosa limosa	Black-tailed Godwit	Not Sensitive	Vulnerable	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Lophochroa leadbeateri	Pink Cockatoo	Category 2	Vulnerable	Endangered	
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Menura alberti	Albert's Lyrebird	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Nettapus coromandelianus	Cotton Pygmy-Goose	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Numenius 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 fuscatus	Sooty Tern	Not Sensitive	Vulnerable	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Oxyura australis	Blue-billed Duck	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pachycephala olivacea	Olive Whistler	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pandion cristatus	Eastern Osprey	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Parvipsitta pusilla	Little Lorikeet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Petroica rodinogaster	Pink Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	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	Pyrrholaemus sagittatus	Speckled Warbler	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 albigrons	Little Tern	Not Sensitive	Endangered	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Sula dactylatra	Masked Booby	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Thalassarche cauta	Shy Albatross	Not Sensitive	Endangered	Endangered	
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 nebularia	Common Greenshank	Not Sensitive	Endangered	Endangered	ROKAMBA;CAMBA;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	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Xenus cinereus	Terek Sandpiper	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA; CAMBA; JAMBA
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	
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	Isodon 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	Phascogale cinerea	Koala	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Phoniscus papuensis	Golden-tipped Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Pseudomys gracilicaudatus	Eastern Chestnut Mouse	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Pseudomys novaehollandiae	New Holland Mouse	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Vespertilio macrotis	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	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
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	Eulamprus kosciuskoi	Alpine Water Skink	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Reptilia	Hemiaspis damelii	Grey Snake	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Myuchelys bellii	Western Sawshelled Turtle, Bell's Turtle	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	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	
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 lanecovensensis		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe reesiaae		Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Hygrocybe rubronivea		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	Acacia 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	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	<i>Epacris purpurascens</i> var. <i>purpurascens</i>		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	<i>Epacris sparsa</i>	Sparse Heath	Not Sensitive	Vulnerable	Endangered	
Plantae	Flora	<i>Eucalyptus camfieldii</i>	Camfield's Stringybark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	<i>Eucalyptus leucoxylon</i> subsp. <i>pruinosa</i>	Yellow Gum	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	<i>Gaudium deanei</i>		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	<i>Genoplesium baueri</i>	Bauer's Midge Orchid	Category 2	Endangered	Endangered	
Plantae	Flora	<i>Genoplesium plumosum</i>	Tallong Midge Orchid	Category 2	Critically Endangered	Endangered	
Plantae	Flora	<i>Grammitis stenophylla</i>	Narrow-leaf Finger Fern	Category 3	Endangered	Not Listed	
Plantae	Flora	<i>Grevillea caleyi</i>	Caley's Grevillea	Category 3	Critically Endangered	Critically Endangered	
Plantae	Flora	<i>Grevillea hilliana</i>	White Yiel Yiel	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	<i>Grevillea juniperina</i> subsp. <i>juniperina</i>	Juniper-leaved Grevillea	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	<i>Haloragodendron lucasii</i>		Not Sensitive	Endangered	Endangered	
Plantae	Flora	<i>Hibbertia puberula</i>		Not Sensitive	Endangered	Not Listed	
Plantae	Flora	<i>Hibbertia spanantha</i>	Julian's Hibbertia	Category 2	Critically Endangered	Critically Endangered	
Plantae	Flora	<i>Hibbertia superans</i>		Not Sensitive	Endangered	Not Listed	
Plantae	Flora	<i>Isotoma fluviatilis</i> subsp. <i>fluviatilis</i>		Category 3	Not Listed	Extinct	
Plantae	Flora	<i>Lasiopetalum joyceae</i>		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	<i>Macadamia integrifolia</i>	Macadamia Nut	Not Sensitive	Not Listed	Vulnerable	
Plantae	Flora	<i>Macadamia tetraphylla</i>	Rough-shelled Bush Nut	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	<i>Melaleuca biconvexa</i>	Biconvex Paperbark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	<i>Melaleuca deanei</i>	Deane's Paperbark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	<i>Microtis angusii</i>	Angus's Onion Orchid	Category 2	Endangered	Endangered	
Plantae	Flora	<i>Persoonia hirsuta</i>	Hairy Geebung	Category 3	Endangered	Endangered	
Plantae	Flora	<i>Persoonia laxa</i>		Not Sensitive	Extinct	Extinct	
Plantae	Flora	<i>Pimelea curviflora</i> var. <i>curviflora</i>		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	<i>Prostanthera marifolia</i>	Seaforth Mintbush	Category 3	Critically Endangered	Critically Endangered	
Plantae	Flora	<i>Rhizanthella slateri</i>	Eastern Australian Underground Orchid	Category 2	Vulnerable	Endangered	
Plantae	Flora	<i>Rhodamnia rubescens</i>	Scrub Turpentine	Not Sensitive	Critically Endangered	Critically Endangered	
Plantae	Flora	<i>Sarcophilus hartmannii</i>	Hartman's Sarcophilus	Category 2	Vulnerable	Vulnerable	
Plantae	Flora	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	Not Sensitive	Vulnerable	Vulnerable	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Tetradlea glandulosa		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Tetradlea 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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 12. These Terms are subject to New South Wales law.

Appendix G – Council Information

BUILDING APPLICATION

LOCAL GOVERNMENT ACT, 1919 (ORDINANCE 71)

Date 8th Nov. 1960

THE TOWN CLERK,

No.

60/2057

MUNICIPALITY OF KU-RING-GAI

Sir,—

I, the undersigned, hereby make application for the approval of the Council to plans and specifications (two copies supplied herewith) of a building which I propose to erect and complete within twelve months from date of approval.

Particulars are as follows — CONVERSION OF EXISTING BRICK RESIDENCE INTO TWO

Class of Building

SEPARATE OCCUPANCIES.

Here state whether detached, semi-detached, dwelling, flats, shop and dwelling, garage, stable, additions, or as the case may be.

State whether new or second-hand materials are to be used NEW MATERIALS

STATE WHETHER THERE IS A STRUCTURE EXISTING ON THE LAND EXISTING RESIDENCE
Location of Building

Name or No. of Building 11 Lot 11 D.P. _____ Street or Road MIDDLE HARBOUR ROAD

Town or Locality LINDFIELD Located between _____ Streets

Frontage 65 ft. Depth 232'-10 1/2"

NAME OF OWNER MRS. A.M. PHILLIPS Address 11 MIDDLE HARBOUR RD - LINDFIELD

Telephone No. JA 8669

NAME OF BUILDER H. LANE Address 111 ROCKVILLE AVE. ROSEVILLE

Telephone No. JA 8669

SUMMARY OF SPECIFICATION

Note: Sizes must be given

The following information is required for the Industrial Commissioner and must be supplied in so far as it applies to the application being lodged

Building Line in respect of this application EXISTING RESIDENCE

Number and particulars of all rooms and outhouses (if additions etc. show proposed new work only)

CONVERSION OF EXISTING BRICK RESIDENCE INTO TWO SEPARATE FLATS, EACH CONTAINING TWO BEDROOMS, LOUNGE, DINING ROOM, KITCHEN, BATHROOM AND LAUNDRY.

Foundation STONE No. of Stories 1 Damp Proof Course Material LEAD

Material of Outer Walls BRICK Partition Walls BRICK Material of Roofs — Main TILE

Roofs — Subsidiary CORR. GAL. IRON Verandah TILE Bearers 4 x 3 HARDWOOD

Floor Joists 4 x 2 Wall Plates 3 x 3 Ceiling Joists 4 x 2 Rafters 4 x 2 OREGON

Corner Studs _____ Other Studs _____ Height of Rooms, floor to ceiling FRONT PORTION 11'-0"
REAR PORTION 9'-0"

Proposed Method of Ventilation (a) Air Vents? _____ (b) _____

Proposed Method of Lighting (a) Window? _____ (b) _____

Proposed Method of Drainage (a) Roofwater? EARTHENWARE PIPES TO EXISTING DRAINS (b) Sullage? EARTHENWARE PIPES TO EXISTING DRAINS

Particulars of Closet Accommodation W.C. EXISTING Is Sewer Available? EXISTING
(Closet must be strictly in accordance with Local Government Ordinance 44)

Is Bathroom or Laundry detached? INTERNAL Position of Clothes Hoist or Lines EXISTING

Strike out any of the following not included in the cost of Building: Water Supply, Sewerage, Fencing.

Total Value of New Buildings £ 1200

Alterations

Cost of Fencing £ _____ Value of Allotment £ _____

Height and Description of Fencing (a) Front and Returns _____

(b) Rear, and Sides from Returns _____

Note — Block Plan showing Building and Outhouses must be shown on back hereof if not included on Plans, including adjacent dwellings

Applicant to state whether builder, owner or architect

Signature of Applicant

Builder

NOTE — The form below this line is for the use of Council only

Plans ✓ Specifications 2-8-0 No. Sq. Feet _____

Location of Site _____ Building Fee _____ Paid on _____

Crossing Permit 100 Paid on _____

Addnl. Stamping Fee _____ Paid on _____

REPORT LIKELY? YES/NO

Dealt with by Council 17.11.1960 Result Approved Building Surveyor

Advised of Approval on 21-11-60 to builder by email

Plans and Specifications returned on 23/11/1960 to builder

See back hereof.

KU-RING-GAI MUNICIPAL COUNCIL

Council Chambers 818 Pacific Highway Gordon NSW 2072
Phone (02) 9498 0888 DX 8703 Gordon Fax (02) 9418 1117



DA No 5314/9

BA No 77/518

225. Am

DEVELOPMENT AND BUILDING APPLICATION

Environmental Planning & Assessment Act 1979 & Local Government Act 1993

Property File No.

P18518

Location of Activity

Street Address 11 Middle Harbour Rd.

Suburb Landfield Postcode 2070

Lot No.

DP No 349665

Applicant

Full Name Cavalier Constructions Pty Ltd

Address 225 Burns Bay Rd

Lane Cove Postcode 2066

Phone Bus 94186122

Home:

Fax 94186478

Mob:

Owner

Full Name Craig & Keegan Lombard

Address 11 Middle Harbour Rd.

Landfield Postcode 2070

NOTE: Owner's consent required below

Phone Bus 94168333

Home:

Fax:

Mob:

Proposed Development

(Tick all applicable)

☒ Build or alter building ☐ Amend existing approval

☐ Commercial ☐ Residential ☐ Demolition

☐ Advertising Sign/Structure ☐ Change of Use

Existing use Dwelling

Proposed use Dwelling

Cost of Development or works

\$204,000

Construction materials

Floors timber Roof T.C. Tiles

External walls Brick

Total new floor area

M² 197

Builder

Full Name Cavalier Constructions Pty Ltd

Address 225 Burns Bay Rd

Lane Cove Postcode 2066

Phone Bus: 94186122

Home:

Fax 94186478

Mob:

Required attachments

(For Residential or

Commercial building works.

For other applications

see inside cover)

☒ 5 copies of plans of proposed development

☒ 3 copies of specifications

☒ 8 copies A4 reduced site plan and elevations for notification

☒ Statement of environmental effects

☐ Shadow diagrams for buildings over one storey *By Council*

1/1 ☐ Other supporting documentation by applicant

1/1 ☐ SEPP1 Objection when applicable (Refer to Council staff)

Consent of owner

*Private Insurance
Reg'd. Builder advises
contract signed after
1 May 97.

I, _____ declare that I am the owner of the above property and consent to the making of this application. I further waive the requirement of Section 103 of the Local Government Act regarding the power of entry and consent to officers or agents of Ku-ring-gai Council entering the property without first having given notice for the purpose of carrying out any inspections which it may deem appropriate in connection with the processing of this application and inspections of the building if applicable during the course of construction.

SIGNATURE OF OWNER

DATE

Signed by applicant

*Ins. Cert. Fee Reg'd.

SIGNATURE OF APPLICANT

DATE

28.4.97.

SSI details OX to
WB 14.7.97 yjc

Property No 3244583

Board

No. of Inspectors

DX to WB
14/7/97



Cavalier Constructions

A.C.N. 002 969 735

8 July 1997

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

A. Martin

Dear Sir

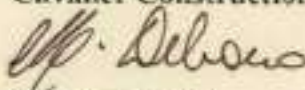
Re: 11 Middle Head Road, Lindfield
BA No. 97/518

I refer to Council approved plans for the above property.

In relation to this matter, please find enclosed two copies of Engineering drawings by Demlakian & Associates Job No. 97059 Drawings No. S1, S2 and S3 for Footing Plan, First Floor Joist Plan and Sections, respectively, dated June, 1997.

It would be appreciated if you would sign one copy of these plans and return to us for our records

Yours faithfully
Cavalier Constructions Pty Ltd



Marie Debono

1997 JUL -9 AM 9:03
KING

Q.2 Plant and Labour -

All materials, scaffolding, tools plant and tradesmen will be supplied by the Builder

Q.3 Sanitary Accommodation -

Sanitary accommodation for the workers will be supplied

Q.4 Dimensions -

Figured dimensions will take precedence over scale. Internal dimensions between plates, external dimensions over brickwork or plates whichever applies, ceiling height to be clear between flooring and ceiling linings

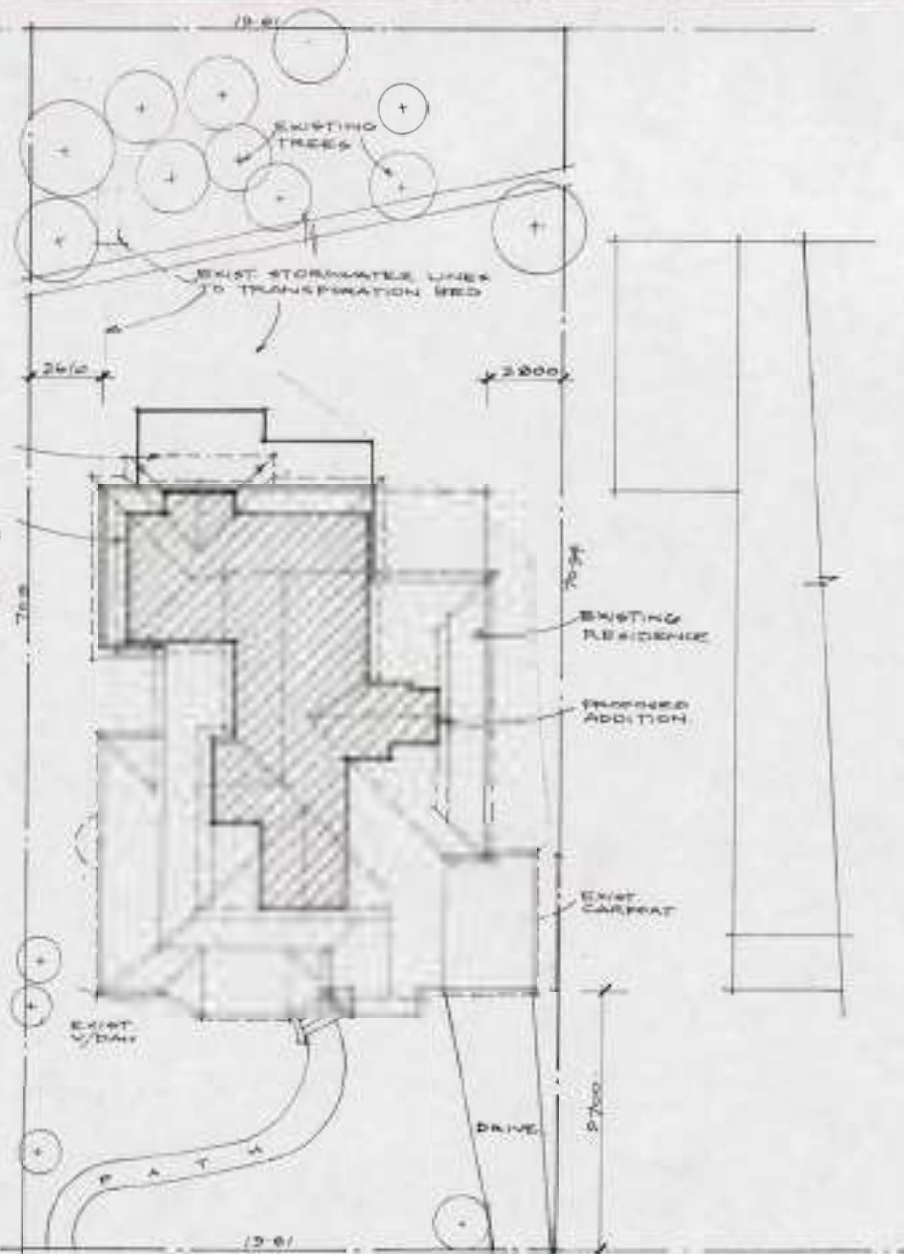
Q.5 Services -

The supply of services for the works and attachment of new work shall be the responsibility of the Owner, who will pay all charges to service authorities for use of services

Q.6 Clean Up -

The Builder will leave the site in a manner that no building debris is visible and the general area is raked over and left in a clean state. All windows will be washed.

.....



MIDDLE HARBOUR RD.
SITE PLAN

SCALE:	DATE: 21-6-97
DRAWN: G. B.	SHEET NO: 1
ANNEXURE 'A'	

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT 11 MIDDLE HARBOUR ROAD, LINDFIELD

1. Introduction

This Statement of Environmental Effects has been prepared to accompany plans prepared by Cavalier Constructions dated 21.4.97 for submission to Ku-ring-gai Council as a combined Development/Building Application for the construction of a two storey addition to the rear of the residence and first floor addition over part of the existing residence. Development consent is required due to the ceiling height over part of the addition being slightly over 7 metres in height.

2. Physical Description of the existing house, land and surrounding area:

The existing house is a single storey Federation style residence set on a large block of land on the high side of the street with a reasonable distance between neighbouring residences.

3. The Proposal

The proposal before Council is for a two storey addition to the rear of the existing residence and a first floor addition over part of the existing residence.

The proposal is designed to continue the style and fabric of the existing residence and is designed to be well integrated into the existing residence.

The extension has been designed carefully so as not to encroach on the building envelope.

The Land is approximately 1400m² and the built upon area is only 33% of the site.

The actual area of the addition which exceeds 7.0m in height is minor.

4. Environmental Effects

The proposal has no adverse effect on the surrounding environment. Due to the extension being more towards the rear of the residence and the only change to the front being the addition of 1 gable, the addition it is not visually prominent from Middle Harbour Road and therefore has minimal effect on the streetscape.

There will be no effect on the privacy enjoyed by the surrounding residences or loss of views.

There will be minimal to no overshadowing to neighbouring residences.

Overall, the proposed extension is seen to be a sympathetic proposal in all respects and consistent with reasonable community expectations.

5. Conclusion

The design evidences sound design principles.

Although the proposal does exceed 7.0 in height, reasonable living accommodation has been achieved with character, bulk scale, size and scale consistent with other local dwellings and without any negative impact on neighbours.

Given the reports evaluation Council's favourable review of the proposal is sought.

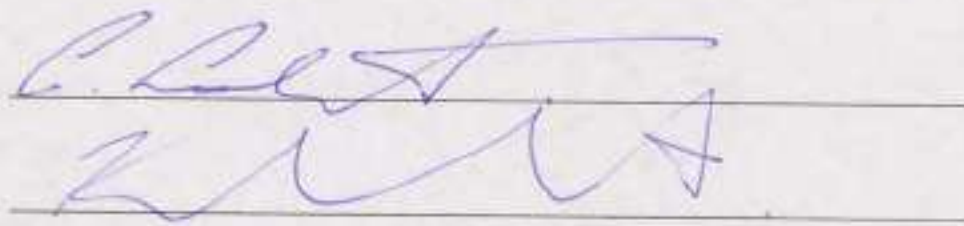
RE: BUILDING AND DEVELOPMENT APPLICATIONS

FOR PROPERTY AT 11 Middle Marker Rd, Knysna

We, the undersigned owners of the above property, hereby authorise Council to deal with the application for Building and/or Development Approval as will be lodged by Cavalier Constructions Pty Ltd on our behalf.

We also waive the requirement of Section 193 of the Local Government Act regarding the power of entry of Councils for the purpose of carrying out all or any inspections which it may deem appropriate in connection with the processing of the attached application.

Yours faithfully



Date: 21-4-97



1 July 1993

KU-RING-GAI MUNICIPAL COUNCIL

ADDITIONAL COPIES OF PLANS TO BE SUBMITTED WITH BUILDING APPLICATIONS

In addition to the three (3) copies of fully scaled plans and the specification to be submitted with Building Applications further reduced copies of portions of the plan are required to be submitted when Building Applications are lodged with Council.

Section 114 of the Local Government Act 1993 requires Council to notify owners of adjoining land of the application and particulars of the proposed building to allow them to make submissions in respect of the proposals.

The Council's notice to those adjoining owners must be accompanied by a plan in an "approved form" showing the height and external configuration of the building.

EIGHT (8) ADDITIONAL COPIES OF PLANS (or such further copies as may be required by Council in the circumstances of the proposal) are to be submitted with the Building Application.

Those eight (8) additional copies shall be in the following "approved form":-

1. On A4 size sheet.
2. Clearly drawn as a replicated copy of the fully scaled plans submitted with the application.
3. Of a scale which will easily delineate the features of the building.
4. Show the height and external configuration of the proposed building in relation to the site on which it is proposed to be erected.
5. Include a site plan showing the relationship of the proposed building to the boundaries of the allotment.
6. Show any new buildings or additions to existing buildings by means of cross hatching.
7. Have clearly figured dimensions to indicate size, height and position of the building.
8. Indicate the levels of floors, ceilings and ridges in relation to the levels of the site.

Should more than eight (8) copies of these plans be necessary (due to the circumstances of the proposal) and you are not able to supply them within a reasonable time, then Council will photocopy them and levy a charge of fifty (50) cents per copy.

Yours faithfully

I Glendinning
DIRECTOR

DEVELOPMENT CONTROL AND HEALTH SERVICES

97 / 5 - 8

3. SUBMISSION OF PLANS/ATTACHMENTS FOR OTHER APPLICATIONS

DEMOLITION OF BUILDINGS

Applies only if this application is for the demolition of a building (where demolition requires Development Consent) and no other works are proposed.

- ☐ Site plan to appropriate scale, e.g. 1:200 with 8 copies of A4 size for notification purposes. Plans to state the details of the building to be demolished including the type of building, number of storeys, sediment control details, fall of land, materials, location of trees, etc.
- ☐ For large commercial demolitions only, a traffic management plan.

ADVERTISING SIGNS

Two copies of plans with the following details are required for advertising signs applications.

- ☐ Site plan showing location of proposed signs and details of any signs to be removed.
- ☐ Plan showing elevation of signs and building elevations where applicable.
- ☐ Plans are to indicate the size and colour of signs and whether or not they are illuminated. One application may be used for multiple signs.
- ☐ Indicate the type of sign as related to Council's Sign Code.

CHANGE OF USE OR EXTENDED TRADING HOURS

If a change of use involves building work, the usual number of sets of plans, etc. will be required in addition to the following:—

- ☐ A detailed written submission supporting the application for the proposed use or change in trading hours.

APPLICATIONS UNDER SECTION 102 OF THE EP & A ACT 1979

In addition to amended plans, specifications and reduced plans for notification, the following are required:—

- ☐ Statement detailing the modifications proposed.
- ☐ Reasons as to why Council should modify the development consent.

PLEASE INDICATE:—

DETAILS OF MY PROJECT AND MAILING ADDRESS CAN APPEAR ON COUNCIL'S MONTHLY BUILDING LIST.

YES ☐ NO ☐

97 / 5 - 8

OFFICE USE ONLY

SITE INSPECTION

- 97
5
1
8
1. Have you formed an opinion as to the detrimental effect on the enjoyment of:
 Adjoining Land NO ADVERSE IMPACT TO
 Other Land ADJOINING OF OTHER LAND
 In relation to:

- (a) Views/outlook? NO VIEWS IMPAIRED
 (b) Overshadowing? NO SIG OVERSHADOWING
 (c) Privacy? REASONABLE LEVEL OF PRIVACY RETAINED ALL BED
 (d) Aural Privacy? IN SECOND STOREY 1 BATHROOM
 (e) Streetscape? NO ADVERSE IMPACT
 (f) Use? SATISFACTORY FOR RESIDENTIAL PURPOSES
 (g) Any other issue? NIL

As a result of your assessment of these effects do any owners of any other land have to be notified of this proposal? NO

2. Is the design compatible? YES
 3. Shadow diagram required? NO
 4. Are there any trees to be removed? NO
 OK to remove

Species _____ Size _____ Refer to Parks _____

5. Landscaping/screening required? NO
 6. Maximum ceiling height? > 7 but < 8m
 7. Within building envelope? YES
 8. Site coverage? 55% - < 60% - LARGE SITE
 9. Heritage premises (on this site or adjacent)? NO AT 32 3RD CONSIDERABLE DISTANCE
 10. Bush fire risk area? LOW
 11. Impact on urban bushland SEPP 19 considerations? NO
 12. Building lines? MAINTAIN EXISTING

13. Is there any encroachment of the building line? NO
 14. Building setbacks? MAINTAIN EXISTING
 15. Vehicular access/two car parking spaces behind building line? EXISTING, FACILITIES MAINTAINED

16. Condition of footpath/K&G on inspection? (note any damage) FOOTPATH DAMAGED K&G OK

17. Front/boundary fencing comply with code? N/A

18. Fall of land? (indicate direction) TO REAR

19. Retaining walls required? NO

20. Method of stormwater disposal? TO TRENCHES

21. Drainage easement or watercourse on site? NO

22. Site subject to flooding? NO

23. Any other issue? NIL

Further Comments

PLAN EXAMINATION

- Fire Zone LOW
 Classification of Building Class 1A
 Rise in Storeys N/A
 Type of Construction N/A

1. Contract price appropriate? YES
 2. In accordance with Policies? ✓
 Residential Code ✓
 Tennis Court ✓
 Fencing Code ✓
 Dual Occupancy ✓
 Swimming Pools ✓
 3. Affected by road widening/county open space? NO
 4. Structural engineers details required? YES
 5. Drainage diagram adequate? YES
 6. Geotech report required? NO
 7. Submission by way of objection? NO
 8. Acknowledged? N/A
 9. Did you customise the Condition for inspections? YES
 (see item 13) YES
 10. What is the lapse date for this approval? 2 YEARS
 11. Report to Ward Councillors NOT REQ'D
 12. Report to Council N/A
 13. Number of inspections charged adequate? YES
 14. Additional inspections NO

Further Comments

Shs possibly to start
Privacy of windows all bedrooms
BVA requirement due after SLW
Shadows unlikely to be a problem

REFERRALS TO OTHER DEPARTMENTS

REFERRED TO	Date Sent	PURPOSE	Reply Received
Applicant		Further Information	
Neighbours Comment	1/5	14 day Comments	22/5
Town Planning		DA Referral/Heritage	
Parks Department		Tree Removal/Landscaping	
Engineers Department		Layback/Levels	
Ward Aldermen		Delegated Authority	
B & D Committee		Determination	
Council		Determination	

INSPECTIONS (DETAIL ON INSPECTION REPORT)

DATE	TYPE	7. DATE	TYPE
☐ 1.		☐ 7.	
☐ 2.		☐ 8.	
☐ 3.		☐ 9.	
☐ 4.		☐ 10.	
☐ 5.		☐ 11.	
☐ 6.		☐ 12.	
		☐ 13.	

