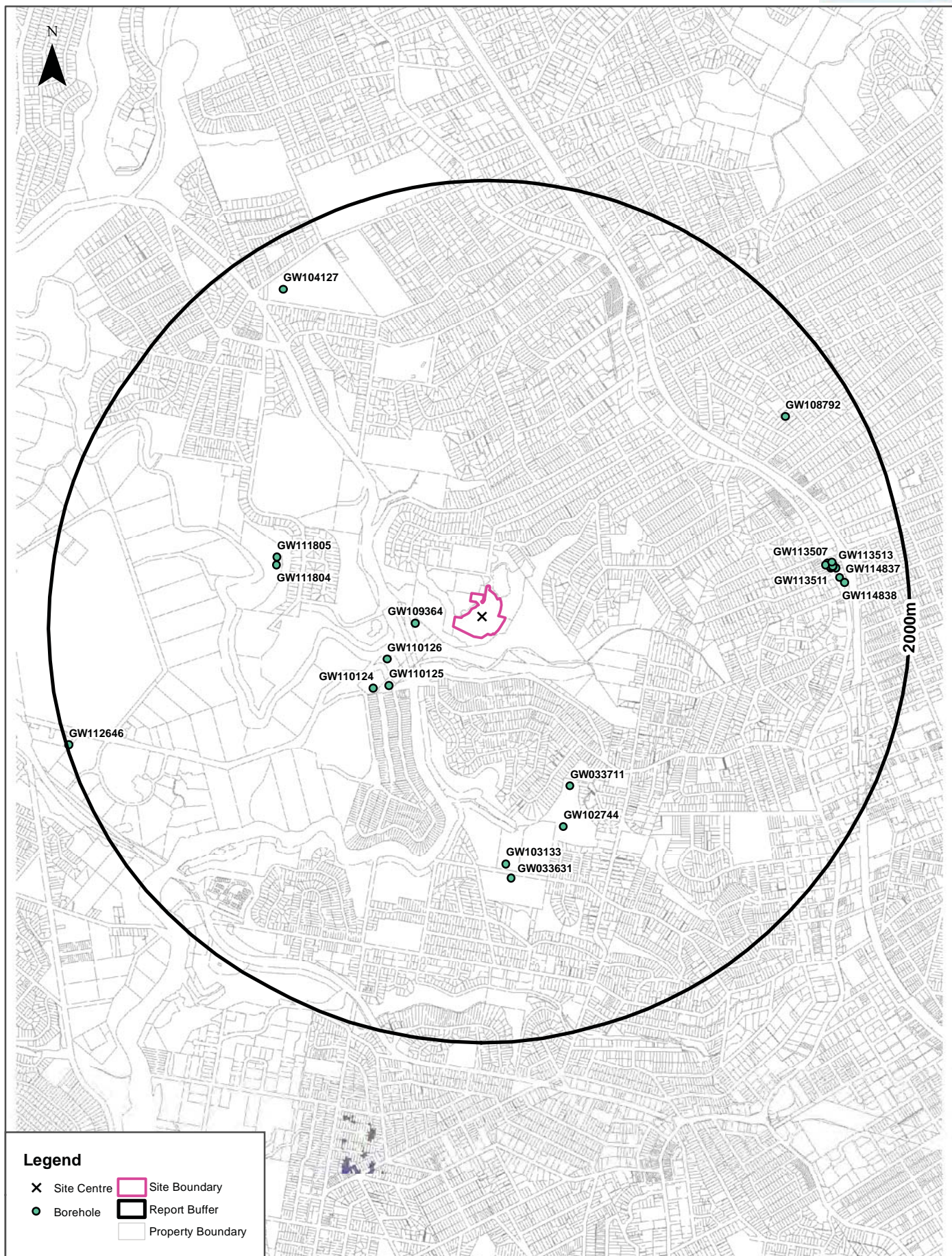


Elevation Contours (m AHD)

Eton Road, Lindfield, NSW 2070





Hydrogeology & Groundwater

Eton Road, Lindfield, NSW 2070

Hydrogeology

Description of aquifers on-site:

Description
Porous, extensive aquifers of low to moderate productivity

Description of aquifers within the report buffer:

Description
Porous, extensive aquifers of low to moderate productivity

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)
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Groundwater Boreholes

Boreholes within 2km of the site:

GW No.	Licence No	Work Type	Owner Type	Purpose	Contractor	Complete Date	Final Depth	Drilled Depth	Salinity	SWL	Yield	Elev	Dist	Dir
GW109364	10BL161369	Bore	Private	Monitoring		24/09/2008	44.78	44.78					189m	West
GW110126	10BL161368	Bore	Private	Monitoring	Coffee Partners (International) Pty Ltd	10/03/2000	53.39	53.39					365m	South West
GW110125	10BL161368	Bore	Private	Monitoring	Coffee Partners (International) Pty Ltd	31/03/2000	29.65	29.65					431m	South West
GW110124	10BL161368	Bore	Private	Monitoring	Coffee Partners (International) Pty Ltd	08/02/2000	47.48	47.48					501m	South West
GW033711	10BL026840	Bore open thru rock	Private	Irrigation		01/11/1966	13.40	13.40	Fresh				839m	South East
GW111804	10BL603135	Bore	Other Govt	Monitoring	Numac Drilling Services	01/06/2009	7.00	7.00		5.50			916m	West
GW111805	10BL603135	Bore	Other Govt	Monitoring	Numac Drilling Services	01/06/2009	12.00	12.00		9.50			924m	West
GW102744	10BL156110, 10CA109327	Bore		Industrial	B & B Drilling Inc	03/11/1994	39.00	39.00			1.900		1012m	South
GW103133	10BL141318, 10CA109327	Bore		Irrigation, Recreation	JH Iselt Pty Ltd	25/09/1990	46.00	46.00	Fresh	12.50	4.500		1124m	South
GW033631	10BL026839, 10BL137058, 10CA109327	Bore open thru rock	Private	Recreation		01/12/1966	14.00	14.00	Fresh				1195m	South
GW113514	10BL164807	Bore	Private	Monitoring		06/09/2004	8.60	8.60					1605m	East
GW113507	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	31/08/2004	7.60	7.60					1616m	East
GW113505	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	31/08/2004	8.00	8.00					1626m	East
GW113506	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	31/08/2004	3.10	3.10					1627m	East
GW113511	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	01/09/2004	8.00	8.00					1629m	East

GW No.	Licence No	Work Type	Owner Type	Purpose	Contractor	Complete Date	Final Depth	Drilled Depth	Salinity	SWL	Yield	Elev	Dist	Dir
GW113510	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	31/08/2004	7.80	7.80					1638m	East
GW113509	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	01/09/2004	3.00	3.00					1639m	East
GW113513	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	01/09/2004	2.80	2.80					1639m	East
GW113508	10BL164807	Bore	Private	Monitoring		01/09/2004	7.50	7.50					1639m	East
GW113512	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	31/08/2004	8.00	8.00					1641m	East
GW114836	10BL604596	Bore	Private	Monitoring bore		30/07/2011	15.00	15.00		8.80			1655m	East
GW114837	10BL604596	Bore	Private	Monitoring bore		30/07/2011	5.00	5.00		2.60			1665m	East
GW108792	10BL601685, 10WA109199	Bore	Private	Domestic	Intertec Drilling Services	25/05/2007	174.00	174.00	2800	65.00	0.300		1671m	North East
GW114838	10BL604596	Bore	Private	Monitoring bore		30/07/2011	9.70	9.70		3.90			1686m	East
GW104127	10BL160151	Bore		Recreation	JH Iselt Pty Ltd	18/07/2001	180.00	180.00					1765m	North West
GW112646	10BL605161	Bore	Private	Monitoring		30/04/2012	10.00	10.00		3.65			1987m	West

Borehole Data Source : NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation for all bores prefixed with GW. All other bores © Commonwealth of Australia (Bureau of Meteorology) 2015. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Hydrogeology & Groundwater

Eton Road, Lindfield, NSW 2070

Driller's Logs

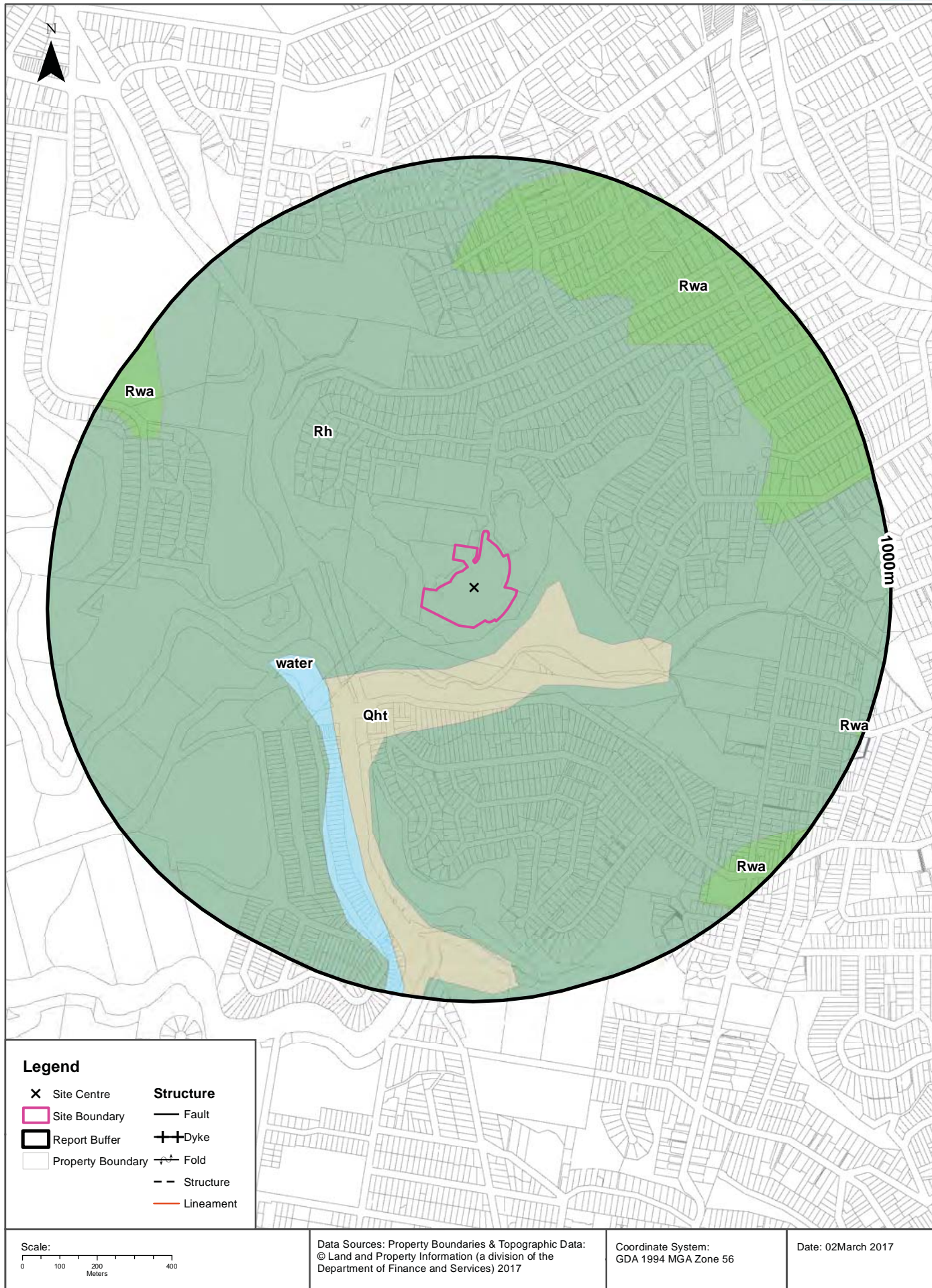
Drill log data relevant to the boreholes within 2km of the site:

