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Stage 1 Preliminary Site Investigation
Lot 1, 2 & 3 in DP212617 and Lot 8 in DP660564
259-271 Pacific Highway, Lindfield NSW

Report Number 610.14433-R3

20 February 2015

Ku-ring-gai Municipal Council
818 Pacific Highway
Gordon NSW 2072

Version: Revision 0

Stage 1 Preliminary Site Investigation

Lot 1, 2 & 3 in DP212617 and Lot 8 in DP660564

259-271 Pacific Highway, Lindfield NSW

PREPARED BY:

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This report has been prepared by SLR Consulting Australia Pty Ltd with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of Ku-ring-gai Municipal Council. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

DOCUMENT CONTROL

Reference	Status	Date	Prepared	Checked	Authorised
610.14433-R3	Revision 0	20 February 2015	Craig Cowper	Nalin De Silva	Craig Cowper

Executive Summary

SLR Consulting Pty Ltd (SLR) was engaged by Ku-ring-gai Municipal Council to prepare a stage 1 preliminary site investigation (PSI) for 259-271 Pacific Highway, Lindfield, NSW (the site).

The assessment was undertaken in accordance with SLR's offer of services dated 8 September 2014 (ref: 610.14433 Offer of Services 20140908), as varied on 3 February 2014.

SLR understands the following:

- Council intends to submit a planning proposal to amend the planning controls for the site and reclassify the site from community land to operational land under Ku-ring-gai Local Environmental Plan (Local Centres) 2012;
- The end use of the site could be a combination of mixed use retail, commercial and residential; and
- A preliminary contamination assessment is required to be included with the planning proposal submission.

The objectives of this project were to:

- Make an assessment of the likelihood of contamination to be present on the site, as a result of past and present land use activities;
- Provide preliminary recommendations on further contamination assessment, management or remediation works (if required).

SLR undertook the following scope of work to address the project objectives:

- a desktop review;
- a site walkover; and
- data assessment and reporting.

Based on the results of the desktop review and site walkover, SLR has identified a number of areas of environmental concern (AEC) and contaminants of potential concern (COPC) for the site.

ID	AEC	Activity of Concern	Contaminants of Potential Concern
AEC01	Tennis court and immediate surrounds	Uncontrolled filling	Hydrocarbons, metals, asbestos, aesthetics
AEC02	Horse shoe area of apartment building	Uncontrolled filling	Hydrocarbons, metals, asbestos, aesthetics
AEC03	Former building footprint	Demolition	Metals, asbestos and aesthetics
AEC04	Former building footprint	Demolition	Metals, asbestos and aesthetics
AEC05	Lot 8	Former commercial activities (Dairy Farmers, blacksmith and ice storage)	Hydrocarbons, metals, asbestos, aesthetics

Based on a review of the available desktop search data and observations made during the site walkover, SLR makes the following conclusions and recommendations:

Executive Summary

- There is a moderate likelihood of unacceptable contamination to be present on the site, as a result of past and present land use activities;
- Further assessment would be required to assess the suitability of the site for future land uses. The further assessment would likely require intrusive soil sampling using a targeted sampling point approach to address the identified areas of environmental concern;
- Likely future land use options should be identified prior to undertaking further assessment works, to enable appropriate human and environmental health exposure scenarios to be considered during those assessment works; Senior and
- Further contamination assessment work should be undertaken by a suitably experienced environmental consultant.

This report must be read in conjunction with the limitations set out in Section 10 of this report.

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1 INTRODUCTION

1.1 Background

SLR Consulting Pty Ltd (SLR) was engaged by Ku-ring-gai Municipal Council to prepare a stage 1 preliminary site investigation (PSI) for 259-271 Pacific Highway, Lindfield, NSW (the site).

The assessment was undertaken in accordance with SLR's offer of services dated 8 September 2014 (ref: 610.14433 Offer of Services 20140908), as varied on 3 February 2014.

SLR understands the following:

- Council intends to submit a planning proposal to amend the planning controls for the site and reclassify the site from community land to operational land under Ku-ring-gai Local Environmental Plan (Local Centres) 2012;
- The end use of the site could be a combination of mixed use retail, commercial and residential; and
- A preliminary contamination assessment is required to be included with the planning proposal submission.

1.2 Objectives

The objectives of this project were to:

- Make an assessment of the likelihood of contamination to be present on the site, as a result of past and present land use activities;
- Provide preliminary recommendations on further contamination assessment, management or remediation works (if required).

1.3 Scope of Work

SLR undertook the following scope of work to address the project objectives:

- a desktop review;
- a site walkover; and
- data assessment and reporting.

2 SITE IDENTIFICATION

The locality of the site is presented in Figure 1.

The site is legally identified as Lot 1, 2 and 3 in DP212617 and Lot 8 in DP660564.

The site is irregular in shape and occupies an area of approximately 5,852m².

3 SITE SETTING

3.1 Geology

The Geological Survey of NSW Sydney 1:100,000 Geological Series Sheet 9130 Edition 1 (1983) indicates that the site is underlain with Triassic Ashfield Shale, comprised of black to dark grey shale and laminite.

3.2 Topography

The regional topography is generally flat with some undulations, and a slope downwards towards the west. The site is located at an approximate elevation of 105m Australian height datum (AHD).

3.3 Hydrogeology

The nearest surface water courses to the site are considered to be Sugarbag Creek (located approximately 950m to the south west) and Gordon Creek (located approximately 750m to the north east).

Based on the regional topography and the location of nearby water bodies, it is considered that groundwater flow at the site is likely to be towards the east and north.

A search of the NSW Natural Resources Atlas (NSW-NRS, www.nratlas.nsw.gov.au) conducted on 4 February 2015 did not identify any registered groundwater works features within the search area (500m radius of the site).

A copy of the registered groundwater bore search record is provided in Appendix A.

3.4 Acid Sulfate Soils

The Department of Land and Water Conservation (DLWC) acid sulfate soil (ASS) risk map for Hornsby / Mona Vale (Edition 2) indicates that the map class description for the site is "no known occurrence", meaning acid sulfate soils are not known or expected to occur in these environments. The environmental risk associated with this map class description is "land management activities are not likely to be affected by acid sulfate soil materials".

No further assessment of acid sulfate soil risk for this site is considered warranted.

4 SITE HISTORY

4.1 Aerial Photography

A review of a selection of historical aerial photographs was undertaken. Observations made during the review are presented in Table 1.

Table 1 Aerial Photography Review

Year of Photograph	Site Land Use Observations	Surrounding Land Use Observations
1930 (black and white)	Southern eastern and north eastern portions of the site appear vacant. There appear to be small structures adjacent to the north western boundary, likely to be residential dwellings (image is unclear).	Pacific Highway and low density residential to the west (potential limited commercial), railway line to the east, low density residential to the south, and low density residential / commercial to the north.
1943 (SIX viewer)	Clearer image than 1930. Two residential dwellings adjacent to north western boundary, with small shed or outhouse to the east. Remainder of site appears vacant.	No significant change to previous image
1956 (black and white)	Structures in 1943 image no longer present. Two tennis courts in north eastern portion of the site. Small building/shed to the south of the tennis courts. Rectangular building (commercial) towards north western portion of the site. A portion of building appears to extend into the north eastern corner, from the north.	Commercial development to the north.
1965 (black and white)	Vehicle parking to the east of the building extending into the north east corner and to the south of the long rectangular building. The small building to the south of the tennis courts has been extended. Two buildings are present adjacent to the southern boundary of the site.	Commercial redevelopment to the north.
1978 (black and white)	The building extending into the north western corner is no longer present.	Some high density residential redevelopment towards the south. No significant change to previous image.
1986 (colour)	No significant change to previous image	No significant change to previous image
1994 (colour)	No significant change to previous image	No significant change to previous image
2003 (Google Earth)	No significant change to previous image	No significant change to previous image
2014 (Nearmap)	No significant change to previous image	No significant change to previous image

The aerial photography review indicates that the following land contaminating activities may have been undertaken on the site:

- Demolition of former structures; and
- Filling for carpark and tennis court levelling.

The aerial photography review did not indicate indicated off site land use activities which may present an onsite contamination migration risk.

4.2 Historical Land Titles

A search of historical land title ownership records (for the registered Lots) was undertaken on 4 December 2014. The search indicated ownership by the proprietors set out below.

A copy of the search record is presented in Appendix B.

4.2.1 Lot 1, 2 and 3 in DP212617

- Private owners; and
- Ku-ring-gai Council.

One easement was reported for Lot 1 in 1963 (for a right of carriageway).

