

GEOTECHNIQUE[®]
PTY LTD

ABN 64 002 841 063

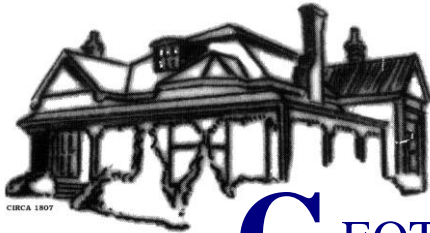


**PRELIMINARY SITE INVESTIGATION (CONTAMINATION) AND
PRELIMINARY ACID SULFATE SOIL ASSESSMENT**

PROPOSED REZONING OF RESIDENTIAL LAND

**LOTS 1 to 5 IN DP11108
159-167 DARLEY STREET WEST, MONA VALE**

REPORT NO 14793/1-AAR2 29 JUNE 2021



GEOTECHNIQUE[®]
PTY LTD

ABN 64 002 841 063



Job No: 14793/1
Our Ref: 14793/1-AAR1
29 June 2021

INTREC Property Pty Ltd
73 Reserve Road
ARTARMON NSW 2064
Email: Andrew.thurlow@intrec.com.au

Attention: Mr A Thurlow

Dear Sir

Re: **Proposed rezoning of residential land to permit a Medium Density Residential Development**
Lots 1 to 5 in DP11108, 159-167 Darley Street West, Mona Vale
Preliminary Site Investigation (contamination) and Preliminary Acid Sulfate Soil Assessment

This report presents a revised preliminary site investigation (PSI) and preliminary acid sulfate soil assessment (PASSA) for the proposed rezoning of residential land to permit a medium density residential development.

Reference should be made to the Executive Summary of this report.

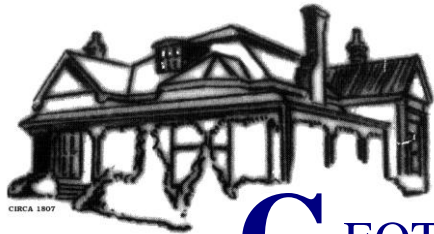
If you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully
GEOTECHNIQUE PTY LTD

SAURABH SAPKOTA
Environmental Engineer

Reviewed by

p.p.
DANDA SAPKOTA
Associate



GEOTECHNIQUE[®]
PTY LTD

ABN 64 002 841 063



EXECUTIVE SUMMARY

A Preliminary Site Investigation (PSI) for contamination and a preliminary acid sulfate soil assessment (PASSA) was carried out for the site currently registered as Lots 1 to 5 in DP11108, located at 159-167 Darley Street West, Mona Vale; in the local government area of Northern Beaches.

The site is currently zoned R2 Low Density Residential under Pittwater Local Environmental Plan 2014 (PLEP) and is proposed to be rezoned to R3 Medium Density to facilitate the future development of the site for a medium density residential development.

The proposed Concept Plan is as presented in Appendix A.

The objectives of the PSI (contamination) are to identify any areas of potential contamination at the site from the past and present activities and to assess if the site is likely to present a risk of harm to human health and the environment under the conditions of the proposed development, and to provide recommendation for further detailed assessment and / or contamination management, if required, such that the site can be made suitable for the proposed use.

The PASSA is required to ascertain if excavations within the proposed development at the site will disturb acid sulfate and/or potentially acid sulfate soils (if any).

This report for the PSI and PASSA is prepared in consideration of Ministerial Directions For Planning to relevant planning authorities under section 9.1(2) of the *Environmental Planning and Assessment Act 1979* (i.e.: 2.6 Remediation of Contaminated Land and 4.1 Acid Sulfate Soils), State Environmental Planning Policy No. 55 – Remediation of Land (DUAP/EPA 1998) and the National Environment Protection (Assessment of Site Contamination) Measure (NEPM 1999, as amended April 2013).

In order to achieve the objectives, the scope of works included a review of site historical and geological information, site reconnaissance and preparation of a PSI and PASSA report in accordance with the NSW Environment Protection Authority (EPA), Consultants Reporting on Contaminated Land: Contaminated Land Guideline (NSW EPA 2020) and Acid Sulfate Soil Manual, prepared NSW.