Groundwater No	Drillers Log	Distance	Direction
GW109364	0.00m-2.00m SANDSTONE M/GRAINED 2.00m-3.90m SANDSTONE M/GRAINED 3.90m-6.80m SANDSTONE MED.GRAIN,PALE,GREY 6.80m-7.50m SANDSTONE,CROSS BEDDED. 7.50m-9.20m SANDSTONE,MED TO COARSE GRAINED 9.20m-11.20m SANDSTONE,MG. PALE GREY,ORANGE/BROWN IRONSTANNING 11.20m-13.40m SANDSTONE,MG,TRACE OF SHALE LAMINATIONS 13.40m-14.60m SANDSTONE MG PALE GREY 14.60m-18.60m SANDSTONE MG PALE GREY CROSS BEDDED 18.60m-20.10m SANDSTONE FG,PALE GREY,CARBONACEOUS LAMINATIONS 20.10m-21.30m SANDSTONE MG,TRACE SILSTONE LAMINATIONS 21.30m-22.50m SANDSTONE MED TO COARSE GRAINED,PALE GREY 22.50m-26.30m SANDSTONE,MG, LIGHT GREY,MASSIVE,SHALE INCLUSIONS 26.30m-44.78m SANDSTONE MG PALE GREY,SILTSTONE AND CARB. INCLUSIONS	189m	West
GW110126	0.00m-0.10m FILL 0.10m-0.50m FILL,SILTY SAND 0.50m-2.50m SILTY SAND MEDIUM GRAINED,DARK BROWN 2.50m-7.00m SAND, TRACE OF SHELL FRAGMENTS 7.00m-13.00m PEATY SAND,MEDIUM TO COARSE GRAINED 13.00m-17.00m SILTY SAND/PEATY SAND 17.00m-18.00m SANDY CLAY/CLAYEY SAND,PALE GREY 18.00m-18.30m BOREHOLE CONTINUED AS CORED HOLE. 18.30m-19.50m SANDSTONE,FINE TO MEDIUM GRAINED 19.50m-23.50m SANDSTONE,TRACE CARBONACEOUS FLECKS 23.50m-25.90m SANDSTONE MEDIUM GRAINED,PALE GREY 25.90m-26.00m NO CORE:160 mm 26.00m-27.50m SANDSTONE, MEDIUM TO COARSE GRAINED 27.50m-31.50m SANDSTONE,FINE TO MEDIUM GRAINED 31.50m-34.60m SANDSTONE,MEDIUM GRAIN,GREY 34.60m-36.30m SANDSTONEMMEDIUM GREY,PALE GREY 36.30m-41.20m SANDSTONE,MEDIUM GRAINED,PALE GREY 41.20m-46.70m SANDSTONE,MEDIUM GRAINED,TRACE CARBONACEOUS LAMINATIONS 46.70m-53.39m SANDSTONE, MEDIUM GRAINED,PALE GREY,MASSIVE,TRACE CARBONACEOUS FLECKS.	365m	South West
GW110125	0.00m-0.10m SILTY SAND 0.10m-1.30m SILTY SAND FINE TO MEDIUM GRAINED 1.30m-4.50m SILTY SAND,MOTTLED BROWN 4.50m-8.80m SAND, FINE TO COARSE GRAINED,DARK GREY 8.80m-10.50m SYLTY SAND,FINE TO COARSE,WITH SOME CHARCOAL FRAGMENTS 10.50m-15.50m SAND, FINE TO MEDIUM GRAINED,TRACE OF SOME SILT 15.50m-17.20m SAND FINE TO COARSE GRAINED,BANDS OF SILTY SAND 17.20m-17.60m SANDSTONE MEDIUM GRAINED,MOTTLED LIGHT GREY 17.60m-19.20m SANDSTONE MEDIUM GRAINED 19.20m-19.50m SANDSTONE FINE TO MEDIUM GRAINED 19.50m-21.70m SANDSTONE MEDIUM GRAINED 21.70m-22.00m NO CORE:0.28m 22.00m-25.10m SANDSTONE MEDIUM GRAINED AND SOME COARSE GRAINED 25.10m-27.10m SANDSTONE COARSE GRAINED,TERACE OF SOME GRAVEL 27.10m-29.00m SANDSTONE MEDIUM GRAINED,FINE PEBBLES 29.00m-29.65m SANDSTONE FINE TO MEDIUM GRAINED	431m	South West
GW110124	0.00m-0.70m CONTINUED FROM NON-CORED BOREHOLE 0.70m-3.00m SANDSTONE,MEDIUM GRAINED,PALE BROWN GREY 3.00m-6.00m SANDSTONE,RED BROWN 6.00m-6.30m NO CORE: 0.30m 6.30m-7.00m SILTSTONE,DARK GREY TO GREY,SANDSTONE 7.00m-8.60m SANDSTONE FINE GRAINED 8.60m-18.70m SANDSTONE,MEDIUM GRAINED,PALE GREY 18.70m-25.10m SANDSTONE MEDIUM GRAINED,RED BROWN MOTTLED 25.10m-26.70m SANDSTONE,SOME COARSE GRAIN,PALE GREY 26.70m-27.30m SANDSTONE FINE GRAINED,SOME SILTSTONE 27.30m-30.60m SANDSTONE MEDIUM GRAINED,PALE GREY 30.60m-31.00m SANDSTONE MEDIUM TO COARSE GRAINED 31.00m-32.30m SANDSTONE MEDIUM GRAINED 32.30m-32.70m SILTSTONE DARK GREY 32.70m-33.90m SANDSTONE MEDIUM GREY 33.90m-35.30m SANDSTONE COARSE GRAINED 35.30m-46.10m SANDSTONE MEDIUM GRAINED,PALE GREY 46.10m-47.48m SANDSTONE FINE GRAINED,PALE GREY	501m	South West

Groundwater No	Drillers Log	Distance	Direction
GW033711	0.00m-0.60m Sandstone Red 0.60m-0.91m Clay Yellow 0.91m-5.48m Sandstone Red 5.48m-6.09m Sandstone Yellow 6.09m-8.22m Sandstone White 8.22m-8.53m Sand White Water Supply 8.53m-10.97m Sandstone White 10.97m-11.27m Sand Grey Water Supply 11.27m-13.41m Sandstone White Hard	839m	South East
GW111804	0.00m-0.20m SILT / GRAVEL 0.20m-1.00m CLAY, MINOR SILT 1.00m-2.00m SANDSTONE MINOR SAND 2.00m-4.00m SANDSTONE, MINOR SAND, DARK BROWN 4.00m-5.00m SANDSTONE, MINOR SAND, MOIST L/BROWN 5.00m-6.00m SANDSTONE, MINOR SAND MOIST TO WET 6.00m-7.00m SANDSTONE, MINOR SAND, WET L/BROWN	916m	West
GW111805	0.00m-1.00m NATURAL SILT L/PLASTICITY, D/BROWN 1.00m-3.00m SANDSTONE, FINE, DRY, L/BROWN 3.00m-7.00m SANDSTONE FINE, MOIST, L/BROWN 7.00m-12.00m SANDSTONE, FINE, MOIST, L/BROWN	924m	West
GW102744	0.00m-1.00m CLAY FILL 1.00m-11.00m SANDSTONE BROWN 11.00m-18.00m SANDSTONE WHITE 18.00m-21.00m SANDSTONE WHITE WITH SHALE 21.00m-29.00m SANDSTONE WHITE WITH SHALE 29.00m-31.00m CLAY STIFF GREY SANDY 31.00m-39.00m SANDSTONE GREY WITH CLAY	1012m	South
GW103133	0.00m-1.20m SANDY SOIL 1.20m-5.40m IRONSTONE WITH BANDS OF CLAY 5.40m-8.90m YELLOW SANDSTONE 8.90m-20.10m GREY SANDSTONE 20.10m-20.30m GREY SANDSTONE W.B. 20.30m-41.90m SANDSTONE GREY 41.90m-43.00m SANDSTONE GREY W.B. 43.00m-46.00m SANDSTONE GREY	1124m	South
GW033631	0.00m-1.21m Topsoil 1.21m-2.68m Sandstone Red Soft 2.68m-2.74m Sand Water Supply 2.74m-4.87m Sandstone Red 4.87m-6.70m Sandstone Yellow 6.70m-8.83m Sandstone White 8.83m-11.27m Sandstone Water Supply 11.27m-14.02m Sandstone White Water Supply	1195m	South
GW114836	0.00m-0.60m COMPACTED GRAVEL / BALLAST 0.60m-2.00m COMPACTED GRAVEL / BALLAST 2.00m-2.20m CLAY LIGHT RED BROWN 2.20m-3.00m CLAY WHITE RED 3.00m-4.50m CLAY GREY VERY HARD 4.50m-6.00m CLAY GREY 6.00m-9.00m SHALE GREY VERY HARD CLAY 9.00m-15.00m SHALE VERY WEATHERED GREY SHALE	1655m	East
GW114837	0.00m-0.20m GRAVEL COMPACTED 0.20m-1.40m NON DESTRUCTIVE EXCAVATIONS, GRAVEL 1.40m-2.50m CLAY YELLOW 2.50m-3.80m CLAY RED GREY 3.80m-5.00m CLAY RED, WEATHERED ROCK	1665m	East
GW108792	0.00m-4.00m clay 4.00m-15.00m shale 15.00m-52.00m sandstone, grey 52.00m-54.00m sandstone, quartz 54.00m-70.00m sandstone, grey 70.00m-75.00m sandstone, quartz 75.00m-76.00m shale 76.00m-80.00m sandstone, shale bands 80.00m-89.00m sandstone, grey 89.00m-90.00m shale 90.00m-94.00m sandstone, siltstone band 94.00m-110.00m sandstone, grey 110.00m-112.00m sandstone, quartz 112.00m-130.00m sandstone, grey 130.00m-131.00m siltstone 131.00m-132.00m sandstone, grey 132.00m-135.50m sandstone, quartz 135.50m-145.00m sandstone, grey 145.00m-152.20m sandstone, quartz 152.20m-161.00m sandstone, grey 161.00m-168.00m sandstone, quartz 168.00m-174.00m sandstone, grey	1671m	North East

Groundwater No	Drillers Log	Distance	Direction
GW114838	0.00m-0.20m SAND GRAVEL 0.20m-1.60m COMPACTED BALLAST,SAND GRAVEL 1.60m-2.80m CLAY RED YELLOW 2.80m-3.90m CLAY RED GREY 3.90m-6.00m CLAY RED/WHITE,SOME WET ROCKS 6.00m-7.00m ROCK AND CLAY RED WEATHERED 7.00m-7.50m ROCK WHITE WEATHERED 7.50m-8.00m SHALE ORANGE WHEATHERED 8.00m-9.70m SHALE MUDDY WEATHERED	1686m	East
GW104127	0.00m-0.40m TOPSOIL 0.40m-4.90m CLAY BROWN 4.90m-6.10m SANDSTONE YELLOW 6.10m-132.20m SANDSTONE GREY 132.20m-132.80m SANDSTONE GREY W.B. 132.80m-171.40m SANDSTONE GREY 171.40m-172.00m SANDSTONE GREY W.B. 172.00m-180.00m SANDSTONE GREY	1765m	North West
GW112646	0.00m-0.05m ASPHALT 0.05m-0.10m ROAD BASE 0.10m-0.40m FILLING BROWN 0.40m-1.26m SHALE LOW STRENGTH 1.26m-2.00m SILTSTONE 2.00m-3.95m SANDSTONE 3.95m-7.05m SANDSTONE LOW TO MED. STRENGTH 7.05m-10.00m SANDSTONE	1987m	West

Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp
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Geology

Eton Road, Lindfield, NSW 2070

Geological Units

What are the Geological Units onsite?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Rh	Medium to coarse grained quartz sandstone, very minor shale and laminate lenses				Triassic		Sydney	1:100,000

What are the Geological Units within the report buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Qht	Sandy mud and muddy sand				Quaternary		Sydney	1:100,000
Rh	Medium to coarse grained quartz sandstone, very minor shale and laminate lenses				Triassic		Sydney	1:100,000
Rwa	Black to dark grey shale and laminate	Ashfield Shale	Wianamatta Group		Triassic		Sydney	1:100,000
water							Sydney	1:100,000

Geological Structures

What are the Geological Structures onsite?

Feature	Name	Description	Map Sheet	Dataset
No features				1:100,000

What are the Geological Structures within the report buffer?

