eiaustralia

Contamination | Remediation | Geotechnical

MOSMAN LAND NO.1 PTY LTD
C/- TIME & PLACE PTY LTD



Preliminary Site Investigation

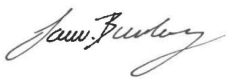
40 - 48 Redan Street, Mosman NSW

27 February 2026

Document Control

Report Title:	Preliminary Site Investigation; 40 - 48 Redan Street, Mosman NSW
Report No:	E26955.E01_Rev2

Copies	Recipient
1 Soft Copy (PDF – Secured, issued by email)	Mosman Land No.1 Pty Ltd c/- Time & Place Level 2 South/161 Collins St, Melbourne VIC 300000
1 Original (Saved to Digital Archives)	EI Australia Pty Ltd Suite 6.01, 55 Miller Street, Pyrmont NSW 2009

Author	Technical Reviewer
	
Sam Buckley Environmental Scientist	**Alex Syriatowicz** Principal - Contaminated Land

Revision	Details	Date	Amended By
0	Draft for client review	10 February 2026	
1	Updated based on client comments	19 February 2026	BR-MD
2	Update to proposed development design	27 February 2026	AS

© 2026 EI Australia (EI) ABN: 42 909 129 957

This report is protected by copyright law and may only be reproduced, in electronic or hard copy format, if it is copied and distributed in full and with prior written permission by EI.

Table of Contents

		Page Number
EXECUTIVE SUMMARY		**I**
1.	**INTRODUCTION**	**1**
1.1	Background and Purpose	1
1.2	Proposed Development	1
1.3	Regulatory Framework	2
1.4	Project Objectives	3
1.5	Scope of Works	3
2.	**SITE DESCRIPTION**	**4**
2.1	Property Identification, Location and Physical Setting	4
2.2	Local Land Use	4
2.3	Regional Setting	5
2.3	Groundwater Bore records and Local Groundwater Use	5
2.5	Site Inspection	6
3.	**SITE HISTORY AND SEARCHES**	**9**
3.1	Lotsearch Report	9
3.2	Historical Aerial Photography Review	9
3.3	NSW EPA Online Records	11
3.4	Historical Potentially Contaminating Activities	11
3.5	Existing Underground Services	12
3.6	Previous Environmental Investigations	12
4.	**PRELIMINARY CONCEPTUAL SITE MODEL**	**13**
4.1	Rationale	13
4.2	Subsurface Conditions	13
4.3	Potential Contamination Sources	13
4.4	Contaminants of Potential Concern	13
4.5	Potential Receptors	15
4.6	Potential Transport Mechanisms	15
4.7	Preliminary Risk Assessment	15
4.7	Summary of the Preliminary Conceptual Site Model	16
5.	**CONCLUSIONS**	**18**
6.	**RECOMMENDATIONS**	**19**
7.	**STATEMENT OF LIMITATIONS**	**20**
REFERENCES		**21**
ABBREVIATIONS		**22**

Schedule of Tables

Table 2-1	Site Identification	4
Table 2-2	Local Land Use	4
Table 2-3	Regional Setting	5
Table 3-1	Summary of Aerial Photograph Observations	10
Table 3-1	Summary of Historical Potentially Contaminating Activities	12
Table 4-1	Potential for PFAS Contamination	14
Table 4-2	Potential for Contamination by an Emerging or Controlled Chemical	15
Table 4-3	Assessment of Potential Contamination Risk	15
Table 4-4	Summary of the Preliminary Conceptual Site Model	17

Appendices

APPENDIX A - FIGURES

APPENDIX B - PROPOSED DEVELOPMENT & SITE SURVEY

APPENDIX C – GROUNDWATER BORES

APPENDIX D – SITE PHOTOGRAPHS

APPENDIX E – LOTSEARCH REPORT

Executive Summary

EI Australia (EI) was engaged by Mosman Land No.1 Pty Ltd c/- Time & Place Pty Ltd('the client') to conduct a Preliminary Site Investigation (PSI) of the property located at 40 - 48 Redan Street, Mosman NSW ('the site').

The site is located within the Local Government Area (LGA) of Mosman Municipal Council. It covers an approximate area of 3,250 m^2 and at the time of preparation of this PSI comprised five residential dwellings.

The site has been designated for redevelopment, and this PSI was completed in support of a State Significant Development Application to be submitted to the New South Wales Department of Planning and Environment. The PSI was limited to a desktop review of the site conditions and history and a site inspection.

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, anecdotal information, historical land uses and other documentary evidence;
- Identify potential source, pathways and receptors of contamination via development of a preliminary Conceptual Site Model (CSM);
- Assess the potential for off-site sources or migration of contamination to impact the site;
- Assess whether the site history indicates potentially contaminating activities; and
- Provide recommendations for further investigation/management of the site during site redevelopment, should the potential for contamination be identified.

The key findings of this PSI were as follows:

- The site has long been used residential purposes and is situated in a primarily residential setting.
- No NSW Environment Protection Authority (NSW EPA) notices, licensing agreements, or statutory regulation under the *Contaminated Land management Act 1997* or *Protection of the Environment Operations Act 1997* apply to the site or adjacent land (<500 m).
- Historical potentially contaminating activities were identified within the search area (<250 m), including motor garages & engineers, dry cleaners, pressers & dyers, and service stations. Based on the distance of these business activities from the site, they are considered unlikely to pose a significant contamination risk to the site.
- The site is not expected to contain Acid Sulfate Soils (ASS) and further ASS assessment is considered unwarranted
- Groundwater is anticipated to flow east toward Balmoral Beach.
- A preliminary CSM was developed for the site, which identified potential contamination sources primarily associated with possible imported fill and, if present, hazardous building materials. Overall contamination potential was assessed as low to moderate. Evaluation of potential Source-Pathway-Receptor) SPR linkages did not identify any likely complete linkages.
- The findings of this PSI indicate that gross, or widespread, contamination is unlikely to be present on the site, and unidentified contamination (if present) is likely to be localised and manageable with appropriate demolition, excavation, and soil handling controls. Based on the preliminary CSM, further contamination assessment prior to the redevelopment works is considered unwarranted.

EI considers that the site can be made suitable for the proposed and residential development, subject to:

- the findings of this PSI and the CSM;
- the proposed bulk excavation design;
- successful implementation of the recommendations provided in **Section 6**; and
- Consideration of EI's Statement of Limitations (**Section 7**).

Any future development would need to consider Chapter 4 Remediation of Land in the *State Environment Protection Policy (Resilience and Hazards) 2021* and other NSW EPA endorsed contaminated land and waste guidelines as part of the development application process.

Any future development would need to consider Chapter 4 Remediation of Land in the *State Environment Protection Policy (Resilience and Hazards) 2021* and other NSW EPA endorsed contaminated land and waste guidelines as part of the development application process.

Should the site be subject to significant proposed design changes or redevelopment as part of any additional future development applications, additional investigation may be required to assess potential contamination risks.

1. Introduction

1.1 Background and Purpose

EI Australia (EI) was engaged by Mosman Land No.1 Pty Ltd c/- Time & Place Pty Ltd ('the client') to undertake a Preliminary Site Investigation (PSI) of the property located at 40 - 48 Redan Street, Mosman NSW ('the site').

The site is located approximately 5.5 km north-east of the Sydney Central Business District (CBD), within the Local Government Area (LGA) of Mosman Municipal Council (**Figure 1, Appendix A**). The site covers an area of approximately 3,250 m^2 and at the time of preparation of this PSI comprised five residential dwellings.

This report has been prepared to support a State Significant Development Application (SSDA) SSD- 93020230 for the site at 40-48 Redan Street, Mosman.

The Minister for Planning and Public Spaces, or their delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment.

The SSDA seeks consent for a multi-storey residential development that utilises the Low and Mid-Rise Housing (LMR) and In-fill Affordable Housing (IAH) policies recently introduced under the State Environmental Planning Policy (Housing) 2021 (Housing SEPP). The design is outlined in the Architectural Plan set prepared by FJC Studio and provided within the SSDA.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 5 September 2025 (SSD- 93020230). Specifically, this report has been prepared to respond to the following SEARs:

Secretary's Environmental Assessment Requirements	**Refer Report**
13. Contamination and Remediation In accordance with Chapter 4 of the State Environmental Planning Policy (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.	Preliminary Site Investigation (EI, 2026)

1.2 Proposed Development

The application seeks development consent for the redevelopment of the site for a multi-storey in-fill affordable housing residential development for 53 dwellings.

Specifically, this application seeks approval for the following:

▪ Demolition of the existing structures on site, including 5 dwellings and vehicle crossovers.

▪ Site preparation works including:

– Tree removal.

– Excavation across the site.

▪ Construction of a multi-storey residential flat building comprising:

– Two levels of basement for 106 car parking spaces, services and storage.

– 53 residential dwellings in 2-, 3- and 4-bedroom configurations.

– Communal open space at ground level, level 1 and level 5.

▪ Ancillary vehicular entry and public domain works from Redan Street.

▪ Provision of 15% affordable housing to be managed by a community housing provider for a period of 15 years from date of the Occupation Certificate.

▪ Extension and augmentation of physical infrastructure and utilities as required.

Refer to Architectural Plans prepared by FJC Studio (FJC, 2026) appended to the Environmental Impact Statement.

Based on the client-provided plans (**Appendix B**), EI understands that the proposed development will comprise the demolition of the existing houses at the site for the construction of two multi-story residential unit blocks, over a common two-level basement car park.

An indicative Finish Floor Level (FFL) RL of 52.5 m AHD was provided verbally by the Client in a recent meeting. On this basis EI expects bulk excavations for basement construction will be between about 6 m to 9.35 m Below Existing Ground Levels (BEGL) assuming that the Bulk Excavation Level (BEL) is approximately RL 52.2m AHD to allow for the concrete slab. Locally, deeper excavations may be required for footings, service trenches, crane pads and lift overrun pits. It is understood that the basement footprint is set back as follows:

- Approximately 3m from the eastern boundary and southern boundaries;
- Approximately 7.5m from the northern boundary; and
- Nil setbacks from the western boundary, i.e. the basement footprint extends to the common northern and western site boundaries.

1.3 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);
- *Mosman Local Environmental Plan 2012;*
- National Environment Protection Council (NEPC, 2013) *National Environment Protection (Assessment of Site Contamination) Amendment Measure*;
- Heads of the EPAs Australia and New Zealand (HEPA) (2025), *PFAS National Environmental Management Plan Version 3.0.*
- NSW Environment Protection Authority (NSW EPA, 2017) *Guidelines for the NSW Site Auditor Scheme*; and
- NSW EPA (2020) *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines.*

1.4 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, anecdotal information, historical land uses and other documentary evidence;
- Identify potential source, pathways and receptors of contamination via development of a preliminary Conceptual Site Model (CSM);
- Assess the potential for off-site sources or migration of contamination to impact the site;
- Assess whether the site history indicates potentially contaminating activities; and
- Provide recommendations for further investigation/management of the site during site redevelopment, should the potential for contamination be identified.

1.5 Scope of Works

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

- Review of relevant topographical, geological and soil landscape maps for the project area;
- A search for groundwater bore records within 500 m radius of the site;
- A site inspection;
- Review of site history, based on land titles records, aerial photographs (dating back to 1943);
- Searches of public registers maintained by the NSW 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*;
- A search of the *List of NSW Contaminated Sites Notified to the EPA*;
- Search through the NSW Government per- and poly- fluoroalkyl substances (PFAS) investigation program database for information on the site and surrounding properties; and
- Data interpretation and reporting.

This PSI report was completed with reference to the NSW EPA (2020) *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*. It documents the desktop investigation works, with discussion of the findings in regards to potential exposure pathways to human health and the environment. It concludes with statements concerning the potential for contamination to exist on the land and its suitability for the proposed future residential development.

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	40 - 48 Redan Street, Mosman NSW 2038
Location and Description	The site is located approximately 5.5 km north-east of the Sydney CBD. At the time of this investigation the site comprised 5 separate residential properties each occupied by a single or double storey brick, timber or rendered dwelling with a front and rear yard. One of the properties also had an in-ground swimming pool in the front yard.
Geographical Coordinates	North-eastern corner of site (GDA2020-MGA56): ▪ Easting: 337728.61 ▪ Northing: 6255602.954 (Source: http://maps.six.nsw.gov.au) ("Six Maps")
Area	Approximately 3,250 m^2 (Source: Nearmaps™)
Lot and DP	▪ Lot 13 on DP 920285 ▪ Lot 1 on DP 921113 ▪ Lot 1 on DP 455982 ▪ Lots 9, 10 and 11 on DP 1350 ▪ Lots 1 and 2 on DP33257
State Survey Marks	One permanent survey mark is situated within close proximity to the site (<100 m): ▪ SS2098: on Redan Street (approximately 70 m south) ▪ PM35842: corner of Almora Street and Redan Street (approximately 100 m north) (Source: http://maps.six.nsw.gov.au)
LGA	Mosman Municipal Council
Current Zoning	R3 – Medium Density Residential *(Mosman Local Environmental Plan 2012*)

2.2 Local Land Use

The site is situated within a predominantly residential area with local small business located approximately 250 m south-west. The local receptors within close proximity (<250m) to the site are identified in **Table 2-2**.

Table 2-2 Local Land Use

Direction	Land Use Description	Potential Receptor (and distance from site)
North	Residential dwellings	Residents (immediately adjacent-250 m)
South	Residential dwellings	Residents (immediately adjacent-250 m)
East	Redan Street Residential dwellings	Road users / pedestrians (immediately adjacent) Residents (30-250 m)
West	Redan Lane Residential dwellings	Road users / pedestrians (immediately adjacent) Residents (30-250 m)

2.3 Regional Setting

The site topography, geology, hydrogeology and soil landscape information is summarised in **Table 2-3**.

Table 2-3 Regional Setting

Attribute	Description
Topography	The site topography slopes towards the east, with elevations varying between 63 mAHD (western boundary of the site) to 58 mAHD (eastern boundary of the site). Locally, topography slopes east towards Balmoral Beach. (Source: Mecone Mosaic (https://meconemosaic.au/)
Drainage	Likely to be consistent with the general east sloped topography of the site. It is anticipated that any surface water run-off that doesn't infiltrate into the ground would drain towards the municipal stormwater pits and drainage lines along Redan Street and Redan Lane.
Geology	The *Sydney 1:100,000 Geological Series Sheet 9130* indicates that the site is underlain by the Hawkesbury Sandstone Formation of the Middle Triassic Wianamatta Group, comprising medium to coarse-grained quartz sandstone with minor laminite and shale lenses. The formation also includes coarse quartz sand with ferruginous and humic cementation in places, where shell fragments and layers are commonly present.
Soil Landscape	The NSW Government Department of Planning, Industry, and Environmental *eSPADE v2.1* website indicates that the site overlies the *Gymea – Erosional Landscapes (gy)*. Landscape – undulating to rolling rises and low hills on Hawkesbury Sandstone. Local relief between 20-80 m slopes between 10-25%. Rock outcrop <25%. Broad convex crests, moderately inclined side slopes with wide benches, localised rock outcrop on low broken scarps. Extensively cleared open forest and eucalypt woodland. Soils - Shallow to moderately deep (30-100 cm) Yellow Earths and Earthy Sands on crests and inside of benches; shallow (<20 cm) Siliceous Sands on leading edges of benches; localised Gleyed Podzolic Soils and Yellow Podzolic Soils on shale lenses; shallow to moderately deep (<100 cm) Siliceous Sands and Leached Sands along drainage lines. Limitations – Localised steep slopes, high soil erosion hazard, rock outcrop, shallow highly permeable soil, very low soil fertility.
Acid Sulfate Soil (ASS) Risk	With reference to the *Prospect/Parramatta River Acid Sulfate Soil Risk Map* (1:25,000 scale; Murphy, 1997), the subject land lies within the map class description of 'No Known Occurrence'. 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". With reference to the *Mosman Local Environmental Plan 2012* (LEP) ASS risk map, the subject site is on land that is not mapped as ASS Class 1–5. Given that the land is not mapped as containing ASS for statutory planning purposes, it is considered that the requirement for an Acid Sulfate Soil Management Plan is not triggered by the LEP. Based on the above, ASS is not expected to be encountered during redevelopment of the site and further ASS assessment is considered unwarranted.
Nearest Surface Water Feature	The nearest water body is Balmoral Beach; a public beach located approximately 500 m east of the site.
Groundwater Flow Direction	Based on local topography and the location of nearby waterways, groundwater is anticipated to flow generally east, towards Balmoral Beach.

2.3 Groundwater Bore records and Local Groundwater Use

An online search for groundwater bores registered with WaterNSW was undertaken by EI on 03 December 2025 (Ref. https://realtimedata.waternsw.com.au/water.stm) as presented in **Appendix C**. The search identified two registered bores located within a 500 m radius of the site.

Table 2-4 Summary of Closest Groundwater Bores

Bore	Drilled Date	Bore Depth	SWL	Authorised Purpose	Distance from Site

		(m BGL)	(m BGL)		
GW108738	26/04/2007	84.00	24.00	Domestic	280 m south-east
GW106880	11/02/2005	107.90	37.80	Domestic	350 m south-east

These bores are considered hydraulically up-gradient or cross-gradient of the site and, as such, are their users are not identified as site receptors.

2.5 Site Inspection

Site observations were made during an inspection of outdoor and accessible indoor areas of the site conducted from 11 November 2025 – 09 December 2025. These observations are summarised below, with photographs taken during the inspection presented in **Appendix D**.

40 Redan Street

- The building structure includes a slab on the ground.
- The site is a 2 storey-residential property that slopes to the east and is in a predominantly residential area.
- Vegetation is in good condition, there are no signs of distress and it's well landscaped. There were hedges, pot plants and mature trees on site.
- Concrete hardstand covered the west side of the property. The concrete was in good condition with no signs of damage or cracks. No obvious staining was observed.
- A potential water tank was in the south-east corner of the site. Service pits/ sumps were present.
- No evidence of fuel aboveground or underground storage tanks/underground petroleum storage systems (AST/UST/UPSS) infrastructure, no evidence of GMWs, no evidence of significant waste, no unusual odours.
- No evidence of Groundwater Monitoring Wells (GMWs), no evidence of significant waste, no unusual odours.
- Hazardous materials including asbestos, lead based paint or liquid chemicals were not observed during the site inspection.
- An additional structure separate to the house is located in the south-west corner of the site.
- Some drainage was located on the north-west/ north side of the property to capture any runoff.
- Retaining walls were located on the west side of the property.

42 Redan Street

- The building structure includes a slab on the ground.
- The site is a 2 storey-residential property that slopes to the east and is in a predominantly residential area.
- Vegetation is in good condition, there are no signs of distress and it's well landscaped. There were hedges and pot plants.
- The pavement and tiles were in poor condition, there were obvious signs of cracks and staining.
- No evidence of fuel AST/UST/UPSS infrastructure, no evidence of GMWs, no evidence of significant waste, no unusual odours.

- Hazardous materials including asbestos, lead based paint or liquid chemicals were not observed during the site inspection.
- Some drainage was located on the western side of the site to capture any runoff.
- A retaining wall was placed on the western side of the site, in the backyard.
- An air-conditioning unit was placed on the north side of the site along the side of the house.
- Obvious deterioration of wood along the south side of the house.
- A gas barbeque was built into the north fence of the property.
- A small shed was found in the south-west corner of the site, and an additional platform was built above it for car parking.

44 Redan Street

- The building structure includes a slab on the ground.
- The site is a 2 storey-residential property that slopes to the east and is in a predominantly residential area.
- Vegetation is in good condition, there are no signs of distress and it's well landscaped. There were hedges, pot plants and mature trees on site.
- Bricks were laid as a walkway on the south/ south-west side of the property. The bricks were in good condition with no signs of damage or cracks. No obvious staining was observed.
- No evidence of AST/UST/UPSS infrastructure, no evidence of GMWs, no evidence of significant waste, no unusual odours.
- Hazardous materials including asbestos, lead based paint or liquid chemicals were not observed during the site inspection.
- An additional structure separate to the house is located in the south-west corner of the site.
- Some drainage was located on the north-west/ north side of the property to capture any runoff.
- Retaining walls were located on the west and east side of the property.
- A pool is located in the south-east corner of the site.

46 Redan Street

- The building structure includes a slab on the ground.
- The site is a 2 storey-residential property that slopes to the east and is in a predominantly residential area.
- Vegetation is in good condition, there are no signs of distress and it's well landscaped. There were hedges, pot plants and mature trees on site.
- Pavement is located on the south side of the site as a walkway. No sign of damage or cracks appears to be in good condition. No obvious staining was observed.
- No evidence of AST/UST/UPSS infrastructure, no evidence of GMWs, no evidence of significant waste, no unusual odours.
- Hazardous materials including asbestos, lead based paint or liquid chemicals were not observed during the site inspection.
- A drainage pit is located in the south-west corner of the site to capture any run off

- Two air-conditioning units were located in the south-west corner by the drainage pit.
- Retaining walls were located on the west, south-west and north side of the property

48 Redan Street

- The building structure includes a slab on the ground.
- The site is a 2 storey-residential property that slopes slightly to the east and is in a predominantly residential area.
- Vegetation is in good condition, there are no signs of distress and it's well landscaped. There were hedges, pot plants and mature trees on site. There was no accessible soil on site. A rock feature is located on the north-west side of the site with greenery attached to the surface.
- Tiling was place all over the site surrounding the house. No sign of damage or cracks, it appears to be in good condition. No obvious staining was observed.
- No evidence of AST/UST/UPSS infrastructure, no evidence of GMWs, no evidence of significant waste, no unusual odours.
- Hazardous materials including asbestos, lead based paint or liquid chemicals were not observed during the site inspection.
- Drainage is located along the west/ north-west side of the site to capture any run off.
- A covered air-conditioning unit was located in the south-west corner alongside the house.
- A transportable gas barbeque was located on the east veranda of the house.

3. Site History and Searches

3.1 Lotsearch Report

An environmental risk and planning report compiled by Lotsearch Pty Ltd (Reference LS115040 EL, dated 09 January 2026) was reviewed as part of this PSI as presented in full in **Appendix E**. A summary of the relevant historical information follows.

- No current or former gasworks, waste management or liquid fuel facilities were identified on-site.
- No waste management facilities were within 500 metres radius of the site.
- No liquid fuel facilities were inside the 500 metres radius of the site.
- None of the properties comprising the site were part of the New South Wales Government Per- and Poly- Fluoroalkyl Substances (PFAS) Investigation Program. No area within a 250m radius of the site was under PFAS investigation by the New South Wales Government.
- The site did not form part of any Australian Government Department of Defence PFAS Investigation / Management Program or Airservices Australia National PFAS Management Program.
- The site was not part of an Australian Government Department of Defence Controlled Area or Defence 3 Year Regional Contamination Investigation Program.
- No commercial activity, including dry cleaning, motor garage and service station, was known to have taken place on any part of the site. However, such businesses were operational up-gradient from the site between 1948 and 1993, though all were a considerable distance from the site (>100-250 m) and are considered unlikely to pose a potential contamination risk to the site.
- There were no major above-ground storage tanks identified within a one kilometre radius of the site.
- The site and its surroundings were not recorded as having a “naturally occurring asbestos potential”.
- The site did not lie within a mining subsidence district.
- No part of the site was identified on any Commonwealth, National or State heritage list.
- Ecological (native vegetation (grassy woodland) and/or forest wetland) constraints were not applicable to the site.
- The site and surrounding lands (within 100m radius) had been / were mostly residential in nature from the 1950s to the current time.

3.2 Historical Aerial Photography Review

The historical aerial photographs reviewed as part of this PSI were derived from on-line resources and included:

- **1955 to 2004:** available through Spatial Service NSW

  (https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/);
- **2014 to 2025:** provided by Nearmaps

A summary of the findings is given in **Table 3-1**.

Table 3-1 Summary of Aerial Photograph Observations

Year	Description of Site and Surroundings	Site Land Use
1943	The site appeared to be residential properties with land-scaped front yards and backyards. Surrounding areas consisted of residential properties in all directions.	Residential
1955	The site appears to be relatively unchanged. Surrounding areas appear to be unchanged.	Residential
1965	The site appears to be relatively unchanged. Surrounding areas appear to be unchanged.	Residential
1978	The site appears to be relatively unchanged. Surrounding areas appear to be unchanged.	Residential
1986	The site appears to be relatively unchanged. Surrounding areas appear to change as building south-adjacent of the site had extensions added to the house.	Residential
1994	The site appears to be relatively unchanged. Surrounding areas appear to change as properties west-adjacent to the side add a pool to the backyard.	Residential
2005	The site appears to change as an extension to the property on Lot 1 DP33257 has been added. Surrounding areas appear to change as properties west-adjacent to the site had extensions added to the house.	Residential
2014	The site appears to be relatively unchanged. Surrounding areas appear to be unchanged with the exception of a property west-adjacent to the site is demolished to be redeveloped.	Residential
2017	The site appears to change as an extension is put on the house on Lot 10 DP1350, a complete change of landscaping to the front yard and backyard, a pool is also added to the front yard. Surrounding areas appear to be unchanged.	Residential
2019	The site appears to change at Lot 2 DP33257 is demolished to be redeveloped. Surrounding areas appear to be unchanged.	Residential
2025	The site appears to be relatively unchanged. Surrounding areas appear to change as properties on the west side of the site are demolished to be redeveloped.	Residential

In summary, the site has been used for residential purposes since 1943 (at least) and has undergone minimal redevelopment since then. Minor modifications to the site include the construction of extensions to two of the properties. More major modifications to the site include the demolition and redevelopment of one of the properties.

The majority of building structures on the site were constructed prior to the mid-1980s, at a time when the use of asbestos in building materials and lead paint was not yet restricted or prohibited in Australia. Therefore, hazardous building materials may be present on-site including potential asbestos containing material (ACM) and lead-based paint.

Local surroundings consisted of predominantly residential properties with some ongoing development or expansion observe. The surrounding area was also relatively unchanged with the exception of some major developments to the residential properties to the west and south of the site which appear to be the demolition and redevelopment of houses.

3.3 NSW EPA Online Records

On-line searches of public registers maintained by the EPA for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* (CLM Act 1997) and *Protection of the Environment Operations Act 1997* (POEO Act 1997) were conducted by EI for this PSI. Also searched / inspected were the *List of NSW Contaminated Sites Notified to EPA* and NSW Government *PFAS Investigation Program* map.

Record of Notices under Section 58 of CLM Act 1997

An on-line search of the contaminated land public record was conducted on 03 December 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;
- 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

The search results indicated that the site and adjacent land (≤ 250 m) is not subject to any regulatory notices relevant to the above legislation.

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 03 December 2025. This list is maintained by the EPA and includes properties on which contamination has been identified, but not deemed to be impacted significantly enough to warrant regulation.

The search identified that neither the site, nor any of the surrounding lands within close proximity (≤250m), had been notified as contaminated to the EPA (i.e. they were not included in the list). The closest site notified to the EPA is the Allan Border Oval, previously used as a landfill; however regulation under the CLM Act is not required. Due to the distance of 300 m, it is not expected to impact the site.

POEO Public Register

A search of the *Protection of the Environment Operations Act 1997* public register was conducted on 03 December 2025. This public register contains records related to environmental protection licences, applications, notices, audits, pollution studies and reduction programs.

The search revealed that neither the sites, nor any of the surrounding lands within close proximity (≤250m), were subject to any licensing agreements / notices / programs relevant to this legislation.

3.4 Historical Potentially Contaminating Activities

A review of historical businesses in the vicinity of the site was undertaken, to identify any activities that were potential sources of contamination. Industries of concern typically include automobile service stations and repair / engineering workshops, dry cleaning facilities, printing and graphic design businesses, and other (manufacturing) operations involving the use of solvents, paints, batteries and/or metal plating. The contaminants commonly associated with such industries include heavy metals, petroleum hydrocarbons and other volatile organic compounds (VOC; e.g. the monocyclic aromatic hydrocarbons benzene, toluene, ethylbenzene and xylenes (BTEX) and volatile halogenated hydrocarbons), polycyclic aromatic hydrocarbons (PAH) and asbestos.

The search identified five (5) potentially contaminating activities on the subject site, or within its immediate vicinity (≤250 metres), as summarised in Error! Reference source not found..

Table 3-2 Summary of Historical Potentially Contaminating Activities

Business Activity	Premise	Year	Distance	Direction
Motor Garages & Engineers	Mosman Bus Service, 756 Military Rd, Mosman	1962-1964	194 m	North West
Dry Cleaners, Pressers & Dyers	Hanks & Co. 860 Military Rd, Mosman	1948-1950	197 m	West
Motor Garages & Engineers	B.P. Kinema Service Station, 713 Military Rd, Mosman	1948-49, 1954-1972	204 m	West
Motor Garages & Engineers	Dobson and Young Pty. Ltd., 713 Military Rd, Mosman	1948-1952	204 m	West
Motor Garages & Engineers	Caltex Mosman Service Station, Military Rd, Mosman	1981-1993	181 m	-

Based on the distance of these business activities from the site, they are considered unlikely to pose a significant contamination risk to the site.

3.5 Existing Underground Services

A review of the existing underground services for the site was conducted on 30 October 2025 (from Before You Dig Australia ‘BYDA’).

No major utilities traverse the site but various fibre optic cables, stormwater, power cables and gas mains are located in the road verge along adjacent Streets and Roads. Individual service connections (NBN, telecom and low pressure gas mains) enter the frontage of the properties. Some stormwater pipes, service pits and utility cables are known to contain hazardous materials and should be inspected during any redevelopment works.

3.6 Previous Environmental Investigations

EI is not aware of any previous environmental investigations having been completed for the site.

4. Preliminary Conceptual Site Model

In accordance with the NEPC (2013) *Schedule B2 - Guideline on Site Characterisation*, a Conceptual Site Model (CSM) was developed as part of the contamination appraisal, which assessed plausible linkages between potential contamination sources, migration pathways and receptors. The CSM is meant to be an iterative and site specific description of the source-pathway-receptor (SPR) linkage, where one or more elements of the SPR linkage are missing, the exposure pathway is considered to be incomplete and no further assessment is required. Where this linkage is found to be complete, it does not indicate that health or environmental risk is present, but rather triggers either a more detailed investigation or exposure controls. The preliminary CSM is hereby presented, taking into account the findings obtained during the walkover inspection and the historical search information.

4.1 Rationale

The primary purpose of this PSI was to appraise the potential for contamination to exist on the site. If such a potential was suspected, the environmental and human-health risks associated with contamination were to be evaluated.

The potential for contamination to be present at the site was evaluated based on a desktop study of collated information from historical searches and government-maintained databases, and a site walkover inspection. Professional judgement was then applied.

4.2 Subsurface Conditions

Based on the available map information (**Section 2.3** Regional Setting), the sub-surface conditions are expected to comprise a layer of shallow filling (<0.5 m thickness), overlying natural residual soils developed over Hawkesbury sandstone. Based on risk, geology and topographic maps (**Table 2-3**), ASS are unlikely to be found beneath the site, based on the site's elevation above sea level and with it being underlain by sandstone.

4.3 Potential Contamination Sources

The following potential contamination sources were identified for the site:

- Use of fill materials for levelling or landscaping at the site (if any);
- Weathering of exposed building fabrics containing hazardous substances (if present, including bonded ACM, lead-based paints and metallic surfaces) or deposition of such in near-surface soils;
- Application of pesticides around building (footing) perimeters;
- Leakage from parked vehicles; and
- On-site migration from nearby current and historical (**Section 3.4** Historical Potentially Contaminating Activities**)** potentially contaminating activities via groundwater and/or stormwater run-off.

4.4 Contaminants of Potential Concern

Based on the potential sources listed in **Section 4.3**, the contaminants of potential concern (COPC) for the site were considered to be:

- Priority metals (PM) - arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc (particularly common widespread urban impacts from copper, lead and zinc);
- Total recoverable hydrocarbons (TRH);

- The monocyclic aromatic hydrocarbons benzene, toluene, ethylbenzene and xylenes (BTEX);
- Polycyclic aromatic hydrocarbons (PAH);
- Polychlorinated Biphenyls (PCBs);
- Organochlorine and organophosphorus pesticides (OCP / OPP); and
- Asbestos.

Other chemicals requiring review include potential per- and poly fluoroalkyl substances (PFAS) and scheduled chemicals.

PFAS Assessment

NSW EPA (2017) requires that PFAS are considered when investigating land contamination. An assessment of the probability for PFAS occurrence is provided in **Table 4-1**. This was based on considerations outlined in Appendix C of the National Chemicals Working Group of the Heads of the EPAs Australia and New Zealand's *PFAS National Environmental Management Plan (NEMP)* 3.0 (HEPA, 2025) and the EnRisk (2016) decision tree. In this instance, the potential for PFAS to be present on-site was deemed low.

Table 4-1 Potential for PFAS Contamination

Preliminary Screening	Probability of Occurrence[1]
Do any past or present site activities correspond to activities listed in NEMP 3.0 (HEPA, 2025)[2] as being associated with PFAS contamination? If so, list activity: No	L
Do any past or present off-site activities up-gradient or adjacent to the site correspond to activities listed in NEMP 3.0 (HEPA, 2025)[2] as being associated with PFAS contamination? If so, list activity: No	L
Did fire training involving the use of suppressants occur on-site between 1970 and 2010?: No	L
Did fire training occur up-gradient of or adjacent to the site between 1970 and 2010?[3]: No	L
Have "fuel" fires ever occurred on-site between 1970 and 2010? e.g. ignition of fuel (solvent, petrol, diesel, kerosene) tanks: No	L
Have PFAS been used in manufacturing or been stored on-site?[4]: No	L
Could PFAS have been imported to the site in fill material from a site with activities listed in NEMP 3.0 (HEPA, 2025)?: Unlikely	L
Could PFAS-contaminated groundwater or run-off have migrated on to the site?: Unlikely	L
Is the site or adjacent sites listed in the NSW EPA PFAS Investigation Program?[5]: No	L

Notes:
[1] - Probability: L – low (documentation has been reviewed and there is no recorded instance or compelling rationale), M – moderate (documentation has been reviewed and there is potential for an instance with compelling rationale); H – high (all documentation has been reviewed and there is strong evidence of a recorded instance).

[2] - Activities listed in Appendix C of the NEMP 3.0 (HEPA 2025). Further information, refer to https://www.dcceew.gov.au/environment/protection/publications/pfas-nemp-3

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

[4] - PFAS is used in a 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] - https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program

Emerging Chemicals

The NSW EPA uses Chemical Control Orders (CCOs) as a primary legislative tool under the *POEO Act 1997* 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 polychlorinated biphenyls (PCBs) and pesticides, potentially present in imported fill or applied historically around the building footings.

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 (PCBs are often included as a precautionary contaminant for waste classification purposes)
Were scheduled chemical or wastes (CCO, 2004) used or stored? [4]	Possibility for pesticides to have been applied to footings for termite control Typically limited in distribution to near-surface soil in the vicinity of footings
Are other emerging chemicals suspected? [5]	No

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 (low risk)
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 VOC).

4.5 Potential Receptors

The following potential receptors of site contamination were identified:

- Current site users/occupiers;
- On-site demolition and construction workers (during future redevelopment);
- Users of the adjacent land during excavation and construction;
- Future site users, including intrusive (maintenance) workers and future child care facilities;
- Ecological receptors, including transient or migratory fauna, in areas of exposed soil/landscaping; and
- Downgradient ecological communities including Balmoral Beach.

4.6 Potential Transport Mechanisms

A transport mechanism is the process by which contaminants move through environmental media such as soil, groundwater, surface water or air. The transport mechanisms generally considered for contaminant migration include vertical infiltration through soil to groundwater, lateral groundwater flow, surface water run-off and potential preferential pathways such as service trenches.

4.7 Preliminary 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	Potential Contaminants	Risk of Contamination
Use of fill materials	Surficial soils	PM, TRH, BTEX, PAH, OCP, OPP, PCB, asbestos	**Low to Medium** Some potential for fill to be imported to site for levelling purposes for construction of dwellings.

Potential Source	Impacted Medium	Potential Contaminants	Risk of Contamination
Hazardous building materials	Building fabrics Surficial soil	PM (lead-based paint), PCB, asbestos	**Low to Medium** Given the age of construction (pre 1943), hazardous building materials may be present within the site structures. Good demolition practices can mitigate the associated risk.
Application of pesticides (for termite control)	Soil	PM (arsenic and copper), OCP, OPP	**Low** If present, limited distribution of impact to near surface soils in the vicinity of building footings.
Leaks from parked vehicles	Soil	PM, TRH, BTEX, PAH	**Low** No significant surface staining as a result of parked vehicles was identified.
Migration from neighbouring properties and road usage	Soil / Groundwater	PM, TRH, BTEX, PAH, PCB	**Low** Potential of on-site migration via groundwater. No likely off-site sources of contamination risk identified.
Historical potentially contaminating activities	Soil / Groundwater	PM, TRH, BTEX, PAH, OCP, OPP, PCB	**Low** Low potential for legacy contamination from previous site users and adjacent, up gradient activities given long history of residential land uses.

The overall potential for contamination to exist on the site was assessed as low to moderate.

4.7 Summary of the Preliminary Conceptual Site Model

A summary of the CSM, identifying the potential contamination sources, exposure pathways and human and environmental receptors, plus an evaluation potential SPR linkages, is presented in **Table 4-4**.

