



CONSULTING EARTH SCIENTISTS

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

360-378, WINDSOR ROAD, BAULKHAM HILLS, NSW

Windsor Star Pty Ltd

REPORT ID: CES150408-DYL-AC

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Date: 26 June 2015

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ENVIRONMENTAL SITE ASSESSMENT REPORT
360-378 WINDSOR ROAD, BAULKHAM HILLS, NSW
WINDSOR STAR PTY LTD

CES REPORT REFERENCE: CES150408-DYL-AC

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LIST OF ABBREVIATIONS

ACM	Asbestos Containing Material
AHD	Australian Height Datum
ASS	Acid Sulfate Soil
BTEX	Benzene, Toluene, Ethylbenzene and Total Xylenes
CES	Consulting Earth Scientists Pty Ltd
CLM	Contaminated Land Management
COPC	Contaminants of Potential Concern
DECCW	Department of Environment and Climate Change and Water
DLWC	Department of Land and Water Conservation
EPA	Environment Protection Authority
ESA	Environmental Site Assessment
km	Kilometre
LGA	Local Government Area
LPI	Land and Property Information Division
LEP	Local Environmental Plan
m	Metre
mm	Millimetre
mbgl	metres Below Ground Level
mAHD	metres Australian Height Datum
NEPM	National Environment Protection Measure
NSW	New South Wales
OCF	Organochlorine Pesticide
OEH	Office of Environment and Heritage
PAH	Polycyclic Aromatic Hydrocarbon
PSP	Project Safety Plan
SAC	Site Assessment Criteria
TRH	Total Recoverable Hydrocarbons
Windsor Star	Windsor Star Pty Ltd

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1 INTRODUCTION

Consulting Earth Scientists Pty Ltd (CES) was commissioned by Windsor Star Pty Ltd (Windsor Star) to carry a Phase I Environmental Site Assessment (ESA) of the property located at 360-378 Windsor Road, Baulkham Hills, New South Wales (NSW) (the site) (Figure 1).

This report has been prepared in accordance with the CES proposal dated 6 May 2015 (Ref: CES150408-DYL-AB). It has also been prepared in general accordance with the requirements specified for a Phase I Site Investigation as published by the NSW Environment Protection Authority (EPA) *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (NSW EPA), 1997 and the National Environmental Protection Measure (NEPM) *Guidelines on Site Characterisation* (Schedule B2) 1999, as amended 2013.

CES understands that Windsor Star intends to redevelop the site with the construction of mixed commercial and residential properties. This report will form part of a Planning Proposal.

The findings of this report are based on a site inspection conducted on 22 May 2015 and review of environmental site data.

2 OBJECTIVES AND SCOPE OF WORKS

2.1 PHASE I ENVIRONMENTAL SITE ASSESSMENT

The objective of the Phase I ESA was to assess the potential for contamination that may have arisen from past and / or present activities undertaken on and / or adjacent to the site. To achieve the objective, CES has completed the following scope of works:

- Identification of the site, including location, address, boundaries, zoning and title descriptions;
- Undertaken comprehensive research to enable documentation of the site history and assessment of potential sources of contamination;
- Completion of an underground services search;
- A site inspection to visually identify potential sources of contamination; and
- Preparation of this Phase I ESA report.

3 SITE INFORMATION

3.1 SITE IDENTIFICATION

The site is located at 360-378 Windsor Road, Baulkham Hills, NSW, within the Local Government Area (LGA) of Hills Shire. The site covers an area of approximately 9,942 metres squared (m²) and is identified as Lots 1 and 2 in Deposited Plan (DP) 783941 in the Local Government Area (LGA) of the Hills Shire (**Figure 1 & 2**).

3.2 SITE ZONING

The Hills Shire Local Environmental Plan (LEP) 2012 indicates that the site is currently zoned 'R1' Residential.

3.3 SITE DESCRIPTION

The subject site is located within a predominately commercial district of Baulkham Hills. The site comprises two adjoining lots and is largely rectangular in shape. At the time of the site inspection, the property included:

- The hotel / public house called the Bull and Bush Hotel (southern portion of the site);
- A twin garage (adjacent to the public house);
- A liquor store (central portion of the site; and
- Asphalt-sealed parking area covering the northern portion.

All the on-site buildings were observed to be of brick construction. The public house was two-storey with a basement used for the storage of beverages whilst the other buildings were single-storey without basements. The buildings were generally observed to be in good condition. The car park had some areas where the asphalt had cracked and bare soils exposed.

There was no visible evidence to indicate the presence of above ground or underground storage tanks and no obvious surface staining observed across the site.

A photographic log is presented in **Appendix A**.

3.4 SURROUNDING LAND USE

Based on observations from the site inspection, the surrounding land use comprised the following:

- **North** – Hills Community Aid Centre offices with associated parking bordering the site and Shell-branded service station 65 metres north of the north eastern site boundary;
- **East** – Bordered by Windsor Road with commercial properties immediately opposite (including restaurants and shops);
- **South** – Bordered by Seven Hills Road with commercial properties immediately opposite (including restaurants and shops); and

- **West** – Recreational public space consisting of an open area of grassland and Baulkham Hills Day Dental Centre.

3.5 TOPOGRAPHY

The site slopes to the north and the site is at an approximate elevation of 100mAHD.

3.6 SURFACE WATER

The nearest surface water features are Quarry Branch Creek located 860 metres south of the site boundary and Darling Mills Creek, located 1.33 km east site boundary.

3.7 GEOLOGY

A review of the 1:250,000 Sydney Geology Map (Geological Survey of New South Wales, 1983) described the geology underlying the site as Triassic age Ashfield Shale.

3.8 HYDROGEOLOGY

It is expected that groundwater flow would follow the natural topography and generally flow north / northwest.

A search of the Department of Primary Industries Office of Water database (<http://allwaterdata.water.nsw.gov.au/water.stm> accessed 5 June 2015) indicates there are two registered groundwater abstraction wells located on the site (identified as GW018457 and GW019461). The wells are privately owned, extend 52.40 metres below ground level (mbgl) and the groundwater standing water level is 1.2 mbgl. Details are provided within the Lot Search report in **Appendix B**. CES was unable to locate these wells at the time of the site inspection.

3.9 SENSITIVE LOCAL ENVIRONMENTS

The site is not located within a sensitive local environment.

3.10 ACID SULFATE SOILS

The site is located within a Class 5 Acid Sulfate Soil zone. Acid sulfate soils are not typically found in Class 5 areas. Areas classified as Class 5 are located within 500 metres on adjacent class 1, 2, 3 or 4 land. Works in a class 5 area that are likely to lower the water table below 1 metre AHD on adjacent class 1, 2, 3 or 4 land will trigger the requirement for assessment and may require management.

The Acid Sulfate map is provided in **Appendix B**.

3.11 METEOROLOGY

Information on meteorology has been obtained from the Bureau of Meteorology website (<http://www.bom.gov.au/> accessed 4 June 2015).

- Mean annual temperature – 17.1 degrees Celsius;
- Mean annual lowest temperature – 11.2 degrees Celsius; and
- Mean annual rainfall – 918 millimetres (mm).

3.12 NSW CONTAMINATED SITE REGISTER

Records from the NSW EPA Contaminated Land Register indicate that the EPA has completed an assessment of contamination at the Shell-branded Service Station located on 363 Windsor Road, Baulkham Hills (65 metres north of the north-eastern site boundary) and decided that regulation under the *Contaminated Land Management Act 1997* is not required.

4 SITE HISTORY

Information pertaining to the history of the site was obtained through a review of information available from external sources including historical title searches, aerial photographs, WorkCover NSW Dangerous Goods files and council records provided in **Appendix C**.

4.1 PROPERTY TITLE INFORMATION

A title deeds search was conducted by Lot Search. A summary of the results is provided in **Table 1**. Where available, the original title and lease documents are provided in **Appendix D**.

Table 1: Summary of Proprietors Lots 1 & 2 DP 783941

Date	Proprietor
1996 – present	Hereford Hall Pty Ltd
1991 – 1996	Kynell Pty Ltd
1990 – 1991	Kynell Pty Ltd
1988 – 1990	Tooth & Company Ltd
1988 – 1988	Tooth & Company Ltd
1988 – 1988	The Commissioner for Main Roads
1966 – 1988	Tooth & Company Ltd
1946 – 1966	Tooth & Company Ltd
(1946 – 1966)	(various leases relating to licenced publicans shown on CTVol 5541 Fol 158)
1919 – 1946	Tooth & Company Ltd
(1919 – 1946)	(various leases relating to licenced publicans shown on CTVol 2903 Fol 21)
	(Lot A DP 344223 – Area 1 Acre 2 Roods 5 Perches – CTVol 5221 Fol 198)
1941 – 1946	Tooth & Company Limited
(1941 – 1946)	(various leases relating to licenced publicans shown on CTVol 5221 Fol 198)
1941 – 1941	Robert Arlington Steele, agent
	(Part Portion 114 Parish Castle Hill – Area 5 Acre 3 Roods 27 ¼ Perches – CTVol 4494 Fol 97)
1931 – 1941	Daniel Purdy Harwood, wheelwright
	(Part Portion 114 Parish Castle Hill – Area 6 Acre 3 Roods 19 Perches – CTVol 2962 Fol 154)
1919 – 1931	Daniel Purdy Harwood, wheelwright

Based on the information above, CES has not identified any potentially significant former site owners or uses that may have adversely impacted environmental conditions at the site.

4.2 HISTORICAL AERIAL PHOTOGRAPH INTERPRETATION

Aerial photographs taken from 1947 to 2015 were obtained from Lot Search and reviewed to assess the history of development of the site and indications of potential sources of contamination. **Table 2** presents a summary of the review. The photographs are attached in **Appendix B**.

Table 2: Aerial Photograph Interpretation

Year	Description
1943	Site: Lot 1 (northern portion of the site) consists of open grassland and a small building possibly used to house livestock. Lot 2 (southern portion of the site) consists of a large building within the southeast corner considered likely to be a residence. A fence divides the two lots. Surrounds: Windsor Road borders the site to the east with houses opposite. Seven Hills Road borders the site to the south with fields and residential properties immediately opposite. To the west and north, the site is bordered by fields used for grazing and crops.
1956	Site: A large rectangular concrete area now spans both lots, bordering Windsor Road. A new detached building is located next to the house which remains in the southeast corner of the site. The remainder of the site appears to be scrubland. Surrounds: General increase in urbanisation to the north, east and south of the site. Fields remain to the immediate west.
1961	Site: Area of scrub now appears to have been cleared. Surrounds: General increase in urbanisation to the north, east and south of the site. Fields remain to the immediate west.
1965	Site: No significant change observed. Surrounds: Building now located to the southwest of the site, considered likely a house. No other significant change observed.
1970	Site: Central portion of the site is now paved and used for parking. Northern portion of the site appears undeveloped. Surrounds: No significant change observed.
1982	Site: Site now resembles present day configuration with the construction of the building that is currently used as a liquor store (centre of the site) and a slight expansion to the building footprint of the Public House. The rest of the site is now predominantly asphalt sealed. Surrounds: Building to the west has been demolished and an asphalt area is now in its place.
1991	Site: No significant change observed. Surrounds: Significant development to the southwest with the construction of office buildings and associated parking.
2003	Site: No significant change observed. Surrounds: No significant change observed.
2007	Site: Liquor store now interconnected with the public house to form a drive-thru. Surrounds: No significant change observed.
2015	Site: No significant change observed. Surrounds: No significant change observed.

4.3 WORKCOVER NSW RECORDS

A search of the WorkCover NSW Stored Chemical Information Database and microfiche records has did not identify any records pertaining to the site (**Appendix C**).

4.4 SECTION 149 PLANNING CERTIFICATES

Review of Planning Certificates under Section 149 of the Environmental Planning and Assessment Act (1979) indicates the following for the subject site:

- The land has not been proclaimed as within a Mine Subsidence District;
- The land is not biodiversity certified land;
- The land does not include or comprise critical habitat;
- The land is not in a conservation area;
- The land has not been identified as bush fire prone land; and
- Development on the land may be subject to flood related development controls.

The following matters are prescribed under section 59 (2) of the Contaminated Land Management Act (1997):

- The land is not significantly contaminated;
- The land is not subject to a management order;
- The land is not subject of an approved voluntary management proposal;
- The land is not subject to an on-going maintenance order; and
- The land is not subject to an audit statement.

A copy of the Section 149 certificates is provided in **Appendix E**.

4.5 SEWER AND SERVICE PLANS

A review of Dial-Before-You-Dig (DBYD) plans indicate no significant underground services on the site.

5 PRELIMINARY CONCEPTUAL SITE MODEL

A Preliminary Conceptual Site Model (CSM) was developed in consideration of the historical information and current site conditions. The CSM takes into account the proposed future redevelopment.

5.1 POTENTIAL SOURCES OF CONTAMINATION

The following potential contamination sources are relevant to the site:

Uncontrolled Fill

The site slopes moderately to the north and it is assumed that some cut and fill activities would have occurred during development of the site. The origin of the fill is unknown and the potential

exists for this material to be contaminated. Chemicals of potential concern (COPC) typically encountered in uncontrolled fill include:

- Total Recoverable Hydrocarbons (TRH);
- Benzene, Toluene, Ethylbenzene and Xylenes (BTEX);
- Polycyclic Aromatic Hydrocarbons (PAHs);
- Heavy metals;
- Organochlorine Pesticides (OCPs); and
- Asbestos.

Hazardous Building Materials

Former structures were observed in historical aerial photographs on the site prior to the development of the current buildings. These structures were constructed during a time when hazardous building materials were likely used (lead-based paints and asbestos). The materials have the potential to be buried on-site from the demolition of previous structures.

5.2 POTENTIAL OFF-SITE SOURCES OF CONTAMINATION

Given the proximity to the Shell-branded Service Station to the north of the north-eastern site boundary, there is a risk of off-site contamination adversely impacting soil and groundwater underlying the subject site. COPC typically sourced from service stations include:

- TRH;
- BTEX;
- PAHs;
- Lead; and
- Volatile Organic Hydrocarbons (VOCs)

5.3 POTENTIAL PATHWAYS

The pathways through which contaminants may reach receptors are in part dependent on the nature and behaviour of the contaminant. The following potential pathways have been identified:

- Soil ingestion and dermal contact with impacted fill soils;
- Inhalation of contaminants in the particulate form (dust);
- Volatilisation and migration of volatile organic contaminants from soil and / or perched groundwater to indoor (following future building construction) or outdoor air and inhalation;
- Leaching of contaminants from site soils into groundwater; and
- Lateral migration of contaminants in groundwater (dissolved and immiscible phases) to surface waters.

Preferential flow pathways may be provided by:

- More permeable layers within the fill and / or natural strata;
- Two registered groundwater abstraction bores located on the site; and
- Underground services, such as the sewer pipe (possible) and irrigation networks that border site.

5.4 RECEPTORS

Potential sensitive receptors (on and off-site) are listed below:

- Future construction workers during the construction of the proposed redevelopment;
- Future occupants of the residential buildings;
- Groundwater beneath the site; and
- Beneficial users of the registered groundwater abstraction wells located on site.

6 CONCLUSION

The results of this Phase I ESA indicate that the site and surrounding areas has a mixed history of rural, residential and commercial land use. Potentially contaminating land use activities that have been identified to have occurred onsite include:

- Application of uncontrolled fill on the site; and
- Demolition of former site structures possibly constructed from hazardous building materials.

Based on the above identified site history there is potential for contamination of the land. An investigation of the soil and groundwater, which can be carried out at the Development Application stage, is recommended to assess the presence / absence of land contamination.

If subsequent intrusive investigation identifies contamination that is considered to pose an unacceptable risk to future site users, it may be possible to address these concerns at the construction phase (e.g. formation of basements) via excavation and off-site disposal to a suitably licensed landfill.

7 LIMITATIONS OF THIS REPORT

This report has been prepared for use by the client who commissioned the works in accordance with the project brief and based on information provided by the client. The advice contained in this report relates only to the current project and all results, conclusions and recommendations should be reviewed by a competent person with experience in geotechnical and environmental investigations before being used for any other purpose. CES accepts no liability for use or interpretation by any person or body other than the client. This report must not be reproduced except in full and must not be amended in any way without prior approval by the client and CES.

This report does not provide a complete assessment of the environmental status of the site and is limited to the scope defined therein. It is noted that areas of the site could not be investigated due to the presence of structures including the residential property and presence of ponds. Should information become available regarding conditions at the site including previously unknown sources of contamination, CES reserves the right to review the report in the context of the additional information.

8 REFERENCES

Dial Before You Dig (2015) <http://www.1100.com.au/default.aspx>. Accessed June 2015.

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

Environment Protection Authority NSW (2011): *Guidelines for Consultants Reporting on Contaminated Sites*. EPA 97/104, Environment Protection Authority of New South Wales.

NEPC, 1999: National Environment Protection Council (1999). National Environment Protection (Assessment of Site Contamination) Measure. *Schedule B(2) Guideline on Site Characterisation*.

NSW EPA (2015) List of Contaminated Sites Notified to EPA as of 5 June 2015. NSW Government.

The Department of Primary Industries Office of Water Groundwater Bore Search <http://allwaterdata.water.nsw.gov.au/water.stm>. Accessed 5 June 2015.