Government Records Repository



F001452376

88801071

97 / 5 - 00

KU-RING-GAI COUNCIL

Development Application File

Address: 15 Middle Harbour Rd, Lindfield

DA No: 0917/10

Allocated Officer: STUART RATCLIFF

APPROVED

**Council
Copy**

CEPCA 0268/11

ABN: 63 119 997 590

PO Box 80, Thornleigh NSW 2120

ph: 9980 2155 fax: 9980 2166 E-mail: admin@fbcc.com.au

CONSTRUCTION CERTIFICATE No: 2011/0999

Signature:

Approval Date: 24/05/11

Issued in accordance with the provisions of the Environmental & Assessment Act 1979 under Sections 109C(1)(b) and 109F

Date Application Received: 18/05/11

COUNCIL :

Ku-ring-gai

DEVELOPMENT CONSENT NO: 0917/10

APPROVAL DATE: 09/03/11

Name of Certifying Authority:

Fitzgerald Building Certifiers Pty. Ltd.

Accreditation No:

ABC 2

Accredited Certifier: Paul Fitzgerald

BPB 0119

Accreditation Body:

BUILDING PROFESSIONALS BOARD

Applicant: Linda Heiler C/- Meadowbank Homes Pty Ltd

Address: B3A Central Ave, Thornleigh NSW 2120

Contact Number: 9875 4411

Owner: Linda Heiler

Address: Unit 13B/112-124 Cowles Rd, Mosman NSW 2088

Contact Number: 0413 315 300

Subject Land: Lot B DP 349665 No. 15 Middle Harbour Rd, Lindfield

Description of Development – Demolition of existing dwelling & construction of a new dwelling and front fence

Building Code of Australia Classification: 1a, 10b **Value of Work: \$** 910,000.00

Builder Details

Name: Meadowbank Homes Pty Ltd

Licence Number: 39196

Address: B3A Central Ave, Thornleigh NSW 2120

Contact Number: 9875 4411

RECEIVED
26 MAY 2011

Approved Plans And Documents:

Plans Prepared By	Drawing Nos.	Dated
Meadowbank Homes	11.04.1 Rev A	14/04/11
Peta Gilliland Landscape Design	L001 Sheet 1 of 1 Rev B	08/11/10
BASIX Certificate	350100S_02	06/12/10
General Housing Specifications	Pages 1 - 10	Undated

Engineer Details	Drawing Nos.	Dated
Mitchell Howes Civil & Structural Engineers	4545 S01 - S12 Rev 0	09/05/11
Stormcivil Engineering Solutions	106087 D1 - D3 Issue C	24/04/11

Notice of Commencement of Building Work
PCA Engagement

Under Environmental Planning and Assessment Act 1979
Sections 81A(2)(b)(iii) or (c), or (4)(b)(ii) or (c), 86(1) and (2)

Address : 15 Middle Harbour Rd, Lindfield

Description of Development: Demolition of existing dwelling & construction of a new dwelling and front

Type of Work: Building

DA / CDC No. : 0917/10

Date of Determination : 09/03/11

Certificate No.: 2011/0999

Date of Issue : 24/05/11

Date of Commencement : 26/05/11

Building Class: 1a, 10b

MANDATORY CRITICAL STAGE INSPECTIONS

At the Commencement of Building Works - All Buildings

After Excavation and Prior to the placement of any Footing or Pier - Class 1 & 10

Prior to Pouring of an In-Situ Reinforced Concrete Element - Class 1 & 10

Prior to the Covering of any Framework - Class 1 & 10

Swimming Pool Fencing Prior to Filling with Water - Swimming Pools Only

Prior to Covering of Waterproofing in Wet Areas - Class 1,2,3,4 & 10

Prior to Covering of any Stormwater Connections - All Buildings

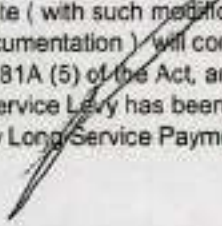
After the Building Work has been completed Prior to Occupation - All Buildings

To Book an Inspection Please Call 9980 2155

CERTIFICATION:

I, Paul Fitzgerald, as the certifying authority am satisfied that:

- (a) The requirements of the regulations referred to in s81A (5) have been complied with. That is, work completed in accordance with the documentation accompanying the application for this certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Regulation as referred to in section 81A (5) of the Act, and
- (b) Long Service Levy has been paid where required under s34 of the Building and Construction Industry Long Service Payments Act 1986.

Signed: 

DATED:

24/05/2011

SECTION 1: APPLICATION FORM
APPLICATION FOR CONSTRUCTION/COMPLYING DEVELOPMENT CERTIFICATE
Principle Certifying Authority Agreement
 Issued under the Environmental Planning & Assessment Act 1979

Privacy policy - The information you provide in this application will enable your application to be assessed by the certifying authority under the Environmental Planning and Assessment Act 1979. If the information is not provided, your application may not be accepted. The application can potentially be viewed by members of the public. Please contact Fitzgerald Building Certifiers if the information you have provided in your application is incorrect or requires modification.

☒ **Construction Certificate** ☐ **Complying Development Certificate**
 Dev. Application No: 917/10 ☐ **Engagement As PCA**
 Approval Date: 9/3/11 ☐ **Application for Occupation Certificate**

APPLICANT (This Must Be The Owner)

Name: LINDA MEILER
Postal Address: UNIT 133 / 112-124 LOWLES RD MORMAN 2088
Ph: 013 315 300 **FAX:**

LAND TO BE DEVELOPED

Address: NO 15 MIDDLE HARBOUR RD LINDFIELD
Lot: B **DP:** 349665 **Council Area:** KURRING-GAI

DETAILS OF DEVELOPMENT

Description of work: DEMOLITION OF EXISTING DWELLING + CONSTRUCTION OF NEW
Estimated Cost of Works: \$910,000 2 STOREY DWELLING

DETAILS OF BUILDER

Name: MEADOWBANK HOMES PT LTD **License No:** 89196
Address: B3A, 2 CENTRAL AVE **Ph No:** 9875 4416
THORNLEIGH

RECEIVED
 26 MAY 2011
 10:00 AM

SECTION 2: PCA SERVICE AGREEMENT

Engagement

The engagement or the appointment of the PCA will not commence until the proposed PCA has accepted and notified their acceptance of the appointment to the Appointer and the Local Council. The proposed PCA or Fitzgerald Building Certifiers will not accept any responsibility for any damages, losses or delays suffered by the Appointer as a result of omissions or errors contained within this form or failure of the Appointer to comply with all items contained in this form.

Scope

The scope of works covered under this appointment is restricted to those building works as described in the "Details of Development" section of the form. Fitzgerald Certifiers does not undertake quality control inspections. Critical stage inspections do not provide the level of supervision required to ensure that minimum standards and tolerances are achieved, this function is the responsibility of the principle contractor or owner builder.

Terms and Conditions

1. All information provided by the Appointer on this form will be taken to be accurate and correct. The PCA does not accept any responsibility for any intentional or unintentional error or omission made by the Appointer on this form.
2. Where building works have commenced prior to the acceptance of appointment of PCA without the knowledge of the intended PCA the appointment shall be invalid and acceptance of the appointment will be withdrawn.
3. The Appointer is obliged to keep the PCA informed of any changes to the details of Principal Contractor (Builder) and any relevant insurances required by the builder. Failure to meet this obligation will result in the Appointer indemnifying the PCA against any losses or suffering as a result of non compliance with the legislative requirements.
4. The Appointer is responsible for ensuring that a copy of Home Warranty Insurance or Owner Builder Permit is submitted to the PCA prior to the commencement of building works. The acceptance of the appointment will not occur until this requirement has been met.
5. It is the responsibility of the Appointer to ensure that critical stage inspections are booked in with our office, or make arrangements for your builder to do this on your behalf no later than 3pm on the prior business day via fax, post or email.
6. The PCA will not accept responsibility for any damages or costs associated for the inability to issue an Occupation Certificate due to, but not limited to, the following:- non-compliance with a development consent condition, unsatisfactory final inspection, non compliance with Basix commitments, missed critical stage inspections, non compliance with approved building plans or failure to pay the required inspection or Occupation Certificate fees.

Fees

Failure to pay the prescribed Appointment of PCA fee will generally result in a refusal to accept the appointment of PCA. Should an appointment be accepted and payment not honored, the Appointer will be ultimately liable for unpaid fees, regardless of whether the fee was paid directly to the Builder, and any associated debt recovery costs plus interest incurred from the time of the appointment.

It is noted that the PCA and/or Fitzgerald Building Certifiers may suspend its services provided to the appointer or the builder, where fees have not been paid, within the provisions of the Building and Construction Industry Security of Payment Act 1999.

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 kmcidkmc.nsw.gov.au

W www.kmc.nsw.gov.au

ABN 86 408 856 411



Contact: Stuart Ratcliff

Ref: DA0917/10

21 March 2011

Urbanesque Planning Pty Ltd
Suite 9, 1-15 Tramore Place
KILLARNEY HEIGHTS NSW 2087

Dear Sir/Madam

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

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

Application No.: DA0917/10
Proposed Development: Demolition of existing dwelling and construction of new dwelling, swimming pool and front fence
Property: 15 Middle Harbour 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: 9 March 2011
Date from which consent operates: 21 March 2011
Date consent lapses: 23 March 2016

The conditions of consent are as follows:

CONDITIONS THAT IDENTIFY APPROVED PLANS:

1. Approved architectural plans and documentation

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

Plan name	Lodged with Council	Drawn by	Dated
Schedule of external materials and colours	8 December 2010	-	-
3222/10 1-3	28 February 2011	Lindsay Little & Associates Pty Ltd	22 February 2011

DA Notice of determination - Approval - 15 Middle Harbour Road LINDFIELD.DOCX

Ku-ring-gai Council Records	Document No: 2011/054835	Page 1 of 24
	File Number: DA0917/10	
	File Location:	

3222/10 2-3	28 February 2011	Lindsay Little & Associates Pty Ltd	22 February 2011
3222/10 3-3	28 February 2011	Lindsay Little & Associates Pty Ltd	22 February 2011
L001 A	8 December 2010	Peta Gilliland	8 November 2011
Job 106087 dwg No D1 B 1-3	8 December 2010	Storm Civil	29 November 2010

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

2. Inconsistency between documents

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

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

3. 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:

4. Road opening permit

The opening of any footway, roadway, road shoulder or any part of the road reserve shall not be carried out without a road opening permit being obtained from Council (upon payment of the required fee) beforehand.

Reason: Statutory requirement (Roads Act 1993 Section 138) and to maintain the integrity of Council's infrastructure.

5. Notice of commencement

At least 48 hours prior to the commencement of any development (including demolition, excavation, shoring or underpinning 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.

6. 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.

7. Tree protection fencing

To preserve the following tree/s, no work shall commence until the area beneath their canopy is fenced off at the specified radius from the trunk/s to prevent any activities, storage or the disposal of materials within the fenced area. The fence/s shall be maintained intact until the completion of all demolition/building work on site.

Schedule

Tree/Location	Radius in metres
T9 / NW side boundary	2m
Tree12 /rear	4m
Tree4 / rear	5m

Reason: To protect existing trees during the construction phase.

8. Tree protective fencing type star picket

The tree protection fencing shall be constructed of star pickets at 2.4 metre spacing and connected by 4 strands of 2mm wire at 300mm wide spacing to a minimum height of 1.5m metres in height prior to work commencing.

Reason: To protect existing trees during construction phase.

9. Tree fencing inspection

Upon installation of the required tree protection measures, an inspection of the site by the Principal Certifying Authority is required to verify that tree protection measures comply with all relevant conditions.

Reason: To protect existing trees during the construction phase.

10. Tree Replenishment

The property shall support a minimum number of 7 canopy trees that will attain 13.0 metres in height on the site. The existing tree/s, and 3 additional trees to be planted, shall be shown on the Landscape Plan/Site Plan. The plan shall be submitted to the Principal Certifying Authority and approved by a Landscape Architect or qualified Landscape Designer prior to release of a Construction Certificate.

3 of the canopy trees to be planted are to be locally occurring native trees, consistent with Sydney turpentine ironbark Forest.

Reason: To preserve the tree canopy and ensure adequate landscaping of the site.

11. Excavation for services

Prior to the issue of the Construction Certificate, the Principal Certifying Authority shall be satisfied that no proposed underground services (ie: water, sewerage, drainage, gas or other service) unless previously approved by conditions of consent, are located beneath the canopy of any tree protected under Council's Tree Preservation Order, located on the subject allotment and adjoining allotments.

Note: A plan detailing the routes of these services and trees protected under the Tree Preservation Order shall be submitted to the Principal Certifying Authority.

Reason: To ensure the protection of trees.

12. Construction waste management plan

Prior to the commencement of any works, the Principal Certifying Authority shall be satisfied that a waste management plan, prepared by a suitably qualified person, has been prepared in accordance with Council's DCP 40 – Construction and Demolition Waste Management.

The plan shall address all issues identified in DCP 40, including but not limited to: the estimated volume of waste and method for disposal for the construction and operation phases of the development.

Note: The plan shall be provided to the Certifying Authority.

Reason: To ensure appropriate management of construction waste.

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

13. Amendments to plans

Prior to the issue of a Construction Certificate, the Principal Certifying Authority shall be satisfied that the approved Stormwater plans and site plans listed below and endorsed with Council's stamp, have been amended in accordance with the requirements of this condition as well as other conditions of this consent:

Plan no.	Drawn by	Dated
Job 106087 dwg No D1 B	Storm Civil	29/11/10
Site Analysis Plan 3222/10/1-3 A	Site Analysis Plan 3222/10/1-3 A	12/11/10

The above shall be amended in the following ways:

- Job 106087 dwg No D1 B Storm Civil, notate hand dig stormwater line in nature strip within 4m of Tree 1, identify Tree 1.
- Site Analysis Plan 3222/10/1-3 A Site Analysis Plan 3222/10/1-3 A, indicate tree 9 to be retained. Relocate retaining wall adjacent Tree 9 a minimum of 2m from the side boundary, within 6m radius of the trunk of this tree.

Reason: To ensure retention of existing trees.

14. Amendments to approved landscape plan

Prior to the issue of a Construction Certificate, the Principal Certifying Authority shall be satisfied that the landscape plan, listed below, have been amended in accordance with the requirements of this condition as well as other conditions of this consent:

Plan no.	Drawn by	Dated
L001 A	Peta Gilliland	8/11/10

The above landscape plan(s) shall be amended in the following ways:

Relocate retaining wall adjacent Tree 9 a minimum of 2m from the side boundary, within 6m radius of the trunk of this tree

Plant additional area within this retaining with shrub planting which will attain height of 4m.

Planting along the side boundary adjacent the proposed dwelling shall incorporate shrub species which will attain a minimum height of 4m.

Indicate retention of the 2 camellias, show these in correct location under *Cedrus* tree 15 and widen garden bed in this area to ensure retention of these shrubs.

Show 3 locally occurring native canopy trees on plan. These trees are to be located where there is sufficient space for them to properly develop.

Note on landscape drawing Boston Ivy on trunk of T15 to be removed by a qualified Arborist with minimum qualification AQF3 prior to Occupation Certificate.

Prior to the issue of the Construction Certificate, the Principal Certifying Authority shall be satisfied that the landscape plan has been amended as required by this condition.

Note: An amended plan, prepared by a landscape architect or qualified landscape designer shall be submitted to the Certifying Authority.

Reason: To ensure adequate landscaping of the site

15. Privacy screening

To ensure that privacy and visual amenity is maintained to the adjoining property at 17 Middle Harbour Road the following measure(s) shall be implemented:

- A fixed privacy screen shall be installed for the entire length of the eastern elevation of the terrace located at the rear of the dwelling and adjacent to the proposed swimming pool (RL87.57). The privacy screen shall have a height of 1.6 metres above the finished floor level. The privacy screen shall be constructed of a durable material, appropriately integrated and shall be designed so as to prevent direct overlooking of the open space at the rear of 17 Middle Harbour Road.

Reason: To maintain neighbour amenity.

16. 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.

17. Builder's indemnity insurance

The applicant, builder, developer or person who does the work on this development, must arrange builder's indemnity insurance and submit the certificate of insurance in accordance with the requirements of Part 6 of the Home Building Act 1989 to the Certifying Authority for endorsement of the plans accompanying the Construction Certificate.

It is the responsibility of the applicant, builder or developer to arrange the builder's indemnity insurance for residential building work over the value of \$12,000. The builder's indemnity insurance does not apply to commercial or industrial building work or to residential work valued at less than \$12,000, nor to work undertaken by persons holding an owner/builder's permit issued by the Department of Fair Trading (unless the owner/builder's property is sold within 7 years of the commencement of the work).

Reason: Statutory requirement.

18. Stormwater management plan (new single dwellings)

Prior to issue of the Construction Certificate, the applicant must submit, for approval by the Principal Certifying Authority, scaled construction plans and specifications in relation to the stormwater management and disposal system for the development. The plan(s) must include the following detail:

- exact location and reduced level of discharge point to the public drainage system
- layout of the property drainage system components, including but not limited to (as required) gutters, downpipes, pits, grated drains, swales, kerbs, flushing facilities, subsoil drainage and all ancillary plumbing - all designed for a 235mm/hour rainfall intensity for a duration of five (5) minutes (1:50 year storm recurrence)
- location(s), dimensions and specifications for the required rainwater storage and reuse tank systems and where proprietary products are to be used, manufacturer specifications and details must be provided
- specifications for reticulated pumping facilities (including pump type and manufacturer specifications) and ancillary plumbing to fully utilise rainwater in accordance with BASIX commitments

Details of any required on-site detention tanks required by Ku-ring-gai Councils Development Control Plan DCP (Town Centres) 2010 including dimensions, materials, location, orifice and discharge control pit details as required.

The above construction drawings and specifications are to be prepared by a suitably qualified and experienced civil/hydraulic engineer in accordance with Ku-ring-gai Councils Development Control Plan DCP (Town Centres) 2010, Australian Standards 3500.2 and 3500.3 - Plumbing and Drainage Code and the BCA. The plans may be generally based upon the Stormwater Management Plan 106087 DWG. No. D1 to D3 Rev. 'B', dated 29/11/2010 and prepared by StormCivil Engineering Solutions and submitted with the development application, which are to be advanced as necessary for construction certificate issue purposes.

Reason: To protect the environment.

19. Charged drainage system

Prior to the issue of a Construction Certificate, the Principal Certifying Authority is to be satisfied that a portion of the front roof area is to be directed to the street drainage system by way of a charged drainage system.

The charged system must be designed by a qualified civil/hydraulic engineer and must comply with the design specifications in Ku-ring-gai Councils Development Control Plan DCP (Town Centres) 2010. The design for the charged component may be based on the Stormwater Management Plan 106087 DWG. No. D1 to D3 Rev. 'B', dated 29/11/2010 and prepared by StormCivil Engineering Solutions.

Reason: To protect the environment.

20. Stormwater retention / detention

Prior to the issue of a Construction Certificate, the Principal Certifying Authority is to be satisfied that:

1. A mandatory rainwater retention and re-use system, comprising storage tanks and ancillary plumbing is provided. The minimum total storage volume of the rainwater tank system, and the prescribed re-use of the water on site must satisfy all relevant BASIX commitments and the requirements specified in Ku-ring-gai Councils Development Control Plan DCP (Town Centres) 2010 ; and
2. An on-site stormwater detention system must be provided to control the rate of runoff leaving the site. The minimum volume of the required on-site detention system must be determined in accordance with Ku-ring-gai Councils Development Control Plan DCP (Town Centres) 2010 - having regard to the specified volume concession offered in lieu of installing rainwater retention tanks. The on-site detention system must be designed by a qualified civil/hydraulic engineer.

Reason: To protect the environment.

21. Excavation for services

Prior to the issue of the Construction Certificate, the Principal Certifying Authority shall be satisfied that no proposed underground services (ie: water, sewerage, drainage, gas or other service) unless previously approved by conditions of consent, are located beneath the canopy of any tree protected under Council's Tree Preservation Order, located on the subject allotment and adjoining allotments.

Note: A plan detailing the routes of these services and trees protected under the Tree Preservation Order shall be submitted to the Principal Certifying Authority.

Reason: To ensure the protection of trees.

22. Landscape plan

Prior to the issue of the Construction Certificate, the Principal Certifying Authority shall be satisfied that a landscape plan has been completed in accordance with Council's DA Guide, relevant development control plans and the conditions of consent by a Landscape Architect or qualified Landscape Designer.

Note: The Landscape Plan must be submitted to the Principal Certifying Authority.

Reason: To ensure adequate landscaping of the site.

23. Noise from plant in residential zone

Where any form of mechanical ventilation equipment or other noise generating plant is proposed as part of the development, prior to the issue of the Construction Certificate the Certifying Authority, shall be satisfied that the operation of an individual piece of equipment or operation of equipment in combination will not exceed more than 5dB(A) above the background level during the day when measured at the site's boundaries and shall not exceed the background level at night (10.00pm - 6.00 am) when measured at the boundary of the site.

C1. Note: A certificate from an appropriately qualified acoustic engineer is to be submitted with the Construction Certificate, certifying that all mechanical ventilation equipment or other noise generating plant in isolation or in combination with other plant will comply with the above requirements.

Reason: To comply with best practice standards for residential acoustic amenity.

24. Driveway crossing levels

Prior to issue of the Construction Certificate, driveway and associated footpath levels for any new, reconstructed or extended sections of driveway crossings

between the property boundary and road alignment must be obtained from Kuring-gai Council. Such levels are only able to be issued by Council under the Roads Act 1993. All footpath crossings, laybacks and driveways are to be constructed according to Council's specifications "Construction of Gutter Crossings and Footpath Crossings".

Specifications are issued with alignment levels after completing the necessary application form at Customer Services and payment of the assessment fee. When completing the request for driveway levels application from Council, the applicant must attach a copy of the relevant development application drawing which indicates the position and proposed level of the proposed driveway at the boundary alignment.

This development consent is for works wholly within the property. Development consent does not imply approval of footpath or driveway levels, materials or location within the road reserve, regardless of whether this information is shown on the development application plans. The grading of such footpaths or driveways outside the property shall comply with Council's standard requirements. The suitability of the grade of such paths or driveways inside the property is the sole responsibility of the applicant and the required alignment levels fixed by Council may impact upon these levels.

The construction of footpaths and driveways outside the property in materials other than those approved by Council is not permitted.

Reason: To provide suitable vehicular access without disruption to pedestrian and vehicular traffic.

25. Drainage of paved areas

All new exposed impervious areas graded towards adjacent property and/or habitable areas are to be drained via the main drainage system. This may require the installation of suitable inlets pits, cut-off structures (e.g. kerb), and/or barriers that direct such runoff to the formal drainage system. Details of such measures shall be shown on the Construction Certificate drawings, to the satisfaction of the Certifying Authority.

Reason: To control surface run off and protect the environment.

26. Vehicular access and garaging

Driveways and vehicular access ramps must be designed not to scrape the underside of cars. In all respects, the proposed vehicle access and accommodation arrangements must be designed and constructed to comply with Australian Standard 2890.1 – 2004 "Off-Street car parking". Details are to be provided to and approved by the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that parking spaces are in accordance with the approved development.

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

27. 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:

28. 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.

29. 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.

30. 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.

31. 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.

32. 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.

33. 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.

34. 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.

35. 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.

36. 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.

37. 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 2.5m²
- are removed within 14 days of the completion of all construction works

Reason: To ensure compliance with Council's controls regarding signage.

38. 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.

39. 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.

40. 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.

41. Drainage to dispersal trench

Stormwater runoff from the driveway and associated hard surface areas shall be piped to a dispersal trench system positioned parallel to the contours of the site at the highest practicable level. The design of the dispersal trench shall comply with the requirements of Ku-ring-gai Councils Development Control Plan DCP [Town Centres] 2010.

Reason: To protect the environment.

42. Arborist's report

The tree/s to be retained shall be inspected, monitored and treated by a qualified Arborist during and after completion of development works to ensure their long term survival. Regular inspections and documentation from the Arborist to the Principal Certifying Authority are required at the following times or phases of work:

Schedule

Tree/Location

T15

T9

Time of inspection

Removal of Boston Ivy on trunk

Excavation for dwelling adjacent to tree to amended alignment of retaining wall

Reason: To ensure protection of existing trees.

