



## Report

Stage 1 Preliminary Site Investigation  
Part 62, 64-66 Pacific Highway, Roseville NSW

Prepared for:

Hyecorp Property Group

Level 1, 5-7 Havilah St,  
Chatswood, NSW 2067

Prepared by:

Network Geotechnics

10 May 2019

Ref: G09.2735-Ar2

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## Executive Summary

Hyecorp Property Group (the client) commissioned Network Geotechnics (NG) to carry out a Stage 1 Preliminary Site Investigation (PSI) at the property located at part 62, 64-66 Pacific Highway, Roseville (the site). The PSI was conducted to support a planning proposal (PP) for the rezoning of the site from RE1 to B2, with subsequent redevelopment of the site for a residential apartment block with commercial use on ground floor and three levels of basement car parking.

This report presents the findings of the desktop review and site walkover conducted as part of the PSI.

The objectives of this PSI were to:

- Assess the potential for contamination to be present on the site, due to past and present site use;
- Assess the suitability of the site, from a contamination perspective, for the proposed rezoning from RE1 to B2, and subsequent redevelopment; and
- Recommend additional investigations or management measures that may be required to render the site suitable for the proposed land use.

The scope of work undertaken to achieve the objectives included the review of regional topography, geology, acid sulphate potential, historical aerial photographs, title records, Section 149 Certificates and NSW EPA's contaminated register, as well as a site walkover.

The site is currently occupied by a commercial building used as a memorial club (Roseville RSL).

No visible or olfactory evidence of contaminants were observed on the ground surface, and the site walkover indicated that the potential for widespread unacceptable contamination to be present at the site is low.

The majority of the site will be excavated and disposed offsite to facilitate the 3-level basement that occupies most of the site. Furthermore, the ground level is proposed to be used for commercial purposes and the basement levels are proposed for underground parking respectively. As such, the proposed residences will not have direct access to site soils. Exposure to non-volatile contamination will be unlikely and the potential for the presence of volatile contamination at the site is low.

Based on the desk study and the walk-over assessment, NG concludes the following:

- The site is unlikely to contain widespread unacceptable contamination from previous and current activities within the site and its surroundings; and
- The site is considered to be suitable, from a contamination perspective, for the proposed rezoning from RE1 to B2, and subsequent high density residential land use with commercial land use on ground floor with no access to site soils.

This report should be read in conjunction with the Important Information attached in Appendix A.

## 1.0 Introduction

Hyecorp Property Group (the client) commissioned Network Geotechnics (NG) to carry out a Stage 1 Preliminary Site Investigation (PSI) at the property located at part 62, 64-66 Pacific Highway, Roseville (the site). The PSI was conducted to support a planning proposal (PP) for the rezoning of the site from RE1 to B2, with subsequent redevelopment of the site for a residential apartment block with commercial use on ground floor and three levels of basement car parking.

This report presents the findings of the desktop review and site walkover conducted as part of the PSI.

## 2.0 Objective and Scope of Work

The objectives of this PSI were to:

- Assess the potential for contamination to be present on the site, due to past and present site use;
- Assess the suitability of the site, from a contamination perspective, for the proposed rezoning from RE1 to B2, and subsequent redevelopment; and
- Recommend additional investigations or management measures that may be required to render the site suitable for the proposed land use.

The scope of work undertaken to achieve the objectives included:

- Review of regional topography, geology and acid sulphate potential;
- Review of historical aerial photographs, title records and Section 149 Certificates;
- Review of NSW EPA's contaminated land register;
- Walkover assessment of the subject site and its surrounds to assess the current site condition and surrounding land use; and
- Preparing this report presenting the findings in general accordance with State Environmental Protection Plan 55 for the Assessment and Management of Site Contamination (SEPP 55) and the NSW Office of Environment and Heritage (OEH, 2011) Guidelines for Consultants Reporting on Contaminated Sites.

## 3.0 Site Identification

The site is located to the west of the Pacific Highway at part 62, 64-66 Pacific Highway, Roseville. The proposed development will span across Lot 2 of DP 505371, Lot 1 of DP202148 and part of Lot 2 of DP202148. A site location plan and a site layout plan are included in Appendix B. The proposed development plans and a survey of the site are attached in Appendix C.

The site covers an area of 1,375m<sup>2</sup>. The site is surrounded by:

- Commercial premises to the north;
- Pacific Highway and medium density residential beyond to the east;
- A park to the south; and
- Larkin Lane and medium density residential beyond to the west.

## 4.0 Site History

### 4.1 Zoning

Section 149 Certificate for the site, obtained on 6 April 2018, states that the site is zoned as B2 Local Centres. The Section 149 certificate is attached in Appendix C.

### 4.2 Title Records

A record of ownership/leasing as can be inferred from title is shown on Table 1 and 2 below.