Figures

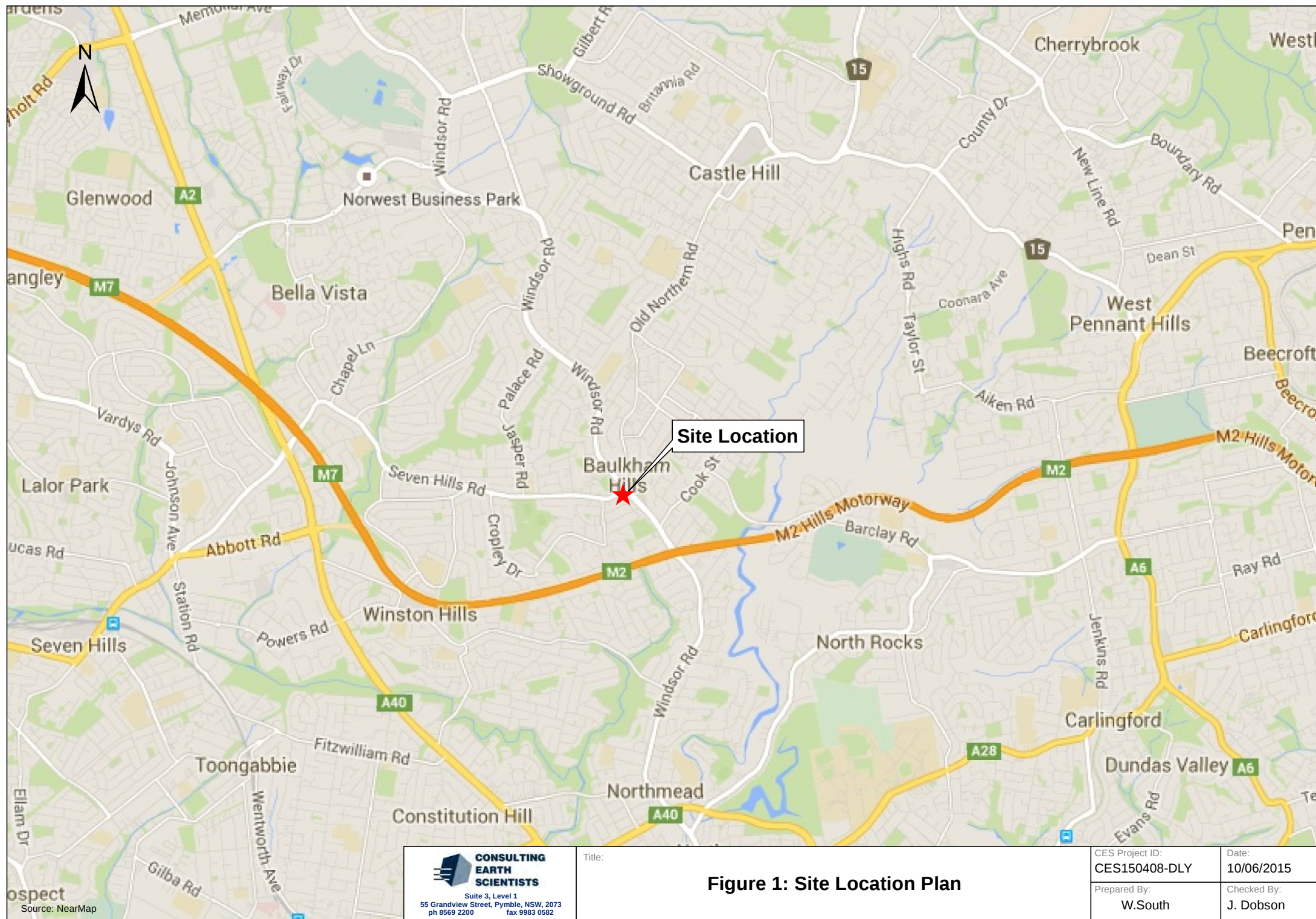




Figure 2: Site Features Plan

Appendix A

Photographic Log

		Photographic Log	
Client Name: Dylam Developments Pty Ltd		Site Location: 360-378 Windsor Road, Baulkham Hills, NSW	Project Number: CES150408-DYL
Date: 22/05/15	Plate No: 1		
Description: Liquor store in the foreground, public house in the background (Bull and Bush Hotel).			
Direction Photo Taken: Southeast			

		Photographic Log	
Client Name: Dylam Developments Pty Ltd		Site Location: 360-378 Windsor Road, Baulkham Hills, NSW	Project Number: CES150408-DYL
Date: 22/05/15	Plate No: 2		
Description: Outside seating area for patrons of the public house.			
Direction Photo Taken: Northwest			

		Photographic Log	
Client Name: Dyldam Developments Pty Ltd		Site Location: 360-378 Windsor Road, Baulkham Hills, NSW	Project Number: CES150408-DYL
Date: 22/05/15	Plate No: 3		
Description: Interior of public house.			
Direction Photo Taken: South			

		Photographic Log	
Client Name: Dyldam Developments Pty Ltd		Site Location: 360-378 Windsor Road, Baulkham Hills, NSW	Project Number: CES150408-DYL
Date: 22/05/15	Plate No: 4		
Description: Entrance to cellar within public house.			
Direction Photo Taken: N/A			

		Photographic Log	
Client Name: Dyldam Developments Pty Ltd		Site Location: 360-378 Windsor Road, Baulkham Hills, NSW	Project Number: CES150408-DYL
Date: 22/05/15	Plate No: 5		
Description: Cellar used for the storage of beverages.			
Direction Photo Taken: Southwest			

		Photographic Log	
Client Name: Dyldam Developments Pty Ltd		Site Location: 360-378 Windsor Road, Baulkham Hills, NSW	Project Number: CES150408-DYL
Date: 22/05/15	Plate No: 6		
Description: Restaurant frontage that borders Seven Hills Road. Small area of grass on the periphery of the property.			
Direction Photo Taken: East			

		Photographic Log	
Client Name: Dylam Developments Pty Ltd		Site Location: 360-378 Windsor Road, Baulkham Hills, NSW	Project Number: CES150408-DYL
Date: 22/05/15	Plate No: 7		
Description: Storage / drive through area of the liquor store.			
Direction Photo Taken: Southwest			

		Photographic Log	
Client Name: Dylam Developments Pty Ltd		Site Location: 360-378 Windsor Road, Baulkham Hills, NSW	Project Number: CES150408-DYL
Date: 22/05/15	Plate No: 8		
Description: Detached double garage within the southwest of the site.			
Direction Photo Taken: N/A			

		Photographic Log	
Client Name: Dyldam Developments Pty Ltd		Site Location: 360-378 Windsor Road, Baulkham Hills, NSW	Project Number: CES150408-DYL
Date: 22/05/15	Plate No: 9		
Description: Site entrance via Windsor Road and asphalt parking.			
Direction Photo Taken: North			

		Photographic Log	
Client Name: Dyldam Developments Pty Ltd		Site Location: 360-378 Windsor Road, Baulkham Hills, NSW	Project Number: CES150408-DYL
Date: 22/05/15	Plate No: 10		
Description: Asphalt parking in the northern portion of the site.			
Direction Photo Taken: Northwest			

Appendix B

Lot Search

Lotsearch



Environmental Risk and Planning Report

360-378 Windsor Road, Baulkham Hills, NSW 2153

Report Buffer: 1000m

Report Date: 13 May 2015 15:30:22

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.

In the preparation of this report, Lotsearch has relied on data provided by third parties and while all reasonable care to ensure that the information in this report is reasonable, it does not warrant or represent that it is free from errors or omissions or that it is exhaustive, or that it is the most current available.

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Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading LC. These codes lookup to the following location confidences:

LC Code	Location Confidence
1	Geocoded to the site location or part of site
2	Geocoded with the confidence of the general/wider area
3	Geocoded to the road or rail
4	Geocoded to the road intersection
5	Feature is a buffered point
6	Land adjacent to Geocoded Site
7	Geocoded to a network of features

Dataset Listing

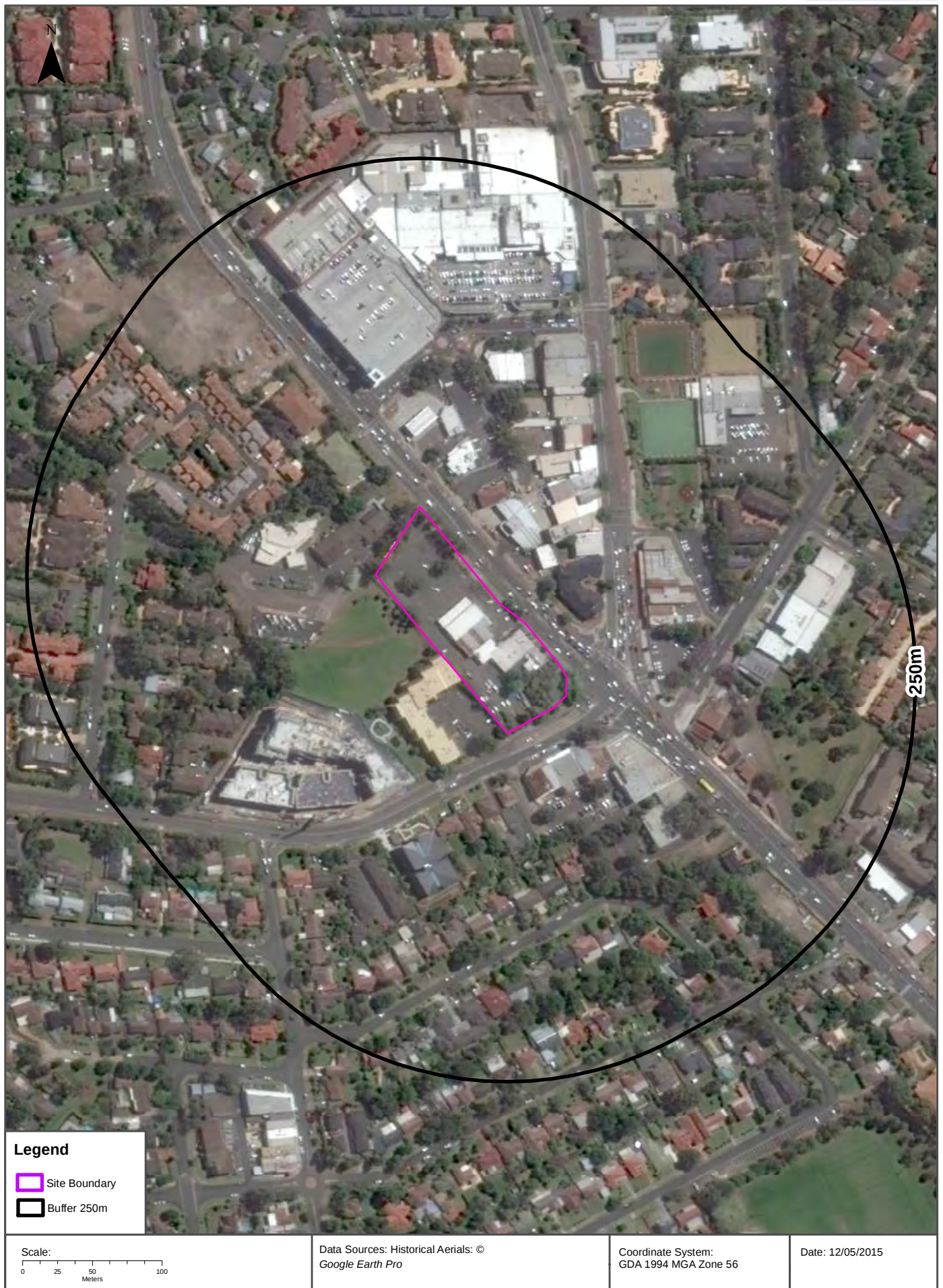
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	No. Features Onsite	No. Features within 100m	No. Features in Report Buffer
Cadastre Boundaries	Land and Property Information	08/10/2014	08/10/2014	As required	-	-	-
Topographic Data	Land and Property Information	10/04/2015	01/04/2015	As required	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	11/05/2015	04/05/2015	Monthly	0	1	1
Contaminated Land: Records of Notice	Environment Protection Authority	24/04/2015	24/04/2015	Monthly	0	0	0
Former Gasworks	Environment Protection Authority	24/04/2015	10/05/2013	Monthly	0	0	0
National Waste Management Site Database	Geoscience Australia	08/04/2015	16/11/2014	Quarterly	0	0	0
UPSS Environmentally Sensitive Zones	Department of Environment, Climate Change and Water (NSW)	14/04/2015	12/01/2010	As required	0	0	0
Tanks (Areas)	Land and Property Information	10/04/2015	01/04/2015	As required	0	0	0
Tanks (Points)	Land and Property Information	10/04/2015	01/04/2015	As required	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	24/04/2015	24/04/2015	Monthly	0	0	0
Delicensed POEO Activities still Regulated by the EPA	Environment Protection Authority	24/04/2015	24/04/2015	Monthly	0	0	0
Former POEO Licenced Activities now revoked or surrendered	Environment Protection Authority	24/04/2015	24/04/2015	Monthly	0	0	5
Points of Interest	Land and Property Information	10/04/2015	01/04/2015	As required	0	2	37
Easements	Land and Property Information	08/10/2014	08/10/2014	As required	0	0	11
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1	1	1
Groundwater Boreholes	NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation	16/09/2014	22/11/2012	Every 2 Years	2	2	2
Geological Units 1:100,000	NSW Department of Trade and Investment, Regional Infrastructure and Services	20/08/2014		None planned	1	-	6
Geological Structures 1:100,000	NSW Department of Trade and Investment, Regional Infrastructure and Services	20/08/2014		None planned	0	-	1
Soil Landscapes	NSW Office of Environment and Heritage	12/08/2014		None planned	1	0	7
Acid Sulfate Soils	NSW Planning and Environment	19/06/2014	11/09/2013	Quarterly	1	-	-
Dryland Salinity Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	0	0	0
Mining Subsidence Districts	Land and Property Information	08/10/2014	08/10/2014	As required	0	-	0
SEPP 14 - Coastal Wetlands	NSW Planning and Environment	01/07/2014	24/10/2008	Annually	0	0	0
SEPP 26 - Littoral Rainforest	NSW Planning and Environment	01/07/2014	01/01/1986	Annually	0	0	0
SEPP 71 - Coastal Protection	NSW Planning and Environment	01/07/2014	30/11/2005	Annually	0	0	0
SEPP Major Developments 2005	NSW Planning and Environment	09/03/2013	25/05/2005	Under Review	0	0	0
SEPP Strategic Land Use Areas	NSW Planning and Environment	04/05/2015	01/05/2015	Annually	0	0	0
Local Environmental Plan - Land Zoning	NSW Planning and Environment	11/05/2015	08/05/2015	Weekly	3	5	56
Local Environmental Plan - Minimum Subdivision Lot Size	NSW Planning and Environment	11/05/2015	08/05/2015	Weekly	1	-	-
Local Environmental Plan - Height of Building	NSW Planning and Environment	11/05/2015	08/05/2015	Weekly	1	-	-
Local Environmental Plan - Floor Space Ratio	NSW Planning and Environment	11/05/2015	08/05/2015	Weekly	2	-	-
Local Environmental Plan - Land Application	NSW Planning and Environment	11/05/2015	08/05/2015	Weekly	1	-	-
Local Environmental Plan - Land Reservation Acquisition	NSW Planning and Environment	11/05/2015	08/05/2015	Weekly	0	-	-

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	No. Features Onsite	No. Features within 100m	No. Features in Report Buffer
State Heritage Items	NSW Planning and Environment	11/05/2015	28/03/2014	Quarterly	0	0	0
Local Heritage Items	NSW Planning and Environment	11/05/2015	08/05/2015	Weekly	2	2	21
Native Vegetation of the Sydney Metropolitan Area	NSW Office of Environment and Heritage	08/10/2014	11/10/2013	As required	0	1	6
RAMSAR Wetlands	Commonwealth of Australia Department of the Environment	08/10/2014	24/06/2011	As required	0	0	0
ATLAS of NSW Wildlife	NSW Office of Environment and Heritage	13/05/2015	13/05/2015	Daily	-	-	-