43. Trees on nature strip

Removal/pruning of the following tree/s from Council's nature strip to permit vehicular access shall be undertaken at no cost to Council by an experienced tree removal contractor/arborist holding public liability insurance amounting to a minimum cover of \$10,000,000:

Schedule

Tree/Location

Tree 2 *Lophostemon confertus*

Reason: To ensure protection of existing trees

44. Treatment of tree roots

If tree roots are required to be severed for the purposes of constructing the approved works, they shall be cut cleanly by hand, by an experienced Arborist/Horticulturist with a minimum qualification of Horticulture Certificate or Tree Surgery Certificate. All pruning works shall be undertaken as specified in Australian Standard 4373-2007 - Pruning of Amenity Trees.

Reason: To protect existing trees.

45. Cutting of tree roots

No tree roots of 30mm or greater in diameter located within the specified radius of the trunk/s of the following tree/s shall be severed or injured in the process of any works during the construction period. All pruning works shall be undertaken as specified in Australian Standard 4373-2007 - Pruning of Amenity Trees:

Schedule

Tree/Location

Tree 1 *Eucalyptus nicholii* on Council's road reserve

Radius from trunk

4m

Reason: To protect existing trees.

46. Approved tree works

Approval is given for the following works to be undertaken to trees on the site:

Schedule

Tree/Location

Tree 2, 3, 4, 5, 6, 7, 8, 10

Approved tree works

Remove

Tree 15

Removal of Boston Ivy
on trunk

Removal or pruning of any other tree on the site is not approved, excluding species exempt under Council's Tree Preservation Order.

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

47. Excavation near trees

No mechanical excavation shall be undertaken within the specified radius of the trunk/s of the following tree/s until root pruning by hand along the perimeter line of such works is completed:

Schedule

Tree/Location	Radius from trunk
Tree 9 <i>Camellia</i>	3m

Reason: To protect existing trees.

48. Hand excavation

All excavation within the specified radius of the trunk/s of the following tree/s shall be hand dug:

Schedule

Tree/Location	Radius from trunk
Tree 1 <i>Eucalyptus nicholii</i> on Council's road reserve	4m
Tree 9 <i>Camellia</i>	3m

Reason: To protect existing trees.

49. 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.

50. Tree planting on nature strip

The following tree species shall be planted, at no cost to Council, in the nature strip fronting the property along (enter street). The tree/s used shall be a minimum 25 litres container size specimen/s:

Schedule

Tree/Species	Quantity	Location
<i>Lophostemon confertus</i> (Brush Box)	1	Middle Harbour Rd nature strip

Reason: To provide appropriate landscaping within the streetscape.

51. Tree removal on nature strip

Following removal of the [enter tree species] from Council's nature strip, the nature strip shall be rehabilitated to the satisfaction of Council's Landscape Assessment Officer at no cost to Council.

Reason: To protect the streetscape.

52. 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.

53. Canopy replenishment trees to be planted

The canopy replenishment trees to be planted shall be maintained in a healthy and vigorous condition until they attain a height of 5.0 metres whereby they will be protected by Council's Tree Preservation Order. Any of the trees found faulty, damaged, dying or dead shall be replaced with the same species.

Reason: To maintain the treed character of the area.

54. Removal of noxious plants & weeds

All noxious and/or environmental weed species shall be removed from the property prior to completion of building works. This includes removal by a qualified horticulturalist or arborist AQF 3 all of the Boston IVY on the trunk and branches of T15 Turpentine at rear of property.

Reason: To protect the environment.

55. On site retention of waste dockets

All demolition, excavation and construction waste dockets are to be retained on site, or at suitable location, in order to confirm which facility received materials generated from the site for recycling or disposal.

- Each docket is to be an official receipt from a facility authorised to accept the material type, for disposal or processing.
- This information is to be made available at the request of an Authorised Officer of Council.

Reason: To protect the environment.

56. 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.

57. Hours of work

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 noon 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 1.00pm.

Where it is necessary for works to occur outside of these hours [ie] placement of concrete for large floor areas on large residential/commercial developments or where building processes require the use of oversized trucks and/or cranes that are restricted by the RTA from travelling during daylight hours to deliver, erect or remove machinery, tower cranes, pre-cast panels, beams, tanks or service equipment to or from the site, approval for such activities 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 to 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.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE:

58. 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. 350100S_02 have been complied with.

Reason: Statutory requirement.

59. Completion of landscape works

Prior to the release of the Occupation Certificate, the Principal Certifying Authority is to be satisfied that all landscape works, including the removal of all noxious and/or environmental weed species, have been undertaken in accordance with the approved plan(s) and conditions of consent.

Reason: To ensure that the landscape works are consistent with the development consent.

60. Retention and re-use positive covenant

Prior to issue of the Occupation Certificate, the applicant must create a positive covenant and restriction on the use of land under Section 88E of the Conveyancing Act 1919, burdening the property with the requirement to maintain the site stormwater retention and re-use facilities on the property.

The terms of the instruments are to be generally in accordance with the Council's "draft terms of Section 88B instruments for protection of retention and re-use facilities" and to the satisfaction of Council (refer to appendices of Ku-ring-gai Councils Development Control Plan DCP (Town Centres) 2010). For existing titles, the positive covenant and the restriction on the use of land is to be created through an application to the Land Titles Office in the form of a request using forms 13PC and 13RPA. The relative location of the reuse and retention facility, in relation to the building footprint, must be shown on a scale sketch, attached as an annexure to the request forms.

Registered title documents showing the covenants and restrictions must be submitted to and approved by the Principal Certifying Authority prior to issue of an Occupation Certificate.

Reason: To protect the environment.

61. Provision of copy of OSD designs if Council is not the PCA

Prior to issue of the Occupation Certificate, the following must be provided to Council's Development Engineer:

- A copy of the approved Construction Certificate stormwater detention/retention design for the site
- A copy of any works-as-executed drawings required by this consent
- The Engineer's certification of the as-built system.

Reason: For Council to maintain its database of as-constructed on-site stormwater detention systems.

62. Certification of drainage works (new single dwellings)

Prior to issue of the Occupation Certificate, the Principal Certifying Authority is to be satisfied that:

- the stormwater drainage works have been satisfactorily completed in accordance with the approved Construction Certificate drainage plans
- the minimum retention and on-site detention volume storage requirements of BASIX and Councils Development Control Plan DCP (Town Centres) 2010, respectively, have been achieved in full
- retained water is connected and available for use
- the drainage system has been installed by a licensed contractor in accordance with the Plumbing and Drainage Code AS3500.3 (2003) and the Building Code of Australia
- all enclosed floor areas, including habitable and garage floor levels, are safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices

Note: Evidence from a qualified and experienced consulting civil/hydraulic engineer documenting compliance with the above is to be provided to Council prior to the issue of an Occupation Certificate.

Reason: To protect the environment.

63. OSD positive covenant/restriction

Prior to issue of the Occupation Certificate, the applicant must create a positive covenant and restriction on the use of land under Section 88E of the Conveyancing Act 1919, burdening the owner with the requirement to maintain the on-site stormwater detention facilities on the lot.

The terms of the instruments are to be generally in accordance with the Council's "draft terms of Section 88B instrument for protection of on-site detention facilities" and to the satisfaction of Councils Development Control Plan DCP (Town Centres) 2010. For existing titles, the positive covenant and the restriction on the use of land is to be created through an application to the Land Titles Office in the form of a request using forms 13PC and 13RPA. The relative location of the on-site detention facility, in relation to the building footprint, must be shown on a scale sketch, attached as an annexure to the request forms.

Registered title documents, showing the covenants and restrictions, must be submitted and approved by the Principal Certifying Authority prior to issue of an Occupation Certificate.

Reason: To protect the environment.

64. Reinstatement of redundant crossings and completion of infrastructure works

Prior to issue of the Occupation Certificate, the Principal Certifying Authority must be satisfied that the following works in the road reserve have been completed:

- new concrete driveway crossing in accordance with levels and specifications issued by Council

- removal of all redundant driveway crossings and kerb laybacks (or sections thereof) and reinstatement of these areas to footpath, turfed verge and upright kerb and gutter (reinstatement works to match surrounding adjacent infrastructure with respect to integration of levels and materials)
- full repair and resealing of any road surface damaged during construction
- full replacement of damaged sections of grass verge to match existing

All works must be completed in accordance with the General Specification for the Construction of Road and Drainage Works in Ku-ring-gai Council, dated November 2004. The Occupation Certificate must not be issued until all damaged public infrastructure caused as a result of construction works on the subject site (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. Repair works shall be at no cost to Council.

Reason: To protect the streetscape.

65. 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.

66. Swimming pool (part 1)

Prior to the issue of the Occupation Certificate, the Principal Certifying Authority shall be satisfied that:

- C1 1. Access to the pool/spa shall be restricted by a child resistant barrier in accordance with the regulations prescribed in the Swimming Pools Act, 1992:
- (a) The pool shall not be filled with water or be allowed to collect stormwater until the child resistant barrier is installed; and
 - (b) The barrier is to conform to the requirements of AS 1926-1 2007 Fences and Gates for Private Swimming Pools.

Reason: To ensure the safety of children.

- 2. Any mechanical equipment associated with the swimming pool and/or spa pool shall be located in a sound-attenuating enclosure and positioned so that it is setback a minimum of 2m from the boundary of any adjoining premises. The Principal Certifying Authority shall be satisfied that the sound levels associated with the swimming pool/spa filtration system and associated mechanical equipment do not exceed 5dB(A) above the background noise level at the boundaries of the site.

Reason: To protect the amenity of surrounding properties.

CONDITIONS TO BE SATISFIED AT ALL TIMES:

67. Outdoor lighting

At all times for the life of the approved development, all outdoor lighting shall not detrimentally impact upon the amenity of other premises and adjacent dwellings and shall comply with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area [Category P] Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

Reason: To protect the amenity of surrounding properties.

68. Noise control – plant and machinery

All noise generating equipment associated with any proposed mechanical ventilation system/s shall be located and/or soundproofed so the equipment is not audible within a habitable room in any other residential premises before 6am and after 10pm. The operation of the unit outside these restricted hours shall emit a noise level of not greater than 5dba above the background when measured at the nearest boundary.

Reason: To protect the amenity of surrounding residents.

69. Swimming pool (part 2)

At all times:

1. Access to the swimming pool must be restricted by fencing or other measures as required by the Swimming Pools Act 1992.
2. Noise levels associated with spa/pool pumping units shall not exceed 5dB(A) at the boundaries of the site.
3. Devices or structures used for heating swimming pool water must not be placed where they are visible from a public place.
4. For the purpose of health and amenity, the disposal of backwash and/or the emptying of a swimming pool into a reserve, watercourse, easement or storm water drainage system is prohibited. These waters are to discharge via a permanent drainage line into Sydney Water's sewer in accordance with Australian Standard AS3500.2 section 10.9. Permission is to be obtained from Sydney Water prior to the emptying of any pool to the sewer.
5. Lighting from the swimming pool and other communal facilities shall not detrimentally impact the amenity of other premises and adjacent dwellings.

Reason: Health and amenity.

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 6 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 Stuart Ratcliff 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, Integrated Development or applications determined by the Kuring-gai Planning Panel.
- 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.



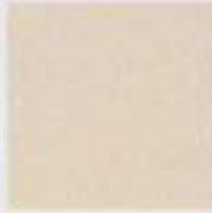
(w) Signature on behalf of consent authority
Team Leader
Development Assessment

cc: Mrs L J Heiler (owner)
13B/112-124 Cowles Road
MOSMAN NSW 2088

SCHEDULE OF EXTERNAL MATERIALS & COLOURS

Proposed Residence - 15 Middle Harbour Road, Lindfield

Mr P & Mrs L Heiler

MATERIAL	TEXTURE	COLOUR
1(a) Painted Brickwork (b) Harditex / Blueboard		 Dulux Warm Neutral
2. Roof Tiles -CSR Monier - Cambridge	Glazed Grey concrete shingle	 Soho Night
4. - Timber fascia & barge boards - Timber posts, beams - Timber Balustrading - Driveway Gates - Pedestrian gate - Garage Door		 Dulux Warm Neutral
5. Timber window / door frames	Timber finish	 Dulux White Opal

KU-RING-GAI COUNCIL

THIS IS THE PLAN/S REFERRED TO
IN NOTICE OF DETERMINATION OF
DEVELOPMENT APPLICATION

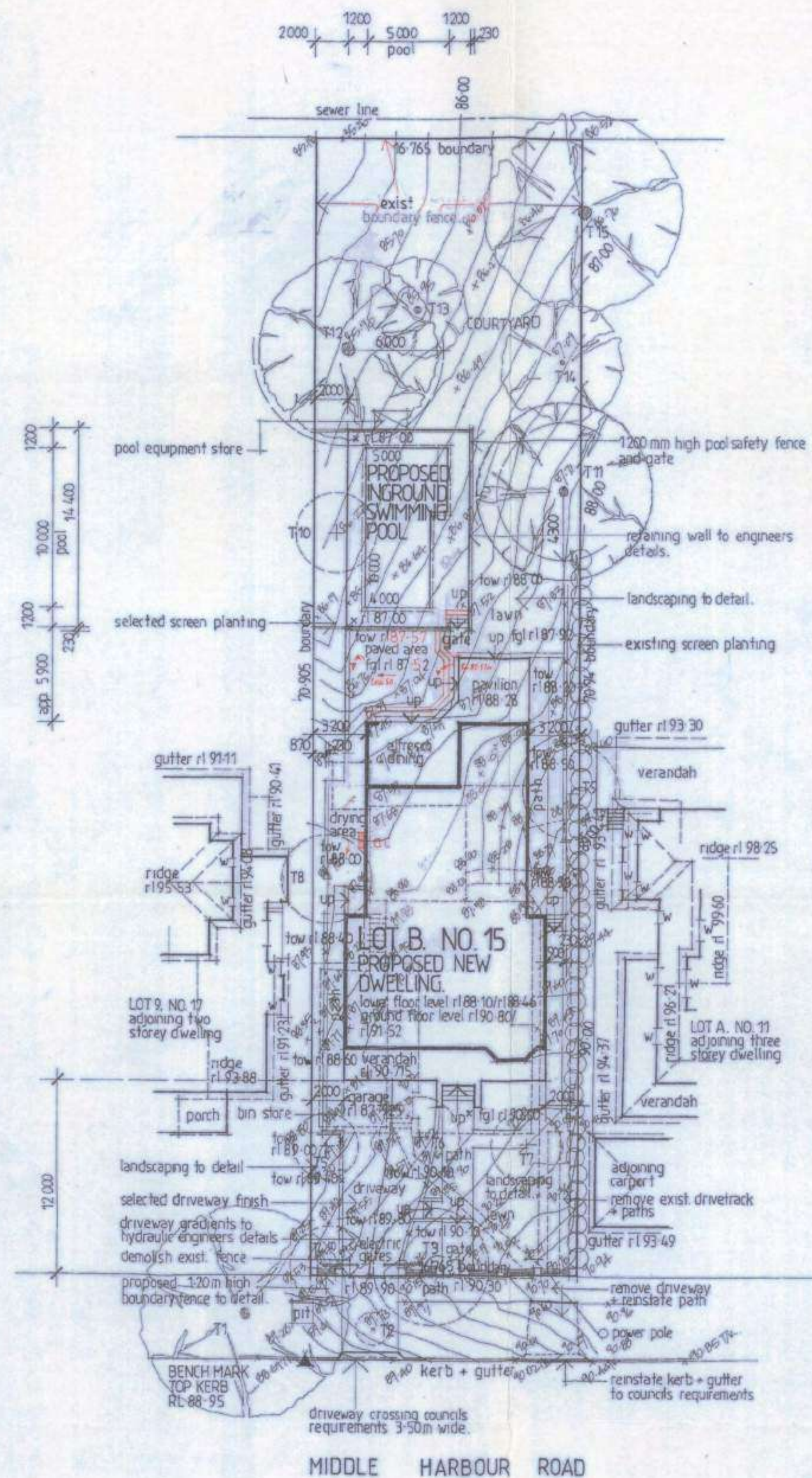
No. 0917/10

DATE 9/3/2011

RECEIVED

08 DEC 2010

CUSTOMER SERVICE



Calculation:

Site Area 1189.00 sq.m.

Site coverage - 51% max. allowable = 618.28 sq.m.

House footprint	- 279.50 sq.m.
Pool footprint	- 94.25 sq.m.
Driveway area	- 62.50 sq.m.
Front path area	- 120.00 sq.m.
Total	- 556.25 sq.m.

Proposed site coverage - 46.78%

Floor Space Ratio - 0.343:1 max. allowable = 407.99 sq.m.

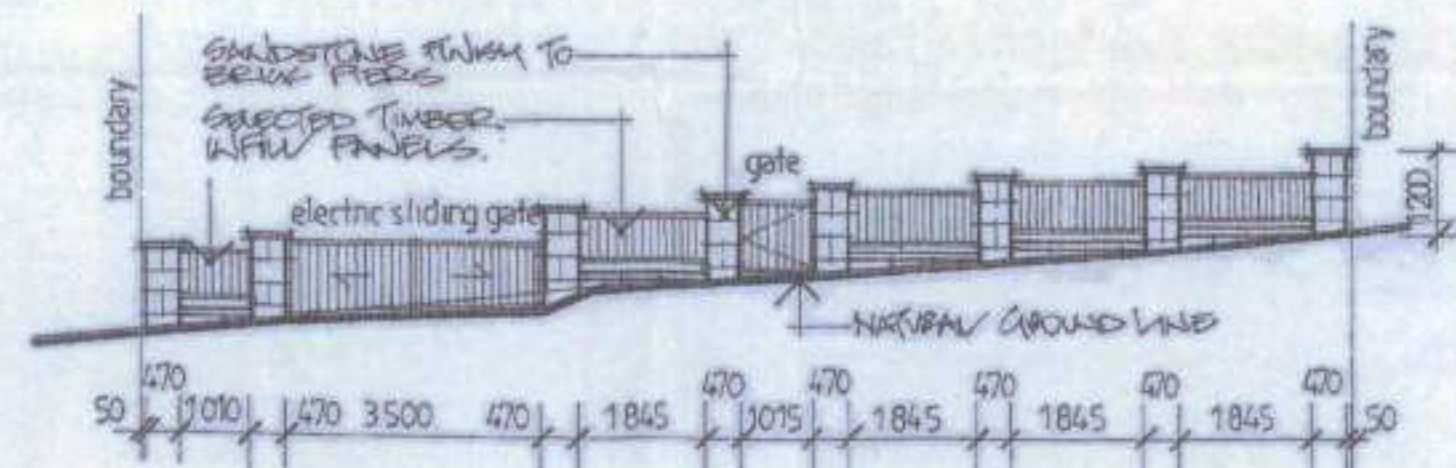
Lower floor area	- 189.33 sq.m.
Ground floor area	- 193.40 sq.m.
Garage concession	- 111.00 sq.m.
Total	- 351.95 sq.m.

Proposed Floor Space Ratio - 0.296:1

BASIX COMMITMENTS:

Basix Certificate No: 3501005
ABSA Certificate No: 76446351
Dated: 2nd December, 2010.

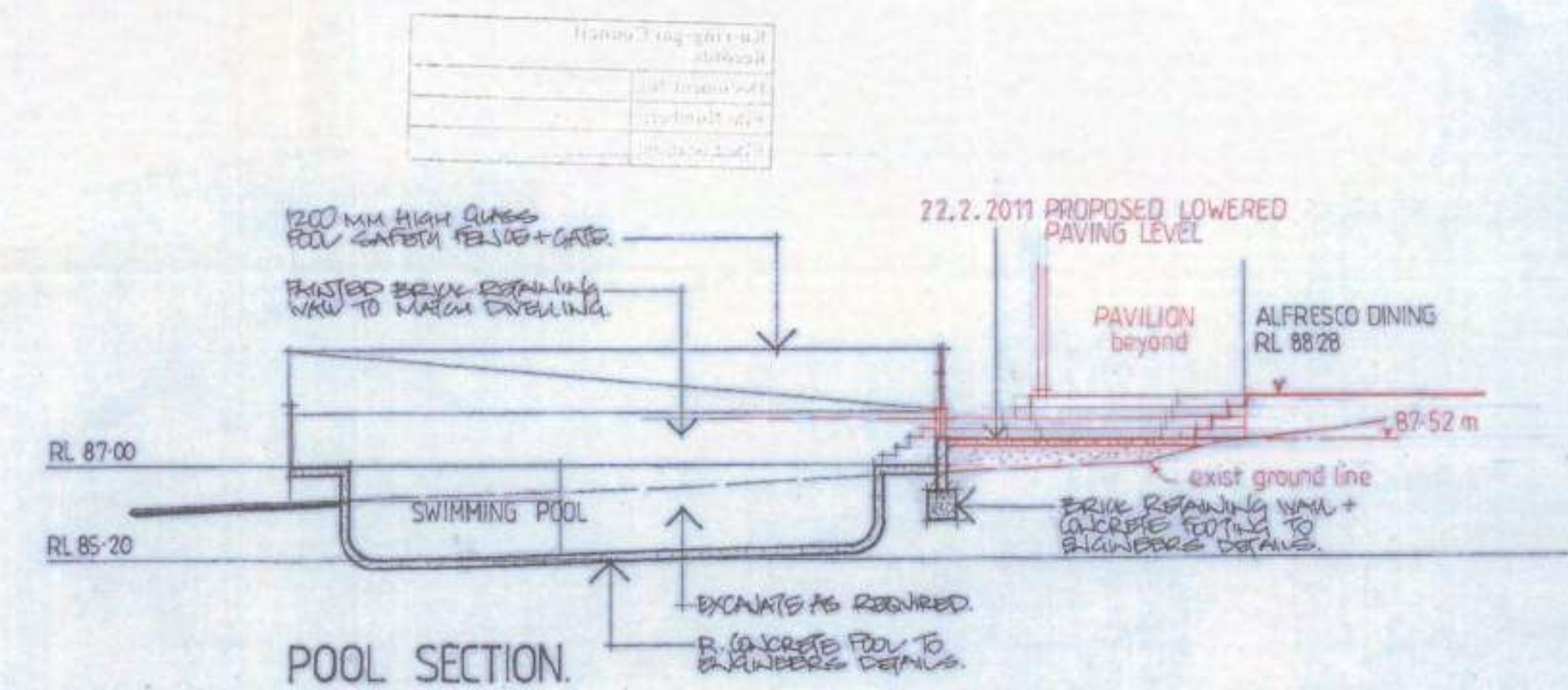
1. Cavity brick wall construction throughout, with 13mm reflective polystyrene board, no insulation required to garage.
2. Single glazed timber framed windows throughout.
3. Provide R3.5 ceiling insulation to ceilings adjacent to roofspace.
4. Brick plastered internal walls throughout.
5. Concrete slab floor construction throughout.
6. Dark tiled roof with sarking.
7. Double glazed skylights throughout.
8. 7000L rainwater tank collecting 100% roof area and used for flushing of all toilets, laundry, garden & pool top-up.
9. Maximum pool volume of 68kL.
10. Pool pump timer, no provision for pool heating.
11. Solar gas boosted Hot Water System.
12. Reverse cycle ducted air conditioning.
13. Provide energy efficient lighting (LEDs, standard or compact fluorescents) throughout.
14. Gas cooktop & electric oven.
15. Provide a fixed indoor or sheltered clothes drying line.
16. Provide a fixed outdoor clothes line (receives minimum 2hrs sunshine in winter).



PROPOSED FRONT FENCE.

TREE LEGEND:

- + trees to be removed.
- ⊗ trees to be retained.



SITE ANALYSIS PLAN.

PROVIDE THREE PHASE UNDERGROUND POWER SUPPLY FROM
STPD POWER POLE TO METER BOX.
REFER TO MECHANICAL ENGINEERS DETAIL FOR
WATER OR RE-USE OF SEWERWATER.