Table 4-4 Summary of the Preliminary Conceptual Site Model

Potential Source	Impacted Media	Contaminants of Potential Concern	Transport Mechanism	Exposure Pathway	Potential Receptor	Source-Pathway-Receptor (SPR) Linkage?
Use of fill materials Hazardous building materials Application of pesticides Leaks from parked vehicles Historical potentially contaminating activities on-site Migration from neighbouring properties and road usage	Soil Groundwater	PM, TRH, BTEX, PAH, OCP, OPP, PCB, 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 ▪ Inhalation of vapours	▪ Current and future site users ▪ Demolition/construction workers ▪ Adjacent site users ▪ Future intrusive workers	▪ Imported fill: **Unlikely** as most will be removed as part of site development (including bulk excavation as part of basement construction). ▪ Hazardous building materials: **Unlikely**. There is the potential for contaminated fill to be present onsite and hazardous building materials to be present within existing buildings or soil. Appropriate demolition, excavation, and soil handling controls will mitigate associated contamination risk. ▪ Pesticides: **Unlikely** as they have been used the quantities would likely be limited, and any impacts would be localised and restricted to shallow soils. ▪ Inhalation of vapours: **Unlikely** as no likely sources of volatile contaminants identified. ▪ Leaks from vehicles: **Unlikely** due to lack of significant staining observed. ▪ Historical site uses: **Unlikely** due to long history of on-site residential land uses. Furthermore, site workers are assumed to use personal protective equipment (PPE) as per SafeWork NSW regulations, thus further minimising the likelihood of SPR linkages.
		PM, TRH, BTEX, PAH, OCP, OPP, PCB	Roots absorption of bioavailable compounds from impacted soils	▪ Biota uptake	▪ Ecological receptors in areas of exposed soil/landscaping	▪ Biota uptake: On-site ecological receptors (flora and fauna) are not considered relevant to the proposed future land use because they are typically of low sensitivity/value in an urban setting.
	Groundwater	TRH, BTEX	Volatilisation of contamination from groundwater to indoor or outdoor air spaces (onsite and offsite)	▪ Inhalation of vapours	▪ Current and future site occupiers ▪ Demolition, excavation and construction workers ▪ Adjacent site users ▪ Future intrusive workers	▪ Inhalation of vapours: **Unlikely** as no likely sources of volatile contaminants identified. ▪ Migration from offsite via groundwater: **Unlikely** due to long history of off-site residential land uses and no likely off-site sources identified.
		PM, TRH, BTEX, PAH, OCP, OPP, PCB	Migration of dissolved phase impacts in groundwater via diffusion and advection	▪ Biota uptake	▪ Downgradient ecological communities.	

5. Conclusions

The site identified as 40 - 48 Redan Street, Mosman NSW was the subject of a PSI, the main objective being to appraise the potential for contamination to be present at the site. The key findings of this PSI were as follows:

- The site has long been used for residential purposes and is situated in a primarily residential setting.
- No NSW EPA notices, licensing agreements, or statutory regulation under the CLM Act or POEO Act apply to the site or adjacent land (<500 m).
- Historical potentially contaminating activities were identified within the search area (<250 m), including motor garages & engineers, dry cleaners, pressers & dyers, and service stations. Based on the distance of these business activities from the site, they are considered unlikely to pose a significant contamination risk to the site.
- The site is not expected to contain ASS and further ASS assessment is considered unwarranted.
- Groundwater is anticipated to flow east toward Balmoral Beach.
- A preliminary CSM was developed for the site, which identified potential contamination sources primarily associated with possible imported fill and, if present, hazardous building materials. Overall contamination potential was assessed as low to moderate. Evaluation of potential SPR linkages did not identify any likely complete linkages.
- The findings of this PSI indicate that gross, or widespread, contamination is unlikely to be present on the site, and unidentified contamination (if present) is likely to be localised and manageable with appropriate demolition, excavation, and soil handling controls. Based on the preliminary CSM, further contamination assessment prior to the redevelopment works is considered unwarranted.

EI considers that the site can be made suitable for the proposed residential development, subject to:

- the findings of this PSI and the CSM;
- the proposed bulk excavation design;
- successful implementation of the recommendations provided in **Section 6**; and
- consideration of EI's Statement of Limitations (**Section 7**).

6. Recommendations

EI makes the following recommendations in relation to the proposed development of the site.

- Before commencement of any demolition works, a hazardous materials survey should be completed by a qualified consultant, to assess the presence / location of any hazardous substances within the existing building fabrics.
  - All identified hazardous materials must be appropriately managed during future demolition and land clearance works, to maintain worker health and safety and prevent the spread of related contaminants onto the site surface.
  - An asbestos clearance inspection and certificate should be completed by a qualified professional (SafeWork NSW Licensed Asbestos Assessor) following the removal of all ACMs from the site (if any).
  - Where clearance inspection indicates hazardous materials remain on the site, further removal and re-clearance inspection, must be undertaken.
- Upon completion of the demolition stage (including surface pavement removal), an inspection of the ground surface should be performed, to check for any visible signs of contamination (in particular fragments of ACM), targeting the building footprints. This inspection could coincide with the asbestos clearance task (if required).
- A Construction Environmental Management Plan (CEMP) for the excavation, waste classification, and handling of surplus soils from the site should be developed. The CEMP should be developed in accordance with relevant Council Development Control Plans (DCPs) and development consent conditions. The CEMP should include provisions for the management of waste soils including, but not limited to:
  - Classification of surplus or waste soils designated for off-site disposal in accordance the NSW EPA (2014) *Waste Classification Guidelines - Part 1: Classifying Waste*, including any virgin excavated natural material (VENM). This will include the collection and analysis of representative soil samples, to characterise any wastes for disposal.
  - Once appropriately classified, all waste materials are to be transported to a NSW EPA-licensed waste facility by the appointed waste contractors. All tipping dockets supplied by the landfill companies are to be retained, to confirm the appropriate (lawful) disposal of wastes; and
  - An Unexpected Finds Protocol to address any unforeseen contingencies that may arise.
  - Any material being imported to the site must be validated as suitable for the intended land use, in accordance with NSW EPA endorsed guidelines, prior to importation.

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

Any future development would need to consider Chapter 4 Remediation of Land in the *State Environment Protection Policy (Resilience and Hazards) 2021* and other NSW EPA endorsed contaminated land and waste guidelines as part of the development application process.

Should the site be subject to significant proposed design changes or redevelopment as part of any additional future development applications, additional investigation may be required to assess potential contamination risks.

7. Statement of Limitations

This report has been prepared for the exclusive use of Mosman Land No.1 Pty Ltd c/- Time & Place Pty Ltd ('the client'), whom is the only intended beneficiary of EI's work. The scope of the investigation carried out for the purpose of this report is 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 desktop assessment of historical and current uses of the site and site inspection. EI has relied upon site observations and information provided by the client and other third parties to prepare this document. The PSI did not involve intrusive sampling or analysis of media from the site.

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 during site redevelopment activities. In some cases, sampling and analysis may be required, which may result in a further report with different conclusions.

References

ASSMAC (1998) *Acid Sulfate Soil Manual*, Acid Sulfate Soil Management Advisory Committee, August 1998.

Chapman GA and Murphy CL (1989) *Soil Landscapes of the Sydney 1:100 000 Sheet*, Soil Conservation Service of NSW, Sydney, September 1989.

DMR (1983) *Sydney 1:100,000 Geological Series Sheet 9130*, Geological Survey of New South Wales, Department of Mineral Resources.

DPIE (2022) *eSPADE v2.2 Portal*. NSW Department of Planning, Industry and Environment, Retrieved from https://espade.environment.nsw.gov.au/

EnRisk (2016) *Proposed Decision Tree for Prioritising Sites Potentially Contaminated with PFASs,* Environmental Risk Services Pty Ltd, Environment Protection Authority of New South Wales, 25 February 2016.

FJC Studio (2026) *40-48 Redan Street, Mosman* (Preliminary Architectural Drawings), Doc Number 001, Plans 2000-1012, 3000, 3001 & 4000-4004, Rev C, dated 29 January 2026.

HEPA (2025) *PFAS National Environmental Management Plan*, National Chemicals Working Group of the Heads of the EPAs Australia and New Zealand (HEPA), January 2025.

Lotsearch Pty Ltd (2026) *Lotsearch Enviro Lite, 40-48 Redan Street, Mosman, NSW 2088*, Ref: LS115040 EL, dated 9 January 2026.

LTS Surveyors (2025) *Plan of Detail and Levels over Lot 1 DP929591, Lot 13 DP920285, Lot 1 DP921113, Lot 1 DP455982, Lots 9-11 DP1350 and Lots 1 & 2 DP33257 being No. 40-48 Redan Street, Mosman*, Reference Number: 52627 001DT, dated 20 August 2025.

Mosman Local Environmental Plan 2022

Murphy (1997) *Prospect / Parramatta River Acid Sulfate Soil Risk Map – Edition two*, Department of Land and Water Conservation, Sydney (supplied by the Sydney South Coast, Geographical Information Systems Unit).

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 EPA (2017) *Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme* (3rd Edition), NSW Environment Protection Authority, EPA 2017P0269, October 2017.

NSW EPA (2020) *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*, EPA 2020P2233, April 2020.

NSW EPA (2022) *Sampling design guidelines for contaminated land,* NSW Environmental Protection Authority, EPA 2022P3915, August 2022.

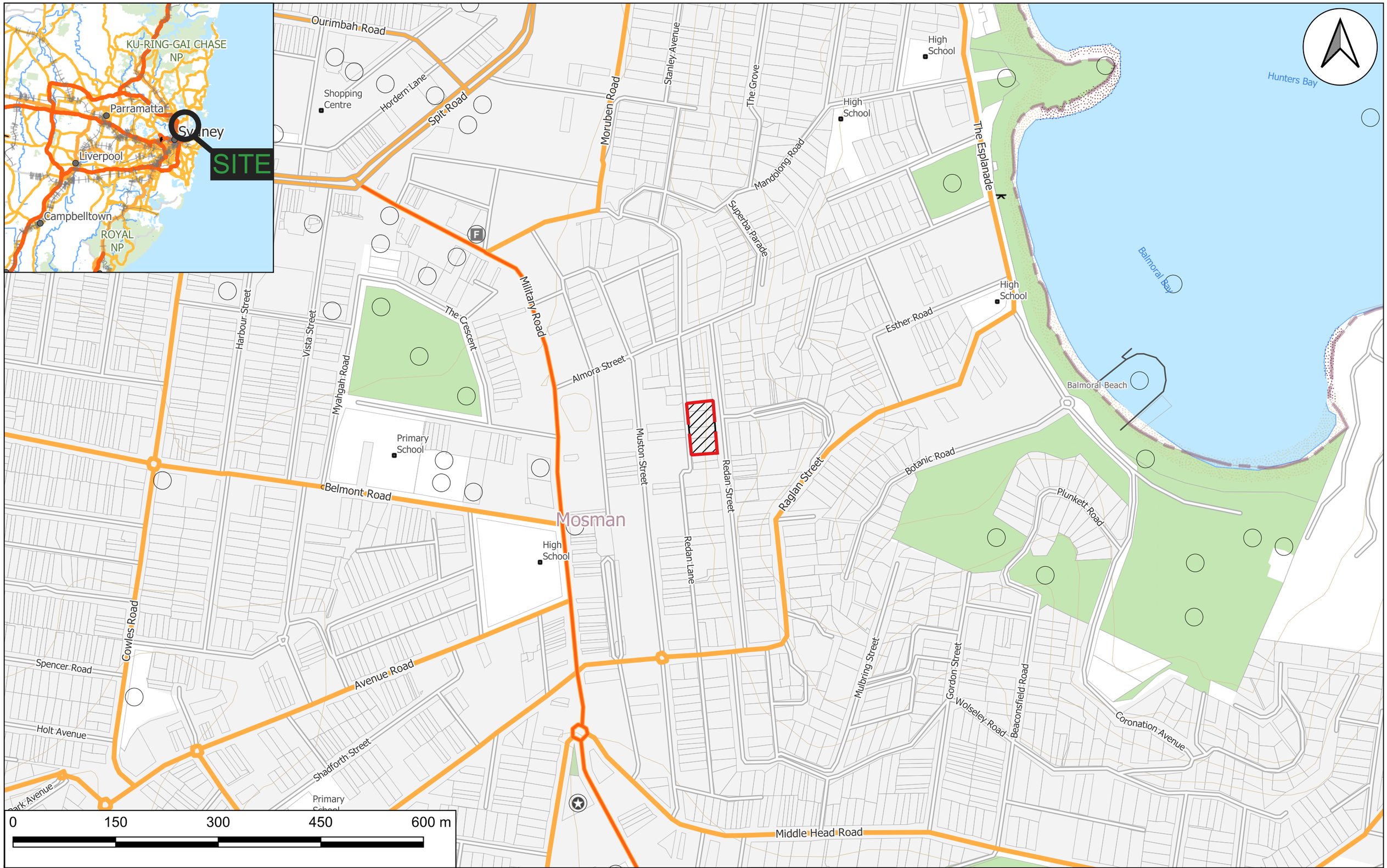
NSW Government (2021) *State Environmental Planning Policy (Resilience and Hazards) (2021)*, last modified 2 March 2022.

NSW EPA (2014) *Waste Classification Guidelines - Part 1: Classifying Waste*, NSW Environment Protection Authority, EPA 2014/0796, November 2014.

Abbreviations

ACM	Asbestos-Containing Materials
ASS	Acid Sulfate Soils
AST	Aboveground Storage Tank
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
CBD	Central Business District
CCO	Chemical Control Order
CLM	Contaminated Land Management
Council	Mosman Municipal Council
CSM	Conceptual Site Model
DP	Deposited Plan
EI	EI Australia
km	Kilometres
LEP	Local Environmental Plan
LGA	Local Government Area
m	metres
mAHD	metres Australian Height Datum
mBEGL	metres Below Existing Ground Level
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW	New South Wales
NSW EPA	NSW Environment Protection Authority
OCP	Organochlorine Pesticides
OPP	Organophosphorus Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
PFAS	Per- and Polyfluoroalkyl Substances
PM	Priority Metals
POEO	Protection of the Environment Operations
PSI	Preliminary Site Investigation
SSDA	State Significant Development Application
TRH	Total Recoverable Hydrocarbons (non-specific analysis of organic compounds)
UST	Underground Storage Tank
VOC	Volatile Organic Compounds

Appendix A - Figures



LEGEND **Note: All locations are approximate**

- Site Area
- Site Boundary

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

Drawn:	S.B.
Approved:	
Date:	04/11/2025

Time & Place Pty Ltd

Preliminary Site Investigation

40 - 48 Redan Street, Mosman NSW 2088

Site Locality Plan

Figure: 1

Project: E26955



Map Source: NSW Spatial Collaboration Portal. Accessed 2/2/26

LEGEND Note: All indicated locations are approximate

- Site Boundary
- Proposed Basement Boundary

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

Drawn:	S.B.
Approved:	A.S.
Date:	04/02/2026

Time & Place Pty Ltd

Preliminary Site Investigation

40-48 Redan Street, Mosman NSW 2088

Site Layout

Figure: A2

Project: E26955.E01

Appendix B - Proposed Development & Site Survey

© FRANCIS-JONES CARPENTER PTY LTD 2023 ABN 28 101 197 219 NOMINATED ARCHITECTS: RICHARD FRANCIS-JONES 5301 ELIZABETH CARPENTER 6141

40-48 Redan Street, Mosman

fjcstudio
formerly fjmtstudio

Revision	C
Date	29/01/2026
Doc Number	001

Heights (m)				Residential				Residential Mix							ADG Compliance					Compliance	
Level	Description	RL	Height	GBA	GFA	NSA	NSA/GFA	1 Bed	2 Bed	2 Bed AH	3 Bed	3 Bed AH	4 Bed	Total units per floor	Solar Access (≥2H)	Cross Ventilation	No Solar (<15min)	Communal Open Space	Deep Soil	Adaptable Unit	LHA (Silver)
		m	m	m²	m²	m²	%							#							
Roof	Lift Overrun	92.00	3.30																		
Level 9	Residential	88.65	3.35		240.1	240.1	100%						1	1							
Level 8	Residential	85.30	3.35		622.9	621.2	99.7%				2		1	3		3					
Level 7	Residential	81.95	3.35		729.6	723.9	99.2%				4			4		4					
Level 6	Residential	78.60	3.35	WIP	923.4	906.7	98.2%				5			5	WIP	5				WIP	WIP
Level 5	Residential & COS	75.25	3.35		818.4	732.8	89.5%				4			4		4		458.3			
Level 4	Residential	71.90	3.35		1,058.7	1,030.7	97.4%				6			6		6					
Level 3	Residential	68.55	3.35		1,057.3	1,023.2	96.8%				6			6		6					
Level 2	Residential	65.20	3.35		1,354.5	1,285.2	94.9%				5			5		2		124.7			
Level 1 Redan Lane	Residential	61.85	3.35		1,430.0	1,311.7	91.7%			11	3			14		9		128.4			
Ground Floor Redan Street	Lobby/Parking/COS	58.50	3.35		1,070.4	831.1	77.6%				5			5		2		231.4	486		
Basement 01	Parking	55.50	3.00																		
Basement 02	Parking	52.50	3.00																		
Total					9,305.3 m2	8,706.6	93.6%	0x 1Bed	x 2Bed	11x 2Bed	40x 3Bed	0x 3Bed	2x 4Bed	**53 Units**	**0 Units**	**41 Units**	**0 Units**	**942.8 m2**	**486 m2**	**0 Units**	**0 Units**
				sqm	*sqm*	*sqm*	%		11x 2Bed		40x 3Bed		2x 4Bed						*		
								Unit Mix	20.8%		75.5%		3.8%	**100.0%**	0.0%	77.4%	0.0%	29.2%	15.0%		
Requirements															*70%*	*60%*	*15%*	*25%*	*7%*	*20%*	*20%*
															37 Units	*31 Units*	*8 Units*	*808.3 m2*	*226.3 m2*	11 Units	11 Units
															Minimum	*Minimum*	*Maximum*	*Minimum*	*Minimum*	***Minimum***	***Minimum***

Summary			
	Target	Affordable Housing GFA	
Site Area	3,233 m2		
Affordable Housing GFA	1,386.9 m2	**1,447.1 m2**	
Maximum Permissible GFA	9,246.2 m2	*59.1 m2*	
Total GBA			
Total GFA			9,305.3 m2
Total NSA			8,706.6 m2
Efficiency			
GBA-GFA			
NSA-GFA	90%		93.6%
GFA Apt avg			175.6 m2
NSA Apt avg			164.3 m2

Yield			
	Target	Yield	Mix
1 Bed	0 Units		Unit Mix
2 Bed	16 Units	11	20.8%
3 Bed	38 Units	40	75.5%
4 Bed Penthouse	2 Units	2	3.8%
Total	**56 Units**	**53**	100%

Carparking (SSDA - Housing SEPP Rates)			
	Rate	Apt	**Spaces**
Affordable 2B	1	11	11
Affordable 3B	1.5	0	0
1 Bed	0.5	0	0
2 Bed	1	11	11
3 Bed	1.5	40	60
4 Bed	1.5	2	3
Adaptable Units (20%)	1	10.6	11
Total Carpark Spaces Required			**95.6**
Visitor (1 per 5 units)	0.2		19.1
Grand Total Carpark Spaces Required			**114.7**

Carparking Provided			
			Spaces
Residential Car Parking			95
Accessible Residential Car Parking			11
Residential Visitor Car Parking			0
Residential Bicycle Parking			53
Extra Residential Bicycle Parking			WIP
Visitor Bicycle Parking			
Total Carpark Spaces Provided			**106**

Notes:

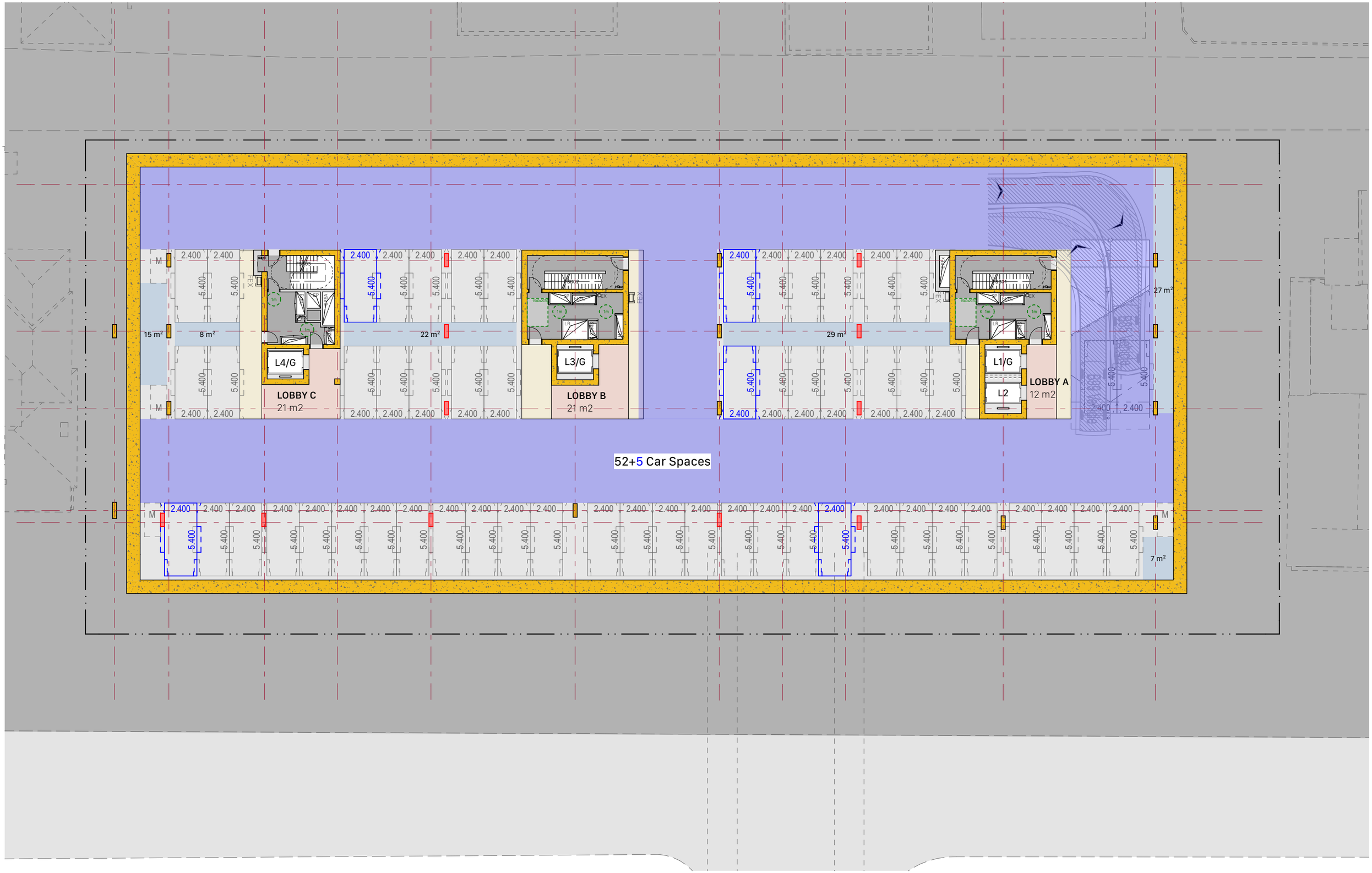
*1. **AH** means Affordable Housing units*

2. 2-Bedroom AH units include all two-storey terraces on Level 1, Redan Lane

*3. Total residential GFA **includes** apartment risers, subject to future coordination, assume 1.5sqm per unit for risers approx. 80sqm*

4. Communal Open Space consists of open to sky and undercover spaces

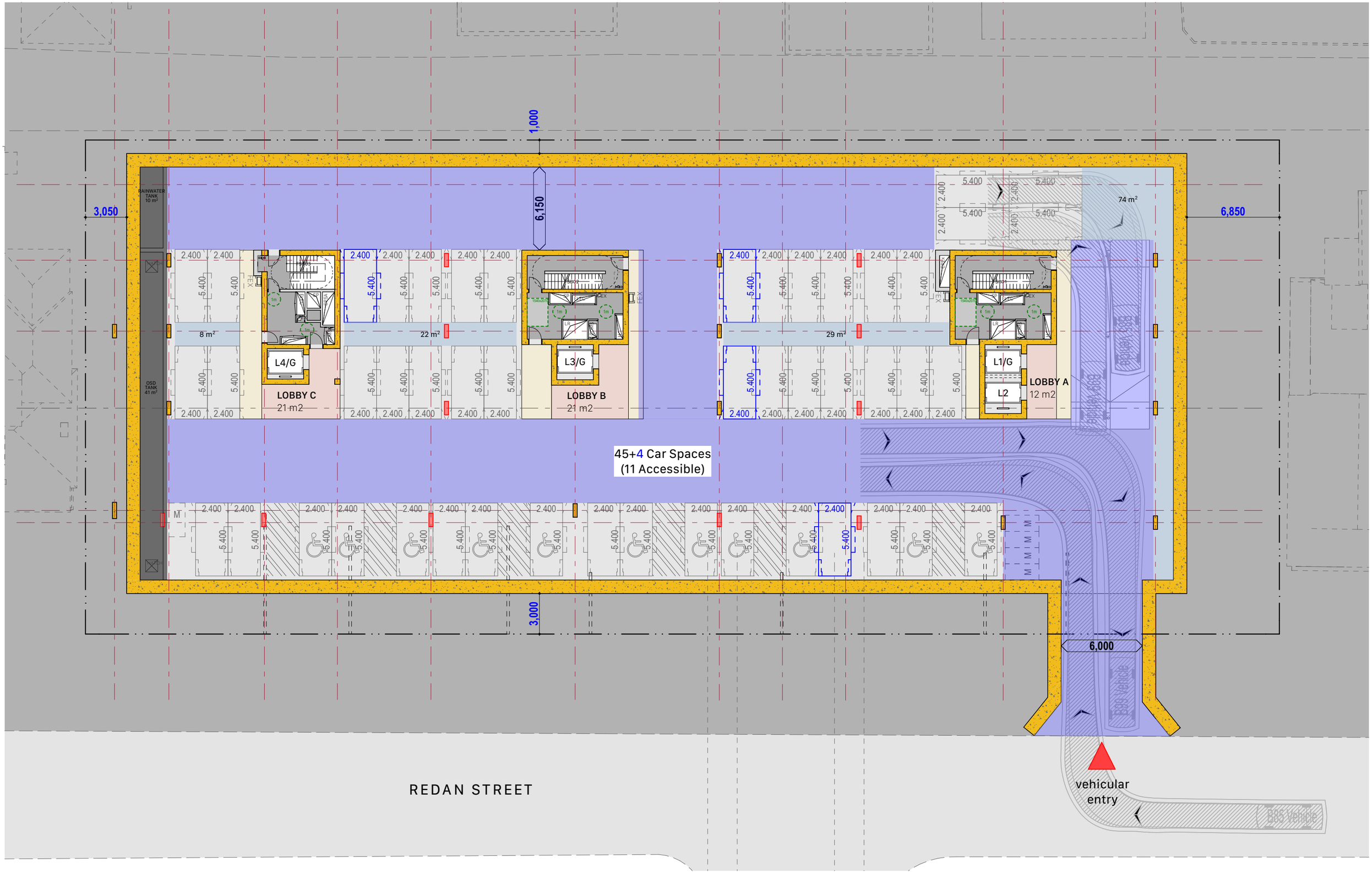
*5. *Deep Soil total area is made up of **228sqm of minimum 6mx6m**, and remaining areas are 2-3m wide (in plan)*



Basement 2
2000

Scale
1:250 @ A3

0 2.5 5 10m



Basement 1
2001

Scale
1:250 @ A3

0 2.5 5 10m

11,100 | 5,400 | 6,925 | 10,675 | 15,350 | 4,675 | 11,665 | 11,275 | 3,175

2m SETBACK

6m SETBACK

DEEP SOIL
(2-3m)
73 m²

RESIDENTIAL STORAGE
207 m²

RESIDENTIAL BIKE STORE
(53 BIKE LOCKERS)

FIRE TANK
(ALTERNATE
LOCATION 2)
57 m²

BOH CORRIDOR

CARPARK SUPPLY AIR
FAN ROOM
42 m²

COLD WATER
PUMP ROOM
9 m²

FIRE PUMP ROOM
37 m²

FIRE TANK
65 m²

BULK
WASTE
13 m²

HOIST

BIKE
WASH

BIN HOSE
DOWN AREA
11 m²

CHUTE
ROOM
9 m²

GF
WASTE
9 m²

CHUTE
ROOM
13 m²

GF WASTE
8 m²

CHUTE
ROOM
13 m²

L4/G

L3/G

L1/G

L2

LOBBY C
23 m2

LOBBY B
35 m2

LOBBY A
28 m2

MAIL
7 m²

MAIL
8 m²

MAIL
9 m²

58.50

58.42

58.50

58.50

3B GARDEN
168 m2

3B GARDEN
152 m2

3B GARDEN
152 m2

3B GARDEN
179 m2

3B GARDEN
179 m2

SB

MB
16 m²

L

POS
140 m2

DEEP SOIL
228 m²

POS
92 m2

POS
78 m2

POS
83 m2

POS
184 m2

resi
lobby

resi
lobby

resi
lobby

3m SETBACK

BUILDING LINE ABOVE

COS
68 m2

COS
63 m2

COS
62 m2

DEEP SOIL
(2-3m)
34 m²

DEEP SOIL
(2-3m)
48 m²

DEEP SOIL
(2-3m)
96 m²

DEEP SOIL
(2-3m)
7 m²

57.75

58.05

58.25

REDAN STREET

vehicular
entry below

Ground Floor Plan
2002

Scale
1:250 @ A3

0 2.5 5 10m

11,100 | 5,400 | 6,925 | 10,675 | 15,350 | 16,340 | 11,275 | 3,175 | 6,000

REDAN LANE

redan lane entry

redan lane entry

62.20 | 62.30 | 62.60 | 63.00

2m SETBACK

6m SETBACK

2.5m SETBACK (6m FROM CENTRE OF ROAD)

2.5m SETBACK (6m FROM CENTRE

3m SETBACK

3m SETBACK

2m SETBACK

6m SETBACK

POS 20 m2 | POS 20 m2 | COS 57 m2 | POS 20 m2 | POS 17 m2 | COS 72 m2 | 62.36 | POS 23 m2 | POS 23 m2 | POS 23 m2 | POS 22 m2

CARPARK EXHAUST FAN ROOM 30 m²

FIRE PUMP ROOM (ALTERNATE LOCATION) 33 m²

FIRE TANK (ALTERNATE LOCATION 1) 56 m²

HOIST

MAIN SWITCH & COMMS ROOM 42 m²

5,200 L | 5,200 L | 6,000 L | 5,200 L | 5,200 L | 5,200 L | 5,200 L | 4,230 L

T2B 61 m2 K D | T2B 60 m2 K D | T2B 73 m2 K D | T2B 65 m2 K D | T2B 69 m2 K D | T2B 69 m2 K D | T2B 69 m2 K D | T2B 60 m2 K D

61.85 | 61.85

MDR PD | MDR PD | PD PD D M | PD MDR | MDR PD | PD MDR | PD D

L4/G | L3/G | L1/G | L2

LOBBY 37 m2 | LOBBY 34 m2

DEEP SOIL 228 m²

SB | 2B 98 m2 | 2B 95 m2 | 2B 121 m2 | 3B GARDEN 149 m2 | 3B GARDEN 173 m2 | 3B GARDEN 147 m2 | SB

L 32 m² | MB | L 32 m² | SB MB | L 32 m² | SB MB | L 40 m² | SB SB MB | L 40 m² | SB SB MB 16 m² | L 40 m² | MB 16 m² | SB

POS 22 m2 | POS 18 m2 | POS 27 m2 | POS 39 m2 | POS 42 m2 | POS 31 m2

POS below | POS below | POS below | POS below | POS below

REDAN STREET

Level 1 Plan
2003

Scale
1:250 @ A3

0 2.5 5 10m

11,100 | 5,400 | 6,925 | 10,675 | 15,350 | 16,340 | 11,275 | 3,175 | 6,000

REDAN LANE

redan lane entry

64.00 | 64.30 | 64.89

2m SETBACK

6m SETBACK

3m SETBACK

3m SETBACK

2m SETBACK

6m SETBACK

K (6m FROM CENTRE OF ROAD)

KIOSK 2.5m SETBACK (6m FRO

T2B 55 m2

T2B 56 m2

T2B 87 m2

T2B 58 m2

T2B 82 m2

T2B 60 m2

T2B 60 m2

T2B 55 m2

COS 125 m2

Deep Soil 24 m²

Deep Soil 64 m²

POS 7 m2

POS 7 m2

POS 10 m2

POS 7 m2

POS 7 m2

POS 8 m2

POS 8 m2

POS 7 m2

POS 43 m2

POS 10 m2

POS 21 m2

POS 30 m2

POS 37 m2

POS 38 m2

3B GARDEN 167 m2

3B GARDEN 126 m2

3B GARDEN 160 m2

3B GARDEN 162 m2

3B GARDEN 158 m2

LOBBY 31 m2

L4/G

L3/G

L1/G

L2

WASTE HOLDING 25 m²

HOIST

BOOSTER

MB

SB

S

K

L 41 m²

L 40 m²

MB 16 m²

ENS

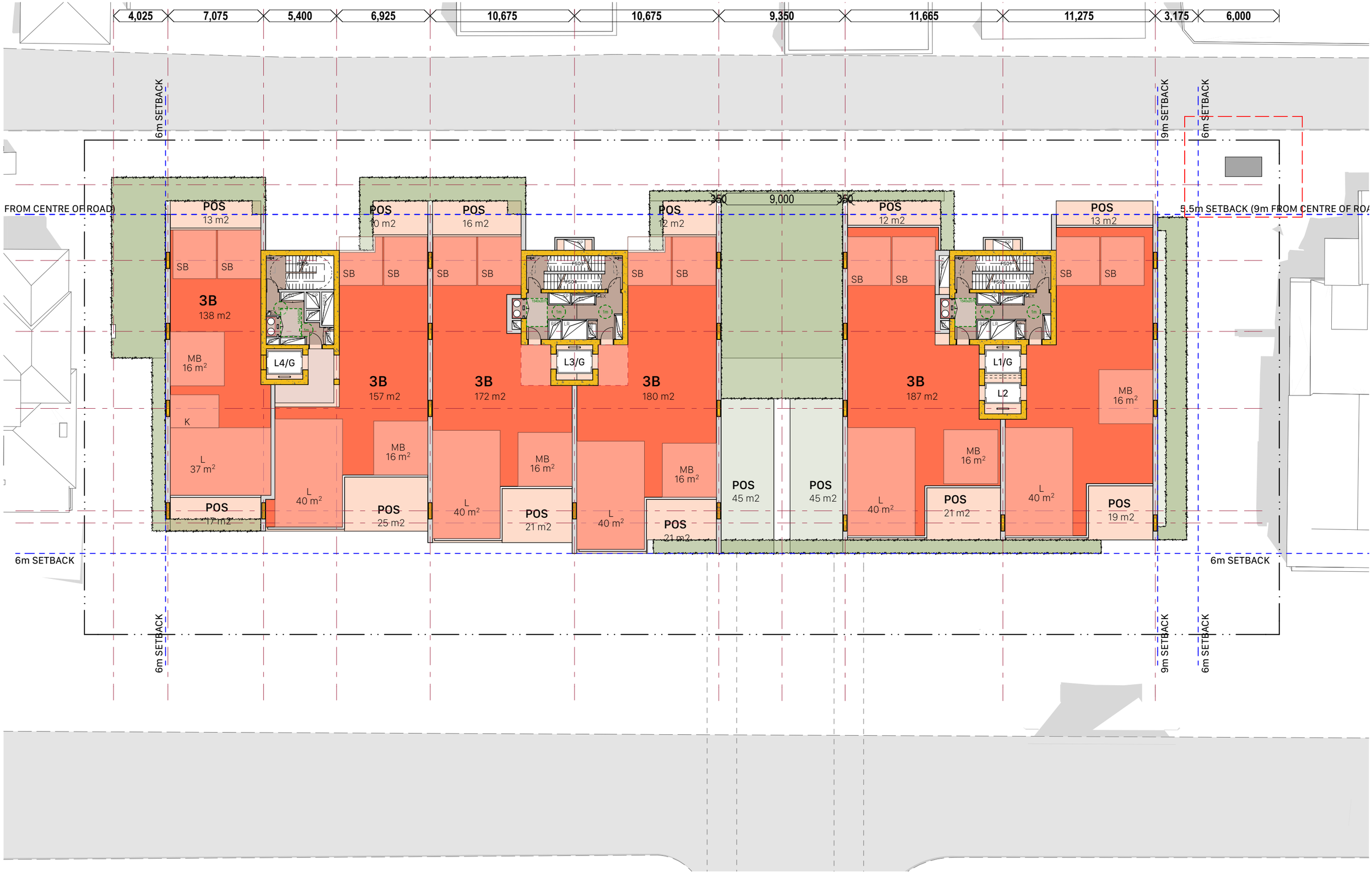
BTH

MDR

Level 2 Plan
2004

Scale
1:250 @ A3

0 2.5 5 10m



Level 3 Plan
2005

Scale
1:250 @ A3

0 2.5 5 10m

16,500 | 6,925 | 10,675 | 10,675 | 9,350 | 11,665 | 11,275 | 175 | 9,000

6m SETBACK

9m SETBACK

FROM CENTRE OF ROAD)

5.5m SETBACK (9m FROM CENTRE OF ROA

POS 13 m2 | POS 16 m2 | POS 16 m2 | POS 16 m2 | POS 14 m2 | POS 13 m2

SB SB | SB SB | SB SB | SB SB | SB SB | SB SB

3B 138 m2 | 3B 160 m2 | 3B 172 m2 | 3B 183 m2 | 3B 189 m2 | 3B 189 m2

L4/G | L3/G | L1/G | L2

MB 16 m2 | MB 16 m2 | MB 16 m2 | MB 16 m2 | MB 16 m2

K

L 37 m2 | L 40 m2 | L 40 m2 | L 40 m2 | L 40 m2

POS 17 m2 | POS 25 m2 | POS 21 m2 | POS 21 m2 | POS 21 m2 | POS 19 m2

6m SETBACK

6m SETBACK

9m SETBACK

Level 4 Plan
2006

Scale
1:250 @ A3

0 2.5 5 10m

11,100 | 5,400 | 6,925 | 10,675 | 10,675 | 9,350 | 11,665 | 11,275 | 9,175

6m SETBACK

9m SETBACK

FROM CENTRE OF ROAD)