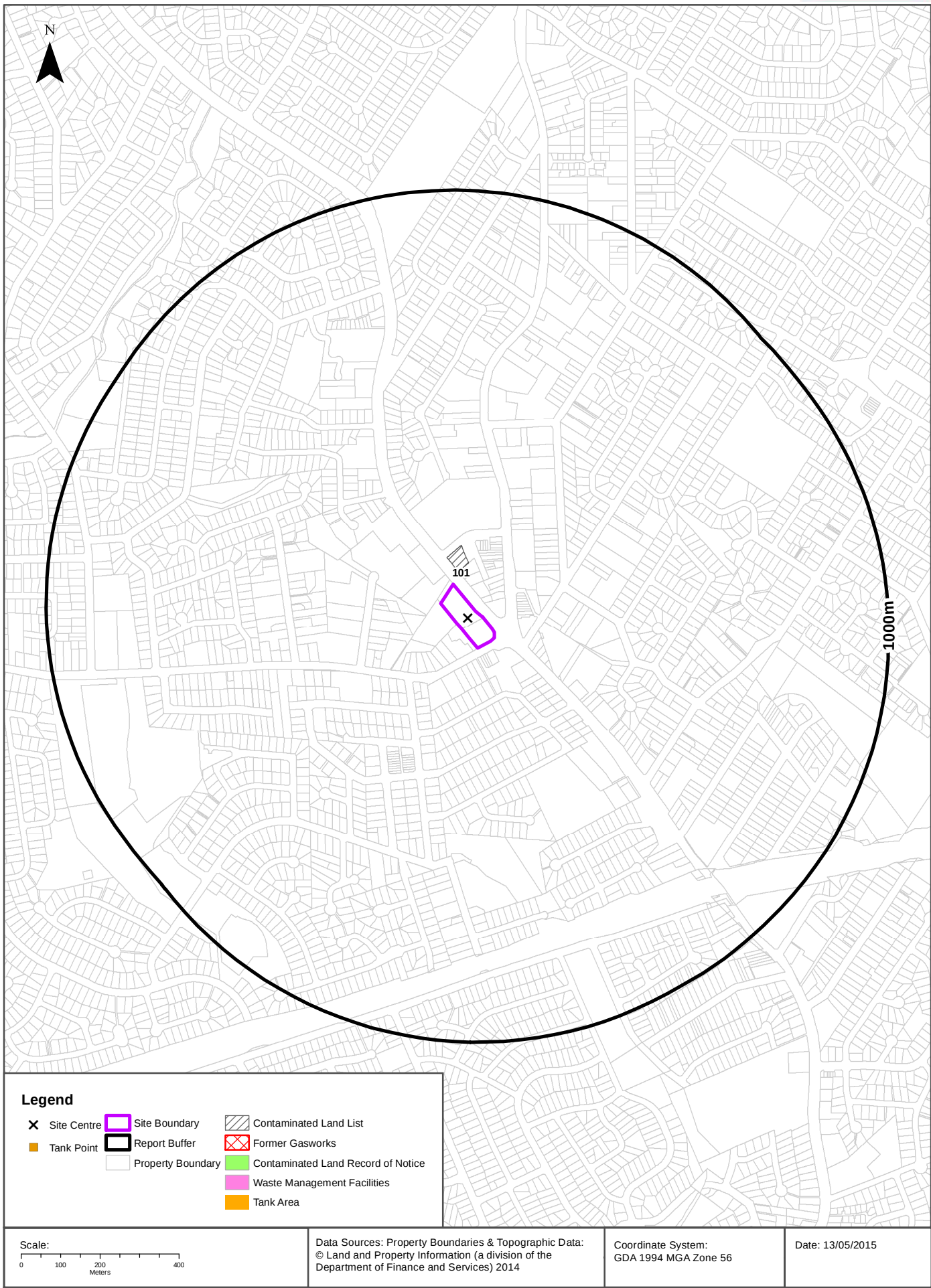
Site Location - Aerial Imagery 2015

360-378 Windsor Road, Baulkham Hills, NSW 2153



Contaminated Land, Waste Facilities & Tanks

360-378 Windsor Road, Baulkham Hills, NSW 2153



Contaminated Land

360-378 Windsor Road, Baulkham Hills, NSW 2153

List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the report buffer:

Map Id	Site	Address	Suburb	Activity	EPA site management class	Status	Dist	Direction	LC
101	Shell Coles Express Service Station	363 Windsor Road	Baulkham Hills	Service Station	Regulation under the CLM Act not required	Current EPA List	34m	North	1

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

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

Contaminated Land

360-378 Windsor Road, Baulkham Hills, NSW 2153

Contaminated Land: Record of Notices

Record of Notices within the report buffer:

Map Id	Area No	Name	Address	Suburb	Notices	Distance	Direction	LC
N/A	No records in buffer							

Contaminated Land Records of Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit

<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

Former Gasworks

Former Gasworks within the report buffer:

Map Id	Location	Council	Further Info	Distance	Direction	LC
N/A	No records in buffer					

Former Gasworks Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Waste Management Facilities

360-378 Windsor Road, Baulkham Hills, NSW 2153

National Waste Management Site Database

Sites on the National Waste Management Site Database within the report buffer:

Site Id	Owner	Name	Address	Suburb	Postcode	Landfill	Reprocess	Transfer	Distance	Direction	LC
N/A	No records in buffer										

Waste Management Facilities Data Source: Australian Government Geoscience Australia

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Tanks & Underground Storage

360-378 Windsor Road, Baulkham Hills, NSW 2153

Underground Petroleum Storage Systems

Is the site within a UPSS Regulation Environmentally Sensitive Zone?

No, no UPSS sensitive zone in report buffer

UPSS Data Source: Environment Protection Authority
© Department of Environment, Climate Change and Water (NSW)

Tanks (Areas)

What are the Tank Areas located within the report buffer?

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks (Points)

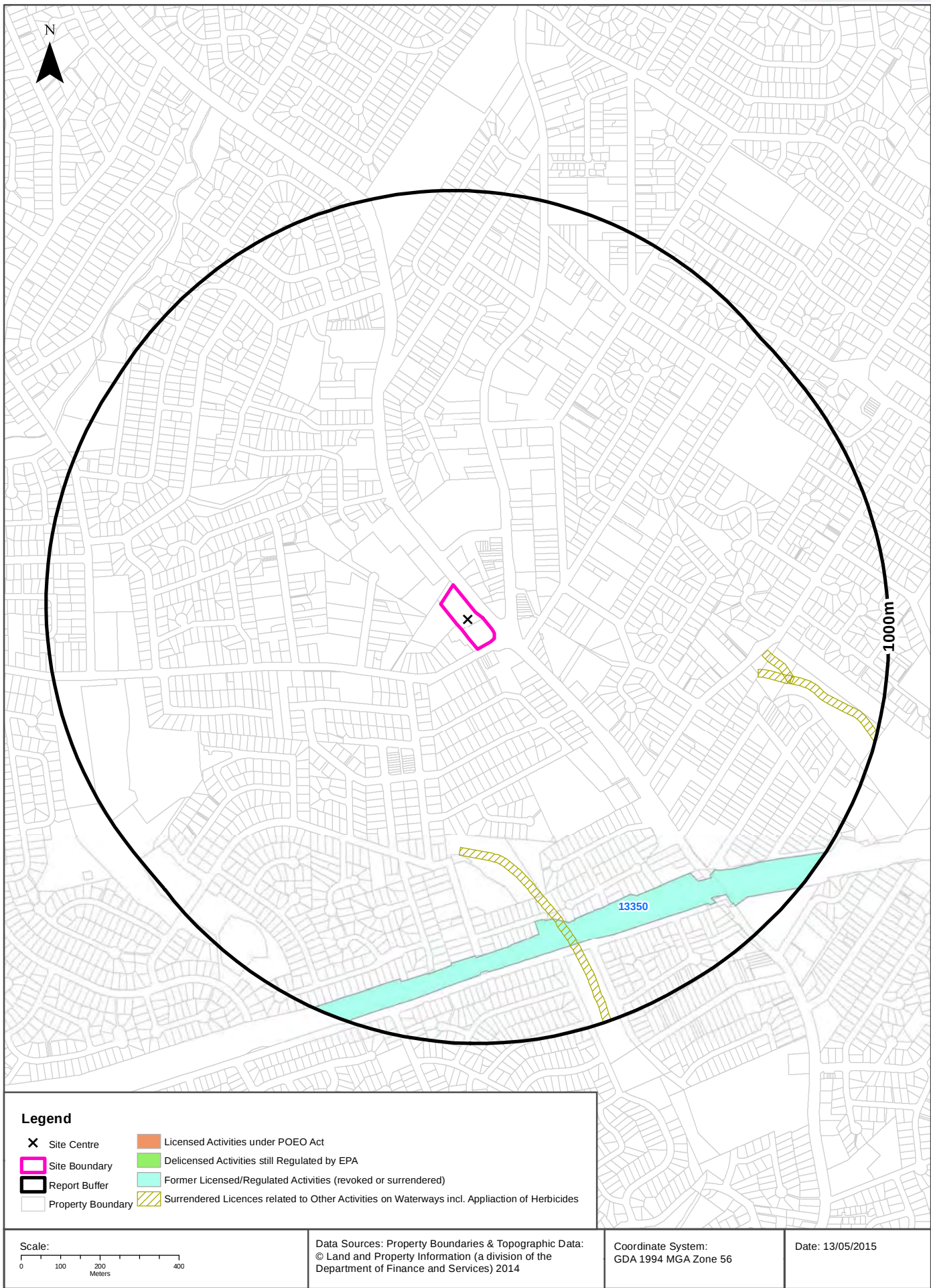
What are the Tank Points located within the report buffer?

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

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

360-378 Windsor Road, Baulkham Hills, NSW 2153



EPA Activities

360-378 Windsor Road, Baulkham Hills, NSW 2153

Licensed Activities under the POEO Act 1997

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

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

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

EPA Activities

360-378 Windsor Road, Baulkham Hills, NSW 2153

Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the report buffer:

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

Delicensed Activities Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

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

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

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	670m	-
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	670m	-
5446	SYDNEY WATER CORPORATION	BAULKHAM HILLS (including Rouse Hill Development Area) - NSW 2153	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	670m	-
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	670m	-
13350	LEIGHTON CONTRACTORS PTY LIMITED	M2 Motorway, Windsor Road, BAULKHAM HILLS, NSW 2153	Surrendered	23/12/2010	Road construction	3	703m	East

Former Licensed Activities Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Aerial Imagery 2015

360-378 Windsor Road, Baulkham Hills, NSW 2153



Aerial Imagery 2007

360-378 Windsor Road, Baulkham Hills, NSW 2153



Legend

- Site Boundary
- Buffer 150m

Scale:
0 25 50 100
Meters

Data Sources: Historical Aerials: ©
Google Earth Pro

Coordinate System:
GDA 1994 MGA Zone 56

Date: 12/05/2015

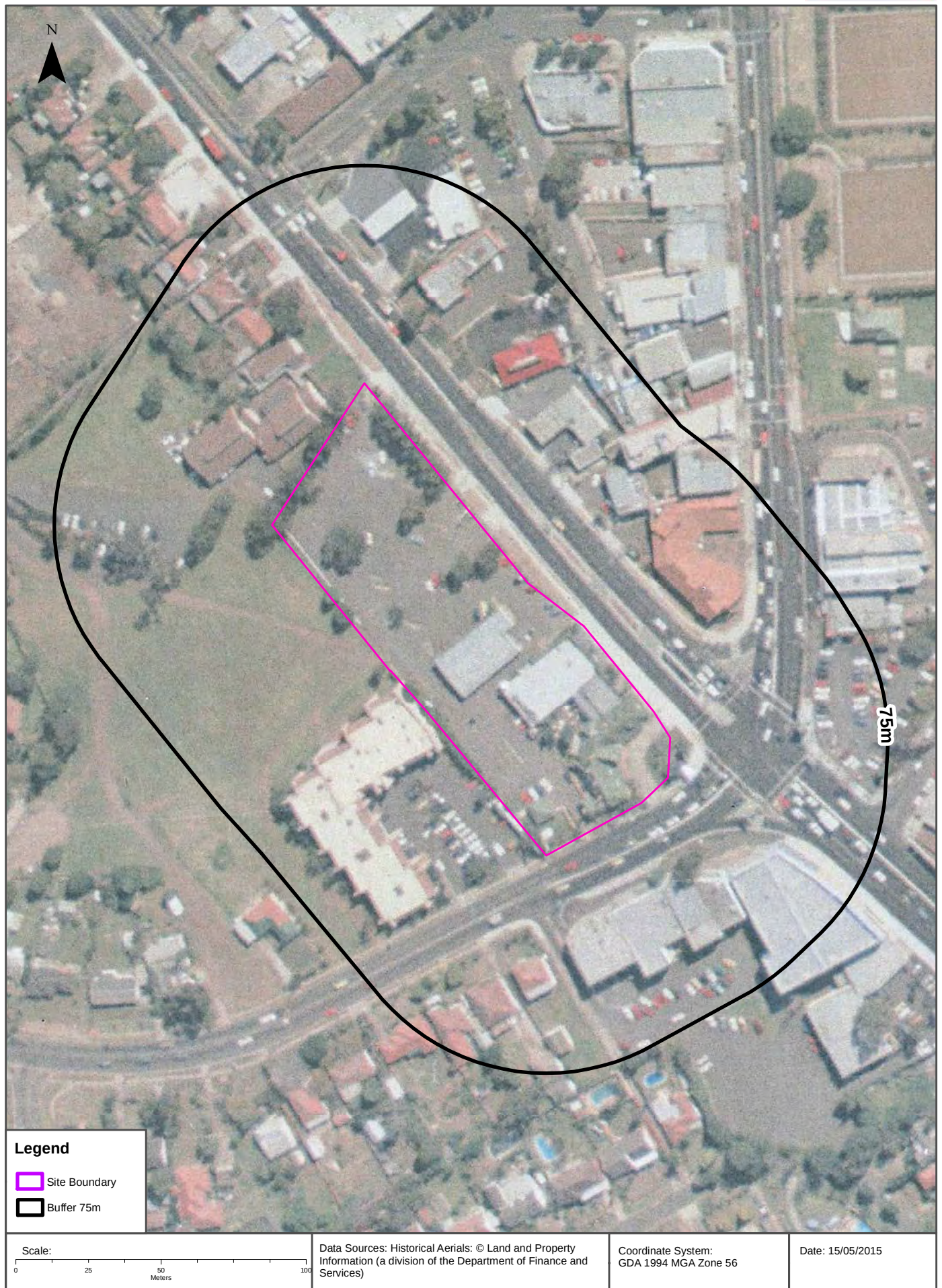
Aerial Imagery 2003

360-378 Windsor Road, Baulkham Hills, NSW 2153



Aerial Imagery 1991

360-378 Windsor Road, Baulkham Hills, NSW 2153



Aerial Imagery 1982

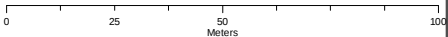
360-378 Windsor Road, Baulkham Hills, NSW 2153



Legend

-  Site Boundary
-  Buffer 75m

Scale:



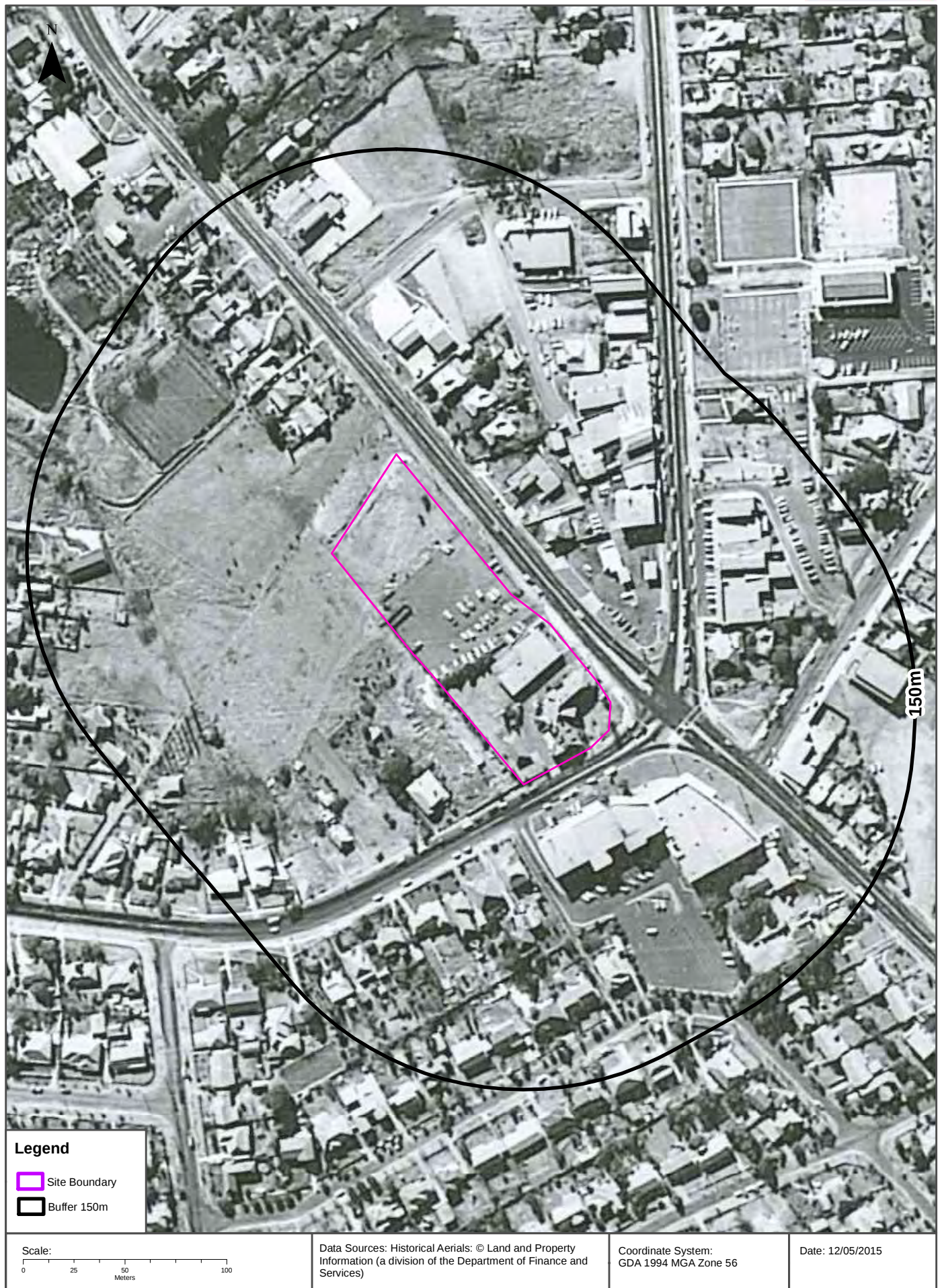
Data Sources: Historical Aerials: © Land and Property Information (a division of the Department of Finance and Services)