One lease was reported for Lot 2 and 3 in 1963 to Ku-ring-gai Old Peoples Welfare Company Limited.

A note was made that Lot 2 and 3 are used as a "Retirement Village".

The record did not indicate a potential for land contaminating activities to have occurred on Lot 1, 2 and 3 between 1897 and the present.

4.2.2 Lot 8 in DP660564

- Private owners; and
- Ku-ring-gai Council.

Four leases were reported for Lot 8, including:

- Dairy Farmers Co-operative Milk Company Limited in 1922
- Ku-ring-gai Ice and Storage Company Limited in 1923;
- John Arthur Lucas (Blacksmith) in 1937;
- Ku-ring-gai youth development service in 2007.

No easements were reported for Lot 8.

The record indicates a potential for land contaminating activities to have occurred in Lot 8 during the 1920's and 1930's.

4.3 Regulatory Authorities

4.3.1 NSW Environment Protection Authority

A search of the NSW EPA contaminated land public register of record of notices (maintained under Section 58 of the Contaminated Land Management Act 1997) was undertaken on 4 February 2015. The search results indicated that, with regard to the site, there are no:

- orders made under Part 3 of the Contaminated Land Management Act 1997 (CLM Act);
- approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the Environment Protection Authority has not been revoked;
- site audit statements provided under Section 53B of the CLM Act that relate to significantly contaminated land;
- where practicable, copies of anything formerly required to be part of the public record;

- actions taken by EPA under Section 35 or 36 of the Environmentally Hazardous Chemicals Act 1985.

A search of the NSW EPA Protection of the Environment Act public register of licence, applications and notices (maintained under Section 308 of the Protection of the Environment Operations Act 1997) was undertaken on 4 February 2015. The register contains information on:

- environment protection licences;
- applications for new licences and to transfer or vary existing licences;
- environment protection and noise control notices;
- penalty notices issued by the EPA;
- convictions in prosecutions under the POEO Act;
- the results of civil proceedings;
- licence review information;
- exemptions from the provisions of the POEO Act or regulations;
- approvals granted under clause 9 of the POEO (Control of Burning) Regulation;
- approvals granted under clause 7A of the POEO (Clean Air) Regulation;
- any mandatory audits required to be undertaken in relation to a licence;
- each pollution study required by a condition of a licence;
- each pollution reduction program required by a condition of a licence; and
- each penalty notice issued in relation to a premises.

The search did not identify any records for the site or for any properties located adjacent to the site.

A search of the NSW EPA public register of contaminated sites notified to NSW EPA under Section 60 of the Contaminated Land Management Act (as of 27 January 2015) was undertaken on 4 February 2015. The search did not identify any records for the site or for any properties located adjacent to the site.

A copy of the search records is presented in Appendix C.

4.3.2 NSW Office of Environment and Heritage

A search of the NSW OEH state heritage register did not return any records for the site.

A copy of the search record is presented in Appendix D.

4.3.3 Council Records

Property reports received from Ku-ring-gai Council for the site (dated 20 January 2015), indicate that Council has not received any notification from NSW Office of Environment & Heritage indicating that the site is affected by one of the matters prescribed in Section 59(2) of the Contaminated Land Management Act 1997.

A copy of the property reports is presented in Appendix E.

4.3.4 WorkCover NSW

A search of the stored chemical information database (SCID) and microfiche records held by WorkCover NSW was not within the scope of this investigation. Given SLR's understanding of historical land uses on the site from the results of other searches undertaken for the site, it is considered highly unlikely that licensable quantities of dangerous goods have been stored on the site, and that further assessment of this issue is not warranted.

4.4 Previous Contamination Assessments

No previous contamination assessment records were provided to SLR for this investigation.

5 SITE WALKOVER

A site walkover was undertaken by a suitably experienced environmental scientist (Craig Cowper) on 5 January 2015. The purpose of the site walkover was to make observations of the site and adjacent site land uses (relevant to land contamination). A discussion and photographic record of observations made, is presented in Sections 5.1 to 5.9.

5.1 Site Features

The following site features were observed during the walkover:

- A single storey community library;
- A single storey community seniors centre;
- A double storey residential apartment building (appeared to be vacant);
- A single storey senior citizens resource centre;
- A double storey youth development service building
- An asphalt sealed car park;
- Two asphalt tennis courts;
- A small public toilet block; and
- A grassed area

The site was generally flat, with sloping generally towards the east.



Photo 5.1.1 – Community library, western side



Photo 5.1.2 – Community seniors centre, western side



Photo 5.1.3 – Double storey residential apartment building, northern side



Photo 5.1.4 – Senior citizens resource centre, western side



Photo 5.1.5 – Youth development service building, southern side



Photo 5.1.6 – Portion of asphalt car park, facing north west



Photo 5.1.7 – Eastern tennis court



Photo 5.1.8 – Public toilet block, southern side



Photo 5.1.9 – Grassed area, facing north

5.2 Wastes

There was no evidence of wastes being stored on the site.

5.3 Fill

There was no apparent visual evidence of widespread filling on the site. However, evidence of potential localised cut and filling was observed to the west, east, south and south west of the tennis courts, as well as potential localised filling within the 'horse shoe' of the residential apartment building.



Photo 5.3.1 – Potential filling along eastern side of tennis courts



Photo 5.3.2 – Potential filling along southern side of tennis courts



Photo 5.3.3 – Potential filling between tennis courts



Photo 5.3.4 – Potential filling in horse shoe of residential apartment building

5.4 Chemical Use and Storage

5.4.1 Fuels and Lubricants

There was no evidence of fuels or lubricants being stored on the site.

5.4.2 Underground and Aboveground Storage Tanks

Evidence of underground storage tanks (bowzers, dip/fill points or vent pipes) was not observed on site.

Evidence of above ground storage tanks was not observed on site.

5.5 Asbestos

There was no evidence of potential asbestos containing materials observed on the surface of the site.

It is noted that a hazardous building materials survey was not within the scope of this investigation.

5.6 Phytotoxicity

There was no visual evidence of phytotoxic impact (i.e. plant stress or dieback) observed on the site.

5.7 Odours and Staining

There was no olfactory evidence of odours on the site.

There was no visual evidence of widespread or significant staining on the site.

5.8 Incidents and Complaints

There was no anecdotal information provided to suggest any incidents had occurred at the site or that complaints had been made about the site.

5.9 Current Adjacent Land Uses

Current land uses observed on the properties adjacent to the site are summarised in Table 2.

Table 2 Adjacent Land Uses

Adjacent boundary	Land Use
North	Car dealer and car maintenance workshop
East	North Shore railway line and residential beyond
West	Medium / high density residential and light commercial
South	Medium / high density residential

The current land uses to the, east, west and south do not suggest a potential for offsite land contaminating activities to be occurring on them.

The current land use to the north (car maintenance workshop) suggests a potential for offsite land contaminating activities to be occurring on it. However, the workshop appears to be located topographically down and cross gradient to the site and therefore unlikely to present a material land contamination risk to the subject site.

5.10 Anecdotal Information

No anecdotal information was made available to SLR during the investigation.

6 DATA QUALITY ASSESSMENT

The sources of data relied upon for this assessment included:

- NSW Environment Protection Authority;
- NSW Natural Resources Atlas;
- NSW Office of Environment and Heritage;
- Google Earth;
- Nearmap;
- Ku-ring-gai Council; and
- observations made in the field by SLR.

Observations made in the field were generally consistent with observations made of relevant data provided by third parties during the desktop review.

7 AREAS OF ENVIRONMENTAL CONCERN AND CONTAMINANTS OF POTENTIAL CONCERN

Based on the results of the desktop review and site walkover, SLR has identified a number of areas of environmental concern (AEC) and contaminants of potential concern (COPC) for the site. These AEC and COPC are presented in Table 3. The AEC are also presented graphically in Figure 3.

Table 3 Areas of Environmental Concern and Contaminants of Potential Concern

ID	AEC	Activity of Concern	Contaminants of Potential Concern
AEC01	Tennis court and immediate surrounds	Uncontrolled filling	Hydrocarbons, metals, asbestos, aesthetics
AEC02	Horse shoe area of apartment building	Uncontrolled filling	Hydrocarbons, metals, asbestos, aesthetics
AEC03	Former building footprint	Demolition	Metals, asbestos and aesthetics
AEC04	Former building footprint	Demolition	Metals, asbestos and aesthetics
AEC05	Lot 8	Former commercial activities (Dairy Farmers, blacksmith and ice storage)	Hydrocarbons, metals, asbestos, aesthetics

8 CONCLUSIONS AND RECOMMENDATIONS

Based on a review of the available desktop search data and observations made during the site walkover, SLR makes the following conclusions and recommendations:

- There is a medium likelihood of unacceptable contamination to be present on the site, as a result of past and present land use activities;
- Further assessment would be required to assess the suitability of the site for future land uses. The further assessment would likely require intrusive soil sampling using a targeted sampling point approach to address the identified areas of environmental concern;
- Likely future land use options should be identified prior to undertaking further assessment works, to enable appropriate human and environmental health exposure scenarios to be considered during those assessment works; Senior and
- Further contamination assessment work should be undertaken by a suitably experienced environmental consultant.