AMENDMENTS
22.2.2011 amendments as per council letter dated 14.2.2011

LINDSAY LITTLE & ASSOCIATES PTY LTD
ARCHITECTS BUILDING CONSULTANTS PROJECT MANAGERS
LEVEL 1, 6 MOORE AVE LINDFIELD NSW 2070 PHONE: 9416 6300 FAX: 9416 3500
Directors: Denis Latch - Registered Architect Reg No. 3690 Harvey Little - Urban Reg No. 36948

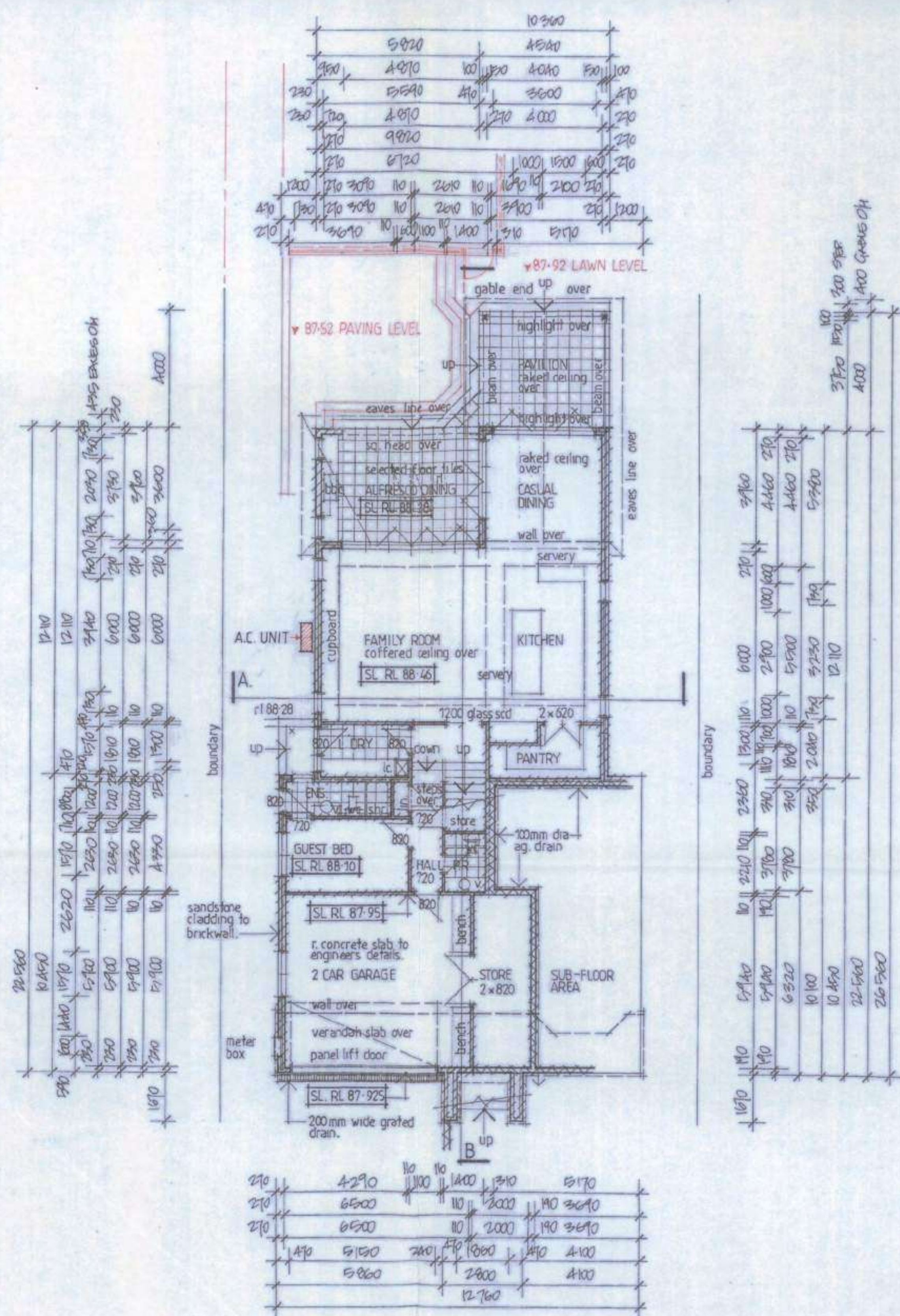
PROPOSED NEW DWELLING + INGROUND POOL
MR. P. + MRS. L. HEILER.
LOT B, NO. 15 MIDDLE HARBOUR ROAD LINDFIELD.

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER PRIOR TO CONSTRUCTION
FIGURE DIMENSIONS TO BE USED IN PREFERENCE TO SCALE
ALL BOUNDARIES AND LEVELS SUBJECT TO SURVEY PLAN
RETAIN ALL TREES UNLESS OTHERWISE NOTED

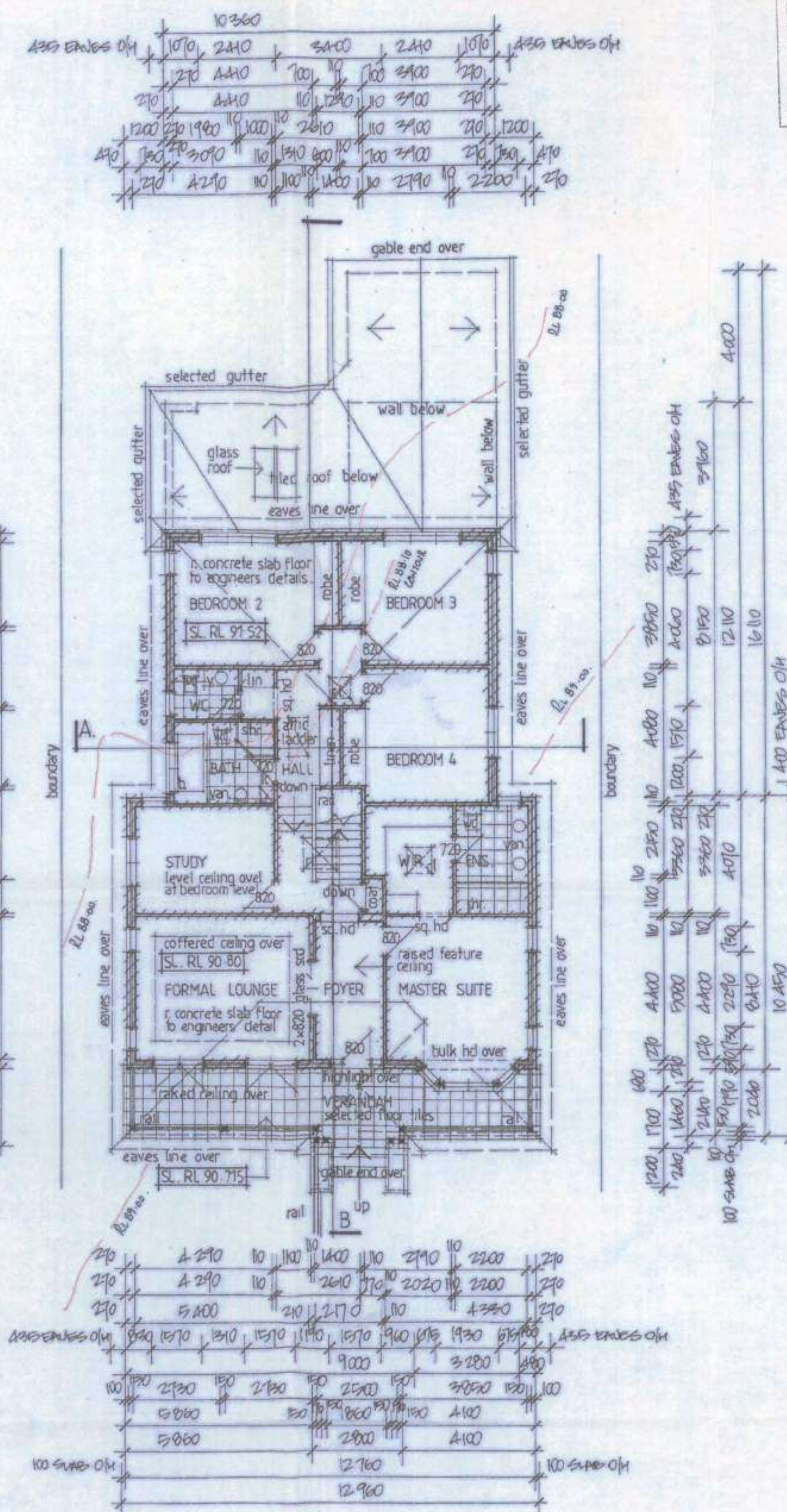
JOB No. 3222/10-13 SCALE 1:100 1:200 DRAWN GINO M. DATE 12 NOV. 2010.

DRAWING TITLE DEVELOPMENT APPLICATION. DRAWING NO. A.

Ku-ring-gai Council Records	
Document No:	2011/054894
File Number:	DA097/10
File Location:	



LOWER FLOOR PLAN.



GROUND FLOOR PLAN.

AMENDMENTS
22.2.2011 amendments as per council letter dated 14.2.2011

LINDSAY LITTLE & ASSOCIATES PTY LTD

ARCHITECTS BUILDING CONSULTANTS PROJECT MANAGERS
LEVEL 1, 8 MOORE AVE LINDFIELD NSW 2070 PHONE: 9416 8300 FAX: 9416 3500
Directors: Derek Little - Non-Residential Architect Reg No. 30601 Harvey Little - Licensee No. 30649

JOB No. 3222/10-2-3 SCALE 1:100 DRAWN GINO.M. DATE 9 NOV. 2010

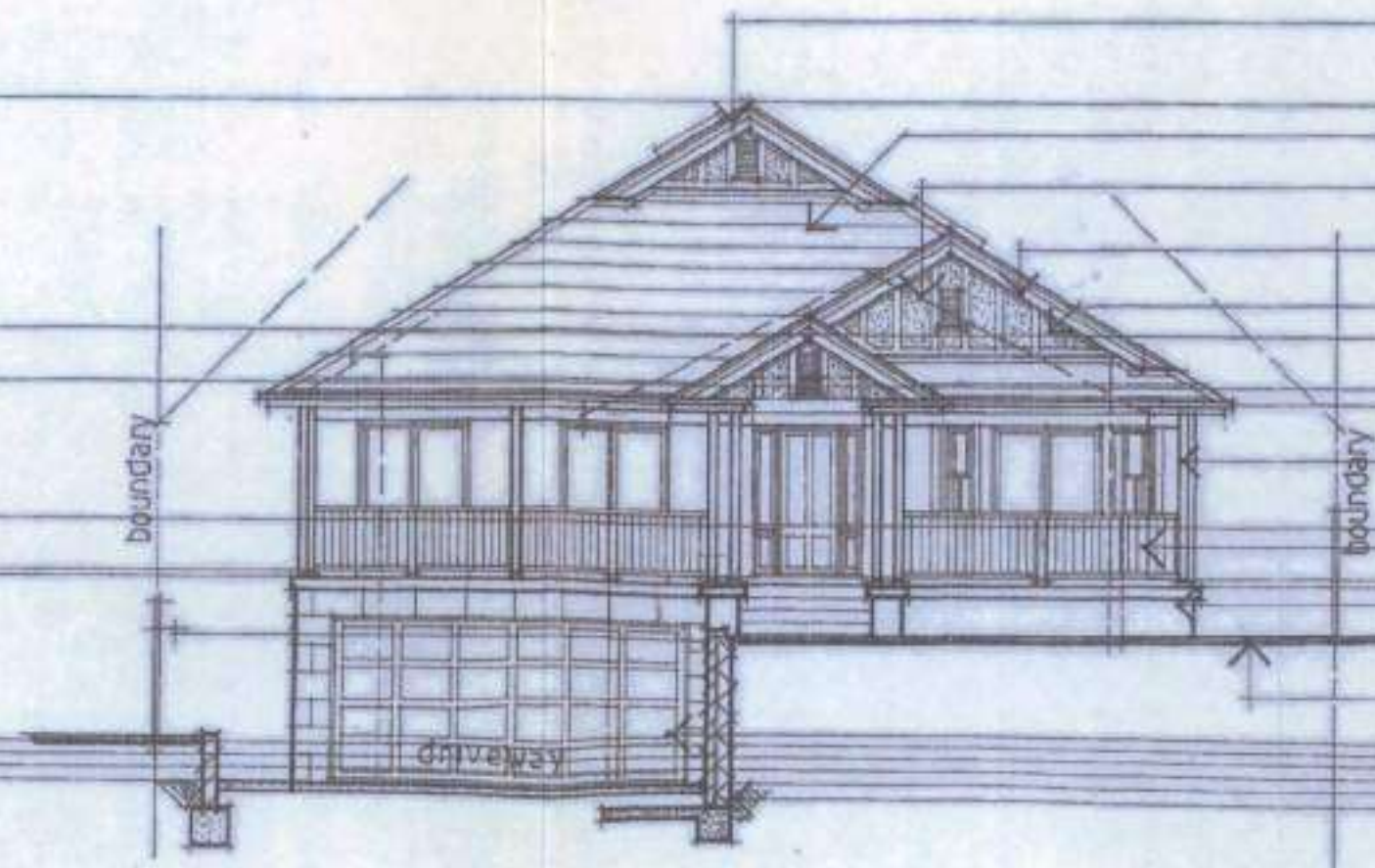
PROPOSED NEW DWELLING + INGROUND POOL.
MR. P + MRS. L. HEILER.
LOT B, NO. 15 MIDDLE HARBOUR ROAD LINDFIELD.

DRAWING TITLE DEVELOPMENT APPLICATION. DRAWING NO. A.

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER PRIOR TO CONSTRUCTION
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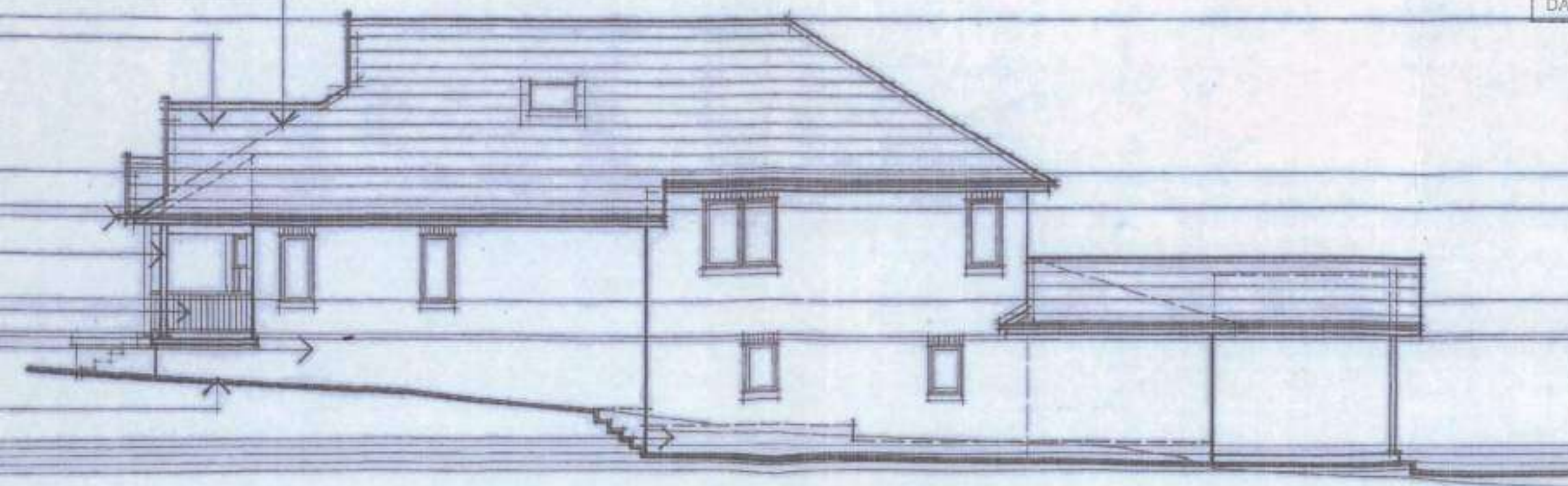
ROOF LEVEL R 97.60

BEDROOM/ENTRY CEILING LEVEL R 94.22
LIVING ROOM CEILING LEVEL R 93.50
BEDROOM FLOOR LEVEL R 91.52
GRAND FLOOR LEVEL R 90.80
VERANDAH FLOOR LEVEL R 90.15
FAMILY/KITCHEN FLOOR LEVEL R 88.46
ALFRESCO/PORCH FLOOR LEVEL R 88.28
GUEST BED FLOOR LEVEL R 88.10
GARAGE FLOOR LEVEL R 87.925



NORTHWEST ELEVATION.

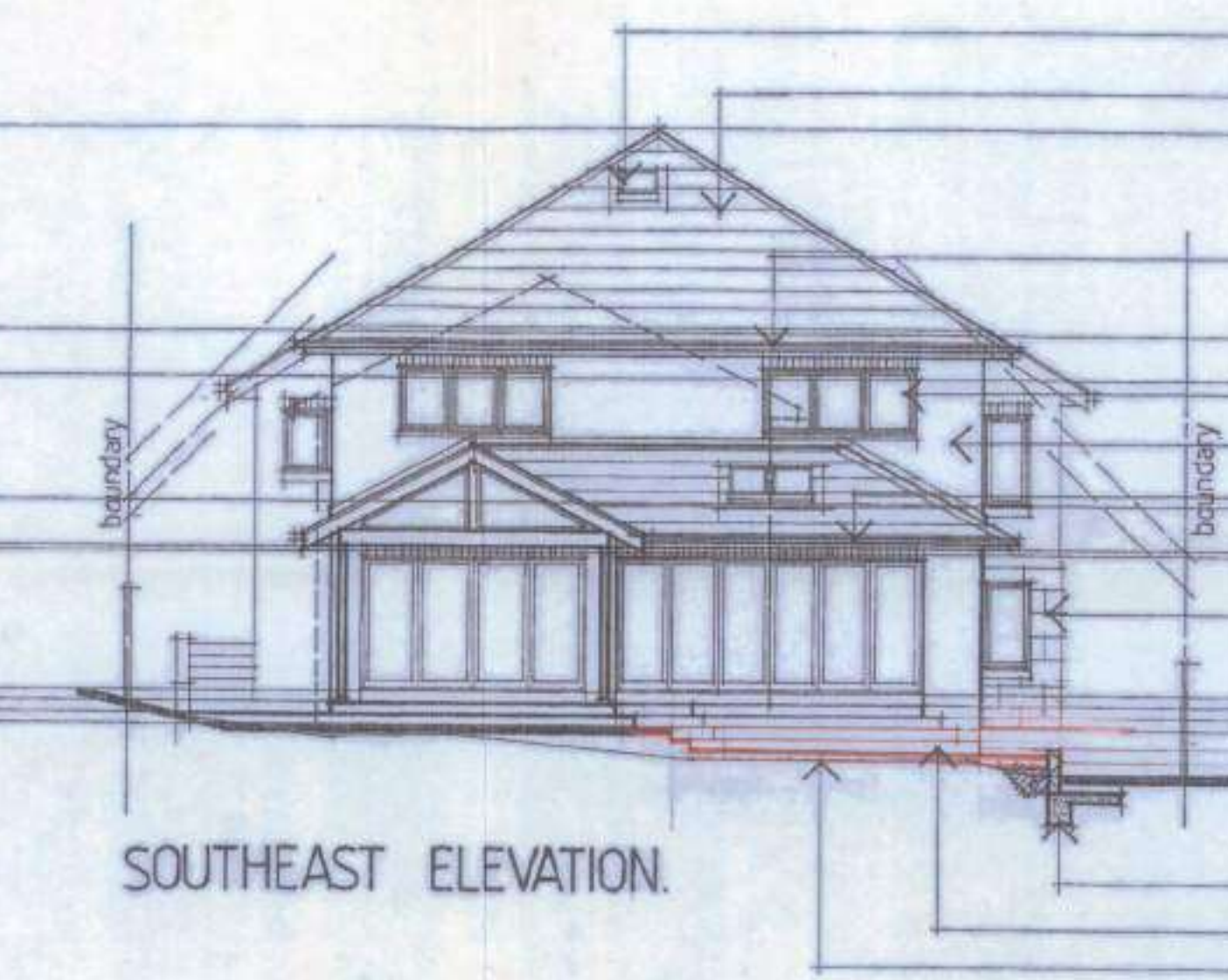
TIMBER SHINGLE BOARD
ROOF OUTLINE BEHIND
SELECTED ROOF TILES
EXISTING HOUSE OUTLINE
TIMBER SHINGLE BOARD
TIMBER STRIPS + STUCK LINING
SELECTED CUTTER
150 X 150 MM DRY TIMBER POSTS
SELECTED RAILING
PAINTED BRICKWORK
NATURAL GROUND LINE
EXCAVATE AS REQUIRED
RETAINING WALL TO
ENGINEER'S DETAILS.



SOUTHWEST ELEVATION.

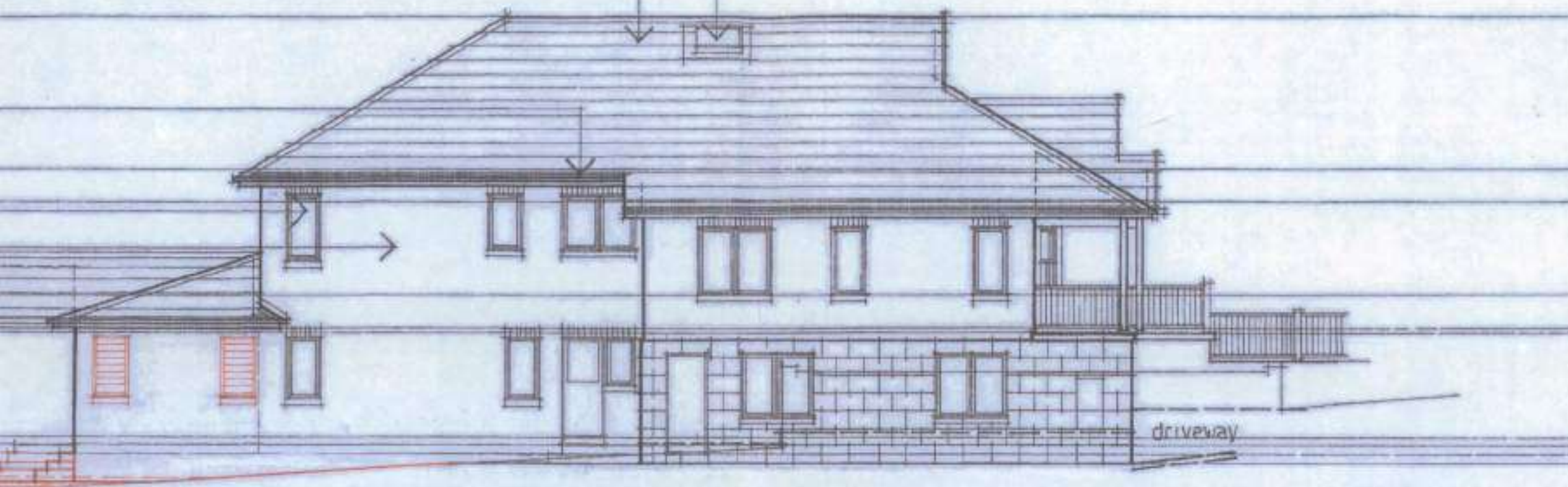
ROOF LEVEL R 97.60

BEDROOM/ENTRY CEILING LEVEL R 94.22
LIVING ROOM CEILING LEVEL R 93.50
BEDROOM FLOOR LEVEL R 91.52
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ALFRESCO/PORCH FLOOR LEVEL R 88.28
GUEST BED FLOOR LEVEL R 88.10
GARAGE FLOOR LEVEL R 87.925



SOUTHEAST ELEVATION.

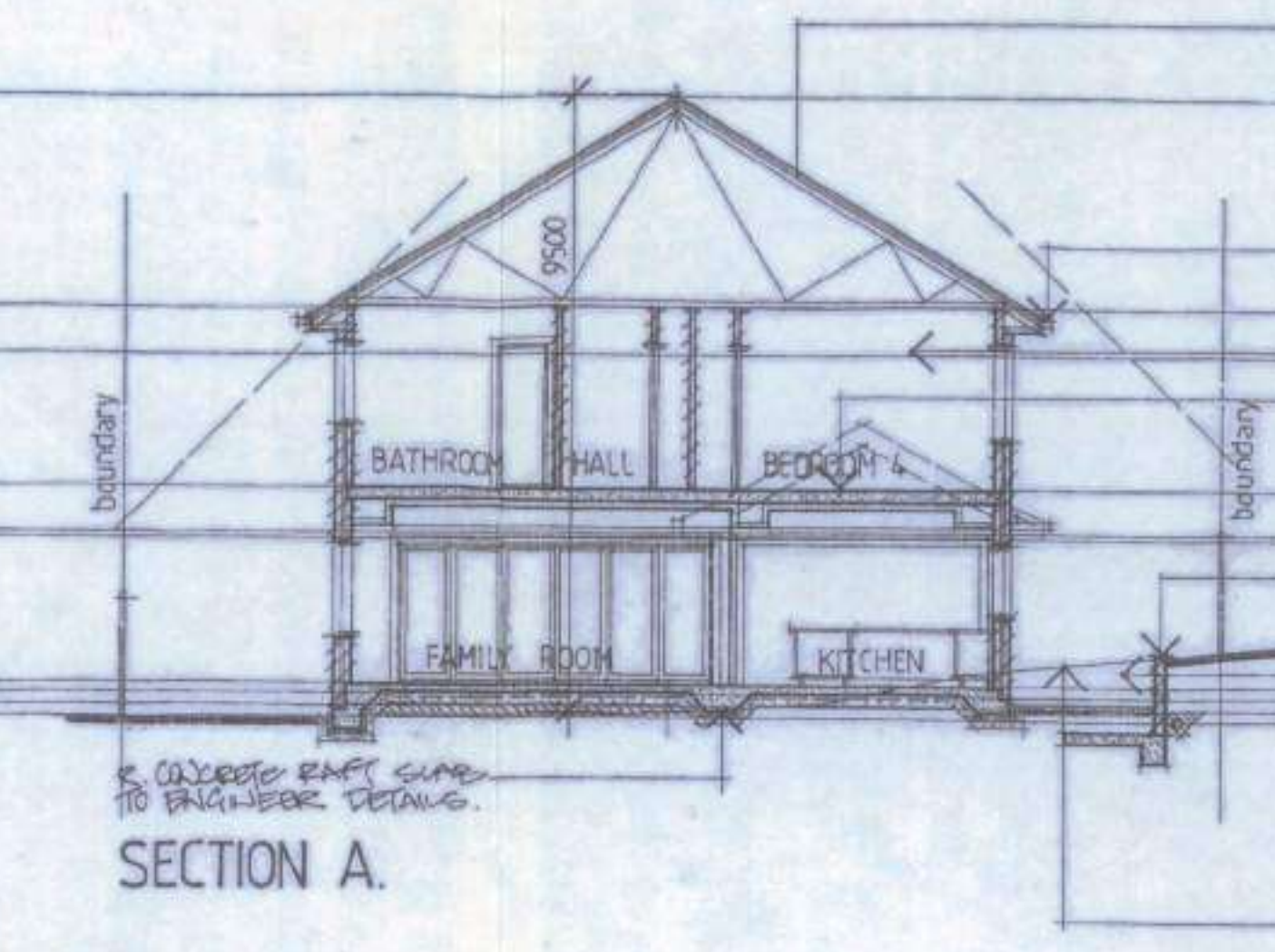
SELECTED SKYLIGHTS
SELECTED ROOF TILES
SELECTED CUTTER
SELECTED TIMBER WINDOWS
PAINTED BRICKWORK
SELECTED CUTTER
150 X 150 MM DRY TIMBER POSTS
SELECTED SANDSTRIKE FINISH
1200 MM HIGH SELECTED
CLASSE POOL SAFETY
FENCE
POOL DECK
RETAINING WALL TO
ENGINEER'S DETAILS
FIN AS REQUIRED
NATURAL GROUND LINE.