Coordinate System:
GDA 1994 MGA Zone 56

Date: 15/05/2015

Aerial Imagery 1970

360-378 Windsor Road, Baulkham Hills, NSW 2153



Aerial Imagery 1965

360-378 Windsor Road, Baulkham Hills, NSW 2153



Legend

-  Site Boundary
-  Buffer 150m

Scale:
0 25 50 100
Meters

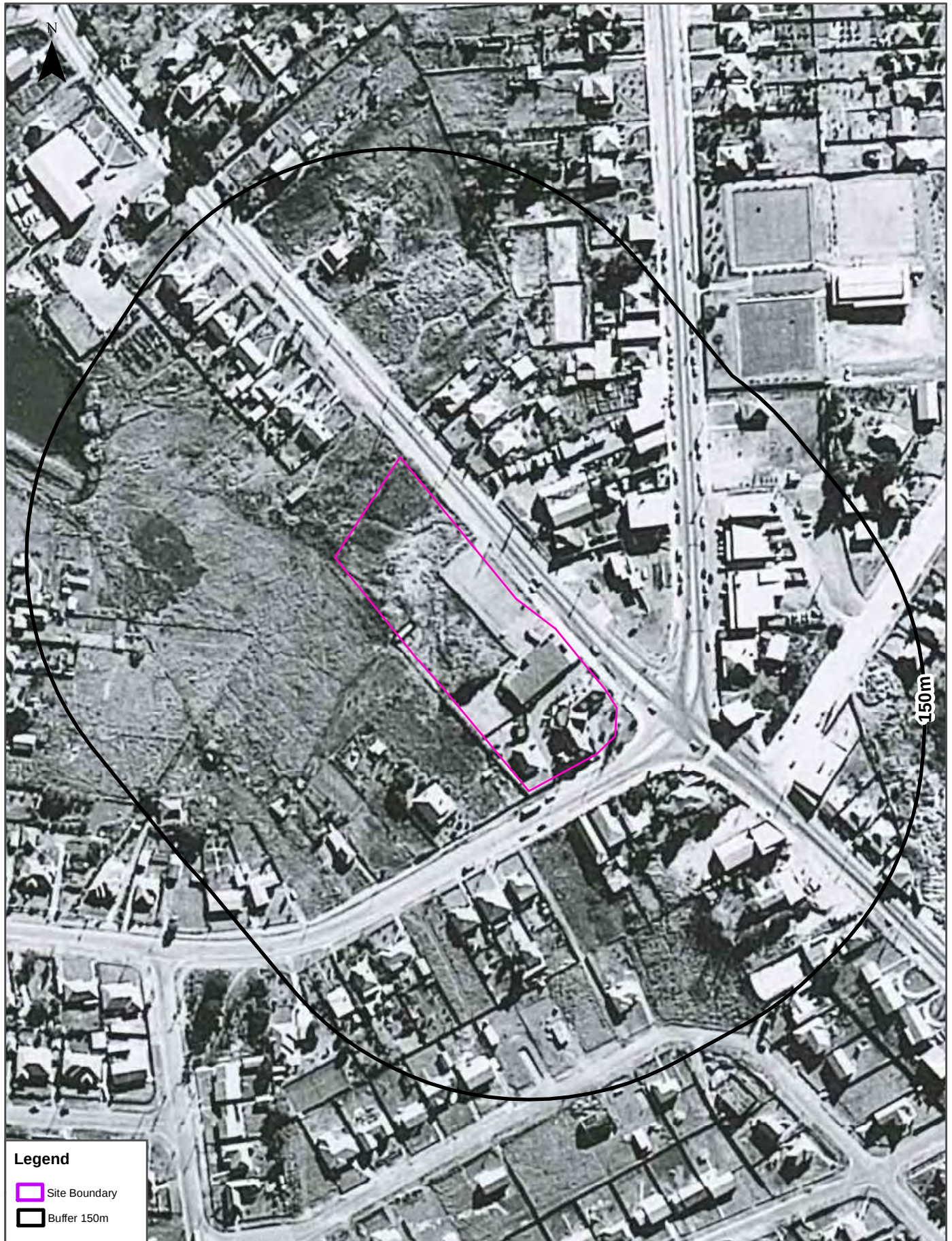
Data Sources: Historical Aerials: © Land and Property Information (a division of the Department of Finance and Services)

Coordinate System:
GDA 1994 MGA Zone 56

Date: 12/05/2015

Aerial Imagery 1961

360-378 Windsor Road, Baulkham Hills, NSW 2153



Legend

- Site Boundary
- Buffer 150m

Scale:
0 25 50 100
Meters

Data Sources: Historical Aerials: © Land and Property Information (a division of the Department of Finance and Services)

Coordinate System:
GDA 1994 MGA Zone 56

Date: 12/05/2015

Aerial Imagery 1956

360-378 Windsor Road, Baulkham Hills, NSW 2153



Legend

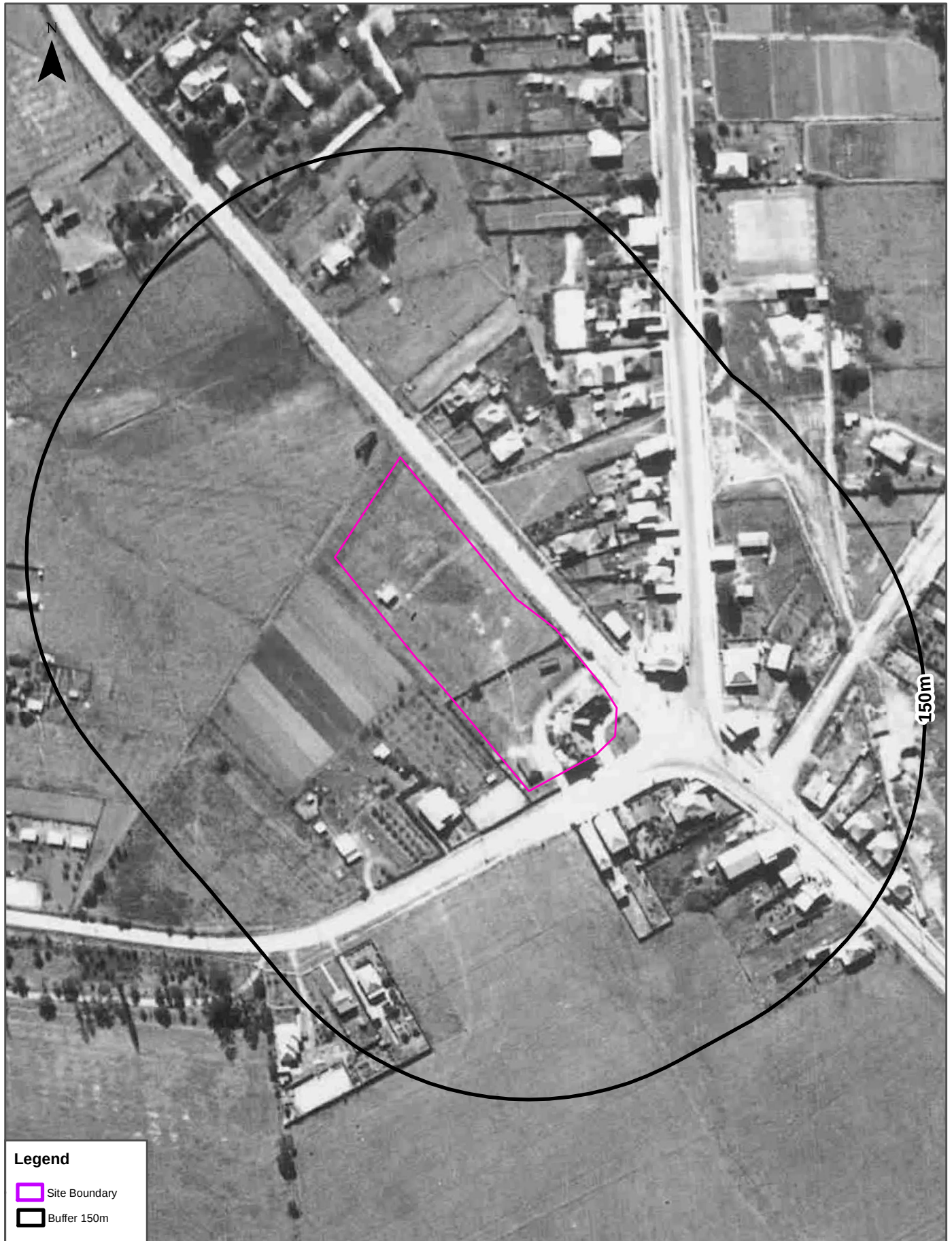
 Site Boundary

 Buffer 150m

Scale: 0 25 50 100 Meters	Data Sources: Historical Aerials: © Land and Property Information (a division of the Department of Finance and Services)	Coordinate System: GDA 1994 MGA Zone 56	Date: 12/05/2015
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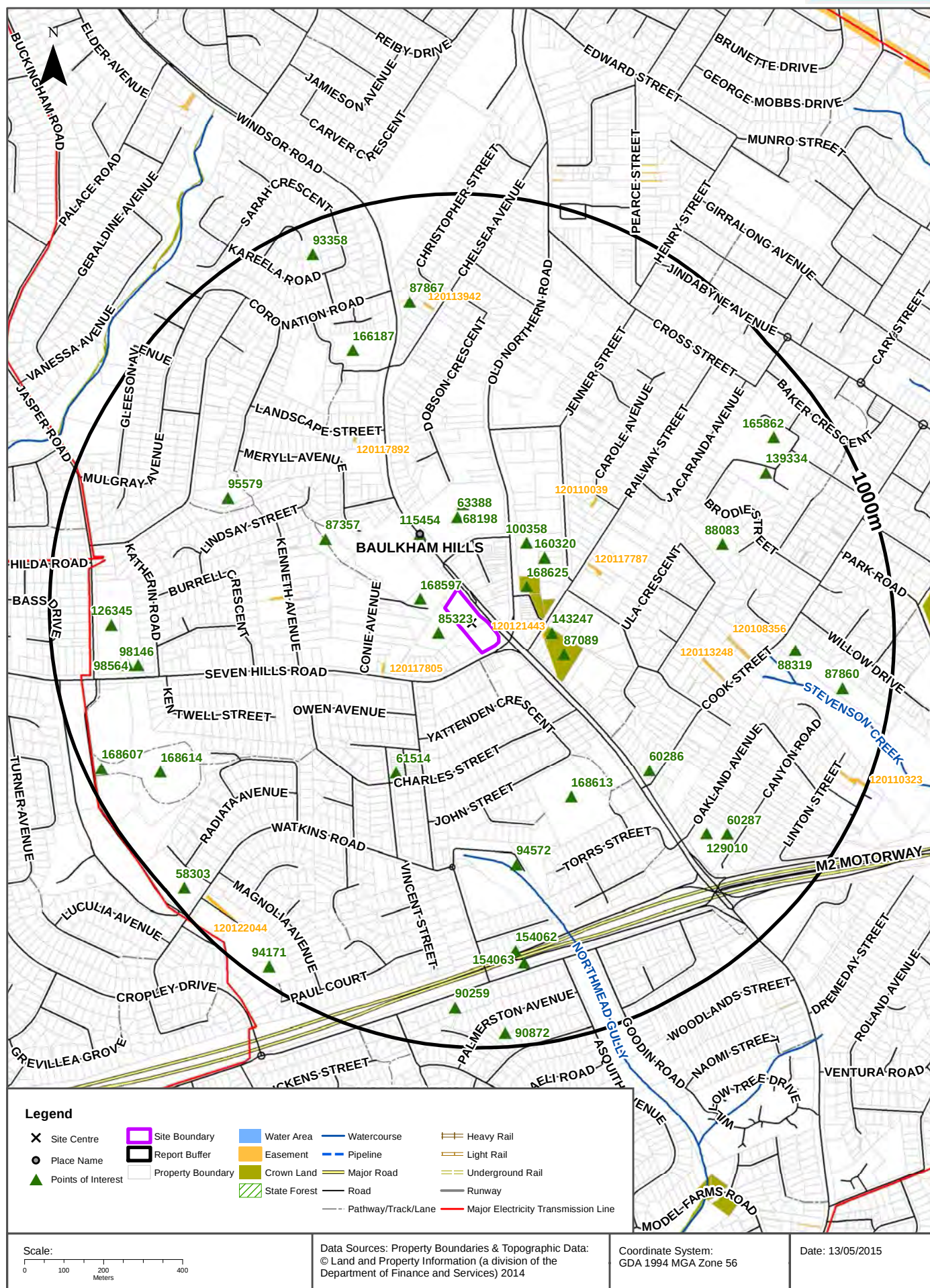
Aerial Imagery 1943

360-378 Windsor Road, Baulkham Hills, NSW 2153



Topographic Data

360-378 Windsor Road, Baulkham Hills, NSW 2153



Topographic Data

360-378 Windsor Road, Baulkham Hills, NSW 2153

Points of Interest

What Points of Interest exist within the report buffer?

Map Id	Feature Type	Label	Distance	Direction
85323	Park	Park	52m	West
168597	Community Facility	BAULKHAM HILLS COMMUNITY CENTRE	66m	North West
143247	Library	BAULKHAM HILLS LIBRARY	134m	East
168625	Park	GEORGE SUTTOR PARK	134m	North East
115454	Suburb	BAULKHAM HILLS	168m	North West
87089	Park	Park	168m	East
63388	Post Office	BAULKHAM HILLS POST OFFICE	182m	North
100358	Sports Field	BOWLING GREENS	209m	North East
68198	Shopping Centre	STOCKLAND MALL	215m	North
160320	Club	THE HILLS CLUB	218m	North East
87357	Park	Park	348m	North West
61514	Place Of Worship	UNITING CHURCH	373m	South West
168613	Sports Field	YATTENDEN OVAL	428m	South East
60286	Place Of Worship	ANGLICAN CHURCH	501m	South East
94572	Park	Park	543m	South
88083	Park	Park	612m	East
95579	Park	HARRY CARR RESERVE	615m	North West
166187	Community Home	BUPA BAULKHAM HILLS	660m	North West
129010	Primary School	OUR LADY OF LOURDES PRIMARY SCHOOL	715m	South East
87867	Park	Park	736m	North
88319	Park	Park	750m	East
60287	Place Of Worship	CATHOLIC CHURCH	755m	South East
154062	Roadside Emergency Telephone	5	759m	South
98564	Sports Court	TENNIS COURT	788m	West
154063	Roadside Emergency Telephone	6	792m	South
139334	Retirement Village	AMINYA VILLAGE	793m	North East
98146	Sports Court	BASKETBALL COURT	814m	West
168614	Park	BALCOMBE HEIGHTS ESTATE MASONIC OVALS	830m	South West
126345	Primary School	JASPER ROAD PUBLIC SCHOOL	843m	West
165862	Community Home	AMINYA VILLAGE	859m	North East
87860	Park	EXCELSIOR PARK	877m	East
90259	Park	Park	901m	South
93358	Park	Park	922m	North West

Map Id	Feature Type	Label	Distance	Direction
168607	Sports Court	BALCOMBE HEIGHTS RESERVE SKATE PARK	958m	West
94171	Park	Park	959m	South West
58303	Place Of Worship	MORMON CHURCH	959m	South West
90872	Park	Park	963m	South

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

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Topographic Data

360-378 Windsor Road, Baulkham Hills, NSW 2153

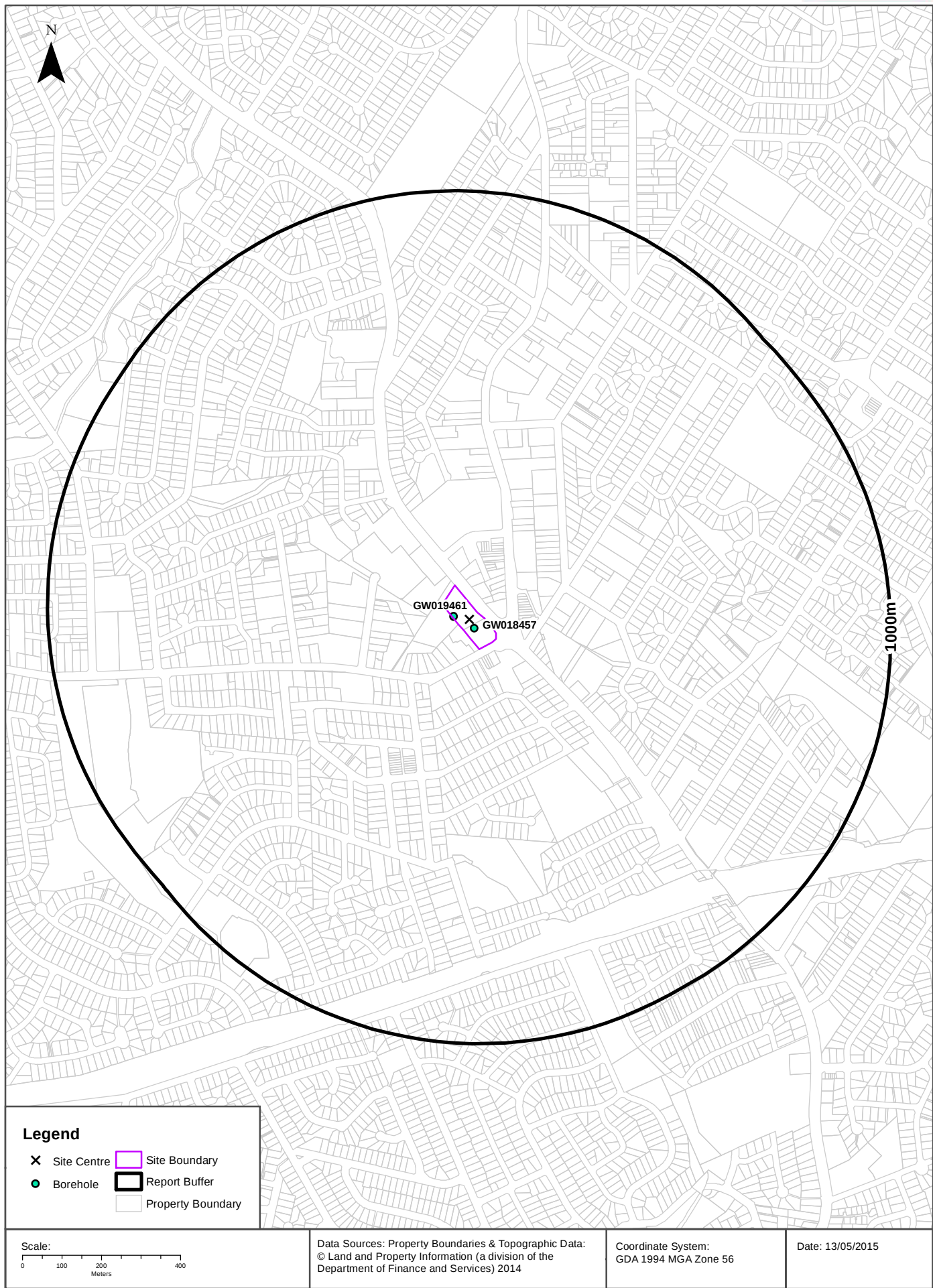
Easements

What Easements exist within the report buffer?