This report must be read in conjunction with the limitations set out in Section 10 of this report.

9 REFERENCES

National Environment Protection Council (NEPC) 1999, 'Schedule B(2) Guideline on Site Characterisation, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013'.

NSW OEH 2011, 'Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites'.

10 LIMITATIONS

This report is for the exclusive use of Ku-ring-gai Municipal Council. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR Consulting.

This report has been prepared based on the scope of services (see below). SLR Consulting cannot be held responsible to the Client and/or others for any matters outside the agreed scope of services. Other parties should not rely upon this report and should make their own enquiries and obtain independent advice in relation to such matters.

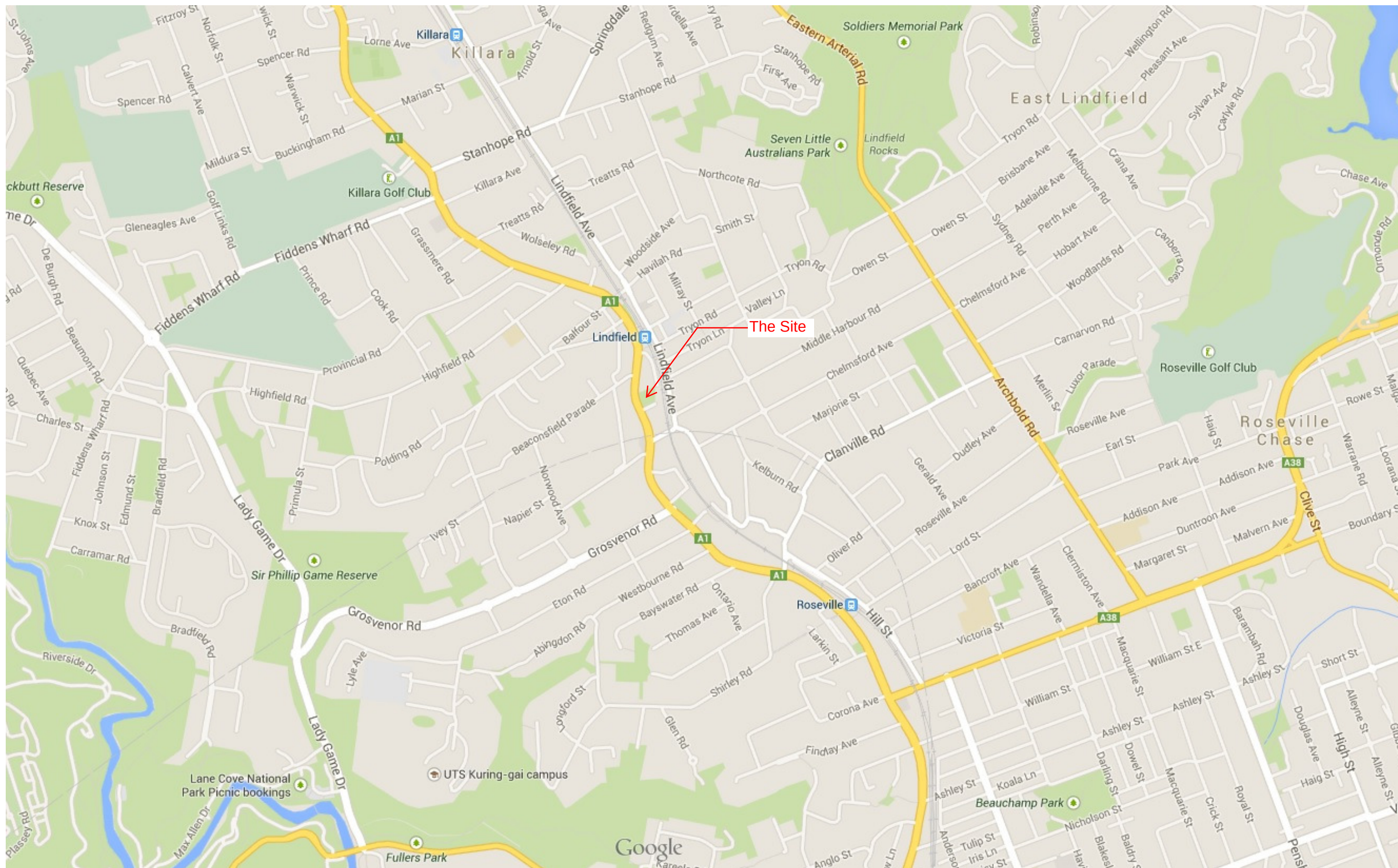
This report has been prepared by SLR Consulting with reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected (data, surveys, analyses, designs, plans and other information), which has been accepted in good faith as being accurate and valid.

It should be noted that many investigations are based upon an assessment of potentially contaminating processes which may have occurred historically on the site. This assessment is based upon historical records associated with the site. Such records may be inaccurate, absent or contradictory. In addition documents may exist which are not readily available for public viewing.

Except where it has been stated in this report, SLR Consulting has not verified the accuracy or completeness of the data relied upon. Statements, opinions, facts, information, conclusions and/or recommendations made in this report ("conclusions") are based in whole or part on the data obtained, those conclusions are contingent upon the accuracy and completeness of the data. SLR Consulting cannot be held liable should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to SLR Consulting leading to incorrect conclusions.

Should the report be reviewed for any reason, the report must be reviewed in its entirety and in conjunction with the associated Scope of Services. It should be understood that where a report has been developed for a specific purpose, for example a due diligence report for a property vendor, it may not be suitable for other purposes such as satisfying the needs of a purchaser or assessing contamination risks for classifying the site. The report should not be applied for any purpose other than that originally specified at the time the report was issued.

Report logs, figures, laboratory data, drawings, etc. are generated for this report by SLR consultants (unless otherwise stated) based on their individual interpretation of the site conditions at the time the site visit was undertaken. Although SLR consultants undergo training to achieve a standard of field reporting, individual interpretation still varies slightly. Information should not under any circumstances be redrawn for inclusion in other documents or separated from this report in any way.