**Table 1      Lots 1 & 2 DP 202148**

Period	Location	Ownership
28 February 1839	POR 392	Crown Grant to John Dunmore Lang and James Bradley
10 March 1899	11-14/3326	Constance Gosman
18 October 1906	11-14/3326	Amelia Ashcroft
13 December 1919	11-14/3326	Robert Fowler (manufacturer)
28 May 1929	11-14/3326	Florence Fowler
13 December 1946	11-14/3326	Council of the Municipality of Ku-Ring-Gai
19 June 1961	1/202148	Alfred Shoebridge, James Petrie (solicitor) and Hayden Dwyer
9 May 1973	1/202148	Roseville Retired Serviceman's Memorial Club Limited
13 December 1946	2/202148	Council of the Municipality of Ku-Ring-Gai

**Table 2      Lot 2 DP 505371**

Period	Location	Ownership
5 April 1821	POR 399	Crown Grant to Michael Fitzgerald
4 May 1896		Richard Archbold (orchardist)
10 January 1933		Richard Archbold (agent) and Albert Archbold (retired orchardist)
17 July 1935	4-7/17426	Perpetual Trustee Company
30 August 1938	7/17426	Ophelia McLellan

Period	Location	Ownership
1 September 1938	7/17426	Sydney Bull (bootmaker)
26 October 1965	2/505371	Alfred Shoebridge, Hayden Dwyer and Roy Gowing
9 May 1973	2/505371	Roseville Retired Serviceman's Memorial Club Limited

### 4.3 Aerial Photographs

Aerial photographs reviewed included a 1943 image from SIX Maps and Google Earth images from 2002 onwards. The aerial images can be provided upon request. A summary of findings is presented in Table 3 below.

**Table 3 Summary of aerial photograph review**

Year	Site Description
1943	A building was visible near the southern boundary of the subject site and extended into the northern portion of the current park. Based on the appearance of the building it may have been used for residential purposes. Scattered trees were visible around the boundary of the site.  Adjacent sites appear to have been used for residential purposes.
2002 to 2018  Google Earth	The western portion of the site appears to be a hardstand car park. The remainder of the site appears to be occupied by the existing memorial services club.  The adjacent site to the south appears to be a park and to the north are commercial premises. Residential buildings were visible to the east and west of the site.

### 4.4 POEO and Contaminated Land Register

A search on the NSW EPA Contaminated Land Register online showed that the site is not listed as contaminated. The nearest site on the register is a service station approximately 250m to the south-east of the subject site. However, the service station is at a lower elevation than the subject site, therefore the risk of migration of contamination to the subject site is considered to be low.

The *Protection of the Environment Operations Act 1997* (POEO) online public register showed that the subject site and surrounding sites were not present on the register.

### 4.5 Section 149 Certificate

NG obtained Planning Certificates under Section 149 of the Environmental Planning Act 1979 for the site in order to assess any planning constraints applicable to the site.

The following is a summary of findings:

- The site is not listed as significantly contaminated.
- There are no management orders, maintenance orders or audit statements.

The Section 149 Certificate is attached in Appendix D.

#### 4.6 Other Evidence

The client provided NG with a link to a Project website that provided information on the history of the site. The website states that a building was erected on the park adjacent to the southern boundary of the site for use by the memorial services club in 1945. The current memorial club building at the site was constructed in 1962, and has undergone no significant change since then.

#### 4.7 Land Use

Based on the site history review, the site may have been used for commercial purposes since at least 1940s.

#### 4.8 Adjacent Land

The surrounding sites appear to have been historically used for residential purposes. The sites are currently used for both commercial and residential purposes.

### 5.0 Site Condition and Surrounding Environment

#### 5.1 Topography

The site is nearly level, with a slight slope to the south-west.

#### 5.2 Site Observations

A site walkover was carried out by NG Consultant (Nalin de Silva) on 6 April 2018. The observations made at the time of the inspection are summarised below.

- Single storey brick building used as a memorial club;
- The south-western portion of the site was observed to be covered in asphalt in relatively good condition, except for a few patches where cracks were visible;
- A narrow garden bed was observed along the south-eastern boundary of the site;
- Concrete paving was observed in front of the building along the north-eastern boundary along Pacific Highway;
- A possible filled platform was observed in the north-western corner of the site;
- A grease pit was observed in the north-western corner of the site. The pit is likely used for capture of grease from the commercial kitchen at the club;
- Waste oil drums for the storage of cooking oil and general rubbish stored in bins at the rear of the building;
- A shipping container and garden shed were observed at the rear of the building;
- Some scattered scrap metal, cooking oil containers and paper were observed at the rear of the building;



- Commercial/domestic cleaning products were observed to be stored in cupboards inside the building; and
- No asbestos containing material was observed on the exposed soil surface.

### 5.3 Sensitive Environments

Surface water runoff would be expected to flow to the south-west of the subject site towards an unnamed creek approximately 300m from the site. The creek flows into Blue Gum Creek which flows into the Lane Cove River approximately 2km south-west of the site.

## 6.0 Geology & Hydrogeology

### 6.1 Geology

Reference to the 1:100,000 Sydney geological map indicates the site lies within Ashfield Shale comprising black to dark grey shale and laminite.

### 6.2 Groundwater

A search of the NSW Office of Water groundwater bore database indicates there were 14 groundwater bores within 500m of the subject site. One groundwater bore (GW108792) located to the north of the site is used for domestic purposes and has a standing water level of 65m. The other 13 groundwater bores were located approximately 250m south-east of the subject site at the previously mentioned service station. No information was supplied on the standing water level.

## 7.0 Preliminary Conceptual Site Model

### 7.1 Proposed Development

It is understood that the proposed development would include commercial premises on the ground floor and 5 floors of apartments and 3 basement parking levels. Based on the Level 2 basement plan (drawing no DA102 issue B dated 13 March 2018) the proposed basement occupies the entire site except for an approximately 19m by 2.5m section near the south-western corner.

The proposed development plan is attached in Appendix C.

### 7.2 Exposure Risk Analysis

The preliminary conceptual site model for contamination, based on the site walkover and the site history review, presented below in Table 4.