The following conclusions are made based on the findings of this Stage 1 PSI.

The site has predominantly been used for low density residential purposes since approximately 1965. The surrounding eastern, western and southern properties were also used for residential use since approximately 1965. There would have been limited potential for contamination due to the residential activities.

Given the residential buildings and associated features predate 1990, there is a potential for the presence of asbestos material, lead based paints within the structures. Demolition of these structures might cause an increased risk of surface soil contamination within the areas of demolition. There is also potential for Organochlorine Pesticides (OCP) contamination due to possible pest control.

14793/1-AA
Executive Summary continued

The footprints of the existing features might contain imported fill materials for levelling the ground, beneath the site features. There is also potential for the fill materials to be contaminated, as the source of fill materials is generally unknown.

Consideration was given to the applicability of Ministerial Directions 2.6 Remediation of Contaminated Land. This assessment confirms the following findings:

- The site is not located within an investigation area within the meaning of the Contaminated Land Management Act 1997; and
- Activities listed in Table 1 of the draft Contaminated Land Planning Guidelines have not been known to have been carried out on the site; and
- The site has been used and occupied by residential development for over 50 years and there is no evidence to suggest that activities listed in Table 1 of the draft Contaminated Land Planning Guidelines have occurred on the site; and
- The land is suitable, or can be made suitable, for the proposed medium density use subject to the implementation of recommendations in this report at the Development Application (DA) Stage.

Consideration was also given to the applicability of Ministerial Directions 4.1 Acid Sulfate Soils. This assessment confirms the following findings:

- The site has the probability of containing acid sulfate soils and is mapped as Class 3 under PLEP; and
- The PLEP includes clause 7.1 which is to ensure development does not disturb, expose or drain acid sulfate soils and cause environmental damage; and
- Under clause 7.1 of the PLEP, an acid sulfate soil management plan will be required to be prepared for development that involves works more than 1m below natural ground level; and
- The site is already developed for residential use and the proposed rezoning will not change the primary use of the site for residential purposes.

Based on this PSI and PASSA the site can be made suitable for the proposed medium density residential zoning with the implementation of the following recommendations at the DA stage of the development:

- A Stage 2 site Investigation (by sampling and testing), in accordance with the NSW EPA sampling Guidelines, is required to verify the contamination status of the site, after the demolition of existing features and removal from the site by a licensed contractor. The contaminants of potential concern considered are as indicated in Section 7.0 of the report. If any contaminants are identified, the site can be made suitable for the proposed residential subdivision use following successful remediation and validation.
- Hazardous material survey should be carried out for the presence of asbestos and possibly lead paints, etc., before the demolition of existing building features / structure and sheds within the site. A professional hygienist should be engaged for the hazardous building material survey.
- An acid sulfate soils assessment (ASSA) by sampling and testing is required after the demolition/removal of the existing site features to determine the acid sulfate soil status of the soil within site. If acid sulfate soil is identified or the development is will involve works 1m below natural

ground level, an acid sulfate soil management plan would be required for any excavation/disturbance of the soil within the site.

It is considered reasonable for conditional development consent to be issued to require the above sampling and testing. The results of the testing will determine the need or otherwise for remediation. Based on the existing use of the site and the proposed future development, Council can be satisfied that the site can be made suitable for the proposed use subject to the imposition of appropriate conditions of consent at the DA stage.

If any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos sheet(s)/piece(s)/pipe(s), ash material, etc.) are encountered during any stage of future earthworks / site preparation / demolition, we recommend that this office is contacted for assessment. In the event of contamination, detailed assessment, remediation and validation will be necessary.

For any materials to be excavated and removed from the site, it is recommended that waste classification of the materials in accordance with the "Waste Classification Guidelines Part 1: Classifying Waste" NSW EPA 2014; NSW EPA resource recovery exemptions and orders; and/or NSW EPA Certification for virgin excavated natural material (VENM) is undertaken prior to disposal off-site (at a facility that can lawfully accept the materials).