Appendix A – Registered Groundwater Feature Search Record

Report Number 610.14433-R3

Page 1 of 1

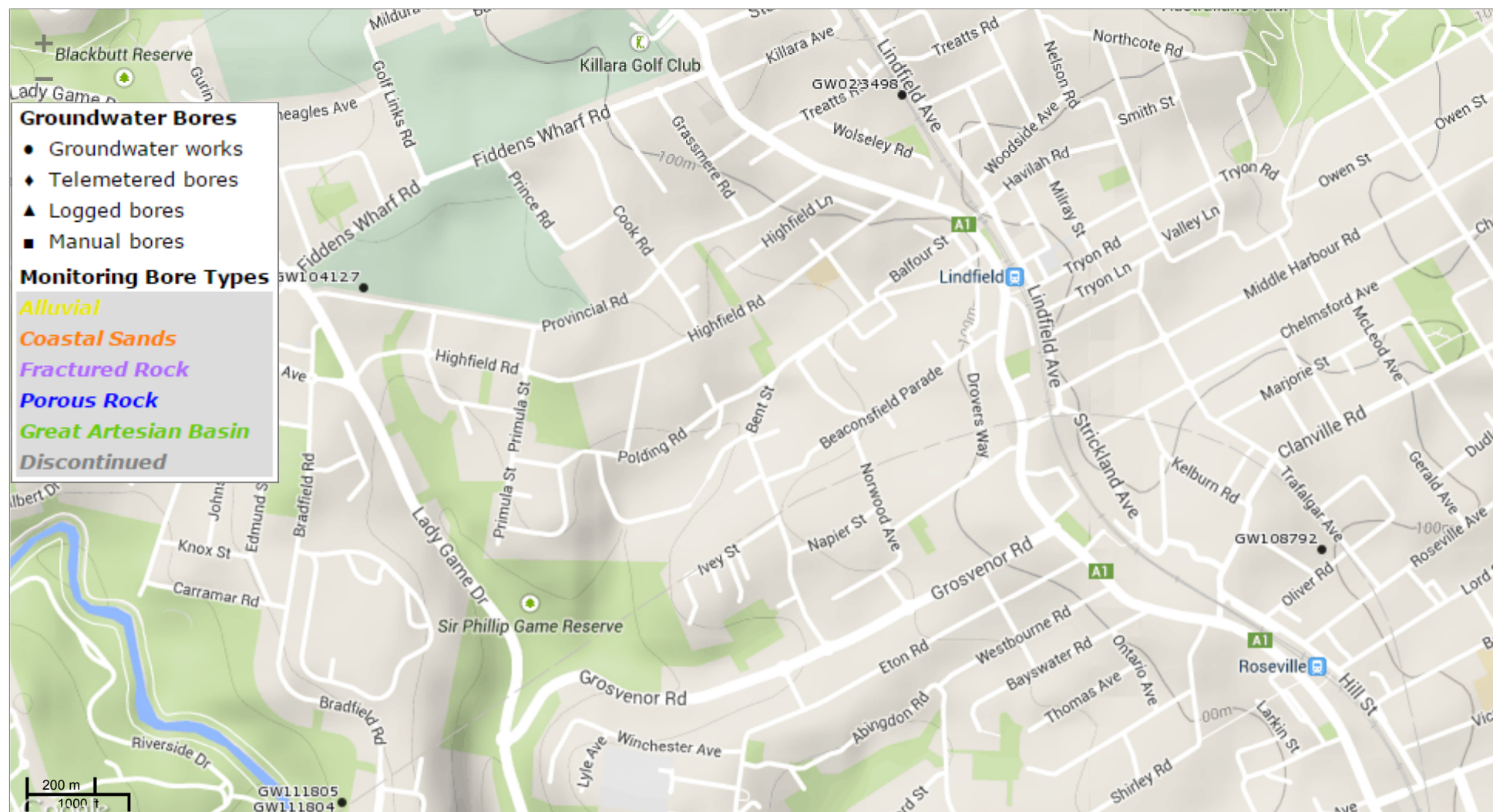
All Groundwater > All Groundwater > Greater Sydney Region

Hawkesbury River Basin

[bookmark this page](#)
[go back to referring page](#)

All data times are Eastern Standard Time

Map



Appendix B – Historical Land Title Ownership Search Record

Report Number 610.14433-R3

Page 1 of 1

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 259 to 271 Pacific Highway, Lindfield

Description: - Lots 1, 2 & 3 D.P. 212617 and Lot 8 D.P. 660564

As regards Lots 1, 2 & 3 D.P. 212617

As regards the part highlighted yellow and numbered (1) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
04.02.1897 (1897 to 1919)	Thomas Coleman (Farmer)	Vol 1212 Fol 186
22.08.1919 (1919 to 1947)	Mary Elizabeth Earley (Married Woman)	Vol 1212 Fol 186 Now Vol 4482 Fol 143
19.11.1947 (1947 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 4482 Fol 143 Now 2/212617 & 3/212617

Denotes Current Registered Proprietor

As regards the part highlighted yellow and numbered (2) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
04.02.1897 (1897 to 1919)	Thomas Coleman (Farmer)	Vol 1212 Fol 186
22.08.1919 (1919 to 1934)	Robert Bede Ignatius Coleman (Labourer)	Vol 1212 Fol 186 Now Vol 4485 Fol 112
06.02.1934 (1934 to 1947)	Eva Elizabeth Graham (Married Woman)	Vol 4485 Fol 112
19.11.1947 (1947 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 4485 Fol 112 Now 1/212617, 2/212617 & 3/212617

Denotes Current Registered Proprietor

Easements: -

- 12.12.1963 Right of Carriageway affecting Lot 1 D.P. 212617 – for the term of Lease J 416864 – expires 30.04.2012

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

Search continued as regards Lots 1, 2 & 3 D.P. 212617

Leases: -

- 12.12.1963 to Ku-Ring-Gai Old Peoples Welfare Company Limited (affecting Lots 2 & 3 D.P. 212617)

Lots 2 and 3 D.P. 212617 are used as a Retirement Village (AF 532339) – 21.07.2010

As regards Lot 8 D.P. 660564

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
26.06.1881 (1881 to 1946)	Thomas Coleman (Labourer)	Book 227 No. 28
17.06.1946 (1946 to 1947)	Ellen Gertrude Coleman (Spinster)	Book 1992 No. 459
19.11.1947 (1947 to date)	# Council of the Municipality of Ku-Ring-Gai	Gazette Now 8/660564

Denotes Current Registered Proprietor

Leases: -

- 04.09.1922 to Dairy Farmers Co-Operative Milk Company Limited – term of 10 years (Book 1279 No. 998)
- 01.03.1923 to Ku-Ring-Gai Ice and Storage Service Company Limited – term of 12 years (Book 1397 No. 739)
- 01.09.1937 to John Arthur Lucas (Blacksmith) – Term of 5 years (Book 1792 No. 759)
- 13.12.2007 to Ku-Ring-Gai Youth Development Service Incorporated – expires 31.12.2008

Easements: - NIL

Yours Sincerely
Mark Groll
4 February 2015
(Ph: 0412 199 304)



Form 1
OFFICE USE ONLY

DP212617 s

PLAN OF SUBDIVISION

OF LAND COMPRISED IN CERTIFICATE OF TITLE VOL 4487 COL 145 & Vol 4485 COL 112

Registered: 62/75 of 11-4-62

Title System: Terrans

Purpose: Subdivision

Ref. Map: Ku-ring-gai Sh. 91 #

Last Plan: "

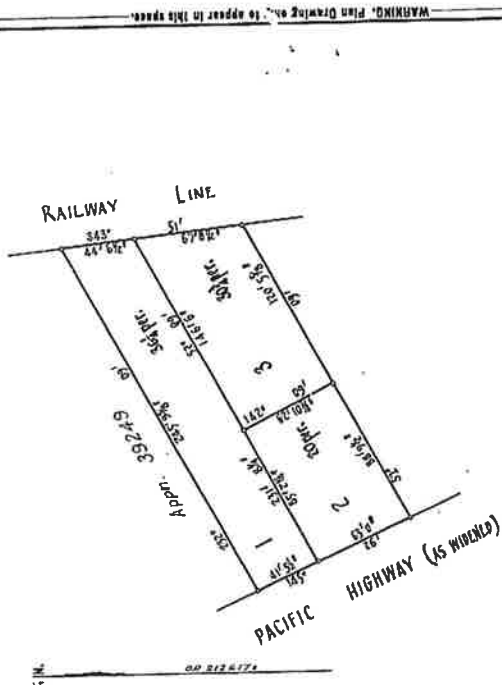
Scale: 50 Feet to an Inch

County: CUMBERLAND

Parish: GORRON

Town or Locality: LINDFIELD

Mun./Shire/Dry: KU-RING-GAI



Signatures, Seals and Statements of Deductions and Easements.

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this document is a true and correct copy of the original document in my custody this 25th day of April, 1977.