5.5m SETBACK (9m FROM CENTRE OF ROA

8m SETBACK

6m SETBACK

6m SETBACK

9m SETBACK

COS
72 m2

L4/G

L3/G

L1/G

L2

BUILDING LINE ABOVE

COMMUNAL OPEN SPACE
387 m2

POS
16 m2

POS
16 m2

POS
14 m2

POS
13 m2

SB

SB

SB

SB

3B
172 m2

3B
183 m2

3B
189 m2

3B
189 m2

MB
16 m²

MB
16 m²

POS
21 m2

L
40 m²

POS
21 m2

POS
21 m2

POS
40 m²

POS
19 m2

Level 5 Plan
2007

Scale
1:250 @ A3

0 2.5 5 10m

11,100 | 5,400 | 6,925 | 10,675 | 10,675 | 9,350 | 11,665 | 11,275 | 9,175

9m SETBACK

9m SETBACK

FROM CENTRE OF ROAD)

5.5m SETBACK (9m FROM CENTRE OF ROA

8m SETBACK

6m SETBACK

9m SETBACK

8m SETBACK

6m SETBACK

9m SETBACK

POS
16 m2

SB

SB

L4/G

3B
174 m2

MB
16 m2

L
40 m2

POS
25 m2

POS
16 m2

SB

SB

L3/G

3B
172 m2

MB
16 m2

L
40 m2

POS
21 m2

POS
16 m2

SB

SB

3B
183 m2

MB
16 m2

POS
21 m2

3B
189 m2

POS
14 m2

L1/G

L2

POS
21 m2

POS
13 m2

SB

SB

MB
16 m2

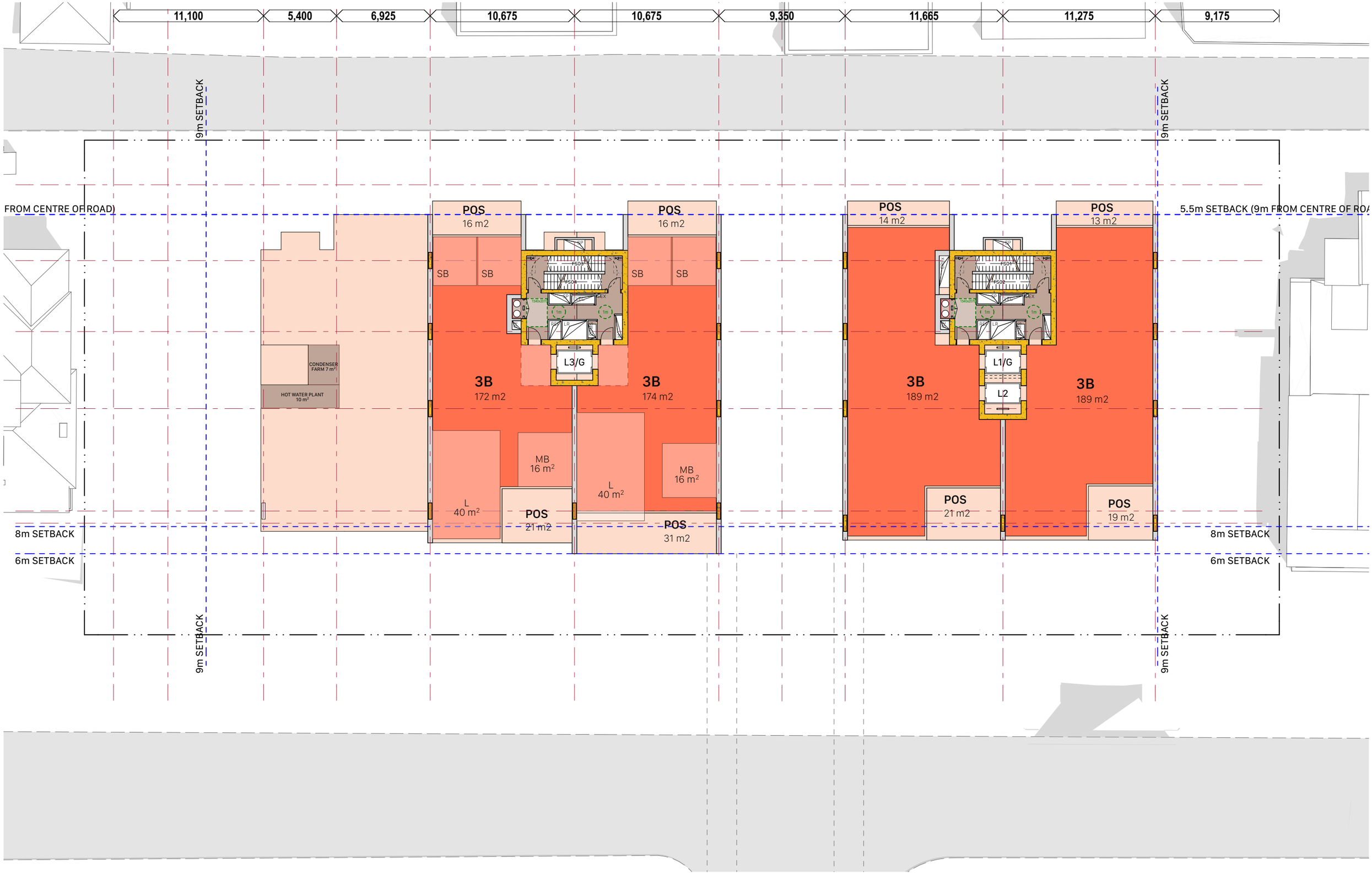
POS
19 m2

3B
189 m2

Level 6 Plan
2008

Scale
1:250 @ A3

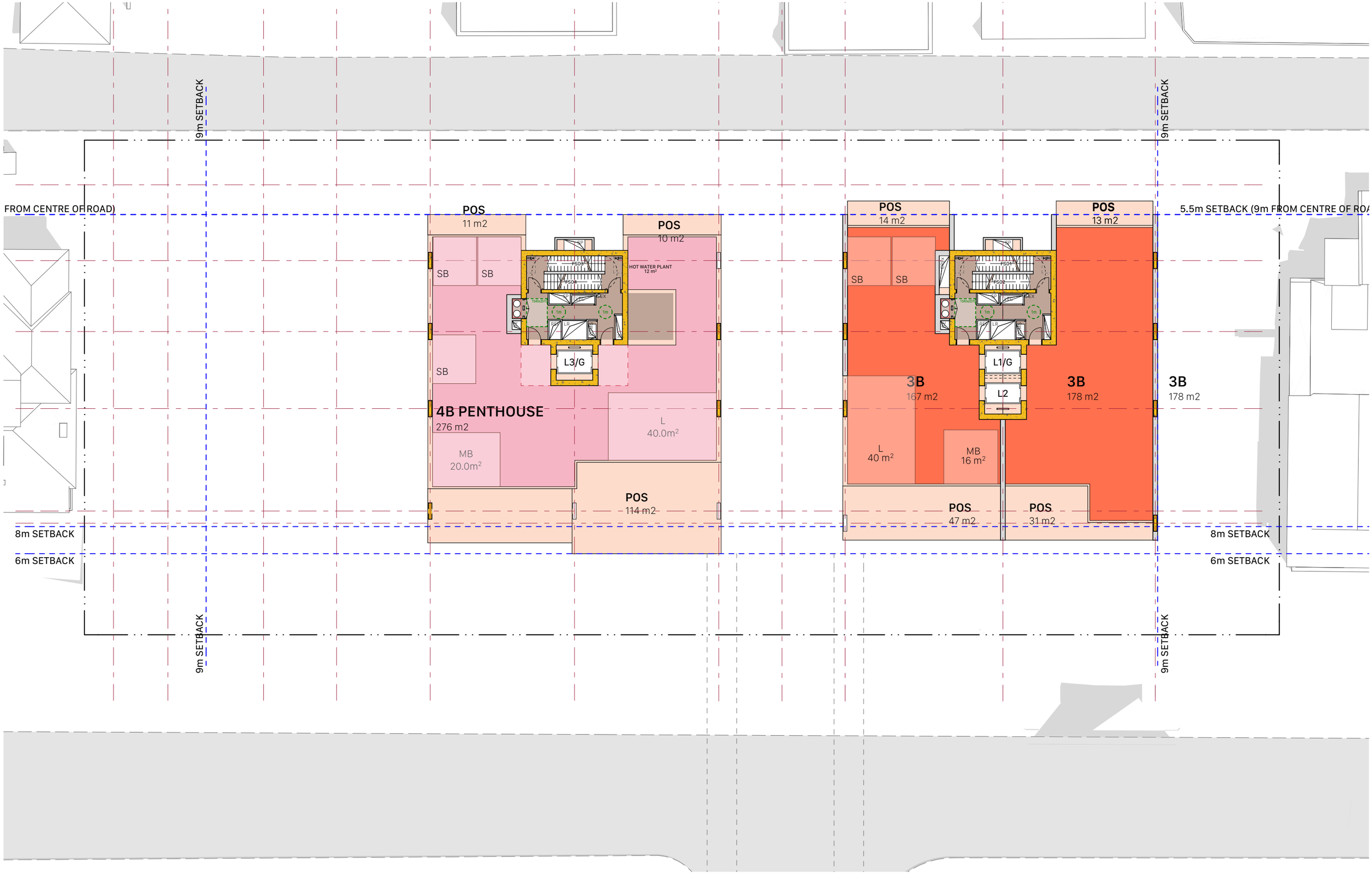
0 2.5 5 10m



Level 7 Plan
2009

Scale
1:250 @ A3

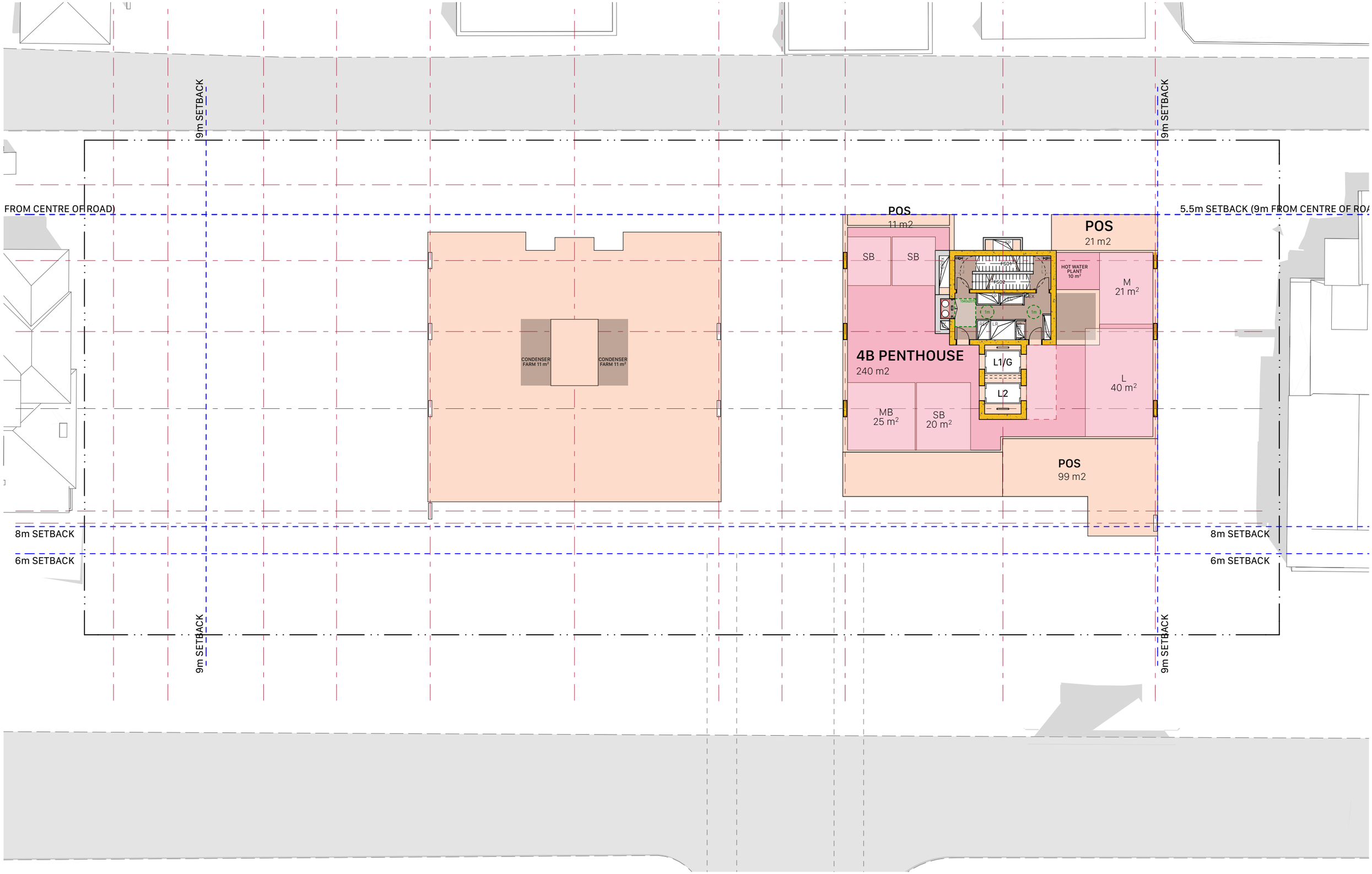
0 2.5 5 10m



Level 8 Plan
2010

Scale
1:250 @ A3

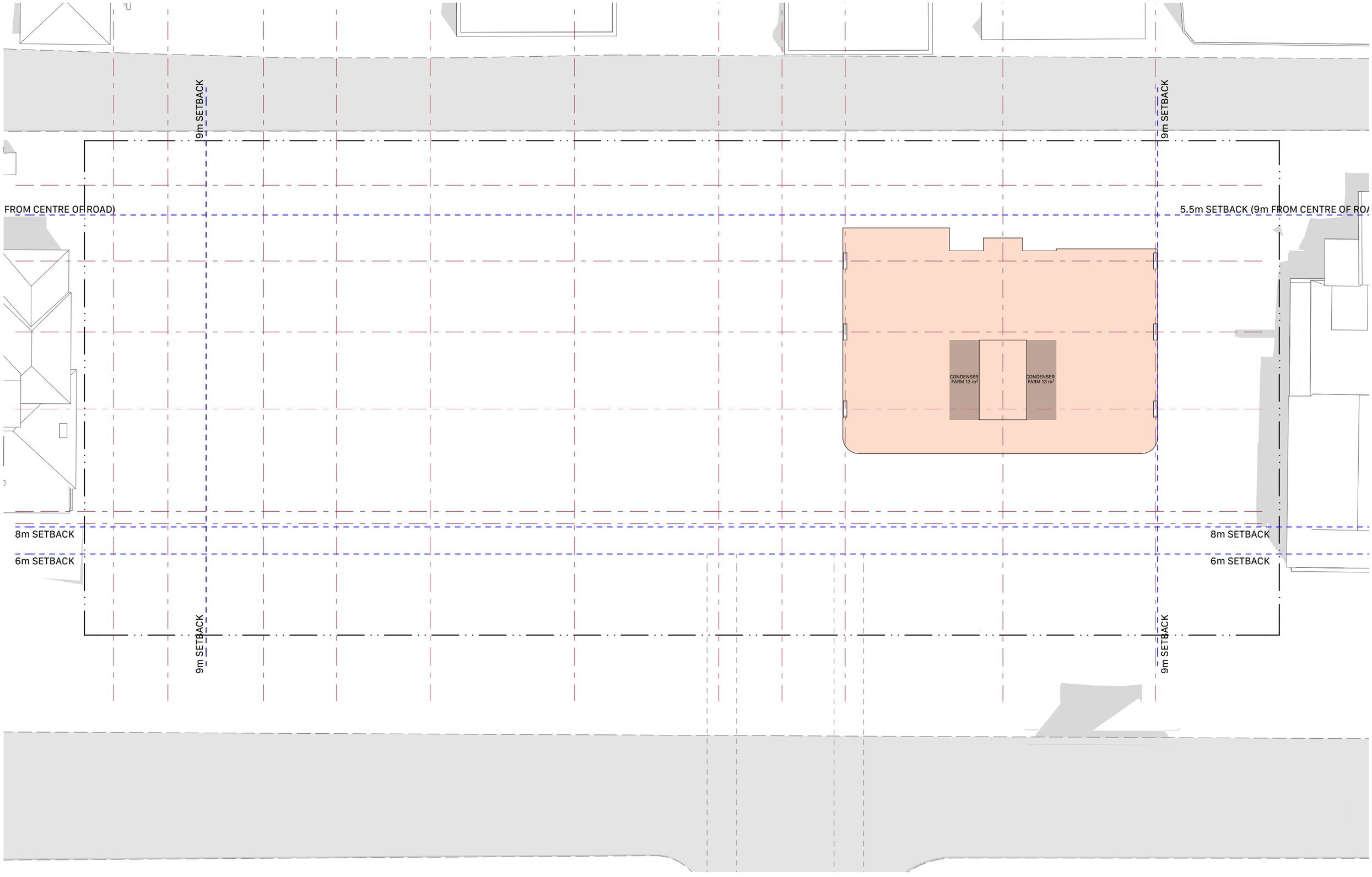
0 2.5 5 10m



Level 9 Plan
2011

Scale
1:250 @ A3

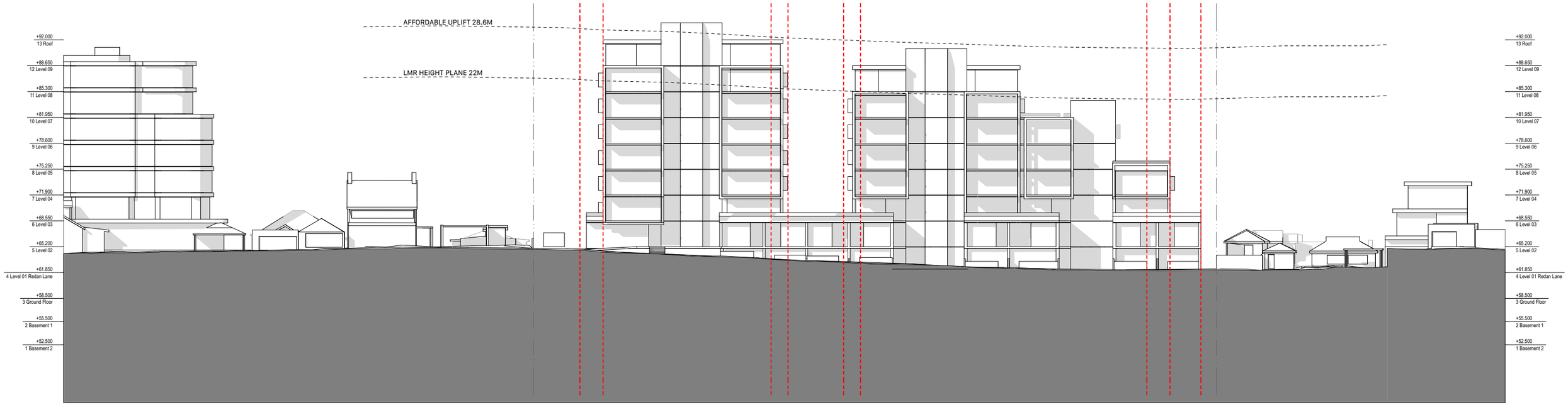
0 2.5 5 10m



Roof Plan
2012

Scale
1:250 @ A3

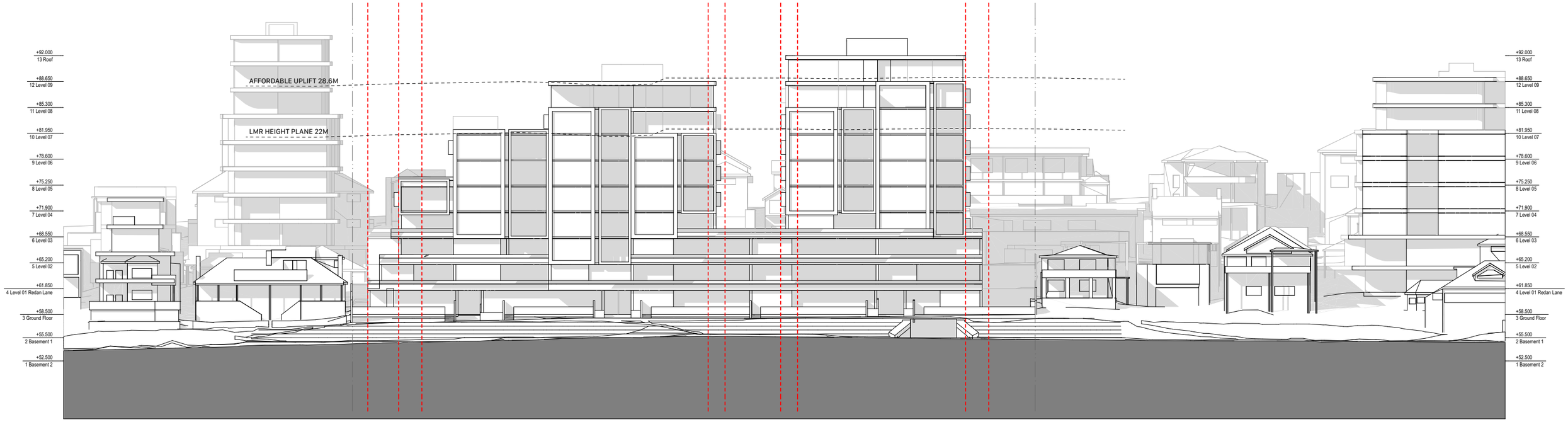
0 2.5 5 10m



Elevation West Redan Lane
3000

Scale
1:500 @ A3

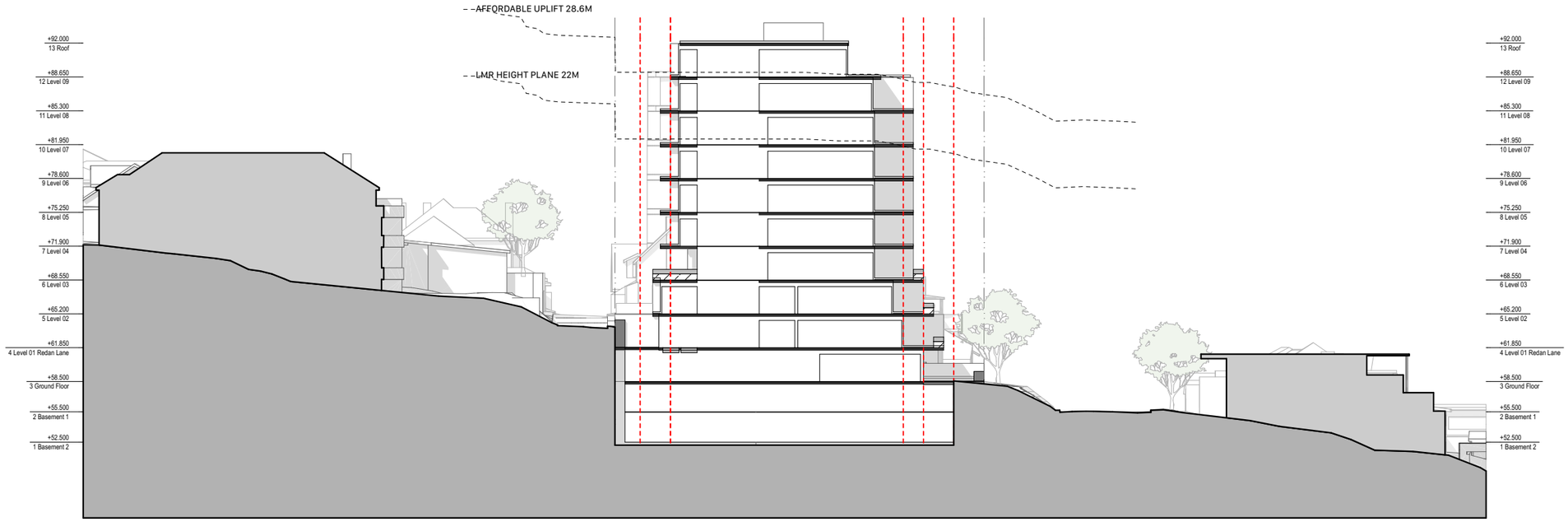
0 5 10 20m



Elevation East Redan St
3001

Scale
1:500 @ A3

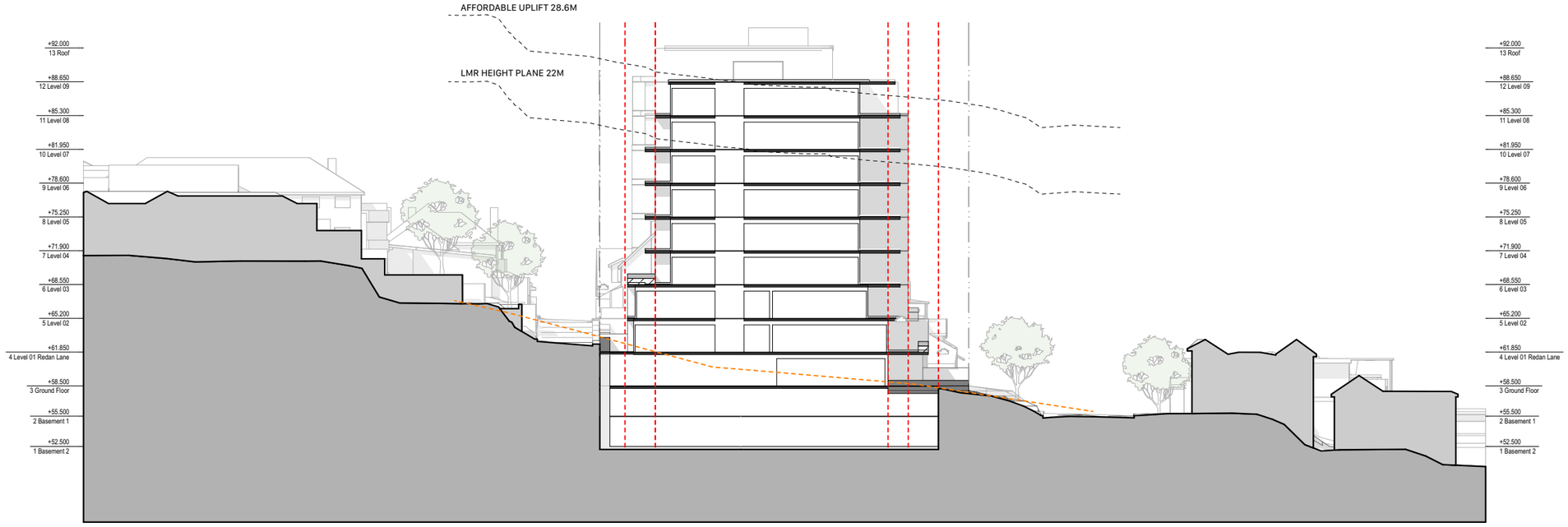
0 5 10 20m



Section 1 EW North
4000

Scale
1:500 @ A3

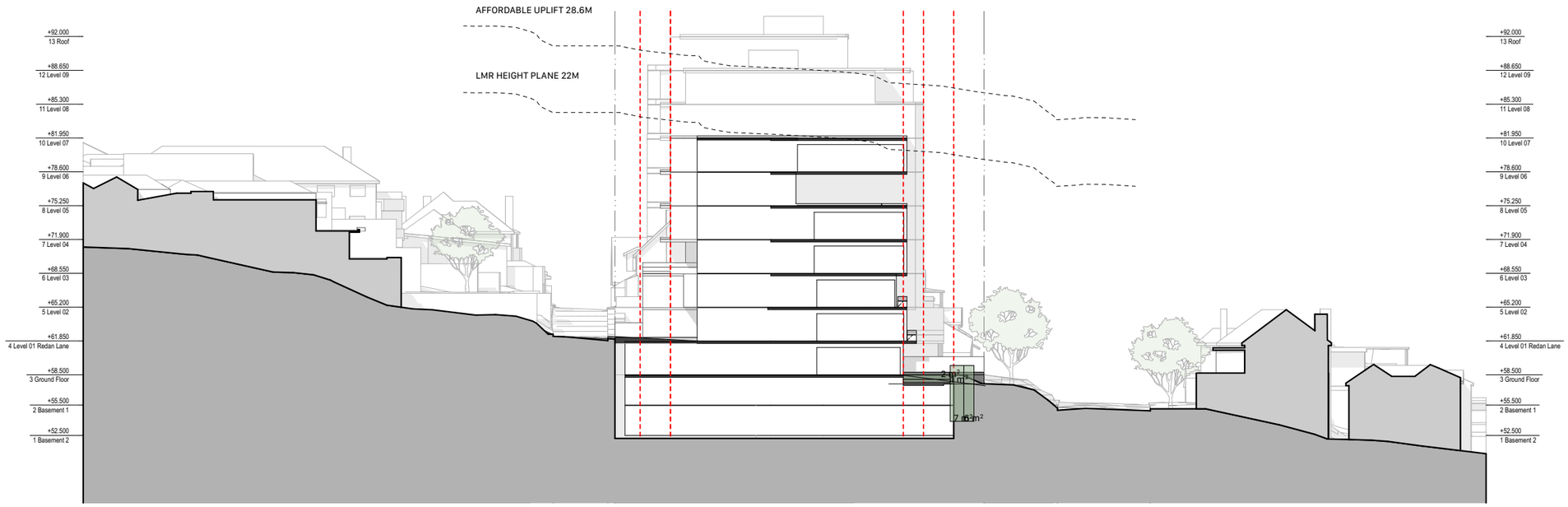
0 5 10 20m



Section 2 EW Centre
4001

Scale
1:500 @ A3

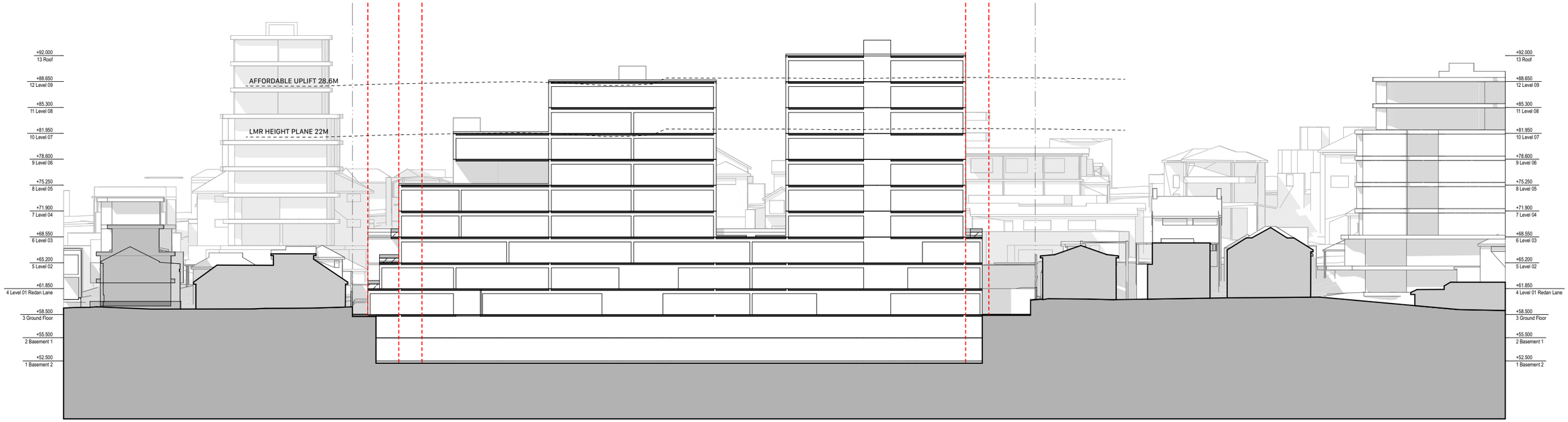
0 5 10 20m



Section 3 EW South
4002

Scale
1:500 @ A3

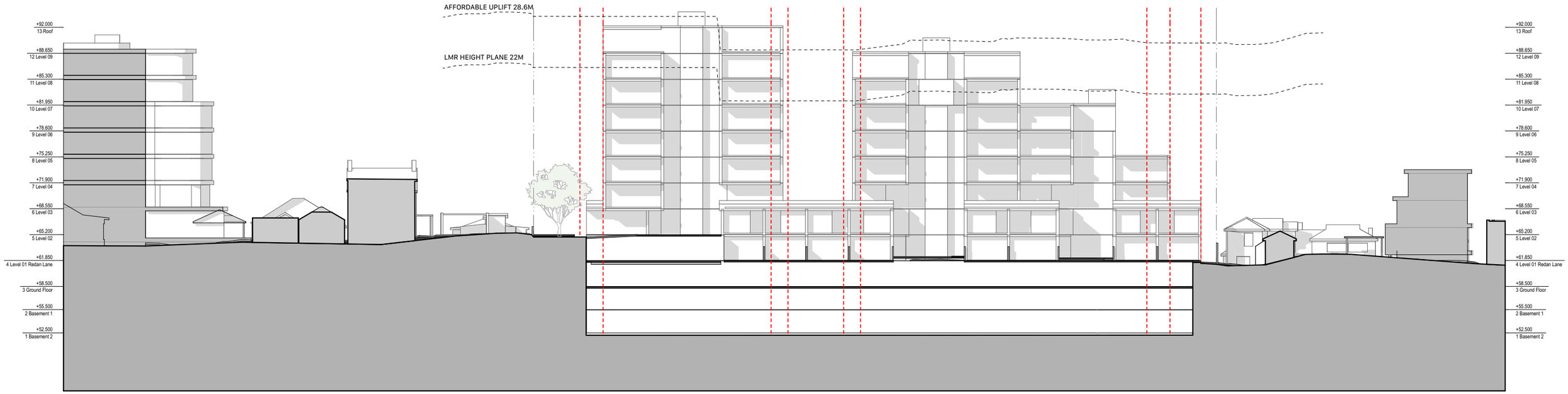
0 5 10 20m



Section 4 NS
4003

Scale
1:500 @ A3

0 5 10 20m



Section 5 NS Redan Lane
4004

Scale
1:500 @ A3

0 5 10 20m

LEGEND

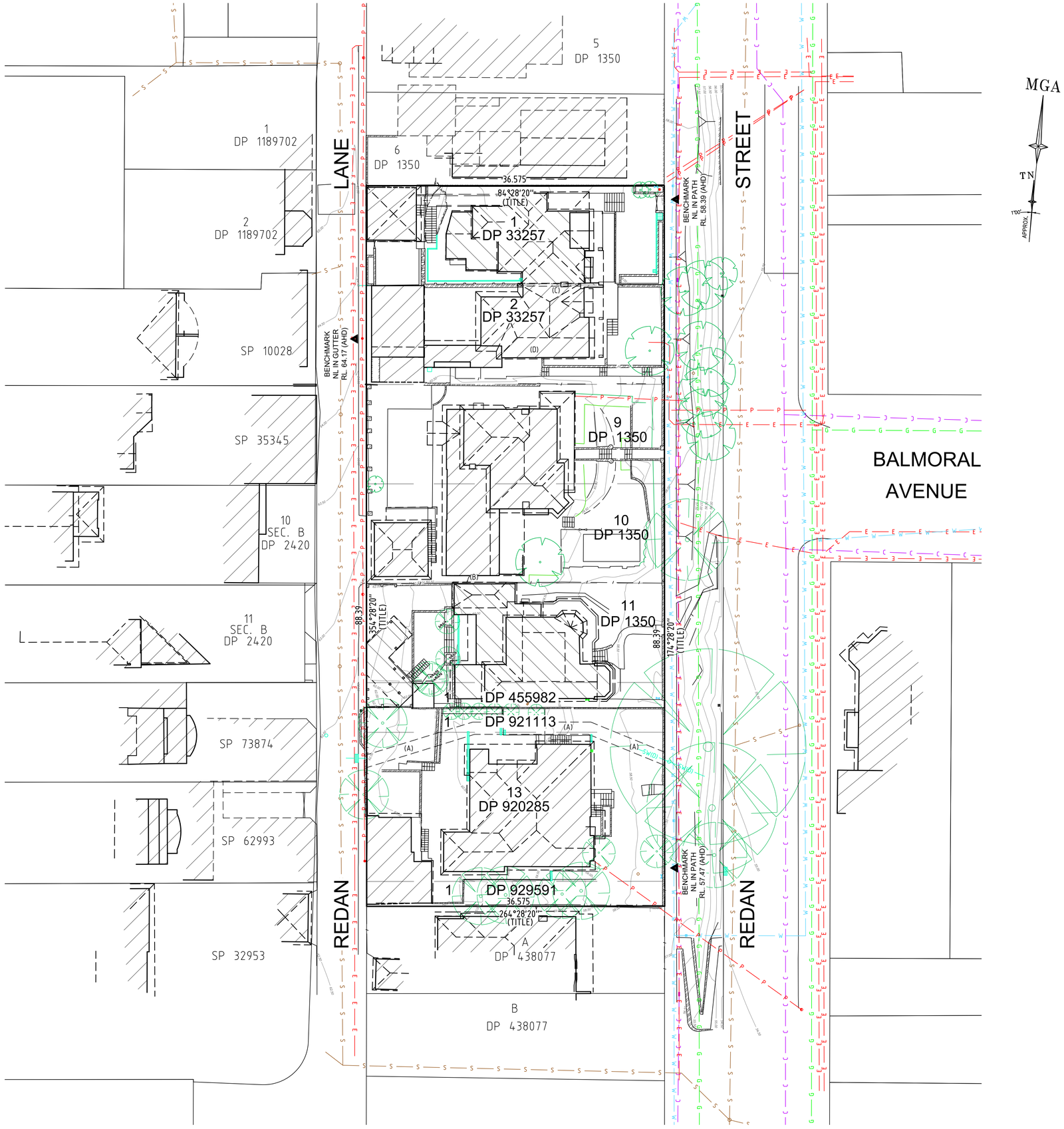
BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	ELP
POWER POLE	PP
GRATED INLET PIT	GIP
KERB INLET PIT	KIP
KERB OUTLET	KO
STORMWATER MANHOLE	SWMH
SEWER INSPECTION POINT	SIP
SEWER MANHOLE	SMH
SEWER VENT	SVENT
STOP VALVE	SV
HYDRANT	HYD
WATER METER	WM
WATER VALVE	WV
STREET SIGN	SS
GATE	
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
TOP OF WALL	TW
TOP OF FENCE	TF
WINDOW	W
DOOR	D
HEAD/SILL	H/S
COMMUNICATIONS (DBYD)	C
ELECTRICITY (U'GROUND DBYD)	E
ELECTRICITY (OVERHEAD)	P
SEWER (DBYD)	S
WATER (DBYD)	W
GAS (DBYD)	G

EASEMENTS

(A) EASEMENT FOR DRAINAGE 1.5 WIDE (VIDE DP617335)
(B) EASEMENT FOR OVERHANGING GUTTER (K746048)
(C) CROSS EASEMENTS FOR PARTY WALL (H131650)
(D) POSITIVE COVENANT (AQ571914)

NOTES

1. THE BOUNDARIES HAVE NOT BEEN MARKED ON GROUND
2. THE BOUNDARY SURVEY (DIMENSIONS AND AREA) HAVE BEEN SURVEYED IN ACCORDANCE WITH SURVEYING AND SPATIAL INFORMATION REGULATION 2024 SECTION 46 AND ARE SUBJECT TO FINAL SURVEY
3. ADJOINING BOUNDARIES WITHIN THIS FILE HAVE BEEN ADDED FROM DCDB DATA OBTAINED FROM NSW LAND REGISTRY SERVICES AND ARE APPROXIMATE ONLY
4. ORIGIN OF **MGA2020** COORDINATES IS TAKEN FROM **SSM 20983** - E:**337751.982**, N:**6255459.887** IN REDAN STREET **(13/08/2025)**
5. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM **SSM 20983** R.L. **53.27** (A.H.D.) IN REDAN STREET
6. CONTOUR INTERVAL **0.5x m**
7. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
8. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
9. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
10. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
11. 8/.4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
12. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH
13. NO ACCESS TO THE SUBJECT SITE AVAILABLE AT THE TIME OF SURVEY.
14. OWING TO THE AGE AND UNCERTAINTY IN BOUNDARY DIMENSIONS A PLAN OF REDEFINTION OR CONSOLIDATION IS RECOMENDED TO VERIFY THE TITLE DIMENSIONS SHOWN.
15. INITIAL SITE INVESTIGATION SUGGEST UNUSUAL PIPE DIAMETER FOR THE STORMWATER LINE RUNNING THROUGH THE SITE. FURTHER INVESTIGATION RECOMMENDED.



BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

GDA2020

0 # ## ## ## ##
SCALE 1: 250_2 @ A1

Revision	Date	Description	Reference
H	00/00/00	–	00
G	00/00/00	–	00
F	00/00/00	–	00
E	00/00/00	–	00

Revision	Date	Description	Reference
D	00/00/00	–	00
C	00/00/00	–	00
B	00/00/00	–	00
A	22/10/25	SITE DETAIL & LEVELS ADDED AND ADDITIONAL ELEVATIONS	001

LTS CONFIDENCE TOGETHER
www.ltsl.com.au | P 1300 587 000

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:

.....
Registered Surveyor NSW

Client MOSMAN LAND NO1 PTY LTD

Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 1 DP929591, LOT 13 DP920285, LOT 1 DP921113, LOT 1 DP455982, LOTS 9-11 DP1350 AND LOTS 1 & 2 DP 33257 BEING No. 40-48 REDAN STREET, MOSMAN

datum	AHD
site Area	3233m²
LGA	MOSMAN
reference number	52627 001DT
scale	1: 250_2@A1
date of survey	20/08/2025
SHEET	1
OF	7

ADJOINS

SHEET 3

No.42: 2 STOREY
RENDERED RESIDENCE
TILED ROOF

RIDGE 67.56

RAISED
TIMBER DECK

BRICK
W/C

PAVERS

1
DP 455982

GARDEN

LAWN

FOOTPATH

1
DP 921113

CONCRETE

TOP GUTTER 65.82

TOP GUTTER 63.25

TOP GUTTER 65.05

TOP GUTTER 63.94

TOP GUTTER 63.16

13
DP 920285

No.40: SINGLE STOREY
RENDERED RESIDENCE
TILED ROOF

RIDGE 67.28

T/G 62.8

RENDERED GARAGE
STUDIO BELOW

1
DP 929591

PAVED

PATIO

BRICK WALL

RETAINING WALL

LOW RETAINING WALL

FENCE

GATE

PARAPET 65.23

PARAPET 65.16

RIDGE 66.90

T/G 64.98

FL 62.61

RIDGE 65.79

T/G 64.88

PAR 64.92

T/G 62.52

36.575 (TITLE)

264°28'20"

No.38: ONE & TWO
STORY
BRICK RESIDENCE
TILE ROOF

RIDGE 67.74

A
DP 438077

B
DP 438077

SP 73874

SP 62993

SP 32953

LANE

REDAN

STREET

BENCHMARK
NL IN PATH
RL 57.47 (AHD)

MGA

TN

1°00'

APPROX.

T/G 62.40

LEVEL 1
WINDOW BOX

PAR 59.08

KERB

Q400
IL: 60.73

SEE SHEET 1 FOR LEGEND & NOTES

BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

GDA2020

0 2 4 6 8 10

SCALE 1:100 @ A1

Revision	Date	Description	Reference
H	00/00/00	–	00
G	00/00/00	–	00
F	00/00/00	–	00
E	00/00/00	–	00
D	00/00/00	–	00
C	00/00/00	–	00
B	00/00/00	–	00
A	22/10/25	SITE DETAIL & LEVELS ADDED AND ADDITIONAL ELEVATIONS	001

LTS CONFIDENCE TOGETHER
www.ltsi.com.au | P 1300 587 000

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:

.....
Registered Surveyor NSW

Client MOSMAN LAND NO1 PTY LTD

Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 1 DP929591, LOT 13 DP920285, LOT 1 DP921113, LOT 1 DP455982, LOTS 9-11 DP1350 AND LOTS 1 & 2 DP 33257 BEING No. 40-48 REDAN STREET, MOSMAN

datum AHD
site Area 3233m²
LGA MOSMAN

reference number 52627 001DT
scale 1:100 @A1
date of survey 20/08/2025
SHEET 2 OF 7

ADJOINS SHEET 4

SP 10028

SP 35345

10
SEC. B
DP 2420

11
SEC. B
DP 2420

SP 73874

BENCHMARK
NL IN GUTTER
RL. 64.17 (AHD)

LANE

REDAN

STREET

MGA
TN
1°00'
APPROX.

No.44: 2 STOREY
RENDERED RESIDENCE
TILED ROOF

9
DP 1350

10
DP 1350

No.42: 2 STOREY
RENDERED RESIDENCE
TILED ROOF

11
DP 1350

1
DP 455982

1
DP 921113

RENDERED GARAGE
STUDIO BELOW

RAISED
TIMBER DECK

BRICK
W/C

INGROUND
POOL

PARAPET 67.05
PARAPET 66.62
EAVE 63.99
RIDGE 67.82
RIDGE 69.99
RIDGE 70.46
RIDGE 67.92
RIDGE 64.98
RIDGE 64.52
RIDGE 67.56
T/G 67.54
T/G 66.70
T/GUTTER 65.66
DECK ABOVE 63.06
PATIO BELOW 60.46
TOP GUTTER 67.57
TOP GUTTER 63.24
TOP GUTTER 63.50
TOP GUTTER 65.91
TOP GUTTER 65.82
TOP GUTTER 63.25
COVERED VERANDAH 60.30
BALCONY ABOVE 64.04
COVERED VERANDAH 60.35
PAVED PATIO 60.41
PALING FENCE ON STONE WALL
PALING FENCE
NOT VISABLE
RENDERED WALL
LOW STONE WALL
BRICK PIERS AND PALING FENCE
RETAINING WALL
STONE WALLS
DENSE HEDGE
HIGH HEDGE
GLASS FENCE
METAL FENCE
CONCRETE
PAVED
GRAVEL
LAWN
GARDEN
PATIO
BALC
BBQ
FOOTPATH
KERB
VEGETATION
BIN STORE
A/C
T/G 62.75
T/G 62.65
T/G 62.8
T/G 62.40
T/G 62.05
LEVEL 1 WINDOW BOX
(VC) ROOF 65.43
PARAPET 65.23
(D)
(A)
(PC)
(TITLE)
354°28'20" 88.39
174°28'20" 88.39

SEE SHEET 1 FOR LEGEND & NOTES

ADJOINS SHEET 2

Revision	Date	Description	Reference
H	00/00/00	–	00
G	00/00/00	–	00
F	00/00/00	–	00
E	00/00/00	–	00

Revision	Date	Description	Reference
D	00/00/00	–	00
C	00/00/00	–	00
B	00/00/00	–	00
A	22/10/25	SITE DETAIL & LEVELS ADDED AND ADDITIONAL ELEVATIONS	001

BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

GDA2020

0 2 4 6 8 10
SCALE 1:100 @ A1

LTS CONFIDENCE TOGETHER
www.ltsl.com.au | P 1300 587 000

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:

.....
Registered Surveyor NSW

Client MOSMAN LAND NO1 PTY LTD

Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 1 DP929591, LOT 13 DP920285, LOT 1 DP921113, LOT 1 DP455982, LOTS 9-11 DP1350 AND LOTS 1 & 2 DP 33257 BEING No. 40-48 REDAN STREET, MOSMAN

datum AHD
site Area 3233m²
LGA MOSMAN
reference number 52627 001DT
scale 1:100 @A1
date of survey 20/08/2025
SHEET 3 OF 7

No.52 : 2 STOREY BRICK RESIDENCE METAL ROOF

No.52 : 2 STOREY RENDERED RESIDENCE METAL ROOF

5 DP 1350

No.77B REDAN LANE: SINGLE STOREY CONCRETE DUPLEX WITH BASEMENT PARKING BELOW

1 DP 1189702

No.77C REDAN LANE: SINGLE STOREY CONCRETE DUPLEX WITH BASEMENT PARKING BELOW

2 DP 1189702

SP 10028

SP 35345

LANE

REDAN

STREET

6 DP 1350

No.50 : 2 STOREY RENDERED RESIDENCE TILED ROOF

RIDGE 68.05

T/G 66.92

T/G 66.55

84°28'20" 36.575 (TITLE)

T/GUTTER 67.65

RENDERED GARAGE

RIDGE 68.23

ELEVATED WALKWAY 63.77 U/S 63.53

WALKWAY

TILED

RAISED VERANDAH 60.58

No.48: 2 STOREY RENDERED RESIDENCE TILED ROOF

RIDGE 64.81

RIDGE 67.96

LT BALCONY 63.93

1 DP 33257

TILED COURTYARD

RAISED TERRACE 60.58

TOP GUTTER 67.64

TOP GUTTER 66.56

AIR CONDITIONER

TILED COURTYARD

GARDEN

TOP GUTTER 67.64

RIDGE 67.28

TOP GUTTER 67.43

CHIMNEY 68.51

REND WALL

HEDGE

2 DP 33257

PEBBLE & FLAGSTONE COURTYARD

PARAPET 67.05

RENDERED GARAGE STUDIO BELOW

TOP GUTTER 66.70

No.46: 2 STOREY RENDERED RESIDENCE TILED ROOF

RIDGE 67.83

RIDGE 67.80

EAVE 63.99

PARAPET 67.05

PARAPET 66.62

RAISED PATIO 60.62

GARDEN

BENCHMARK NL IN GUTTER RL 64.17 (AHD)

BIN STORE

PAVED

GRAVEL

T/G 66.70

GARDEN

NOT VISABLE

RENDERED WALL

PALING FENCE

DENSE HEDGE

LOW STONE WALL

BALC

No.44: 2 STOREY RENDERED RESIDENCE TILED ROOF

RIDGE 69.99

TOP GUTTER 67.57

BRICK PIERS AND PALING FENCE

DENSE HEDGE

LAWN

BALCONY ABOVE 64.04 COVERED VERANDAH 60.35

9 DP 1350

HIGH HEDGE

LAWN

RET WALL

GARDEN

HEDGE

FOOTPATH

KERB

STONE WALL

BASE OF WALL

BITUMEN

CONCRETE

BENCHMARK NL IN PATH RL 58.39 (AHD)

MGA

TN

APPROX. 1°00'

SEE SHEET 1 FOR LEGEND & NOTES

ADJOINS

SHEET 3

Revision	Date	Description	Reference
H	00/00/00	–	00
G	00/00/00	–	00
F	00/00/00	–	00
E	00/00/00	–	00

Revision	Date	Description	Reference
D	00/00/00	–	00
C	00/00/00	–	00
B	00/00/00	–	00
A	22/10/25	SITE DETAIL & LEVELS ADDED AND ADDITIONAL ELEVATIONS	001

BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

GDA2020

0 2 4 6 8 10

SCALE 1:100 @ A1

LTS CONFIDENCE TOGETHER www.ltsi.com.au | P 1300 587 000

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:

Registered Surveyor NSW

Client MOSMAN LAND NO1 PTY LTD

Drawing title

PLAN OF DETAIL AND LEVELS OVER LOT 1 DP929591, LOT 13 DP920285, LOT 1 DP921113, LOT 1 DP455982, LOTS 9-11 DP1350 AND LOTS 1 & 2 DP 33257 BEING No. 40-48 REDAN STREET, MOSMAN

datum AHD

site Area 3233m²

LGA MOSMAN

reference number 52627 001DT

scale 1:100 @A1

date of survey 20/08/2025

SHEET 4 OF 7



EASEMENTS

(A) EASEMENT FOR DRAINAGE 1.5 WIDE (VIDE DP617335)
(B) EASEMENT FOR OVERHANGING GUTTER (K746048)
(C) CROSS EASEMENTS FOR PARTY WALL (H131650)
(D) POSITIVE COVENANT (AQ571914)

NOTES

1. THE BOUNDARIES HAVE NOT BEEN MARKED ON GROUND
2. THE BOUNDARY SURVEY (DIMENSIONS AND AREA) HAVE BEEN SURVEYED IN ACCORDANCE WITH SURVEYING AND SPATIAL INFORMATION REGULATION 2024 SECTION 46 AND ARE SUBJECT TO FINAL SURVEY
3. ADJOINING BOUNDARIES WITHIN THIS FILE HAVE BEEN ADDED FROM DCDB DATA OBTAINED FROM NSW LAND REGISTRY SERVICES AND ARE APPROXIMATE ONLY
4. ORIGIN OF **MGA2020** COORDINATES IS TAKEN FROM **SSM 20983** - E:**337751.982**, N:**6255459.887** IN REDAN STREET **(13/08/2025)**
5. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM **SSM 20983** R.L. **53.27** (A.H.D.) IN REDAN STREET
6. CONTOUR INTERVAL **0.5x m**
7. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
8. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
9. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
10. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
11. 8/.4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
12. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH
13. NO ACCESS TO THE SUBJECT SITE AVAILABLE AT THE TIME OF SURVEY.
14. OWING TO THE AGE AND UNCERTAINTY IN BOUNDARY DIMENSIONS A PLAN OF REDEFINTION OR CONSOLIDATION IS RECOMENDED TO VERIFY THE TITLE DIMENSIONS SHOWN.

BEFORE YOU DIG www.byda.com.au
Zero Damage - Zero Harm

GDA2020

0 # ## ## ## ##
SCALE 1: 250_2 @ A1

Revision	Date	Description	Reference
H	00/00/00	–	00
G	00/00/00	–	00
F	00/00/00	–	00
E	00/00/00	–	00

Revision	Date	Description	Reference
D	00/00/00	–	00
C	00/00/00	–	00
B	00/00/00	–	00
A	22/10/25	SITE DETAIL & LEVELS ADDED AND ADDITIONAL ELEVATIONS	001

LTS CONFIDENCE TOGETHER
www.ltsl.com.au | P 1300 587 000

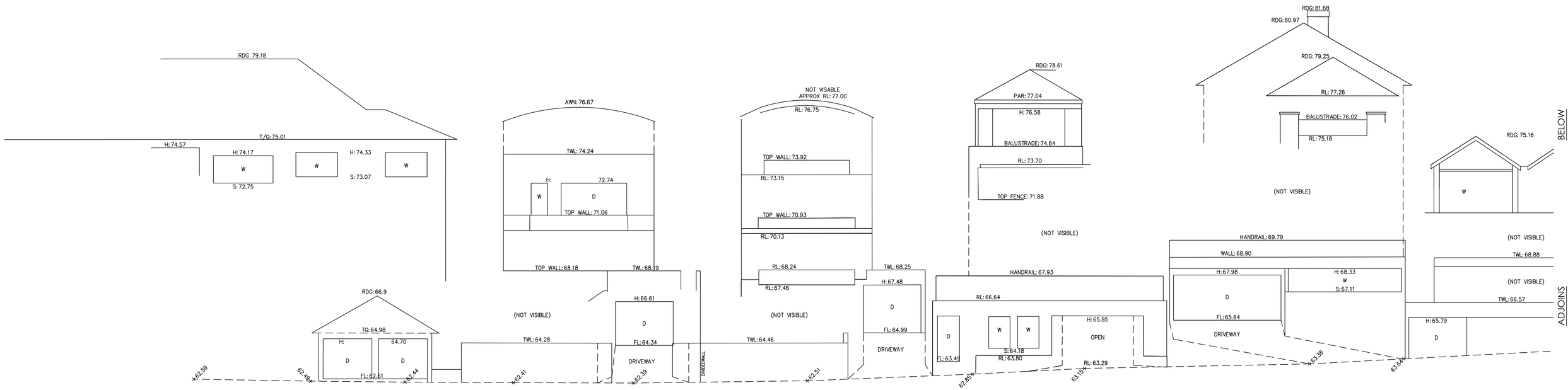
THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:

.....
Registered Surveyor NSW

Client MOSMAN LAND NO1 PTY LTD
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 1 DP929591, LOT 13 DP920285, LOT 1 DP921113, LOT 1 DP455982, LOTS 9-11 DP1350 AND LOTS 1 & 2 DP 33257 BEING No. 40-48 REDAN STREET, MOSMAN

datum AHD
site Area 3233m²
LGA MOSMAN

reference number 52627 001DT
scale 1:250_2@A1
date of survey 20/08/2025
SHEET 5 OF 7



No.65
MUSTON ST
EASTERN ELEVATION

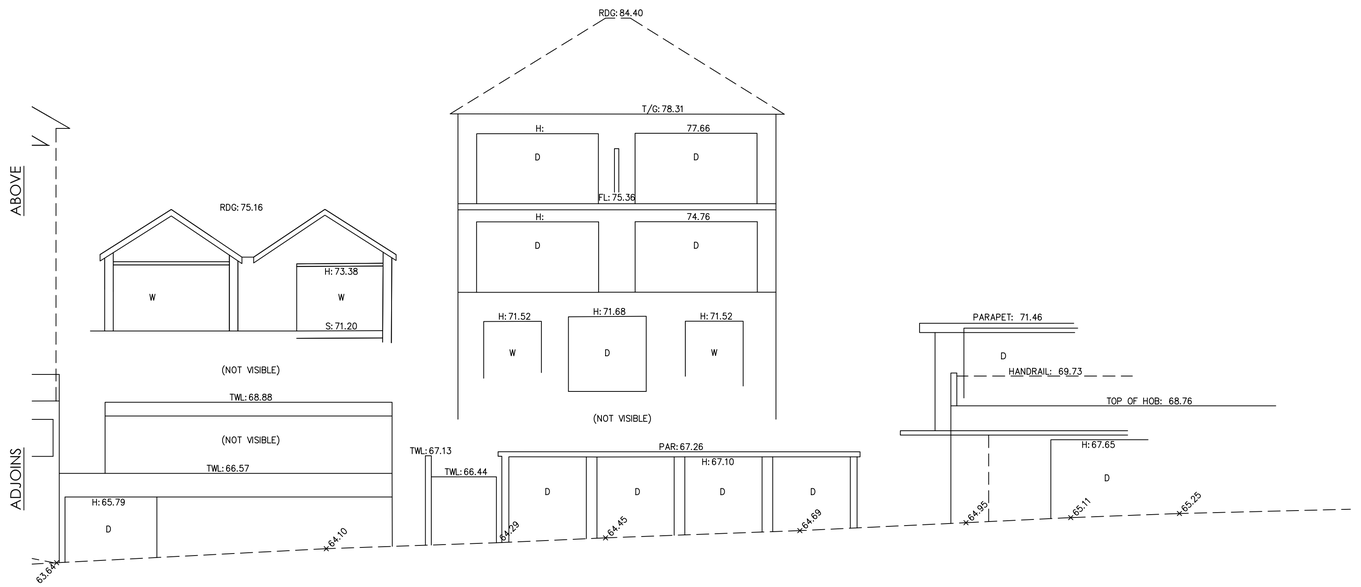
No.67
MUSTON ST
EASTERN ELEVATION

No.69
MUSTON ST
EASTERN ELEVATION

No.71
MUSTON ST
EASTERN ELEVATION

No.73
MUSTON ST
EASTERN ELEVATION

No.75
MUSTON ST
EASTERN ELEVATION



No.75
MUSTON ST
EASTERN ELEVATION

No.77
MUSTON ST
EASTERN ELEVATION

No.77C
MUSTON ST
EASTERN ELEVATION

BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

GDA2020

0 2 4 6 8 10

SCALE 1:100 @ A1

SEE SHEET 1 FOR LEGEND & NOTES

Revision	Date	Description	Reference
H	00/00/00	–	00
G	00/00/00	–	00
F	00/00/00	–	00
E	00/00/00	–	00
D	00/00/00	–	00
C	00/00/00	–	00
B	00/00/00	–	00
A	22/10/25	SITE DETAIL & LEVELS ADDED AND ADDITIONAL ELEVATIONS	001

LTS CONFIDENCE TOGETHER
www.ltsl.com.au | P 1300 587 000

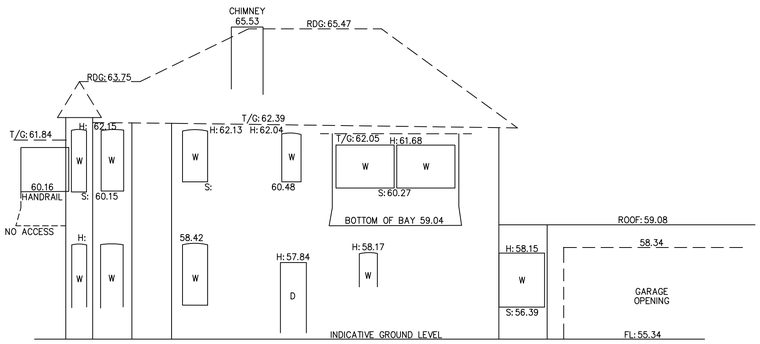
THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:

.....
Registered Surveyor NSW

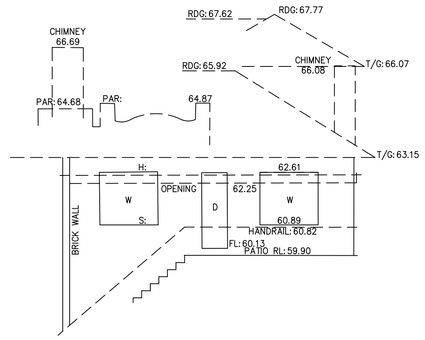
Client MOSMAN LAND NO1 PTY LTD

Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 1 DP929591, LOT 13 DP920285, LOT 1 DP921113, LOT 1 DP455982, LOTS 9-11 DP1350 AND LOTS 1 & 2 DP 33257 BEING No. 40-48 REDAN STREET, MOSMAN

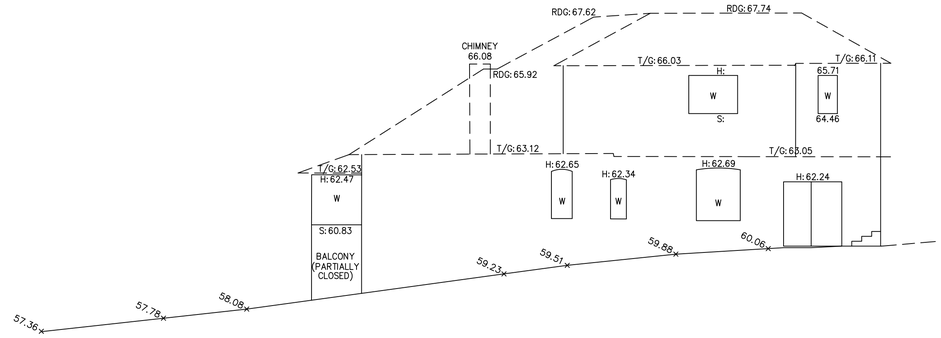
datum AHD
site Area 3233m²
LGA MOSMAN
reference number 52627 001DT
scale 1:100 @A1
date of survey 20/08/2025
SHEET 6 OF 7



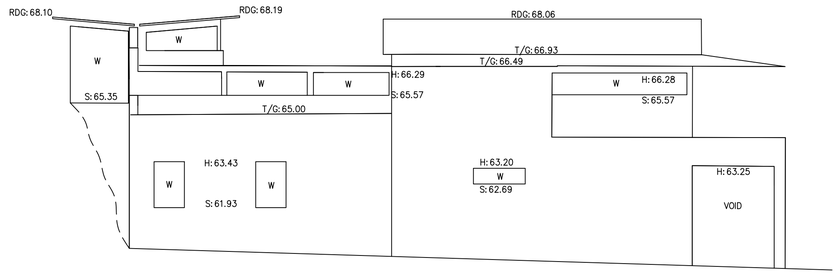
No.29
REDAN ST
NORTHERN ELEVATION



No.38
REDAN ST
EASTERN ELEVATION



No.38
REDAN ST
NORTHERN ELEVATION



No.50
REDAN ST
SOUTHERN ELEVATION

BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

GDA2020

SEE SHEET 1 FOR LEGEND & NOTES

0 2 4 6 8 10
SCALE 1:100 @ A1

Revision	Date	Description	Reference
H	00/00/00	–	00
G	00/00/00	–	00
F	00/00/00	–	00
E	00/00/00	–	00

Revision	Date	Description	Reference
D	00/00/00	–	00
C	00/00/00	–	00
B	00/00/00	–	00
A	22/10/25	SITE DETAIL & LEVELS ADDED AND ADDITIONAL ELEVATIONS	001

LTS CONFIDENCE TOGETHER
www.ltsi.com.au | P 1300 587 000

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:

Registered Surveyor NSW

Client MOSMAN LAND NO1 PTY LTD

Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 1 DP929591, LOT 13 DP920285, LOT 1 DP921113, LOT 1 DP455982, LOTS 9-11 DP1350 AND LOTS 1 & 2 DP 33257 BEING No. 40-48 REDAN STREET, MOSMAN

datum AHD
site Area 3233m²
LGA MOSMAN

reference number 52627 001DT
scale 1:100 @A1
date of survey 20/08/2025
SHEET 7 OF 7

Appendix C – Groundwater Bores

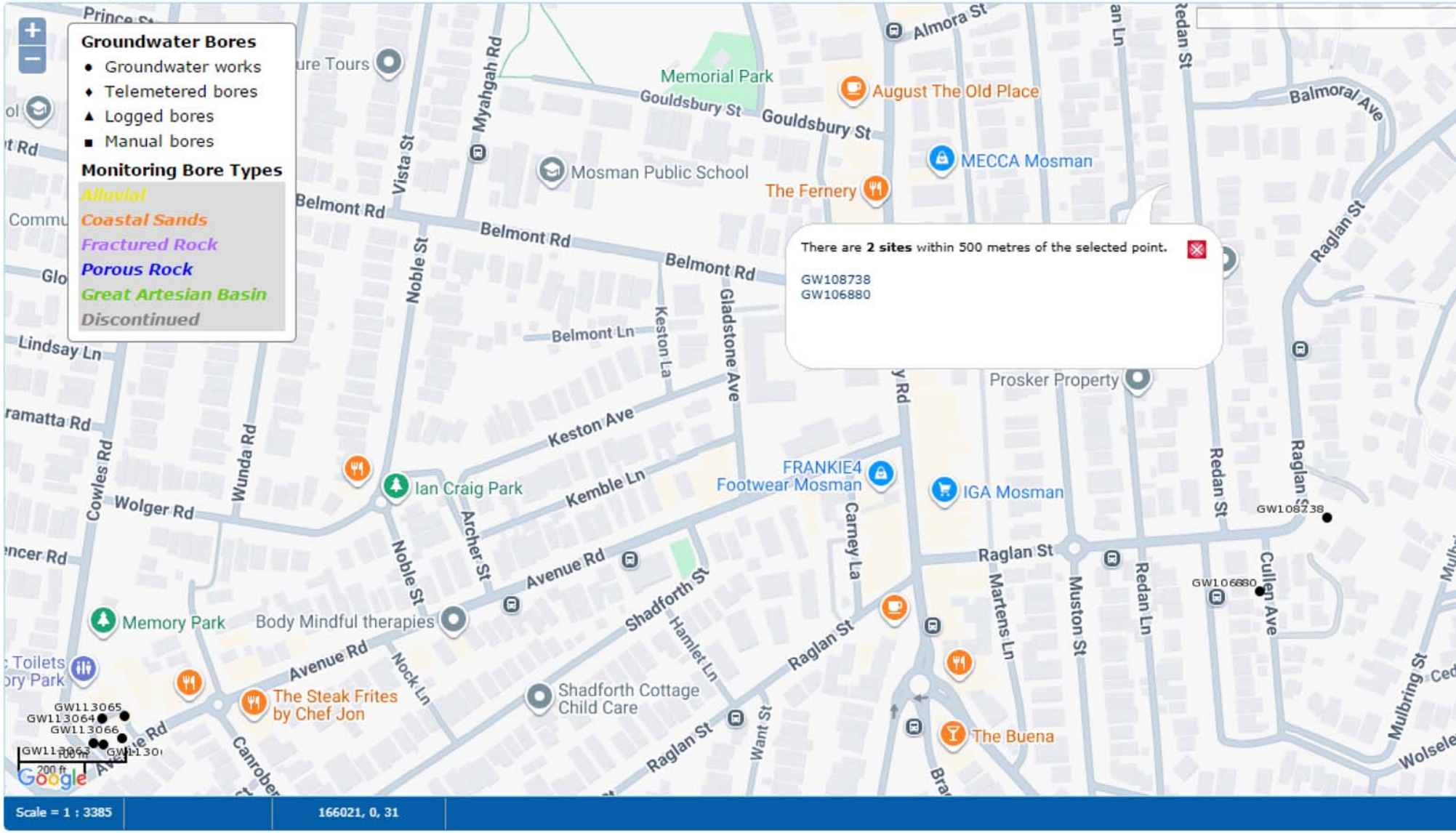
All Groundwater Site Details

ALL GROUNDWATER MAP

All data times are Eastern Standard Time

Map | Info

current site: GW108738



State Overview
State Overview

Rivers and Streams
favourites | search | download sites | find a site
Real Time Data - Rivers And Streams

Daily River Reports
Daily River Reports

Dams
favourites | search | download sites | find a site
Real Time Data - Major Dams

Groundwater (Telemetered data)
favourites | search | download sites | find a site
Real Time Data - Bores

All Groundwater Site details
search | download sites | find a site
search by licence
All Groundwater Map

Meteorology
favourites | search | download sites | find a site
Real Time Data - Weather Stations

Hunter River Salinity Trading Scheme
Hunter River Salinity Trading Scheme

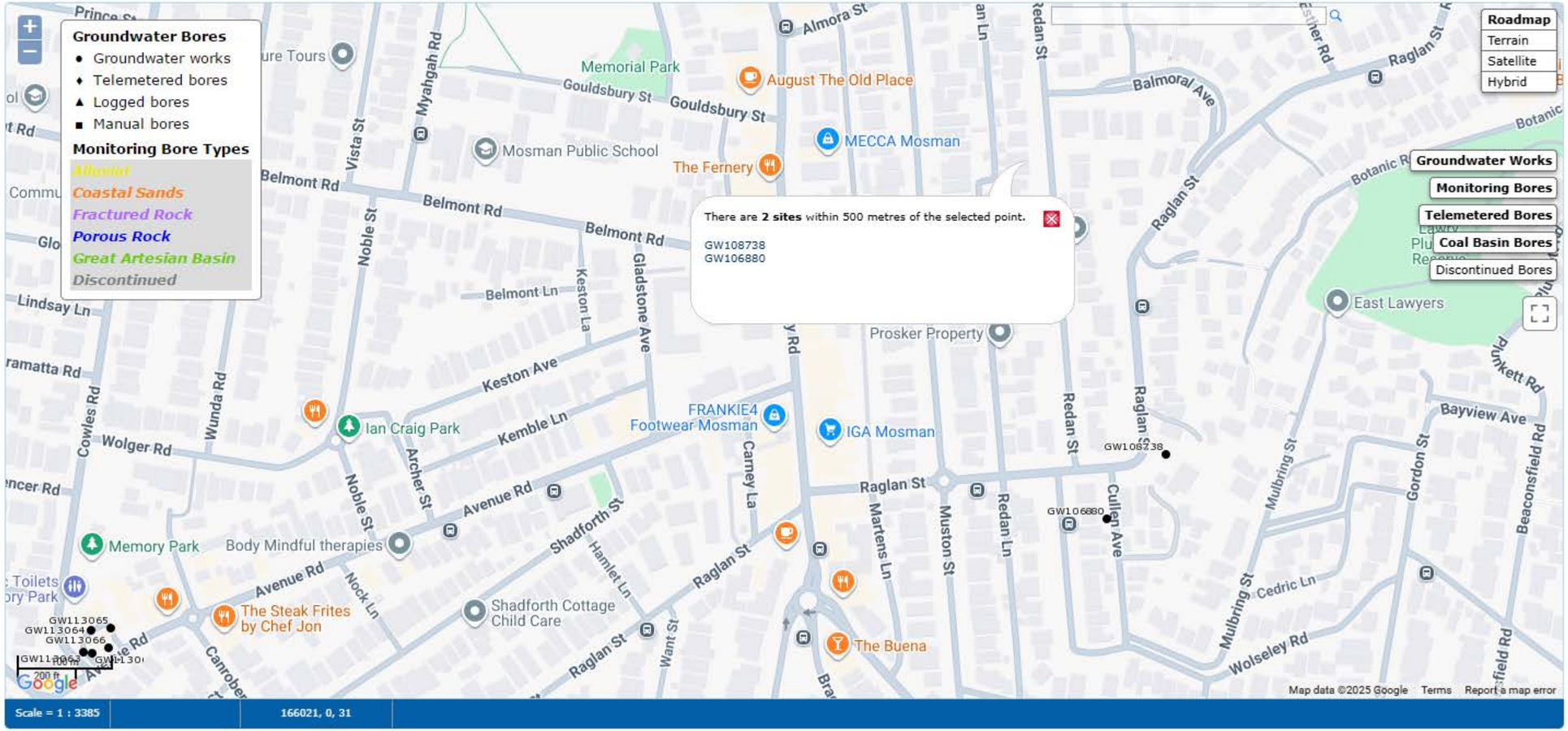
ALL GROUNDWATER MAP

bookmark this page

All data times are Eastern Standard Time

Map | Info

current site: GW108738



WaterNSW
Work Summary

GW106880

Licence: 10BL164471 **Licence Status:** CONVERTED

Authorised Purpose(s): DOMESTIC
Intended Purpose(s): DOMESTIC

Work Type: Bore
Work Status: Supply Obtained
Constructi.Method: Down Hole Hamm
Owner Type: Private

Commenced Date:
Completion Date: 11/02/2005

Final Depth: 107.90 m
Drilled Depth: 107.90 m

Contractor Name: INTERTEC DRILLING SERVICES
Driller: Colin Leslie Barden
Assistant Driller:

Property: NATHAN 11b Redan St MOSMAN 2088 NSW
GWMA:
GW Zone:

Standing Water Level (m): 37.800
Salinity Description:
Yield (L/s): 0.200

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	WILLOUGHB	2//504921
Licensed:	CUMBERLA	WILLOUGH	Whole Lot 2//504921

Region: 10 - Sydney South Coast
River Basin: 213 - SYDNEY COAST - GEORGES RIVER
Area/District:

CMA Map: 9130-3N
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6255184.000
Easting: 337808.000

Latitude: 33°49'52.1"S
Longitude: 151°14'50.1"E

GS Map: -
MGA Zone: 56
Coordinate Source: GIS - Geogra

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.60	200			Down Hole Hammer
1		Hole	Hole	5.60	107.90	157			Down Hole Hammer
1		Annulus	Concrete	0.00	5.60	200	157		
1	1	Casing	Pvc Class 9	-0.40	77.60	140			Suspended in Clamps, Screwed and Glued
1	1	Casing	Steel	-0.40	5.60	157			Driven into Hole
1	1	Opening	Slots - Diagonal	29.60	41.60	140		0	Sawn, PVC Class 9, Screwed and Glued, SL: 100.0mm, A: 3.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
8.00	11.00	3.00	Unknown					00:25:00	132.00
30.00	36.00	6.00	Unknown			0.10		00:25:00	170.00
38.00	40.00	2.00	Unknown	37.80		0.10		00:25:00	235.00

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.70	0.70	Clay, brown	Clay	
0.70	6.70	6.00	Sandstone, grey	Sandstone	
6.70	6.80	0.10	Shale, black	Shale	
6.80	7.40	0.60	Shale, grey	Shale	
7.40	8.00	0.60	Sandstone, grey	Sandstone	
8.00	11.00	3.00	Sandstone, grey, water bearing	Sandstone	
11.00	13.50	2.50	Shale, light grey, very soft	Shale	
13.50	30.00	16.50	Sandstone, grey	Sandstone	
30.00	36.30	6.30	Sandstone, grey, coarse grained, water bearing	Sandstone	
36.30	38.00	1.70	Sandstone, light grey	Sandstone	
38.00	40.00	2.00	Sandstone, grey, fractured, water bearing	Sandstone	
40.00	43.00	3.00	Sandstone, grey	Sandstone	
43.00	44.50	1.50	Shale, brown grey	Shale	
44.50	59.50	15.00	Sandstone, grey	Sandstone	
59.50	59.70	0.20	Shale, grey	Shale	
59.70	60.40	0.70	Sandstone, grey	Sandstone	
60.40	60.80	0.40	Shale, light grey	Shale	
60.80	72.10	11.30	Sandstone, light grey	Sandstone	
72.10	72.60	0.50	Shale, brown (soft)	Shale	
72.60	107.90	35.30	Sandstone, grey/light grey	Sandstone	