Any imported materials must be assessed by a qualified environmental consultant, prior to importation, to ensure suitability for the proposed use. In addition, the imported materials must be free of unusual odour and not be discoloured. The imported materials should either be VENM or excavated natural material (ENM).

Reference should be made to Section 9.0 of the report and Appendix I, which sets out details of the limitations of the assessment

TABLE OF CONTENTS

	Page
1.0 INTRODUCTION-----	1
1.1 Regulatory Framework-----	2
2.0 SCOPE OF WORK-----	3
3.0 SITE IDENTIFICATION-----	3
4.0 SITE HISTORY-----	3
4.1 Aerial Photographs -----	3
4.2 Section 10.7 (2) Planning Certificates -----	4
4.3 NSW EPA Record of Notices and Environment Protection Licences -----	4
4.4 State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55)-----	5
4.5 Ministerial Directions of Planning (Section 9.1) of the EP &A Act) -----	6
5.0 SITE CONDITION AND SURROUNDING ENVIRONMENT -----	7
5.1 Site Condition -----	7
5.2 Surrounding Environment -----	7
6.0 TOPOGRAPHY, GEOLOGY & HYDROGEOLOGY-----	7
7.0 CONCEPTUAL SITE MODEL / POTENTIAL AREAS OF ENVIRONMENTAL CONCERN-----	8
7.1 Potential Areas of Environmental Concern-----	8
7.2 Potentially Contaminated Media-----	8
7.3 Potential Migration -----	9
8.0 PRELIMINARY ACID SULFATE SOIL ASSESSMENT -----	9
8.1 Objectives of PASSA -----	10
9.0 CONCLUSION AND RECOMMENDATIONS-----	11
10.0 LIMITATIONS -----	12

LIST OF REFERENCES

DRAWING

Drawing No 14793/1-AA1 Lot Layout and Site Features

APPENDICES

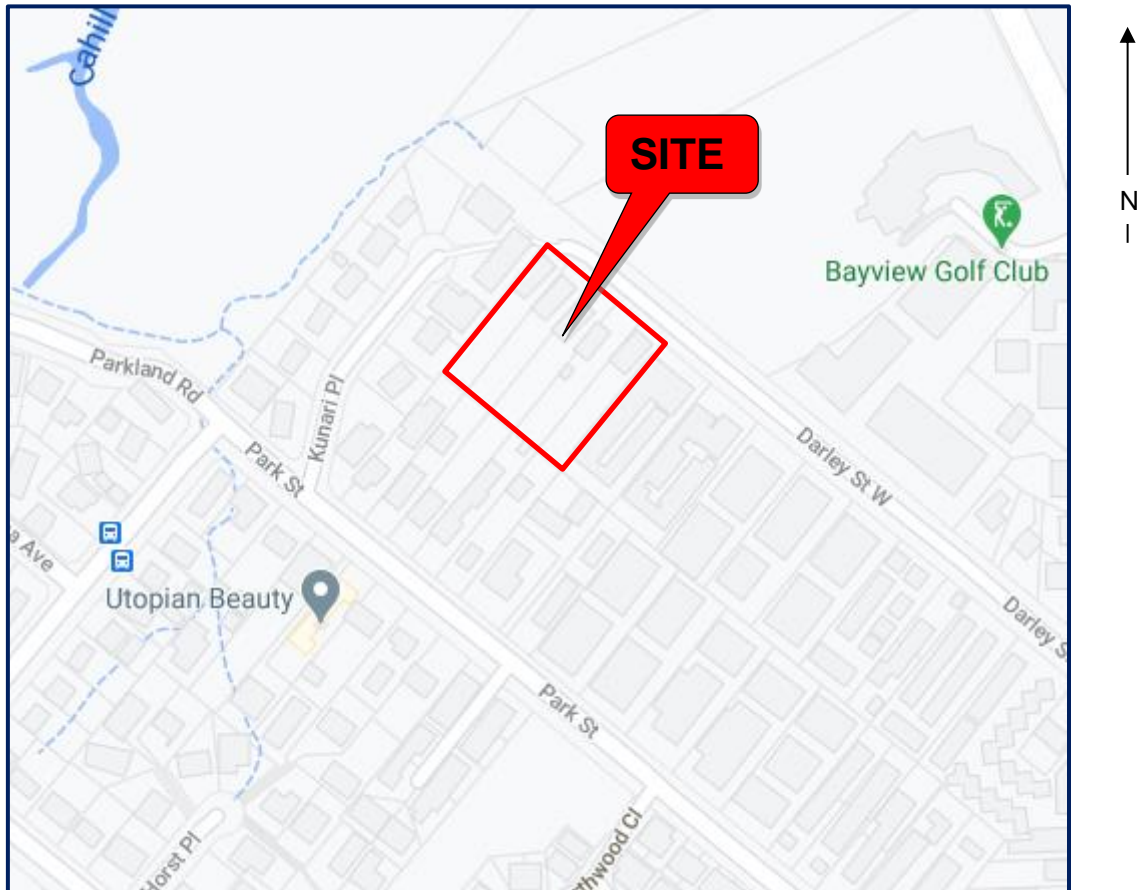
<i>APPENDIX A</i>	<i>Proposed Development Concept Plan</i>
<i>APPENDIX B</i>	<i>Recommended General Process for Assessment of site contamination - Flow Chart</i>
<i>APPENDIX C</i>	<i>Historical Land Title Records</i>
<i>APPENDIX D</i>	<i>Aerial Photographs</i>
<i>APPENDIX E</i>	<i>Section 10.7 (2) Planning Certificates</i>
<i>APPENDIX F</i>	<i>NSW EPA Record of Notices & Environment Protection Licences</i>
<i>APPENDIX G</i>	<i>Acid Sulfate Risk Maps</i>
<i>APPENDIX H</i>	<i>Groundwater Maps</i>
<i>APPENDIX I</i>	<i>Environmental Notes</i>