Subdivision No. 62/75 of 11-4-62

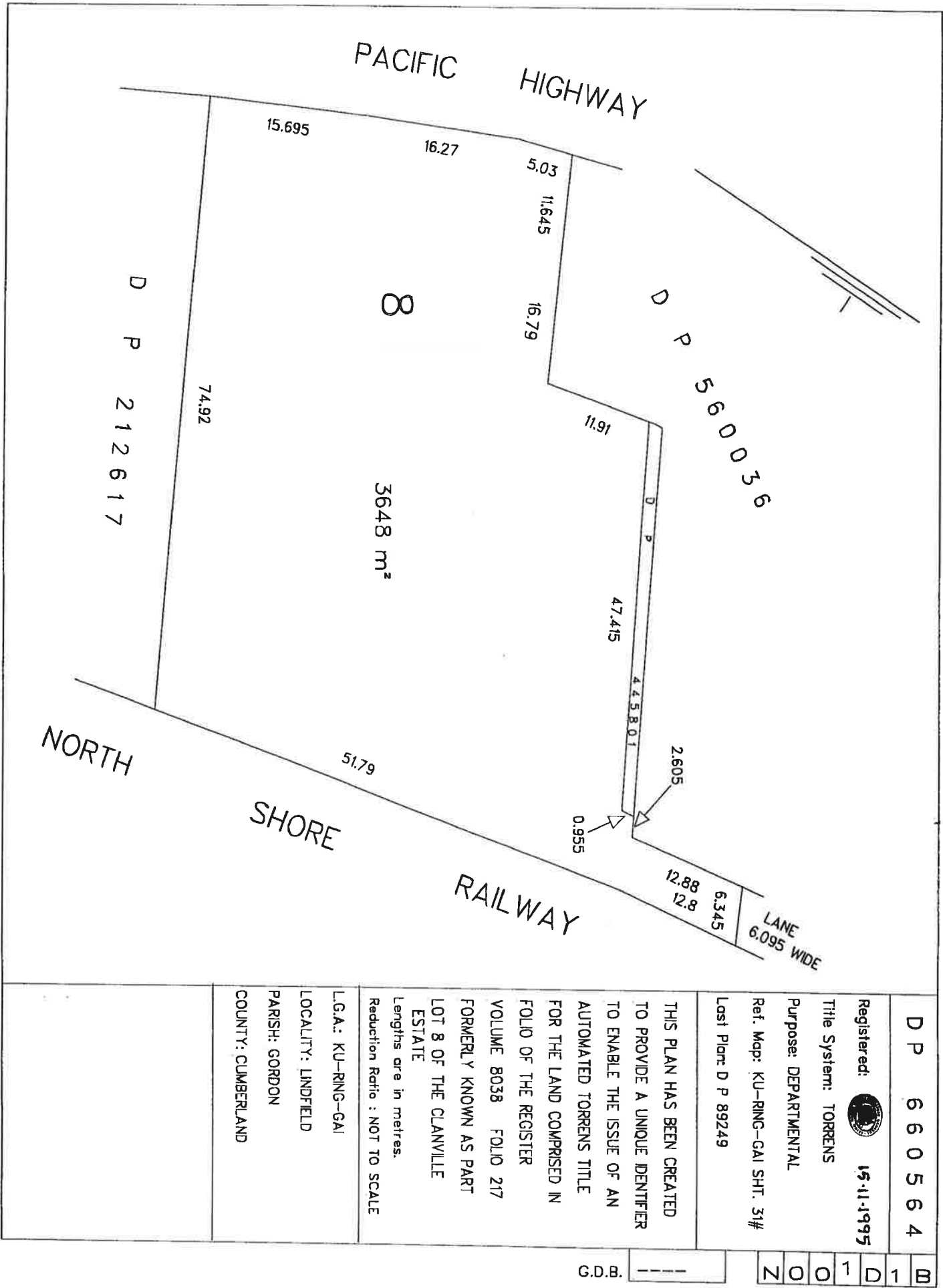
Council Clerk: [Signature]

1976

CONVERSION TABLE ADDED IN REGISTER GENERAL'S DEPARTMENT

FEET INCHES	METRES
1 5 1/2	0.445
41 5 1/2	12.637
44 6 1/2	13.576
62 10 3/4	19.171
67 6 1/2	20.586
85 2 1/4	25.985
88 9 1/2	27.064
120 5 5/8	36.693
120 5 5/8	36.719
145 5 5/8	44.652
145 5 5/8	44.670
285 9 7/8	74.927
AC RD P	SD M
-- 20	505.9
-- 30 3/4	777.8
-- 36 1/4	916.9

1



M
NEW SOUTH WALES

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

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. **9497** Fol. **2**

1st Edition issued 12-8-1963.

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

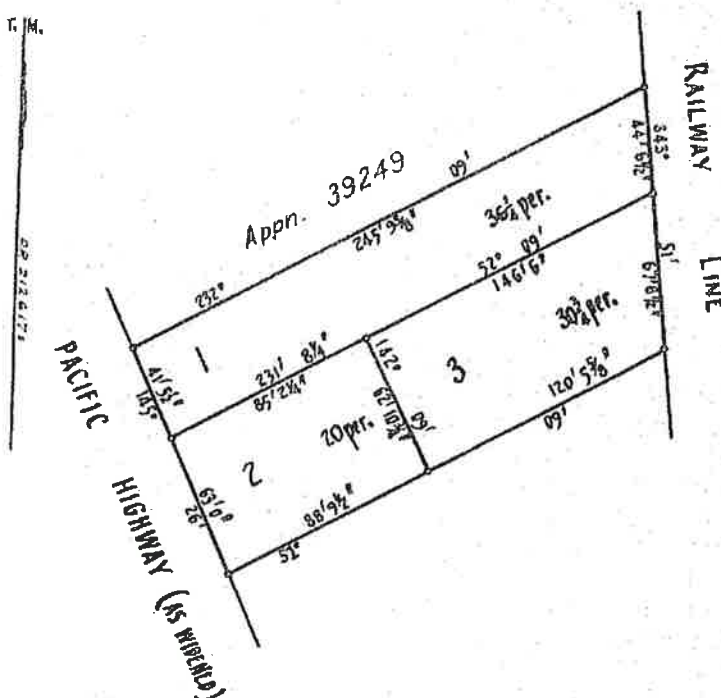
Witness

B. Bailey

Janatson
Registrar-General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 1 in Deposited Plan 212617s at Lindfield in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland excepting thereout the mines and deposits specified in Section 141 Public Works Act 1912.

FIRST SCHEDULE (Continued overleaf)

THE COUNCIL OF THE MUNICIPALITY OF KU-RING-GAI.

Janatson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

GRN
XC



Legal Liaison Services

LPI On-Line

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

4/2/2015 8:17AM

FOLIO: 1/212617

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

Prior Title(s): VOL 9497 FOL 2

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/5/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/8/1993		AMENDMENT: LOCAL GOVT AREA	
13/8/1993		AMENDMENT: LOCAL GOVT AREA	
10/6/2010	AF546326	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

mg

PRINTED ON 4/2/2015

*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Legal Liaison Services

LPI On-Line

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Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/212617

SEARCH DATE	TIME	EDITION NO	DATE
4/2/2015	8:17 AM	-	-

VOL 9497 FOL 2 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 212617
AT LINDFIELD
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP212617

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF KU-RING-GAI

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912)
- * 2 J416864 RIGHT OF CARRIAGEWAY AFFECTING THE PART SHOWN 6.095
WIDE IN THE PLAN WITH J416864 APPURTENANT TO LEASE
J416864. EXPIRES 30/4/2012

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 4/2/2015

*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

M
NEW SOUTH WALES

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

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. **9497** Fol. **3**

1st Edition issued 12-8-1963.

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

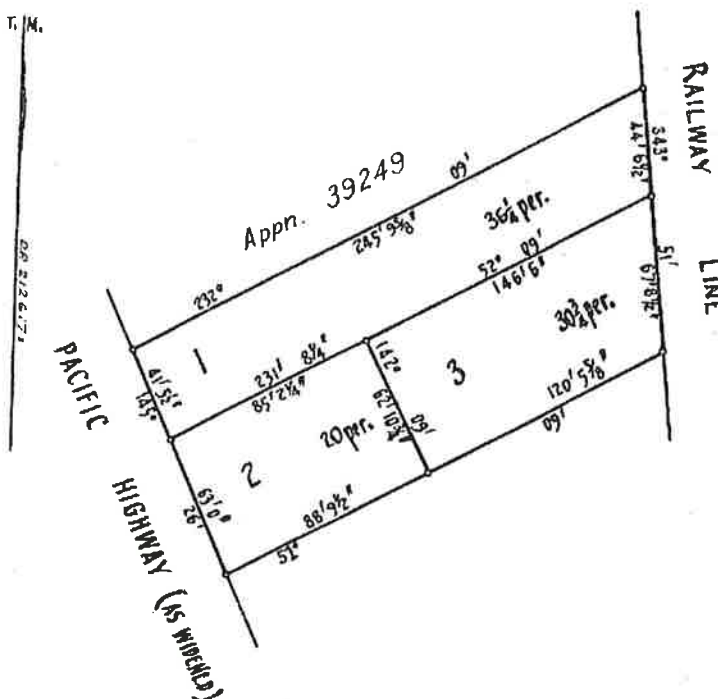
Witness

B. Bailey

J. Watson
Registrar-General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 2 in Deposited Plan 212617s at Lindfield in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland excepting thereout the mines and deposits specified in Section 141 Public Works Act 1912.

FIRST SCHEDULE (Continued overleaf)

THE COUNCIL OF THE MUNICIPALITY OF KU-RING-GAI.