WaterNSW
Work Summary

GW106880

Licence: 10BL164471 **Licence Status:** CONVERTED

Authorised Purpose(s): DOMESTIC
Intended Purpose(s): DOMESTIC

Work Type: Bore
Work Status: Supply Obtained
Construct.Method: Down Hole Hamm
Owner Type: Private

Commenced Date:
Completion Date: 11/02/2005

Final Depth: 107.90 m
Drilled Depth: 107.90 m

Contractor Name: INTERTEC DRILLING SERVICES
Driller: Colin Leslie Barden
Assistant Driller:

Property: NATHAN 11b Radan St MOSMAN 2088 NSW
GWMA:
GW Zone:

Standing Water Level (m): 37.800
Salinity Description:
Yield (L/s): 0.200

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	WILLOUGHB	2//504921
Licensed:	CUMBERLA	WILLOUGH	Whole Lot 2//504921

Region: 10 - Sydney South Coast
River Basin: 213 - SYDNEY COAST - GEORGES RIVER
Area/District:

CMA Map: 9130-3N
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6255184.000
Easting: 337808.000

Latitude: 33°49'52.1"S
Longitude: 151°14'50.1"E

GS Map: -
MGA Zone: 56
Coordinate Source: GIS - Geogra

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.60	200			Down Hole Hammer
1		Hole	Hole	5.60	107.90	157			Down Hole Hammer
1		Annulus	Concrete	0.00	5.60	200	157		
1	1	Casing	Pvc Class 9	-0.40	77.60	140			Suspended in Clamps, Screwed and Glued
1	1	Casing	Steel	-0.40	5.60	157			Driven into Hole
1	1	Opening	Slots - Diagonal	29.60	41.60	140		0	Sawn, PVC Class 9, Screwed and Glued, SL: 100.0mm, A: 3.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
8.00	11.00	3.00	Unknown					00:25:00	132.00
30.00	36.00	6.00	Unknown			0.10		00:25:00	170.00
38.00	40.00	2.00	Unknown	37.80		0.10		00:25:00	235.00

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.70	0.70	Clay, brown	Clay	
0.70	6.70	6.00	Sandstone, grey	Sandstone	
6.70	6.80	0.10	Shale, black	Shale	
6.80	7.40	0.60	Shale, grey	Shale	
7.40	8.00	0.60	Sandstone, grey	Sandstone	
8.00	11.00	3.00	Sandstone, grey, water bearing	Sandstone	
11.00	13.50	2.50	Shale, light grey, very soft	Shale	
13.50	30.00	16.50	Sandstone, grey	Sandstone	
30.00	36.30	6.30	Sandstone, grey, coarse grained, water bearing	Sandstone	
36.30	38.00	1.70	Sandstone, light grey	Sandstone	
38.00	40.00	2.00	Sandstone, grey, fractured, water bearing	Sandstone	
40.00	43.00	3.00	Sandstone, grey	Sandstone	
43.00	44.50	1.50	Shale, brown grey	Shale	
44.50	59.50	15.00	Sandstone, grey	Sandstone	
59.50	59.70	0.20	Shale, grey	Shale	
59.70	60.40	0.70	Sandstone, grey	Sandstone	
60.40	60.80	0.40	Shale, light grey	Shale	
60.80	72.10	11.30	Sandstone, light grey	Sandstone	
72.10	72.60	0.50	Shale, brown (soft)	Shale	
72.60	107.90	35.30	Sandstone, grey/light grey	Sandstone	

WaterNSW
Work Summary

GW108738

Licence: 10BL600680 **Licence Status:** CONVERTED

Authorised Purpose(s): DOMESTIC
Intended Purpose(s): DOMESTIC

Work Type: Bore
Work Status: Supply Obtained
Construct.Method: Down Hole Hamm
Owner Type: Private

Commenced Date:
Completion Date: 26/04/2007

Final Depth: 84.00 m
Drilled Depth: 84.00 m

Contractor Name: INTERTEC DRILLING SERVICES
Driller: Paul Sheehy
Assistant Driller:

Property: O'BRIEN 163 Raglan St MOSMAN 2088 NSW
GWMA:
GW Zone:

Standing Water Level (m): 24.000
Salinity Description:
Yield (L/s): 0.400

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	WILLOUGHB	8//285582
Licensed:	CUMBERLA	WILLOUGH	Whole Lot 8//285582

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:

CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6255243.000
Easting: 337861.000

Latitude: 33°49'50.3"S
Longitude: 151°14'52.2"E

GS Map: -

MGA Zone: 56

Coordinate Source: GIS - Geogra

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.50	203			Down Hole Hammer
1		Hole	Hole	5.50	84.00	159			Down Hole Hammer
1		Annulus	Concrete	0.00	5.50	203			
1	1	Casing	Pvc Class 9	-0.50	41.50	140			Suspended in Clamps, Screwed and Glued
1	1	Casing	Steel	-0.50	5.50	168			Driven into Hole
1	1	Opening	Slots - Diagonal	23.50	29.50	140		0	Sawn, PVC Class 9, SL: 100.0mm, A: 3.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
24.00	24.50	0.50	Unknown			0.40		00:25:00	220.00

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.80	0.80	clay, sandy	Clay	
0.80	24.00	23.20	sandstone, grey	Sandstone	
24.00	24.50	0.50	sandstone, fractured	Sandstone	
24.50	37.50	13.00	sandstone, grey	Sandstone	
37.50	38.00	0.50	shale	Shale	
38.00	47.00	9.00	sandstone, grey	Sandstone	
47.00	48.50	1.50	sandstone, quartz	Sandstone	
48.50	71.00	22.50	sandstone, grey	Sandstone	
71.00	73.00	2.00	sandstone, quartz	Sandstone	
73.00	76.00	3.00	sandstone, grey	Sandstone	
76.00	78.00	2.00	sandstone, quartz	Sandstone	
78.00	84.00	6.00	sandstone, grey	Sandstone	

Remarks

15/03/2010: updated from original form A

WaterNSW
Work Summary

GW108738

Licence: 10BL600680 **Licence Status:** CONVERTED

Authorised Purpose(s): DOMESTIC
Intended Purpose(s): DOMESTIC

Work Type: Bore
Work Status: Supply Obtained
Construct.Method: Down Hole Hamm
Owner Type: Private

Commenced Date:
Completion Date: 26/04/2007

Final Depth: 84.00 m
Drilled Depth: 84.00 m

Contractor Name: INTERTEC DRILLING SERVICES
Driller: Paul Sheehy
Assistant Driller:

Property: O'BRIEN 163 Raglan St MOSMAN 2088 NSW
GWMA:
GW Zone:

Standing Water Level (m): 24.000
Salinity Description:
Yield (L/s): 0.400

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	WILLOUGHB	8//285582
Licensed:	CUMBERLA	WILLOUGH	Whole Lot 8//285582

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:

CMA Map:
Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6255243.000
Easting: 337861.000

Latitude: 33°49'50.3"S
Longitude: 151°14'52.2"E

GS Map: -

MGA Zone: 56

Coordinate Source: GIS - Geogra

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.50	203			Down Hole Hammer
1		Hole	Hole	5.50	84.00	159			Down Hole Hammer
1		Annulus	Concrete	0.00	5.50	203			
1	1	Casing	Pvc Class 9	-0.50	41.50	140			Suspended in Clamps, Screwed and Glued
1	1	Casing	Steel	-0.50	5.50	168			Driven into Hole
1	1	Opening	Slots - Diagonal	23.50	29.50	140		0	Sawn, PVC Class 9, SL: 100.0mm, A: 3.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
24.00	24.50	0.50	Unknown			0.40		00:25:00	220.00

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.80	0.80	clay, sandy	Clay	
0.80	24.00	23.20	sandstone, grey	Sandstone	
24.00	24.50	0.50	sandstone, fractured	Sandstone	
24.50	37.50	13.00	sandstone, grey	Sandstone	
37.50	38.00	0.50	shale	Shale	
38.00	47.00	9.00	sandstone, grey	Sandstone	
47.00	48.50	1.50	sandstone, quartz	Sandstone	
48.50	71.00	22.50	sandstone, grey	Sandstone	
71.00	73.00	2.00	sandstone, quartz	Sandstone	
73.00	76.00	3.00	sandstone, grey	Sandstone	
76.00	78.00	2.00	sandstone, quartz	Sandstone	
78.00	84.00	6.00	sandstone, grey	Sandstone	

Remarks

15/03/2010: updated from original form A

Appendix D – Site Photographs

40 Redan Street



Photo 1: Drainage on the west side of the property to capture any run-off. Air conditioning unit seen along the side of the house.



Photo 2: Concrete hardstand and retaining wall on the north-western side of the property.



Photo 3: Western side of the property, stairway leading to additional structure separate to the house.



Photo 4: Eastern side of the site, landscaped front yard.

42 Redan Street

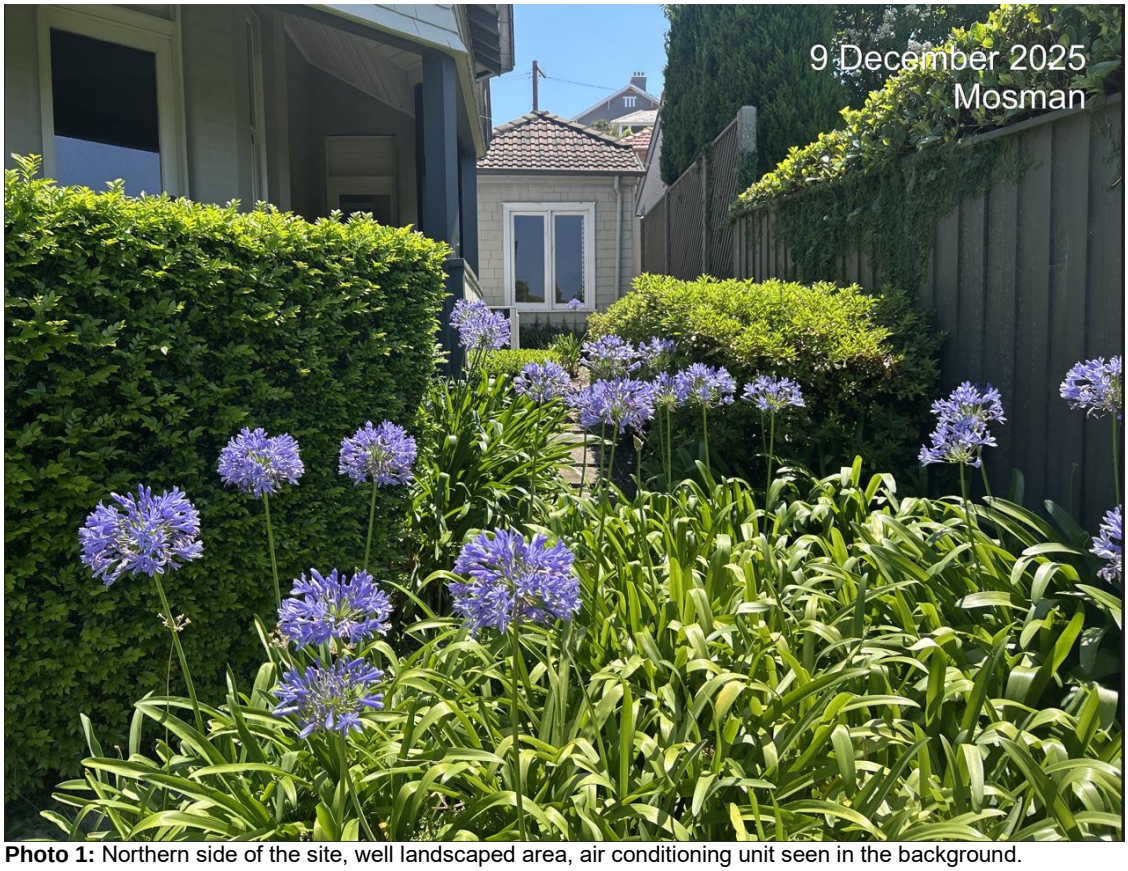


Photo 1: Northern side of the site, well landscaped area, air conditioning unit seen in the background.



Photo 2: Western side of the site, concrete in average condition, built-in gas barbeque seen in the background.



Photo 3: Built in platform on south-western corner of the site for car parking

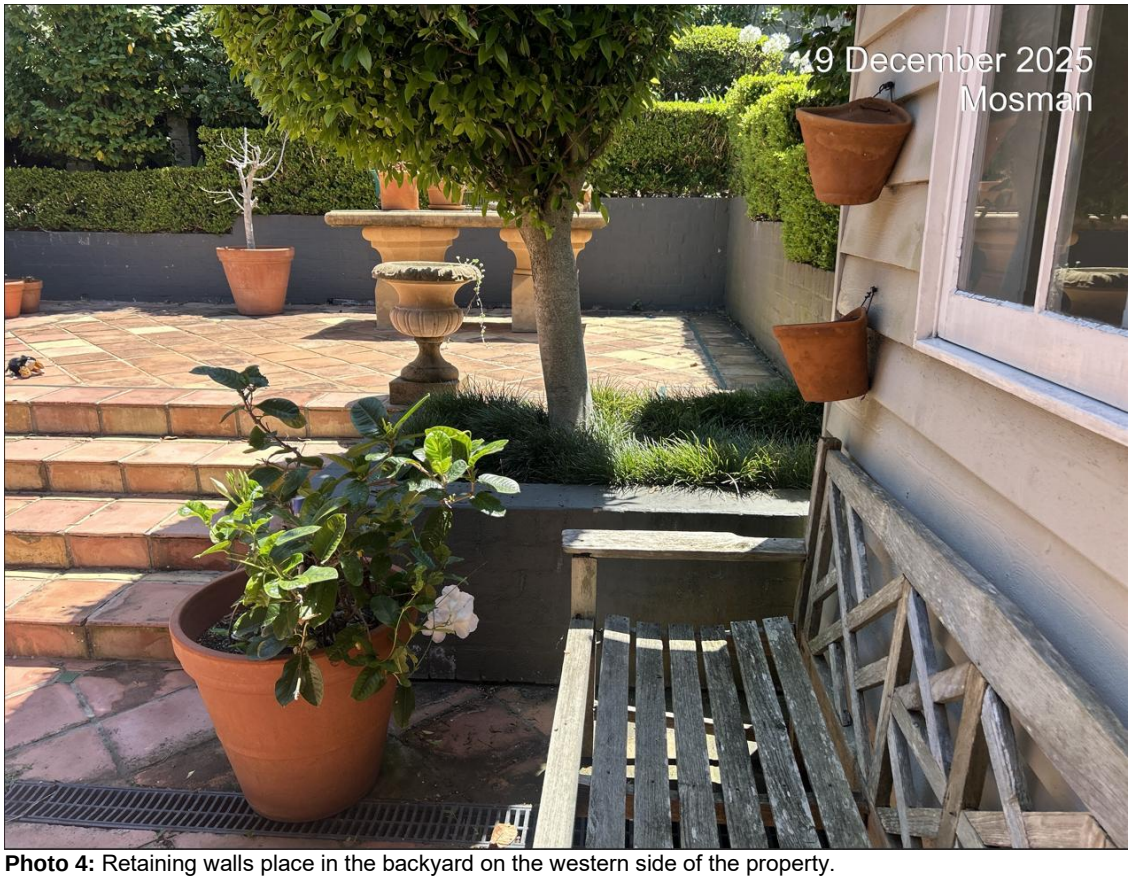


Photo 4: Retaining walls place in the backyard on the western side of the property.

44 Redan Street



Photo 1: Retaining wall on western site of the site, landscaped area.



Photo 2: Additional structure separate to the main house on south side of the site.



Photo 3: Pool located in the south-eastern corner of the site.

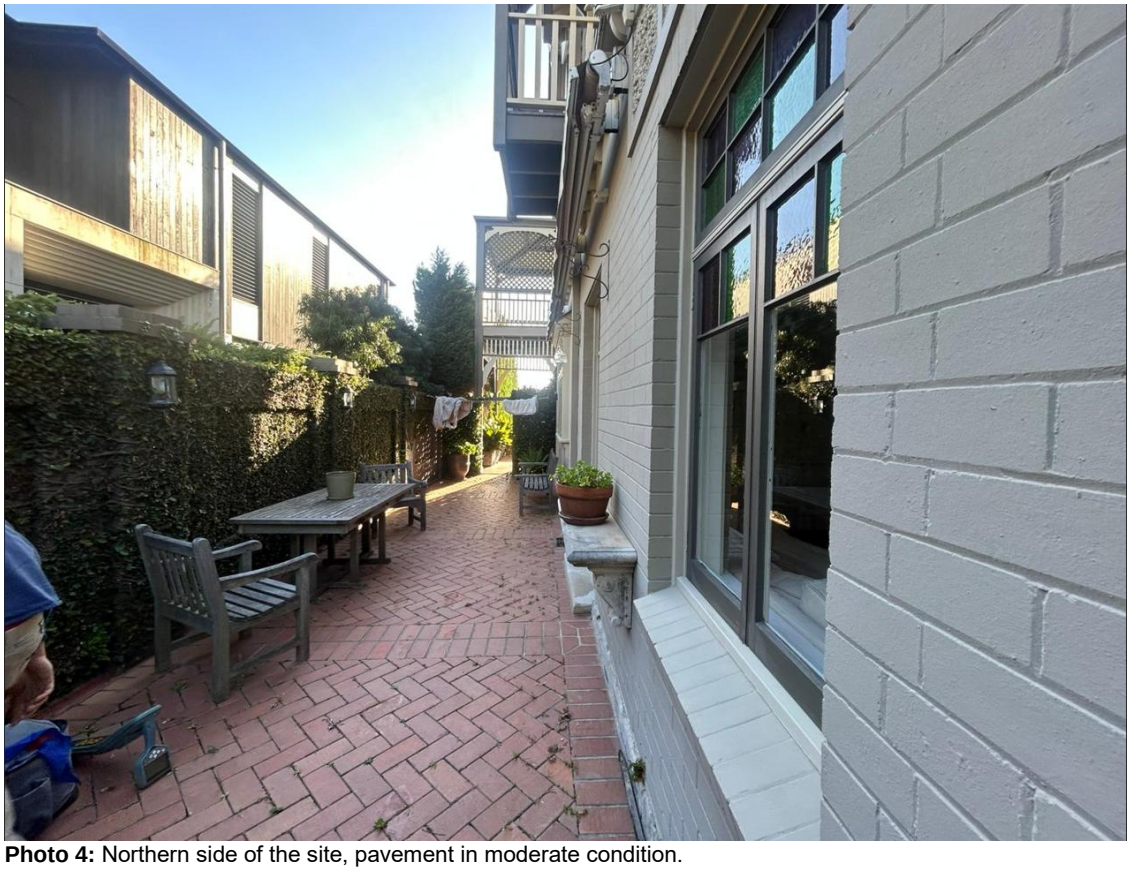


Photo 4: Northern side of the site, pavement in moderate condition.

46 Redan Street

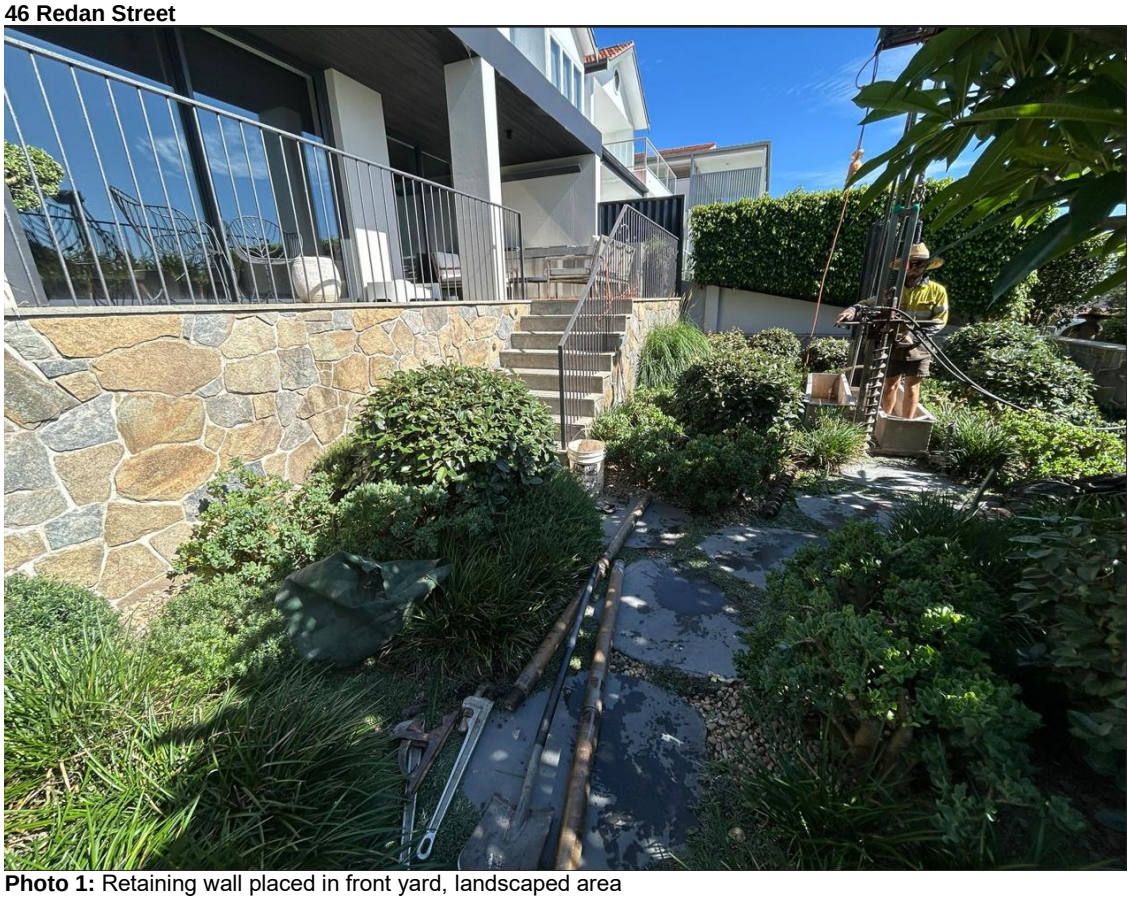


Photo 1: Retaining wall placed in front yard, landscaped area



Photo 2: Retaining wall along south side of the site, pavement in good condition.



Photo 3: Air conditioning units and drainage pit located in south-western corner of the site.



Photo 4: Retaining wall along the eastern border of the site, landscaped area with a mature tree.

48 Redan Street

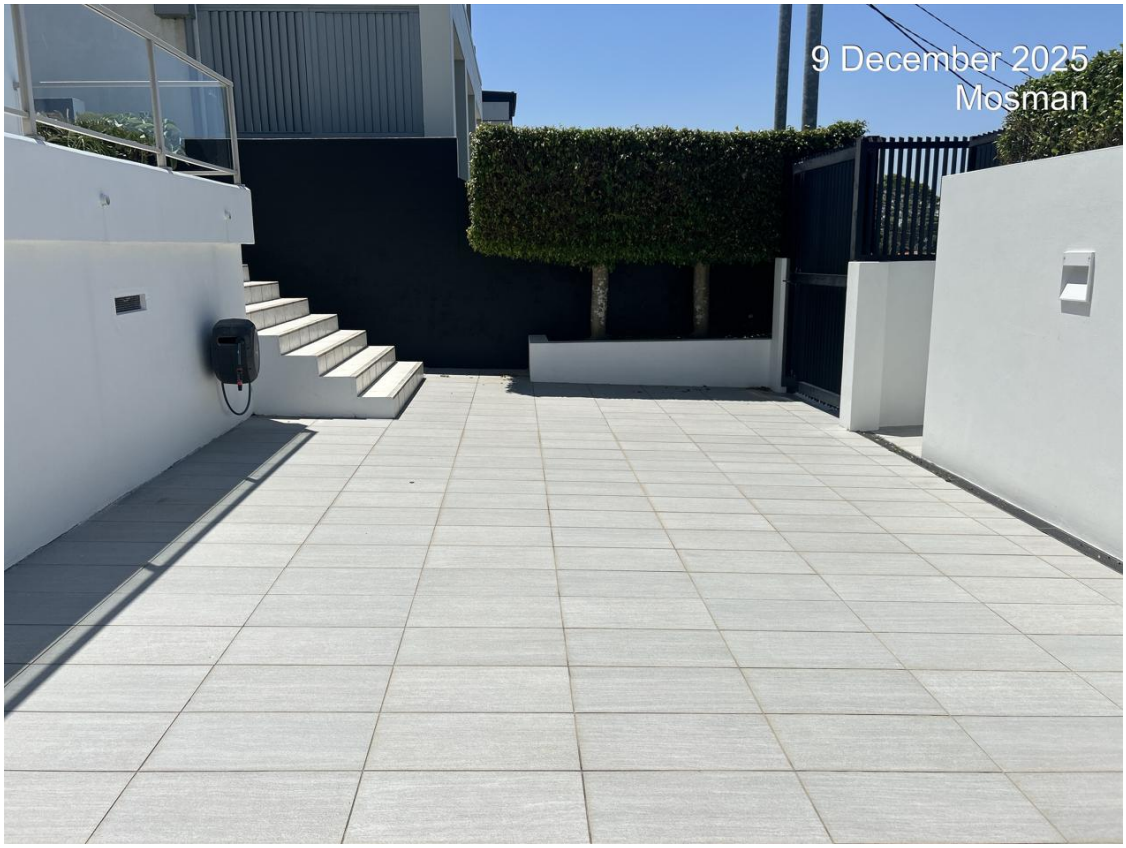


Photo 1: Eastern side of the site, tiling in good condition



Photo 2: Rock wall feature with greenery on the north-western corner of the site, landscaped.



Photo 3: Southern side of the site. Drainage seen on the right side and covered air conditioning unit on the left.



Photo 4: Raised platform with street access attached to second floor of the house on the western side of the site.

Appendix E – LotSearch Report

LOTSEARCH

LOTSEARCH ENVIRO LITE

Date: 09 Jan 2026 11:25:21

Reference: LS115040 EL

Address: 40-48 Redan Street, Mosman, NSW 2088

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	12/12/2025	12/12/2025	Monthly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	20/05/2025	20/05/2025	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority NSW	18/12/2025	09/12/2025	Monthly	1000m	0	0	3
Contaminated Land Records of Notice	Environment Protection Authority NSW	18/12/2025	17/12/2025	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority NSW	13/11/2025	23/06/2025	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority NSW	17/12/2025	17/12/2025	Monthly	1000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	30/05/2025	19/01/2023	Annually	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	28/10/2025	30/11/2022	Annually	1000m	0	0	2
EPA PFAS Investigation Program	Environment Protection Authority NSW	10/12/2025	15/11/2025	Monthly	2000m	0	0	0
Rural Fire Service PFAS Environmental Investigations	NSW Rural Fire Service	08/01/2026	23/12/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	16/12/2025	16/12/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	16/12/2025	16/12/2025	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	15/12/2025	21/05/2025	Monthly	2000m	0	0	0
Defence Controlled Areas	Australian Department of Defence	16/10/2025	16/10/2025	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Australian Department of Defence	12/11/2025	02/09/2022	Quarterly	2000m	0	0	2
National Unexploded Ordnance (UXO)	Australian Department of Defence	16/10/2025	16/10/2025	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority NSW	03/12/2025	13/10/2025	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority NSW	07/01/2026	07/01/2026	Monthly	1000m	0	0	0
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority NSW	07/01/2026	07/01/2026	Monthly	1000m	0	0	1
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority NSW	07/01/2026	07/01/2026	Monthly	1000m	0	0	3
Lotsearch Research	Lotsearch Pty Ltd			As required	1000m	0	0	0
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	100m	0	5	5
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	100m	-	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	250m	0	0	22
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	250m	-	0	10
Points of Interest	NSW Department of Customer Service - Spatial Services	18/11/2025	18/11/2025	Quarterly	1000m	0	0	80
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	18/11/2025	18/11/2025	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	18/11/2025	18/11/2025	Quarterly	1000m	0	0	0
Major Easements	NSW Department of Customer Service - Spatial Services	17/11/2025	17/11/2025	Quarterly	1000m	0	0	9

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
State Forest	Forestry Corporation of NSW	17/12/2025	14/12/2025	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Geoscience Australia	22/04/2025	19/08/2019	Annually	1000m	1	1	1
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024	NSW Department of Climate Change, Energy, the Environment and Water	12/11/2025	28/06/2024	Quarterly	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	30/05/2025	04/03/2025	Annually	2000m	0	0	14
NSW Seamless Geology Single Layer: Rock Units	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	1	1	6
NSW Seamless Geology Single Layer: Geological Boundaries and Faults	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	0	0	0
NSW Seamless Geology Single Layer: Trendlines	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	0	0	0
NSW Seamless Geology Single Layer: Fold Axes	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	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	1
Soil Landscapes of Central and Eastern NSW	NSW Department of Climate Change, Energy, the Environment and Water	17/12/2025	27/07/2020	Annually	1000m	1	2	5
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Housing and Infrastructure	12/12/2025	14/11/2025	Monthly	500m	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	15/01/2025	21/02/2013	Annually	1000m	1	1	3
Dryland Salinity - National Assessment	Australian Bureau of Agricultural and Resource Economics and Sciences	03/06/2025	15/04/2025	Annually	1000m	0	0	0
Mining Subsidence Districts	NSW Department of Customer Service	18/11/2025	18/11/2025	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Primary Industries and Regional Development	15/12/2025	15/12/2025	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Primary Industries and Regional Development	15/12/2025	15/12/2025	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Primary Industries and Regional Development	15/12/2025	15/12/2025	Monthly	1000m	10	10	12
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Housing and Infrastructure	12/12/2025	08/09/2023	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Housing and Infrastructure	12/12/2025	05/12/2025	Monthly	1000m	1	3	121
Commonwealth Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	28/10/2025	04/12/2014	Annually	500m	0	0	0
National Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	28/10/2025	04/12/2014	Annually	500m	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	17/11/2025	31/10/2025	Quarterly	500m	0	0	0
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Housing and Infrastructure	12/12/2025	21/11/2025	Monthly	500m	0	10	79
Bush Fire Prone Land	NSW Rural Fire Service	07/01/2026	23/12/2025	Monthly	1000m	0	0	3
NSW Native Vegetation Type Map	NSW Department of Climate Change, Energy, the Environment and Water	12/12/2025	18/11/2025	Quarterly	1000m	1	1	26
Ramsar Wetlands of Australia	Australian Department of Climate Change, Energy, the Environment and Water	19/05/2025	05/03/2025	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 - Terrestrial	Australian Department of Climate Change, Energy, The Environment and Water	20/03/2025	19/06/2024	Annually	1000m	0	0	1
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	30/05/2025	07/05/2020	Annually	1000m	0	0	0
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	30/05/2025	07/05/2020	Annually	1000m	0	0	0
NSW BioNet Species Sightings	NSW Department of Climate Change, Energy, the Environment and Water	10/12/2025	10/12/2025	Monthly	10000m	-	-	-

Site Diagram

40-48 Redan Street, Mosman, NSW 2088



Legend

- Site Boundary
- Internal Parcel Boundaries

Total Area: 3124m²

Total Perimeter: 244m

Disclaimers:

Measurements are approximate only and may have been simplified or smaller lengths removed for readability.

Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.

Scale: 0 — 12.5 Meters — 25

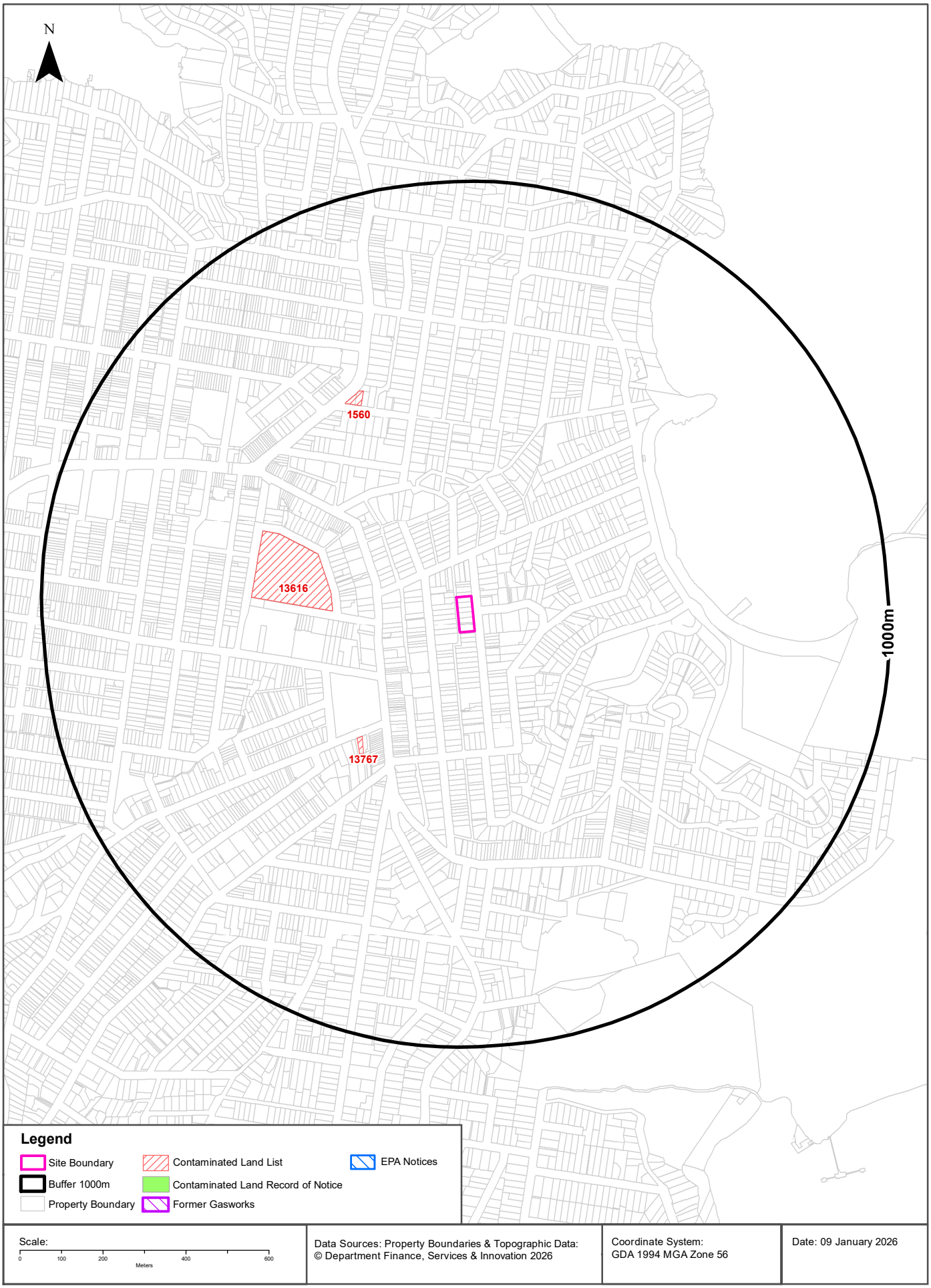
Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2026

Coordinate System: GDA 1994 MGA Zone 56

Date: 09 January 2026

Contaminated Land

40-48 Redan Street, Mosman, NSW 2088



Contaminated Land

40-48 Redan Street, Mosman, NSW 2088

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
13616	Allan Border Oval	Myahgah ROAD	MOSMAN	Landfill	Regulation under CLM Act not required	Current EPA List	Premise Match	300m	West
13767	173 Avenue Road, MOSMAN NSW 2088	173 Avenue ROAD	MOSMAN	Unclassified	Regulation under CLM Act not required	Current EPA List	Premise Match	344m	South West
1560	7-Eleven Service Station Mosman	45 Spit Road	Mosman	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	517m	North 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: 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

EPA Notices

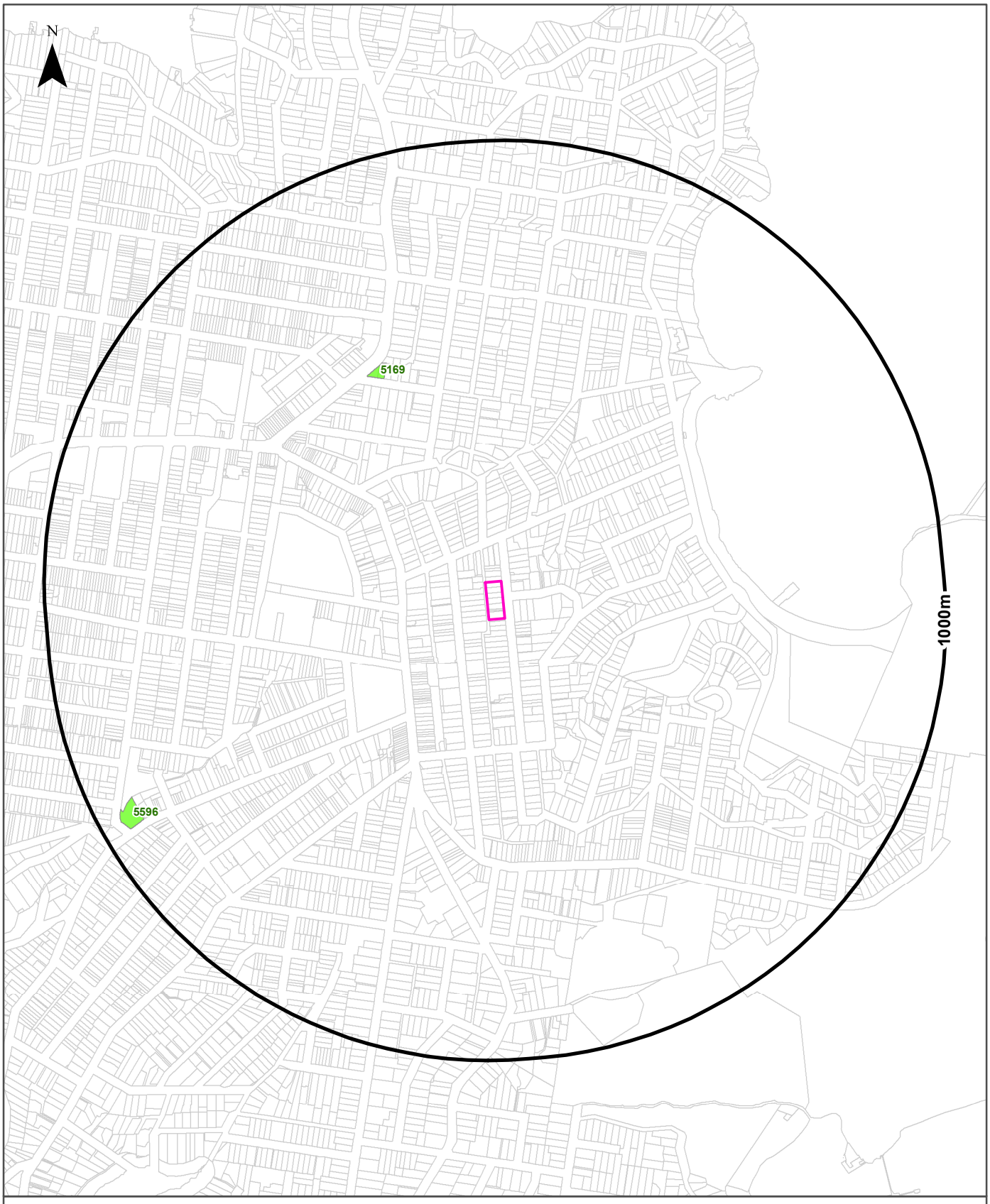
Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