14793/1
Lots 1 to 5 in DP11108, 159-167 Darley Street West, Mona Vale

1.0 INTRODUCTION

This report presents the results of a Preliminary Site Investigation (PSI) for the site currently registered as Lots 1 to 5 in DP11108, located at 159-167 Darley Street West, Mona Vale. In the local government area of Northern Beaches, as indicated on Figure 1 below.

FIGURE 1



Map Data ©2020 Google

The site is currently zoned R2 Low Density Residential under Pittwater Local Environmental Plan 2014 (PLEP) and is proposed to be rezoned to R3 Medium Density to facilitate the future development of the site for a medium density residential development.

The proposed Concept Plan is as presented in Appendix A.

The objectives of this Stage 1 PSI with desktop study and site inspection are to identify any potential contaminants, potentially affected media and potential areas of contamination and site conditions, and to determine if the site is likely to present a risk of harm to human health and the environment under the proposed land use development.

This report for the PSI and PASSA is prepared in consideration of Ministerial Directions For Planning to relevant planning authorities under section 9.1(2) of the *Environmental Planning and Assessment Act*

14793/1

Lots 1 to 5 in DP11108, 159-167 Darley Street West, Mona Vale

1979 (i.e.: 2.6 Remediation of Contaminated Land and 4.1 Acid Sulfate Soils), State Environmental Planning Policy No. 55 – Remediation of Land (DUAP/EPA 1998) and the National Environment Protection (Assessment of Site Contamination) Measure (NEPM 1999, as amended April 2013).

The assessment of site contamination is a process incorporating a set of formal methods used for determining the nature, extent and concentrations of chemical substances either on or off-site, and the actual or potential risk to human health or the environment, resulting from those substances for the proposed development.

The National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPM 1999) provides recommended methods for assessment and was amended in 2013 (NEPM 1999, April 2013).

Schedule A of the NEPM (1999) describes the tiered or staged site assessment process. Tier 1 comprises preliminary assessment/investigation and detailed contamination assessment (DCA). Tier 2 and Tier 3 investigations comprise site-specific risk assessments. The recommended general process for the assessment of site contamination is shown in the flow chart in Appendix B as extracted from Schedule A of the NEPM (1999).