NORTHEAST ELEVATION.

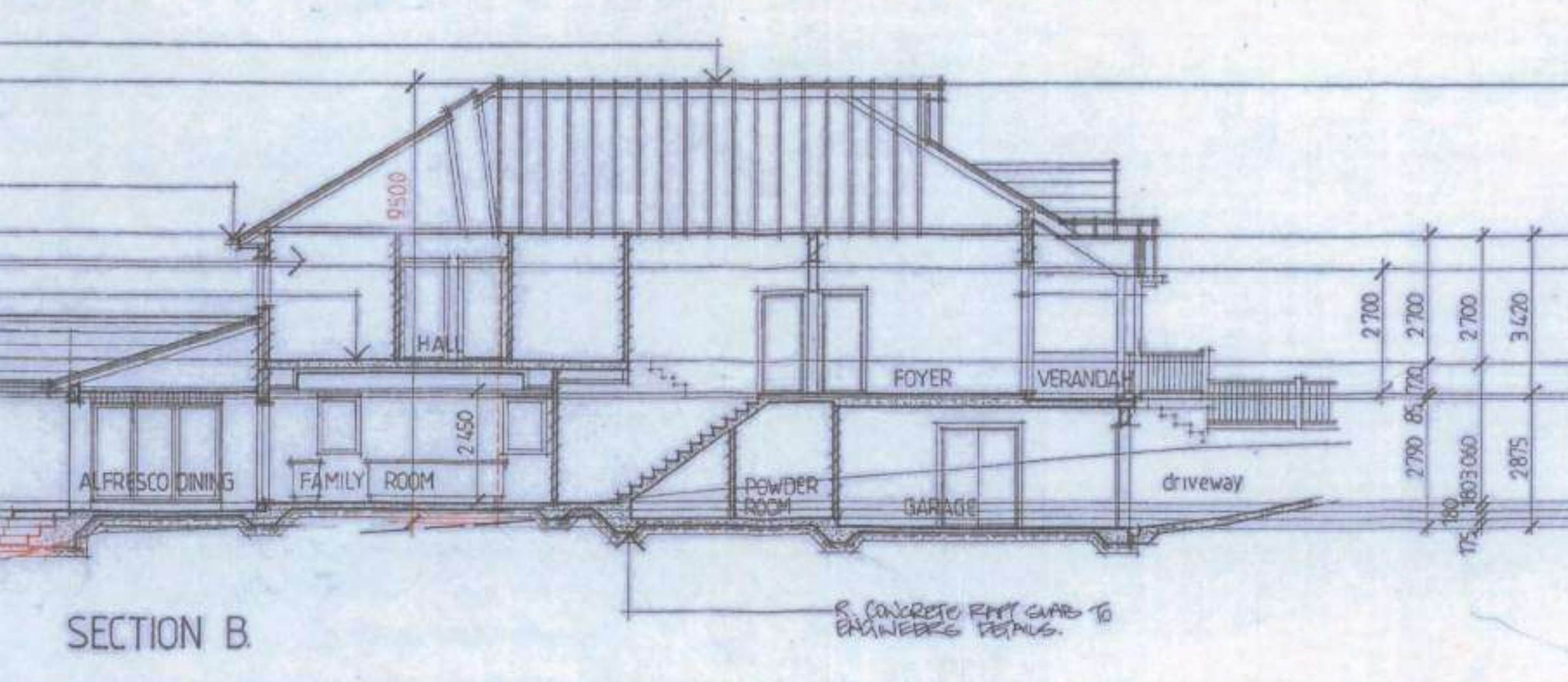
ROOF LEVEL R 97.60

BEDROOM/ENTRY CEILING LEVEL R 94.22
LIVING ROOM CEILING LEVEL R 93.50
BEDROOM FLOOR LEVEL R 91.52
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FAMILY/KITCHEN FLOOR LEVEL R 88.46
ALFRESCO/PORCH FLOOR LEVEL R 88.28
GUEST BED FLOOR LEVEL R 88.10
GARAGE FLOOR LEVEL R 87.925



SECTION A.

3" FINISHED ROOF
SELECTED ROOF TILES WITH SHAKING
PERMANENT AS SPECIFIED
SELECTED CUTTER
RENDERED + PAINTED FINISH
R CONCRETE SLAB TO
ENGINEER'S DETAILS
RETAINING WALL TO
ENGINEER'S DETAILS
EXCAVATE AS REQUIRED
FIN AS REQUIRED
NATURAL GROUND LINE.



SECTION B.

R CONCRETE FMT SLAB TO
ENGINEER'S DETAILS.

1/5 CEILING JOISTS
2700
2700
2700
3420
TOP OF R. CON. SLAB
TOP OF R. CON. SLAB
2700
2700
2700
2875
TOP OF R. CON. SLAB

AMENDMENTS
22.2.2011 amendments as per council letter dated 14.2.2011

LINDSAY LITTLE & ASSOCIATES PTY LTD

ARCHITECTS BUILDING CONSULTANTS PROJECT MANAGERS
LEVEL 1, 8 MOORE AVE LINDFIELD NSW 2070 PHONE: 9416 6300 FAX: 9416 3500
Directors Colin Leach - Registered Architect Reg No. 3080 Harvey Little - Licenced Reg No. 38549

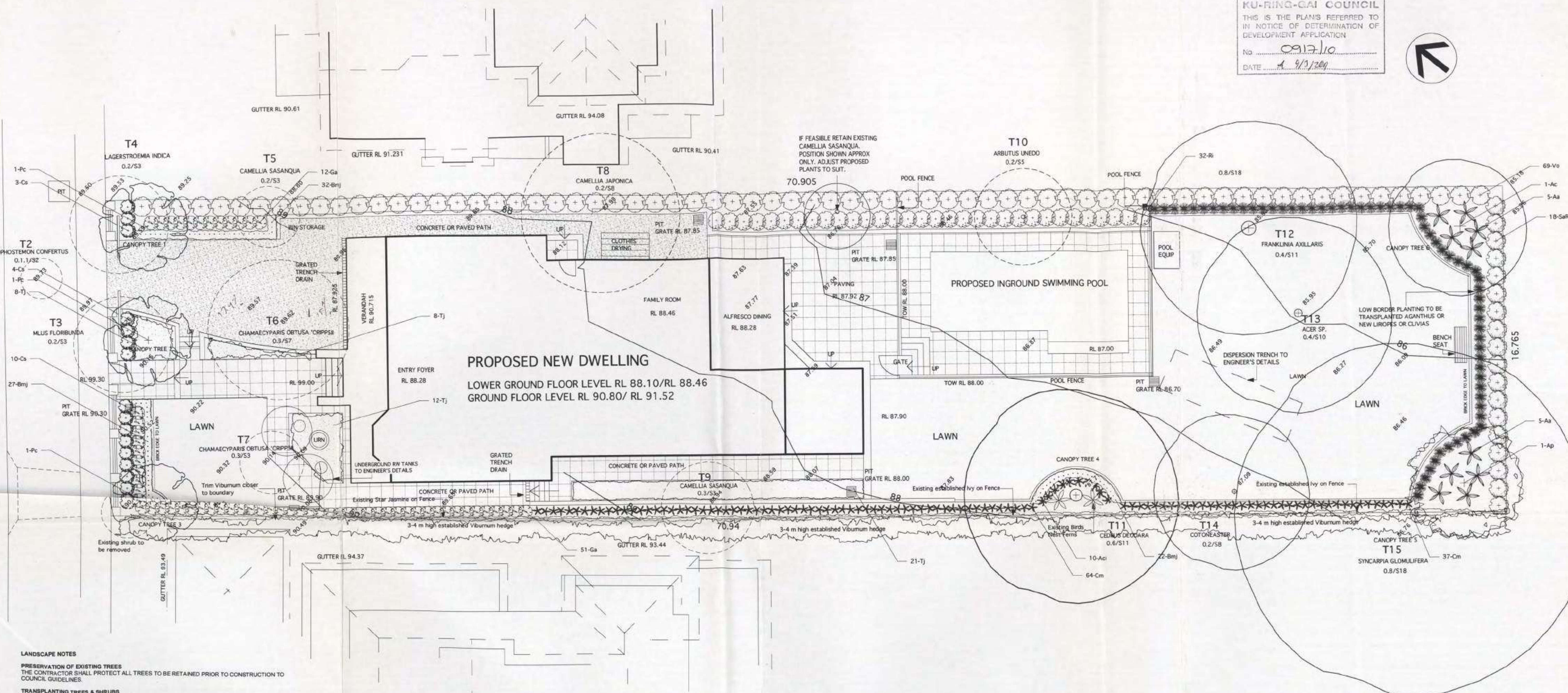
JOB No. 322210-33 SCALE 1:100 DRAWN GINO M. DATE 11 NOV. 2011.

PROPOSED NEW DWELLING + INGROUND POOL
MR. P + MRS. L. HEILER.
LOT B. NO. 15 MIDDLE HARBOUR ROAD LINDFIELD.
DRAWING TITLE DEVELOPMENT APPLICATION. DRAWING NO. A.

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER PRIOR TO CONSTRUCTION
FIGURE DIMENSIONS TO BE USED IN PREFERENCE TO SCALE
ALL BOUNDARIES AND LEVELS SUBJECT TO SURVEY PLAN
RETAIN ALL TREES UNLESS OTHERWISE NOTED



MIDDLE HARBOUR ROAD



LANDSCAPE NOTES

PRESERVATION OF EXISTING TREES
THE CONTRACTOR SHALL PROTECT ALL TREES TO BE RETAINED PRIOR TO CONSTRUCTION TO COUNCIL GUIDELINES.

TRANSPLANTING TREES & SHRUBS
WHEN TRANSPLANTING PLANT MATERIAL ON SITE, MAXIMISE PREPARATION TIME TO MINIMISE SHOCK AND UNDERTAKE ROOT PRUNING TO ENCOURAGE A COMPACT ROOT BALL & FIBROUS FEEDER ROOTS. MINIMIZE TIME BETWEEN EXCAVATION AND REPLANTING TO REDUCE DEHYDRATION. PREPARE RELOCATION SITE PRIOR TO TRANSPLANTING WITH HOLE WIDER THAN ROOT BALL, WELL AERATED & DRAINED WITH SIDE BROKEN UP. ONCE REPLANTED, ROOT PRUNED SHRUBS SHOULD BE IMMEDIATELY WATERED & TREATED WITH LIQUID ROOT DEVELOPING HORMONES THAT CONTAIN AUXINS TO STIMULATE NEW ROOTS. ENSURE TREE PROTECTION MEASURES ARE IMPLEMENTED AROUND SIGNIFICANT SHRUBS. MAINTAIN AERATED BUT MOIST CONDITIONS TO KEEP SOIL & ROOT BALL WEED FREE & COVERED WITH MULCH.

SOIL PREPARATION
WHERE EARTHWORKS HAVE OCCURRED, THE CONTRACTOR IS TO ENSURE STOCKPILED TOPSOIL IS FREE OF UNWANTED MATTER SUCH AS ROCKS, CLAY LUMPS, TREE ROOTS, BUILDER'S RUBBISH AND ANY MATERIAL TOXIC TO PLANTS.

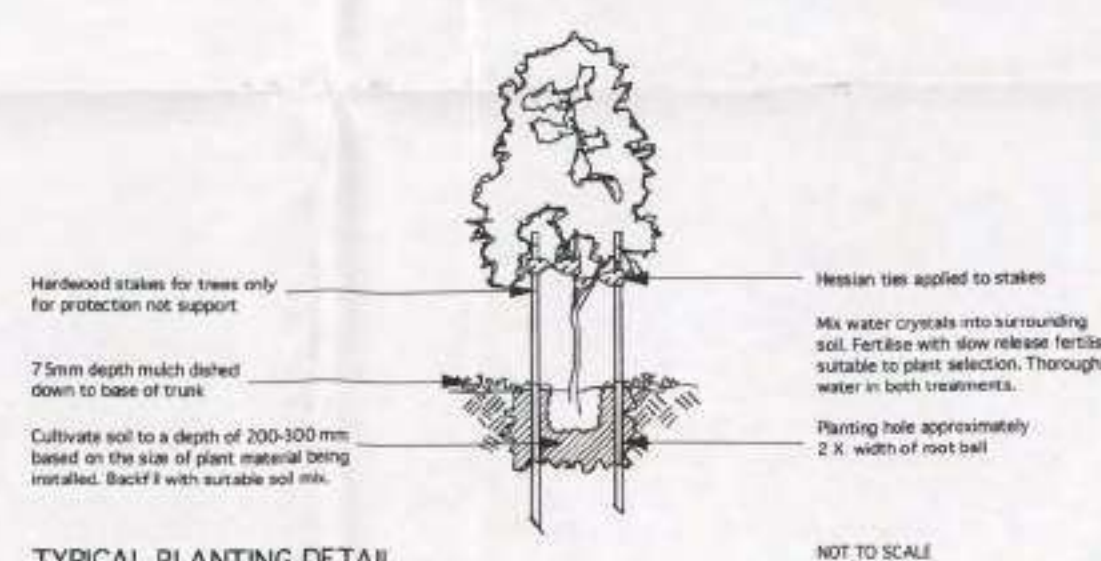
NOXIOUS PLANTS
ALL DECLARED NOXIOUS PLANTS LISTED FOR THE COUNCIL AREA ARE TO BE REMOVED FROM ALL AREAS OF THE SITE.

PREPARATION OF GARDEN BEDS
CULTIVATE GARDEN BEDS TO A DEPTH OF 300MM. INCORPORATE ORGANIC SOIL CONDITIONER SUCH AS IMPORTED COMPOST & COW MANURE. MIX WITH EXISTING SOIL AT LEAST 2 WEEKS PRIOR TO PLANTING. DO NOT CULTIVATE SOIL BENEATH EXISTING TREES TO BE RETAINED. FINE GRADE ORGANIC MULCH TO BE INSTALLED TO A DEPTH OF 75MM TO ALL GARDEN BEDS. COVER MULCH DOWN AROUND PLANT STEMS AND FINISHING FLUSH WITH ADJACENT SURFACES. FERTILISE PLANTS WITH SLOW RELEASE FERTILISER SUITABLE TO PLANT SELECTION. MIX WATER STORAGE CRYSTALS INTO SURROUNDING SOIL AS PER MANUFACTURERS INSTRUCTIONS AND THOROUGHLY WATER IN BOTH TREATMENTS.

INSTALLATION OF PLANTING MATERIAL
ALL PLANTS ARE TO BE TRUE TO NAME, SIZE AND VARIETY, IN A WELL DEVELOPED HEALTHY CONDITION, FREE FROM INSECTS AND DISEASE WITH WELL ESTABLISHED ROOT SYSTEMS. SUBSTITUTES IN SIZE OR VARIETY ARE NOT TO BE MADE. REFER TO PLANTING SCHEDULE FOR SPECIES, CONTAINER SIZES & QUANTITIES.

PAVING
PAVING TO CLIENT SELECTION.

IRRIGATION
INSTALL A DRIP IRRIGATION SYSTEM APPROVED BY COUNCIL AND/OR THE WATER BOARD TO ALL GARDEN BEDS. CONNECT IRRIGATION SYSTEM TO UNDERGROUND RW TANKS.



TYPICAL PLANTING DETAIL

Plant Schedule

ID	Botanical Name	Common Name	Height	Spread	Qty	Scheduled Size
Trees						
3	Pyrus calleryana 'Capital'	Bradford Pear	3	3	5	3
Pc			5 - 10m	2.0 - 3.5m	3	45 ltr
Ac	Angophora costata	Sydney Red Gum, Smooth-barked	15 - 20m	6 - 10m	1	200 mm
Ap	Acer palmatum 'Sango Kaku'	Coral Bark Maple	5 - 8 m	4 - 6 m	1	45 ltr
Shrubs						
7	Camellia sasanqua	Small leaf Camellia	7	7	290	7
Cs			4m	2.5m	17	200 mm
Aci	Arthropodium cirratum	N.Z. Rock Lily, Renga Lily	0.75 m	0.5 m	10	200 mm
SaR	Syzygium australe 'Resilience'	Resilience Lillypilly	5-6 m	2-3 m	18	300 mm
Vo	Viburnum odoratissimum	Sweet Viburnum	3 - 5m	2.0 - 3.5m	69	200 mm
Bmj	Buxus microphylla var. japonica	Japanese Box	2m	1.5m	81	140 mm
Ga	Gardenia augusta 'Florida'	Gardenia	1500 mm	2000 mm	63	200 mm
Ri	Raphiolepis indica	Indian Hawthorn	Height	Spread	32	200 mm
Ground Covers						
1	Trachelospermum jasminoides 'Tricolor'	Variegated Star Jasmine	1	1	49	1
Tj			0.3 - 0.5 m	2 - 4 m	49	200 mm
Grass						
1	Clivia miniata	Clivia	1	1	101	1
Cm			0.45 - 0.6m	0.5 - 0.6m	101	150 mm
Other						
2	Asplenium australasicum	Crow's Nest Fern	2	2	10	2
Aa			0.9 - 1.5m	1.5 - 2.5m	5	200 mm
Aa	Asplenium australasicum	Crow's Nest Fern	0.9 - 1.5m	1.5 - 2.5m	5	200 mm
Total						455

CONCEPT STORMWATER MANAGEMENT PLAN

PROPOSED SINGLE DWELLING DEVELOPMENT

Lot B, No 15 MIDDLE HARBOUR ROAD, LINDFIELD

DCP 2010 PT 5 TOWN CENTRES CALCULATIONS

TYPE OF DEVELOPMENT : TYPE 3 - NEW SINGLE DWELLING
DEVELOPMENT LOCATION : LOCATION A - DRAINS TO STREET
AND LOCATION D - DRAINS TO REAR

SITE AREA = 1189.0 m²

PROPOSED BUA = 656.25 m²
= 46.78% (REF ARCHITECTURAL SITE PLAN)

STORMWATER DISPOSAL PROPOSAL:

DISPOSE ROOF TO STREET GUTTER = 279.5 m² (REF. ARCHS)

DISPOSE REMAINDER TO DISPERSION TRENCH

= 556.25 - 279.5 - 45 = 231.75 m² (NOTE POOL TO SEWER) = 19.5% < 30% . OK

PROPOSED STORMWATER MANAGEMENT:

COUNCIL CATCHMENT : GC1

CATCHMENT DETENTION PARAMETERS : 336 m³/ha; 128 l/s/ha

DETENTION STORAGE REQUIREMENT

= 0.02795 x 336 (USING ACTUAL AREA

TO STREET ONLY)

= 9.4 m³

PROPOSED RAINWATER TANK > 1000 litres (REFER BASIX CERTIFICATE)

THEREFORE SSR = 90% x 9.4 = 8.5 m³

PSD = 3.6 l/s

PROPOSED DISPERSION TRENCH SIZING

ACTUAL HARD SURFACE TO TRENCH = 231.75 m²

TRENCH SIZE REQUIREMENT = 231.75 / 10 = 23.2 m

KU-RING-GAI COUNCIL

THIS IS THE PLAN/S REFERRED TO
IN NOTICE OF DETERMINATION OF
DEVELOPMENT APPLICATION

No. 0917/10

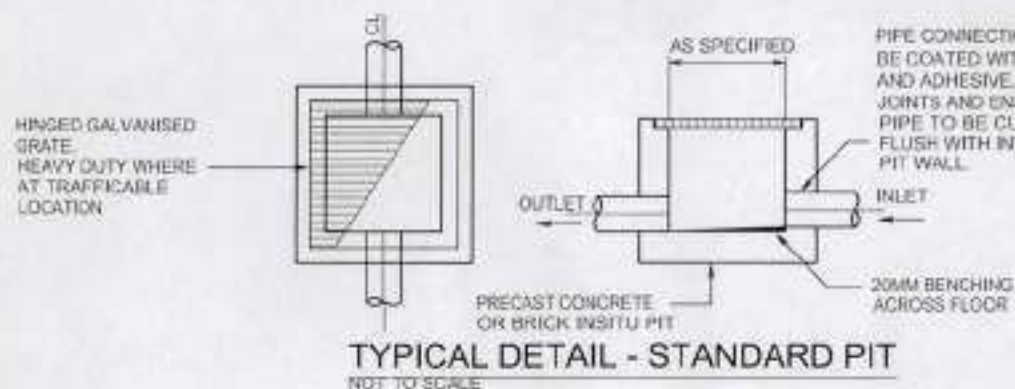
DATE 2/8/2010

LEGEND

	GRATED INLET PIT
450x450	450 SQUARE INTERNAL
GRT 75.54	GRATE LEVEL = 75.54
IL 75.12	INVERT LEVEL = RL 75.12
	PROPOSED DOWNPIPE No 5.
	90mm dia. or 100mm x 50mm min.
	EXISTING TREE
	GRATED TRENCH DRAIN
	PROPOSED ROOF GUTTER FALL
	PROPOSED DOWNPIPE SPREADER
	STORMWATER PIPE 100mm dia min UNO
	SUBSOIL PIPE
	INSPECTION OPENING
	CONNECTION No 02, REFER SHEET D3
	FOR CONTINUATION
	RAINWATER HEAD
	SUBSOIL CLEANOUT
	BALCONY OUTLET

GENERAL NOTES

1. FINAL LOCATION OF NEW DOWNPIPES TO BE DETERMINED BY BUILDER/ARCHITECT AT TIME OF CONSTRUCTION.
2. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
3. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH AS/NZS 3500.3:2003 STORMWATER DRAINAGE, BCA AND LOCAL COUNCIL POLICY/CONSENT/REQUIREMENTS.
4. ALL DIMENSIONS AND LEVELS TO BE VERIFIED BY BUILDER ON-SITE PRIOR TO COMMENCEMENT OF WORKS. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS NOR TO BE USED FOR SETOUT PURPOSES.
5. ALL SURVEY INFORMATION AND PROPOSED BUILDING AND FINISHED SURFACE LEVELS SHOWN IN THESE DRAWINGS ARE BASED ON LEVELS OBTAINED FROM DRAWINGS BY OTHERS.
6. THESE DRAWINGS DEPICT THE DESIGN OF SURFACE STORMWATER RUNOFF DRAINAGE SYSTEMS ONLY AND DO NOT DEPICT ROOF DRAINAGE OR SUBSOIL DRAINAGE SYSTEMS UNLESS NOTED OTHERWISE. THE DESIGN OF ROOF AND SUBSOIL DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF OTHERS.
7. ALL STORMWATER DRAINAGE PIPES ARE TO BE 100mm DIAMETER uPVC AT MINIMUM 1% GRADE UNLESS NOTED OTHERWISE.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES OR OTHER STRUCTURES WHICH MAY AFFECT/BE AFFECTED BY THIS DESIGN PRIOR TO COMMENCEMENT OF WORKS.
9. ALL PITS WITHIN DRIVEWAYS TO BE 150mm THICK CONCRETE OR EQUAL.
10. THIS PLAN IS THE PROPERTY OF STORMCIVIL ENGINEERING SOLUTIONS AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM STORMCIVIL ENGINEERING SOLUTIONS.



MINIMUM PIPE COVER		
(FROM FINISHED SURFACE TO TOP OF PIPE)		
LOCATION	MINIMUM COVER (mm)	MINIMUM COVER (mm)
	UNIMPAVED	PAVED
1. NOT SUBJECT TO VEHICLE TRAFFIC		
A. HOUSE PAVEMENT	150	150
B. DRIVE PAVEMENT	150	150
C. COVERED DRIVEWAYS	150	150
D. DRIVEWAYS OF UNIMPAVED CONCRETE	150	150
2. SUBJECT TO VEHICLE TRAFFIC		
A. DRIVEWAYS	200	200
B. DRIVEWAYS	200	200
C. DRIVEWAYS	200	200
D. DRIVEWAYS	200	200
E. DRIVEWAYS	200	200
F. DRIVEWAYS	200	200
G. DRIVEWAYS	200	200
H. DRIVEWAYS	200	200
I. DRIVEWAYS	200	200
J. DRIVEWAYS	200	200
K. DRIVEWAYS	200	200
L. DRIVEWAYS	200	200
M. DRIVEWAYS	200	200
N. DRIVEWAYS	200	200
O. DRIVEWAYS	200	200
P. DRIVEWAYS	200	200
Q. DRIVEWAYS	200	200
R. DRIVEWAYS	200	200
S. DRIVEWAYS	200	200
T. DRIVEWAYS	200	200
U. DRIVEWAYS	200	200
V. DRIVEWAYS	200	200
W. DRIVEWAYS	200	200
X. DRIVEWAYS	200	200
Y. DRIVEWAYS	200	200
Z. DRIVEWAYS	200	200

ROOF DRAINAGE NOTE

KU-RING-GAI COUNCIL REQUIRES EAVES GUTTERS TO BE SIZED FOR 50 YEAR 5 MIN STORM = 235 mm/h. FOR EAVES GUTTERS, AS 3500.3:2003 THEN HAS THE FOLLOWING REQUIREMENTS:

1. FOR TYPICAL STANDARD QUAD GUTTER WITH A_s = 6000mm² AND GUTTER SLOPE 1:500 AND STEEPER, THIS REQUIRES ONE DOWNPIPE PER 25 m² ROOF AREA.
2. DOWNPIPES TO BE MINIMUM 90mm dia. OR 100 x 50mm FOR GUTTER SLOPE 1:500 AND STEEPER.
3. OVERFLOW METHOD TO FIGURE G1 OF AS3500.3:2003.