Map ID	Number	Type	Name	Address	Status	Issued Date	Act	Offence	Offence Date	Loc Conf	Dist	Dir
N/A	No records in buffer											

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

Waste Management & Liquid Fuel Facilities

40-48 Redan Street, Mosman, NSW 2088



Legend

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

Scale:	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2026	Coordinate System: GDA 1994 MGA Zone 56	Date: 09 January 2026

0 100 200 400 600
Meters

Waste Management & Liquid Fuel Facilities

40-48 Redan Street, Mosman, NSW 2088

National Waste Management Facilities Database

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

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

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

National Liquid Fuel Facilities

National Liquid Fuel Facilties within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
5169	7-ELEVEN	7-ELEVEN MOSMAN	45 SPIT ROAD	MOSMAN	PETROL STATION	OPERATIONAL			Premise Match	517m	North West
5596	BP	BP MOSMAN (0926)	CORNER AVENUE AND COWLES ROAD	MOSMAN	PETROL STATION	OPERATIONAL			Premise Match	903m	South West

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

PFAS Investigation & Management Programs

40-48 Redan Street, Mosman, NSW 2088

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

RFS PFAS Environmental Investigations

Sites that are part of the RFS PFAS Environmental Investigations within the dataset buffer:

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

NSW RFS PFAS Environmental Investigations Custodian: NSW Rural Fire Service

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

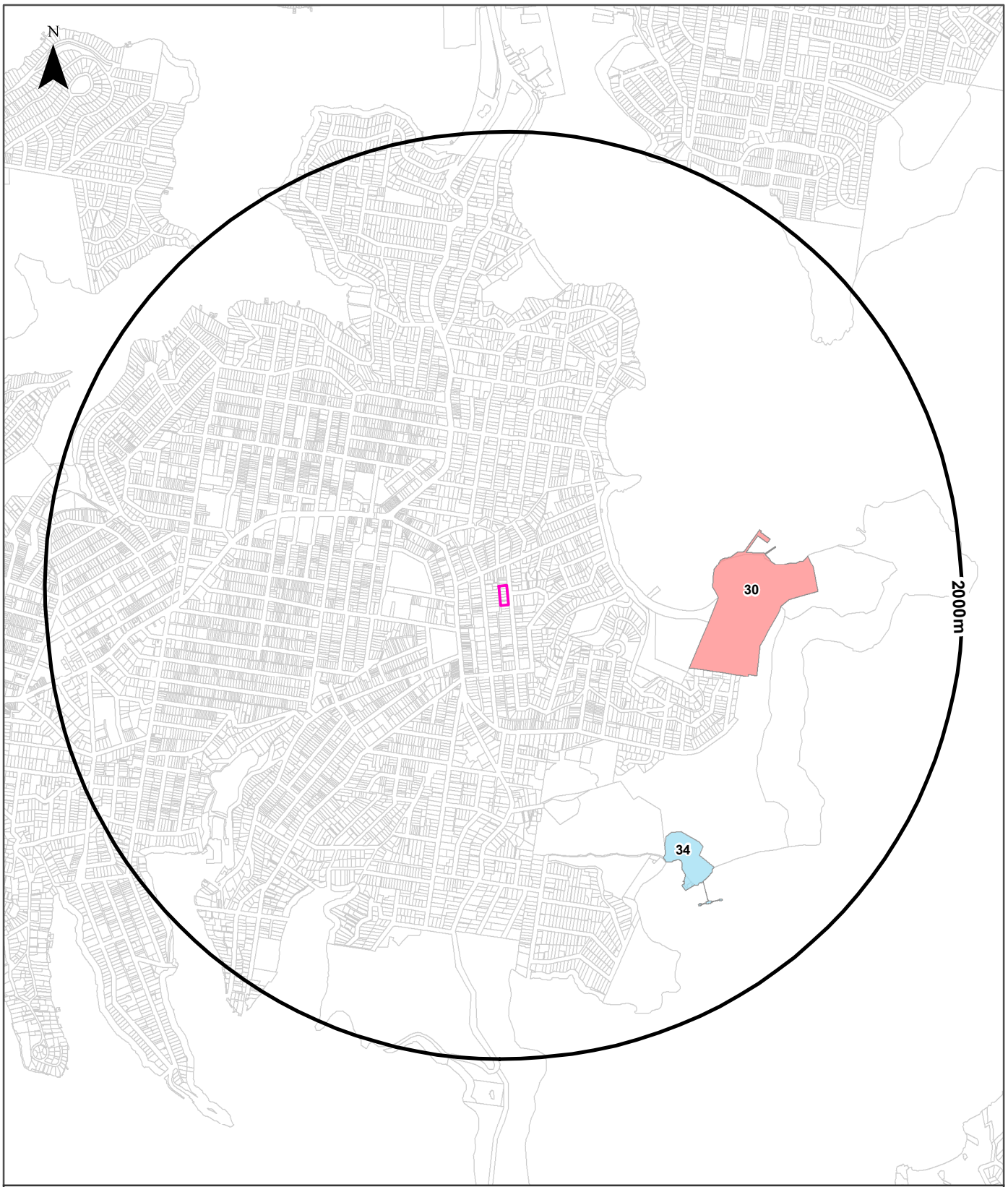
Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

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

40-48 Redan Street, Mosman, NSW 2088



Legend

Site Boundary	**DCA**	**Defence 3 Year RCIP**	**UXO**		
Buffer 2000m	Defence Controlled Area	Known Contamination	Substantial Potential	Information	
Property Boundaries		No Known Contamination	Slight Potential	Other	
			Remote Potential	Other Sea Dumping Sites	
			Sea Dumping of Depth Charges		

Scale: 0 200 400 800 1,200 Meters

Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2026

Coordinate System: GDA 1994 MGA Zone 56

Date: 09 January 2026

Defence Sites and Unexploded Ordnance

40-48 Redan Street, Mosman, NSW 2088

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
30	HMAS Penguin	Balmoral, New South Wales	YES	Premise Match	838m	East
34	NFI Chowder Bay	Chowder Bay, New South Wales	NO	Premise Match	1230m	South East

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

40-48 Redan Street, Mosman, NSW 2088

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

40-48 Redan Street, Mosman, NSW 2088

Licensed Activities under the POEO Act 1997

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

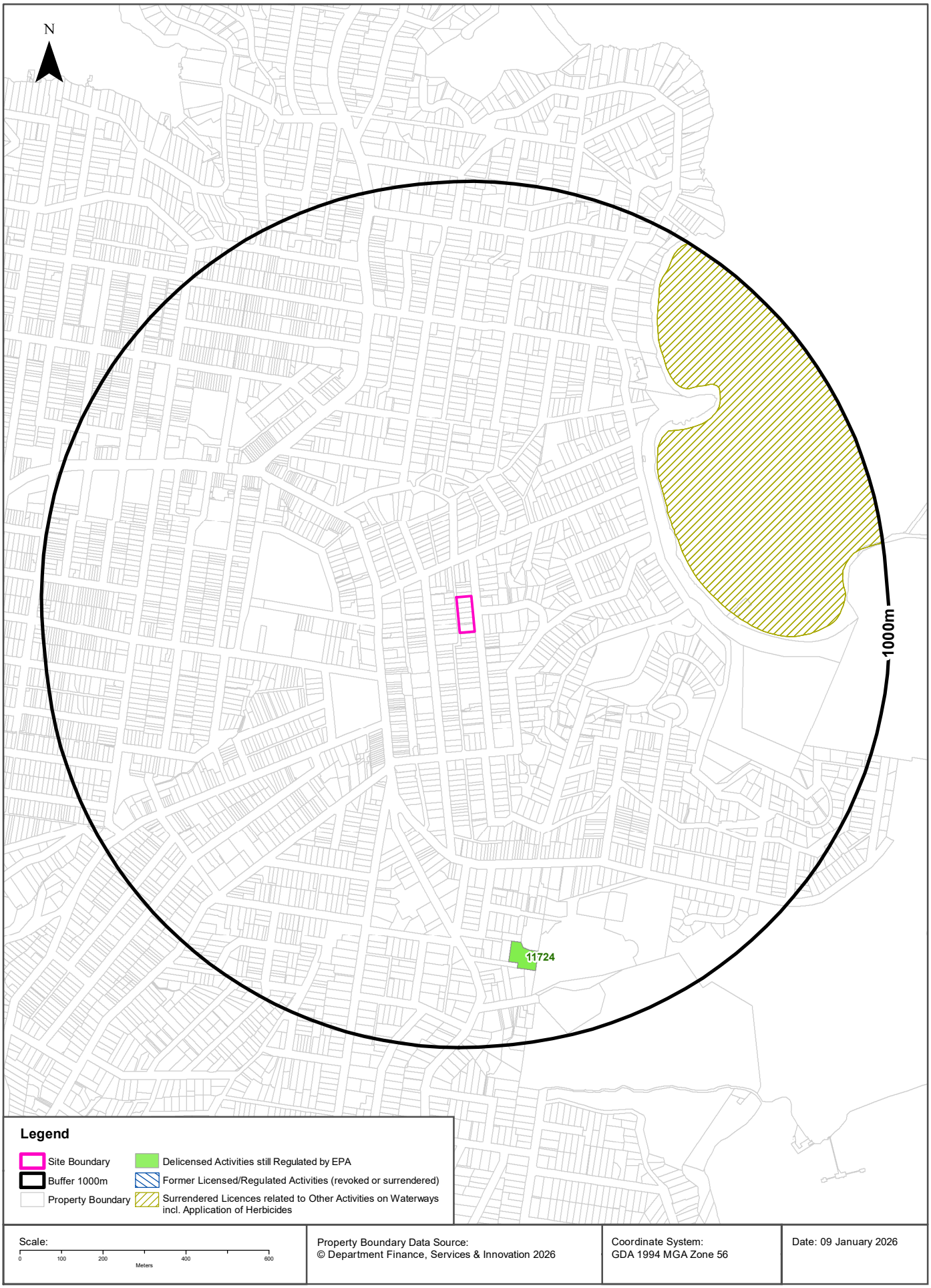
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

40-48 Redan Street, Mosman, NSW 2088



EPA Activities

40-48 Redan Street, Mosman, NSW 2088

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
11724	HEALTHSCOPE OPERATIONS PTY LTD	MOSMAN PRIVATE HOSPITAL	1 ELLAMATTA AVENUE	MOSMAN	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	752m	South

Delicensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

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

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

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	513m	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	513m	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	513m	North East

Former Licensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Lotsearch Research

40-48 Redan Street, Mosman, NSW 2088

Contamination Sources

Features identified by proprietary research undertaken by Lotsearch within the dataset buffer: **Potential Landfills**. The listed sites may be historical, and the land use in the indicated area may have changed since the identification period. The identification period reflects when the site was identified in source materials and does not indicate the period of operation of the activity.

Map ID	Research Category	Activity	Earliest Source	Latest Source	Existence Confidence	Boundary Confidence	Dist	Dir
N/A	No records in buffer							

Historical Business Directories

40-48 Redan Street, Mosman, NSW 2088



Legend

- Site Boundary
- Buffer 100m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale: 0 20 40 60 80 Meters

Coordinate System: GDA 1994 MGA Zone 56

Date: 09 January 2026

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018
Property Boundaries © NSW Department Finance, Services & Innovation 2026

Historical Business Directories

40-48 Redan Street, Mosman, NSW 2088

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	TIMBER MERCHANTS	Bright, H. A., 50 Redan St., Mosman	257270	1961	Premise Match	0m	North
	TIMBER MERCHANTS	Bright, H. A., 50 Redan St., Mosman	78167	1950	Premise Match	0m	North
2	DENTISTS.	Winning, W.T., 79a Muston Rd., Mosman. 2088.	18605	1978	Premise Match	27m	North West
3	Hospitals - Private	Almora Private Hospital, 84 Muston St., Mosman	100811	1965	Premise Match	87m	North West
	HOSPITALS-PRIVATE	Almora Private Hospital, 84 Muston St., Mosman	324731	1961	Premise Match	87m	North West

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

Business Directory Records 1950-1991
Road or Area Matches

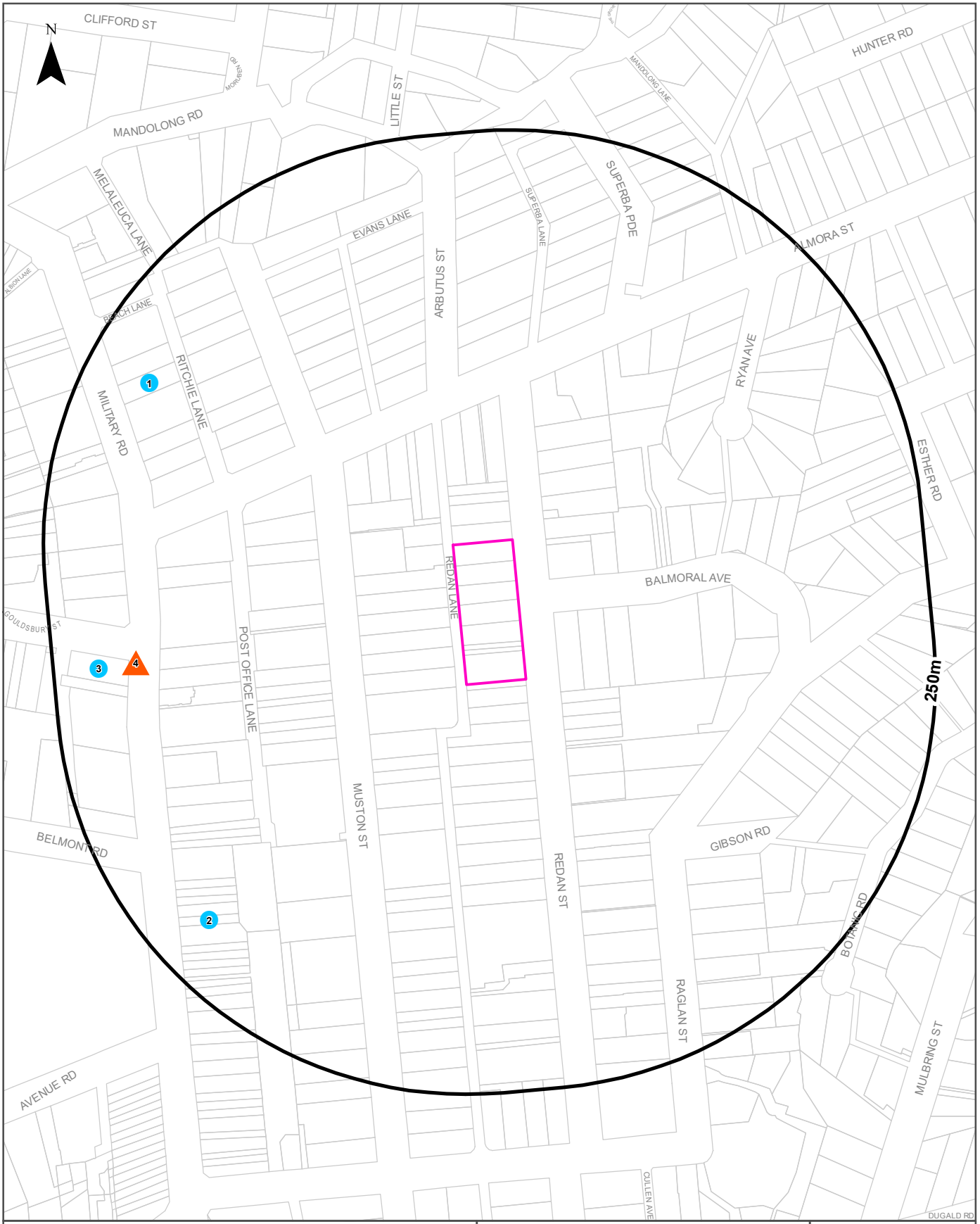
Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found,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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer					

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

Dry Cleaners, Motor Garages & Service Stations

40-48 Redan Street, Mosman, NSW 2088



Legend

- Site Boundary
- Buffer 250m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale: 0 40 80 120 160 Meters

Coordinate System: GDA 1994 MGA Zone 56

Date: 09 January 2026

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018
Property Boundaries © NSW Department Finance, Services & Innovation 2026

Historical Business Directories

40-48 Redan Street, Mosman, NSW 2088

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	Mosman Bus Service., 756 Military Rd Mosman	48347	1964	Premise Match	194m	North West
	MOTOR GARAGES & ENGINEERS.	Mosman Bus Service., 756 Military Rd Mosman	33042	1962	Premise Match	194m	North West
2	DRY CLEANERS, PRESSERS & DYERS	Hanks and Co. 860 Military Rd. Mosman	35280	1950	Premise Match	197m	South West
	DRY CLEANERS, PRESSERS & DYERS.	Hanks And Co., 860 Military Rd Mosman	17181	1948-49	Premise Match	197m	South West
3	MOTOR GARAGES &/OR ENGINEERS.	B.P. Kinema Service Station., 713 Military Rd Mosman	12668	1972	Premise Match	204m	West
	MOTOR GARAGES &/OR ENGINEERS.	B.P. Kinema Service Station., 713 Military Rd Mosman	62351	1971	Premise Match	204m	West
	MOTOR GARAGES & ENGINEERS(M6S6)	B. P. Kinema Service Station., 713 Military Rd., MOSMAN	337241	1970	Premise Match	204m	West
	MOTOR GARAGES & ENGINEERS.	B.P. Kinema Service Station., 713 Military Rd Mosman	42710	1969	Premise Match	204m	West
	MOTOR GARAGES & ENGINEERS	B.P. Kinema Service Station., 713 Military Rd Mosman	26182	1968	Premise Match	204m	West
	MOTOR GARAGES & ENGINEERS.	B.P. Kinema Service Station., 713 Military Rd Mosman	10683	1967	Premise Match	204m	West
	MOTOR GARAGES & ENGINEERS.	B.P. Kinema Service Station., 713 Military Rd Mosman	60422	1966	Premise Match	204m	West
	Motor Garages & Engineers	B.P. Kinema Service Station, 713 Military Rd. Mosman	123066	1965	Premise Match	204m	West
	MOTOR GARAGES & ENGINEERS	B.P. Kinema Service Station., 713 Military Rd Mosman	48338	1964	Premise Match	204m	West
	MOTOR GARAGES &/OR ENGINEERS.	Dobson & Young Pty. Ltd., 713 Military Rd., Mosman	31574	1952	Premise Match	204m	West
	MOTOR SERVICE STATIONS-PETROL, Etc.	Dobson and Young Pty. Ltd., 713 Military Rd., Mosman	85924	1950	Premise Match	204m	West
	MOTOR GARAGES &/OR ENGINEERS	Dobson and Young. Pty. Ltd., 713 Military Rd., Mosman	83687	1950	Premise Match	204m	West
	MOTOR SERVICE STATIONS-PETROL, Etc.	Kinema Service Station, 713 Military Rd., Mosman	86102	1950	Premise Match	204m	West
	MOTOR GARAGES &/OR ENGINEERS.	Dobson & Young Pty. Ltd., 713 Military Rd Mosman	17634	1948-49	Premise Match	204m	West
	MOTOR GARAGES &/OR ENGINEERS.	Dobson & Young Pty. Ltd., Kinema Service Station 713 Military Rd, Mosman	17633	1948-49	Premise Match	204m	West
	MOTOR GARAGES &/OR ENGINEERS.	Dobson And Young Pty. Ltd., 713 Military Rd Mosman	17983	1948-49	Premise Match	204m	West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Dobson and Young Pty. Ltd., 713 Military Rd., Mosman	23221	1948-49	Premise Match	204m	West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Kinema Service Station., 713 Military Rd Mosman	23356	1948-49	Premise Match	204m	West

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

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

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

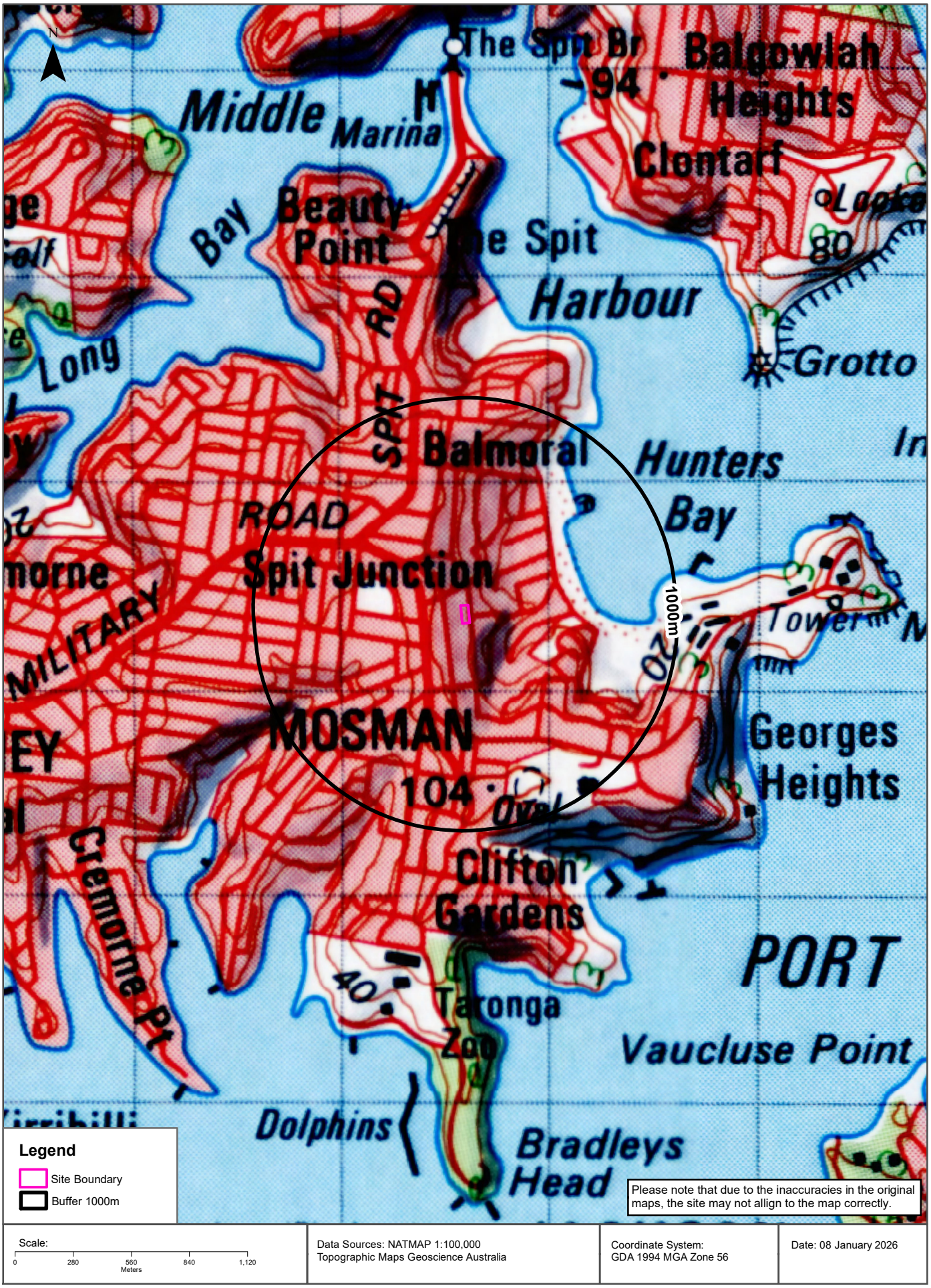
Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
4	MOTOR GARAGES & SERVICE STATIONS.	Caltex Mosman Service Station, Military Rd., Mosman. 2088	18801	1993	Road Match	181m
	Motor Garages & Service Stations	Caltex Mosman Service Station, Military Rd., Mosman 2088	97510	1991	Road Match	181m
	MOTOR GARAGES & SERVICE STATIONS.	Caltex Mosman Service Station, Military Rd., Mosman. 2088	11342	1990	Road Match	181m
	MOTOR GARAGE & SERVICE STATIONS.	Caltex Mosman Service Station, Military Rd., Mosman. 2088	64780	1989	Road Match	181m
	MOTOR GARAGES & SERVICE STATIONS.	Caltex Mosman Service Station, Military Rd., Mosman. 2088	53898	1988	Road Match	181m
	MOTOR GARAGES & SERVICE STATIONS.	Caltex Mosman Service Station, Military Rd., Mosman. 2088	64366	1986	Road Match	181m
	MOTOR GARAGES & SERVICE STATIONS.	Caltex Mosman Service Station, Military Rd., Mosman. 2088	39360	1985	Road Match	181m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Mosman Service Station, Military Rd., Mosman. 2088	27967	1984	Road Match	181m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Caltex Mosman Service Station, Military Rd., Mosman. 2088.	56435	1982	Road Match	181m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Mosman Service Station., Military Rd., Mosman. 2088	64109	1981	Road Match	181m

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

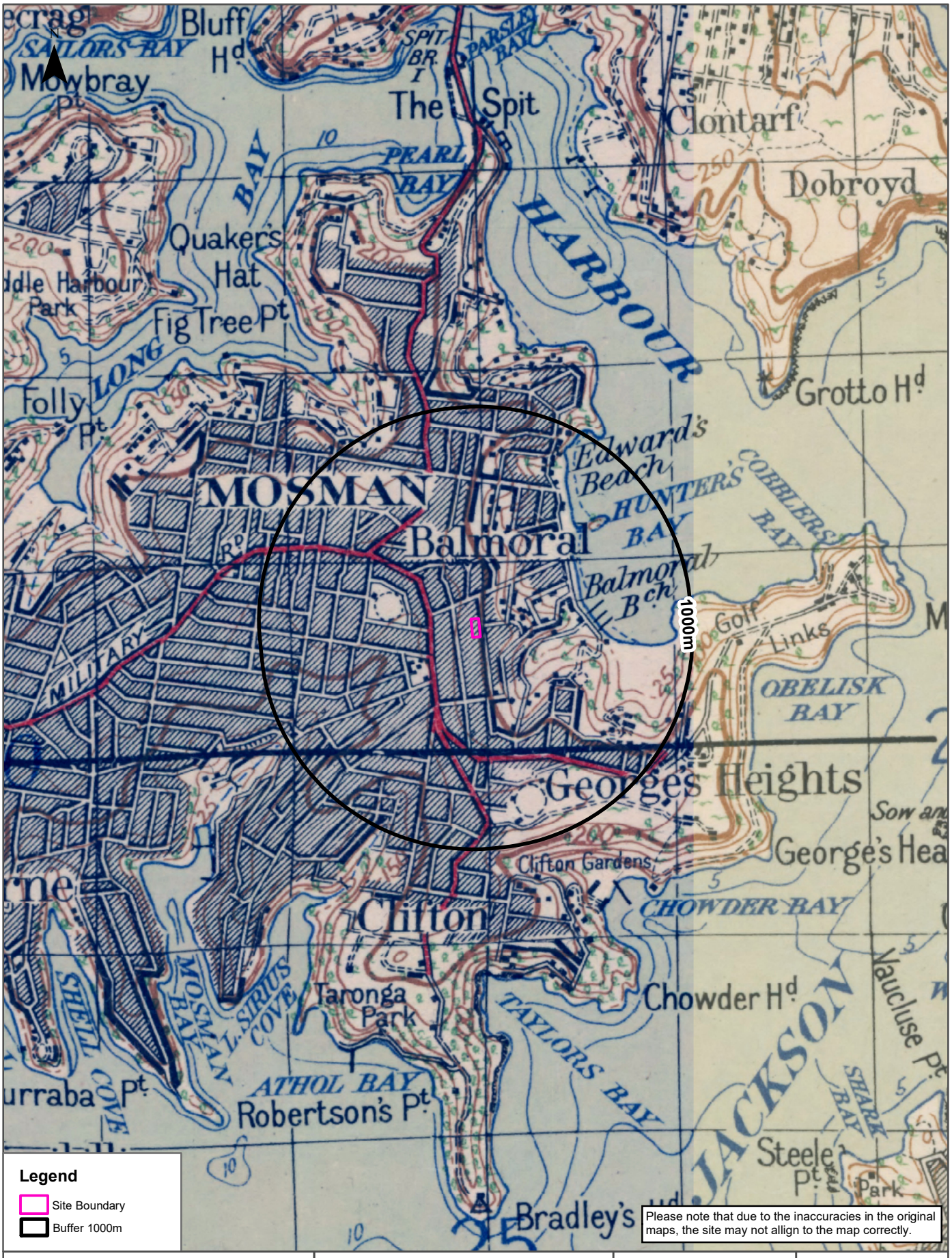
Historical Map 1975

40-48 Redan Street, Mosman, NSW 2088



Historical Map c.1936

40-48 Redan Street, Mosman, NSW 2088



Scale: 0 280 560 840 1,120 Meters

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

Coordinate System:
GDA 1994 MGA Zone 56

Date: 08 January 2026

Historical Map c.1917

40-48 Redan Street, Mosman, NSW 2088



Scale: 0 280 560 840 1,120 Meters

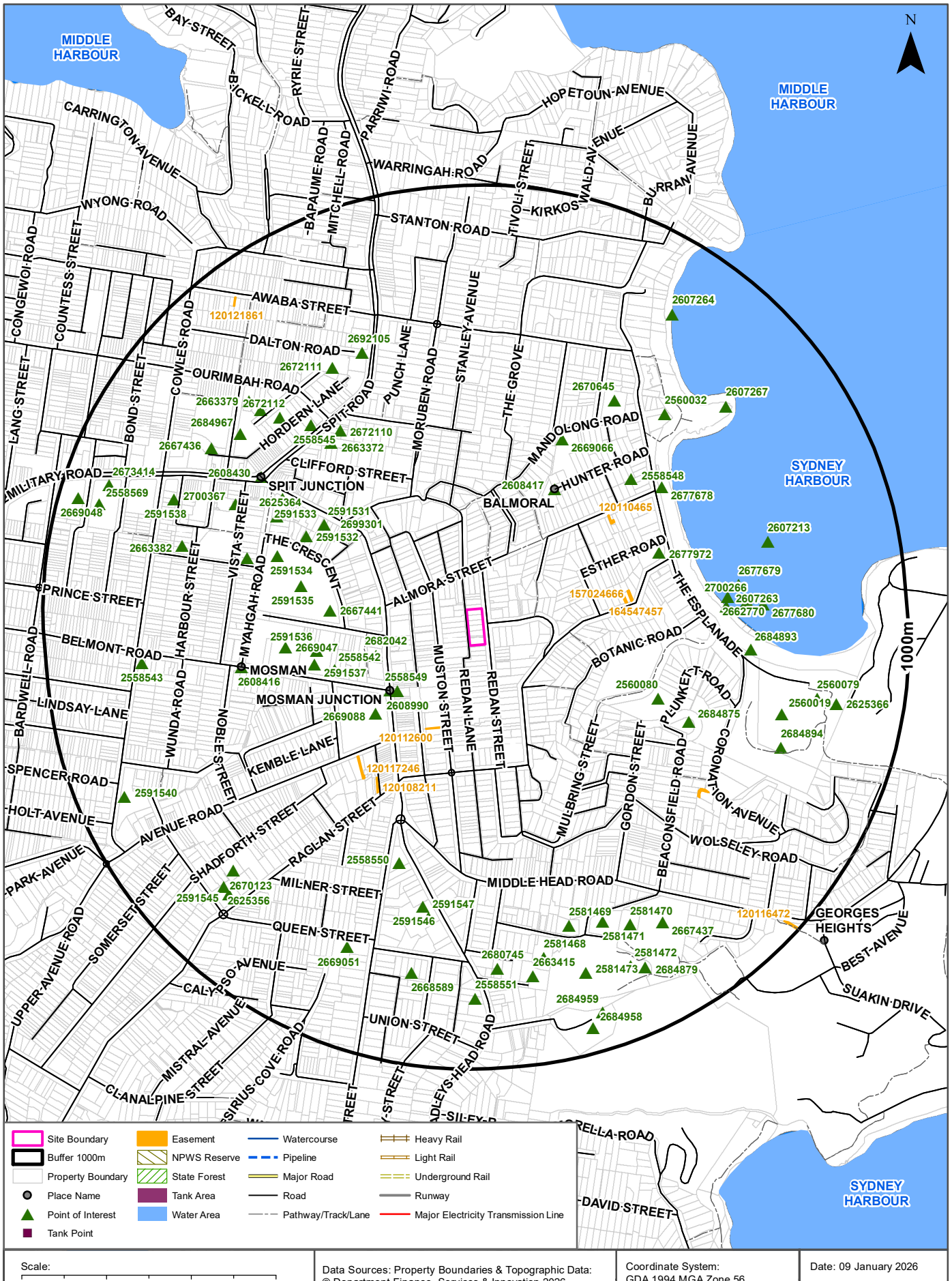
Data Sources: Australia 1:63360
Produced by Australian Section Imperial General Staff

Coordinate System:
GDA 1994 MGA Zone 56

Date: 08 January 2026

Topographic Features

40-48 Redan Street, Mosman, NSW 2088



Topographic Features

40-48 Redan Street, Mosman, NSW 2088

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
2558549	Post Office	MOSMAN POST OFFICE	202m	South West
2608990	Urban Place	MOSMAN JUNCTION	216m	South West
2682042	Club	MOSMAN RETURNED SERVICEMEN'S CLUB	223m	West
2669088	High School	MOSMAN HIGH SCHOOL	273m	South West
2667441	Park	MEMORIAL PARK	322m	West
2558542	Place Of Worship	PRESBYTERIAN CHURCH	324m	West
2608417	Urban Place	BALMORAL	329m	North East
2591536	Club	MOSMAN BOWLING CLUB	362m	West
2591537	Sports Field	BOWLING GREENS	369m	West
2699301	Fire Station	MOSMAN FIRE STATION	386m	North West
2591531	Place Of Worship	CHRISTIAN SCIENTIST CHURCH	391m	North West
2591535	Sports Field	ALLAN BORDER OVAL	394m	West
2591532	Library	MOSMAN LIBRARY	416m	North West
2560080	Park	LAWRY PLUNKETT RESERVE	428m	East
2669047	Primary School	MOSMAN PUBLIC SCHOOL	434m	West
2677972	High School	QUEENWOOD ART AND DESIGN CAMPUS	439m	East
2669066	High School	QUEENWOOD	442m	North East
2591534	Park	MOSMAN PARK	464m	West
2558548	Park	HUNTERS PARK	467m	North East
2625364	Community Facility	MOSMAN SQUARE SENIORS CENTRE	499m	North West
2591533	Local Government Chambers	MOSMAN MUNICIPAL COUNCIL	506m	North West
2663372	Nursing Home	UNITING THE GARRISON MOSMAN	507m	North West
2677678	Picnic Area	Picnic Area	512m	North East
2684875	Park	PLUNKETT PARK	514m	South East
2672110	Retirement Village	THE GARRISON AND KILLARNEY RETIREMENT CENTRE	518m	North West
2684957	Art Gallery	MOSMAN ART GALLERY	532m	West
2558550	Police Station	MOSMAN POLICE STATION	538m	South
2608416	Suburb	MOSMAN	541m	West
2558545	Post Office	SPIT JUNCTION POST OFFICE	571m	North West
2607263	Beach	BALMORAL BEACH	576m	East
2608430	Urban Place	SPIT JUNCTION	577m	North West
2662770	Wharf	Wharf	580m	East

Map Id	Feature Type	Label	Distance	Direction
2670645	High School	QUEENWOOD	582m	North East
2700367	Swimming Pool Facility	MOSMAN SWIM CENTRE	600m	North West
2677679	Wharf	Wharf	608m	East
2700266	Swimming Pool Facility	BATHS	625m	East
2591546	Club	WARRINGAH BOWLING CLUB	626m	South
2684893	Park	THE ESPLANADE	627m	East
2560032	Park	BALMORAL FORESHORE RESERVE	630m	North East
2672112	Retirement Village	AVEO HEYDON GROVE INDEPENDENT LIVING UNITS	632m	North West
2591547	Sports Field	BOWLING GREENS	648m	South
2672111	Retirement Village	THE GARRISON AND KILLARNEY RETIREMENT CENTRE	654m	North West
2692105	Park	MOSMAN PARK	655m	North
2677680	Wharf	Wharf	662m	East
2684967	Shopping Centre	BRIDGEPOINT SHOPPING CENTRE	676m	North West
2558546	Place Of Worship	ANGLICAN CHURCH	677m	North West
2663382	Nursing Home	MONTANA AGED CARE FACILITY	688m	West
2581469	Sports Field	BOWLING GREENS	693m	South
2607213	Bay Like	BALMORAL BAY	694m	East
2581471	Sports Field	CROQUET GREENS	711m	South East
2663379	Retirement Village	AVEO MOSMAN GROVE	712m	North West
2667436	Park	RESERVOIR PARK	713m	North West
2560019	Sports Field	BALMORAL OVAL	719m	East
2591538	SES Facility	MOSMAN SES	738m	North West
2684894	Sports Court	SKATE PARK	739m	East
2581470	Sports Court	TENNIS COURTS	745m	South East
2607267	Headland	ROCKY POINT	749m	North East
2581468	General Hospital	MOSMAN PRIVATE HOSPITAL	752m	South
2680745	Community Medical Centre	MOSMAN COMMUNITY HEALTH CENTRE	766m	South
2669051	Primary School	QUEENWOOD JUNIOR SCHOOL	768m	South
2670123	Primary School	MOSMAN CHURCH OF ENGLAND PREPARATORY SCHOOL	771m	South West
2558543	Place Of Worship	UNITING CHURCH	774m	West
2667437	Park	BRADLEY BUSHLAND RESERVE	779m	South East
2668589	Primary School	BLESSED SACRAMENT CATHOLIC PRIMARY SCHOOL	784m	South
2663415	Nursing Home	GLENGARRY HOSTEL	791m	South
2560079	Park	BALMORAL PARK	794m	East
2581473	Sports Field	OVAL	811m	South
2625356	Community Facility	ST CLEMENTS CHURCH HALL	813m	South West
2591545	Place Of Worship	ANGLICAN CHURCH	817m	South West

Map Id	Feature Type	Label	Distance	Direction
2607264	Beach	EDWARDS BEACH	828m	North East
2558551	Place Of Worship	CATHOLIC CHURCH	833m	South
2581472	Park	RAWSON PARK	834m	South East
2625366	Community Facility	BALMORAL SEA SCOUT GROUP	841m	East
2684879	Monument	KEITH ANDERSON MEMORIAL	851m	South East
2591540	Park	MEMORY PARK	890m	South West
2673414	Retirement Village	MACKILLOP GRANGE	894m	West
2558569	Place Of Worship	CATHOLIC CHURCH	903m	West
2684959	Sports Centre	MARIE BASHIR MOSMAN SPORTS CENTRE	912m	South
2684958	Sports Court	TENNIS COURTS	940m	South
2669048	Primary School	SACRED HEART CATHOLIC PRIMARY SCHOOL	954m	West

Topographic Data Source: © Land and Property Information (2015)
Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

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

Major Easements

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

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120112600	Primary	Undefined		202m	South
164547457	Primary	Right of way	3.85m	332m	East
157024666	Primary	Right of way		346m	East
120110465	Primary	Undefined		365m	North East
120117246	Primary	Undefined		370m	South West
120108211	Primary	Undefined		379m	South West
150294424	Primary	Right of way	3.9	611m	South East
120121861	Primary	Undefined		902m	North West
120116472	Primary	Undefined		962m	South East

Easements Data Source: © Land and Property Information (2015)
Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

State Forest

What State Forest exist within the dataset buffer?