A Stage 1 PSI usually includes a desktop study and site inspection to collect information on site characteristics such as location, current and historic land uses and activities, site layout, building construction, geological and hydrogeological setting as well identifying the potential sources and pathways of contamination.

The findings of the review of the desktop study are used to develop an initial conceptual site model (CSM) for the site. The human health risk is of primary concern when assessing land use and exposure scenarios. The assessment of site contamination also includes a consideration of risks to the environment.

During the assessment, the on-site and off-site impacts of contaminants are considered to address the potential adverse impacts. The Stage 1 PSI may be followed by a more detailed assessment of human health risks and ecological risks, if required.

1.1 Regulatory Framework

This PSI has been carried in consideration of the following regulatory framework and guideline documents:

Acid Sulfate Soils Assessment Guidelines, Published by the Acid Sulfate Soil Management Advisory Committee, Wollongbar, NSW (Ahern et al. 1998).

Contaminated land Management: Guidelines for the NSW Site Auditor Scheme (3rd Edition), Environment Protection Authority, Sydney New South Wales.

Contaminated Land Management Act 1997, NSW

Directions issued by the Minister for Planning to relevant planning authorities under section 9.1(2) of the *Environmental Planning and Assessment Act 1979*.

Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land, Department of Urban Affairs and Planning / NSW Environment Protection Authority, Sydney, Australia (DUAP/EPA 1998).

National Environmental Protection (Assessment of Site Contamination) Amendment Measures, 1999 (April 2013), National Environmental Protection Council (NEPC), Australia (NEPM 1999 (April 2013)

14793/1

Lots 1 to 5 in DP11108, 159-167 Darley Street West, Mona Vale

NSW EPA 2020, Consultants Reporting on Contaminated Land: Contaminated land Guidelines, New South Wales Environment Protection Authority, Sydney.

2.0 SCOPE OF WORK

In order to achieve the objectives of this assessment, the following scope of work was conducted in accordance with our fee proposal dated 7 August 2020 (Our Ref: Q9253) and signed confirmation of engagement (COE) date 11 November 2020:

- A desktop study of;
 - Historical aerial photographs
 - NSW Land Registry Services records (Deposited and cadastral plans)
 - Section 10.7 (2) Planning Certificates
 - NSW Environment Protection Authority (EPA) records
 - Groundwater bore records of Department of Primary Industries, Office of Water
 - Soil, geological and acid sulphate soil risk maps
- An inspection of accessible open area by an Environmental Scientist/Engineer for current site conditions and identification of any environmental concerns based on visual and olfactory indicators of potential contamination

3.0 SITE IDENTIFICATION

The site is located at 159-167 Darley Street West, Mona Vale, in the local government area of Northern Beaches and is registered as Lots 1 to 5 in DP11108.

As shown on Drawing No 14793/1-AA1, the site is approximately rectangular in shape, measuring approximately 80 metres (m) along the North West boundary, 76m along the Darley Street West frontage and covering an area of approximately 6,120 square metres (m²).

Reference may be made to the cadastral and deposited plans in Appendix C for details of the cadastral and deposited plans for the Lots 1 to 5.

4.0 SITE HISTORY

In order to formulate a picture of the site history and to assist in identification of any potential contamination, Geotechnique Pty Ltd (Geotechnique) reviewed available information, including historical aerial photographs, Planning Certificates under Section 10.7 (2) of the Environmental Planning and Assessment Act 1979, NSW EPA record of Notices for Contaminated Land and records of the POEO Public Register.

The information reviews are presented in the following sub-sections.

4.1 Aerial Photographs

Aerial photographs taken in 1951, 1965, 1971, 1979, 1986, 1998, October 2009 and October 2020 were examined. Copies of the aerial photographs are attached in Appendix D. Due to the scale, some of the listed observations are best interpretations only.