IT IS THE RESPONSIBILITY OF THE PLUMBER AND/OR BUILDER TO COMPLY WITH THIS. THIS DRAWING SHOWS PRELIMINARY LOCATIONS/NUMBERS OF DOWNPIPES ONLY WHICH ARE TO BE SITE VERIFIED BY BUILDER/PLUMBER.

11.8 DEC 2010

NOTE
THIS DRAWING IS FOR
DEVELOPMENT APPLICATION ONLY
AND IS NOT FOR CONSTRUCTION

B	DATE	AMENDMENT
B	29.11.2010	MINOR AMENDS
A	26.11.2010	DA ISSUE
ISS	DATE	AMENDMENT

ARCHITECT	ARCH. REF: 3222/10
LINDSAY LITTLE & ASSOCIATES	
CLIENT	MR & MRS HEILER
LGA	KU-RING-GAI COUNCIL

StormCivil
Engineering Solutions

Consulting Engineers
Civil & Environmental
Stormwater Management.
69 Berrymore Road,
Mangrove Mountain 2250
ph: (02) 43741360
mobile: 0424023047
mark@stormcivil.com.au

DWG TITLE	CALCULATIONS, LEGEND, NOTES
PROJECT TITLE	PROPOSED SINGLE DWELLING DEVELOPMENT
	No 15 MIDDLE HARBOUR ROAD, LINDFIELD

APPROVED ON BEHALF OF STORMCIVIL ENGINEERING SOLUTIONS PTY LTD			
StormCivil			
JOB No	DWG No	No IN SET	ISSUE
106067	D1	3	B

Ku-ring-gai Council Records	
Document No:	2011/054840
Number:	DA 0917/10
Location:	

NOTE
THIS DRAWING IS NOT TO BE USED
FOR SETOUT PURPOSES - REFER
TO ARCHITECTURAL DRAWINGS

KU-RING-GAI COUNCIL
THIS IS THE PLAN/S REFERRED TO
IN NOTICE OF DETERMINATION OF
DEVELOPMENT APPLICATION
No. 0912/10
DATE 1 9/12/2010

INSTALL 2 x 10,000 litre BELOW-GROUND
COMBINED DETENTION / RE-USE TANKS.
REFER TYPICAL DETAIL DRAWING D3.
CONNECT ROOFWATER ONLY TO TANK.
TOP OF LID : RL 90.00
INLET INVERT : 89.60 nom
OVERFLOW OUTLET INVERT : 89.60 nom
CONTROL DISCHARGE OUTLET INVERT : 88.04
CONTROL DISCHARGE PIPE DIA = 40mm
DETENTION DESIGN VOLUME = 8500 litres
RAINFALL RE-USE VOLUME = 11500 litres
PROVIDE FLAP VALVE OVER OUTLET
PIPES IN PIT P1 TO PREVENT VERMIN.

PROVIDE AUTOMATIC PUMP FOR
PRESSURE SUPPLY TO RE-USE
OUTLETS WITHIN PROPERTY
AS SPECIFIED BY BASIX
CERTIFICATE (BY OTHERS).

SPECIAL TANK SUPPLIER NOTE
1. TANK OVERFLOW OUTLET
IS 150 DIA OR 2 x 100 DIA
2. SPECIAL 40mm DIA CONTROL
PIPE OUTLET FROM APPROX
MIDDLE TANK - REFER DETAIL
FOR RL

NOTE
LOCATION OF NEW DOWNPIPES
SHOWN ON THIS DRAWING ARE
SUBJECT TO VERIFICATION BY
HANDLER DURING CONSTRUCTION.
DOWNPIPE LOCATION MAY BE VARIED
PROVIDED INTENT OF THIS DESIGN
IS MAINTAINED.

NOTE
LOCATION OF SURFACE STORMWATER
GRADED INLET PITS MAY BE VARIED OR
NEW PITS INSTALLED AT THE CONSTRUCTION
STAGE PROVIDED DESIGN INTENT OF THIS
DRAWING IS MAINTAINED.

NOTE
OBTAIN ROAD OPENING PERMIT
FROM COUNCIL PRIOR TO THE
COMMENCEMENT OF WORKS
IN ROAD RESERVE

TREE PRESERVATION NOTE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR
TO OBTAIN ANY PRIOR APPROVAL REQUIRED FROM
COUNCIL WITH RESPECT TO POTENTIAL IMPACT ON
TREES FOR ANY WORKS SHOWN ON THIS DRAWING
PRIOR TO THE COMMENCEMENT OF THOSE WORKS.



INSTALL DISPERSION TRENCH
PARALLEL TO FINISHED GROUND CONTOURS.
ENSURE FINISHED GROUND ABOVE TRENCH
IS LEVEL TO PERMIT EVEN DISTRIBUTION
OF FLOWS FROM TOP OF TRENCH.
REFER TYPICAL DETAIL SHEET D3.
TRENCH DIMENSIONS :
3 off x 8.0m long x 700mm wide x 700mm deep
TRENCHES TO BE PARALLEL AND ADJACENT
AND INTERCONNECTED 100 DIA PIPE WITH
CAPPED INSPECTION RISERS.
TRENCH TO BE MINIMUM 3.0m FROM BUILDINGS
AND BOUNDARIES AND 5.0m FROM DOWNSLOPE
BOUNDARIES.

DISCHARGE TO KERB TO
COUNCIL SPECIFICATION
INVERT : 88.65 TO BE
CONFIRMED PRIOR TO
COMMENCEMENT WORKS.
INSTALL 200 x 100 GAL RHS
CONVERTOR AT KERB.

PIT P2
450 x 450
GRATE : 87.85 nom
INVERT : 87.40 nom

GRADED TRENCH DRAIN
200 mm WIDE
CLASS C GRATE
150 DIA OUTLET
GRATE : 87.90
INVERT : 87.50

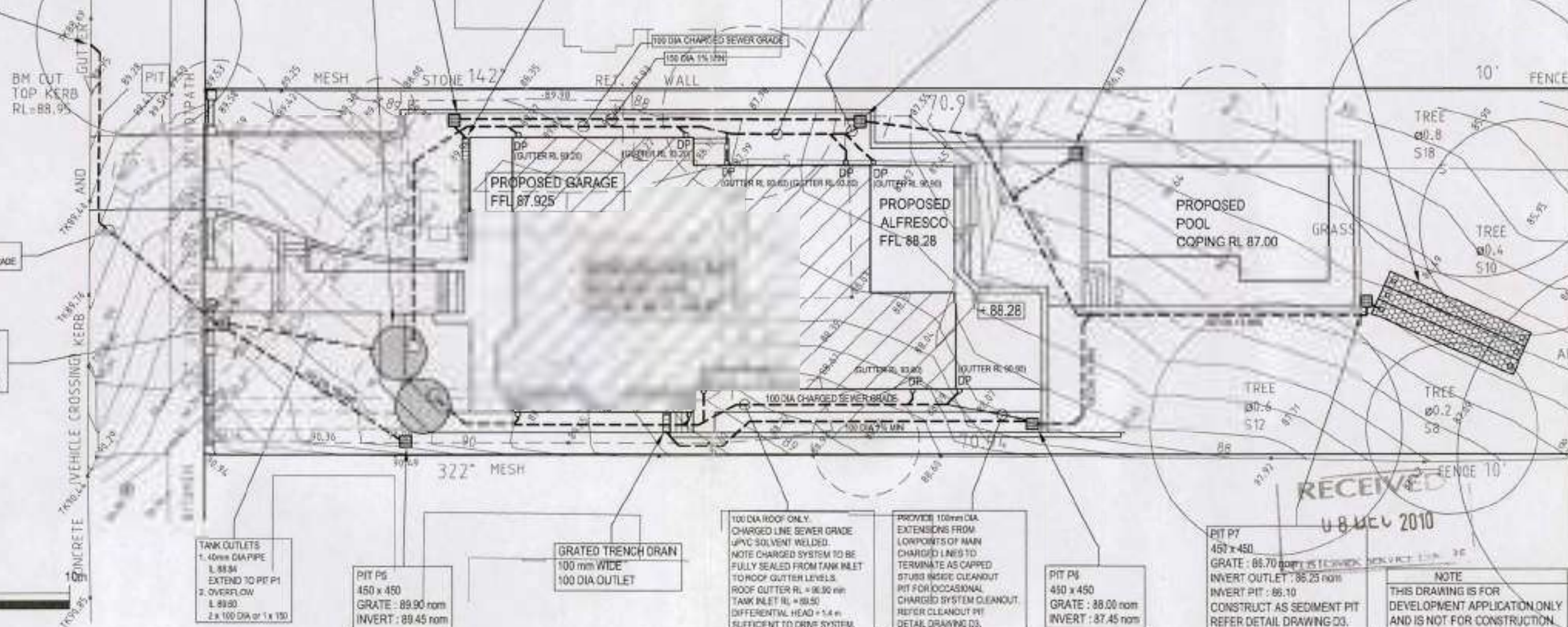
PIT P3
450 x 450
GRATE : 87.85 nom
INVERT : 87.25 nom

PIT P4
300 x 300
GRATE : 87.85 nom
INVERT : 87.55 nom

MIDDLE HARBOUR ROAD



SCALE 1:200 at A3



TANK OUTLETS
1. 40mm DIA PIPE
L 88.04
EXTEND TO PIT P1
2. OVERFLOW
L 89.60
2 x 100 DIA or 1 x 150

PIT P6
450 x 450
GRATE : 89.90 nom
INVERT : 89.45 nom

GRADED TRENCH DRAIN
100 mm WIDE
100 DIA OUTLET

100 DIA ROOF ONLY.
CHARGED LINE SEWER GRADE
UPVC SOLVENT WELDED.
NOTE CHARGED SYSTEM TO BE
FULLY SEALED FROM TANK INLET
TO ROOF GUTTER LEVELS.
ROOF GUTTER RL = 89.90 nom
TANK INLET RL = 89.50
DIFFERENTIAL HEAD = 1.4 m
SUFFICIENT TO DRAIN SYSTEM.

PROVIDE 100mm DIA
EXTENSIONS FROM
LOWPOINTS OF MAIN
CHARGED LINES TO
TERMINATE AS CAPPED
STUBS INSIDE CLEANOUT
PIT FOR OCCASIONAL
CHARGED SYSTEM CLEANOUT.
REFER CLEANOUT PIT
DETAIL DRAWING D3.

PIT P8
450 x 450
GRATE : 88.00 nom
INVERT : 87.45 nom

PIT P7
450 x 450
GRATE : 88.70 nom
INVERT OUTLET : 88.25 nom
INVERT PIT : 86.10
CONSTRUCT AS SEDIMENT PIT
REFER DETAIL DRAWING D3.

NOTE
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DEVELOPMENT APPLICATION ONLY
AND IS NOT FOR CONSTRUCTION.

ISS	DATE	AMENDMENT
B	29.11.2010	MINOR AMENDS
A	26.11.2010	DA ISSUE

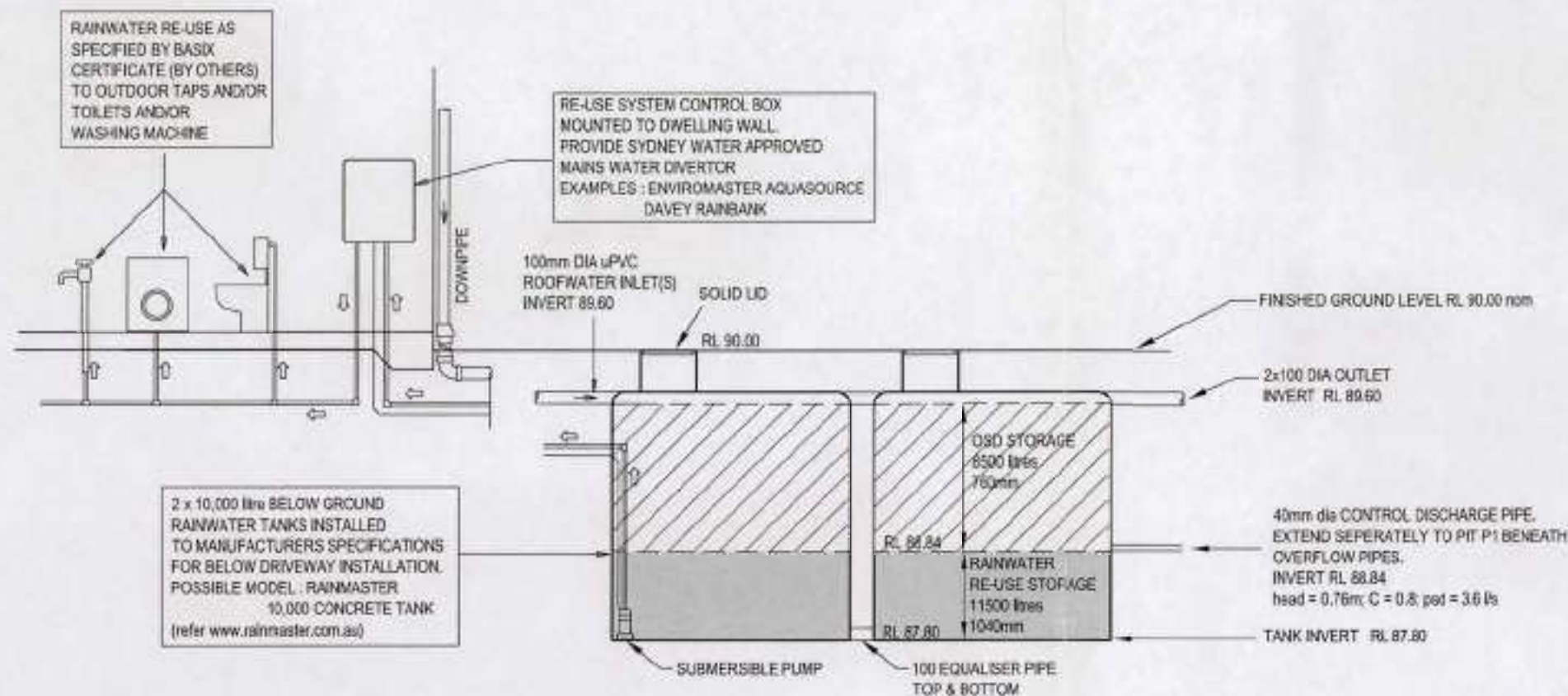
ARCHITECT	ARCH REF : 322210
LINDSAY LITTLE & ASSOCIATES	
CLIENT	MR & MRS HEILER
LGA	KU-RING-GAI COUNCIL

StormCivil
Engineering Solutions

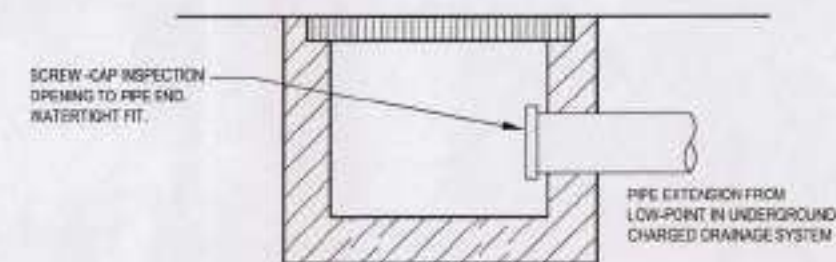
Consulting Engineers
Civil & Environmental
Stormwater Management.
89 Borey Road
Mangrove Mountain - 2250
ph/fax (02) 43741360
mobile : 0424023047
mark@stormcivil.com.au

DWG TITLE	STORMWATER MANAGEMENT PLAN
PROJECT TITLE	PROPOSED SINGLE DWELLING DEVELOPMENT No 15 MIDDLE HARBOUR ROAD, LINDFIELD

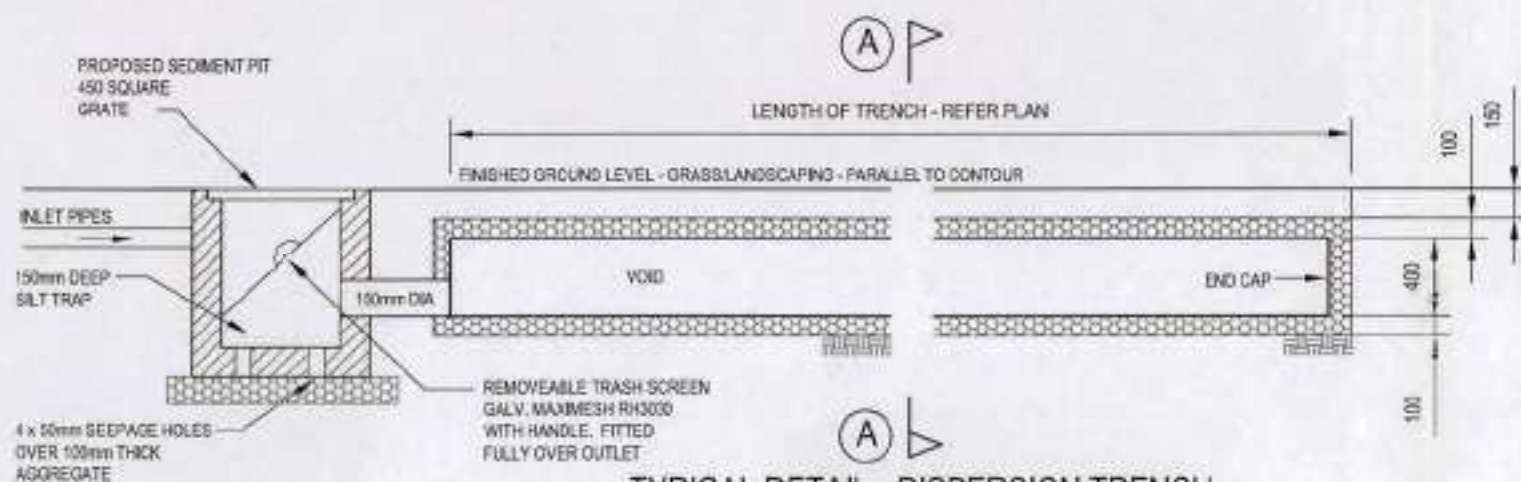
APPROVED ON BEHALF OF STORMCIVIL ENGINEERING SOLUTIONS PTY LTD			
Mark Taylor MR. Aust CP Eng NPS 117333			
JOB No	DWG No	No IN SET	ISSUE
106087	D2	3	8



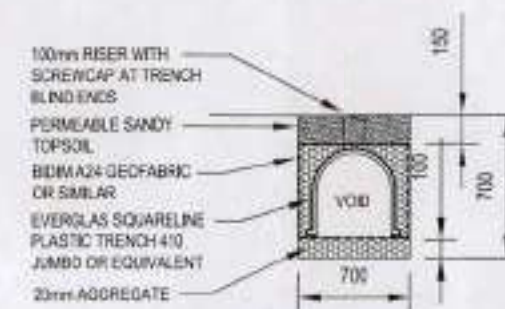
TYPICAL DETAIL - COMBINED DETENTION/RAINWATER RE-USE TANK



TYPICAL DETAIL - CHARGED SYSTEM CLEANOUT PIT



TYPICAL DETAIL - DISPERSION TRENCH



SECTION A - A



NOTE
THIS DRAWING IS FOR
DEVELOPMENT APPLICATION ONLY
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ISS	DATE	AMENDMENT
B	29.11.2010	MINOR AMENDS
A	25.11.2010	DA ISSUE

ARCHITECT	ARCH. REF: 322010
LINDSAY LITTLE & ASSOCIATES	
CLIENT	MR & MRS HEILER
LGA	KU-RING-GAI COUNCIL

StormCivil
Engineering Solutions

Consulting Engineers
Civil & Environmental
Stormwater Management
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Mangrove Mountain 2250
ph/fax (02) 43741960
mobile: 0424023047
mark@stormcivil.com.au

DWG TITLE	TYPICAL DETAILS
PROJECT TITLE	PROPOSED SINGLE DWELLING DEVELOPMENT No 15 MIDDLE HARBOUR ROAD, LINDFIELD

StormCivil APPROVED ON BEHALF OF STORMCIVIL ENGINEERING SOLUTIONS PTY LTD Mark Tait ME Aust CP Eng 1172333			
JOB No	DWG No	No IN SET	ISSUE
106067	03	3	B

DETERMINATION KIT CHECKLIST

Administration Officer

DATE: 21/03/11 DA No: 0912/10

NOTICE OF DETERMINATION PREPARATION

- ☒ Notice of Determination prepared
- ☒ Submitter letters prepared (*if required*)
- ☒ Integrated letter prepared (*if required*)
- ☒ Proclaim (events/custom fields) completed
- ☒ TRIM updated – author / addressee's added
- ☒ All documents checked into TRIM
- ☒ DA plans tab removed
- ☒ Determination decision written on front of file eg. Approved / Refused, etc.
- ☒ Stamped plans – 2 sets (1 set to go on file)
- ☒ Yellow copy + checklists (2) put on file
- ☒ Envelope/s prepared and left in sleeve of file – 1 x DA, 1 x Owner (*if required*)
- ☒ DA survey/reply paid envelope placed in envelope
- ☒ Returned to officer

Notes: 22/03/11 - Retype - Karen

DA & PLAN RELEASE

- ☒ Proclaim (events/custom fields) and TRIM (documents finalised) completed
- ☒ *If applicable*, Section 94 Fees email sent to Finance Department
- ☒ File reassignment

Notes: Posted - 22/03/11

Administration Officer (print name/signature): KAREN NM

DETERMINATION KIT CHECKLIST

Assessing Officer

NB: If you fail to fully complete the requirements of this checklist your submission will be returned and upon subsequent completion, be put back at the end of the queue.

DATE: 9 March 2011 DA No: 917/10

ASSESSING OFFICER: Steve Ritchie

PLEASE ENSURE THE FOLLOWING HAS BEEN PROVIDED / COMPLETED:

- | | | | |
|---|-----|-----|-----|
| ☐ 2 full sets of plans/documents to be stamped provided? | YES | NO | N/A |
| ☐ Model / Sample board? | YES | NO | |
| ☐ Location of Model / Sample board? | | | N/A |
| ☐ All events / custom fields completed in Proclaim? | YES | NO | |
| ☐ Have submissions been placed under the "Notification & Objections" tab? | YES | NO | N/A |
| ☐ Is the development integrated or is it a traffic generating development as per Schedule 3 of SEPP (Infrastructure) 2007? | | YES | NO |
- If yes, specify which department/s

FEES

- | | | | |
|--|-----|----|-----|
| ☐ Are Section 94 Fees required for this DA? | YES | NO | N/A |
|--|-----|----|-----|

DA & PLAN RELEASE

- ☐ Please post to Applicant
- ☐ Please contact the applicant for collection:

Details (Name/Contact No/Email address): As per current details of

the file

Assessing Officer's Signature: [Signature]

DEVELOPMENT APPLICATION

EXECUTIVE SUMMARY

ADDRESS:	15 Middle Harbour Road, Lindfield
LOT#	Lot B of DP349665
PROPOSAL:	Demolition of existing dwelling and construction of a new dwelling, swimming pool and front fence
DEVELOPMENT APPLICATION NO:	DA0917/10
APPLICANT	Urbanesque Planning Pty Ltd
OWNER:	Mrs Linda Jane Heiler
DATE LODGED:	8 December 2010
ISSUES:	Building height, solar access, privacy, bulk and scale
SUBMISSIONS:	Two (2) submissions received
LAND & ENVIRONMENT COURT:	N/A
RECOMMENDATION:	Approval
REPORT AUTHOR	Stuart Ratcliff

PURPOSE FOR REPORT

To determine Development Application No. 917/10 that seeks consent for the demolition of the existing dwelling and construction of a new dwelling, swimming pool and front fence on the subject site.

HISTORY

Council's records indicate that the site has historically been used for residential purposes.

The site has no other history that could be considered relevant to the determination of this application.

THE SITE AND SURROUNDING AREA

The site:

Zoning	R2 – Low Density Residential: the proposed development is permissible within this zoning
Visual character study category:	1920-1945: the proposed development will not be of any undue impact upon the character of this visual character study category
Easements/rights of way:	No
Heritage Item:	No
Heritage conservation area:	No
In the vicinity of a heritage item or conservation area	Yes – No. 9 Middle Harbour Road and an Urban Conservation Area identified by the Ku-ring-gai LEP (Town Centres) 2010: the proposed development will not be of any material impact upon the character of significance of these neighbouring heritage items (for the reasons outlined in further detail, below)
Bush fire prone land:	No
Endangered species:	Sydney Turpentine Ironbark Forest: the proposed development will not be of any material impact upon any vegetation of this endangered ecological community (EEC)
Urban bushland:	No
Contaminated land:	No

Site Description:

The subject site is legally described as Lot B of DP349665 and is known as 15 Middle Harbour Road, Lindfield. The site has recently been rezoned 'R2 - Low Density Residential' under the Ku-ring-gai LEP (Town Centres) 2010. The site is rectangular in shape with a 16.785 metre wide frontage to Middle Harbour Road, a depth of 70.94 metres and a total area of 1189m². The site incorporates a gentle slope, falling approximately 5.3 metres from the street frontage to the rear boundary. The site supports several trees of varying heights that are sporadically spread across the property. Vehicular access is currently provided by a single width driveway aligning the western side boundary of the property that leads to an open metal carport attached to the rear elevation of the existing dwelling.

The site is currently occupied by a split single and two storey brick dwelling with a pitched tile roof. The site also supports the above mentioned metal carport and a free standing metal shed.

Surrounding development:

To the north, west and east, the site is surrounded by allotments zoned for low density residential development. These properties are occupied by a mixture of

single and two [2] storey dwellings of a variety of architectural styles.