**Table 4 Preliminary Conceptual Site Model**

**CONTAMINATION SOURCES**

Majority of the site was occupied by the building and asphalt carpark. No visible or olfactory evidence of contaminants were observed on the ground surface. There is potential fill in the north-western portion of the site which could potentially contain low level contaminants such as heavy metals, asbestos and semi-volatile hydrocarbon compounds. Furthermore, the grease-pit in the north-western corner of the site is a potential source of oil and grease.

**PATHWAYS, STRESSORS AND RECEPTORS (in the context of proposed development)**

Stressor	Receptors	Pathways	Risk Description / Probability of Exposure
On-Site Human Health	Construction workers and future site occupants	Dermal contact, ingestion or inhalation of on-site impacted soils / fill materials (if any)	<p><b>Unlikely</b></p> <p>Majority of the site will be excavated and disposed offsite to facilitate the 3-level basement. The area not being excavated will be a paved terrace and as such, the potential for exposure to the potential contaminants mentioned above is considered unlikely.</p> <p>Furthermore, the ground level is proposed to be used for commercial purposes and the basement levels are proposed for underground parking respectively. As such, the proposed residences will not have direct access to site soils. Exposure to non-volatile contamination will be unlikely. The potential for the presence of volatile contamination is low.</p>

**8.0 Conclusions**

Based on the desk study and the walkover assessment, NG concludes the following:

- The site is unlikely to contain widespread unacceptable contamination, as a result of past and current activities within the site and its surroundings;
- The site is considered to be suitable, from a contamination perspective, for the proposed rezoning from RE1 to B2, and subsequent high density residential land use with commercial land use on ground floor with no access to site soils.

This report should be read in conjunction with the Important Information attached in Appendix A.

**9.0 References**

1. National Environment Protection Measures (NEPM) (2013)

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## **Appendix A**

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General Notes

# Information About This Report

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## LIMITATIONS

**Scope of Services:** The report has been prepared in accordance with the scope of services set out in NG's Proposal under NG's Terms of Engagement, or as otherwise agreed with the Client. The scope of services may have been limited and/or amended by a range of factors including time, budget, access and site constraints.

**Specific Purpose:** The report is provided for the specific development and purpose as described in the report. The report may not contain sufficient information for developments or purposes other than that described in the report.

**Currency of Information:** The information in this report is considered accurate at the date of issue with regard to the current conditions of the site.

**Reliance on Information:** In preparing the report NG has necessarily relied upon information provided by the Client and/or their Agents. Such data may include surveys, analyses, designs, maps and plans. NG has not verified the accuracy or completeness of the data except as stated in this report.

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**Construction Specifications:** Unless otherwise stated, the report, or sections of the report, should not be used as part of a specification for a project, without review and agreement by NG.

**Report Should Not be Separated:** The report must be read in conjunction with the attached Information Sheets and any other explanatory notes and should be kept in its entirety without separation of individual pages or sections.

**Review by Others:** NG cannot be held responsible for interpretations or conclusions from review by others of this report or test data, which are not otherwise supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

## GENERAL NOTES

**Geotechnical and Environmental Reporting:** Geotechnical and environmental reporting relies on the interpretation of factual information based on judgment and opinion and is far less exact than other engineering or design disciplines. Geotechnical and environmental reports are for a specific purpose, development and site as described in the report and may not contain sufficient information for other purposes, developments or sites (including adjacent sites) other than that described in the report.

**Subsurface Conditions:** Subsurface conditions can change with time and can vary between test locations. For example, the actual interface between the materials may be far more gradual or abrupt than indicated and contaminant presence may be affected by spatial and temporal patterns. Therefore, actual conditions in areas not sampled may differ from those predicted since no subsurface investigation, no matter how comprehensive, can reveal all subsurface details and anomalies. Construction operations at or adjacent to the site and natural events such as floods, earthquakes or groundwater fluctuations can also affect subsurface conditions and thus the continuing adequacy of a geotechnical report. NG should be kept informed of any such events and should be retained to identify variances, conduct additional tests if required, and recommend solutions to problems encountered on site.

**Groundwater:** Groundwater levels indicated on borehole and test pit logs are recorded at specific times. Depending on ground permeability, measured levels may or may not reflect actual levels if measured over a longer time period. Also, groundwater levels and seepage inflows may fluctuate with seasonal and environmental variations and construction activities.

**Interpretation of Data:** Data obtained from nominated discrete locations, subsequent laboratory testing and empirical or external sources are interpreted by trained professionals in order to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions in accordance with any relevant industry standards, guidelines or procedures.

**Soil and Rock Descriptions:** Soil and rock descriptions are based on AS 1726 – 1993, using visual and tactile assessment except at discrete locations where field and / or laboratory tests have been carried out. Refer to the accompanying soil and rock terms sheet for further information.

**Further Advice:** NG would be pleased to further discuss how any of the above issues could affect a specific project. We would also be pleased to provide further advice or assistance including:

- Assessment of suitability of designs and construction techniques;
- Contract documentation and specification;
- Construction control testing (earthworks, pavement materials, concrete);
- Construction advice (foundation assessments, excavation support).