J. Watson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

GRN
XC

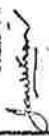
UNIT 1609 V. C. N. FLIGHT, GOVERNMENT PRINTER

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

[illegible]

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
24022	3716884 P	10.4.1962	To Ku-King Yui Old Peoples' Welfare Company Limited Registered with right of conveyance over part of the lands in Certificate of Title No. 9197 Vol. 2	12.12.1963		

FORM No. 184A

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



Legal Liaison Services

LPI On-Line

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Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

4/2/2015 8:17AM

FOLIO: 2/212617

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

Prior Title(s): VOL 9497 FOL 3

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/5/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/8/1993		AMENDMENT: LOCAL GOVT AREA	
13/8/1993		AMENDMENT: LOCAL GOVT AREA	
21/7/2010	AF532339	REQUEST	

*** END OF SEARCH ***

mg

PRINTED ON 4/2/2015

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Form: 11R
Licence: 01-05-070
Licensee: LEAP Legal Software Pty Limited
Firm name: Fox & Staniland

REQUEST

New South Wales
Real Property Act 1900



AF532339N

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

(A) **STAMP DUTY**

If applicable. Office of State Revenue use only

(B) **LAND**

Torrens Title ~~1/212617~~ 2/212617 + 3/212617
~~V9497-2, V9497-3, V9497-4~~

(C) **REGISTERED DEALING**

Number Lease J416864	Torrens Title 4482-143 and 4485-112 1/212617 2/212617 DP 212617
-------------------------	--

(D) **LODGED BY**

Delivery Box 124E	Name, Address or DX and Telephone Legalink Pty Ltd Sydney Office L8, 170 Phillip St., Sydney NSW 2000 PO Box A250 Sydney South NSW 1201 Ph: 02 9230 6900 FOXS:196696	CODE
-----------------------------	---	------

(E) **APPLICANT**

KU-RING-GAI OLD PEOPLES WELFARE COMPANY LIMITED

(F) **NATURE OF REQUEST**

Request to enter a notification pursuant to section 24A Retirement Villages Act 1999

(G) **TEXT OF REQUEST**

The applicant requests the Registrar General to record that the whole of the land in the Lease specified above is used as a retirement village known as KOPWA Retirement Village.

RELODGED

16 JUN 2010

TIME: 3.45

DATE

26/5/10

RELODGED

20 JUL 2010

TIME: 12.15

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

Signature:

Signatory's name: Richard John Staniland
Signatory's capacity: Solicitor for the Applicant



Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/212617

SEARCH DATE	TIME	EDITION NO	DATE
4/2/2015	8:17 AM	-	-

VOL 9497 FOL 3 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 2 IN DEPOSITED PLAN 212617
AT LINDFIELD
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP212617

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF KU-RING-GAI

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912)
- * 2 AF532339 THE LAND ABOVE DESCRIBED IS USED AS A RETIREMENT VILLAGE UNDER THE RETIREMENT VILLAGES ACT 1999 KNOWN AS KOPWA RETIREMENT VILLAGE
- 3 J416864 LEASE TO KU-RING-GAI OLD PEOPLES WELFARE COMPANY LIMITED TOGETHER WITH RIGHT OF CARRIAGEWAY OVER PART OF THE LAND IN CERTIFICATE OF TITLE VOL 9497 FOL 2

NOTATIONS

AF532339 NOTE: REFER ALL DEALINGS TO SD2 (RETIRED VILLAGE)
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 4/2/2015

*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

M
NEW SOUTH WALES

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

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. **9497** Fol. **4**

1st Edition issued 12-8-1963.

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

Witness

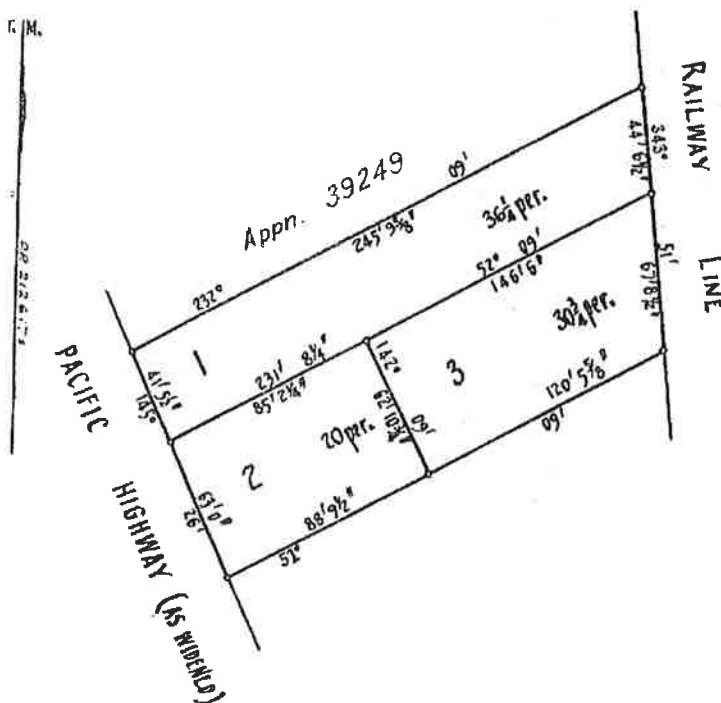
B. Bailey

Jan Watson

Registrar-General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 3 in Deposited Plan 212617s at Lindfield in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland excepting thereout the mines and deposits specified in Section 141 Public Works Act 1912.

FIRST SCHEDULE (Continued overleaf)

THE COUNCIL OF THE MUNICIPALITY OF KU-RING-GAI.

Jan Watson

Registrar General.

SECOND SCHEDULE (Continued overleaf)

GRN
XC

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.



Legal Liaison Services

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

4/2/2015 8:18AM

FOLIO: 3/212617

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 9497 FOL 4

Recorded	Number	Type of Instrument	C.T. Issue
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/5/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/8/1993		AMENDMENT: LOCAL GOVT AREA	
13/8/1993		AMENDMENT: LOCAL GOVT AREA	
21/7/2010	AF532339	REQUEST	

*** END OF SEARCH ***

mg

PRINTED ON 4/2/2015

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Legal Liaison Services

LPI On-Line

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Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 3/212617

SEARCH DATE	TIME	EDITION NO	DATE
4/2/2015	8:17 AM	-	-

VOL 9497 FOL 4 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 3 IN DEPOSITED PLAN 212617
AT LINDFIELD
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP212617

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF KU-RING-GAI

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912)
- * 2 AF532339 THE LAND ABOVE DESCRIBED IS USED AS A RETIREMENT VILLAGE UNDER THE RETIREMENT VILLAGES ACT 1999 KNOWN AS KOPWA RETIREMENT VILLAGE
- 3 J416864 LEASE TO KU-RING-GAI OLD PEOPLES WELFARE COMPANY LIMITED TOGETHER WITH RIGHT OF CARRIAGEWAY OVER PART OF THE LAND IN CERTIFICATE OF TITLE VOL 9497 FOL 2

NOTATIONS

AF532339 NOTE: REFER ALL DEALINGS TO SD2 (RETIRED VILLAGE)
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 4/2/2015

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Legal Liaison Services

LPI On-Line

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Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

4/2/2015 8:18AM

FOLIO: 8/660564

First Title(s): OLD SYSTEM

Prior Title(s): VOL 8038 FOL 217

Recorded	Number	Type of Instrument	C.T. Issue
15/11/1995		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
23/5/2007	AC652351	WITHDRAWN - LEASE	
13/12/2007	AD632829	LEASE	EDITION 1
3/8/2011	AG408985	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

mg

PRINTED ON 4/2/2015

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Legal Liaison Services

LPI On-Line

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Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 8/660564

SEARCH DATE	TIME	EDITION NO	DATE
4/2/2015	8:17 AM	1	13/12/2007

LAND

LOT 8 IN DEPOSITED PLAN 660564
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP660564

FIRST SCHEDULE

KU-RING-GAI MUNICIPAL COUNCIL

SECOND SCHEDULE (2 NOTIFICATIONS)

- * 1 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912)
- 2 AD632829 LEASE TO KU-RING-GAI YOUTH DEVELOPMENT SERVICE
INCORPORATED EXPIRES: 31/12/2008.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 4/2/2015

*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

Appendix C – NSW EPA Online Contamination Public Register Search Record

Report Number 610.14433-R3

Page 1 of 1



Healthy Environment, Healthy Community, Healthy Business

[Home](#) > [Contaminated land](#) > [Record of notices](#)

Search results

Your search for:LGA: Ku-ring-gai Council

Matched 26 notices
relating to 4 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
Killara	692B-694 Pacific Highway	Former Caltex Service Station	1 former
Killara	684-696 Pacific Highway	Former Caltex Service Station and Adjacent Land	8 current and 13 former
Lindfield	478 Pacific Highway	Former BP Lindfield service station	2 current
St Ives	179-181 Mona Vale Road	Shell Service Station	1 current and 1 former

Page 1 of 1

4 February 2015

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Public consultation

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Contact us
Offices
Report pollution

Government

NSW Government
jobs.nsw

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Healthy Environment, Healthy Community, Healthy Business

[Home](#) > [Environment protection licences](#) > [POEO Public Register](#) >
[Search for licences, applications and notices](#)

Search results

Your search for: **General Search** with the following criteria

Suburb - LINDFIELD
returned 0 result

[Search Again](#)

Connect

Feedback

[Web support](#)
[Public consultation](#)

Contact

[Contact us](#)
[Offices](#)
[Report pollution](#)

Government

[NSW Government](#)
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Appendix D – NSW OEH Online Heritage Register Search Record

Report Number 610.14433-R3

Page 1 of 1



[Home](#) > [Heritage sites](#) > [Searches and directories](#) > NSW heritage search

Search for NSW heritage

[Return to search page where you can refine/broaden your search.](#)

Statutory listed items

Information and items listed in the State Heritage Inventory come from a number of sources. This means that there may be several entries for the same heritage item in the database. For clarity, the search results have been divided into two sections.