Feature	Name	Description	Map Sheet	Dataset
No features				1:100,000

Geological Data Source : NSW Department of Industry, Resources & Energy

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Naturally Occurring Asbestos Potential

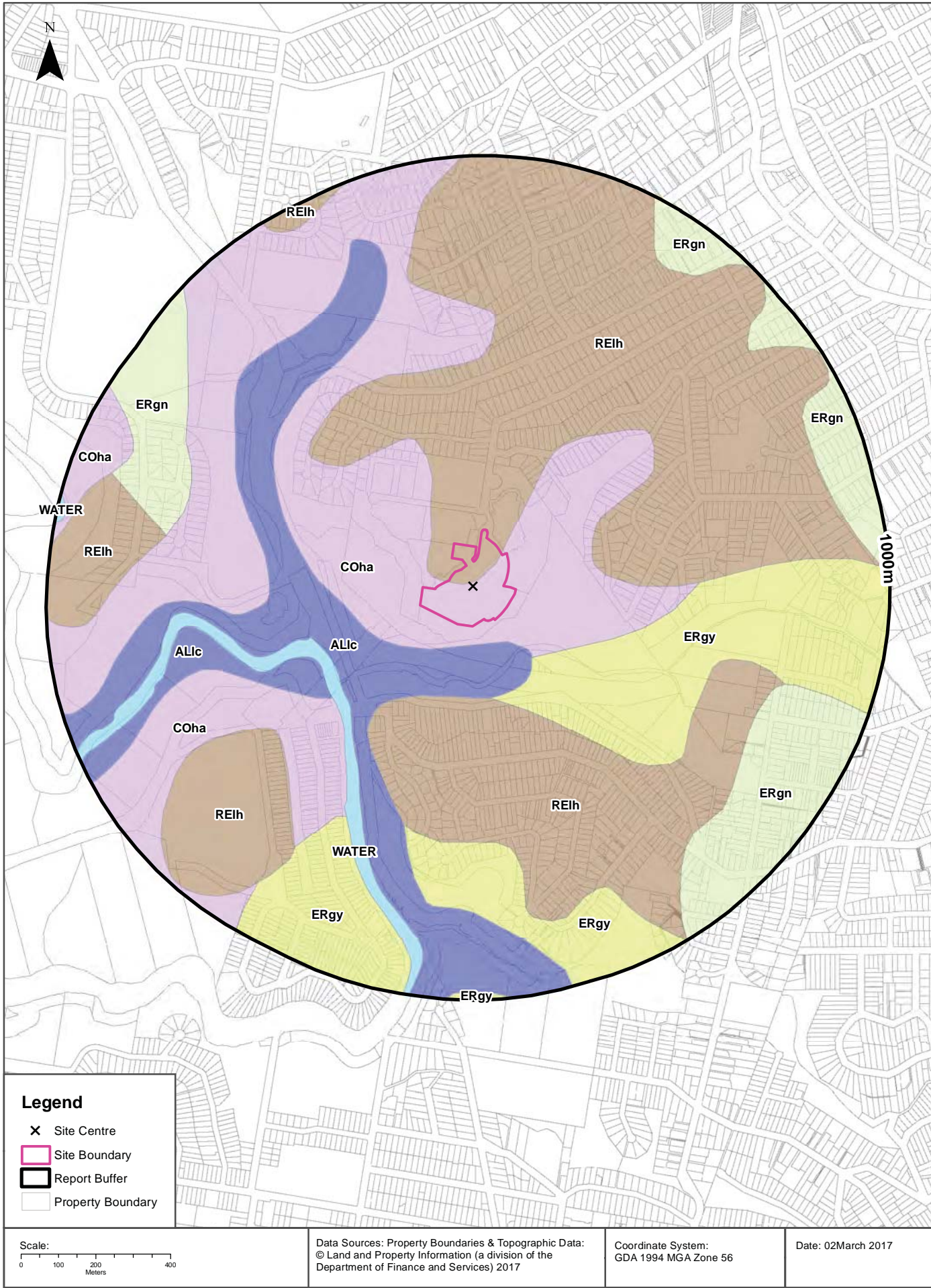
Eton Road, Lindfield, NSW 2070

Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the report buffer?

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

Mining Subsidence District Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy



Soils

Eton Road, Lindfield, NSW 2070

Soil Landscapes

What are the onsite Soil Landscapes?

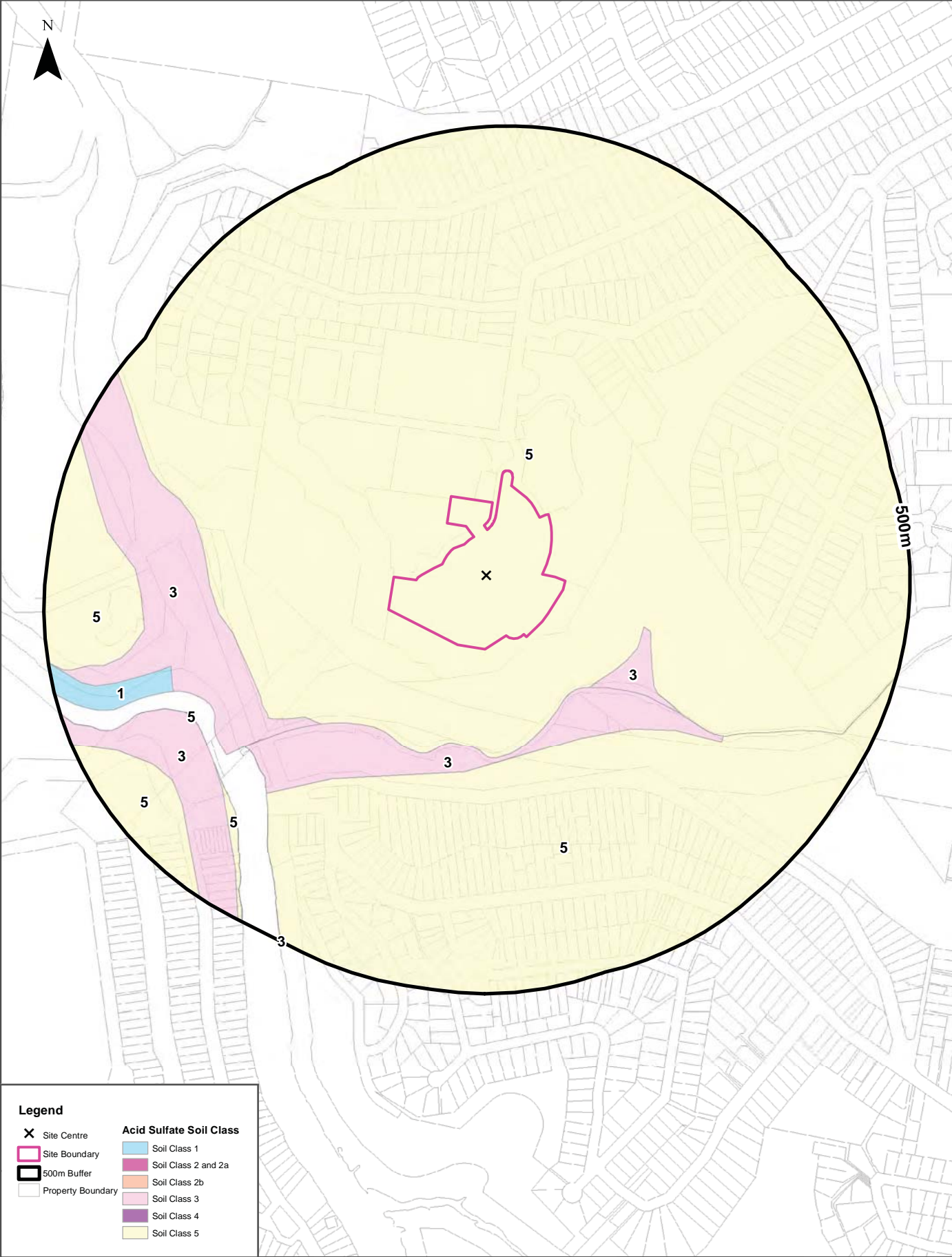
Soil Code	Name	Group	Process	Map Sheet	Scale
COha	HAWKESBURY		COLLUVIAL	Sydney	1:100,000
RElh	LUCAS HEIGHTS		RESIDUAL	Sydney	1:100,000

What are the Soil Landscapes within the report buffer?

Soil Code	Name	Group	Process	Map Sheet	Scale
ALlc	LANE COVE		ALLUVIAL	Sydney	1:100,000
COha	HAWKESBURY		COLLUVIAL	Sydney	1:100,000
ERgn	GLENORIE		EROSIONAL	Sydney	1:100,000
ERgy	GYMEA		EROSIONAL	Sydney	1:100,000
RElh	LUCAS HEIGHTS		RESIDUAL	Sydney	1:100,000
WATER	WATER		WATER	Sydney	1:100,000

Soils Landscapes Data Source : NSW Office of Environment and Heritage

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Standard Local Environmental Plan Acid Sulfate Soils

Eton Road, Lindfield, NSW 2070

Standard Local Environmental Plan Acid Sulfate Soils

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

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

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

Soil Class	Description	LEP	Distance	Direction
3	Works more than 1 metre below natural ground surface present an environmental risk; Works by which the watertable is likely to be lowered more than 1 metre below natural ground surface, present an environmental risk	Willoughby Local Environmental Plan 2012	103m	South
1	Any works present an environmental risk	Ku-ring-gai Local Environmental Plan 2015	326m	West

Acid Sulfate Data Source Accessed 07/10/2016: NSW Crown Copyright - Planning and Environment
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Dryland Salinity

Eton Road, Lindfield, NSW 2070

Dryland Salinity

Is there Dryland Salinity data onsite?

No

Is there Dryland Salinity data within the report buffer?

No

What Dryland Salinity assessments are given?

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

Eton Road, Lindfield, NSW 2070

Mining Subsidence Districts

Mining Subsidence Districts within the report buffer?

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

Mining Subsidence District Data Source: © Land and Property Information (2016)
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State Environmental Planning Policy

Eton Road, Lindfield, NSW 2070



Legend

- | | | |
|-------------------|--------------------------------|--|
| ✕ Site Centre | SEPP 14 - Coastal Wetlands | Strategic Land Use - Future Residential Growth Areas |
| Site Boundary | SEPP 26 - Littoral Rainforests | Strategic Land Use - Additional Rural Village Land |
| Report Buffer | SEPP 71 - Coastal Protection | Strategic Land Use - Biophysical Strategic Agricultural Land |
| Property Boundary | SEPP Major Developments 2005 | Strategic Land Use - Critical Industry Cluster (Equine) |
| | | Strategic Land Use - Critical Industry Cluster (Viticulture) |

Scale:
0 100 200 400
Meters

Data Sources: Property Boundaries & Topographic Data:
© Land and Property Information (a division of the
Department of Finance and Services) 2017

Coordinate System:
GDA 1994 MGA Zone 56

Date: 02March 2017

Environmental Zoning

Eton Road, Lindfield, NSW 2070

State Environmental Planning Policy Protected Areas

Are there any State Environmental Planning Policy Protected Areas onsite or within the report buffer?

Dataset	Onsite	Within Site Buffer	Distance
SEPP14 - Coastal Wetlands	No	No	N/A
SEPP26 - Littoral Rainforests	No	No	N/A
SEPP71 - Coastal Protection Zone	No	No	N/A

SEPP Protected Areas Data Source: NSW Department of Planning & Environment

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State Environmental Planning Policy Major Developments (2005)

State Environmental Planning Policy Major Developments within the report buffer?