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## Appendix B

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Site Plans





**LEGEND:**

- Site boundary
- Site feature



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Scale: A4 - NOT TO SCALE

Date: 9/4/18

Drawn By: TPR

Drawing No: G09/2735-1

Client: Hyecorp Property Group Pty Ltd

Project: Proposed Mixed Use Development

Location: 64-66 Pacific Highway, Roseville

Sheet:  
1 of 1

**SITE PLAN**

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## **Appendix C**

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Proposed Development Plans





**GENERAL NOTES:**

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK - SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CE STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
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**NOT FOR CONSTRUCTION**

**LEGEND:**

- DL PULL OUT CLOTHES DRYING LINE (TO FUTURE DETAIL)
- HW HIGHLIGHT WINDOW
- OHW OPAQUE HIGHLIGHT WINDOW
- MB MAILBOX TO FUTURE DETAIL
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- MV MECHANICAL RISER TO FUTURE DETAIL
- GC GARBAGE CHUTE
- LS LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)
- HWT HOT WATER UNITS
- CU A/C CONDENSER UNITS

**MATERIALS LEGEND:**

- AFG ALUMINIUM FRAMED GLAZING
- AW AWNING TO FUTURE DETAILS
- AL ALUMINIUM FIX LOUVERS (TO FUTURE DETAIL)
- ALO ALUMINIUM OPERABLE LOUVERS (TO FUTURE DETAIL)
- BS BATTEN SCREEN (TO FUTURE DETAIL)
- FM TEXTURED STONE FACADE (TO FUTURE DETAIL)
- FC TEXTURED CLADDING (TO FUTURE DETAIL)
- GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
- GW FRAMELESS TOUGHENED GLASS WINDOW (TO BCA/AUSTRALIAN STANDARDS)
- MA METAL FRAME AWNING (TO FUTURE DETAIL)
- MB METAL BALUSTRADE (TO FUTURE DETAIL)
- MC METAL CLADDING
- MF METAL FENCING (TO FUTURE SELECTION)
- MS METAL FEATURE SCREEN (TO FUTURE DETAIL)
- OG OPAQUE GLAZING
- OP OPERABLE SCREENS (TO FUTURE DETAIL)
- PC PANEL CLADDING (TO FUTURE SELECTION)
- PS PRIVACY SCREEN (TO FUTURE SELECTION)
- PTX PAINT FINISH TYPEX
- RD ROLLER DOOR
- RP RIVER PEBBLES
- RW RENDERED WALL / SELECTED PAINT FINISH
- SF SHOPFRONT GLAZING (TO FUTURE DETAIL)
- SC STONE CLADDING (TO FUTURE DETAIL)
- SRW SCORED RENDERED WALL / SELECTED PAINT FINISH
- TL TILE FLOORING (TO FUTURE SELECTION)
- TC TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
- TS TIMBER SOFFIT

**LEGEND**

- EXISTING STRUCTURE TO BE DEMOLISHED
- EXISTING TREE TO BE REMOVED

A	07.02.2018	DRAFT DA
B	05.04.2018	DEVELOPMENT APPLICATION



**CLIENT:**  
HYECORP PROPERTY GROUP

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**PROJECT:**  
64 - 66 PACIFIC HIGHWAY,  
ROSEVILLE  
(MIXED-USE DEVELOPMENT)

**DRAWING TITLE:**  
DEMOLITION PLAN

<b>SCALE:</b> 1:100 @ A1 / 1:200 @ A3	<b>DRAWING NO:</b> DA002	<b>ISSUE:</b> B
<b>PROJECT NO:</b> 1732		





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B	05.04.2018	DEVELOPMENT APPLICATION



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HYECORP PROPERTY GROUP

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Level 2, 52 Albion Street, Surry Hills NSW 2010

**PROJECT:**  
64 - 66 PACIFIC HIGHWAY,  
ROSEVILLE  
(MIXED-USE DEVELOPMENT)

**DRAWING TITLE:**  
BASEMENT 3 PLAN

SCALE: 1:100 @ A1 / 1:200 @ A3	DRAWING NO: <b>DA100</b>	ISSUE: <b>B</b>
PROJECT NO: 1732		



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- GC GARBAGE CHUTE
- LS LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)
- HWT HOT WATER UNITS
- CU A/C CONDENSER UNITS

**MATERIALS LEGEND:**

- AFG ALUMINIUM FRAMED GLAZING
- AW AWNING TO FUTURE DETAILS
- AL ALUMINIUM FIX LOUVERS (TO FUTURE DETAIL)
- ALO ALUMINIUM OPERABLE LOUVERS (TO FUTURE DETAIL)
- BS BATTEN SCREEN (TO FUTURE DETAIL)
- FM TEXTURED STONE FACADE (TO FUTURE DETAIL)
- FC TEXTURED CLADDING (TO FUTURE DETAIL)
- GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
- GW FRAMELESS TOUGHENED GLASS WINDOW (TO BCA/AUSTRALIAN STANDARDS)
- MA METAL FRAME AWNING (TO FUTURE DETAIL)
- MB METAL BALUSTRADE (TO FUTURE DETAIL)
- MC METAL CLADDING
- MF METAL FENCING (TO FUTURE SELECTION)
- MS METAL FEATURE SCREEN (TO FUTURE DETAIL)
- OG OPAQUE GLAZING
- OP OPERABLE SCREENS (TO FUTURE DETAIL)
- PC PANEL CLADDING (TO FUTURE SELECTION)
- PS PRIVACY SCREEN (TO FUTURE SELECTION)
- PTX PAINT FINISH TYPEx
- RD ROLLER DOOR
- RP RIVER PEBBLES
- RW RENDERED WALL /SELECTED PAINT FINISH
- SF SHIPFRONT GLAZING (TO FUTURE DETAIL)
- SC STONE CLADDING (TO FUTURE DETAIL)
- SRW SCORED RENDERED WALL / SELECTED PAINT FINISH
- TL TILE FLOORING (TO FUTURE SELECTION)
- TC TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
- TS TIMBER SOFFIT