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

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)
Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Elevation Contours (m AHD)

40-48 Redan Street, Mosman, NSW 2088



Hydrogeology & Groundwater

40-48 Redan Street, Mosman, NSW 2088

Hydrogeology

Description of aquifers within the dataset buffer:

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

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

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024

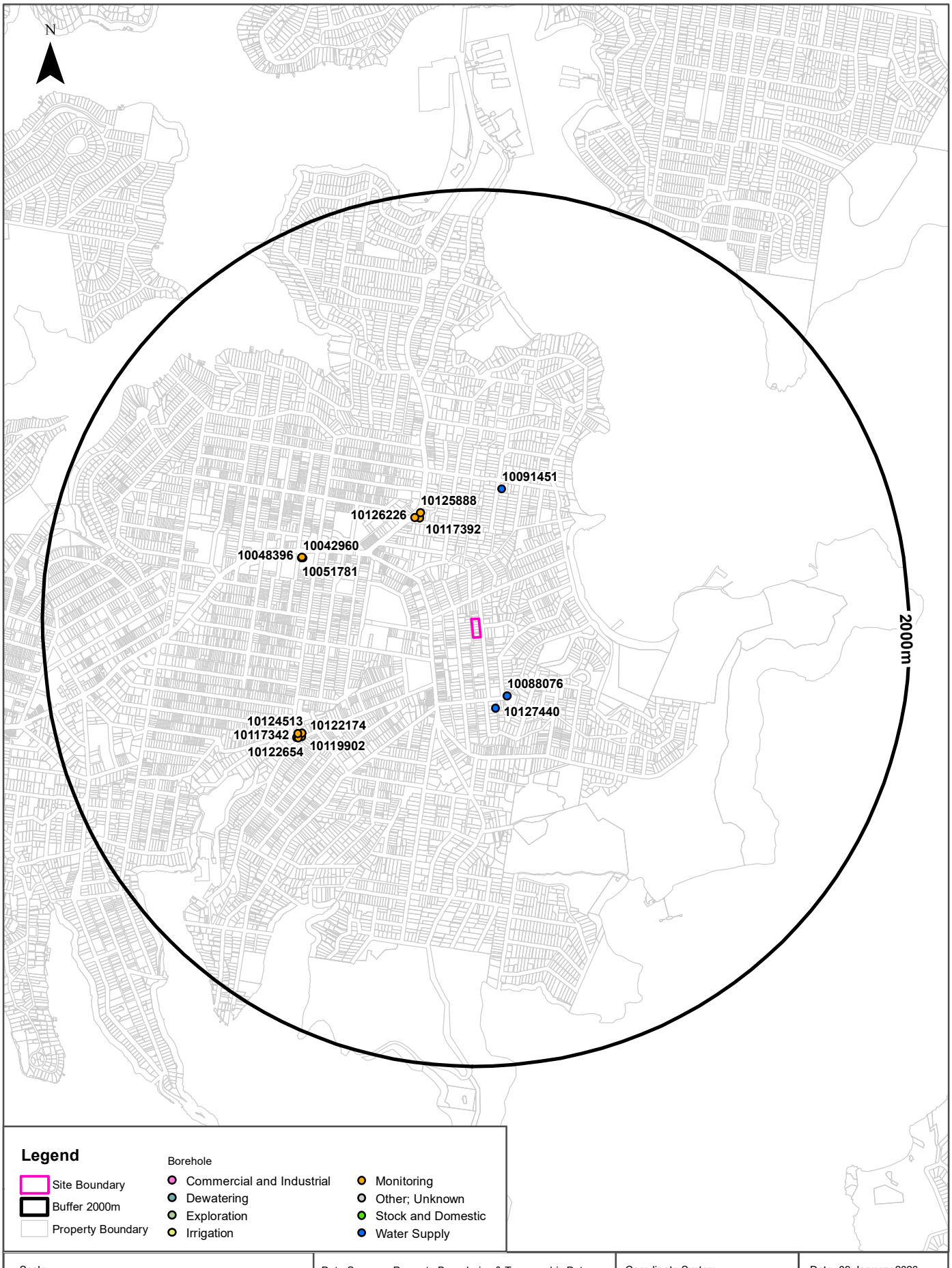
Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

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

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

Groundwater Boreholes

40-48 Redan Street, Mosman, NSW 2088



Hydrogeology & Groundwater

40-48 Redan Street, Mosman, NSW 2088

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
10088076	GW108738	Water Supply	Functioning	26/04/2007	84.00		AHD	220	0.400	24.00	302m	South East
10127440	GW106880	Water Supply	Functioning	11/02/2005	107.90		AHD	220	0.200	37.80	342m	South
10117392	GW114716	Monitoring	Functional	16/09/2010	2.40		AHD				530m	North West
10126226	GW114715	Monitoring	Functional	17/09/2010	3.00		AHD				541m	North West
10125888	GW114717	Monitoring	Functional	17/09/2010	3.00		AHD				549m	North West
10091451	GW108478	Water Supply	Functioning	24/01/2007	84.00		AHD	300	0.900	33.60	613m	North
10042960	GW111484	Monitoring	Functional	19/03/2011	10.00		AHD	482	0.090	6.03	835m	West
10051781	GW111485	Monitoring	Functional	19/03/2011	10.00		AHD	170.7	0.090	5.94	839m	West
10048396	GW111483	Monitoring	Functional	19/03/2011	5.00		AHD	144.9	0.083	3.68	840m	West
10122174	GW113065	Monitoring	Functional	11/01/2011	3.10		AHD				912m	South West
10119902	GW113066	Monitoring	Functional	11/01/2011	5.60		AHD				923m	South West
10124513	GW113064	Monitoring	Functional	11/01/2011	4.50		AHD				930m	South West
10122654	GW113067	Monitoring	Functional	12/01/2011	5.50		AHD				938m	South West
10117342	GW113063	Monitoring	Functional	11/01/2011	6.00		AHD				944m	South West

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

Driller's Logs

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

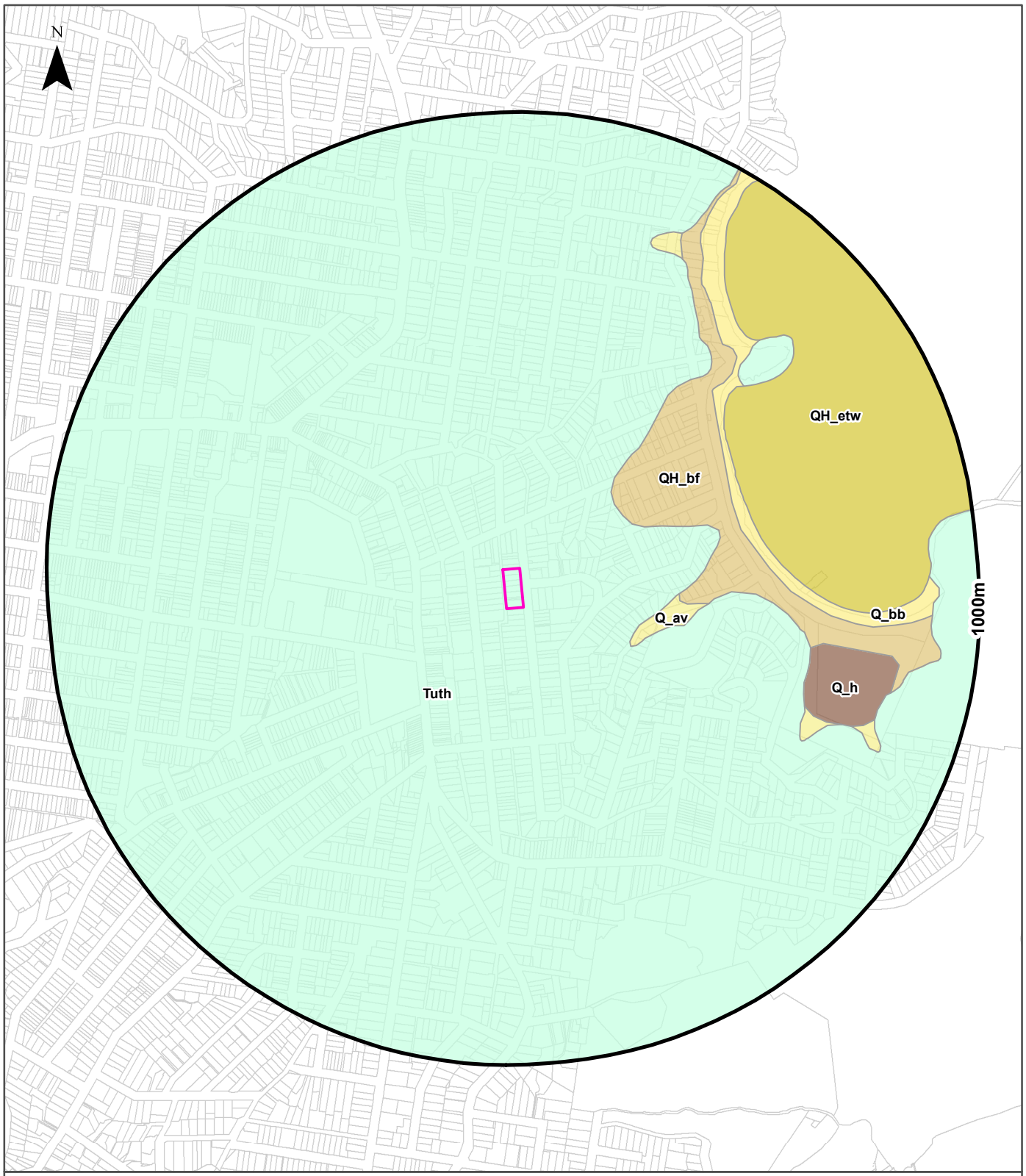
NGIS Bore ID	Drillers Log	Distance	Direction
10088076	0.00m-0.80m clay, sandy 0.80m-24.00m sandstone, grey 24.00m-24.50m sandstone, fractured 24.50m-37.50m sandstone, grey 37.50m-38.00m shale 38.00m-47.00m sandstone, grey 47.00m-48.50m sandstone, quartz 48.50m-71.00m sandstone, grey 71.00m-73.00m sandstone, quartz 73.00m-76.00m sandstone, grey 76.00m-78.00m sandstone, quartz 78.00m-84.00m sandstone, grey	302m	South East

NGIS Bore ID	Drillers Log	Distance	Direction
10127440	0.00m-0.70m Clay, brown 0.70m-6.70m Sandstone, grey 6.70m-6.80m Shale, black 6.80m-7.40m Shale, grey 7.40m-8.00m Sandstone, grey 8.00m-11.00m Sandstone, grey, water bearing 11.00m-13.50m Shale, light grey, very soft 13.50m-30.00m Sandstone, grey 30.00m-36.30m Sandstone, grey, coarse grained, water bearing 36.30m-38.00m Sandstone, light grey 38.00m-40.00m Sandstone, grey, fractured, water bearing 40.00m-43.00m Sandstone, grey 43.00m-44.50m Shale, brown grey 44.50m-59.50m Sandstone, grey 59.50m-59.70m Shale, grey 59.70m-60.40m Sandstone, grey 60.40m-60.80m Shale, light grey 60.80m-72.10m Sandstone, light grey 72.10m-72.60m Shale, brown (soft) 72.60m-107.90m Sandstone, grey/light grey	342m	South
10117392	0.00m-0.18m CONCRETE 0.18m-0.40m FILL,MOIST BROWN,LOOSE,SAND,GRAVEL 0.40m-0.60m FILL,DARK BROWN,DISTURBED NATURAL 0.60m-0.90m CLAY, SLIGHTLY MOIST,BROWN,FIRM,M/PLASTICITY 0.90m-1.40m SANDY CLAY PALE GREY WET 1.40m-2.40m CLAYEY SAND MOIST,GREY,MOTTLED ORANGE	530m	North West
10126226	0.00m-0.20m CONCRETE 0.20m-0.50m FILL,MOIST,TAN BROWN,LOOSE,FINE SAND,SILT,SANDSTONE AND BRICK,GRAVELS 0.50m-1.20m SANDSTONE WEATHERED,TRACE GLASS AND ORGANIC MATTER RED TO BROWN 1.20m-2.30m SANDSTONE SLIGHTLY MOIST,WEATHERED HARD 2.30m-3.00m SANDY CLAY,MOIST,TAN BROWN,SOFT MED.PLASTICITY FINE SAND WET	541m	North West
10125888	0.00m-0.20m CONCRETE 0.20m-0.70m FILL MOIST,TAN BROWN,LOOSE,UNIFORM SAND,CLAY,GRAVEL,BRICK LAYER 0.70m-1.10m FILL DARK BROWN,SILT,SAND,GRAVEL 1.10m-4.00m SANDY CLAY VERY MOIST,PALE GREY,SOFT,LOW PLASTICITY	549m	North West
10091451	0.00m-2.00m Fill, rock 2.00m-6.00m Sandstone, yellow 6.00m-12.00m Sandstone, grey 12.00m-16.00m Sandstone, yellow 16.00m-31.00m Sandstone, grey 31.00m-32.00m Shale 32.00m-43.00m Sandstone, grey 43.00m-45.50m Sandstone-Quartz 45.50m-46.00m Clay 46.00m-51.00m Sandstone, grey 51.00m-52.00m Sandstone-Quartz, water bearing 52.00m-64.00m Sandstone, grey 64.00m-66.00m Sandstone-Quartz 66.00m-69.00m Sandstone, grey 69.00m-71.00m Siltstone-Quartz 71.00m-75.00m Sandstone, grey 75.00m-78.00m Sandstone-Quartz, water bearing 78.00m-84.00m Sandstone, grey	613m	North
10042960	0.00m-0.10m FILL CONCRETE CORE 0.10m-2.30m CLAY NATURAL,RED,DRY,PLASTIC 2.30m-2.70m CLAY RED AND WHITE HARD,STIFF,MOIST 2.70m-4.40m SANDSTONE,RED AND WHITE BANDS.MOIST M/GRAINED 4.40m-7.00m SHALE.LIGHT GREY,MOIST,DRY 7.00m-10.00m SANDSTONE BROWN AND GREY,DRY	835m	West
10051781	0.00m-0.20m FILL CONCRETE CORE 0.20m-2.30m CLAY NATURAL RED,DRY PLASTIC 2.30m-2.70m CLAY RED AND WHITE,HARD,STIFF,MOIST 2.70m-4.40m SANDSTONE RED AND WHITE BANDS,M/GRAINED 4.40m-7.00m SHALE.LIGHT GREY,MOIST,DRY 7.00m-10.00m SANDSTONE,BROWN AND GREY	839m	West
10048396	0.00m-0.20m FILL,CONCRETE CORE 0.20m-1.45m CLAY NATURAL,RED,DRY,NON PLASTIC 1.45m-2.60m CLAY RED WITH WHITE MOTTLING.PLASTIC 2.60m-5.00m CLAY STIFF,RED,NON PLASTIC	840m	West

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

Geology

40-48 Redan Street, Mosman, NSW 2088



Legend

Linear Geological Structures and Boundaries

- 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: 0 100 200 400 600 Meters

Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2026

Coordinate System: GDA 1994 MGA Zone 56

Date: 09 January 2026

Geology

40-48 Redan Street, Mosman, NSW 2088

Geological Units

Geological units within the dataset buffer:

Code	Unit Name	Description	Stratigraphy	Age Range	Dominant Lithology	Dist	Dir
Tuth	Hawkesbury Sandstone	Medium- to coarse-grained quartz sandstone displaying small- to large-scale, high-angle cross-bedding; minor shale and laminite lenses.	/Ungrouped Triassic units//Hawkesbury Sandstone//	Anisian (base) to Anisian (top)	Sandstone	0m	On-site
Q_av	Alluvial valley deposits	Silt, clay, (fluvially deposited) lithic to quartz-lithic sand, gravel.	/Alluvium//Alluvial valley deposits//	Quaternary (base) to Now (top)	Clastic sediment	245m	East
QH_bf	Coastal deposits - backbarrier flat facies	Fine- to medium-grained quartz-lithic sand with carbonate and humic components (marine-deposited), indurated sand, silt, clay, gravel, organic mud, peat.	/Coastal deposits//Coastal deposits - backbarrier flat facies//	Holocene (base) to Now (top)	Sand	251m	East
Q_bb	Coastal deposits - beach facies	Marine-deposited quartz-lithic fine- to medium-grained sand, shell and shell material, polymictic gravel.	/Coastal deposits//Coastal deposits - beach facies//	Quaternary (base) to Now (top)	Sand	487m	North East
QH_etw	Estuarine tidal delta flat (subaqueous)	Fine- to medium-grained lithic-carbonate-quartz sand (marine-deposited), silt, clay, shell material, polymictic gravel.	/Estuarine deposits//Estuarine tidal-delta flat/Estuarine tidal delta flat (subaqueous)/	Holocene (base) to Now (top)	Clastic sediment	513m	North East
Q_h	Anthropogenic deposits	Anthropocene deposits varying from large man-made clasts (concrete blocks to building demolition rubble) to quarried natural boulders, with interstitial sand-sized to clay matrix.	/Anthropogenic deposits////	Quaternary (base) to Now (top)	Anthropogenic material	635m	East

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

Naturally Occurring Asbestos Potential

40-48 Redan Street, Mosman, NSW 2088

Naturally Occurring Asbestos Potential

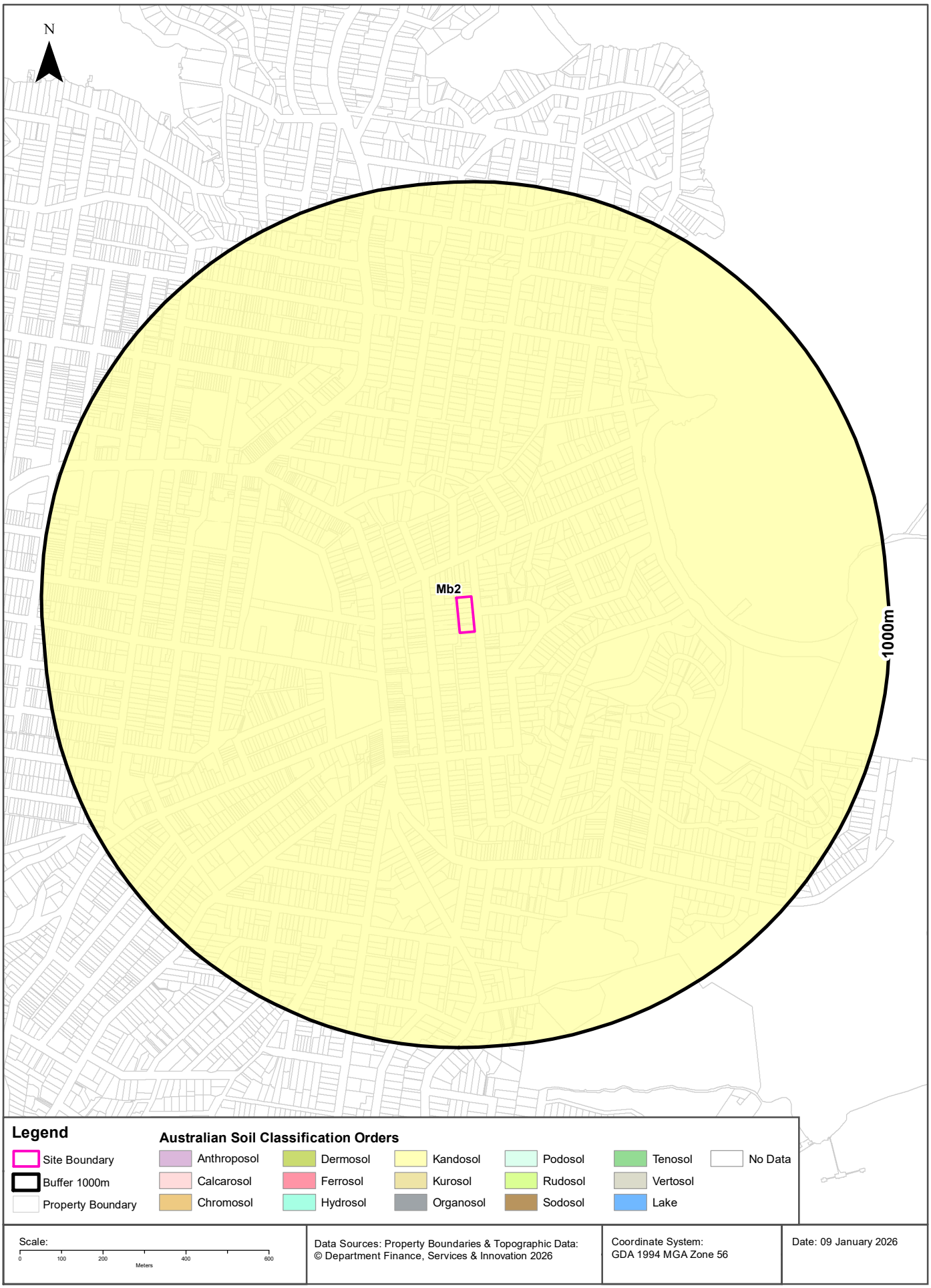
Naturally Occurring Asbestos Potential within the dataset buffer:

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

Atlas of Australian Soils

40-48 Redan Street, Mosman, NSW 2088



Soils

40-48 Redan Street, Mosman, NSW 2088

Atlas of Australian Soils

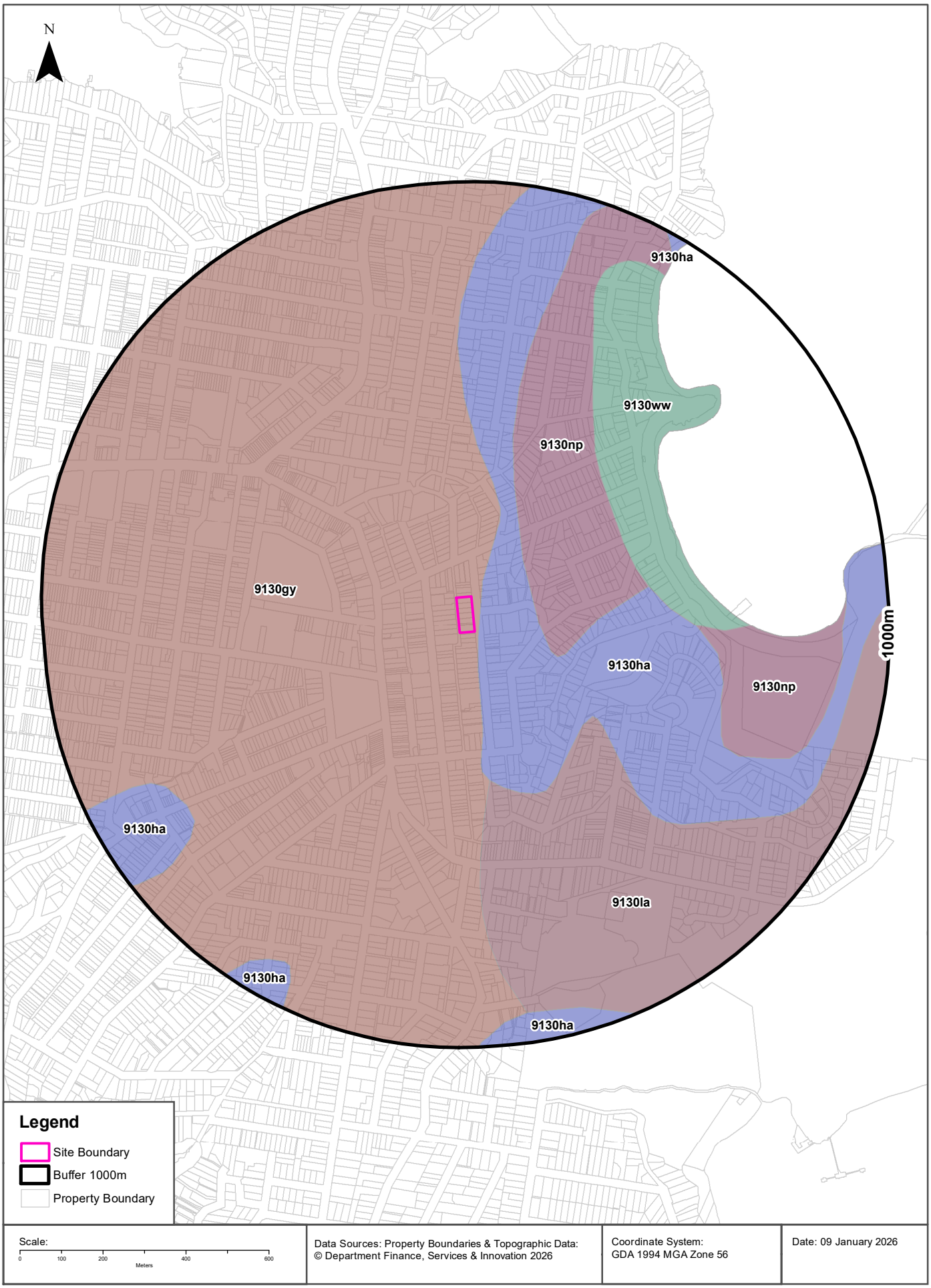
Soil mapping units and Australian Soil Classification orders within the dataset buffer:

Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Mb2	Kandosol	Dissected sandstone plateau of moderate to strong relief with sandstone pillars, ledges, and slabs-- level to undulating ridges, irregularly benched slopes, steep ridges, cliffs, canyons, narrow sandy valleys: chief soils are (i) on areas of gentle to moderate relief, acid yellow leached earths (Gn2.74) and (Gn2.34) and acid leached yellow earths (Gn2.24)-sometimes these soils contain ironstone gravel; and (ii) on, or adjacent to, areas of strong relief, siliceous sands (Uc1.2), leached sands (Uc2.12) and (Uc2.2), and shallow forms of the above (Gn2) soils. Associated are: (i) on flat to gently undulating remnants of the original plateau surface, leached sands (Uc2.3), siliceous sands (Uc1.2), sandy earths (Uc5.22), and (Gn2) soils as for (i) above (these areas are in part comparable with unit Cb29); (ii) on flat ironstone gravelly remnants of the original plateau surface, (Gn2) soils as for unit Mb5(i); (iii) on gently undulating ridges where interbedded shales are exposed, shallow, often stony (Dy3.41), (Dr2.21), and related soils similar to unit Tb35; (iv) narrow valleys of (Uc2.3) soils flanked by moderate slopes of (Dy3.41) soils; (v) escarpments of steep hills with shallow (Dy) and (Dr) soils between sandstone pillars; and (vi) shallow (Um) soils, such as (Um6.21) on steep hills of basic rocks. As mapped, minor areas of units Mg20, Mm1, and Mw8 are included. Data are limited.	0m	On-site

Atlas of Australian Soils Data Source: CSIRO
Creative Commons 4.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/4.0/au/deed.en

Soil Landscapes of Central and Eastern NSW

40-48 Redan Street, Mosman, NSW 2088



Soil Landscapes of Central and Eastern NSW

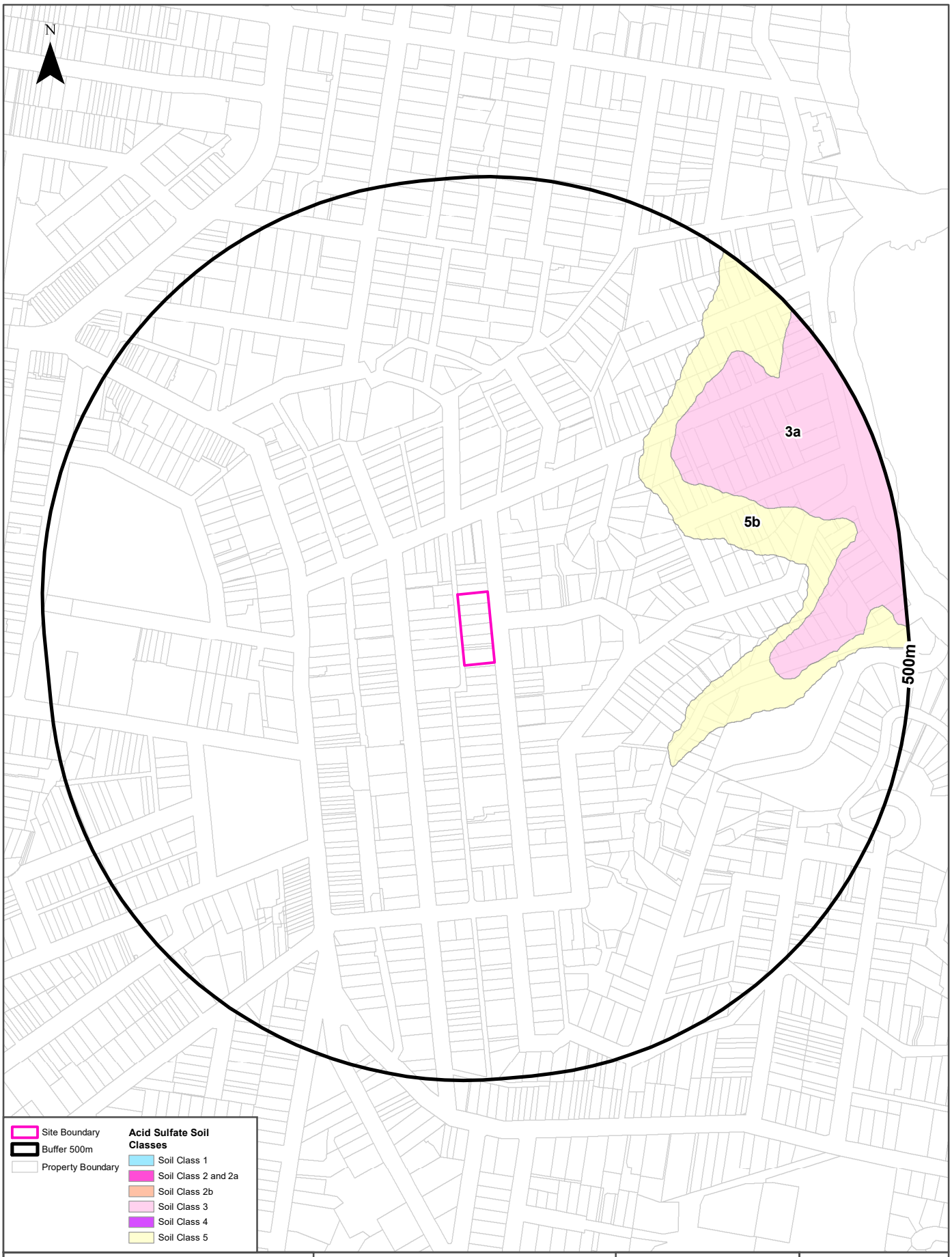
Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9130gy	Gymea	0m	On-site
9130ha	Hawkesbury	8m	East
9130np	Newport	141m	North East
9130la	Lambert	344m	South East
9130ww	Woy Woy	387m	North East

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment
Creative Commons 4.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/4.0/au/deed.en

Acid Sulfate Soils

40-48 Redan Street, Mosman, NSW 2088



Acid Sulfate Soils

40-48 Redan Street, Mosman, NSW 2088

Environmental Planning Instrument - Acid Sulfate Soils

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

Soil Class	Description	EPI Name
N/A		

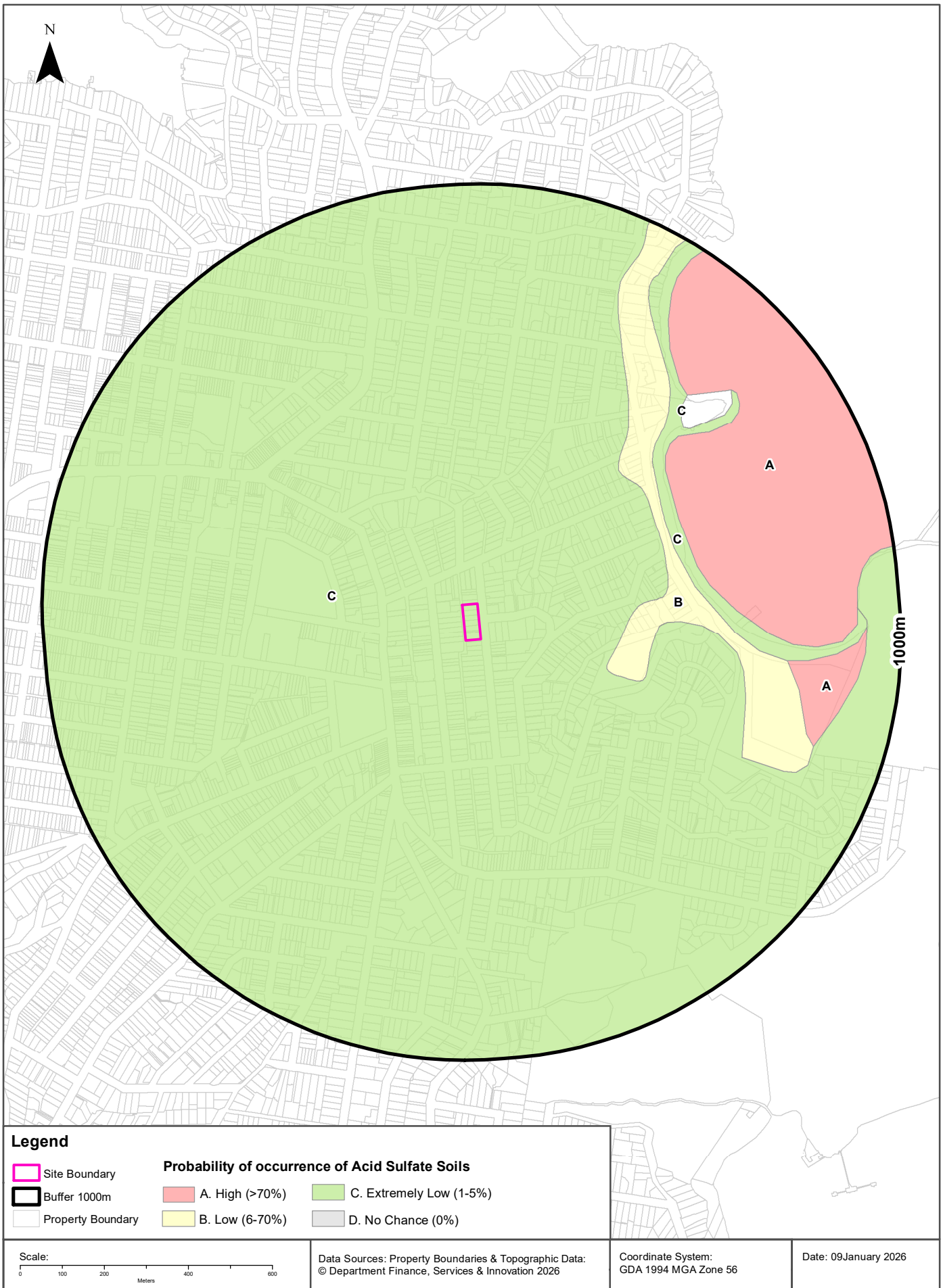
If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
N/A				

NSW Crown Copyright - Planning and Environment
Creative Commons 4.0 © Commonwealth of Australia https://creativecommons.org/licenses/by/4.0/

Atlas of Australian Acid Sulfate Soils

40-48 Redan Street, Mosman, NSW 2088



Acid Sulfate Soils

40-48 Redan Street, Mosman, NSW 2088

Atlas of Australian Acid Sulfate Soils

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

Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site
B	Low Probability of occurrence. 6-70% chance of occurrence.	306m	East
A	High Probability of occurrence. >70% chance of occurrence.	518m	North East

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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