Map Id	Feature	Effective Date	Distance	Direction
62673	UTS Ku-ring-gai Campus Site	11/07/2008	0m	Onsite

SEPP Major Development Data Source: NSW Department of Planning & Environment

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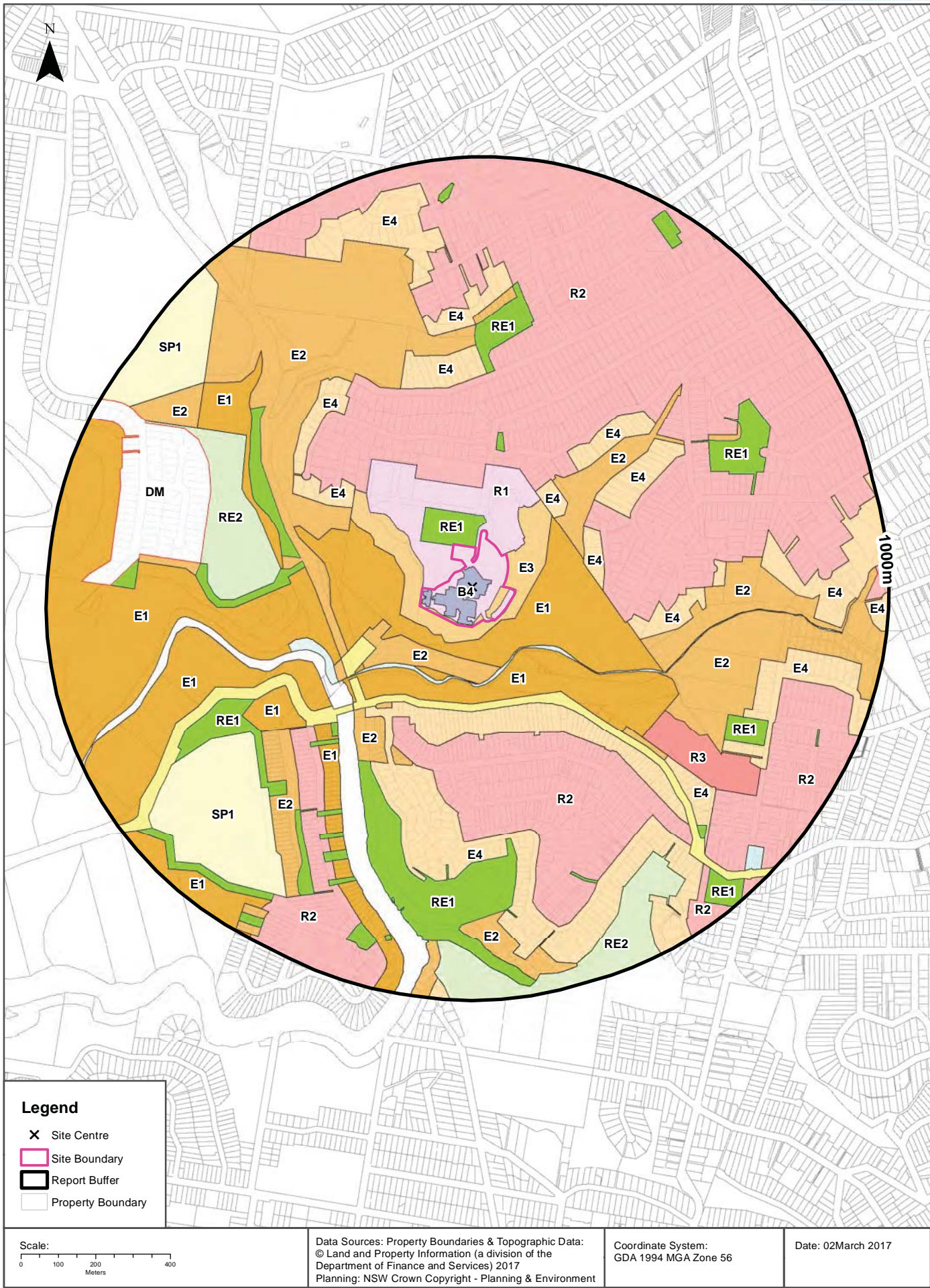
State Environmental Planning Policy Strategic Land Use Areas

State Environmental Planning Policy Strategic Land Use Areas onsite or within the report buffer?

Strategic Land Use	SEPPNo	Effective Date	Amendment	Amendment Year	Distance	Direction
No records within buffer						

SEPP Strategic Land Use Data Source: NSW Department of Planning & Environment

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Local Environmental Plan

Eton Road, Lindfield, NSW 2070

Land Zoning

What Local Environmental Plan Land Zones exist within the report buffer?

Zone	Description	Purpose	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R1	General Residential		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		0m	Onsite
B4	Mixed Use		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		0m	Onsite
E3	Environmental Management		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		0m	Onsite
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		0m	North
E1	National Parks and Nature Reserves		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		11m	South East
E2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		81m	South West
W1	Natural Waterways		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		100m	South East
E1	National Parks and Nature Reserves		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		103m	South East
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		115m	North
E1	National Parks and Nature Reserves		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		133m	South West
E1	National Parks and Nature Reserves		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		142m	South
E2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		161m	North East
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		161m	North East
SP2	Infrastructure	Classified Railway	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		162m	South West
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		196m	East
SP2	Infrastructure	Classified Road	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		203m	South East
E1	National Parks and Nature Reserves		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		215m	South West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		218m	North
E2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		222m	North West
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		223m	South
E1	National Parks and Nature Reserves		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		246m	North West
E2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		253m	South West
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		262m	South West
W1	Natural Waterways		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		275m	South West
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		276m	South
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		277m	North East
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		286m	North West
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		295m	North East
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		307m	South West
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		309m	East

Zone	Description	Purpose	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
SP2	Infrastructure	Classified Road	Ryde Local Environmental Plan 2014	10/04/2015	10/04/2015	29/07/2016	Amendment No 2	316m	West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		319m	West
E1	National Parks and Nature Reserves		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		323m	West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		335m	North West
E2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		357m	East
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		365m	South West
E1	National Parks and Nature Reserves		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		376m	North West
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		380m	South West
RE2	Private Recreation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		382m	West
E1	National Parks and Nature Reserves		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		393m	South West
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		394m	North
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		416m	South West
E1	National Parks and Nature Reserves		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		417m	South West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		421m	North
E1	National Parks and Nature Reserves		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		427m	South West
R2	Low Density Residential		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		429m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		432m	South
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	13/06/2014	13/06/2014	15/08/2014	Amendment No 1	440m	East
E2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		440m	North West
E2	Environmental Conservation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		442m	South West
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		443m	North West
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		450m	South East
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	13/06/2014	13/06/2014	15/08/2014	Amendment No 1	500m	South East
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		507m	South West
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		527m	East
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		537m	North
E2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		551m	North
SP1	Special Activities	Crematorium	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		562m	South West
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		578m	South West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		579m	North East
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		585m	South East
E1	National Parks and Nature Reserves		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		589m	South West
DM	Deferred Matter		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		597m	West
E2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		597m	West
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		607m	South West
E2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		622m	North East

Zone	Description	Purpose	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		632m	South West
E1	National Parks and Nature Reserves		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		642m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		656m	South East
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		659m	East
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		671m	South West
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		673m	North
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		682m	East
E1	National Parks and Nature Reserves		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		691m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		703m	South
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		729m	South West
E1	National Parks and Nature Reserves		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		734m	South
E2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		738m	North West
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		741m	East
RE2	Private Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		751m	South
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		761m	South
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		761m	West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		771m	South East
SP1	Special Activities	Commonwealth Purposes	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		796m	North West
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		836m	South
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		845m	South West
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		847m	South
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		858m	South East
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		864m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		880m	South East
E1	National Parks and Nature Reserves		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		882m	South West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		884m	North
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		889m	South East
B1	Neighbourhood Centre		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		906m	South East
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		906m	North East
E2	Environmental Conservation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		912m	South West
RE1	Public Recreation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		934m	South West
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		944m	South
E2	Environmental Conservation		Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	29/07/2016		958m	South West
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		964m	North West
SP2	Infrastructure	Educational Establishment	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		991m	North East

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Local Environmental Plan

Eton Road, Lindfield, NSW 2070

Minimum Subdivision Lot Size

What are the onsite Local Environmental Plan Minimum Subdivision Lot Sizes?

Symbol	Minimum Lot Size	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
U	1500 m ²	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/10/2015		9.37

Maximum Height of Building

What are the onsite Local Environmental Plan Maximum Height of Buildings?

Symbol	Maximum Height of Building	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
J	9.50 m	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	12/11/2015		51.3
Q	20.00 m	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	12/11/2015		39.4

Floor Space Ratio

What are the onsite Local Environmental Plan Floor Space Ratios?

Symbol	Floor Space Ratio	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
No Data							

Land Application

What are the onsite Local Environmental Plan Land Applications?

Application Type	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
Included	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	02/04/2015		100

Land Reservation Acquisition

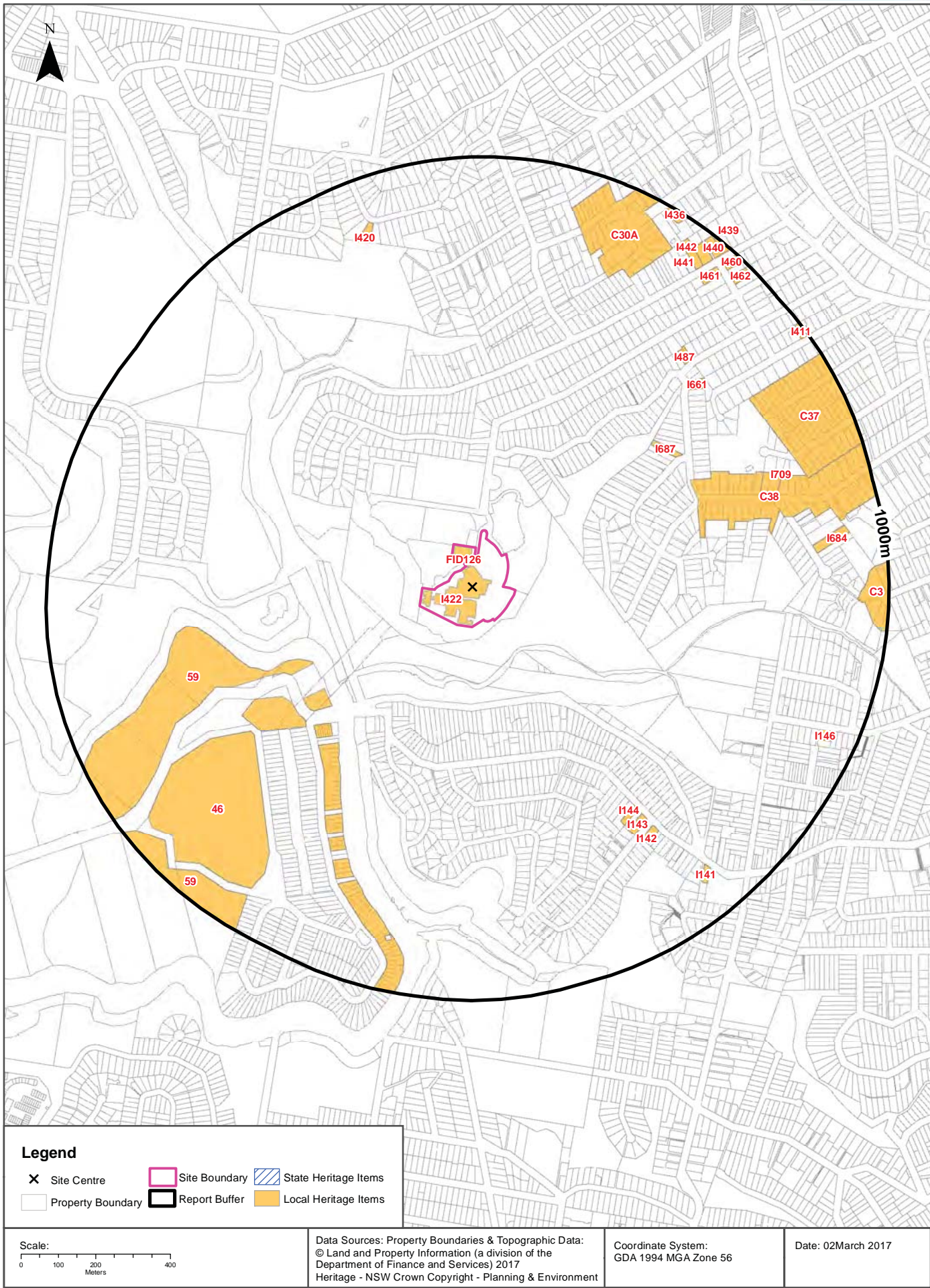
What are the onsite Local Environmental Plan Land Reservation Acquisitions?

Reservation	LEP	Published Date	Commenced Date	Currency Date	Amendment	Comments	Percentage of Site Area
No Data							

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Heritage Items

Eton Road, Lindfield, NSW 2070



Heritage

Eton Road, Lindfield, NSW 2070

State Heritage Items

What are the State Heritage Items located within the report 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 - Planning & Environment

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Local Heritage Items

What are the Local Heritage Items located within the report buffer?