14793/1

Lots 1 to 5 in DP11108, 159-167 Darley Street West, Mona Vale

Based on the aerial photographs examined, the site was occupied by the residential buildings since at least 1965. The surrounding eastern, western and southern properties were used for residential use since at least 1951. The distant adjoining property to the west of the site appear to be associated with agricultural activities, in the aerial photograph of 1951 (Appendix D). Darley Street West was located to the north of the site in all the aerial photographs examined.

4.2 Section 10.7 (2) Planning Certificates

The Planning Certificates (Certificate No: ePLC2020/7425, ePLC2020/7426, ePLC2020/7427, ePLC2020/7428, ePLC2020/7429) under Section 10.7 (2) Environmental Planning and Assessment Act 1979 for Lots 1 to 5 in DP11108, located at 159-167 issued by Northern Beaches Council on 16 November 2020, indicated the following:

- The site is zoned R2 Low Density Residential.
- The site does not include or comprise a critical habitat.
- The site is not located in a conservation area.
- The site does not contain an item of environmental heritage.
- There are no 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) consent in writing by the owner or previous owners.
- The site is not proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.
- The site is not affected by road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993, any environmental planning instrument or any resolution of the Council.
- The site is not affected by any of the matters prescribed by Section 59(2) of the Contaminated Land Management Act 1997.
- The site does not contain any residential premises that are listed on the register for loose-fill asbestos insulation (as required by Division 1A of Part 8 of the Home Building Act 1989).

Reference may be made to Appendix E for the Section 10.7 (2) Certificates.

4.3 NSW EPA Record of Notices and Environment Protection Licences

The NSW OEH maintains the record of EPA notices for contaminated lands under Section 58 of the Contaminated Land Management (CLM) Act 1997. The notices relate to investigation and/or remediation of site contamination considered to pose a significant risk of harm under the definition in the CLM Act. A search of the EPA notices on 16 November 2020 revealed no notices issued for the site, but four notices issued for nearby sites, the closest being approximately 800m to the south east of site. It should be noted that the NSW EPA record for Contaminated Land does not provide a record of all contaminated lands in NSW. At the time of searching the records, 401 sites in NSW were registered in the database.

Declaration of significantly contaminated land (declaration number; 20141101) 11 November 2014.

The EPA has found 58 Darley Street to be significantly contaminated land under the CLM act 1997. The site has been found to be contaminated by Total Petroleum Hydrocarbons (C10-C36) and Polycyclic Aromatic Hydrocarbons including Naphthalene. Petroleum hydrocarbon contamination has been detected in the site soil and site groundwater, as well as off-site groundwater. 58 Darley Street is located

14793/1

Lots 1 to 5 in DP11108, 159-167 Darley Street West, Mona Vale

approximately 750m to the south east of the site, hence, it is expected that contamination from this site would minimally impact the site (159-167 Darley Street West, Mona Vale), however, this should be verified during sampling and testing at the DA stage.

Declaration of significantly contaminated land (declaration number; 20201112) 2 July 2020. The EPA has found Taronga Place to be significantly contaminated land under the CLM act 1997. The site has been found to be contaminated by Total Petroleum Hydrocarbons (C10-C40) and Naphthalene. Phase Separated Hydrocarbon contamination has been detected in the site groundwater, as a result of migration from NSW State Transit Authority bus depot at 58 Darley Street.

The EPA issues environment protection licences to owners or operators of various industrial premises under the Protection of the Environment Operations (POEO) Act to control the air, noise, water and waste impacts of an activity. A search of the POEO Public Register on 16 November 2020 found no records for the site.

For two, the EPA has determined 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. For another two 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.

The remaining three, the EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.

NSW EPA and the POEO Public Register records are detailed in Appendix F of this report.

4.4 State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55)

The Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular. Clause 6 of SEPP 55, previously required a planning authority is to consider whether the land to which a planning proposal relates is contaminated and if the land is contaminated, whether the planning authority is satisfied that the land is suitable in its contaminated state or will be suitable after remediation for the purposes for which the land is proposed to be used. Clause 6 of SEPP 55 was repealed in 2020 as these matters for consideration are captured under Ministerial Direction 2.1. Notwithstanding this, consideration has been given to the potential for contamination on the site.