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120121443	Primary	Undefined		111m	East
120117805	Primary	Undefined		207m	South West
120117787	Primary	Undefined		290m	North East
120110039	Primary	Undefined		393m	North East
120110581	Primary	Undefined		404m	West
120117892	Primary	Undefined		451m	North West
120113248	Primary	Undefined		518m	East
120108356	Primary	Undefined		576m	East
120113942	Primary	Undefined		708m	North
120110323	Primary	Undefined		920m	East
120122044	Primary	Undefined		920m	South West

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

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Hydrogeology & Groundwater

360-378 Windsor Road, Baulkham Hills, NSW 2153

Hydrogeology

Description of aquifers on-site:

Description

Porous, extensive aquifers of low to moderate productivity

Description of aquifers within the report buffer:

Description

Porous, extensive aquifers of low to moderate productivity

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

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

Groundwater Boreholes

Boreholes within the report buffer:

GW No.	Licence No	Work Type	Owner Type	Contractor	Completed Date	Final Depth	Drilled Depth	Salinity	SWL	Yield	Elevation	Dist	Direction
GW018457	10BL010774	Bore open thru rock	Private		01/10/1959	52.40	52.40	Salty				0m	South East
GW019461	10BL010775	Bore open thru rock	Private		01/10/1959	52.40	52.40	Salty				0m	West

Borehole and Drill Log Data Source : NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation

Hydrogeology & Groundwater

360-378 Windsor Road, Baulkham Hills, NSW 2153

Driller's Logs

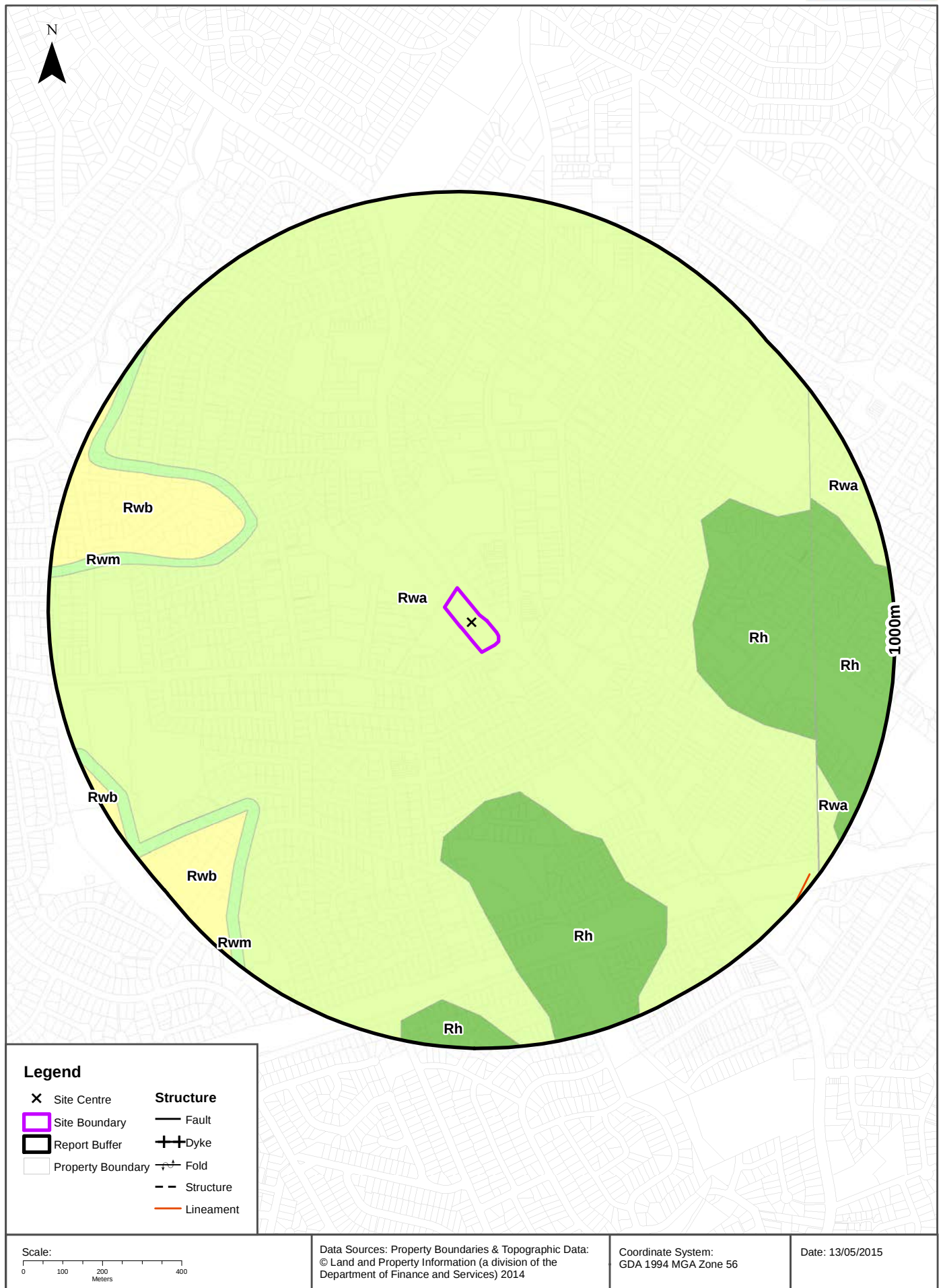
Drill log data relevant to the boreholes within the report buffer:

Groundwater No	Drillers Log	Distance	Direction
GW018457	0.00m-19.81m Shale Sandy 19.81m-52.42m Shale Water Supply	0m	South East
GW019461	0.00m-19.81m Shale Sandy 19.81m-52.42m Shale Water Supply	0m	West

Borehole and Drill Log Data Source : NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation

Geology 1:100,000

360-378 Windsor Road, Baulkham Hills, NSW 2153



Geology

360-378 Windsor Road, Baulkham Hills, NSW 2153

Geological Units

What are the Geological Units onsite?

Symbol	Description	Unit Name	Group	Age	Dom Lith	Map Sheet	Dataset
Rwa	Dark-grey to black claystone-siltstone and fine sandstone -siltstone laminate	Ashfield Shale	Wianamatta Group (undifferentiated)	Middle Triassic		Penrith	1:100,000

What are the Geological Units within the report buffer?

Symbol	Description	Unit Name	Group	Age	Dom Lith	Map Sheet	Dataset
Rh	Medium to coarse grained quartz sandstone, very minor shale and laminate lenses			Triassic		Sydney	1:100,000
Rh	Medium to very coarse-grained quartz sandstone, minor laminated mudstone and siltstone leases	Hawkesbury Sandstone		Middle Triassic		Penrith	1:100,000
Rwa	Black to dark grey shale and laminate	Ashfield Shale	Wianamatta Group	Triassic		Sydney	1:100,000
Rwa	Dark-grey to black claystone-siltstone and fine sandstone -siltstone laminate	Ashfield Shale	Wianamatta Group (undifferentiated)	Middle Triassic		Penrith	1:100,000
Rwb	Shale, carbonaceous claystone, claystone, laminate, fine to medium-grained lithic sandstone, rare coal and tuff	Bringelly Shale	Wianamatta Group (undifferentiated)	Middle Triassic		Penrith	1:100,000
Rwm	Fine to medium-grained quartz-lithic sandstone	Minchinbury Sandstone	Wianamatta Group (undifferentiated)	Middle Triassic		Penrith	1:100,000

Geological Structures

What are the Geological Structures onsite?

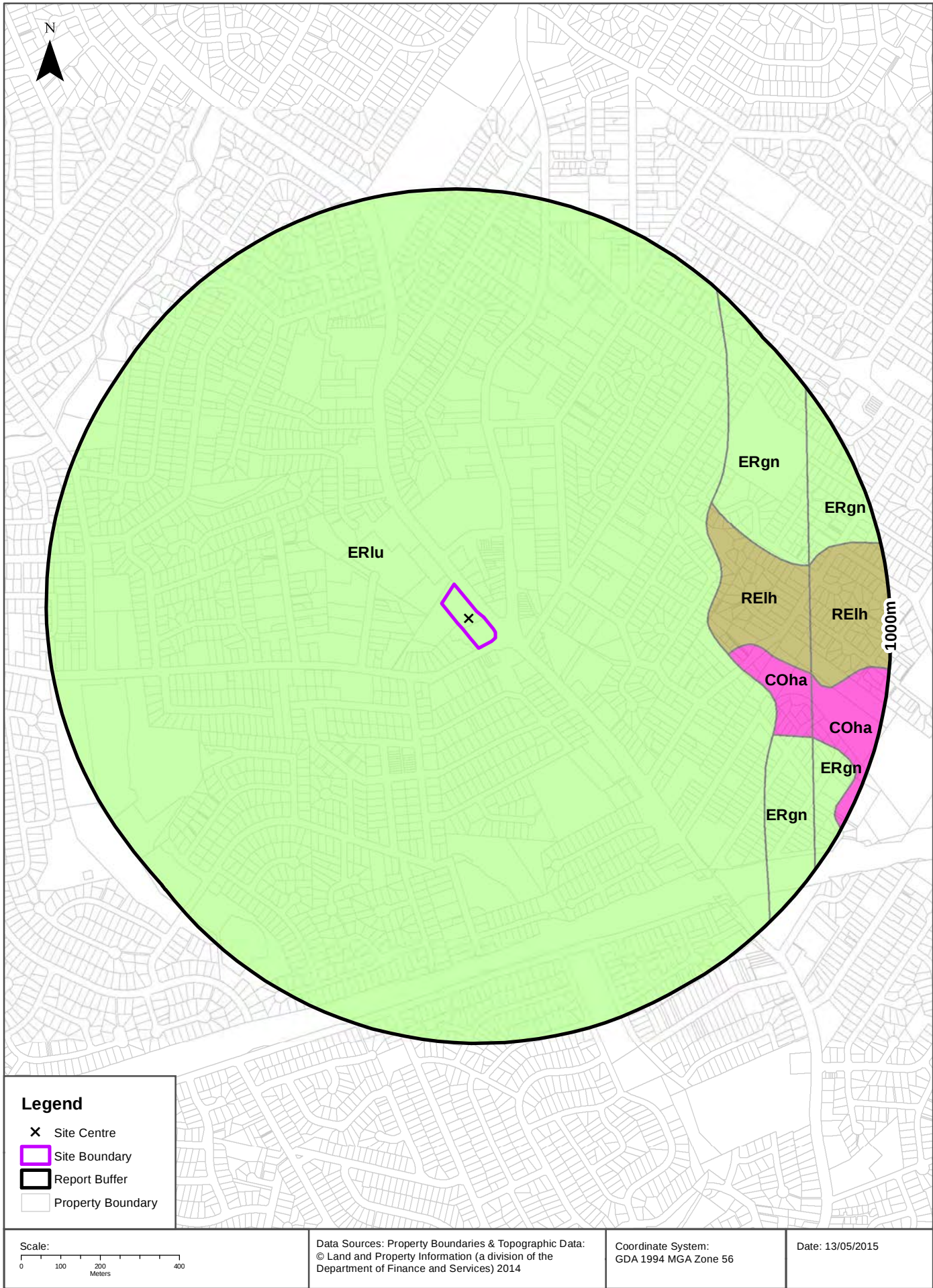
Feature	Name	Description	Map Sheet	Dataset
No features				1:100,000

What are the Geological Structures within the report buffer?

Feature	Name	Description	Map Sheet	Dataset
Lineament		Coastal Lineament	Penrith	1:100,000

Geological Data Source : NSW Department of Trade and Investment

© State of New South Wales through the Department of Trade and Investment, Regional Infrastructure and Services



Soils

360-378 Windsor Road, Baulkham Hills, NSW 2153

Soil Landscapes

What are the onsite Soil Landscapes?

Soil Code	Name	Group	Process	Map Sheet	Scale
ERlu	LUDDENHAM		EROSIONAL	Penrith	1:100,000

What are the Soil Landscapes within the report buffer?

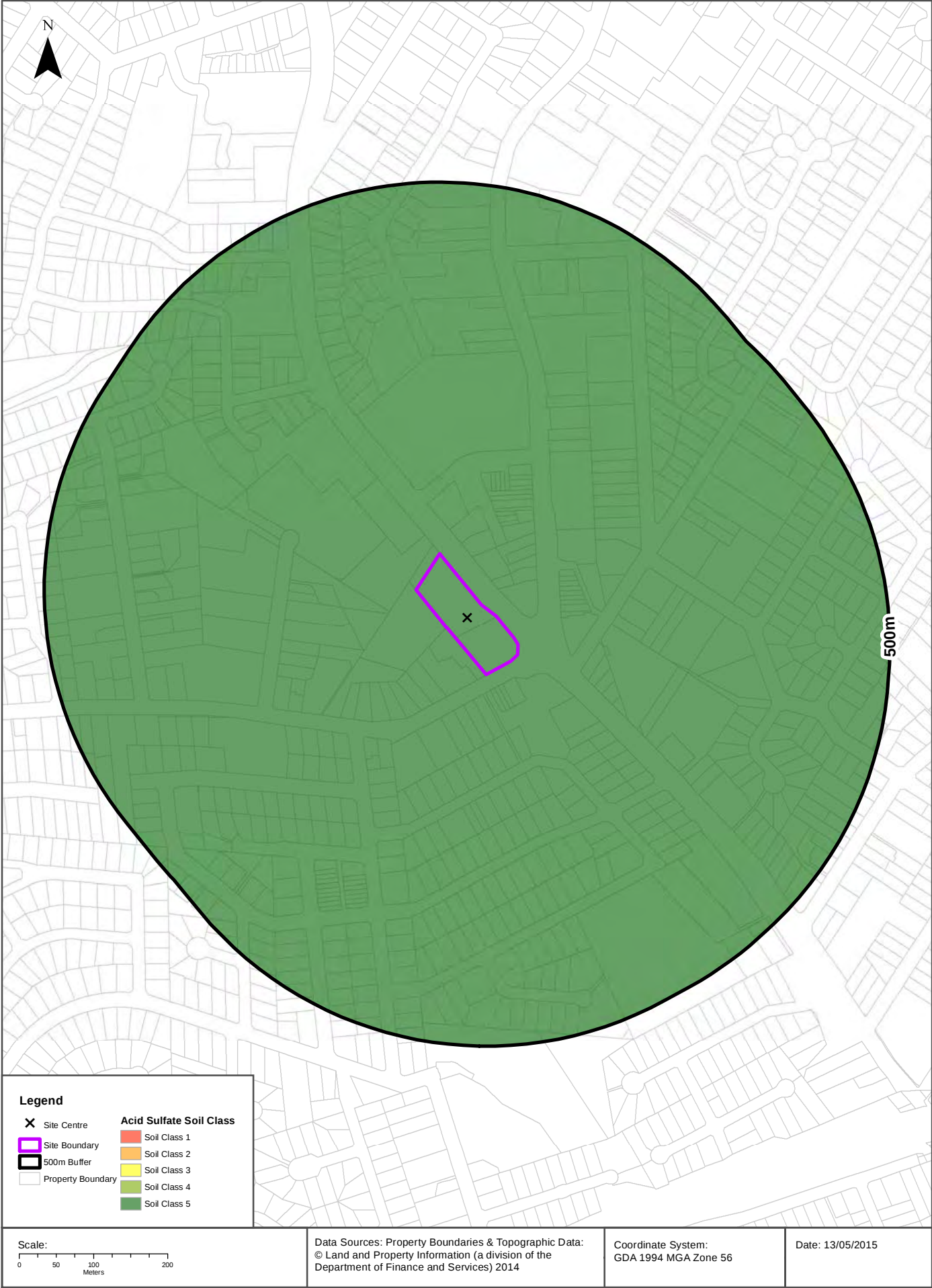
Soil Code	Name	Group	Process	Map Sheet	Scale
COha	HAWKESBURY		COLLUVIAL	Penrith	1:100,000
COha	HAWKESBURY		COLLUVIAL	Sydney	1:100,000
ERgn	GLENORIE		EROSIONAL	Penrith	1:100,000
ERgn	GLENORIE		EROSIONAL	Sydney	1:100,000
ERlu	LUDDENHAM		EROSIONAL	Penrith	1:100,000
RElh	LUCAS HEIGHTS		RESIDUAL	Penrith	1:100,000
RElh	LUCAS HEIGHTS		RESIDUAL	Sydney	1:100,000

Soils Landscapes Data Source : NSW Office of Environment and Heritage

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Acid Sulfate Soils

360-378 Windsor Road, Baulkham Hills, NSW 2153



Legend

- X Site Centre

Site Boundary

500m Buffer

Property Boundary
- Acid Sulfate Soil Class

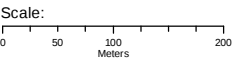
Soil Class 1

Soil Class 2

Soil Class 3

Soil Class 4

Soil Class 5



Data Sources: Property Boundaries & Topographic Data:
© Land and Property Information (a division of the
Department of Finance and Services) 2014

Coordinate System:
GDA 1994 MGA Zone 56

Date: 13/05/2015

Acid Sulfate Soils

360-378 Windsor Road, Baulkham Hills, NSW 2153

Acid Sulfate Soils

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

Soil Class	Description
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land which are likely to lower the watertable below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk

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

Soil Class	Description	Distance	Direction
None			

Acid Sulfate Data Source Accessed 13/01/2015: NSW Crown Copyright - Planning and Environment
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Dryland Salinity

360-378 Windsor Road, Baulkham Hills, NSW 2153

Dryland Salinity

Is there onsite Dryland Salinity data?