Map Id	Name	Classification	Significance	LEP or Act	Published Date	Commenced Date	Currency Date	Distance	Direction
FID126		Item - General	State	State Environmental Planning Policy (State Significant Precincts) 2005	24/03/2016	24/03/2016	24/03/2016	0m	Onsite
I422	UTS Ku-ring-gai Campus main building, incl. gymnasium and footbridge	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	08/07/2016	0m	Onsite
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	10/04/2015	323m	West
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	10/04/2015	336m	South West
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	10/04/2015	393m	South West
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	10/04/2015	427m	South West
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	10/04/2015	428m	South West
I687	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	08/07/2016	485m	North East
C38	Shirley Road Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	08/07/2016	513m	East
46	Northern Suburbs Crematorium	Item - General	Local	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	10/04/2015	562m	South West
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	10/04/2015	589m	South West
I144	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	619m	South East
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	10/04/2015	642m	South West
I143	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	649m	South East
I661	Dwelling house "Sirocco"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	08/07/2016	658m	North East

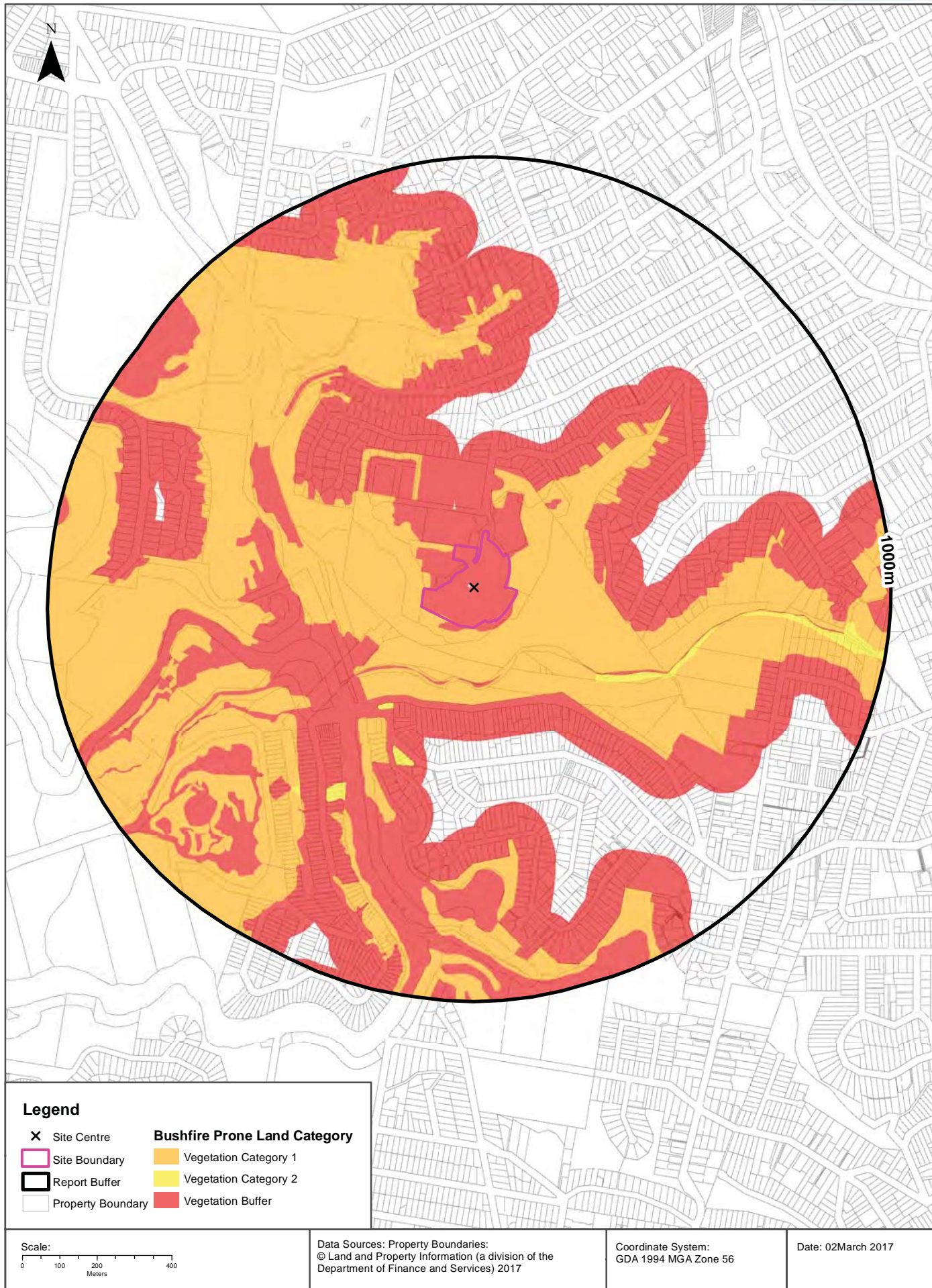
Map Id	Name	Classification	Significance	LEP or Act	Published Date	Commenced Date	Currency Date	Distance	Direction
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	10/04/2015	691m	South West
I142	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	693m	South East
I487	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	08/07/2016	694m	North East
I709	Dwelling House "Lynwood"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	08/07/2016	697m	East
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	10/04/2015	734m	South
C30A	Lindfield West Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	08/07/2016	754m	North East
C37	Garden of Roseville Estate Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	08/07/2016	771m	North East
I684	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	08/07/2016	803m	East
I420	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	08/07/2016	827m	North
I141	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	862m	South East
I461	Dwelling House "Heilbron"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	08/07/2016	881m	North East
I146	House (including original interiors, Bunya Pine and Moreton Bay Fig)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	893m	South East
I442	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	08/07/2016	898m	North East
59		Item - General	State	Ryde Local Environmental Plan 2014	12/09/2014	12/09/2014	10/04/2015	900m	South West
C3	Findlay and Wyvem Avenues	Conservation Area - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	914m	East
I441	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	08/07/2016	918m	North East
I462	Dwelling House "Rathlyn"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	08/07/2016	939m	North East
I460	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	08/07/2016	952m	North East
I440	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	08/07/2016	952m	North East
I436	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	08/07/2016	969m	North East
I439	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	08/07/2016	975m	North East
I411	Dwelling house "Audley"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	08/07/2016	976m	North East

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Natural Hazards - Bushfire Prone Land

Eton Road, Lindfield, NSW 2070



Natural Hazards

Eton Road, Lindfield, NSW 2070

Bushfire Prone Land

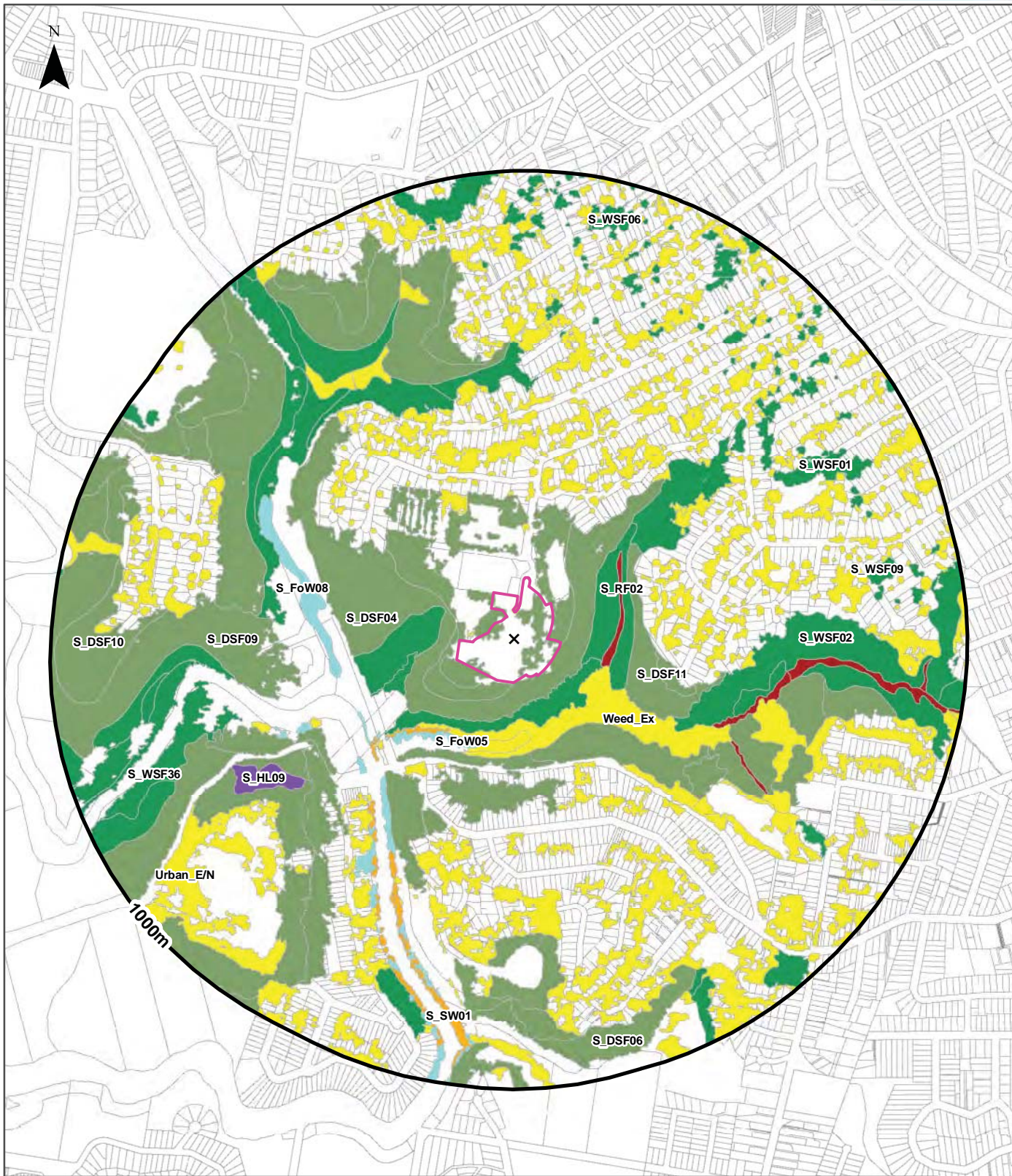
What are the nearest Bushfire Prone Land Categories that exist within the report buffer?

Bushfire Prone Land Category	Distance	Direction
Vegetation Buffer	0m	Onsite
Vegetation Category 1	0m	Onsite
Vegetation Category 2	261m	South West

Bushfire Prone Land Data Reference - NSW RFS GIS Data Set

Ecological Constraints - Native Vegetation & RAMSAR Wetlands

Eton Road, Lindfield, NSW 2070



Legend

X Site Centre	Rainforest	Forested Wetlands	Grasslands	Artificial Wetlands	RAMSAR Wetlands
Site Boundary	Wet Sclerophyll Forests	Grassy Woodlands	Freshwater Wetlands	Water	
Report Buffer	Dry Sclerophyll Forests	Heathlands	Saline Wetlands	Other	
Property Boundary					

Scale: 0 100 200 400 Meters

Data Sources: Property Boundaries & Topographic Data: © Land and Property Information (a division of the Department of Finance and Services) 2017

Coordinate System: GDA 1994 MGA Zone 56

Date: 02March 2017

Ecological Constraints

Eton Road, Lindfield, NSW 2070

Native Vegetation

What native vegetation exists within the report buffer?