THE PROPOSAL

The application proposes the demolition of the existing dwelling and construction of a new dwelling, swimming pool and front fence on the subject site. The details of the proposed development are as follows:

- Demolition of the existing dwelling and removal of the existing driveway and all associated structures
- Construction of a new, two storey dwelling comprising the following:
 - Ground floor: two car garage, guest bedroom, two WCs, family room, kitchen, casual dining room, storage areas, pavilion and alfresco dining area attached to the rear elevation and sub-floor area
 - First floor: four bedrooms, a study room, formal lounge room, three bathrooms, storage areas and a veranda attached to the front elevation of the dwelling
- Erection of a new front fence consisting of brick piers with timber in-fills
- Construction of a new swimming pool with surrounding paved areas
- Various landscaping works, including various pathways, a paved terrace area adjacent to the northern edge of the proposed swimming pool, garden beds and an open lawn area

Amended plans received 28 February 2011

Following a preliminary review of the application, issues relating to the following were identified:

- The absence of details regarding the location of the proposed air-conditioning units
- Apparent plan inconsistencies relating to window locations
- A possible breach of the maximum 9.5 building height development standard of the Ku-ring-gai LEP (Town Centres) 2010
- The need for additional information to clarify the solar access impacts of the proposed development
- The possible need to obtain an easement for storm water over the adjacent downstream property
- The absence of details relating to apparent proposed boundary fencing
- Potential overlooking associated with the raised paved area to be located adjacent to the northern edge of the swimming pool

These issues were conveyed to the applicant by way of letter dated 14 February 2011. In response, the applicant provided the following amended plans and additional information:

- Details of the proposed air conditioning unit location
- Additional details in relation to window locations
- Confirmation of the maximum building height of the proposed dwelling (with supporting plan details)

- Additional solar access plan information
- Confirmation of the refusal of the neighbouring downstream property to allow an easement for drainage through their property
- Confirmation that no boundary fencing is proposed under the application
- Lowering of the paved area adjacent to the northern edge of the swimming pool to reduce impacts of overlooking into the neighbouring property

COMMUNITY CONSULTATION

In accordance with Ku-ring-gai DCP [Town Centres] 2010, owners of surrounding properties were given notice of the application. In response, no submissions from the following were received:

1. Neil Ingham on behalf of Mr and Mrs Craig van der Lann de Vries – 11 Middle Harbour Road, Lindfield
2. Mr and Mrs Craig van der Lann de Vries – 11 Middle Harbour Road, Lindfield

The submissions raised the following issues:

Insufficient side building setbacks

As discussed in the assessment of the application against the provisions of the Town Centres DCP, the proposed non-compliant setbacks will not be of any undue impact on the character of the streetscape or the amenity of neighbouring properties.

The application fails to give due consideration to a covenant affecting the land that restricts the number of buildings that may be erected on a site, the maximum height of any building constructed and the minimum setback of any building to the common boundary shared with 11 Middle Harbour Road

As discussed in further detail below, the Ku-ring-gai [Town Centres] LEP 2010 contains a provision that sets aside the need to adhere to the requirements of this covenant.

Impact on the outlook of the adjoining property

For the reasons outlined in this report, the proposed development will not be of any undue outlook on neighbouring properties. In this regard, it is noted that the subject site and its surrounds are not benefited by any significant views (as per the criteria development in the NSW Land & Environment Court). Additionally, the proposed development is compliant with the maximum building height permissible and is representative of a standard residential dwelling that is anticipated by the applicable development controls and the zoning of the allotment.

Insufficient plan information in relation to the details of 11 Middle Harbour Road

The applicant has submitted sufficient information to allow Council to undertake

a comprehensive assessment of the proposed development's impacts, including those relating to neighbouring properties. This information is adequate with regard to the requirements of the Environmental Planning and Assessment Act, 1979 and its Regulations 2000. Additionally, this information has been supplemented by Council's own inspections of the site by the relevant officers.

Undue bulk and scale impacts

For the reasons outlined in this report and as discussed in the assessment of the application against the provisions of the Town Centres DCP, the proposed development will not be of any undue bulk and scale impact on the character of the streetscape or the amenity of neighbouring properties.

Undue solar access impacts

As discussed in the assessment of the application against the provisions of the Town Centres DCP, the proposed non-compliant setbacks will not be of any unreasonable impact on the solar amenity of neighbouring properties.

Insufficient information regarding noise generating plant equipment

The applicant has provided additional information confirming the location of all proposed noise generating plant equipment. Conditions are to be imposed to ensure the operation of this equipment does not unduly impact on the amenity of neighbouring properties.

Potential use of the roof space as habitable floor area and consequently undue impacts of overlooking

The plans submitted with the application, particularly the submitted cross sections, clearly indicate that no habitable floor area is proposed within the roof space of the proposed dwelling.

Excessive first floor area

As discussed in the assessment of the application against the provisions of the Town Centres DCP, the proposed non-compliant first floor area is largely a technical non-compliance attributable to the sloping nature of the subject site. This proposed non-compliance will not be of any undue impact on streetscape character or the amenity of neighbouring residential properties.

Impact on property values

Impacts on property values are not valid matters for consideration under Section 79C of the Environmental Planning and Assessment Act, 1979.

Amended plans and additional information received 28 February 2011

The amended plans were not renotified. The amendments made to the application will not result in a development of any greater environmental impact

than that of the originally submitted proposal. Therefore, as per the provisions of DCP56, re-notification was not required.

INTERNAL REFERRALS

Landscaping

Council's Landscape Development Officer has reviewed the application and has provided the following comments:

Site Characteristics

Developed site with a largely exotic garden setting. To rear of property is a large remnant Turpentine and large Cedrus and Gordonia, which are the most visually significant trees on site. The area of the property along the front north east boundary is elevated above the adjacent property, 17 Middle Harbour Road. This area will be lowered in this proposal which is considered a desirable outcome.

Tree Impacts

Tree removal Tree 2 immature brush box street tree, Trees 6 & 7 Chamaecyparis crupina, Golden Cypress exempt - within 3m of existing dwelling, T8 mature camellia japonica North West side boundary, Tree 9 Camellia japonica north west side boundary, tree 10 Arbutus unedo, basal hollows, structurally suspect.

I would prefer Tree 9 be retained as it is substantial in size and therefore provides some screening between properties at the boundary. It would seem feasible to realign the retaining wall to easily retain this small tree. Screen planting within this area could also be increased in size by doing this. This will be conditioned.

No objections to other tree removal.

Amendments to the landscape plan to retain two camellia near the Cedrus will also be conditioned.

Stormwater Plan

Line near Tree 1 on street will need to be hand dug (to be conditioned).

CONCLUSION

Supported subject to conditions.

Engineering

Council's Development Engineer has reviewed the application and has provided the following comments:

The development application is to carry out the construction of a new dwelling and swimming pool. The following comments are made with regard to stormwater and engineering related issues.

Stormwater Disposal

The stormwater runoff captured from all of the roof area is to be collected and conveyed to two (2) combined detention / retention tanks of 8.5cu.m and 11.5cu.m respectively. The roof area is directed to the tanks and drains to the street via a charged line drainage system with the driveway and associated hard surfaces directed to a series of absorption trenches in the rear yard. The area draining to the rear is less than 30% which is acceptable for the use of absorption trenches.

Re-use will be for irrigation, laundry, toilet use and pool top up as per the BASIX requirements. The BASIX water commitments have been satisfied.

The option of obtaining a drainage easement through the downstream property to drain through and connect into Council's public drainage system has been declined.

The proposed Stormwater Management Plan 106087 DWG. No. D1 to D3 Rev. 'B' dated 29/11/2010 prepared by StormCivil Engineering Solutions are considered a satisfactory system for this development. The stormwater plan shall not be stamped as amendments are required from Council Landscape Officer.

This alternative design deals appropriately with rainwater and stormwater and is in line with the objectives of Councils Development Control Plan DCP (Town Centres) 2010.

Site Access

Access to the site is via a new layback and driveway crossover. A driveway longitudinal section has been submitted showing a maximum gradient of 20% with 15% grade over a 2m distance setback from the garage entry. The design satisfies Australian Standards AS2890.1:2004 and Councils Driveway Criteria.

Recommendations

From an engineering perspective there are no objections to approval of this application (subject to the imposition of appropriate engineering conditions)

The application did not require any additional internal referrals.

EXTERNAL REFERRALS

This application did not require any external referrals as part of the assessment.

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 (Infrastructure) 2007

Although within the vicinity of the Epping – Chatswood underground rail corridor, the proposed development does not incorporate any elements that require assessment against the provisions of this SEPP.

Sydney Regional 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. Engineering conditions are imposed in accordance with DCP 47, which will minimise the impact on downstream waterways.

The proposed development has been found to adequately satisfy the provisions of the SREP.

Ku-ring-gai Town Centres LEP

Part A: Development standards

Development standard	Proposed	Complies
Site area: 1189m		
Building height 9.5m (max)	9.5m – the applicant has provided additional plan and site level information to confirm the proposed dwelling complies with this development standard	YES
FSR 0.3:1 (max)	0.296:1 – Council's assessment is consistent with those calculations provided by the applicant	YES

Clause 1.2 - Aims of plan

- (a) to establish a hierarchy of centres for Ku-ring-gai,*
- (b) to facilitate the development of the centres to enhance Ku-ring-gai's economic role and cater to the retail and commercial needs of the local community,*
- (c) to provide a variety of housing choice within and adjacent to the centres,*
- (d) to protect, enhance and manage land having special aesthetic, ecological, social, cultural or conservation values for the benefit of present and future generations.*

The proposed development has been considered against the Aims set out under this Clause of KLEP [2010]. For the reasons outlined within this report, the proposed development has been found to be acceptable in all relevant respects.

Clause 1.9A - Suspension of covenants, agreements and instruments

Clause 1.9A has been recently inserted into the KLEP [2010]. This Clause states:

For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a development consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.

Essentially, the effect of this Clause is to set aside any covenants placed on a site to be developed that is within the KLEP [2010] catchment that would otherwise unreasonably restrict the development of that land in accordance with the provisions of the LEP. This Clause sets aside the covenant applied to the subject site (created in the 1940s) that restricts the number of buildings that may be erected on a site (understood to relate to dwelling numbers), the maximum height of any building constructed and the minimum setback of any building to the common boundary shared with 11 Middle Harbour Road as these covenants preclude the ability to achieve a development permissible by the development standards of the Town Centres LEP and DCP.

Part 2 – Permitted or permissible development

The proposed development is permissible within the 'R2 – low density residential' zoning of the site as a dwelling house. Additionally, for the reasons outlined within this report, the proposed development satisfies the objectives set out for this zone.

Clause 5.9 – Preservation of trees or vegetation

Council's Landscape Development Assessment Officer is satisfied that the proposed development will not unduly impact on any significant trees or vegetation deemed worthy of retention.

Clause 5.10 – Heritage conservation

The subject site is within the vicinity of the statutory listed items of No. 9 Middle Harbour Road and an Urban Conservation Area identified by the Ku-ring-gai LEP. With respect to the spatial separation that will exist between the proposed development and these neighbouring items, the proposed development will not be of any material impact on the character of significance of these neighbouring heritage items.

POLICY PROVISIONS

Ku-ring-gai Town Centres Development Control Plan

1A.5 – General aims of DCP

The general aims of the DCP relate to the following:

- The establishments of a character for the town centre areas
- High quality public domain areas
- The provision of a range of building types for the accommodation of various land uses
- High quality urban and architectural design
- The appropriate recognition of heritage items and their significance
- The provision of ecological development
- High level of residential amenity in building design
- The recognition of the importance of bio-diversity, riparian and ecological land
- The provision of equitable access
- The appropriate control of traffic
- Increased use of public transport, walking and cycling

The proposed development has been assessed against these matters for consideration and has been found to be acceptable in all relevant respects.

3E – Dwelling house development controls

Aims

On the basis of the below, the proposed development has been found to be acceptably consistent with the provisions of Part 3E of the DCP in all relevant respects. Consequently, the stated Aims and Objectives of this document are deemed to have been satisfied.

Controls

Development Control	Proposed	Complies
3E.2 Building setbacks		
Front setback (low side of street): Average: 11 metres - 75% front elevation Minimum: 9 metres - 25% front elevation	12m (average) 12m minimum	YES YES
Side setback:		
Ground floor: 2.0m(min) 1 st floor: 2.4m (min)	East 2.0m 2.0m	YES NO
Ground floor: 2m(min)	West 2.0m (sub-floor area constitutes ground floor)	YES
1 st floor: 2.4m (min) Rear setback: 12m(min)	2.0m >12m	NO YES

3E.3 Built-Up on Area		
Two storey dwelling – 52% (618.28m ²) Front setback to have a maximum 30% BUA	49% (586m ²) 51%	YES NO
3E.4 Landscaping		
Tree replenishment and planting 7 Trees required	Landscape development Officer satisfied with tree replenishment provisions (subject to conditions)	YES
3E.5 Building Facades		
Unrelieved wall length 12m maximum single storey 8m x 4m maximum for two storey	8.5m x 5.3m along eastern elevation, 5.8m x 8m also along eastern elevation and 5.8m x 8m along western elevation	NO
The continuous length of any elevation on a single dwelling is to be a max 36m		YES
3E.6 Building envelopes		
Maximum Ceiling Height 2-storey (max) and 7m (site <20° slope) Building height plane 45° from horizontal at any point 3m above boundary	2 storeys & 6.7m 1000mm breach along eastern elevation	YES YES NO
3E.7 First Floor Design & Roof Forms		
• First floor development to be adequately stepped to avoid bulky vertical wall surfaces or	Refer discussion regarding first floor FSR below	NO
• First floor development to be within the existing/proposed roof space;		NO
40% (max) floor space	58%	NO
Roof height (3m – two* storey)	4.2m	NO
Roof pitch 35° (max)	31°	YES
Roof form consistent with the streetscape and in regards to the listed heritage items		YES
3E.8 Ancillary facilities		
Setback from boundary: 2m	2m	YES
Pool coping <500mm above ground level	950mm	NO
Pool excavation not below the canopy of trees		
3E.9 Fencing		
Front fence Height: 1.2m(max)	1.2m	YES

3E.10 Visual Privacy		
Refer discussion below		YES
3E.11 Acoustic Privacy		
Refer discussion below		YES
3E.12 Solar Access		
4 hours between 9am and 3pm on 22 June to north facing windows and all living areas (family rooms, rumpus, lounge and kitchen) and the principal open space recreational areas such as swimming pools and patios.	Less than 4 hours solar access to adjoining western property	NO
3E.13 Private open space		
Minimum depth of 5m and minimum area of 50m ²	Greater than 5metres depth & 50 m ² provided.	YES
3E.15 Car Parking		
No. of car parking spaces 2 spaces behind building line	2 spaces behind building line	YES
Size of car parking space 5.6m x 5.4m Carport/garage <6m in width or <40% site width whichever is the lesser	6m x 5.8m <40%	YES YES
Driveway width 3.5m (max)	3.5m	YES
4.3. Earthworks and site slope		
Max cut 1000mm Max fill 900mm	Dwelling Up to 2.0m cut (near garage entrance)	NO
	Pool Up to 1.6m cut	NO
	Landscaping Up to 1.2m cut for pathway along eastern elevation	NO
Minimum 600mm between retaining walls	Sufficient room for plantings within all retaining wall areas	YES
No changes to levels within 2m of boundaries	Up to 1.2m cut for pathway along eastern dwelling elevation and 800mm cut along western elevation	NO

Non-compliance / discussion

3E.2 Building setbacks

Side building setbacks

The proposed dwelling fails to comply with the minimum 2.4 metre first floor side setback control along both the eastern and western side elevations of the dwelling. However, these non-compliances may be supported for the following reasons:

- Along the western elevation, the non-compliant section of the dwelling is limited to a maximum length of 6 metres (where the sub-floor area extends more than 1 metre above the ground level). The remainder of this elevation complies with the side setback requirements of the DCP
- Along the eastern elevation, the non-compliant section of the dwelling is limited to a maximum length of 8 metres. The remainder of this elevation complies with the DCP control
- The proposed building setbacks are consistent with those displayed by existing neighbouring developments within the surrounding streetscape
- The proposed dwelling incorporates sufficient architectural articulation measures along the side elevations of the dwelling (such as varied building setbacks) to control the bulk and scale impacts of the development
- Sufficient setback is retained for the introduction of landscape plantings that will soften the visual impact of the dwelling when viewed from neighbouring properties (as shown on the submitted landscape plan)
- The proposed development will not result in any undue impacts on the solar access, privacy or general amenity of neighbouring properties
- The non-compliances will not require the removal of any significant vegetation deemed worthy of retention

In respect of these factors, the proposed development is considered to satisfy the objectives stated by this section of the DCP.

3E.3 Built-Up on Area

BUA in front setback

With a hard surface coverage of 51% within the front setback, the proposed development will exceed the maximum 30% permissible under the DCP control. However, this non-compliance may be supported by Council for the following reasons:

- Sufficient soft landscaping area is retained within the front setback of the site to positively contribute to the character of the streetscape. This area will include space for the planting of canopy trees
- The character of the proposed landscaping within the front setback of the site is consistent with that displayed by neighbouring residential

properties

In respect of these factors, the proposed development is considered to satisfy the objectives stated by this section of the DCP.

3E.5 Building Facades

Unrelieved wall lengths

The proposed dwelling incorporates non-compliant unrelieved wall lengths along both the eastern and western elevations of the dwelling (as detailed in the above compliance table). However, these non-compliances may be supported for the following reasons:

- Positioned perpendicular to the street frontage and behind the building line, the proposed development will be of minimal impact on the character of the streetscape
- Sufficient setback is retained for the introduction of landscape plantings that will soften the visual impact of the dwelling when viewed from neighbouring properties (as shown on the submitted landscape plan)
- The proposed dwelling incorporates sufficient architectural articulation measures along the side elevations of the dwelling (such as varied building setbacks) to control the bulk and scale impacts of the development when viewed from neighbouring properties

In respect of these factors, the proposed development is considered to satisfy the objectives stated by this section of the DCP.

3E.6 Building envelopes

Building height plane (BHP)

The proposed dwelling breaches the prescribed BHP by 1.0 metre along the building's eastern elevation. However, this non-compliance may be supported by Council for the following reasons:

- The proposed non-compliance is largely associated with the eaves of the dwelling and is attributable to the sloping nature of the subject site (with the non-compliance unlikely to occur on a level allotment)
- The proposed development has appropriately incorporated the natural topography of the site into its design to reduce the overall height of the building where possible
- The proposed non-compliance will not be of any materially undue impact on the character of the streetscape or the amenity of neighbouring properties

In respect of these factors, the proposed development is considered to satisfy the objectives stated by this section of the DCP.

3E.7 First Floor Design & Roof Forms

First floor FSR and design

Due to the sloping nature of the site, the proposed development incorporates the majority of the dwelling's floor space (58%) at the first floor level of the building. As a consequence, the dwelling fails to comply with the maximum 40% permissible under the DCP control. In this respect, it is noted that, for reasons of practicality, the development places the majority of the building's additional floor area at the level consistent with that of the existing dwelling / ground level. Due to the sloping nature of the site, this has meant that the ratio of floor area at the first floor level of the dwelling is notably greater than that at the ground floor level. As such, the breach of the control is largely a technical non-compliance.

In terms of merit, no objection to this non-compliance is raised. In this regard, it is noted that the development incorporates sufficient architectural articulation, is generally compliant with the required building setbacks, appropriately responds to the topography of the site and is of no undue impact upon the amenity of neighbouring properties. Additionally, this element of the proposed dwelling's design is consistent with that of established neighbouring developments within the surrounding streetscape (that have responded to topographical cross-fall in a similar manner). Furthermore, given the constraints presented by the sloping topography of the site, it is not considered reasonable or likely to result in a good planning outcome to require the placement of the dwelling's first floor level within the roof space of the building.

Roof height

The proposed dwelling entails a maximum roof height of 4.2 metres, breaching the maximum 3.0 metres permissible under the DCP for a two storey dwelling. However, this non-compliance may be supported by Council for the following reasons:

- The non-compliant roof height along the western elevation of the proposed dwelling is to sit above section of the building's elevation that is of a predominantly single storey presentation to the neighbouring property
- The non-compliant roof height along the western elevation of the proposed dwelling is limited to a length of less than 7 metres
- Sufficient setback is retained for the introduction of landscape plantings that will soften the visual impact of the dwelling when viewed from neighbouring properties (as shown on the submitted landscape plan)
- The proposed development will not unduly impact on the solar access or general amenity of adjacent residential properties

In respect of these factors, the proposed development is considered to satisfy the objectives stated by this section of the DCP.

3E.8 Ancillary facilities

Pool coping height

Due to the slope of the site, the coping of the south-western corner of the proposed swimming pool will extend up to approximately 920mm above the existing ground level. However, this non-compliance may be supported by Council for the following reasons:

- The proposed elevated pool height will not result in any undue over looking into the sensitive areas of neighbouring properties. This conclusion notes that the eastern side of the pool paving surrounds is of a minimal length that will be predominantly used for access and maintenance purposes (i.e. is not of a sufficient size or design to be used for congregating)
- Sufficient setback to the pool will be retained for screen planting measures to conceal the elevated sides of the pool (as shown on the landscape plan)
- Contained within the rear setback of the site, the proposed non-compliance will not be of any material impact on the character of the streetscape

In respect of these factors, the proposed development is considered to satisfy the objectives stated by this section of the DCP.

3E.10 Visual Privacy

Subject to the imposition of a condition requiring the erection of a privacy screen along the eastern elevation of the raised area adjacent to the northern edge of the swimming pool, the proposed development will retain adequate visual privacy to the sensitive areas of neighbouring properties for the following reasons:

- The proposed development will not introduce any new raised platforms, terraces, balconies or other such areas that will afford any genuine outlook into the neighbouring properties. This conclusion notes that the outlook of the proposed alfresco areas and usable pool surrounds to be located at the rear of the dwelling will be orientated towards the rear of the site and will not directly face any sensitive areas of neighbouring properties
- The proposed dwelling does not incorporate any windows associated with the high use internal areas of the building (such as living areas) that will afford any genuine opportunity for overlooking into the sensitive areas of neighbouring sites. This conclusion notes the use of narrow windows of minimal outlook for the living areas at the first floor level of the dwelling.
- The non-living room windows of the dwelling orientated towards the side boundaries of the site are associated with the secondary use internal areas of the dwelling, such as bedrooms and bathrooms. These rooms are characteristic of lower usage and are rooms for which the occupants usually want privacy when in use. As such, it is likely that curtains, blinds and/or other privacy measures will be introduced to these windows so as to afford privacy while simultaneously restricting outlook

In respect of these factors, the proposed development is considered to satisfy the objectives stated by this section of the DCP.

3E.11 Acoustic Privacy

Subject to the imposition of conditions that seek to ensure any noise generated by the plant equipment of the site is adequately attenuated, the proposed development will not result in any undue impacts on the acoustic amenity of neighbouring residential properties (beyond that which may be reasonably expected through the normal use of a residentially zoned allotment).

3E.12 Solar Access

Section 3E.12 – Solar Access of the Town Centres DCP stipulates that the proposed development should be designed and sites to:

"maintain solar access to adjoining properties of at least 4 hours between 9am and 3pm on 22 June to north facing windows and all living areas (family rooms, rumpus, lounge and kitchen) and the principal open space recreational areas such as swimming pool and patios"

The DCP control also states that:

"Where shadows cast by existing trees and buildings preclude satisfying the above requirements, sunlight during the winter solstice should not be reduced by more than 20%"

Following a request for additional information, the applicant submitted additional solar access diagrams demonstrating the impacts of the proposed development on the adjacent western property No. 11 Middle Harbour Road. This information was necessary to ascertain the impacts of the development on the east facing elevation of this neighbouring dwelling that incorporates windows associated with internal living areas and an open veranda. It is noted that the proposed development will not be of any material impact on the north facing windows located along the street fronting elevation of this neighbouring dwelling or the primary area of private open space located at the rear of the building (including the swimming pool positioned adjacent to this property's western boundary). Additionally, the windows located at the first floor level along this elevation will not be unduly impacted by additional overshadowing.

Due to the orientation of the eastern elevation of this neighbouring dwelling in relation to true north, opportunity for genuine solar access to the windows and veranda of this elevation is limited to before approximately 1pm on 22 June. In this regard, it is noted that the proposed development will reduce the existing solar access to these windows and the veranda during this four hour period (breaching the requirements of the DCP). However, the two windows located towards the front of this elevation (at the ground floor) and the veranda will be clear of any undue additional overshadowing by approximately 10am during the winter solstice. As such, these windows will be provided with approximately 3 hours beneficial sunlight which is consistent with the amount required by the criteria developed in the NSW Land and Environment Court.

The two windows located towards the rear of this elevation will effectively be

clear of any overshadowing caused by the proposed development after 10:30am on 22 June [retaining 2.5 hours of beneficial sunlight].

While non-compliant with the requirements of the DCP, these non-compliances may be supported by Council for the following reasons:

- Given the solar orientation of the respective allotments, the retention of the full 4 hours of solar access to these windows while achieving a reasonable development outcome on the subject site would be unreasonably difficult
- The proposed development has incorporated specific measures to maximise the retention of solar access to these neighbouring windows and the veranda, particularly through the provision of a single storey opposing the elevation of the neighbouring dwelling most likely to be unduly impacted by additional overshadowing
- The proposed development will not be of any significant solar access impact upon the main area of private open space located at the rear of this neighbouring dwelling

In respect of these factors, the proposed development is considered to satisfy the objectives stated by this section of the DCP.