No

If yes, what Dryland Salinity assessments are given?

Map Id	Assessment 2000	Assessment 2020	Assessment 2050
N/A	N/A	N/A	N/A

Is there Dryland Salinity data within the report buffer?

No

If yes, what Dryland Salinity assessments are given?

Map Id	Assessment 2000	Assess2020	Assessment 2050
N/A	N/A	N/A	N/A

Dryland Salinity Data Source : National Land and Water Resources Audit

The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

Any persons using this information do so at their own risk.

In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

Mining Subsidence Districts

360-378 Windsor Road, Baulkham Hills, NSW 2153

Mining Subsidence Districts

Mining Subsidence Districts onsite:

District
The site is not within a Mining Subsidence District

Mining Subsidence Districts within the report buffer?

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

Mining Subsidence District Data Source: © Land and Property Information (2015)
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Environmental Zoning

360-378 Windsor Road, Baulkham Hills, NSW 2153

State Environmental Planning Policy Protected Areas

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

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

SEPP Protected Areas Data Source: NSW Department of Planning & Environment
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State Environmental Planning Policy Major Developments (2005)

State Environmental Planning Policy Major Developments within the report buffer?

Map Id	Feature	Effective Date	Distance	Direction
N/A	No records within buffer			

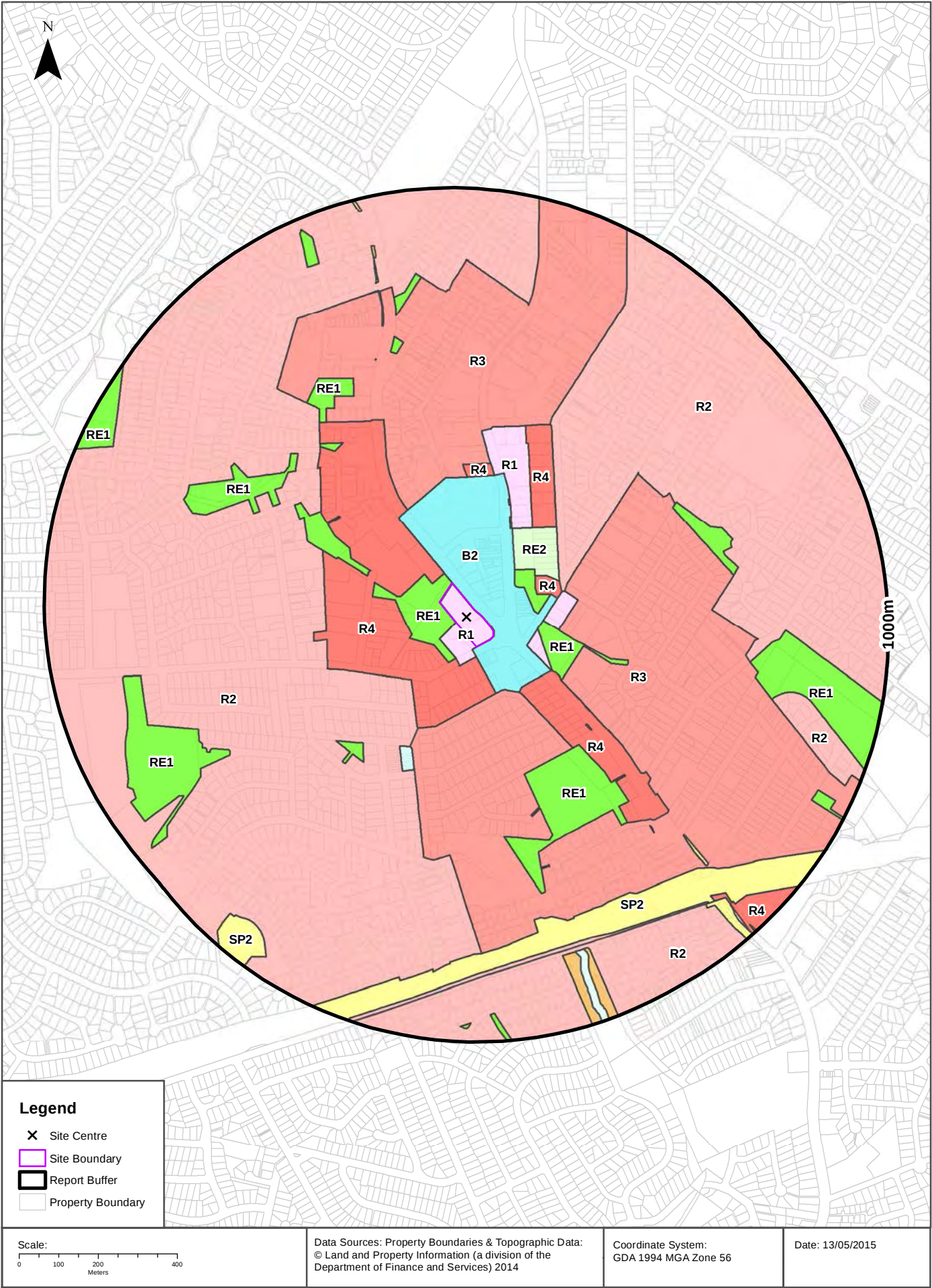
SEPP Major Development Data Source: NSW Department of Planning & Environment
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State Environmental Planning Policy Strategic Land Use Areas

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

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

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

360-378 Windsor Road, Baulkham Hills, NSW 2153

Land Zoning

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

Zone	Description	Purpose	LEP	Gazetted Date	Effective Date	Currency Date	Amendment	Distance	Direction
R1	General Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		0m	Onsite
B2	Local Centre		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		0m	Onsite
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		0m	West
R4	High Density Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		25m	North West
R1	General Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		87m	South East
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		111m	East
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		114m	North East
R3	Medium Density Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		126m	South East
R1	General Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		128m	East
R4	High Density Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		142m	East
RE2	Private Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		142m	North East
R4	High Density Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		144m	South East
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		169m	South East
R2	Low Density Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		181m	North
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		192m	North West
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		200m	North East
R1	General Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		203m	North
R3	Medium Density Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		217m	North
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		226m	South East
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		244m	North
R4	High Density Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		245m	North East
R4	High Density Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		272m	North
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		291m	South East
B1	Neighbourhood Centre		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		305m	South West
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		323m	South East
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		341m	South East
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		375m	South East
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		377m	South West
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		446m	North West
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		475m	North West

Zone	Description	Purpose	LEP	Gazetted Date	Effective Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		515m	North West
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		549m	East
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		596m	North
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		597m	North
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		620m	South East
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		652m	East
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		672m	North
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		691m	North
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		696m	South East
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		703m	East
R2	Low Density Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		722m	East
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		784m	North
R2	Low Density Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		788m	South West
R2	Low Density Residential		Parramatta Local Environmental Plan 2011	07/10/2011	07/10/2011	20/06/2014		800m	South West
E2	Environmental Conservation		Parramatta Local Environmental Plan 2011	07/10/2011	07/10/2011	20/06/2014		811m	South
W1	Natural Waterways		Parramatta Local Environmental Plan 2011	07/10/2011	07/10/2011	20/06/2014		811m	South
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		845m	North
R4	High Density Residential		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		855m	South East
SP2	Infrastructure	Classified Road	Parramatta Local Environmental Plan 2011	07/10/2011	07/10/2011	20/06/2014		863m	South
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		876m	North West
SP2	Infrastructure	Function Centre	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		898m	South West
RE1	Public Recreation		The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		915m	North West
RE1	Public Recreation		Parramatta Local Environmental Plan 2011	07/10/2011	07/10/2011	20/06/2014		928m	South
RE1	Public Recreation		Parramatta Local Environmental Plan 2011	07/10/2011	07/10/2011	20/06/2014		952m	South
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		968m	North
SP2	Infrastructure	Classified Road	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014		974m	South East

Local Environment Plan Data Source: NSW Department of Planning & Environment
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Local Environmental Plan

360-378 Windsor Road, Baulkham Hills, NSW 2153

Minimum Subdivision Lot Size

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

Symbol	Minimum Lot Size	LEP	Gazetted Date	Effective Date	Currency Date	Amendment	Info	Percentage of Site Area
M	600 m2	The Hills Local Environmental Plan 2012	05/12/2012	05/12/2012	11/07/2014			99.95

Maximum Height of Buildings

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

Symbol	Maximum Height of Building	LEP	Gazetted Date	Effective Date	Currency Date	Amendment	Info	Percentage of Site Area
M	12.00 m	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	14/11/2014	NA		99.9

Floor Space Ratio

What are the onsite Local Environmental Plan Floor Space Ratios?

Symbol	Floor Space Ratio	LEP	Gazetted Date	Effective Date	Currency Date	Amendment	Info	Percentage of Site Area
N	1.00	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014	NA		99.8
T	2.30	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	03/10/2014	NA		0.1

Land Applications

What are the onsite Local Environmental Plan Land Applications?

Application Type	LEP	Gazetted Date	Effective Date	Currency Date	Amendment	Percentage of Site Area
Included	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012		100

Land Reservation Acquisitions

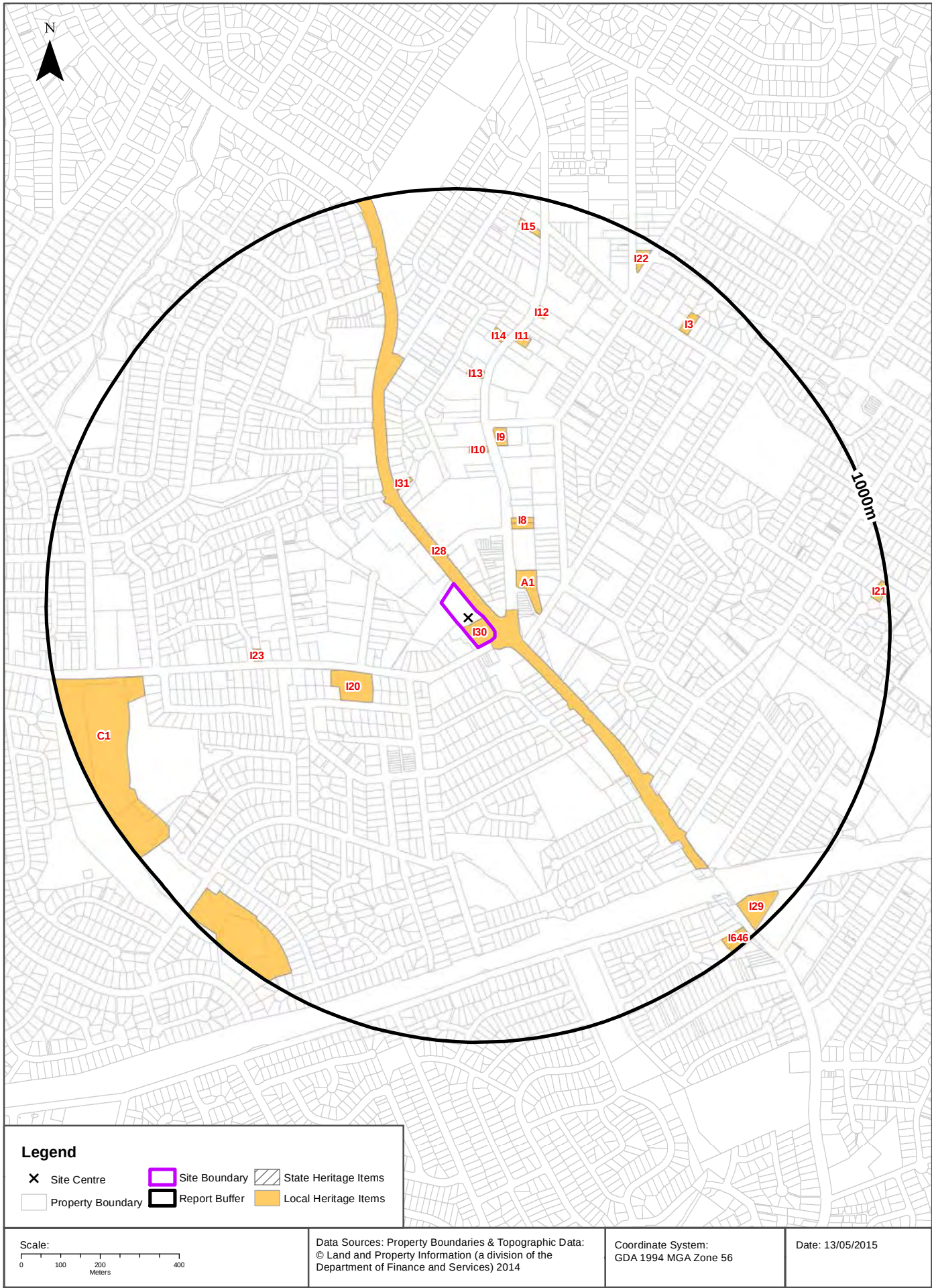
What are the onsite Local Environmental Plan Land Reservation Acquisitions?

Reservation	LEP	Gazetted Date	Effective Date	Currency Date	Amendment	Comments	Percentage of Site Area
No Data							

Local Environment Plan Data Source: NSW Department of Planning & Environment
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Heritage Items

360-378 Windsor Road, Baulkham Hills, NSW 2153



Heritage

360-378 Windsor Road, Baulkham Hills, NSW 2153

State Heritage Items

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

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

Heritage Data Source: NSW Department of Planning & Environment

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Local Heritage Items

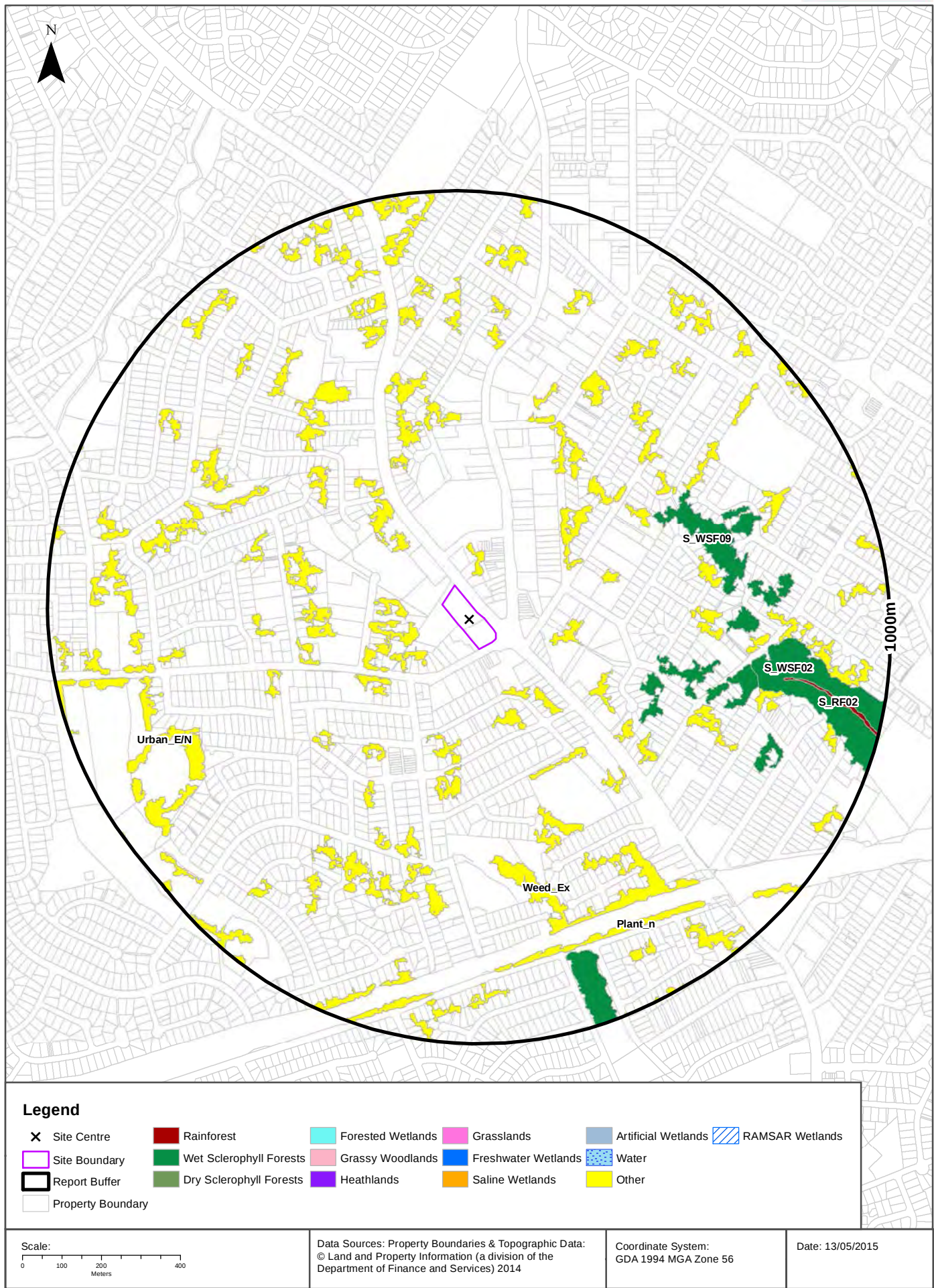
What are the Local Heritage Items located within the report buffer?