A	07.02.2018	DRAFT DA
B	05.04.2018	DEVELOPMENT APPLICATION



**CLIENT:**  
HYECORP PROPERTY GROUP

**ARCHITECT:**  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Albion Street, Surry Hills NSW 2010

**PROJECT:**  
64 - 66 PACIFIC HIGHWAY,  
ROSEVILLE  
(MIXED-USE DEVELOPMENT)

**DRAWING TITLE:**  
BASEMENT 2 PLAN

<b>SCALE:</b> 1:100 @ A1 / 1:200 @ A3	<b>DRAWING NO:</b> DA101	<b>ISSUE:</b> B
<b>PROJECT NO:</b> 1732		



**GENERAL NOTES:**

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**NOT FOR CONSTRUCTION**

**LEGEND:**

- DL PULL OUT CLOTHES DRYING LINE (TO FUTURE DETAIL)
- HW HIGHLIGHT WINDOW
- OHW OPAQUE HIGHLIGHT WINDOW
- MB MAILBOX TO FUTURE DETAIL
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- MV MECHANICAL RISER TO FUTURE DETAIL
- GC GARBAGE CHUTE
- LS LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)
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- RP RIVER PEBBLES
- RW RENDERED WALL / SELECTED PAINT FINISH
- SF SHOPFRONT GLAZING (TO FUTURE DETAIL)
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- SRW SCORED RENDERED WALL / SELECTED PAINT FINISH
- TL TILE FLOORING (TO FUTURE SELECTION)
- TA TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
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A	07.02.2018	DRAFT DA
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Level 2, 52 Albion Street, Surry Hills NSW 2010

**PROJECT:**  
64 - 66 PACIFIC HIGHWAY,  
ROSEVILLE  
(MIXED-USE DEVELOPMENT)

**DRAWING TITLE:**  
BASEMENT 1 PLAN

<b>SCALE:</b> 1:100 @ A1 / 1:200 @ A3	<b>DRAWING NO:</b> DA102	<b>ISSUE:</b> B
<b>PROJECT NO:</b> 1732		





**GENERAL NOTES:**

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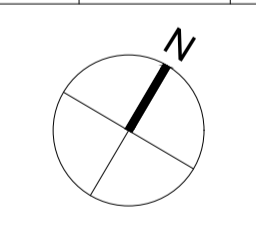
**LEGEND:**

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- OP OPERABLE SCREENS (TO FUTURE DETAIL)
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- PS PRIVACY SCREEN (TO FUTURE DETAIL)
- PTX PAINT FINISH TYPE X
- RD ROLLER DOOR
- RP RIVER PEBBLES
- RW RENDERED WALL / SELECTED PAINT FINISH
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A	07.02.2018	DRAFT DA
B	05.04.2018	DEVELOPMENT APPLICATION



**CLIENT:**  
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**ARCHITECT:**  
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ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Albion Street, Surry Hills NSW 2010

**PROJECT:**  
64 - 66 PACIFIC HIGHWAY,  
ROSEVILLE  
(MIXED-USE DEVELOPMENT)

**DRAWING TITLE:**  
GROUND FLOOR PLAN

<b>SCALE:</b> 1:100 @ A1 / 1:200 @ A3	<b>DRAWING NO:</b> DA103	<b>ISSUE:</b> B
<b>PROJECT NO:</b> 1732		





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- OP OPERABLE SCREENS (TO FUTURE DETAIL)
- PC PANEL CLADDING (TO FUTURE SELECTION)
- PS PRIVACY SCREEN (TO FUTURE SELECTION)
- PTX PAINT FINISH TYPEX
- RD ROLLER DOOR
- RP RIVER PEBBLES
- RW RENDERED WALL / SELECTED PAINT FINISH
- SF SHOPFRONT GLAZING (TO FUTURE DETAIL)
- SC STONE CLADDING (TO FUTURE DETAIL)
- SRW SCORED RENDERED WALL / SELECTED PAINT FINISH
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A	07.02.2018	DRAFT DA
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**CLIENT:**  
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**ARCHITECT:**  
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ABN 36 147 035 550  
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Level 2, 52 Albion Street, Surry Hills NSW 2010