Map ID	Map Unit Name	Threatened Ecological Community NSW	Threatened Ecological Community EPBC Act	Understorey	Disturbance	Disturbance Index	Dominant Species	Dist	Direction
S_DSF04	S_DSF04: Coastal Enriched Sandstone Dry Forest			11: Semi sheltered dry/mesic	15: Regrowth	2: Moderate	E.piperita/A.costataE.pilularis	0m	Onsite
S_DSF10	S_DSF10: Hornsby Enriched Sandstone Exposed Woodland			12: Dry xeric shrubs	15: Regrowth	2: Moderate	E.haemastoma/A.littoralis/E.piperita/C.gummifera	0m	Onsite
S_DSF10	S_DSF10: Hornsby Enriched Sandstone Exposed Woodland			12: Dry xeric shrubs	24: Urban mixed use	3: High	E.haemastoma/A.littoralis/E.piperita/C.gummifera	0m	Onsite
S_DSF10	S_DSF10: Hornsby Enriched Sandstone Exposed Woodland			24: Urban and hard surface	24: Urban mixed use	4: Very high	E.haemastoma/A.littoralis/E.piperita/C.gummifera	0m	Onsite
Urban_E/N	Urban_E/N: Urban Exotic/Native			00: Not assessed	00: Not assessed	0: Not assessed	Urban Exotic/Native	0m	Onsite
S_WSF02	S_WSF02: Coastal Enriched Sandstone Moist Forest			10: Mesic/rainforest	13: Weeds	3: High	E.pilularis/A.costata/C.gummifera E.resinifera	46m	South
Weed_Ex	Weed_Ex: Weeds and Exotics			20: Weeds and exotics	20: Previously cleared 1943	3: High	Exotic Species >90%cover	88m	South East
S_RF02	S_RF02: Coastal Sandstone Gallery Rainforest			10: Mesic/rainforest	13: Weeds	1: Low	C.apetalum/T.laurina/C.serratifolia	108m	East
S_FoW05	S_FoW05: Riverflat Paperbark Swamp Forest	Swamp Sclerophyll Forest on Coastal Floodplains		11: Semi sheltered dry/mesic	13: Weeds	3: High	M.stypheliodes/M.linariifolia	153m	South West
S_SW01	S_SW01: Estuarine Mangrove Forest			00: Not assessed	00: Not assessed	0: Not assessed	Mangroves	158m	South West
S_FoW08	S_FoW08: Estuarine Swamp Oak Forest	Swamp Oak Floodplain Forest		00: Not assessed	00: Not assessed	0: Not assessed	C.glauca	171m	South West
S_DSF11	S_DSF11: Sydney North Exposed Sandstone Woodland			12: Dry xeric shrubs	25: Edge disturbances only	1: Low	E.haemastoma/C.gummifera/A.littoralisE.piperita/E.sieberi/A.hsipida	233m	East
S_DSF06	S_DSF06: Coastal Sandstone Foreshores Forest			17: Pittosporum dominant	24: Urban mixed use	3: High	E.pilularis/A.costata/C.gummifera E.resinifera	301m	South West
S_DSF09	S_DSF09: Coastal Sandstone Gully Forest			11: Semi sheltered dry/mesic	13: Weeds	1: Low	A.costata/E.piperita/C.gummifera/S.glomulifera/E.resinifera	383m	West
S_HL09	S_HL09: Coastal Sandstone Rock Plate Heath			19: Dense heath	99: No visible disturbance	5: No visible disturbance	Exposed rockplates with low heath	473m	South West
S_WSF36	S_WSF36: Coastal Flats Tall Moist Forest			15: Grassy natives and exotics	31: Parkland open understorey	4: Very high	E.saligna/E.pilularis/Melaleuca spp/S.glomulifera	545m	West
S_WSF06	S_WSF06: Coastal Shale-Sandstone Forest			13: Dry shrubs and grasses	24: Urban mixed use	4: Very high	E.resinifera/E.pilularis/A.costata/S.glomulifera	576m	North East
S_WSF01	S_WSF01: Blue Gum High Forest	Blue Gum High Forest	Blue Gum High Forest (possible)	11: Semi sheltered dry/mesic	13: Weeds	3: High	E.saligna/S.glomuliferaE.pilularis	598m	North East
S_WSF09	S_WSF09: Sydney Turpentine-Ironbark Forest	Sydney Turpentine Ironbark Forest	Turpentine Ironbark Forest (possible)	24: Urban and hard surface	24: Urban mixed use	4: Very high	E.resinifera/E.pilularis/A.costata/S.glomulifera	692m	North East

RAMSAR Wetlands

What RAMSAR Wetland areas exist within the report 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 Environment

Ecological Constraints

Eton Road, Lindfield, NSW 2070

ATLAS of NSW Wildlife

Endangered & Vulnerable Species on the ATLAS of NSW Wildlife database, within 10km of the site?

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Amphibia	Hylidae	<i>Litoria aurea</i>	Green and Golden Bell Frog	No	Endangered, Protected	Vulnerable
Amphibia	Myobatrachidae	<i>Heleioporus australiacus</i>	Giant Burrowing Frog	No	Vulnerable, Protected	Vulnerable
Amphibia	Myobatrachidae	<i>Pseudophryne australis</i>	Red-crowned Toadlet	No	Vulnerable, Protected	
Aves	Accipitridae	<i>Circus assimilis</i>	Spotted Harrier	No	Vulnerable, Protected	
Aves	Accipitridae	<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	No	Vulnerable, Protected	CAMBA
Aves	Accipitridae	<i>Hieraaetus morphnoides</i>	Little Eagle	No	Vulnerable, Protected	
Aves	Accipitridae	<i>Lophoictinia isura</i>	Square-tailed Kite	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Accipitridae	<i>Pandion cristatus</i>	Eastern Osprey	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Anatidae	<i>Nettapus coromandelianus</i>	Cotton Pygmy-Goose	No	Endangered, Protected	
Aves	Anatidae	<i>Stictonetta naevosa</i>	Freckled Duck	No	Vulnerable, Protected	
Aves	Ardeidae	<i>Botaurus poiciloptilus</i>	Australasian Bittern	No	Endangered, Protected	Endangered
Aves	Ardeidae	<i>Ixobrychus flavicollis</i>	Black Bittern	No	Vulnerable, Protected	
Aves	Artamidae	<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow	No	Vulnerable, Protected	
Aves	Burhinidae	<i>Burhinus grallarius</i>	Bush Stone-curlew	No	Endangered, Protected	
Aves	Burhinidae	<i>Esacus magnirostris</i>	Beach Stone-curlew	No	Critically Endangered Species, Protected	
Aves	Cacatuidae	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Cacatuidae	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo population in the Hornsby and Ku-ring-gai Local Government Areas	No	Endangered Population, Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Cacatuidae	<i>Calyptorhynchus lathami</i>	Glossy Black-Cockatoo	No	Vulnerable, Protected, Category 2 Sensitive Species	
Aves	Ciconiidae	<i>Ephippiorhynchus asiaticus</i>	Black-necked Stork	No	Endangered, Protected	
Aves	Columbidae	<i>Ptilinopus superbus</i>	Superb Fruit-Dove	No	Vulnerable, Protected	
Aves	Diomedidae	<i>Diomedea exulans</i>	Wandering Albatross	No	Endangered, Protected	E,J
Aves	Haematopodidae	<i>Haematopus fuliginosus</i>	Sooty Oystercatcher	No	Vulnerable, Protected	
Aves	Haematopodidae	<i>Haematopus longirostris</i>	Pied Oystercatcher	No	Endangered, Protected	
Aves	Laridae	<i>Onychoprion fuscata</i>	Sooty Tern	No	Vulnerable, Protected	
Aves	Laridae	<i>Sternula albifrons</i>	Little Tern	No	Endangered, Protected	CAMBA, JAMBA, ROKAMBA
Aves	Meliphagidae	<i>Anthochaera phrygia</i>	Regent Honeyeater	No	Critically Endangered Species, Protected	Critically Endangered
Aves	Meliphagidae	<i>Epthianura albifrons</i>	White-fronted Chat	No	Vulnerable, Protected	
Aves	Meliphagidae	<i>Epthianura albifrons</i>	White-fronted Chat population in the Sydney Metropolitan Catchment Management Area	No	Endangered Population, Vulnerable, Protected	
Aves	Neosittidae	<i>Daphoenositta chrysoptera</i>	Varied Sittella	No	Vulnerable, Protected	

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Aves	Petroicidae	Petroica boodang	Scarlet Robin	No	Vulnerable, Protected	
Aves	Procellariidae	Ardeana carneipes	Flesh-footed Shearwater	No	Vulnerable, Protected	J,K
Aves	Procellariidae	Pterodroma leucoptera leucoptera	Gould's Petrel	No	Vulnerable, Protected	Endangered
Aves	Psittacidae	Glossopsitta pusilla	Little Lorikeet	No	Vulnerable, Protected	
Aves	Psittacidae	Lathamus discolor	Swift Parrot	No	Endangered, Protected, Category 3 Sensitive Species	Critically Endangered
Aves	Psittacidae	Polytelis swainsonii	Superb Parrot	No	Vulnerable, Protected, Category 3 Sensitive Species	Vulnerable
Aves	Rostratulidae	Rostratula australis	Australian Painted Snipe	No	Endangered, Protected	Endangered
Aves	Scolopacidae	Calidris ferruginea	Curlew Sandpiper	No	Endangered, Protected	CE,C,J,K
Aves	Scolopacidae	Calidris tenuirostris	Great Knot	No	Vulnerable, Protected	CE,C,J,K
Aves	Scolopacidae	Limicola falcinellus	Broad-billed Sandpiper	No	Vulnerable, Protected	CAMBA, JAMBA, ROKAMBA
Aves	Scolopacidae	Limosa limosa	Black-tailed Godwit	No	Vulnerable, Protected	CAMBA, JAMBA, ROKAMBA
Aves	Scolopacidae	Xenus cinereus	Terek Sandpiper	No	Vulnerable, Protected	CAMBA, JAMBA, ROKAMBA
Aves	Strigidae	Ninox connivens	Barking Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Strigidae	Ninox strenua	Powerful Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Tytonidae	Tyto longimembris	Eastern Grass Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Tytonidae	Tyto novaehollandiae	Masked Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Tytonidae	Tyto tenebricosa	Sooty Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Mammalia	Balaenidae	Eubalaena australis	Southern Right Whale	No	Endangered, Protected	Endangered
Mammalia	Burramyidae	Cercartetus nanus	Eastern Pygmy-possum	No	Vulnerable, Protected	
Mammalia	Dasyuridae	Dasyurus maculatus	Spotted-tailed Quoll	No	Vulnerable, Protected	Endangered
Mammalia	Dasyuridae	Dasyurus viverrinus	Eastern Quoll	No	Endangered, Protected	Critically Endangered
Mammalia	Emballonuridae	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	No	Vulnerable, Protected	
Mammalia	Molossidae	Mormopterus norfolkensis	Eastern Freetail-bat	No	Vulnerable, Protected	
Mammalia	Otariidae	Arctocephalus forsteri	New Zealand Fur-seal	No	Vulnerable, Protected	
Mammalia	Otariidae	Arctocephalus pusillus doriferus	Australian Fur-seal	No	Vulnerable, Protected	
Mammalia	Peramelidae	Isodon obesulus obesulus	Southern Brown Bandicoot (eastern)	No	Endangered, Protected	Endangered
Mammalia	Peramelidae	Perameles nasuta	Long-nosed Bandicoot population in inner western Sydney	No	Endangered Population, Protected	
Mammalia	Petauridae	Petaurus australis	Yellow-bellied Glider	No	Vulnerable, Protected	
Mammalia	Phascolarctidae	Phascolarctos cinereus	Koala	No	Vulnerable, Protected	Vulnerable
Mammalia	Pteropodidae	Pteropus poliocephalus	Grey-headed Flying-fox	No	Vulnerable, Protected	Vulnerable
Mammalia	Vespertilionidae	Chalinolobus dwyeri	Large-eared Pied Bat	No	Vulnerable, Protected	Vulnerable
Mammalia	Vespertilionidae	Falsistrellus tasmaniensis	Eastern False Pipistrelle	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Miniopterus australis	Little Bentwing-bat	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Miniopterus schreibersii oceanensis	Eastern Bentwing-bat	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Myotis macropus	Southern Myotis	No	Vulnerable, Protected	