- **Section 1.** contains items listed by the **heritage council** under the NSW Heritage Act. This includes listing on the state heritage register, an interim heritage order or protected under section 136 of the NSW Heritage Act. This information is provided by the Heritage Branch.
- **Section 2.** contains items listed by **local councils & shires and state government agencies**. This section may also contain additional information on some of the items listed in the first section.

Section 1. Items listed under the NSW Heritage Act.

Your search returned 1 record.

Item name	Address	Suburb	LGA	SHR
Tryon Road Uniting Church	33 Tryon Road	Lindfield	Ku-Ring-Gai	01672

Section 2. Items listed by Local Government and State Agencies.

Your search returned 77 records.

Item name	Address	Suburb	LGA	Information source
Brenchley	56 Treatts Road	Lindfield	Ku-Ring-Gai	LGOV
Churcher's Restaurant	388-390 Pacific Highway	Lindfield	Ku-Ring-Gai	LGOV
Commercial Block	1-21 Lindfield Avenue	Lindfield	Ku-Ring-Gai	LGOV
Fieldhead	42 Nelson Road	Lindfield	Ku-Ring-Gai	LGOV
Frances Street Bungalow Group, Lindfield	1,3,5,7,9,2,4,6,8,10,12,14 Frances Street	Lindfield	Ku-Ring-Gai	LGOV
Green Leaves	28 Sydney Road	Lindfield	Ku-Ring-Gai	LGOV
Hazeldean	3 Valley Road	Lindfield	Ku-Ring-Gai	LGOV
Heilbron	2 Ortona Road	Lindfield	Ku-Ring-Gai	LGOV
Item	1 Grosvenor Road	Lindfield	Ku-Ring-Gai	LGOV
Item	44 Earl Street	Lindfield	Ku-Ring-Gai	LGOV

Item	48 Earl Street	Lindfield	Ku-Ring-Gai	LGOV
Item	24 Gladstone Parade	Lindfield	Ku-Ring-Gai	LGOV
Item	270 Pacific Highway	Lindfield	Ku-Ring-Gai	LGOV
Item	50 Treatts Road	Lindfield	Ku-Ring-Gai	LGOV
Item	6 Lightcliff Avenue	Lindfield	Ku-Ring-Gai	LGOV
Item	8 Lightcliff Avenue	Lindfield	Ku-Ring-Gai	LGOV
Item	12 Lightcliff Avenue	Lindfield	Ku-Ring-Gai	LGOV
Item	14 Lightcliff Avenue	Lindfield	Ku-Ring-Gai	LGOV
Item	31 Nelson Road	Lindfield	Ku-Ring-Gai	LGOV
Item	33 Nelson Road	Lindfield	Ku-Ring-Gai	LGOV
Item	25 Tryon Road	Lindfield	Ku-Ring-Gai	LGOV
Item	88 Provincial Road	Lindfield	Ku-Ring-Gai	LGOV
Item	7 Provincial Road	Lindfield	Ku-Ring-Gai	LGOV
Item	114A Provincial Road	Lindfield	Ku-Ring-Gai	LGOV
Item	5 Mildura Street	Lindfield	Ku-Ring-Gai	LGOV
Item	41 Buckingham Road	Lindfield	Ku-Ring-Gai	LGOV
Item	4 Lindel Place	Lindfield	Ku-Ring-Gai	LGOV
Item	3 Lindel Place	Lindfield	Ku-Ring-Gai	LGOV
Item	6 Highfield Road	Lindfield	Ku-Ring-Gai	LGOV
Item	96 Wellington Road	Lindfield	Ku-Ring-Gai	LGOV
Item	25 Cocupara Avenue	Lindfield	Ku-Ring-Gai	LGOV
Item	27 Polding Road	Lindfield	Ku-Ring-Gai	LGOV
Item	9 Grosvenor Road	Lindfield	Ku-Ring-Gai	LGOV
Item	11 Grosvenor Road	Lindfield	Ku-Ring-Gai	LGOV
Item	15 Grosvenor Road	Lindfield	Ku-Ring-Gai	LGOV
Item	3 Grosvenor Road	Lindfield	Ku-Ring-Gai	LGOV
Item	7 Grosvenor Road	Lindfield	Ku-Ring-Gai	LGOV
Item	23 Karoo Avenue	Lindfield	Ku-Ring-Gai	LGOV
Item	20 Melbourne Road	Lindfield	Ku-Ring-Gai	LGOV
Item	72 Woodlands Road	Lindfield		LGOV

			Ku-Ring-Gai	
Item	22 Sydney Road	Lindfield	Ku-Ring-Gai	LGOV
Item	1 Middle Harbour Road	Lindfield	Ku-Ring-Gai	LGOV
Item	6 Waimea Road	Lindfield	Ku-Ring-Gai	LGOV
Item	4 Waimea Road	Lindfield	Ku-Ring-Gai	LGOV
Item	15 Nelson Road	Lindfield	Ku-Ring-Gai	LGOV
Item	14 Beaconsfield Parade	Lindfield	Ku-Ring-Gai	LGOV
Item	1 Valley Road	Lindfield	Ku-Ring-Gai	LGOV
Item	34 Middle Harbour Road	Lindfield	Ku-Ring-Gai	LGOV
Item	6 Valley Road	Lindfield	Ku-Ring-Gai	LGOV
Item	19 Lightcliff Avenue	Lindfield	Ku-Ring-Gai	LGOV
Item	49 Tryon Road	Lindfield	Ku-Ring-Gai	LGOV
Item	32A Middle Harbour Road	Lindfield	Ku-Ring-Gai	LGOV
Item	6 Treatts Road	Lindfield	Ku-Ring-Gai	LGOV
Item	10 Buckingham Road	Lindfield	Ku-Ring-Gai	LGOV
Item	11-15 Buckingham Road	Lindfield	Ku-Ring-Gai	LGOV
Item	1 Highfield Road	Lindfield	Ku-Ring-Gai	LGOV
Item	31 Beaconsfield Parade	Lindfield	Ku-Ring-Gai	LGOV
Item	10 Grassmere Avenue	Lindfield	Ku-Ring-Gai	LGOV
Item	19 Grassmere Avenue	Lindfield	Ku-Ring-Gai	LGOV
Item	78 Provincial Road	Lindfield	Ku-Ring-Gai	LGOV
Lindfield Club premises, The	55A Lindfield Avenue	Lindfield	Ku-Ring-Gai	LGOV
Lindfield Railway Station Group	Pacific Highway	Lindfield	Ku-Ring-Gai	SGOV
Longview	2 Grosvenor Road	Lindfield	Ku-Ring-Gai	LGOV
Lyncroft	4 Averil Place	Lindfield	Ku-Ring-Gai	LGOV
Meadows, The	46 Fiddens Wharf Road	Lindfield	Ku-Ring-Gai	LGOV
Mignon	8 Treatts Road	Lindfield	Ku-Ring-Gai	LGOV
Nothhaven	26 Treatts Road	Lindfield	Ku-Ring-Gai	LGOV

OFT Movable Heritage - Weights & Measures	Bradfield Road	West Lindfield	Willoughby	SGOV
OFT Movable Heritage - Weights & Measures		Newcastle	Newcastle	SGOV
OFT Movable Heritage - Weights & Measures		Grafton	Clarence Valley	SGOV
OFT Movable Heritage - Weights & Measures		Coffs Harbour	Coffs Harbour	SGOV
OFT Movable Heritage - Weights & Measures		Tamworth	Tamworth Regional	SGOV
Rathlyn	5 Ortona Road	Lindfield	Ku-Ring-Gai	LGOV
Riverbank Walls		Lindfield	Ku-Ring-Gai	SGOV
Sidmouth	26 Buckingham Road	Lindfield	Ku-Ring-Gai	LGOV
Sunny Corner	37 Fiddens Wharf Road	Lindfield	Ku-Ring-Gai	LGOV
Treetops	42 Treatts Road	Lindfield	Ku-Ring-Gai	LGOV

There was a total of 78 records matching your search criteria.