**PROJECT:**  
64 - 66 PACIFIC HIGHWAY,  
ROSEVILLE  
(MIXED-USE DEVELOPMENT)

**DRAWING TITLE:**  
LEVEL 1 PLAN

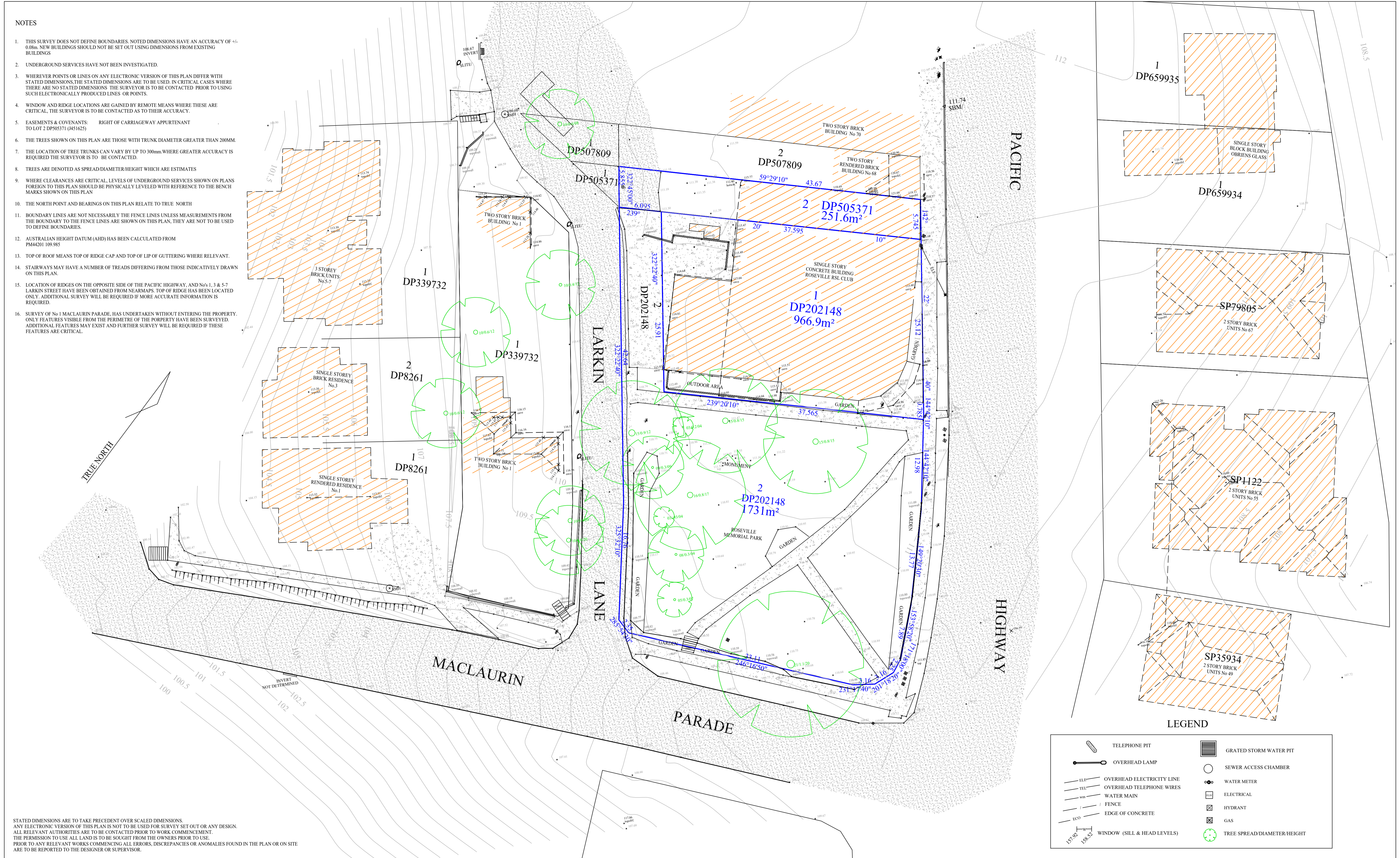
<b>SCALE:</b> 1:100 @ A1 / 1:200 @ A3	<b>DRAWING NO:</b> DA104	<b>ISSUE:</b> B
<b>PROJECT NO:</b> 1732		



NOTES

- THIS SURVEY DOES NOT DEFINE BOUNDARIES. NOTED DIMENSIONS HAVE AN ACCURACY OF +/- 0.08m. NEW BUILDINGS SHOULD NOT BE SET OUT USING DIMENSIONS FROM EXISTING BUILDINGS
- UNDERGROUND SERVICES HAVE NOT BEEN INVESTIGATED.
- WHEREVER POINTS OR LINES ON ANY ELECTRONIC VERSION OF THIS PLAN DIFFER WITH STATED DIMENSIONS, THE STATED DIMENSIONS ARE TO BE USED. IN CRITICAL CASES WHERE THERE ARE NO STATED DIMENSIONS THE SURVEYOR IS TO BE CONTACTED PRIOR TO USING SUCH ELECTRONICALLY PRODUCED LINES OR POINTS.
- WINDOW AND RIDGE LOCATIONS ARE GAINED BY REMOTE MEANS WHERE THESE ARE CRITICAL. THE SURVEYOR IS TO BE CONTACTED AS TO THEIR ACCURACY.
- EASEMENTS & COVENANTS: RIGHT OF CARRIAGEWAY APPURTENANT TO LOT 2 DP505371 (451625)
- THE TREES SHOWN ON THIS PLAN ARE THOSE WITH TRUNK DIAMETER GREATER THAN 200MM.
- THE LOCATION OF TREE TRUNKS CAN VARY BY UP TO 300mm WHERE GREATER ACCURACY IS REQUIRED THE SURVEYOR IS TO BE CONTACTED.
- TREES ARE DENOTED AS SPREAD DIAMETER/HEIGHT WHICH ARE ESTIMATES
- WHERE CLEARANCES ARE CRITICAL, LEVELS OF UNDERGROUND SERVICES SHOWN ON PLANS FOREIGN TO THIS PLAN SHOULD BE PHYSICALLY LEVELED WITH REFERENCE TO THE BENCH MARKS SHOWN ON THIS PLAN
- THE NORTH POINT AND BEARINGS ON THIS PLAN RELATE TO TRUE NORTH
- BOUNDARY LINES ARE NOT NECESSARILY THE FENCE LINES UNLESS MEASUREMENTS FROM THE BOUNDARY TO THE FENCE LINES ARE SHOWN ON THIS PLAN, THEY ARE NOT TO BE USED TO DEFINE BOUNDARIES.
- AUSTRALIAN HEIGHT DATUM (AHD) HAS BEEN CALCULATED FROM PM4201 109.985
- TOP OF ROOF MEANS TOP OF RIDGE CAP AND TOP OF LIP OF GUTTERING WHERE RELEVANT.
- STAIRWAYS MAY HAVE A NUMBER OF TREADS DIFFERING FROM THOSE INDICATIVELY DRAWN ON THIS PLAN.
- LOCATION OF RIDGES ON THE OPPOSITE SIDE OF THE PACIFIC HIGHWAY, AND No's 1, 3 & 5-7 LARKIN STREET HAVE BEEN OBTAINED FROM NEARMAPS. TOP OF RIDGE HAS BEEN LOCATED ONLY. ADDITIONAL SURVEY WILL BE REQUIRED IF MORE ACCURATE INFORMATION IS REQUIRED.
- SURVEY OF No 1 MACLAURIN PARADE, HAS UNDERTAKEN WITHOUT ENTERING THE PROPERTY. ONLY FEATURES VISIBLE FROM THE PERIMETRE OF THE PROPERTY HAVE BEEN SURVEYED. ADDITIONAL FEATURES MAY EXIST AND FURTHER SURVEY WILL BE REQUIRED IF THESE FEATURES ARE CRITICAL.