The site was predominantly used for low density residential purposes since at least 1950. The surrounding eastern, western and southern properties were also used for residential use since at least 1965. The distant adjoining property to the west of the site appear to with some activities associated with agricultural in the aerial photograph of 1951 (Appendix C). There would have been limited potential for contamination due to the residential activities.

14793/1

Lots 1 to 5 in DP11108, 159-167 Darley Street West, Mona Vale

Given the residential buildings and associated features predate 1990 as evidence by the review of the historical aerial photographs), there is a potential for the presence of asbestos material, lead based paints within the structures. Demolition of these structures might cause an increased risk of surface soil contamination within the areas of demolition. There is also potential for Organochlorine Pesticides (OCP) contamination due to possible pest control. The footprints of the existing features might contain imported fill materials for levelling off the ground, beneath the site features. There is also potential for the fill materials to be contaminated, as the source of fill materials is generally unknown. The issue of the potential for contamination can be addressed during the DA Stage.

4.5 Ministerial Directions of Planning (Section 9.1) of the EP & A Act

Under section 9.1(2) of the EP&A Act, the Minister for Planning has issued Directions which planning authorities must consider as part of preparing a planning proposal. The applicable Directions for this report include Direction 2.6 Remediation of Contaminated Land and Direction 4.1 Acid Sulfate Soils.

Direction 2.6 Remediation of Contaminated Land

The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities. The direction identifies land to which the direction applies under clause 2. This assessment confirms the following findings:

- The site is not located within an investigation area within the meaning of the Contaminated Land Management Act 1997; and
- Activities listed in Table 1 of the draft Contaminated Land Planning Guidelines have been reviewed and are not known to have been carried out on the site; and
- The site has been used and occupied by residential development for over 50 years and there is no evidence to suggest that activities listed in Table 1 of the draft Contaminated Land Planning Guidelines have occurred on the site.

While this assessment report has confirmed the potential for contamination, the potential risk is low and can be managed as part of the DA stage. The potential contaminants identified should not prevent the site from being rezoned from low to medium density residential development.

Direction 4.1 Acid Sulfate Soils

The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. The site has the probability of containing acid sulfate soils and has been categorised as Class 3 and 5 acid sulfate soils under the PLEP (Appendix G). Therefore clause 7.1 of the PLEP will apply to future development proposals.

Clause 7.1 of the PLEP complies with this direction and no changes to the application of this clause to future development is proposed. It is noted that an acid sulfate soil management plan will be required to be prepared for development that involves works more than 1m below natural ground level. This is likely to apply to the future development of this site.

The site is already developed for residential use and the proposed rezoning will not change the primary use of the site for residential purposes.

14793/1

Lots 1 to 5 in DP11108, 159-167 Darley Street West, Mona Vale

5.0 SITE CONDITION AND SURROUNDING ENVIRONMENT

5.1 Site Condition

An Environmental Engineer from Geotechnique made the following observations during a site inspection for this PSI on 13 November 2020:

- Lot 1 and Lot 5 were inaccessible at the time of inspection and consisted of brick buildings in the front portion of the road closest to Darley Street West.
- Lot 2 and Lot 3, consisted of a brick building which occupied a part of both lots. There was a swimming pool to the immediate south of the building. In close proximity to the swimming pool there was a natural depression sloping in the direction of the general slope, the foundation of a previous brick structure and a vent pipe. There was a small building to the south of the site. In the opposite direction of this building there were scattered bricks. In close proximity to the house there was a septic tank and fire pit. The south eastern portion of the site consisted of dense bush.
- Lot 4 consisted of a brick building in the front portion of the house and a chicken coop in the southern portion of the site.

The site features are indicated on Drawing No 14793/1-AA1.

There was no petroleum hydrocarbon staining on the ground surface of the site that would indicate the potential for contamination. There were no signs of plant distress or visible indicators of potential contamination. There were no olfactory indicators of potential contamination. There were no obvious features (bowsers, breather pipe, inlet valve and piping) associated with underground storage tanks.