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Mammalia	Vespertilionidae	Scoteanax rueppellii	Greater Broad-nosed Bat	No	Vulnerable, Protected	
Reptilia	Varanidae	Varanus rosenbergi	Rosenberg's Goanna	No	Vulnerable, Protected	
Flora	Convolvulaceae	Wilsonia backhousei	Narrow-leafed Wilsonia	No	Vulnerable, Protected	
Flora	Dilleniaceae	Hibbertia puberula		No	Endangered, Protected	
Flora	Dilleniaceae	Hibbertia superans		No	Endangered, Protected	
Flora	Elaeocarpaceae	Tetratheca glandulosa		No	Vulnerable, Protected	
Flora	Elaeocarpaceae	Tetratheca juncea	Black-eyed Susan	No	Vulnerable, Protected	Vulnerable
Flora	Ericaceae	Epacris purpurascens var. purpurascens		No	Vulnerable, Protected	
Flora	Euphorbiaceae	Chamaesyce psammogeton	Sand Spurge	No	Endangered, Protected	
Flora	Fabaceae (Faboideae)	Dillwynia tenuifolia		No	Vulnerable, Protected	
Flora	Fabaceae (Mimosoideae)	Acacia bynoeana	Bynoe's Wattle	No	Endangered, Protected	Vulnerable
Flora	Fabaceae (Mimosoideae)	Acacia clunies-rossiae	Kanangra Wattle	No	Vulnerable, Protected	
Flora	Fabaceae (Mimosoideae)	Acacia pubescens	Downy Wattle	No	Vulnerable, Protected	Vulnerable
Flora	Fabaceae (Mimosoideae)	Acacia terminalis subsp. terminalis	Sunshine Wattle	No	Endangered, Protected	Endangered
Flora	Grammitidaceae	Grammitis stenophylla	Narrow-leaf Finger Fern	No	Endangered, Protected, Category 3 Sensitive Species	
Flora	Haloragaceae	Haloragodendron lucasii		No	Endangered, Protected	Endangered
Flora	Lamiaceae	Prostanthera junonis	Somersby Mintbush	No	Endangered, Protected	Endangered
Flora	Malvaceae	Lasiopetalum joyceae		No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Callistemon linearifolius	Netted Bottle Brush	No	Vulnerable, Protected, Category 3 Sensitive Species	
Flora	Myrtaceae	Darwinia biflora		No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Darwinia peduncularis		No	Vulnerable, Protected	
Flora	Myrtaceae	Eucalyptus camfieldii	Camfield's Stringybark	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Eucalyptus nicholii	Narrow-leaved Black Peppermint	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Leptospermum deanei		No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Melaleuca biconvexa	Biconvex Paperbark	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Melaleuca deanei	Deane's Paperbark	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Syzygium paniculatum	Magenta Lilly Pilly	No	Endangered, Protected	Vulnerable
Flora	Orchidaceae	Caladenia tessellata	Thick Lip Spider Orchid	No	Endangered, Protected, Category 2 Sensitive Species	Vulnerable
Flora	Orchidaceae	Cryptostylis hunteriana	Leafless Tongue Orchid	No	Vulnerable, Protected, Category 2 Sensitive Species	Vulnerable
Flora	Orchidaceae	Genoplesium baueri	Bauer's Midge Orchid	No	Endangered, Protected, Category 2 Sensitive Species	Endangered
Flora	Orchidaceae	Microtis angusii	Angus's Onion Orchid	No	Endangered, Protected, Category 2 Sensitive Species	Endangered
Flora	Orchidaceae	Pterostylis saxicola	Sydney Plains Greenhood	No	Endangered, Protected, Category 2 Sensitive Species	Endangered
Flora	Orchidaceae	Sarcochilus hartmannii	Hartman's Sarcochilus	No	Vulnerable, Protected, Category 2 Sensitive Species	Vulnerable
Flora	Poaceae	Deyeuxia appressa		No	Endangered, Protected	Endangered
Flora	Proteaceae	Grevillea parviflora subsp. parviflora	Small-flower Grevillea	No	Vulnerable, Protected	Vulnerable

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Flora	Proteaceae	Persoonia hirsuta	Hairy Geebung	No	Endangered, Protected, Category 3 Sensitive Species	Endangered
Flora	Santalaceae	Thesium australe	Austral Toadflax	No	Vulnerable, Protected	Vulnerable
Flora	Thymelaeaceae	Pimelea curviflora var. curviflora		No	Vulnerable, Protected	Vulnerable
Flora	Zannichelliaceae	Zannichellia palustris		No	Endangered, Protected	
Flora	Hygrophoraceae	Camarophyllopsis kearneyi		No	Endangered, Protected	
Flora	Hygrophoraceae	Hygrocybe anomala var. ianthinomarginata		No	Vulnerable, Protected	
Flora	Hygrophoraceae	Hygrocybe aurantipes		No	Vulnerable, Protected	
Flora	Hygrophoraceae	Hygrocybe austropratensis		No	Endangered, Protected	
Flora	Hygrophoraceae	Hygrocybe collucera		No	Endangered, Protected	
Flora	Hygrophoraceae	Hygrocybe griseoramosa		No	Endangered, Protected	
Flora	Hygrophoraceae	Hygrocybe lanecovens		No	Endangered, Protected	
Flora	Hygrophoraceae	Hygrocybe reesia		No	Vulnerable, Protected	
Flora	Hygrophoraceae	Hygrocybe rubronivea		No	Vulnerable, Protected	

Data does not include records not defined as either endangered or vulnerable, and category 1 sensitive species are also excluded. NSW Office of Environment and Heritage's Atlas of NSW Wildlife, which holds data from a number of custodians. Data obtained 02/03/2017

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Appendix B: Site History Information

Historical Land Title Records

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

18/36 Osborne Road,
Manly NSW 2095

Telephone: +612 9977 6713
Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email: search@alsearchers.com.au

02nd March, 2017

ENVIRONMENTAL INVESTIGATION SERVICES
PO BOX 976,
NORTH RYDE BC NSW 1670

Attention: Rob Muller,

RE:

University of Technology
Eton Road,
Lindfield
Job No. E30259KM

Current Search

Folio Identifier 2/1151638 (title attached)
DP 1151638 (plan attached)
Dated 01st March, 2017
Registered Proprietor:
MINISTER FOR EDUCATION

Title Tree
Lot 2 DP 1151638

Folio Identifier 2/1151638

Folio Identifier 2/1043043

Folio Identifier 1/523448

Certificate of Title Volume 10515 Folio 212

Certificate of Title Volume 9358 Folio 160

Certificate of Title Volume 5050 Folio 172

(a)

(b)

CTVol 3729 Folio 49

PA 33156

CTVol 2387 Folio 178

Crown Land

Commonwealth Government Gazettal
18th October 1934 Folio 1745

Commonwealth Government Gazettal
15th May 1915

Summary of proprietor(s) Lot 2 DP 1151638

Year	Proprietor(s)
	(Lot 2 DP 1151638)
2013 – todate	Minister for Education
2011 – 2013	University of Technology, Sydney
<i>(2011 – todate)</i>	<i>(various current leases shown on Folio Identifier 2/1151638)</i>
<i>(2011 – todate)</i>	<i>(various leases shown on Historical Folio 2/1151638)</i>
	(Lot 2 DP 1043043)
2005 – 2011	University of Technology, Sydney
<i>(2005 – 2011)</i>	<i>(various leases shown on Historical Folio 2/1043043)</i>
	(Lot 1 DP 523448)
1994 – 2005	University of Technology, Sydney
1988 – 1994	Minister for Education, Training and Youth Affairs
<i>(1995 – 2003)</i>	<i>(various leases shown on Historical Folio 1/523448)</i>
	(Lot 1 DP 523448 – CTVol 10515 Fol 212)
1967 – 1988	Her Most Gracious Majesty Queen Elizabeth the Second
<i>(1974 – 1988)</i>	<i>(lease to the Sydney County Council)</i>
	(Lot 2 DP 32292 – CTVol 9358 Fol 160)
1963 – 1967	Her Most Gracious Majesty Queen Elizabeth the Second
1963 – 1963	The Commonwealth of Australia
	(Part Portions 96, 439 & 440 Parish Gordon and other lands – Area 107 Acres 1 Rood 34 Perches – CTVol 5050 Fol 172)
1939 – 1963	The Commonwealth of Australia

See Notes (a) & (b)

Note (a)

	(Part Portions 439 & 440 Parish Gordon and other lands – Area 73 Acres 3 Roods 36 Perches – CTVol 3729 Fol 49)
1925 – 1939	The Commonwealth of Australia

See Notes (ai) & (aia)

Note (ai)

	(Portion 440 & 441 Parish Gordon – Area 173 Acres – CTVol 2387 Fol 178)
1915 – 1925	The Commonwealth of Australia <i>(by Notification of Acquisition)</i>
1913 – 1915	Maria Elizabeth Jenkins, widow

Note (aii)

	(Portion 439 Parish Gordon and other lands – Area 76 Acres 1 Rood – CTVol 1265 Fol's 39 to 43)
1915 – 1925	The Commonwealth of Australia <i>(by Notification of Acquisition)</i>
1905 – 1915	Emily Kate Bray, wife of Edwin Bray, merchant Beatrice Mary Stockwell, spinster James Channon, freeholder Emmaline Smith, widow Richard Warren, contractor

Note (b)

	(Portion 96 Parish Gordon – Area 31 Acres 2 Roods 32 Perches – Crown Land)
1934 – 1939	The Commonwealth of Australia <i>(by Notification of Acquisition Government Gazettal 18th October, 1934 Folio 1745)</i>
	(Portion 96 – Area 31 Acres 2 Roods 32 Perches – Crown Land)
1915 – 1934	The Commonwealth of Australia <i>(by Notification of Acquisition Commonwealth Gazettal 15th May, 1915)</i>



Section 149 Planning Certificate

PLANNING CERTIFICATE

UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

818 Pacific Highway, Gordon NSW 2072
Locked Bag 1006, Gordon NSW 2072
T 02 9424 0000 F 02 9424 0001
DX 8703 Gordon TTY 02 9424 0875
E kmc@kmc.nsw.gov.au
W www.kmc.nsw.gov.au
ABN 86 408 856 411



PROPERTY DETAILS

Address: 100 Eton Road LINDFIELD NSW 2070

Lot Description: Lot 2 DP 1151638, Lot 4 DP 1151638

CERTIFICATE DETAILS

Certificate No: ePC0657/17

Certificate Date: 01/03/2017

Certificate Type: Section 149(2) & (5)

APPLICANT'S DETAILS

REF: E30259KM

Jeffery & Katauskas (Services) Pty Ltd
Po Box 976
NORTH RYDE BC NSW 1670

BACKGROUND INFORMATION

This certificate provides information on how a property (such as land, a house, a commercial building, etc.) may be used and the limits on its development. The certificate contains information Council is aware of through its records and environmental plans with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 149 of the Environmental Planning and Assessment Act.

1. WHICH ENVIRONMENTAL PLAN RESTRICTS THE USE OF THIS PROPERTY?

(Including planning proposals and draft local environmental plans exhibited prior to 1 July 2009 pursuant to section 66(1) b of the E. P. & A. Act).

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

2. WHAT IS THE ZONING OF THIS PROPERTY and the relevant environmental plan?

(Zoning is a way of classifying land and limits the range of uses or activities that may be permitted on that land or property).

Part zoned B4 Mixed Use, part zones E3 Environmental Management and part zoned R1 General Residential.

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

3. WHAT DOES NOT REQUIRE DEVELOPMENT CONSENT under the above environmental plan(s)?

For that part zoned B4 Mixed Use - Nil.

For that part zones E3 Environmental Management - Home occupations.

For that part zoned R1 General Residential - Home occupations: roads.

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

4. WHAT DOES REQUIRE DEVELOPMENT CONSENT under the above environmental plan(s)?

For that part zoned B4 Mixed Use - Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Kiosks; Medical centres; Neighbourhood shops; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing.

For that part zones E3 Environmental Management - Bed and breakfast accommodation; Community facilities; Dwelling houses; Environmental facilities; Environmental protection works; Flood mitigation works; Home-based child care; Home businesses; Home industries; Recreation areas; Roads.

For that part zoned R1 General Residential - Attached dwellings; Boarding houses; Child care centres; Community facilities; Dwelling houses; Group homes; Home-based child care; Hostels; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreational facilities (indoor); Residential flat buildings; Residential care facilities; Respite day care centres; Semi-detached dwellings; Seniors housing; Shop top housing.

5. WHAT IS PROHIBITED under the above environmental plan(s)?

For that part zoned B4 Mixed Use - Any other development not specified in item 3 or 4.

For that part zoned E3 Environmental Management - Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres. Any other development not specified in item 3 or 4.

For that part zoned R1 General Residential - Any other development not specified in item 3 or 4.

6. DO THE DIMENSIONS OF THE LAND PERMIT THE ERECTION OF A DWELLING HOUSE ON THIS PROPERTY under the above environmental plan(s)?

For that part zoned B4 Mixed Use not applicable, dwelling houses are not permitted within this zone.

For those parts zoned E3 Environmental Management and/or R1 General there are no provisions in Ku-ring-gai Local Environmental Plan 2015 that regulate minimum dimension sizes for the erection of a dwelling house on this property.

7. WHAT IS THE PROPOSED ZONING OF THIS PROPERTY and the relevant proposed environmental plan?

(Zoning is a way of classifying land and limits the range of uses or activities that may be permitted on that land or property).

There are no zoning changes under any proposed environmental plans applying to this land.

8. WHAT DOES NOT REQUIRE DEVELOPMENT CONSENT under the above proposed environmental plan(s)?

Not applicable.

9. WHAT DOES REQUIRE DEVELOPMENT CONSENT under the above proposed environmental plan(s)?

Not applicable.