STATED DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.  
 ANY ELECTRONIC VERSION OF THIS PLAN IS NOT TO BE USED FOR SURVEY SET OUT OR ANY DESIGN.  
 ALL RELEVANT AUTHORITIES ARE TO BE CONTACTED PRIOR TO WORK COMMENCEMENT.  
 THE PERMISSION TO USE ALL LAND IS TO BE SOUGHT FROM THE OWNERS PRIOR TO USE.  
 PRIOR TO ANY RELEVANT WORKS COMMENCING ALL ERRORS, DISCREPANCIES OR ANOMALIES FOUND IN THE PLAN OR ON SITE ARE TO BE REPORTED TO THE DESIGNER OR SUPERVISOR.



REVISIONS	by	on	PRINCIPAL
NORTH POINT REVISED	DJP	16/08/2016	
SURVEY EXTENDED	WQ	08/12/2016	
1 LARKIN LANE DESCRIPTION AMENDED	DJP	14/11/2017	

PROJECT	CLIENT
TOPOGRAPHICAL SURVEY	HYCORP PROPERTY GROUP

PROJECT	CLIENT
TOPOGRAPHICAL SURVEY	HYCORP PROPERTY GROUP

**\* PRO-POSITION \***

TRADING NAME FOR MICHAEL KIRKWOOD AND ASSOCIATES PTY LTD  
 SURVEYORS AND DEVELOPMENT CONSULTANTS  
 SUITE 1, LEVEL 1, 22-28 EDGEWORTH DAVID AVENUE, HORNSBY NSW 2077  
 83 CASTLE CIRCUIT, UMINA BEACH NSW 2257  
 PH: 02 9456 4609      admin@pro-position.com.au

RATIO	DATUM
A1 - 1:250 A3 - 1:500	AHD
Surveyed by: DP	27/07/2016
Drawn by: DP	01/08/2016
Designed by:	
Checked by: DP	01/08/2016

LOTS 1 & 2 DP202148 AND LOT 2 DP505371 BEING 62-64 PACIFIC HIGHWAY, ROSEVILLE (ROSEVILLE RSL CLUB AND MEMORIAL GARDENS)

TOPOGRAPHICAL DETAIL SURVEY OF PROPERTY AND SURROUNDS

SHEET NO	NO OF SHEETS
1	1
JOB REF: 16502DETAIL2	
COUNCIL REFERENCE:	



---

## Appendix D

---

Section 149 Certificate

# PLANNING

# CERTIFICATE

UNDER SECTION 10.7 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](mailto:kmc@kmc.nsw.gov.au)

W [www.kmc.nsw.gov.au](http://www.kmc.nsw.gov.au)

ABN 86 408 856 411



## PROPERTY DETAILS

**Address: 64 Pacific Highway ROSEVILLE NSW 2069**

**Lot Description: Lot 1 DP 202148**

## CERTIFICATE DETAILS

**Certificate No: ePC1127/18**

**Certificate Date: 06/04/2018**

**Certificate Type: Section 10.7(2) & (5)**

## APPLICANT'S DETAILS

**REF: G09/2735**

**Network Geotechnics  
31 Anvil Road  
SEVEN HILLS NSW 2147**

## 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 10.7 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 (Local Centres) 2012 as published on the NSW Legislation Website on 25 January 2013.

---

**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).

B2 Local Centres

under the provisions of Ku-ring-gai Local Environmental Plan (Local Centres) 2012 as published on the NSW Legislation Website on 25 January 2013.

---

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

Home occupations.

Note: Please refer to the provisions for Exempt and Complying Development as described in Part 3 of Ku-ring-gai Local Environmental Plan (Local Centres) 2012.

---

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

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes (permanent); Hostels; Information and education facilities; Light industries; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation; Water reticulation systems; Any other development not specified in item 3 or 5.

---

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

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries;

Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies.

---

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

Not applicable. Dwelling houses are not permitted within this zone.

---

**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](mailto:information@planning.nsw.gov.au).)

### Draft State Environmental Planning Policy (Competition)

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

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

State Environmental Planning Policy No.21 - Caravan Parks

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.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 (Mining, Petroleum Production and Extractive Industries) 2007.

State Environmental Planning Policy (Miscellaneous Consent Provisions) 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 (Vegetation in Non-Rural Areas) 2017

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

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 Local Centres 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.)**

No.

***SPECIAL NOTE:** Your attention is drawn to Clause 5.10(5) of the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 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.*

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**17. DOES THE PROPERTY INCLUDE OR COMPRISE CRITICAL HABITAT?**

No.