Dryland Salinity

40-48 Redan Street, Mosman, NSW 2088

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

40-48 Redan Street, Mosman, NSW 2088

Mining Subsidence Districts

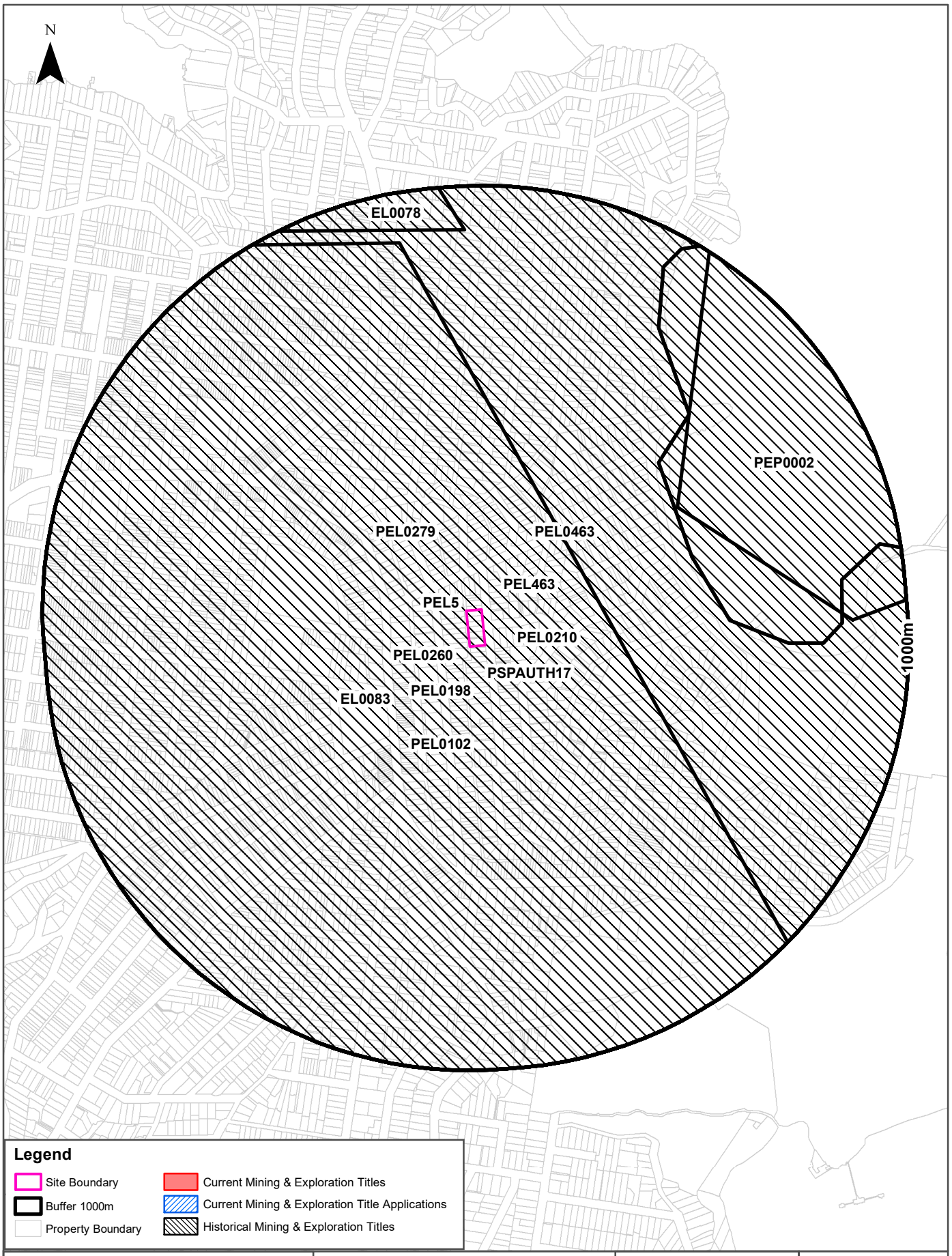
Mining Subsidence Districts within the dataset buffer:

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

Mining Subsidence District Data Source: © Land and Property Information (2016)
Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Mining & Exploration Titles

40-48 Redan Street, Mosman, NSW 2088



Mining

40-48 Redan Street, Mosman, NSW 2088

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

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

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

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

Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
EL0083	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	19670201	19680201	MINERALS		0m	On-site
PSPAUTH17	MACQUARIE ENERGY PTY LTD	20070803	20080703	PETROLEUM	Petroleum	0m	On-site
PEL463	DART ENERGY (APOLLO) PTY LTD	20081022	20130227	MINERALS		0m	On-site
PEL5	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20011210	MINERALS		0m	On-site
PEL0463	DART ENERGY (APOLLO) PTY LTD	20091010	20150603	PETROLEUM	Petroleum	0m	On-site
PEL0102	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0198	JOHN STREVENS (TERRIGAL) NL			PETROLEUM	Petroleum	0m	On-site
PEL0210	THE AUSTRALIAN GAS LIGHT COMPANY (AGL), NORTH BULLI COLLIERIES PTY LTD			PETROLEUM	Petroleum	0m	On-site
PEL0260	NORTH BULLI COLLIERIES PTY LTD, AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT CO.	19810909	19930803	PETROLEUM	Petroleum	0m	On-site
PEL0279	THE ELECTRICITY COMMISSION OF NSW (TRADING AS PACIFIC POWER)	19910504	19931111	PETROLEUM	Petroleum	0m	On-site
PEP0002	LASKAN MINERALS LTD			PETROLEUM	Petroleum	520m	North East
EL0078	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	19670201	19680201	MINERALS		897m	North

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

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

State Environmental Planning Policy

40-48 Redan Street, Mosman, NSW 2088

State Significant Precincts

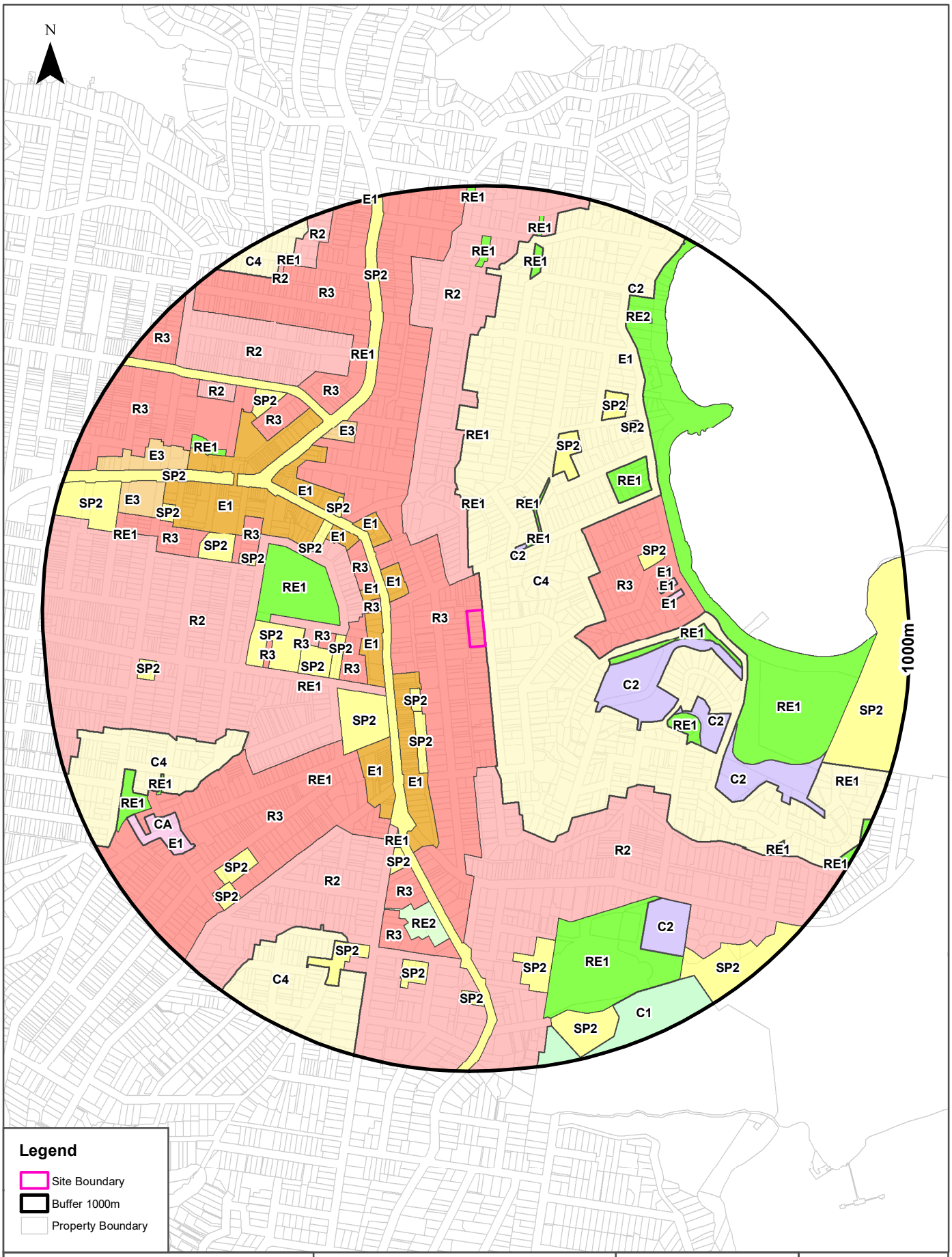
What SEPP State Significant Precincts exist within the dataset buffer?

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

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

EPI Planning Zones

40-48 Redan Street, Mosman, NSW 2088



Environmental Planning Instrument

40-48 Redan Street, Mosman, NSW 2088

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
R3	Medium Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	0m	On-site
C4	Environmental Living		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	0m	North East
R2	Low Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	73m	North
E1	Local Centre		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	134m	South West
C2	Environmental Conservation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	145m	North East
E1	Local Centre		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	145m	North West
SP2	Infrastructure	Public Utility Undertaking	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	153m	South West
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	179m	North East
SP2	Infrastructure	Classified Road	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	180m	North West
SP2	Infrastructure	Car Park/ Community Facility	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	188m	South West
E1	Local Centre		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	201m	West
R3	Medium Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	202m	West
E1	Local Centre		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	207m	West
R3	Medium Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	210m	East
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	220m	North East
R2	Low Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	221m	West
R3	Medium Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	223m	North West
SP2	Infrastructure	Educational Establishment	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	229m	South West
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	238m	North
R3	Medium Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	238m	West
E1	Local Centre		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	244m	North West

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
E1	Local Centre		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	283m	South West
R2	Low Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	284m	South East
C2	Environmental Conservation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	285m	East
SP2	Infrastructure	Place of Public Worship	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	289m	West
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	291m	East
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	300m	West
E1	Local Centre		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	304m	North West
R3	Medium Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	312m	West
SP2	Infrastructure	Community Facility	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	322m	West
SP2	Infrastructure	Educational Establishment	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	356m	North East
R3	Medium Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	361m	South West
SP2	Infrastructure	Public Administration Building	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	372m	North West
SP2	Infrastructure	Place of Public Worship	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	375m	North West
R3	Medium Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	382m	West
SP2	Infrastructure	Educational Establishment	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	384m	West
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	385m	West
SP2	Infrastructure	Educational Establishment	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	387m	East
E1	Local Centre		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	393m	North West
E1	Local Centre		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	399m	North West
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	407m	North
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	409m	North East
E1	Local Centre		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	416m	East
CA	Complex Area		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	416m	East
E1	Local Centre		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	425m	East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
CA	Complex Area		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	425m	East
E1	Local Centre		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	430m	East
CA	Complex Area		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	430m	East
R2	Low Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	457m	South
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	458m	South
R3	Medium Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	462m	West
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	462m	South East
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	463m	South West
C2	Environmental Conservation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	470m	East
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	473m	East
E3	Productivity Support		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	478m	North West
SP2	Infrastructure	Public Administration Building	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	499m	South
SP2	Infrastructure	Community Facility	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	510m	West
R3	Medium Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	512m	West
SP2	Infrastructure	Educational Establishment	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	528m	North East
R3	Medium Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	532m	South
SP2	Infrastructure	Educational Establishment	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	539m	North East
CA	Complex Area		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	554m	North East
E1	Local Centre		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	554m	North East
C4	Environmental Living		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	560m	South West
R3	Medium Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	564m	North West
SP2	Infrastructure	Electricity Generation Works	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	566m	West
RE2	Private Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	606m	South
R3	Medium Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	607m	North West

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
C2	Environmental Conservation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	616m	South East
R2	Low Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	622m	North West
SP2	Infrastructure	Classified Road	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	627m	North West
R3	Medium Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	635m	West
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	636m	North
R3	Medium Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	642m	South
R3	Medium Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	657m	North West
R3	Medium Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	659m	North West
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	663m	South
SP2	Infrastructure	Place of Public Worship	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	666m	North West
CA	Complex Area		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	674m	North East
E1	Local Centre		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	674m	North East
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	677m	North West
SP2	Infrastructure	Health Services Facilities	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	696m	South
SP2	Infrastructure	Educational Establishment	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	707m	South West
C2	Environmental Conservation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	716m	South East
SP2	Infrastructure	Depot	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	724m	West
C4	Environmental Living		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	738m	South West
SP2	Infrastructure	Place of Public Worship	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	739m	West
R2	Low Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	740m	North West
E3	Productivity Support		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	740m	North West
SP2	Infrastructure	Educational Establishment	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	742m	South
SP2	Infrastructure	Educational Establishment	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	750m	South
E3	Productivity Support		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	755m	West

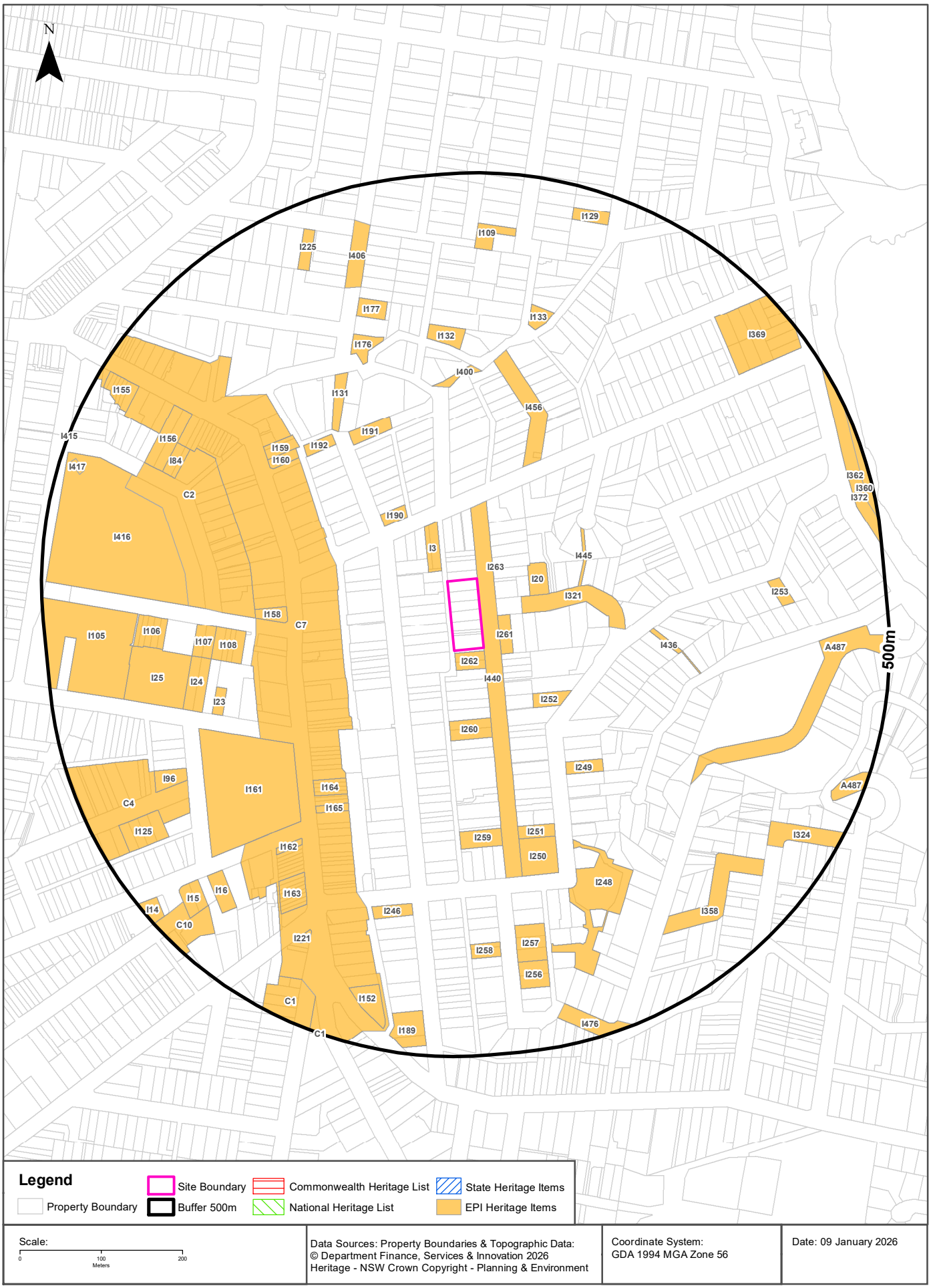
Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE2	Private Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	763m	North East
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	782m	South West
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	788m	North
SP2	Infrastructure	Place of Public Worship	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	792m	South West
E1	Local Centre		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	797m	South West
CA	Complex Area		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	797m	South West
SP2	Infrastructure	Place of Public Worship	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	808m	South
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	808m	North
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	819m	West
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	828m	South East
C2	Environmental Conservation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	832m	North East
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	837m	South West
SP2	Infrastructure	Defence	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	838m	East
SP2	Infrastructure	Sydney Harbour Federation Trust	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	849m	South East
SP2	Infrastructure	Educational Establishment/ Place of Public Worship	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	851m	West
SP2	Infrastructure	Sydney Harbour Federation Trust	Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	879m	South
R2	Low Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	883m	North West
C1	National Parks and Nature Reserves		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	890m	South
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	892m	East
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	892m	North
R2	Low Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	896m	North West
R3	Medium Density Residential		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	901m	North West
C4	Environmental Living		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	903m	North West

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	915m	North West
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	956m	South East
RE1	Public Recreation		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	973m	North
CA	Complex Area		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	994m	North
E1	Local Centre		Mosman Local Environmental Plan 2012	21/04/2023	26/04/2023	26/04/2023	Map Amendment No 1	994m	North

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

Heritage Items

40-48 Redan Street, Mosman, NSW 2088



Legend

Property Boundary	Site Boundary	Commonwealth Heritage List	State Heritage Items
	Buffer 500m	National Heritage List	EPI Heritage Items

Scale: 0 100 200 Meters	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2026 Heritage - NSW Crown Copyright - Planning & Environment	Coordinate System: GDA 1994 MGA Zone 56	Date: 09 January 2026

Heritage

40-48 Redan Street, Mosman, NSW 2088

Commonwealth Heritage List

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

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

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
Creative Commons 3.0 © Commonwealth of Australia https://creativecommons.org/licenses/by/3.0/au/deed.en

National Heritage List

What are the National Heritage List Items located within the dataset buffer?
Note. Please click on Place Id to activate a hyperlink to online website.

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

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
Creative Commons 3.0 © Commonwealth of Australia https://creativecommons.org/licenses/by/3.0/au/deed.en

State Heritage Register - Curtilages

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

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage
Creative Commons 4.0 © Commonwealth of Australia https://creativecommons.org/licenses/by/4.0/

Environmental Planning Instrument - Heritage

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

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I440	Redan Street Divided Road	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	0m	South
I262	Pair of semi-detached houses	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	4m	South
I3	House	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	15m	North West
I261	House	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	20m	South East
I263	Electrical Substation No. 205	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	23m	North East
I321	Balmoral Avenue Divided Road	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	51m	East
I20	House	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	62m	North East
I252	House	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	82m	South East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I260	House	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	86m	South
I190	House	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	94m	North West
I445	Ryan Avenue Steps	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	123m	North East
C7	Military Road Heritage Conservation Area	Conservation Area - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	135m	West
I456	Superba Parade Divided Road and Steps	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	149m	North
I249	House	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	173m	South East
I191	House	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	200m	North West
I158	`Rothesay', Café/shops	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	201m	West
I436	O'Neil Walk	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	205m	East
I164	`The Strand' Shops and upstairs dwellings	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	206m	South West
I192	House	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	218m	North West
I259	House	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	222m	South
I251	House	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	223m	South
I131	House	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	228m	North West
I165	Shop with dwelling	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	228m	South West
I161	Mosman High School, group of 2 buildings	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	229m	South West
I400	Mandolong Road/ Arbutus Street Steps	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	238m	North
I250	`Boondabah', House	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	239m	South
I160	House and commercial use	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	239m	North West
C2	The Cresent Heritage Conservation Area	Conservation Area - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	240m	West
I159	Former Anzac Memorial Hall	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	246m	North West
I108	Group of 4 houses	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	253m	West
I248	`Tregoyd', House and garden	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	260m	South East
I132	House	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	283m	North

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I23	`Windsor' Flats	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	284m	West
I176	`Tower House', House and stone fence	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	287m	North
I107	The Manse (Scots Kirk)	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	289m	West
A487	Abandoned tramway cutting	Item - Archaeological	Local	Mosman Local Environmental Plan 2012	24/06/2016	24/06/2016	09/02/2018	296m	East
I162	Suite of shops with upstairs dwellings	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	298m	South West
I24	Scots Kirk Group	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	299m	West
I416	Mosman Park oval and park	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	300m	West
I133	House	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	314m	North
I246	House	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	315m	South
I25	Mosman Bowling Club	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	322m	West
I163	Group of 8 shops with dwellings above	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	329m	South West
I177	House	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	331m	North
I257	Group of 3 houses	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	344m	South
I106	Group of 5 houses	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	347m	West
I253	Flats	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	355m	East
I84	`Omaha', house	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	357m	North West
I96	`Astor' Flats	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	360m	South West
C4	Keston Avenue Heritage Conservation Area	Conservation Area - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	360m	South West
I258	House	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	362m	South
I156	Christian Science Reading Room, Sunday School and Third Church of Christ Scientist	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	375m	North West
I406	Moruben Road Divided Road	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	379m	North
I358	Dugald Road Divided Road	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	383m	South East
I105	Mosman Primary School	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	384m	West
I221	Group of shops with dwellings above	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	386m	South West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I256	Group of 2 blocks of flats	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	389m	South
I16	Flats	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	393m	South West
I109	House	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	405m	North
I369	Hunter Park, Western Section	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	409m	North East
I324	Bayview Avenue/Gordon Street Divided Road	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	412m	South East
I125	Group of 2 pairs of semi-detached houses	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	414m	South West
I225	`Hendon', House	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	419m	North West
I152	2 storey façade (of 6 shops)	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	421m	South
I15	`Pinegrove', Flats	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	423m	South West
C10	Shadforth Street Heritage Conservation Area	Conservation Area - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	435m	South West
I189	Front fence (stone wall)	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	445m	South
C1	Bradleys Head Road Heritage Conservation Area	Conservation Area - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	446m	South West
I155	8 shops with dwellings above	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	448m	North West
I476	Wolseley Road Divided Road	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	449m	South
I129	House	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	457m	North
A487	Abandoned tramway cutting	Item - Archaeological	Local	Mosman Local Environmental Plan 2012	24/06/2016	24/06/2016	09/02/2018	462m	South East
I417	War Memorial and Steps	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	468m	West
I362	Balmoral Beach Promenade	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	473m	East
I14	`Casa Blanca', Flats	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	475m	South West
I372	Sewage Pumping Stations Nos. 69 & 70	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	475m	East
I360	Balmoral Beach, including Edwards Beach	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	489m	East
I415	The Antico Fountain	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	499m	North West
I51	Mosman Police Station	Item - General	Local	Mosman Local Environmental Plan 2012	09/12/2011	09/12/2011	09/02/2018	499m	South

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

Natural Hazards - Bush Fire Prone Land

40-48 Redan Street, Mosman, NSW 2088



Data Sources: Bush Fire Prone Land: © NSW Rural Fire Service 2026. Property Boundaries: © Department Finance, Services & Innovation 2026

Coordinate System: GDA 1994 MGA Zone 56

Date: 09 January 2026

Natural Hazards

40-48 Redan Street, Mosman, NSW 2088

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	259m	South East
Vegetation Category 2	289m	East
Vegetation Category 1	502m	South East

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

Ecological Constraints - Vegetation & Ramsar Wetlands

40-48 Redan Street, Mosman, NSW 2088



Site Boundary
ReportBuffer
Property Boundary
Ramsar Wetland

Native Vegetation

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

Scale: 0 100 200 400 600 Meters

Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2026

Coordinate System: GDA 1994 MGA Zone 56

Date: 09 January 2026

Ecological Constraints

40-48 Redan Street, Mosman, NSW 2088

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
12096683	Not classified	(Not classified) Not classified	Not classified	0m	On-site
3553783	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Foreshores Forest	Sydney Coastal Dry Sclerophyll Forests	285m	East
3553762	Not classified	(Not classified) Not classified	Not classified	355m	South East
3553807	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Foreshores Forest	Sydney Coastal Dry Sclerophyll Forests	501m	East
3553640	Grasslands	(Grasslands) Spinifex Strandline Grassland	Maritime Grasslands	599m	East
3553849	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Foreshores Forest	Sydney Coastal Dry Sclerophyll Forests	611m	South East
3553657	Grasslands	(Grasslands) Spinifex Strandline Grassland	Maritime Grasslands	628m	East
3553941	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Foreshores Forest	Sydney Coastal Dry Sclerophyll Forests	708m	South East
3553848	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Foreshores Forest	Sydney Coastal Dry Sclerophyll Forests	715m	South East
3553960	Heathlands	(Heathlands) Sydney Coastal Sandstone Headland Heath	Sydney Coastal Heaths	731m	South East
3553968	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Foreshores Forest	Sydney Coastal Dry Sclerophyll Forests	731m	South
3553975	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Foreshores Forest	Sydney Coastal Dry Sclerophyll Forests	743m	South East
3553832	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	767m	South East
3553860	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Foreshores Forest	Sydney Coastal Dry Sclerophyll Forests	792m	East
3553211	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Foreshores Forest	Sydney Coastal Dry Sclerophyll Forests	798m	North
3553796	Rainforests	(Rainforests) Sydney Coastal Lilly Pilly-Palm Gallery Rainforest	Northern Warm Temperate Rainforests	818m	East
3553708	Grasslands	(Grasslands) Spinifex Strandline Grassland	Maritime Grasslands	832m	East
3553191	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Foreshores Forest	Sydney Coastal Dry Sclerophyll Forests	837m	North
3553702	Grasslands	(Grasslands) Spinifex Strandline Grassland	Maritime Grasslands	852m	East
3553192	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Foreshores Forest	Sydney Coastal Dry Sclerophyll Forests	855m	North
3554072	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Foreshores Forest	Sydney Coastal Dry Sclerophyll Forests	878m	South
3553996	Heathlands	(Heathlands) Sydney Coastal Sandstone Headland Heath	Sydney Coastal Heaths	884m	South East
3553752	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Foreshores Forest	Sydney Coastal Dry Sclerophyll Forests	895m	East

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
3553858	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Foreshores Forest	Sydney Coastal Dry Sclerophyll Forests	901m	South East
3553673	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Foreshores Forest	Sydney Coastal Dry Sclerophyll Forests	909m	East
3553632	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Foreshores Forest	Sydney Coastal Dry Sclerophyll Forests	925m	East

Native Vegetation Type Map : NSW Department of Planning and Environment 2022
Creative Commons Attributions 4.0 © Commonwealth of Australia https://creativecommons.org/licenses/by/4.0/

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 - Protected Areas

40-48 Redan Street, Mosman, NSW 2088



Legend

IUCN category

- Site Boundary
- Buffer 1000m
- Property Boundary
- Strict Nature Reserve
- Wilderness Area
- National Park
- Natural Monument or Feature
- Habitat/Species Management Area
- Protected Landscape/Seascape
- Protected area sustainable use of natural resources
- Uncategorised Protected Area

Scale: 0 100 200 400 Meters

Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2026

Coordinate System: GDA 1994 MGA Zone 56

Date: 09 January 2026

Ecological Constraints

40-48 Redan Street, Mosman, NSW 2088

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
1	Sydney Harbour	National Park	National Park	NSW Department of Planning and Environment	State	891m	South

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

Creative Commons 4.0 © Commonwealth of Australia 2023

Ecological Constraints

40-48 Redan Street, Mosman, NSW 2088

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

Ecological Constraints

40-48 Redan Street, Mosman, NSW 2088

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

Ecological Constraints

40-48 Redan Street, Mosman, NSW 2088

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	Anous albivitta	Grey Ternlet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Anous stolidus	Common Noddy	Not Sensitive	Not Listed	Not Listed	CAMBA;JAMBA
Animalia	Aves	Anseranas semipalmata	Magpie Goose	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	Vulnerable	Vulnerable	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	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris alba	Sanderling	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris canutus	Red Knot	Not Sensitive	Vulnerable	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Not Sensitive	Critically Endangered	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris melanotos	Pectoral Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;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	Calonectris leucomelas	Streaked Shearwater	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calyptorhynchus banksii banksii	Red-tailed Black-Cockatoo (coastal subspecies)	Category 2	Critically Endangered	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
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	Certhionyx variegatus	Pied Honeyeater	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Charadrius mongolus	Lesser Sand-plover	Not Sensitive	Vulnerable	Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Chlidonias leucopterus	White-winged Black Tern	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Cinclosoma castanotum	Chestnut Quail-thrush	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Circus assimilis	Spotted Harrier	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Coracina lineata	Barred Cuckoo-shrike	Not Sensitive	Vulnerable	Not Listed	
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	Epthianura albifrons	White-fronted Chat	Not Sensitive	Endangered Population, Vulnerable	Not Listed	
Animalia	Aves	Erythrotriorchis radiatus	Red Goshawk	Category 2	Endangered	Endangered	
Animalia	Aves	Esacus magnirostris	Beach Stone-curlew	Not Sensitive	Critically Endangered	Not Listed	
Animalia	Aves	Eudyptula minor	Little Penguin	Not Sensitive	Endangered Population	Not Listed	
Animalia	Aves	Falco subniger	Black Falcon	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Fregata ariel	Lesser Frigatebird	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
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	Lophochroa leadbeateri	Pink Cockatoo	Category 2	Vulnerable	Endangered	
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Category 3	Vulnerable	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Macronectes giganteus	Southern Giant Petrel	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Macronectes halli	Northern Giant-Petrel	Not Sensitive	Vulnerable	Vulnerable	
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	Numenius phaeopus	Whimbrel	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Oceanites oceanicus	Wilson's Storm-Petrel	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Onychoprion fuscatus	Sooty Tern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Oxyura australis	Blue-billed Duck	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pachycephala olivacea	Olive Whistler	Not Sensitive	Vulnerable	Not Listed	
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	Phaethon lepturus	White-tailed Tropicbird	Not Sensitive	Not Listed	Not Listed	CAMBA;JAMBA
Animalia	Aves	Phaethon rubricauda	Red-tailed Tropicbird	Not Sensitive	Vulnerable	Not Listed	CAMBA;JAMBA
Animalia	Aves	Phoebetria fusca	Sooty Albatross	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Pluvialis fulva	Pacific Golden Plover	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Polytelis anthopeplus monarchoides	Regent Parrot (eastern subspecies)	Category 3	Endangered	Vulnerable	
Animalia	Aves	Pterodroma leucoptera leucoptera	Gould's Petrel	Not Sensitive	Vulnerable	Endangered	
Animalia	Aves	Pterodroma neglecta neglecta	Kermadec Petrel (west Pacific subspecies)	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Pterodroma nigripennis	Black-winged Petrel	Not Sensitive	Vulnerable	Not Listed	
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	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Puffinus assimilis	Little Shearwater	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pyrrholaemus sagittatus	Speckled Warbler	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Rostratula australis	Australian Painted Snipe	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Stagonopleura guttata	Diamond Firetail	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Stercorarius longicaudus	Long-tailed Jaeger	Not Sensitive	Not Listed	Not Listed	CAMBA;JAMBA
Animalia	Aves	Stercorarius maccormicki	South Polar Skua	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Stercorarius parasiticus	Arctic Jaeger	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Stercorarius pomarinus	Pomarine Jaeger	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Sterna hirundo	Common Tern	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Sternula albifrons	Little Tern	Not Sensitive	Endangered	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Sula dactylatra	Masked Booby	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Sula leucogaster	Brown Booby	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Sula sula	Red-footed Booby	Not Sensitive	Not Listed	Not Listed	CAMBA;JAMBA
Animalia	Aves	Thalassarche bulleri	Buller's Albatross	Not Sensitive	Not Listed	Vulnerable	
Animalia	Aves	Thalassarche cauta	Shy Albatross	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Thalassarche chrysostoma	Grey-headed Albatross	Not Sensitive	Not Listed	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	Turnix melanogaster	Black-breasted Button-quail	Not Sensitive	Critically Endangered	Vulnerable	
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Tyto tenebricosa	Sooty Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Xenus cinereus	Terek Sandpiper	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA;JAMBA
Animalia	Insecta	Petalura gigantea	Giant Dragonfly	Not Sensitive	Endangered	Not Listed	
Animalia	Mammalia	Aepyprymnus rufescens	Rufous Bettong	Not Sensitive	Vulnerable	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	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
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	Dasyurus viverrinus	Eastern Quoll	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Dugong dugon	Dugong	Not Sensitive	Endangered	Not Listed	
Animalia	Mammalia	Eubalaena australis	Southern Right Whale	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Isoodon obesulus obesulus	Southern Brown Bandicoot (eastern)	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Macrotis lagotis	Bilby	Not Sensitive	Extinct	Vulnerable	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Notomys cervinus	Fawn Hopping-mouse	Not Sensitive	Extinct	Not Listed	
Animalia	Mammalia	Notomys mitchellii	Mitchell's Hopping-mouse	Not Sensitive	Extinct	Not Listed	
Animalia	Mammalia	Perameles nasuta	Long-nosed Bandicoot	Not Sensitive	Endangered Population	Not Listed	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Physeter macrocephalus	Sperm Whale	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Potorous tridactylus tridactylus	Northern long-nosed potoroo	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Pseudomys gracilicaudatus	Eastern Chestnut Mouse	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Pseudomys hermannsburgensis	Sandy Inland 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 Sheathtail-bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Vespadelus troughtoni	Eastern Cave Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Antaresia childreni	Children's Python	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	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Reptilia	Cyclodomorphus melanops elongatus	Mallee Slender Blue-tongue Lizard	Not Sensitive	Endangered	Not Listed	
Animalia	Reptilia	Dermochelys coriacea	Leatherback Turtle	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Diplodactylus platyurus	Eastern Fat-tailed Gecko	Not Sensitive	Endangered	Not Listed	
Animalia	Reptilia	Eretmochelys imbricata	Hawksbill Turtle	Not Sensitive	Not Listed	Vulnerable	
Animalia	Reptilia	Hoplocephalus bitorquatus	Pale-headed Snake	Not Sensitive	Vulnerable	Not Listed	
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 lanecovensis		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe reesiae		Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Hygrocybe rubronivea		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	Acacia gordonii		Not Sensitive	Endangered	Endangered	
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	Amperea xiphoclada var. pedicellata		Not Sensitive	Extinct	Extinct	
Plantae	Flora	Asterolasia buxifolia		Not Sensitive	Critically Endangered	Critically Endangered	
Plantae	Flora	Baeckea kandos		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	Darwinia biflora		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Davidsonia jerseyana	Davidson's Plum	Category 2	Endangered	Endangered	
Plantae	Flora	Dichanthium setosum	Bluegrass	Not Sensitive	Vulnerable	Vulnerable	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Doryanthes palmeri	Giant Spear Lily	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Epacris purpurascens var. purpurascens		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Eucalyptus camfieldii	Camfield's Stringybark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus fracta	Broken Back Ironbark	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Eucalyptus leucoxylon subsp. pruinosa	Yellow Gum	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus pulverulenta	Silver-leafed Gum	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus scoparia	Wallangarra White Gum	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	Euphorbia psammogeton	Sand spurge	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Euphrasia collina subsp. muelleri	Mueller's Eyebright	Not Sensitive	Endangered	Endangered	
Plantae	Flora	Gaudium deanei		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Genoplesium baueri	Bauer's Midge Orchid	Category 2	Endangered	Endangered	
Plantae	Flora	Grammitis stenophylla	Narrow-leaf Finger Fern	Category 3	Endangered	Not Listed	
Plantae	Flora	Grevillea caleyi	Caley's Grevillea	Category 3	Critically Endangered	Critically Endangered	
Plantae	Flora	Hibbertia puberula		Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Hibbertia superans		Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Lasiopetalum joyceae		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Macadamia integrifolia	Macadamia Nut	Not Sensitive	Not Listed	Vulnerable	
Plantae	Flora	Macadamia tetraphylla	Rough-shelled Bush Nut	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Melaleuca biconvexa	Biconvex Paperbark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Melaleuca deanei	Deane's Paperbark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Microtis angusii	Angus's Onion Orchid	Category 2	Endangered	Endangered	
Plantae	Flora	Persoonia hirsuta	Hairy Geebung	Category 3	Endangered	Endangered	
Plantae	Flora	Persoonia laxa		Not Sensitive	Extinct	Extinct	
Plantae	Flora	Pimelea curviflora var. curviflora		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Prasophyllum fuscum	Slaty Leek Orchid	Category 2	Critically Endangered	Vulnerable	
Plantae	Flora	Prostanthera marifolia	Seaforth Mintbush	Category 3	Critically Endangered	Critically Endangered	
Plantae	Flora	Rhodamnia rubescens	Scrub Turpentine	Not Sensitive	Critically Endangered	Critically Endangered	
Plantae	Flora	Sarcochilus hartmannii	Hartman's Sarcochilus	Category 2	Vulnerable	Vulnerable	
Plantae	Flora	Senecio spathulatus	Coast Groundsel	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Tetratheca glandulosa		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Tetratheca juncea	Black-eyed Susan	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Thesium australe	Austral Toadflax	Not Sensitive	Vulnerable	Vulnerable	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Triplarina imbricata	Creek Triplarina	Not Sensitive	Endangered	Endangered	

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

Click for Use of Report - Applicable Terms