Key:

LGA = Local Government Area

GAZ= NSW Government Gazette (statutory listings prior to 1997), HGA = Heritage Grant Application, HS = Heritage Study, LGOV = Local Government, SGOV = State Government Agency.

Note: The Heritage Branch seeks to keep the State Heritage Inventory (SHI) up to date, however the latest listings in Local and Regional Environmental Plans (LEPs and REPs) may not yet be included. Always check with the relevant local council or shire for the most recent listings.

Appendix E – Council Records

Report Number 610.14433-R3

Page 1 of 1

PROPERTY REPORT

This report 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 report contains information Council is aware of through its records and environmental plans together with data supplied by the State Government.

Report Date:20/01/15



PROPERTY DETAILS

Address 259 Pacific Highway~LINDFIELD NSW 2070

Lot Description Lot 2 DP212617

Lot Area 508.00 m2

Lot 3 DP212617

Lot Area 780.00 m2

Property Area ..1,288.00 m2

Owners Name Ku-Ring-Gai Council

Ward ROSEVILLE

D. A. Team SOUTH

Cwlth Electoral Div... BRADFIELD

State Electoral Div....KU-RING-GAI

ZONING DETAILS

Zoning..... B2 Local Centres

Planning Instrument.... Ku-ring-gai LEP (Local Centres) 2012.

DRAFT PLANNING INSTRUMENTS

There are no Draft Local Environmental Plans applying to this land.

PRINCIPAL DEVELOPMENT STANDARDS

Floor Space Ratio Area 5 - Floor Space Ratio Map - See Cl. 4,4(2E)

Maximum Floor Space Ratio - 1.3:1

Height of Building Maximum Building Height - 17.5 metres

Lot Size There are no Lot Size restrictions on this property

Riparian Land..... Not shown as affected on the Natural Resource Riparian Lands Maps

Biodiversity..... Not shown as affected on the Natural Resource Biodiversity Maps

HERITAGE DETAILS

Heritage Item..... Not listed as an item by Council.

Conservation Area.... Not within a Heritage Conservation Area

State Listing..... No listing recorded by Council.

Other Listing..... No other heritage listings recorded by Council

ENDANGERED ECOLOGICAL COMMUNITY DETAILS

This property may contain an endangered or critically endangered ecological community as described in the final determination of the scientific committee to list the ecological communities under Part 3 of Schedule 1 or Part 2 of Schedule 1A of the Threatened Species Conservation Act 1995 (NSW).

DEVELOPMENT CONTROL PLAN APPLICABLE TO THIS PROPER

Ku-ring-gai Local Centres Development Control Plan

BUSH FIRE PRONE LAND DETAILS

This property is not recorded as bush fire prone land on the Bush Fire Prone Land Map.

SYDNEY REGIONAL ENVIRONMENTAL PLAN DETAILS

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

SEPP EXCLUSION DETAILS

This property is not recorded as being within a SEPP Exclusion area.

SECTION 94 CONTRIBUTION DETAILS

This property is covered by Ku-ring-gai Contributions Plan 2010.

CONTAMINATION DETAILS

1. Is the property affected by one of the matters prescribed by section 59(2) of the Contaminated Land Management Act 1997?

Council has not received any notification from the NSW Office of Environment and Heritage indicating any affectation to this property under this section of the Act.

2. Is the development of this property restricted by Council's Contaminated Land Policy?

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.

3. Is there any other contamination information relating to the property.

There is no additional contamination information relating to this property held in TechOne Property & Rating.

The abovementioned detail contains both current and past contamination information held in Council's TechOne Property and Rating records. If you have any concerns about land contamination beyond the information described here you should carry out a search of Council's Trim Records and/or contact the NSW Office of Environment & Heritage.

SEPP (EXEMPT & COMPLYING DEVELOPMENT CODES) 2008 DETAIL

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) 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** be carried out on this land.

Housing Alterations Code

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

Subdivision Code

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

General Development Code

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

Demolition Code

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

Commercial and Industrial Alterations Code

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

Fire Safety Code

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

The abovementioned detail 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

OTHER DETAILS

Does the property include or comprise critical habitat?	NO
Is the property affected by a road widening or road realignment?	NO
Is the property reserved for acquisition by a public authority?	NO
Is the property within or adjoining a Flying Fox Reserve?	NO

Is the property subject to an order under the Tree (Disputes between Neighbours) Act 2006?	NO
Is the property subject to or adjacent to a Biobanking Agreement under Part 7A of the Threatened Species Conservation Act 1995?	NO
Is the property part of an application declared to be State Significant Development?	NO
Is the property affected by Section 38 or 39 of the Coastal Protection Act?	NO
Is the property within a proclaimed Mine Subsidence District?	NO
Is the property subject to a Vegetation Plan under the Native Vegetation Act 2003?	NO
Is the property subject to an exemption or authorisation under the National Building & Jobs Plan (State Infrastructure Delivery) Act 2009?	NO
Is the property subject to directions under Part 3A Major Infrastructure of EP&A Act?	NO
Is the property subject to a Valid Compatibility Certificate under SEPP (Affordable Rental Housing) 2009?	NO
Is the property land that is Biodiversity Certified Land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995?	NO
Is the property subject to a Site Compatibility Certificate under SEPP (Housing for Seniors or People with a Disability) 2004?	NO
Is the property subject to a Valid Compatibility Certificate under SEPP (Infrastructure) 2007?	NO
Is the property subject to the possibility of subsidence due to Landfill?	NO

End of Report

PROPERTY REPORT

This report 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 report contains information Council is aware of through its records and environmental plans together with data supplied by the State Government.

Report Date:20/01/15



PROPERTY DETAILS

Address 265-271 Pacific Highway~LINDFIELD NSW 2070

Lot Description	Lot 8 DP660564	Lot Area	3,646.00 m2
	Lot 1 DP212617	Lot Area	918.00 m2
		Property Area ..	4,564.00 m2

Owners Name Ku-Ring-Gai Council

Ward ROSEVILLE D. A. Team SOUTH

Cwlth Electoral Div... BRADFIELD State Electoral Div.... KU-RING-GAI

ZONING DETAILS

Zoning..... B2 Local Centres

Planning Instrument.... Ku-ring-gai LEP (Local Centres) 2012.

DRAFT PLANNING INSTRUMENTS

There are no Draft Local Environmental Plans applying to this land.

PRINCIPAL DEVELOPMENT STANDARDS

Floor Space Ratio	Maximum Floor Space Ratio - 1.3:1
	Area 5 - Floor Space Ratio Map - See Cl. 4.4(2E)
Height of Building	Maximum Building Height - 17.5 metres
Lot Size	There are no Lot Size restrictions on this property
Riparian Land.....	Not shown as affected on the Natural Resource Riparian Lands Maps
Biodiversity.....	Not shown as affected on the Natural Resource Biodiversity Maps

HERITAGE DETAILS

Heritage Item.....	Not listed as an item by Council.
Conservation Area....	Not within a Heritage Conservation Area
State Listing.....	No listing recorded by Council.
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ENDANGERED ECOLOGICAL COMMUNITY DETAILS

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DEVELOPMENT CONTROL PLAN APPLICABLE TO THIS PROPER

Ku-ring-gai Local Centres Development Control Plan

BUSH FIRE PRONE LAND DETAILS

This property is not recorded as bush fire prone land on the Bush Fire Prone Land Map.

SYDNEY REGIONAL ENVIRONMENTAL PLAN DETAILS

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

SEPP EXCLUSION DETAILS

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SECTION 94 CONTRIBUTION DETAILS

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CONTAMINATION DETAILS

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OTHER DETAILS

Does the property include or comprise critical habitat?

Is the property affected by a road widening or road realignment?

Is the property reserved for acquisition by a public authority?

Is the property within or adjoining a Flying Fox Reserve?

Is the property subject to an order under the Tree (Disputes between Neighbours) Act 2006?	NO
Is the property subject to or adjacent to a Biobanking Agreement under Part 7A of the Threatened Species Conservation Act 1995?	NO
Is the property part of an application declared to be State Significant Development?	NO
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End of Report