Map Id	Name	Type	Significance	LEP	Gazetted Date	Effective Date	Currency Date	Distance	Direction
I28	Road & Culvert, Box Hill to Seven Hills Road	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012	0m	North West
I30	Bull and Bush Hotel	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012	0m	South East
A1	Baulkham Hills Tramway Cutting	Item - Archaeological	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012	114m	North East
I8	'Creasy's'	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012	200m	North East
I8	'Creasy's'	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012	210m	North East
I20	'Thornbury Lodge'	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012	252m	South West
I31	House	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012	275m	North West
I10	House	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012	332m	North
I9	House	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012	365m	North
I23	House	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012	473m	West
I13	House	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012	524m	North
I14	House	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012	622m	North
I11	House	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012	623m	North
I12	House	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012	706m	North
C1	Balcombe Heights Community Buildings Complex and Cropley House	Conservation Area - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012	779m	South West
I3	House	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012	858m	North East

Map Id	Name	Type	Significance	LEP	Gazetted Date	Effective Date	Currency Date	Distance	Direction
I15	House	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012	901m	North
I29	Baulkham Hills Public School	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012	911m	South East
I22	"The Palms"	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012	915m	North East
I646	Farmhouse cottage	Item - General	Local	Parramatta Local Environmental Plan 2011	07/10/2011	07/10/2011	20/06/2014	956m	South East
I21	House	Item - General	Local	The Hills Local Environmental Plan 2012	05/10/2012	05/10/2012	05/10/2012	956m	East

Heritage Data Source: NSW Department of Planning & Environment

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Ecological Constraints

360-378 Windsor Road, Baulkham Hills, NSW 2153

Native Vegetation

What native vegetation exists within the report buffer?

Map ID	Map Unit Name	Threatened Ecological Community NSW	Threatened Ecological Community EPBC Act	Understorey	Disturbance	Disturbance Index	Dominant Species	Dist	Direction
Urban_E/N	Urban_E/N: Urban Exotic/Native			00: Not assessed	00: Not assessed	0: Not assessed	Urban Exotic/ Native	49m	North
S_WSF09	S_WSF09: Sydney Turpentine-Ironbark Forest	Sydney Turpentine Ironbark Forest	Turpentine Ironbark Forest (possible)	24: Urban and hard surface	24: Urban mixed use	4: Very high	S.glomulifera/ E.paniculata/ +/- E.resinifera	382m	South East
Weed_Ex	Weed_Ex: Weeds and Exotics			00: Not assessed	00: Not assessed	0: Not assessed	Exotic Species >90%cover	523m	South East
S_WSF02	S_WSF02: Coastal Enriched Sandstone Moist Forest			10: Mesic/rainforest	13: Weeds	1: Low	E.pilularis/ A.costata/ C.gummifera+/- E.resinifera	647m	East
S_RF02	S_RF02: Coastal Sandstone Gallery Rainforest			10: Mesic/rainforest	13: Weeds	2: Moderate	C.apetalum/ T.laurina/ C.serratifolia	734m	East
Plant_n	Plant_n: Plantation (native and/or exotic)			00: Not assessed	00: Not assessed	0: Not assessed	Native or Exotic Plantations	774m	South East

Native Vegetation of the Sydney Metropolitan Area : NSW Office of Environment and Heritage

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Ecological Constraints

360-378 Windsor Road, Baulkham Hills, NSW 2153

RAMSAR Wetlands

What RAMSAR Wetland areas exist within the report buffer?

Map Id	RAMSAR Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

RAMSAR Wetlands Data Source: © Commonwealth of Australia - Department of Environment

Ecological Constraints

360-378 Windsor Road, Baulkham Hills, NSW 2153

ATLAS of NSW Wildlife

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

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Amphibia	Hylidae	Litoria aurea	Green and Golden Bell Frog	No	Endangered, Protected	Vulnerable
Amphibia	Myobatrachidae	Pseudophryne australis	Red-crowned Toadlet	No	Vulnerable, Protected	
Aves	Accipitridae	Hieraaetus morphnoides	Little Eagle	No	Vulnerable, Protected	
Aves	Accipitridae	Lophoictinia isura	Square-tailed Kite	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Ardeidae	Botaurus poiciloptilus	Australasian Bittern	No	Endangered, Protected	Endangered
Aves	Ardeidae	Ixobrychus flavicollis	Black Bittern	No	Vulnerable, Protected	
Aves	Cacatuidae	Callocephalon fimbriatum	Gang-gang Cockatoo	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Cacatuidae	Callocephalon fimbriatum	Gang-gang Cockatoo population in the Hornsby and Ku-ring-gai Local Government Areas	No	Endangered Population, Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Cacatuidae	Calyptorhynchus lathami	Glossy Black-Cockatoo	No	Vulnerable, Protected, Category 2 Sensitive Species	
Aves	Climacteridae	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	No	Vulnerable, Protected	
Aves	Columbidae	Ptilinopus superbus	Superb Fruit-Dove	No	Vulnerable, Protected	
Aves	Falconidae	Falco hypoleucos	Grey Falcon	No	Endangered, Protected, Category 2 Sensitive Species	
Aves	Falconidae	Falco subniger	Black Falcon	No	Vulnerable, Protected	
Aves	Meliphagidae	Anthochaera phrygia	Regent Honeyeater	No	Critically Endangered Species, Protected	Endangered
Aves	Meliphagidae	Epthianura albifrons	White-fronted Chat	No	Vulnerable, Protected	
Aves	Meliphagidae	Epthianura albifrons	White-fronted Chat population in the Sydney Metropolitan Catchment Management Area	No	Endangered Population, Vulnerable, Protected	
Aves	Meliphagidae	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	No	Vulnerable, Protected	
Aves	Neosittidae	Daphoenositta chrysoptera	Varied Sittella	No	Vulnerable, Protected	
Aves	Petroicidae	Petroica boodang	Scarlet Robin	No	Vulnerable, Protected	
Aves	Petroicidae	Petroica phoenicea	Flame Robin	No	Vulnerable, Protected	
Aves	Petroicidae	Petroica rodinogaster	Pink Robin	No	Vulnerable, Protected	
Aves	Psittacidae	Glossopsitta pusilla	Little Lorikeet	No	Vulnerable, Protected	
Aves	Psittacidae	Lathamus discolor	Swift Parrot	No	Endangered, Protected, Category 3 Sensitive Species	Endangered
Aves	Psittacidae	Neophema pulchella	Turquoise Parrot	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Psittacidae	Polytelis swainsonii	Superb Parrot	No	Vulnerable, Protected, Category 3 Sensitive Species	Vulnerable
Aves	Scolopacidae	Calidris ferruginea	Curlew Sandpiper	No	Endangered, Protected	CAMBA, JAMBA, ROKAMBA
Aves	Scolopacidae	Limosa limosa	Black-tailed Godwit	No	Vulnerable, Protected	CAMBA, JAMBA, ROKAMBA

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Aves	Strigidae	Ninox connivens	Barking Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Strigidae	Ninox strenua	Powerful Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Tytonidae	Tyto novaehollandiae	Masked Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Gastropoda	Camaenidae	Meridolum corneovirens	Cumberland Plain Land Snail	No	Endangered	
Mammalia	Dasyuridae	Dasyurus maculatus	Spotted-tailed Quoll	No	Vulnerable, Protected	Endangered
Mammalia	Emballonuridae	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	No	Vulnerable, Protected	
Mammalia	Molossidae	Mormopterus norfolkensis	Eastern Freetail-bat	No	Vulnerable, Protected	
Mammalia	Pteropodidae	Pteropus poliocephalus	Grey-headed Flying-fox	No	Vulnerable, Protected	Vulnerable
Mammalia	Vespertilionidae	Chalinolobus dwyeri	Large-eared Pied Bat	No	Vulnerable, Protected	Vulnerable
Mammalia	Vespertilionidae	Falsistrellus tasmaniensis	Eastern False Pipistrelle	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Miniopterus australis	Little Bentwing-bat	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Miniopterus schreibersii oceanensis	Eastern Bentwing-bat	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Myotis macropus	Southern Myotis	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Scoteanax rueppellii	Greater Broad-nosed Bat	No	Vulnerable, Protected	
Flora	Apocynaceae	Marsdenia viridiflora subsp. viridiflora	Marsdenia viridiflora R. Br. subsp. viridiflora population in the Bankstown, Blacktown, Camden, Campbelltown, Fairfield, Holroyd, Liverpool and Penrith local government areas	No	Endangered Population	
Flora	Convolvulaceae	Wilsonia backhousei	Narrow-leaved Wilsonia	No	Vulnerable, Protected	
Flora	Dilleniaceae	Hibbertia superans		No	Endangered, Protected	
Flora	Elaeocarpaceae	Tetratheca glandulosa		No	Vulnerable, Protected	
Flora	Ericaceae	Epacris purpurascens var. purpurascens		No	Vulnerable, Protected	
Flora	Ericaceae	Leucopogon fletcheri subsp. fletcheri		No	Endangered, Protected	
Flora	Fabaceae (Faboideae)	Pultenaea parviflora		No	Endangered, Protected	Vulnerable
Flora	Fabaceae (Mimosoideae)	Acacia bynoeana	Bynoe's Wattle	No	Endangered, Protected	Vulnerable
Flora	Fabaceae (Mimosoideae)	Acacia gordonii		No	Endangered, Protected	Endangered
Flora	Fabaceae (Mimosoideae)	Acacia pubescens	Downy Wattle	No	Vulnerable, Protected	Vulnerable
Flora	Grammitidaceae	Grammitis stenophylla	Narrow-leaf Finger Fern	No	Endangered, Protected, Category 3 Sensitive Species	
Flora	Malvaceae	Lasiopetalum joyceae		No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Callistemon linearifolius	Netted Bottle Brush	No	Vulnerable, Protected, Category 3 Sensitive Species	
Flora	Myrtaceae	Darwinia biflora		No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Darwinia peduncularis		No	Vulnerable, Protected	
Flora	Myrtaceae	Eucalyptus camfieldii	Camfield's Stringybark	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Eucalyptus nicholii	Narrow-leaved Black Peppermint	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Eucalyptus scoparia	Wallangarra White Gum	No	Endangered, Protected	Vulnerable
Flora	Myrtaceae	Eucalyptus sp. Cattai		No	Endangered, Protected	
Flora	Myrtaceae	Leptospermum deanei		No	Vulnerable, Protected	Vulnerable

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Flora	Myrtaceae	Melaleuca biconvexa	Biconvex Paperbark	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Melaleuca deanei	Deane's Paperbark	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Syzygium paniculatum	Magenta Lilly Pilly	No	Endangered, Protected	Vulnerable
Flora	Myrtaceae	Triplarina imbricata	Creek Triplarina	No	Endangered, Protected	Endangered
Flora	Orchidaceae	Genoplesium baueri	Bauer's Midge Orchid	No	Endangered, Protected, Category 2 Sensitive Species	Endangered
Flora	Orchidaceae	Pterostylis nigricans	Dark Greenhood	No	Vulnerable, Protected, Category 2 Sensitive Species	
Flora	Proteaceae	Grevillea juniperina subsp. juniperina	Juniper-leaved Grevillea	No	Vulnerable, Protected	
Flora	Proteaceae	Persoonia hirsuta	Hairy Geebung	No	Endangered, Protected, Category 3 Sensitive Species	Endangered
Flora	Proteaceae	Persoonia mollis subsp. maxima		No	Endangered, Protected	Endangered
Flora	Proteaceae	Persoonia nutans	Nodding Geebung	No	Endangered, Protected	Endangered
Flora	Rhamnaceae	Pomaderris prunifolia	P. prunifolia in the Parramatta, Auburn, Strathfield and Bankstown Local Government Areas	No	Endangered Population	
Flora	Rubiaceae	Galium australe	Tangled Bedstraw	No	Endangered, Protected	
Flora	Thymelaeaceae	Pimelea curviflora var. curviflora		No	Vulnerable, Protected	Vulnerable
Flora	Thymelaeaceae	Pimelea spicata	Spiked Rice-flower	No	Endangered, Protected	Endangered

Data does not include records not defined as either endangered or vulnerable, and category 1 sensitive species are also excluded.

NSW Office of Environment and Heritage's Atlas of NSW Wildlife, which holds data from a number of custodians.

Data obtained 13/05/2015

Appendix C

WorkCover Dangerous Goods Search



WorkCover

Our Ref: D15/096157
Your Ref: Jack Dobson

WorkCover NSW
92-100 Donnison Street, Gosford, NSW 2250
Locked Bag 2906, Lisarow, NSW 2252
T 02 4321 5000 F 02 4325 4145
Customer Service Centre 13 10 50
DX 731 Sydney workcover.nsw.gov.au

18 June 2015

Attention: Jack Dobson
Consulting Earth Scientists Pty Ltd
Level 1 Suite 3
55 Grandview St
Pymble NSW 2073

Dear Mr Dobson,

RE SITE: 360-378 Windsor Rd Baulkham Hills NSW

I refer to your site search request received by WorkCover NSW on 4 June 2015 requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above mentioned premises.

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely


Brent Jones
Senior Licensing Officer
Dangerous Goods Team

Appendix D

Historical Title Information

LT2/16

PLAN OF PARTS OF LOT A AND B IN
D. P. 34005 COMPRISED IN VOLUME
10357 FOLIO 137

D. P. 783941

Registered:  15.11.1988

C.A.: _____

Title System: TORRENS

Purpose: DEPARTMENTAL

Ref. Map: U9160-64 #

Last Plan: D.P. 34005

Man/Shire/City: BAULKHAM HILLS

Town or Locality: BAULKHAM HILLS

Parish: CASTLE HILL

County: CUMBERLAND

Reduction Ratio 1: 1000 Lengths are in metres

WINDSOR

RD

SEVEN HILLS RD

D.P. 346009

D.P. 377188

D.P. 701810

5510m²

5495m²

3740m²

3813m²

26°07'58.25"

33°50'10"

32°09'15"

83.65

172°02'23"

88.94

274°27'30"

61.55

176°07'25.30"

10.709

176°07'25.30"

13.91 13.92

219°29'45"

12.272

12.275

NO.	BEARING	DISTANCE
1.	142°03'25"	10.709
2.	176°07'25.30"	13.91 13.92
3.	219°29'45"	12.272
		12.275

PLAN AMENDED IN L.T.O. 6.2.1990

AMENDMENTS AND/OR ADDITIONS MADE ON
PLAN IN THE LAND TITLES OFFICE

This negative is a photograph made as a permanent
record of a document in the custody of the
Registrar General this day. 8th FEBRUARY, 1990

10 20 30 40 50 60 70 Table of mm 110 120 130 140



Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

11/5/2015 6:21PM

FOLIO: AUTO CONSOL 8628-89

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----

14/6/1991		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 8628-89	
-----------	--	--	--

PARCELS IN CONSOL ARE:
1-2/783941.

8/7/1991	Z715721	CAVEAT	
21/10/1996	2551556	WITHDRAWAL OF CAVEAT	
21/10/1996	2551557	DISCHARGE OF MORTGAGE	
21/10/1996	2551558	TRANSFER	
21/10/1996	2551559	MORTGAGE	EDITION 1

*** END OF SEARCH ***

Lotsearch - Baulk

PRINTED ON 11/5/2015

*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.

HEREFORD HALL PTY LTD

11 June 2015

To whom it may concern
WorkCover NSW
Dangerous Goods Licence Department
Locked Bay 2906
Lisarow NSW 2252
Ph: 4321 5500
Fax: 9287 5500

Dear Sir / Madam

**Letter of Authority – Bull & Bush Hotel
360-378 Windsor Road Baulkham Hills NSW 2153**

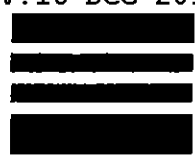
Hereford Hall Pty Ltd hereby provide permission for Consulting Earth Scientists Pty Ltd to undertake a historical search of WorkCover records/licences for our site located at 360-378 Windsor Road, Baulkham Hills, NSW 2153.

The legal description for the site is Lots 1 and 2 DP 783941.

Yours Sincerely



Joe Irvin
Director



08628089

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

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON
(Page 1) Vol. 8628 Fol. 69

1. Reservations and conditions in the Crown grant.
2. C996103 Covenant affecting Lot 1 in DP783941.
3. N707724 Easement for electricity purposes affecting lot 2 in DP783941 shown so burdened in plan with N707724.
CV
ER

SECOND SCHEDULE

TOOTH & CO LIMITED.
Kynell Pty. Limited by Transfer Z122357. Registered 27-7-1990
X8333966

FIRST SCHEDULE

Title Diagram: DP783941
Lots 1 and 2 in DP783941 at Baukham Hills in the Shire of Baukham Hills Parish of Castle Hill County of Cumberland.

LAND REFERRED TO

SEE AUTO FOLIO

Registrar General.



CANCELLED

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

EDITION 25 11 1993



First Title Old System
Prior title Vol. 10357 Fol. 137

Vol. 8628 Fol. 69

TORRENS TITLE
Registrar

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900

NEW SOUTH WALES

 L.O. 55

FIRST SCHEDULE (continued)	
REGISTERED PROPRIETOR	Registrar General
CANCELLED SEE AUTO FOLIO	

SECOND SCHEDULE (continued)		
PARTICULARS	Registrar General	CANCELLATION
MM Z122358pMortgage to National Australia Bank Limited. Registered 27-7-1990		

NOTATIONS AND UNREGISTERED DEALINGS		
Z122358-7 LS 58m		

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

137
10357

Fol. (Page 1) Vol.