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**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.

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

No.

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**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](mailto:information@planning.nsw.gov.au)..

No.

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

No.

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

No.

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**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](mailto:info@environment.nsw.gov.au).*

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**24. IS THE PROPERTY BUSH FIRE PRONE LAND?**

No.

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**25. IS THE PROPERTY, LAND TO WHICH A PROPERTY VEGETATION PLAN UNDER PART 4 OF THE *NATIVE VEGETATION ACT 2003* APPLIES?**

No.

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**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 an order.

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**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.

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**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.

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**29. IS THE PROPERTY SUBJECT TO A VALID SITE COMPATIBILITY CERTIFICATE (INFRASTRUCTURE) OR SITE COMPATIBILITY CERTIFICATE (SCHOOLS AND TAFE ESTABLISHMENTS) of which council is aware, in respect of proposed development on the land?**

No.

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**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.

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**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.

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**32. IS THE PROPERTY, LAND THAT IS BIODIVERSITY CERTIFIED LAND UNDER PART 8 OF THE *BIODIVERSITY CONSERVATION ACT 2016*? (Biodiversity certified land includes land certified under Part 7AA of the *Threatened Species Conservation Act 1995* that is taken to be certified under Part 8 of the *Biodiversity Conservation Act 2016*).**

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](mailto:info@environment.nsw.gov.au).*

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- 33. IS THE PROPERTY, LAND THAT IS A BIODIVERSITY STEWARDSHIP SITE UNDER A BIODIVERSITY STEWARDSHIP AGREEMENT UNDER PART 5 OF THE *BIODIVERSITY CONSERVATION ACT 2016*? (Biodiversity stewardship agreements include biobanking agreements under Part 7A of the *Threatened Species Conservation Act 1995* that are taken to be biodiversity stewardship agreements under Part 5 of the *Biodiversity Conservation Act 2016*).**

No.

*Special Note: For further information about the Biodiversity Stewardship Agreement contact NSW Office of Environment & Heritage. Tel:131 555 or email [info@environment.nsw.gov.au](mailto:info@environment.nsw.gov.au).*

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- 34. IS THE PROPERTY, LAND THAT CONTAINS A SET ASIDE AREA UNDER SECTION 60ZC OF THE *LOCAL LAND SERVICES ACT 2013*?**

No.

- 35. 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](http://www.loosefillasbestos.nsw.gov.au).*

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- 36. IS THE PROPERTY AFFECTED BY ONE OF THE MATTERS PRESCRIBED BY PART 4 OF THE BUILDING PRODUCTS (SAFETY) ACT 2017?**

Council is not aware of any affectations under Part 4 of the Building Products (Safety) Act 2017 relating to this land.

*Special Note: For further information about affected building notices and/or building product rectification orders contact NSW Fair Trading: Tel. 133220 or Council's Regulatory and Compliance on Tel. 9424000.*

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**37. 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?**

**Housing Code**

Complying development under the Housing Code **may** be carried out on the land.

**Housing Alterations Code**

Complying development under the Housing Alterations Code **may** be carried out on the land.

**General Development Code**

Complying development under the General Development Code **may** be carried out on the land.

**Commercial and Industrial Alterations Code**

Complying development under the Commercial and Industrial Alterations Code **may** be carried out on the land.

**Commercial and Industrial (New Buildings and Additions) Code**

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land.

**Subdivision Code**

Complying development under the Subdivision Code **may** be carried out on the land.

**Demolition Code**

Complying development under the Demolition Code **may** be carried out on the land.

**Fire Safety Code**

Complying development under the Fire Safety Code **may** be carried out on the land.

**Container Recycling Facilities Code**

Complying development under the Container Recycling Facilities Code **may** be carried out on the land.



**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.

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- 38. 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.

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- 39. 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.

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**The following additional information is issued under Section 10.7(5).**

- 40. 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.

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#### **41. 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.*

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#### **42. OTHER INFORMATION RELATING TO DEVELOPMENT OF THE SITE.**

This land may contain threatened species, populations and ecological communities listed under the *Biodiversity Conservation Act 2016 (NSW)* and or the *Environment Protection Biodiversity Conservation Act 1999 (Commonwealth)*. For more information contact NSW Office of Environment and Heritage Tel: 131 555 or the Australian Government Department of Environment and Energy Tel: 1800 803 772.

This land may contain one or more of the following endangered or critically endangered ecological communities listed under Schedule 2 of the *Biodiversity Conservation Act 2016 (NSW)*:

Blue Gum High Forest in the Sydney Basin Bioregion,  
Coastal Saltmarsh in the New South Wales North Coast, Sydney Basin and South East Corner Bioregions,  
Coastal Upland Swamp in the Sydney Basin Bioregion,  
Duffys Forest Ecological Community in the Sydney Basin Bioregion,  
Swamp Oak Floodplain Forest of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions,  
Sydney Turpentine Ironbark Forest.

For more information contact NSW Department of Environment & Heritage. Tel:131 555 or email [info@environment.nsw.gov.au](mailto:info@environment.nsw.gov.au) <<mailto:info@environment.nsw.gov.au>>

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#### **43. 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.

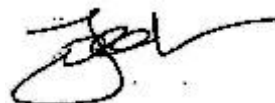
*For further information about the Loose-fill asbestos Public Register contact NSW Fair Trading. Tel:13 32 20 or [www.loosefillasbestos.nsw.gov.au](http://www.loosefillasbestos.nsw.gov.au).*

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**44. 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.

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**John McKee**  
General Manager