10. WHAT IS PROHIBITED by the above proposed environmental plan(s)?

Not applicable.

11. DO THE DIMENSIONS OF THE LAND PERMIT THE ERECTION OF A DWELLING HOUSE ON THIS PROPERTY by the above proposed environmental plan(s)?

Not applicable.

12. WHAT OTHER PLANNING INSTRUMENTS AFFECT THIS PROPERTY?

(State and deemed state environmental plans are prepared by the State Government and cover issues as varied as rivers, residential development, employment, etc. If you have any further enquiries please contact the Department of Planning, Tel: 02 9228 6333 or email information@planning.nsw.gov.au.)

Draft State Environmental Planning Policy (Competition)
Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

Draft State Environmental Planning Policy Coastal Management (part of lot)
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
State Environmental Planning Policy No.1 - Development Standards.
State Environmental Planning Policy No.4 - Development without Consent and Miscellaneous Exempt and Complying Development.

State Environmental Planning Policy No.6 - Number of storeys in a building.

State Environmental Planning Policy No.19 - Bushland in Urban Areas.

State Environmental Planning Policy No.21 - Caravan Parks

State Environmental Planning Policy No.32 - Urban Consolidation (Redevelopment of Urban Land).

State Environmental Planning Policy No.33 - Hazardous & Offensive Development.

State Environmental Planning Policy No.44 - Koala Habitat Protection.

State Environmental Planning Policy No.55 - Remediation of Land.

State Environmental Planning Policy No.60 - Exempt and Complying Development.

State Environmental Planning Policy No.62 - Sustainable Aquaculture.

State Environmental Planning Policy No.64 - Advertising and Signage.

State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development.

State Environmental Planning Policy No.70 - Affordable Housing (Revised Schemes).

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

State Environmental Planning Policy (State Significant Precincts) 2005.

State Environmental Planning Policy (Temporary Structures) 2007.

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

State Environmental Planning Policy (Infrastructure) 2007.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

State Environmental Planning Policy (Affordable Rental Housing) 2009.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

13. WHICH DEVELOPMENT CONTROL PLANS APPLY TO THE PROPERTY?

(A development control plan adds further detail to local environmental plans and may address issues such as building height, car parking etc. Copies of the Plans are available from Council).

Ku-ring-gai Development Control Plan

14. WHICH DEVELOPMENT CONTRIBUTION PLANS APPLY IF THIS PROPERTY IS DEVELOPED?

(A Development Contribution Plan – commonly known as a Section 94 Plan outlines the financial costs Council charges if a property is developed and Council believes the development will require additional services or facilities such as parks, roads etc. Copies of the Plans are available from Council).

Ku-ring-gai Contributions Plan 2010.
Ku-ring-gai s94A Contributions Plan 2015.

15. IS THE PROPERTY IDENTIFIED AS A HERITAGE ITEM by Council or State Government? (and if so, what is the status, e.g. local environmental plan, Heritage Act etc.)

Yes.

This property is listed as a Heritage Item under the provisions of Ku-ring-gai Local Environmental Plan 2015.

SPECIAL NOTE: Your attention is drawn to Clause 5.10(5) of the Ku-ring-gai Local Environmental Plan 2015 which states that the consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

16. IS THE PROPERTY IN A CONSERVATION AREA?

No.

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

17. DOES THE PROPERTY INCLUDE OR COMPRISE CRITICAL HABITAT?

No.

- 18. IS THE PROPERTY AFFECTED BY A ROAD WIDENING OR ROAD REALIGNMENT under the Roads Act, any environmental planning instrument or any Council resolution?**

No.

- 19. IS THE PROPERTY RESERVED FOR ACQUISITION BY A PUBLIC AUTHORITY UNDER ANY ENVIRONMENTAL PLAN OR PROPOSED ENVIRONMENTAL PLAN?**

No.

- 20. IS THE PROPERTY PART OF ANY APPLICATION DECLARED TO BE “STATE SIGNIFICANT DEVELOPMENT”?**

(Development is judged to be “State significant” if the Minister for Planning declares it to be so based on substantial cost of development, significant numbers of employees or other criteria. If you have any further enquiries please contact the Department of Planning, Tel: 02 9228 6333 or email information@planning.nsw.gov.au..

No.

- 21. IS THE PROPERTY AFFECTED BY SECTION 38 OR 39 OF THE COASTAL PROTECTION ACT?**

No.

- 22. IS THE PROPERTY WITHIN A “PROCLAIMED MINE SUBSIDENCE DISTRICT”?**

No.

- 23. IS THE PROPERTY AFFECTED BY ONE OF THE MATTERS PRESCRIBED BY SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997?**

No.

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

24. IS THE PROPERTY BUSH FIRE PRONE LAND?

The land is bush fire prone land.

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

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

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

25. IS THE PROPERTY, LAND TO WHICH A PROPERTY VEGETATION PLAN UNDER THE *NATIVE VEGETATION ACT 2003* APPLIES?

No.

26. IS THE PROPERTY, LAND SUBJECT TO AN ORDER UNDER THE *TREE (DISPUTES BETWEEN NEIGHBOURS) ACT 2006*?

The land is not known to be subject to such order.

27. IS THE PROPERTY SUBJECT TO DIRECTIONS UNDER PART 3A MAJOR INFRASTRUCTURE AND OTHER PROJECTS of the Environmental Planning & Assessment Act 1979 No.203?

No.

28. IS THE PROPERTY SUBJECT TO A CURRENT SITE COMPATIBILITY CERTIFICATE AND CONDITIONS FOR SENIORS HOUSING under the provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004?

No.

29. IS THE PROPERTY SUBJECT TO A VALID SITE COMPATIBILITY CERTIFICATE FOR INFRASTRUCTURE issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007?

No.

30. IS THE PROPERTY SUBJECT TO A VALID SITE COMPATIBILITY CERTIFICATE AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING issued under clause 37 of State Environmental Planning Policy (Affordable Rental Housing) 2009?

No.

31. IS THE PROPERTY SUBJECT TO AN EXEMPTION UNDER SECTION 23 OR AUTHORISATION UNDER SECTION 24 OF THE NATION BUILDING AND JOBS PLAN (*STATE INFRASTRUCTURE DELIVERY*) ACT 2009?

No.

32. IS THE PROPERTY, LAND THAT IS BIODIVERSITY CERTIFIED LAND WITHIN THE MEANING OF PART 7AA OF THE THREATENED SPECIES CONSERVATION ACT 1995?

No.

Special Note: For further information about the Biodiversity Certified Land contact the NSW Office of Environment & Heritage. Tel:131 555 or email info@environment.nsw.gov.au.

33. IS THE PROPERTY, LAND TO WHICH A BIOBANKING AGREEMENT UNDER PART 7A OF THE THREATENED SPECIES CONSERVATION ACT 1995 RELATES?

No.

Special Note: For further information about the Biobanking agreement contact the Biobanking Team at NSW Office of Environment & Heritage. Tel:131 555 or email biobanking@environment.nsw.gov.au.

34. DOES THE PROPERTY INCLUDE ANY RESIDENTIAL PREMISES (WITHIN THE MEANING OF DIVISION 1A OF PART 8 OF THE *HOME BUILDING ACT 1989*) THAT ARE LISTED ON THE REGISTER THAT IS REQUIRED TO BE MAINTAINED UNDER THAT DIVISION?

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

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

35. MAY COMPLYING DEVELOPMENT BE CARRIED OUT UNDER EACH OF THE CODES FOR COMPLYING DEVELOPMENT IN *STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008* ON THE LAND AND IF COMPLYING DEVELOPMENT MAY NOT BE CARRIED OUT ON THAT LAND, BECAUSE OF ONE OR MORE OF THE REQUIREMENTS UNDER CLAUSES 1.17A(1)(c) TO (e), (2), (3) AND (4), 1.18(1)(c3) AND 1.19 OF THAT POLICY, WHY IT MAY NOT BE CARRIED OUT ON THAT LAND?

General Housing Code

Complying development under the General Housing Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ part of the land is land that comprises, or on which there is, a heritage item in an environmental planning instrument. This exclusion only applies to the part of the land that is described and mapped on that instrument.

Housing Alterations Code

Complying development under the Housing Alterations Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ part of the land is land that comprises, or on which there is, a heritage item in an environmental planning instrument. This exclusion only applies to the part of the land that is described and mapped on that instrument.

General Development Code

Complying development under the General Development Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ part of the land is land that comprises, or on which there is, a heritage item in an environmental planning instrument. This exclusion only applies to the part of the land that is described and mapped on that instrument.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ part of the land is land that comprises, or on which there is, a heritage item in an environmental planning instrument. This exclusion only applies to the part of the land that is described and mapped on that instrument.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ part of the land is land that comprises, or on which there is, a heritage item in an environmental planning instrument. This exclusion only applies to the part of the land that is described and mapped on that instrument.

Subdivision Code

Complying development under the Subdivision Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ part of the land is land that comprises, or on which there is, a heritage item in an environmental planning instrument. This exclusion only applies to the part of the land that is described and mapped on that instrument.

Demolition Code

Complying development under the Demolition Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ part of the land is land that comprises, or on which there is, a heritage item in an environmental planning instrument. This exclusion only applies to the part of the land that is described and mapped on that instrument.

Fire Safety Code

Complying development under the Fire Safety Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ part of the land is land that comprises, or on which there is, a heritage item in an environmental planning instrument. This exclusion only applies to the part of the land that is described and mapped on that instrument.

SPECIAL NOTE: *The above question relates to whether or not the land falls within an exclusion area under Clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.*

36. DO ANY ADOPTED COUNCIL POLICIES OR RESOLUTIONS OR ANY POLICIES ADOPTED BY A PUBLIC AUTHORITY AND NOTIFIED TO THE COUNCIL FOR THE EXPRESS PURPOSE OF ITS ADOPTION BY THAT AUTHORITY BEING REFERRED TO IN PLANNING CERTIFICATES ISSUED BY THE COUNCIL RESTRICT THE DEVELOPMENT OF THE PROPERTY DUE TO THE LIKELIHOOD OF LANDSLIP, BUSHFIRE, TIDAL INUNDATION, SUBSIDENCE, CONTAMINATION, ACID SULPHATE SOILS OR ANY OTHER RISK (OTHER THAN FLOODING)?

No.

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

37. DO ANY ADOPTED COUNCIL POLICIES OR RESOLUTIONS OR ANY POLICIES ADOPTED BY A PUBLIC AUTHORITY REQUIRED TO BE REFERRED TO IN A PLANNING CERTIFICATE EFFECT THE DEVELOPMENT OF THE PROPERTY DUE TO FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION?

No.

The following additional information is issued under Section 149(5).

38. IS LAND SLIP OR SUBSIDENCE LIKELY TO RESTRICT DEVELOPMENT OF THE LAND?

No.

SPECIAL NOTE: Some lots in the Ku-ring-gai Local Government area contain filling and/or road batters which may be subject to settlement and require special consideration in the design of foundations.

39. IS FLOODING LIKELY TO RESTRICT DEVELOPMENT OF THE LAND?

Some properties in the Ku-ring-gai Local Government area contain or adjoin natural drainage paths, pipelines, watercourses and depressions. During major rainfall or blockage of the drainage system surface water may affect the site or restrict future development.

SPECIAL NOTE: The Department of Infrastructure, Planning & Natural Resources and the Department of Commerce have not indicated any private property which may be affected by flooding of major rivers or creeks in the Ku-ring-gai Local Government area.

40. OTHER INFORMATION RELATING TO DEVELOPMENT OF THE SITE.

This land may contain threatened species, populations and ecological communities listed under the Threatened Species Conservation Act 1995 (NSW) and or the Environment Protection Biodiversity Conservation Act 1999 (Commonwealth). For more information contact NSW Department of Environment and Heritage, Tel: 131 555.

41. INFORMATION REGARDING LOOSE-FILL ASBESTOS INSULATION.

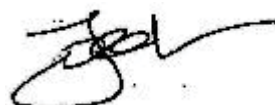
Some residential homes located in the Ku-ring-gai Local Government Area have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

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

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

42. DO YOU NEED TO REFER TO ANY OTHER DOCUMENTS?

Yes. The Environmental Planning and Assessment Amendment Act 1997 No.152 commenced operation on 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation 1998. Your solicitor will have a copy of this legislation or it may be obtained from the Government Information Office.



John McKee
General Manager