NEW SOUTH WALES

Applns. Nos. 19984 and 21356.
Prior Title Vol. 5541 Fol. 158.

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10357 137

Vol. 10357 Fol. 137

LB. Edition issued. 21-7-1966.

K331667 **CANCELLED**

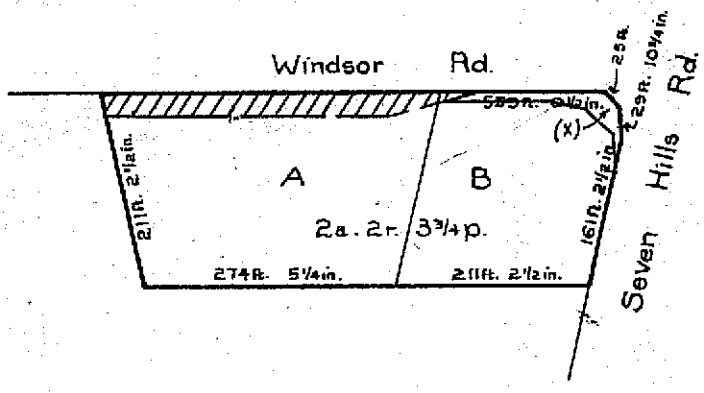
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *RB Latta*

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



K331667 J.C.
de

Scale: 200 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot A and part of Lot B in plan lodged with Transfer No. D398095 (Filed as F.P. 34005) shown in the plan hereon in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 114 granted to John Pye, Senior on 5-4-1821.

Jawatson
Registrar General.

FIRST SCHEDULE (continued overleaf)

~~TOOTH & CO. LIMITED.~~

~~TOOTH & CO. LIMITED~~

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Covenant created by Transfer No. C996103 affecting Lot A.
3. ~~Restriction on user No. G628283 of the land shown by black hatching in the plan hereon See Section 27E (6) Main Roads Act, 1924. Entered 14-5-1957. cancelled P277622.~~
4. Lease No. K327515 to Mavis Gillian Munro of Baulkham Hills, Widow. Entered 25-5-1966. *Expend. 144 744.*

Jawatson
Registrar General.

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

SECOND SCHEDULE (continued)						
NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Restriction on Mortgage	K662890		The land shown by the designated "i" in the plan shown being lot 2 in O.P. 230425 - See 27E(6) from Roads plot 1924-1965		<i>[Signature]</i>	
Lease	L174714	24-1-1968	To Franklyn Kramer of Auckland City Council Public Trust	21-6-1969	<i>[Signature]</i>	Expired 10-8-1971
Mortgage	M37590	7-7-1971	To Franklyn Kramer of Auckland City Council Public Trust	3-7-1968	<i>[Signature]</i>	Expired 38.7.1972
Lease	L174714	24-1-1968	To Franklyn Kramer of Auckland City Council Public Trust	10-8-1971	<i>[Signature]</i>	Expired 38.7.1972
Mortgage	M37590	7-7-1971	To Franklyn Kramer of Auckland City Council Public Trust	3-7-1968	<i>[Signature]</i>	Expired 38.7.1972
Transfer	N707724	9.1.1973	Easement for Electricity Purposes affecting the part of the land within described shown as "Proposed Easement for Electricity Purposes" in plan lodged with Transfer No N707724 with consent of Lessee under Lease No N505283.	1970-1973	<i>[Signature]</i>	Expired 15-1-1979
Application	P27632	1-	The land shown by hatching in the plan hereon is public road vested in the Council of the Shire of Auckland Hill.	28.7.1973	<i>[Signature]</i>	

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

(דאן אונטער) זענען דא גאר גוטע

[illegible]

377A

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

SECOND SCHEDULE (continued)[illegible]

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

Appendix E

Planning Certificate under Section 149

THE HILLS SHIRE COUNCIL

3 Columbia Court, Baulkham Hills NSW 2153
PO Box 7064, Baulkham Hills BC NSW 2153

Telephone +61 2 9843 0555

Facsimile +61 2 9843 0409

DX 9966 Norwest

Email council@thehills.nsw.gov.au

www.thehills.nsw.gov.au

ABN No. 25 034 494 656

PLANNING CERTIFICATE UNDER SECTION 149 (2)
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

Certificate Number: 80703
Reference: LS000052:53308
Issue Date: 14 May 2015
Receipt No: 4865837
Fee Paid: \$ 53.00

ADDRESS: Bull & Bush Hotel, 360-378 Windsor Road, BAULKHAM HILLS
NSW 2153
DESCRIPTION: Lot 2 DP 783941, Lot 1 DP 783941

The land is zoned:
Zone R1 General Residential

The following prescribed matters apply to the land to which this certificate relates:

The Environmental Planning and Assessment Amendment Act 1997 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 Regulation 2000.

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

(A) Local Environmental Plans

The Hills Local Environmental Plan 2012, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

State Environmental Planning Policies

SEPP No.19 - Bushland In Urban Areas
 SEPP No.21 - Caravan Parks
 SEPP No.30 - Intensive Agriculture
 SEPP No.33 - Hazardous And Offensive Development
 SEPP No.50 - Canal Estate Development
 SEPP No.55 - Remediation Of Land
 SEPP No.62 - Sustainable Aquaculture
 SEPP No.64 - Advertising And Signage
 SEPP No.65 - Design Quality Of Residential Flat Development
 SEPP No.70 - Affordable Housing (Revised Schemes)
 SEPP (Building Sustainability Index: Basix) 2004
 SEPP (Major Development) 2005
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007
 SEPP (Miscellaneous Consent Provisions)2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011
 Sydney Regional Environmental Plan No. 9 Extractive Industries (No.2) - Amendment No.1
 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The following SEPP's may apply to the land. Please refer to 'Land to which Policy applies' for each individual SEPP.

SEPP (Housing For Seniors Or People With A Disability) 2004
 SEPP No.32 – Urban Consolidation (Redevelopment of Urban Land)

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) Proposed Local Environmental Plans

Proposed The Hills Local Environmental Plan 2012 (Amendment No.) applies to this land.

Refer Attachment 1(2)(A)

(B) Proposed State Environmental Planning Policies

Draft State Environmental Planning Policy (Competition).
State Environmental Planning Policy No 65 – Design Quality of Residential
Flat Development (Amendment No 3)

(3) The name of each development control plan that applies to the carrying out
of development on the land.

The Hills Development Control Plan 2012

Note: the land is within The Hills Development Control Plan 2012 Part C map
sheet. Refer Council's website www.thehills.nsw.gov.au to view the map
sheet. Note: the land is within The Hills Development Control Plan 2012 Part
D map sheet. Refer Council's website www.thehills.nsw.gov.au to view the
map sheet.

(4) In this clause, proposed environmental planning instrument includes a
planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument
referred to in clause 1 (other than a SEPP or proposed SEPP).

(A) The Hills Local Environmental Plan 2012 applies to the land unless otherwise
stated in this certificate and identifies the land to be:

Zone R1 General Residential

(B) The purposes for which the instrument provides that development may be
carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions
regarding Exempt Development

(C) The purposes for which the instrument provides that development may not
be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions
regarding Complying Development

(D) The purposes for which the instrument provides that development is
prohibited in the zone:

Refer Attachment 2(B)

(E) Whether any development standards applying to the land fix minimum land
dimensions for the erection of a dwelling-house on the land and, if so, the
minimum land dimensions so fixed?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

(F) Whether the land includes or comprises critical habitat?

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

(G) Whether the land is in a conservation area (however described)?

The Hills Local Environmental Plan 2012?

NO

Any Other Planning Proposal?

NO

(H) Whether an item of environmental heritage (however described) is situated on the land?

The Hills Local Environmental Plan 2012?

YES

The subject property is identified as an item of environmental heritage under The Hills Local Environmental Plan 2012.

Any other Planning Proposal?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.

- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (F) Whether the land includes or comprises critical habitat?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (G) Whether the land is in a conservation area (however described)?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

3. Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Housing Code and Rural Housing Code

Complying development under the General Housing Code and Rural Housing Code may not be carried out on the land unless the development is carried out on any part of the lot that is not affected by the following specific land exemption/s:

The whole of the land is described and mapped as a heritage item. Refer to the Heritage Map of the applicable instrument.

Housing Alterations Code and General Development Code

Complying development under the Housing Alterations Code and General Development Code may not be carried out on the land unless the development is carried out on any part of the lot that is not affected by the following specific land exemption/s:

The whole of the land is described and mapped as a heritage item. Refer to the Heritage Map of the applicable instrument.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may not be carried out on the land unless the development is carried out on any part of the lot that is not affected by the following specific land exemption/s:

The whole of the land is described and mapped as a heritage item. Refer to the Heritage Map of the applicable instrument.

Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes

Complying development under the Commercial and Industrial Alterations, Subdivision, Demolition and Fire Safety Codes may not be carried out on the land unless the development is carried out on any part of the lot that is not affected by the following specific land exemption/s:

The whole of the land is described and mapped as a heritage item. Refer to the Heritage Map of the applicable instrument.

Note: Where reference is made to an applicable map, this information can be sourced from the following websites:

The Hills Local Environmental Plan 2012 - www.thehills.nsw.gov.au
 State Environmental Planning Policy (Sydney Region Growth Centres) 2006
 (Appendix 2 North Kellyville Precinct) or (Appendix 11 The Hills Growth
 Centre Precincts Plan) – www.planning.nsw.gov.au

4. Coastal protection

Whether or not the land is affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration?

NO

4A. Certain information relating to beaches and coasts

- (1) In relation to a coastal council - whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

NO

- (2) In relation to a coastal council:

(a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

NO

- (3) (Repealed)

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

NO

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961?

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under -

(A) Division 2 of Part 3 of the Roads Act 1993; or

NO

(B) any environmental planning instrument; or

NO

(C) any resolution of council?

a) The Hills Development Control Plan 2012?

NO

b) Any other resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(a) adopted by council, or

(b) adopted by any other 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,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

a) By The Hills Local Environmental Plan 2012 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

b) By The Hills Local Environmental Plan 2012 local provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

c) By The Hills Development Control Plan 2012 provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

(ii) Bushfire

YES

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

Council has adopted the NSW Rural Fire Service Guidelines entitled 'Planning for Bushfire Protection 2006'. Development subject to bushfire risk will be required to address the requirements in these guidelines and can be downloaded off the RFS web site www.rfs.nsw.gov.au

The Development Control Plan may also contain provisions for development on Bushfire Prone Land and Bushfire Hazard Management. Refer Part 1(3) of this certificate for the applicable Development Control Plan.

(iii) Tidal inundation

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

(iv) Subsidence

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

(v) Acid sulphate soils

NO

(vi) Land contamination

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

- (vii) Any other risk

NO

7A. Flood related development controls information

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The Hills Local Environmental Plan 2012?

NO

Any other Planning Proposal?

NO

State Environmental Planning Policy?

NO

Proposed State Environmental Planning Policy?

NO

9. Contributions plans

The name of each contributions plan applying to the land:

**THE HILLS SECTION 94A
07 - BHILLS / NORTHMEAD**

9A. Biodiversity Certified Land

Whether the land is biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995?

NO

10. Biobanking Agreements

Whether the land is land to which a biobanking agreement under part 7A of the Threatened Species Conservation Act 1995 relates, (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water)?

NO

11. Bush fire prone land

Has the land been identified as bush fire prone land?

NO

12. Property vegetation plans

Has the council been notified that a property vegetation plan under the Native Vegetation Act 2003 applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

NO

14. Directions under Part 3A

Whether there is a direction by the Minister in force under section 75P (2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land?

NO

(b) Whether there are any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applies to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

NO

Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

Note: Whether Council has been provided with a copy of any exemption under section 23 or authorisation by the Co-ordinator General under section 24 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009?

NO

THE HILLS SHIRE COUNCIL

This land has frontage to a "Classified Road". Roads and Maritime Services, 27-31 Argyle St, Parramatta, is the responsible authority for classified roads and should be consulted for any road widening proposals.

DAVE WALKER
GENERAL MANAGER



Per:

PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.

ATTACHMENT 1(2)(A)

Planning Proposal 13/2013/PLP - The Hills Local Environmental Plan 2012 – Housekeeping 1.

The Planning Proposal encompasses a number of amendments to Local Environmental Plan (LEP 2012) to ensure the plan is accurate and consistent with the strategic policy position of Council. The amendments include correction of land use table inconsistencies and discrepancies to the written instrument as well as a series of mapping changes. In order to limit the number of amendments to LEP 2012, the changes have been consolidated within a single Planning Proposal commonly referred to as a 'Housekeeping' Amendment.

Key amendments include:

- Deletion of *airstrips* and *helipads* as permissible in residential and some business zones, insertion of *extractive industries* as permissible in the RU2 Rural Landscape zone and removal of *registered clubs* as permissible within the B1 Neighbourhood Centre zone.
- Correction of zoning for certain land at Glenhaven and Kellyville, correction of building heights for certain land at Norwest, North Rocks and Castle Hill and correction of minimum lot sizes for certain land at Castle Hill as these were incorrectly translated from Council's LEP 2005.
- Zoning of various public reserves to RE1 Public Recreation to correctly reflect the reserve status.
- Amendments to zoning and development controls for land at Homeworld V to reflect the built form outcomes in this locality.
- Zoning of land at Resolution Place, Rouse Hill to B6 Enterprise Corridor given the site has been developed for commercial uses.
- Amend the building height for land at Commercial Road, Rouse Hill to 16m to ensure consistency with the adjoining land zoned B5 Business Development.
- Amend land zoned SP2 Infrastructure to R2 Low Density Residential at Greenwich Place, Kellyville and to B6 Enterprise Corridor at Windsor Road, Beaumont Hills to reflect revised Sydney Water acquisition requirements.
- The Minister for the Department of Planning and Infrastructure has chosen to delegate the making of the plan to Council.

For further information please contact Council's Duty Planner on 9843 0469.

The above details are in keeping with the exhibited planning proposal. Please note that changes to the planning proposal may be made post exhibition. The current status and details of the planning proposal can be viewed on Council's website www.thehills.nsw.gov.au under 'Application Tracking' on the home page or under the 'Planning & Development' menu bar.

ATTACHMENT 2(B)

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To enable other land uses that support the adjoining or nearby commercial centres and protect the amenity of the adjoining or nearby residential areas.

2 Permitted without consent

Home business; Home occupations.

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Group homes; Home-based child care; Hostels; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Office premises; Places of public worship; Residential flat buildings; Respite day care centres; Restaurants or cafés; Roads; Semi-detached dwellings; Seniors housing; Shop top housing, Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies.

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2012 which defines words and expressions for the purpose of the plan.

THE HILLS SHIRE COUNCIL

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PLANNING CERTIFICATE UNDER SECTION 149 (5)
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

Certificate Number: 7857
Reference: LS000052:53308
Issue Date: 14 May 2015
Receipt No: 4865837
Fee Paid: \$ 80.00

ADDRESS: Bull & Bush Hotel, 360-378 Windsor Road, BAULKHAM HILLS
NSW 2153

DESCRIPTION: Lot 2 DP 783941, Lot 1 DP 783941

The Environmental Planning and Assessment Amendment Act 1997 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 Regulation 2000.

THIS PART IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 149 (5) OF THE ABOVE ACT

NOTE: "When information pursuant to Section 149 (5) is requested the council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 149 (6), which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate."

- A. Whether there are any provisions applying to the land that control the management of trees and bushland?

YES

Clause 5.9 and 5.9AA of The Hills Local Environmental Plan 2012 and Part C Section 3 of The Hills Development Control Plan 2011 contain provisions for the control and management of actions in respect of trees and bushland.

- B. Does the land contain a foreshore area as identified on The Hills Local Environmental Plan 2012 Foreshore Building Line map?

NO

- C. Under the Protection of the Environment Operations Act 1997, is the property subject to a listing on the public register maintained by council with respect to an environmental notice or civil proceedings in the Land and Environment Court, or a prosecution under this Act?

NO

- D. Is the land affected by any special provisions of Sydney Regional Environmental Plan No 9 – Extractive Industry (No 2 – 1995)?

NO

- E. Is the land affected by a restricted development area as identified under The Hills Development Control Plan 2012?

NO

- F. Is the land within an area where a Special Infrastructure Contribution, as determined by the Minister for Planning and Infrastructure, applies?

NO

- G. Is the land in the vicinity of a heritage item or heritage conservation area as described in The Hills Local Environmental Plan 2012 OR State Environmental Planning Policy (Sydney Region Growth Centres) 2006?

YES

Clause 5.10 (5) of The Hills Local Environmental Plan 2012 provides specific considerations for development in the vicinity of a heritage item or heritage conservation area.

- H. Whether Council has adopted a Voluntary Planning Agreement within the meaning of S93F of the Environmental Planning and Assessment Act, 1979, as amended, in relation to the land?

NO

- I. Is the land within or adjacent to the North West Rail Link as identified on the maps prepared by Transport NSW?

NO

- J. Is the land within or adjacent to the Parramatta to Epping Rail Link as identified on the maps prepared by Transport NSW?

NO

- K. Does the land contain a proposed road as identified within a Development Control Plan under State Environmental Planning Policy (Sydney Region Growth Centres) 2006?

NO

- L. Has Council been notified by NSW Land and Property Information that the land is affected by a stratum plan of proposed acquisition for railway purposes (North West Rail Link)?

NO

THE HILLS SHIRE COUNCIL

This land has frontage to a "Classified Road". Roads and Maritime Services, 27-31 Argyle St, Parramatta, is the responsible authority for classified roads and should be consulted for any road widening proposals.

DAVE WALKER
GENERAL MANAGER



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