4.3. Earthworks and site slope

The proposed development entails several elements of non-compliant earthworks (excavation) as detailed in the compliance table above. However, these non-compliances may be supported by Council for the following reasons:

- The excavation associated with the proposed dwelling and pathway will positively contribute to reducing the overall height of the building (and the impacts of this) through the "sinking" of the dwelling into the slope of the site
- Overall, the existing topography of the subject site will be acceptably retained. In this regard, it is noted that the proposed cut will only take place where it is necessary to create a level building platform to accommodate the proposed development. Should the development take place on a level allotment, the majority of the proposed cut and fill works would not be required
- The proposed excavation will not unduly impact upon any significant vegetation deemed worthy of retention
- With the exception of the retaining wall proposed adjacent to the new driveway, the proposed cut that will take place will not result in retaining structures of any direct visual impact upon the character of the streetscape or the amenity of neighbouring properties. This conclusion acknowledges that the proposed cut will largely be beyond the visual range of the public realm and the face of proposed retaining walls will face into the subject site (i.e. will also not be directly visible to neighbouring properties)
- The proposed retaining wall adjacent to the new dwelling is consistent with those commonly found within residential developments of the surrounding streetscape that are needed to accommodate the notable cross-fall of the area's topography
- The proposed cut and fill will not be of any undue impact upon any vegetation deemed worthy of retention

In respect of these factors, the proposed development is considered to satisfy the objectives stated by this section of the DCP.

4.5 Materials and finishes

The materials and finishes of the proposed development are consistent with the character of the existing dwelling and the surrounding environment.

4.15 Construction and Demolition Waste Management

A construction waste management plan was submitted as part of the proposed development. It is considered that the construction waste management plan meets the underlying objectives for waste management as required under the Town Centres DCP.

5 Water Management

Council's Development Engineer is satisfied that the stormwater management provisions of the proposed development will comply with the requirements of the Town Centres DCP (subject to conditions to be imposed).

9.3 Development in the vicinity of a heritage item

The subject site is within the vicinity of the statutory listed items of 9 Middle Harbour Road. With respect to the spatial separation that will exist between the proposed development and this neighbouring item, the proposed development will not be of any material impact upon the character of significance of the item.

9.5 Development in the vicinity of a heritage conservation area

The proposed development will be undertaken within the vicinity of a neighbouring Heritage Conservation Area (HCA) as defined by KLEP (2010). In this respect, it is noted that the nature of the proposed development will not be of any material impact upon the character of significance of this HCA.

Section 94 Plan

The nature of the proposed development does not attract the payment of Section 94 contributions under Council's current plan.

LIKELY IMPACTS

As has been determined through the assessment of the application, the proposed development is not deemed to be of any unreasonable impact upon the streetscape, the amenity of neighbouring properties or the general interests of the community.

SUITABILITY OF THE SITE

Through the assessment of the application, it has been concluded that the site is suitable for the nature and scale of the proposed development.

ANY SUBMISSIONS

All submissions received have been considered accordingly.

PUBLIC INTEREST

The approval of the application is considered to be in the public interest.

ANY OTHER RELEVANT MATTERS/CONSIDERATIONS NOT ALREADY ADDRESSED

All likely impacts of the proposal have been addressed elsewhere in this report.

There are no other matters for discussion.

UNAUTHORISED WORKS

N/A - there were no identifiable unauthorized works on the site at the time of the site inspection.

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 Council, as the consent authority, grant development consent to DA0917/11 for the demolition of the existing dwelling and construction of a new dwelling, swimming pool and front fence on land at 15 Middle Harbour Road, Lindfield, subject to the following conditions:

See TRIM / Proclaim for consent conditions.

Signed



Stuart Ratcliff
Senior Development Assessment Officer



Shaun Garland
Team Leader Development Assessment

Report Dated: 8/3/2011

Approved architectural plans and documentation

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

Plan name	Lodged with Council	Drawn by	Dated
Schedule of external materials and colours	8 December 2010	-	-
3222/10 1-3	28 February 2011	Lindsay Little & Associates Pty Ltd	22 February 2011
3222/10 2-3	28 February 2011	Lindsay Little & Associates Pty Ltd	22 February 2011
3222/10 3-3	28 February 2011	Lindsay Little & Associates Pty Ltd	22 February 2011

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

Privacy screening

To ensure that privacy and visual amenity is maintained to the adjoining property at *[17 Middle Harbour Road]* the following measure(s) shall be implemented:

- A fixed privacy screen shall be installed for the entire length of the eastern elevation of the terrace located at the rear of the dwelling and adjacent to the proposed swimming pool (RL87.57). The privacy screen shall have a height of 1.6 metres above the finished floor level. The privacy screen shall be constructed of a durable material, appropriately integrated and shall be designed so as to prevent direct overlooking of the open space at the rear of 17 Middle Harbour Road.

Reason: To maintain neighbour amenity.

Draft Condition Set

To: Team Leader
From: Stuart Ratcliff
Re: DA0917/10
Proposal: Demolition of existing dwelling and construction of new dwelling, swimming pool and front fence
Property: 15 Middle Harbour Road LINDFIELD NSW 2070

The conditions of consent are as follows:

Conditions that identify approved plans:

Approved architectural plans and documentation

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

Plan name	Lodged with Council	Drawn by	Dated
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3222/10 2-3	28 February 2011	Lindsay Little & Associates Pty Ltd	22 February 2011
3222/10 3-3	28 February 2011	Lindsay Little & Associates Pty Ltd	22 February 2011

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

Inconsistency between documents

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

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

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:

Road opening permit

The opening of any footway, roadway, road shoulder or any part of the road reserve shall not be carried out without a road opening permit being obtained from Council (upon payment of the required fee) beforehand.

Reason: Statutory requirement (Roads Act 1993 Section 138) and to maintain the integrity of Council's infrastructure.

Notice of commencement

At least 48 hours prior to the commencement of any development (including demolition, excavation, shoring or underpinning 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.

Tree protection fencing

To preserve the following tree/s, no work shall commence until the area beneath their canopy is fenced off at the specified radius from the trunk/s to prevent any activities, storage or the disposal of materials within the fenced area. The fence/s shall be maintained intact until the completion of all demolition/building work on site.

Schedule

Tree/Location	Radius in metres
T9/ NW side boundary	2m
Tree12 /rear	4m
Tree4 / rear	5m

Reason: To protect existing trees during the construction phase.

Tree protective fencing type star picket

The tree protection fencing shall be constructed of star pickets at 2.4 metre

spacing and connected by 4 strands of 2mm wire at 300mm wide spacing to a minimum height of 1.5m metres in height prior to work commencing.

Reason: To protect existing trees during construction phase.

Tree fencing inspection

Upon installation of the required tree protection measures, an inspection of the site by the Principal Certifying Authority is required to verify that tree protection measures comply with all relevant conditions.

Reason: To protect existing trees during the construction phase.

Tree Replenishment

The property shall support a minimum number of 7 canopy trees that will attain 13.0 metres in height on the site. The existing tree/s, and 3 additional tree/s to be planted, shall be shown on the Landscape Plan/Site Plan. The plan shall be submitted to the Principal Certifying Authority and approved by a Landscape Architect or qualified Landscape Designer prior to release of a Construction Certificate.

3 of the canopy trees to be planted are to be locally occurring native trees, consistent with Sydney turpentine ironbark Forest.

Reason: To preserve the tree canopy and ensure adequate landscaping of the site.

Excavation for services

Prior to the issue of the Construction Certificate, the Principal Certifying Authority shall be satisfied that no proposed underground services (ie: water, sewerage, drainage, gas or other service) unless previously approved by conditions of consent, are located beneath the canopy of any tree protected under Council's Tree Preservation Order, located on the subject allotment and adjoining allotments.

Note: A plan detailing the routes of these services and trees protected under the Tree Preservation Order shall be submitted to the Principal Certifying Authority.

Reason: To ensure the protection of trees.

Construction waste management plan

Prior to the commencement of any works, the Principal Certifying Authority shall be satisfied that a waste management plan, prepared by a suitably qualified person, has been prepared in accordance with Council's DCP 40 - Construction and Demolition Waste Management.

The plan shall address all issues identified in DCP 40, including but not limited to:

the estimated volume of waste and method for disposal for the construction and operation phases of the development.

Note: The plan shall be provided to the Certifying Authority.

Reason: To ensure appropriate management of construction waste.

Conditions to be satisfied prior to the issue of the construction certificate:

CNDD001 Amendments to Plans

Prior to the issue of a Construction Certificate, the Principal Certifying Authority shall be satisfied that the approved Stormwater plans and site plans listed below and endorsed with Council's stamp, have been amended in accordance with the requirements of this condition as well as other conditions of this consent:

Plan no.	Drawn by	Dated
Job 106087 dwg No D1 B	Storm Civil	29/11/10
Site Analysis Plan 3222/10/1-3 A	Site Analysis Plan 3222/10/1-3 A	12/11/10

** You need to put these plans into Cond 1*

The above (s) shall be amended in the following ways:

Job 106087 dwg No D1 B Storm Civil, notate hand dig stormwater line in nature strip within 4m of Tree 1, identify Tree 1,

Site Analysis Plan 3222/10/1-3 A Site Analysis Plan 3222/10/1-3 A, indicate tree 9 to be retained, Relocate retaining wall adjacent Tree 9 a minimum of 2m from the side boundary, within 6m radius of the trunk of this tree.

Reason : To ensure retention of existing trees

Amendments to approved landscape plan

Prior to the issue of a Construction Certificate, the Principal Certifying Authority shall be satisfied that the landscape plan, listed below, have been amended in accordance with the requirements of this condition as well as other conditions of this consent:

Plan no.	Drawn by	Dated
L001 A	Peta Gittiland	8/11/10

** See above consent for the engineering plans*

The above landscape plan(s) shall be amended in the following ways:

Relocate retaining wall adjacent Tree 9 a minimum of 2m from the side boundary, within 6m radius of the trunk of this tree

Plant additional area within this retaining with shrub planting which will attain

height of 4m.

Planting along the side boundary adjacent the proposed dwelling shall incorporate shrub species which will attain a minimum height of 4m.

Indicate retention of the 2 camellias, show these in correct location under Cedrus tree T15 and widen garden bed in this area to ensure retention of these shrubs.

Show 3 locally occurring native canopy trees on plan. These trees are to be located where there is sufficient space for them to properly develop.

Note on landscape drawing Boston Ivy on trunk of T15 to be removed by a qualified arborist with minimum qualification AQF3 prior to Occupation Certificate.

Prior to the issue of the Construction Certificate, the Principal Certifying Authority shall be satisfied that the landscape plan has been amended as required by this condition.

Note: An amended plan, prepared by a landscape architect or qualified landscape designer shall be submitted to the Certifying Authority.

Reason: To ensure adequate landscaping of the site

Privacy screening

To ensure that privacy and visual amenity is maintained to the adjoining property at (17 Middle Harbour Road) the following measure(s) shall be implemented:

- A fixed privacy screen shall be installed for the entire length of the eastern elevation of the terrace located at the rear of the dwelling and adjacent to the proposed swimming pool (RL87.57). The privacy screen shall have a height of 1.6 metres above the finished floor level. The privacy screen shall be constructed of a durable material, appropriately integrated and shall be designed so as to prevent direct overlooking of the open space at the rear of 17 Middle Harbour Road.

Reason: To maintain neighbour amenity.

Long service levy

In accordance with Section 109F(1) 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.

Builder's indemnity insurance

The applicant, builder, developer or person who does the work on this development, must arrange builder's indemnity insurance and submit the certificate of insurance in accordance with the requirements of Part 6 of the Home Building Act 1989 to the Certifying Authority for endorsement of the plans accompanying the Construction Certificate.

It is the responsibility of the applicant, builder or developer to arrange the builder's indemnity insurance for residential building work over the value of \$12,000. The builder's indemnity insurance does not apply to commercial or industrial building work or to residential work valued at less than \$12,000, nor to work undertaken by persons holding an owner/builder's permit issued by the Department of Fair Trading (unless the owner/builder's property is sold within 7 years of the commencement of the work).

Reason: Statutory requirement.

Stormwater management plan (new single dwellings)

Prior to issue of the Construction Certificate, the applicant must submit, for approval by the Principal Certifying Authority, scaled construction plans and specifications in relation to the stormwater management and disposal system for the development. The plan(s) must include the following detail:

- exact location and reduced level of discharge point to the public drainage system
- layout of the property drainage system components, including but not limited to (as required) gutters, downpipes, pits, grated drains, swales, kerbs, flushing facilities, subsoil drainage and all ancillary plumbing - all designed for a 235mm/hour rainfall intensity for a duration of five (5) minutes (1:50 year storm recurrence)
- location(s), dimensions and specifications for the required rainwater storage and reuse tank systems and where proprietary products are to be used, manufacturer specifications and details must be provided
- specifications for reticulated pumping facilities (including pump type and manufacturer specifications) and ancillary plumbing to fully utilise rainwater in accordance with BASIX commitments

Details of any required on-site detention tanks required by Ku-ring-gai Councils Development Control Plan DCP (Town Centres) 2010 including dimensions, materials, location, orifice and discharge control pit details as required.

The above construction drawings and specifications are to be prepared by a suitably qualified and experienced civil/hydraulic engineer in accordance with Ku-ring-gai Councils Development Control Plan DCP (Town Centres) 2010, Australian Standards 3500.2 and 3500.3 - Plumbing and Drainage Code and the BCA. The plans may be generally based upon the Stormwater Management Plan 106087 DWG. No. D1 to D3 Rev. 'B' dated 29/11/2010 prepared by StormCivil

Engineering Solutions submitted with the development application, which are to be advanced as necessary for construction certificate issue purposes.

Reason: To protect the environment.

Charged drainage system

Prior to the issue of a Construction Certificate, the Principal Certifying Authority is to be satisfied that a portion of the front roof area is to be directed to the street drainage system by way of a charged drainage system.

The charged system must be designed by a qualified civil/hydraulic engineer and must comply with the design specifications in Ku-ring-gai Councils Development Control Plan DCP (Town Centres) 2010. The design for the charged component may be based on the Stormwater Management Plan 106087 DWG. No. D1 to D3 Rev. 'B' dated 29/11/2010 prepared by StormCivil Engineering Solutions.

Reason: To protect the environment.

Stormwater retention / detention

Prior to the issue of a Construction Certificate, the Principal Certifying Authority is to be satisfied that:

1. A mandatory rainwater retention and re-use system, comprising storage tanks and ancillary plumbing is provided. The minimum total storage volume of the rainwater tank system, and the prescribed re-use of the water on site must satisfy all relevant BASIX commitments and the requirements specified in Ku-ring-gai Councils Development Control Plan DCP (Town Centres) 2010 ; and
2. An on-site stormwater detention system must be provided to control the rate of runoff leaving the site. The minimum volume of the required on-site detention system must be determined in accordance with Ku-ring-gai Councils Development Control Plan DCP (Town Centres) 2010 - having regard to the specified volume concession offered in lieu of installing rainwater retention tanks. The on-site detention system must be designed by a qualified civil/hydraulic engineer.

Reason: To protect the environment.

Excavation for services

Prior to the issue of the Construction Certificate, the Principal Certifying Authority shall be satisfied that no proposed underground services (ie: water, sewerage, drainage, gas or other service) unless previously approved by conditions of consent, are located beneath the canopy of any tree protected under Council's Tree Preservation Order, located on the subject allotment and adjoining allotments.

Note: A plan detailing the routes of these services and trees protected

under the Tree Preservation Order shall be submitted to the Principal Certifying Authority.

Reason: To ensure the protection of trees.

Landscape plan

Prior to the issue of the Construction Certificate, the Principal Certifying Authority shall be satisfied that a landscape plan has been completed in accordance with Council's DA Guide, relevant development control plans and the conditions of consent by a Landscape Architect or qualified Landscape Designer.

Note: The Landscape Plan must be submitted to the Principal Certifying Authority.

Reason: To ensure adequate landscaping of the site.

Noise from plant in residential zone

Where any form of mechanical ventilation equipment or other noise generating plant is proposed as part of the development, prior to the issue of the Construction Certificate the Certifying Authority, shall be satisfied that the operation of an individual piece of equipment or operation of equipment in combination will not exceed more than 5dB(A) above the background level during the day when measured at the site's boundaries and shall not exceed the background level at night (10.00pm - 6.00 am) when measured at the boundary of the site.

C1. Note: A certificate from an appropriately qualified acoustic engineer is to be submitted with the Construction Certificate, certifying that all mechanical ventilation equipment or other noise generating plant in isolation or in combination with other plant will comply with the above requirements.

Reason: To comply with best practice standards for residential acoustic amenity.

Driveway crossing levels

Prior to issue of the Construction Certificate, driveway and associated footpath levels for any new, reconstructed or extended sections of driveway crossings between the property boundary and road alignment must be obtained from Kuring-gai Council. Such levels are only able to be issued by Council under the Roads Act 1993. All footpath crossings, laybacks and driveways are to be constructed according to Council's specifications "Construction of Gutter Crossings and Footpath Crossings".

Specifications are issued with alignment levels after completing the necessary application form at Customer Services and payment of the assessment fee. When completing the request for driveway levels application from Council, the applicant must attach a copy of the relevant development application drawing

which indicates the position and proposed level of the proposed driveway at the boundary alignment.

This development consent is for works wholly within the property. Development consent does not imply approval of footpath or driveway levels, materials or location within the road reserve, regardless of whether this information is shown on the development application plans. The grading of such footpaths or driveways outside the property shall comply with Council's standard requirements. The suitability of the grade of such paths or driveways inside the property is the sole responsibility of the applicant and the required alignment levels fixed by Council may impact upon these levels.

The construction of footpaths and driveways outside the property in materials other than those approved by Council is not permitted.

Reason: To provide suitable vehicular access without disruption to pedestrian and vehicular traffic.

Drainage of paved areas

All new exposed impervious areas graded towards adjacent property and/or habitable areas are to be drained via the main drainage system. This may require the installation of suitable inlets pits, cut-off structures (e.g. kerb), and/or barriers that direct such runoff to the formal drainage system. Details of such measures shall be shown on the Construction Certificate drawings, to the satisfaction of the Certifying Authority.

Reason: To control surface run off and protect the environment.

Vehicular access and garaging

Driveways and vehicular access ramps must be designed not to scrape the underside of cars. In all respects, the proposed vehicle access and accommodation arrangements must be designed and constructed to comply with Australian Standard 2890.1 – 2004 "Off-Street car parking". Details are to be provided to and approved by the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that parking spaces are in accordance with the approved development.

Conditions to be satisfied prior to the issue of the construction certificate or prior to demolition, excavation or construction (whichever comes first):

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:

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.

Hours of work

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 noon 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 1.00pm.

Where it is necessary for works to occur outside of these hours (ie) placement of concrete for large floor areas on large residential/commercial developments or where building processes require the use of oversized trucks and/or cranes that are restricted by the RTA from travelling during daylight hours to deliver, erect or remove machinery, tower cranes, pre-cast panels, beams, tanks or service equipment to or from the site, approval for such activities 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 to 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.

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.

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.

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 2.5m²
- 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 dispersal trench

Stormwater runoff from the driveway and associated hard surface areas shall be piped to a dispersal trench system positioned parallel to the contours of the site at the highest practicable level. The design of the dispersal trench shall comply with the requirements of Ku-ring-gai Councils Development Control Plan DCP (Town Centres) 2010.

Reason: To protect the environment.

Arborist's report

The tree/s to be retained shall be inspected, monitored and treated by a qualified Arborist during and after completion of development works to ensure their long term survival. Regular inspections and documentation from the Arborist to the Principal Certifying Authority are required at the following times or phases of work:

Schedule

Tree/Location

T15

T9

Time of inspection

removal of Boston Ivy
on trunk

Excavation for
dwelling adjacent to
tree to amended
alignment of retaining
wall

Reason: To ensure protection of existing trees

Trees on nature strip

Removal/pruning of the following tree/s from Council's nature strip to permit vehicular access shall be undertaken at no cost to Council by an experienced tree removal contractor/arborist holding public liability insurance amounting to a minimum cover of \$10,000,000:

Schedule

Tree/Location

Tree 2 Lophostemon confertus

Reason: To ensure protection of existing trees

Treatment of tree roots

If tree roots are required to be severed for the purposes of constructing the approved works, they shall be cut cleanly by hand, by an experienced Arborist/Horticulturist with a minimum qualification of Horticulture Certificate or Tree Surgery Certificate. All pruning works shall be undertaken as specified in Australian Standard 4373-2007 – Pruning of Amenity Trees.

Reason: To protect existing trees.

Cutting of tree roots

No tree roots of 30mm or greater in diameter located within the specified radius of the trunk/s of the following tree/s shall be severed or injured in the process of any works during the construction period. All pruning works shall be undertaken as specified in Australian Standard 4373-2007 – Pruning of Amenity Trees:

Schedule

Tree/Location	Radius from trunk
Tree 1 Eucalyptus nicholi/on Council's road reserve	4m

Reason: To protect existing trees.

Approved tree works

Approval is given for the following works to be undertaken to trees on the site:

Schedule

Tree/Location	Approved tree works
Tree 2,3,4,5, 6 7,8,10	remove
Tree 15	removal of Boston Ivy on trunk

Removal or pruning of any other tree on the site is not approved, excluding species exempt under Council's Tree Preservation Order.

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

Excavation near trees

No mechanical excavation shall be undertaken within the specified radius of the trunk/s of the following tree/s until root pruning by hand along the perimeter line of such works is completed:

Schedule

Tree/Location	Radius from trunk
Tree 9 Camellia	3m

Reason: To protect existing trees.

Hand excavation

All excavation within the specified radius of the trunk/s of the following tree/s shall be hand dug:

Schedule

Tree/Location	Radius from trunk
Tree 1 Eucalyptus nicholi/on Council's road reserve	4m
Tree 9 Camellia	3m

Reason: To protect existing trees.

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.

Tree planting on nature strip

The following tree species shall be planted, at no cost to Council, in the nature strip fronting the property along (enter street). The tree/s used shall be a minimum 25 litres container size specimen/s:

Schedule

Tree/Species	Quantity	Location
Lophostemon confertus(Brush Box)	1	Middle harbour rd nature strip

Reason: To provide appropriate landscaping within the streetscape.

Tree removal on nature strip

Following removal of the (enter tree species) from Council's nature strip, the nature strip shall be rehabilitated to the satisfaction of Council's Landscape Assessment Officer at no cost to Council.

Reason: To protect the streetscape.

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.

Canopy replenishment trees to be planted

The canopy replenishment trees to be planted shall be maintained in a healthy

and vigorous condition until they attain a height of 5.0 metres whereby they will be protected by Council's Tree Preservation Order. Any of the trees found faulty, damaged, dying or dead shall be replaced with the same species.

Reason: To maintain the treed character of the area.

Removal of noxious plants & weeds

All noxious and/or environmental weed species shall be removed from the property prior to completion of building works. This includes removal by a qualified horticulturalist or arborist AQF 3 all of the Boston IVY on the trunk and branches of T15 Turpentine at rear of property.

Reason: To protect the environment.

On site retention of waste dockets

All demolition, excavation and construction waste dockets are to be retained on site, or at suitable location, in order to confirm which facility received materials generated from the site for recycling or disposal.

- Each docket is to be an official receipt from a facility authorised to accept the material type, for disposal or processing.
- This information is to be made available at the request of an Authorised Officer of Council.

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. 350100S_02 have been complied with.

Reason: Statutory requirement.

Completion of landscape works

Prior to the release of the Occupation Certificate, the Principal Certifying Authority is to be satisfied that all landscape works, including the removal of all noxious and/or environmental weed species, have been undertaken in accordance with the approved plan(s) and conditions of consent.

Reason: To ensure that the landscape works are consistent with the development consent.

Retention and re-use positive covenant

Prior to issue of the Occupation Certificate, the applicant must create a positive covenant and restriction on the use of land under Section 88E of the Conveyancing Act 1919, burdening the property with the requirement to maintain the site stormwater retention and re-use facilities on the property.

The terms of the instruments are to be generally in accordance with the Council's "draft terms of Section 88B instruments for protection of retention and re-use facilities" and to the satisfaction of Council (refer to appendices of Ku-ring-gai Councils Development Control Plan DCP (Town Centres) 2010). For existing titles, the positive covenant and the restriction on the use of land is to be created through an application to the Land Titles Office in the form of a request using forms 13PC and 13RPA. The relative location of the reuse and retention facility, in relation to the building footprint, must be shown on a scale sketch, attached as an annexure to the request forms.

Registered title documents showing the covenants and restrictions must be submitted to and approved by the Principal Certifying Authority prior to issue of an Occupation Certificate.

Reason: To protect the environment.

Provision of copy of OSD designs if Council is not the PCA

Prior to issue of the Occupation Certificate, the following must be provided to Council's Development Engineer:

- a copy of the approved Construction Certificate stormwater detention/retention design for the site
- A copy of any works-as-executed drawings required by this consent
- The Engineer's certification of the as-built system.

Reason: For Council to maintain its database of as-constructed on-site stormwater detention systems.

Certification of drainage works (new single dwellings)

Prior to issue of the Occupation Certificate, the Principal Certifying Authority is to be satisfied that:

- the stormwater drainage works have been satisfactorily completed in accordance with the approved Construction Certificate drainage plans
- the minimum retention and on-site detention volume storage requirements of BASIX and Councils Development Control Plan DCP (Town Centres) 2010, respectively, have been achieved in full
- retained water is connected and available for use
- the drainage system has been installed by a licensed contractor in accordance with the Plumbing and Drainage Code AS3500.3 (2003) and the Building Code of Australia
- all enclosed floor areas, including habitable and garage floor levels, are safeguarded from outside stormwater runoff ingress by suitable

ARBORICULTURAL IMPACT REPORT

15 MIDDLE HARBOUR ROAD
LIDFIELD

29 NOVEMBER 2010

PREPARED FOR MR AND MRS HEILER



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