5.2 Surrounding Environment

At the time of undertaking the inspection, observations of the neighbouring properties were as follows:

To the North East	Darley Street West, and golf course
To the South East	residential buildings
To the South West	residential buildings
To the North West	residential buildings

6.0 TOPOGRAPHY, GEOLOGY & HYDROGEOLOGY

The Soil Landscape Map of Sydney (Chapman et al. 1983) indicates that the landscape at the site belongs to the Erina Group, which is characterised by rounded narrow crests with moderately inclined side slopes on Narrabeen Group claystone and sandstone, with local relief of less than 60m, elevation between 300m to 800m, slopes less than 20%.

The Geological Map of Sydney (Herbert 1983) indicates the residual soils within the site to be underlain by Quarternary Age soils consisting of silty to peaty quartz sand, silt and clay, with ferruginous, humic cementation in places and common shell layers.

Review of the Acid Sulfate Risk Map was conducted via eSPADE v2.1 (website: <https://www.environment.nsw.gov.au/espade2webapp>). It was seen that there is a high probability of acid sulfate soils from 1m to 3m below the ground surface, within the site.

A tributary of Cahill Creek is located approximately 60m, North West of the site.

14793/1

Lots 1 to 5 in DP11108, 159-167 Darley Street West, Mona Vale

A site-specific groundwater search was carried out on 16 November 2020 through the website of Department of Primary Industries Office of Water for any registered groundwater bore data within a radius of 500m of the site. The search revealed one bore within a radius of 500m of the site. The intended purpose of the borehole was recreation and completed September 2011. The data also revealed that the standing water level 1.2m with a water bearing zone from 9.0m to 15.0m, 19.0m to 23.0m, 24.0m to 30.0m. The groundwater information is included in Appendix H of this report.

7.0 CONCEPTUAL SITE MODEL / POTENTIAL AREAS OF ENVIRONMENTAL CONCERN

7.1 Potential Areas of Environmental Concern

Based on the preceding sections, potential Areas of Environmental Concern (AEC) and associated contaminants have been identified and are presented in the following.

Potential AEC	Rational / Details	Potential Contaminants ¹
In the vicinity of existing features such as buildings / sheds and associated hard stands, etc., in Lots 1 to 5, as shown in Drawing No 14793/1-AA1).	In the surface soils surrounding the buildings/structures there is potential for metals and Organochlorine Pesticides (OCP) contamination due to possible pest control. Due to the type and/or age of the buildings some building materials may contain asbestos.	Arsenic and Lead OCP Asbestos
Footprints of the buildings / sheds and associated hard stands, etc., and shed in Lots 1 to 5, as shown in Drawing No 14793/1-AA1)	The footprints of the existing features might contain imported fill materials for levelling off the ground, beneath the site features, and/or in the fill area. There is potential for the fill materials to be contaminated, as the source of fill materials is generally unknown.	Metals Total Recoverable Hydrocarbons (TRH) Benzene, Toluene, Ethyl Benzene and Xylenes (BTEX) Polycyclic Aromatic Hydrocarbons (PAH) Organochlorine Pesticides (OCP) Polychlorinated Biphenyls (PCB) Asbestos

¹ The suite of potential contaminants identified will be reviewed subject to the findings of the excavated materials and added to if considered appropriate.

7.2 Potentially Contaminated Media

Potentially contaminated media present at the site include:

- Topsoil/surface soil, potential fill; and
- Natural soils.

Based on the potential mobility of contaminants and their associated potential leachability through the soil / fill profile, vertical migration of contaminants from the surface soils and fill material into the underlying natural soils might have occurred. As a result, the natural soils are also considered to be potentially contaminated media.

If a substantial source is identified within the soil on-site, a groundwater assessment could be necessary.

14793/1

Lots 1 to 5 in DP11108, 159-167 Darley Street West, Mona Vale

Surface water is not identified as a potentially contaminated medium based on the absence of any permanent waterbody transecting the site.

7.3 Potential Migration

Contaminants generally migrate from a site via a combination of windblown dust, rainwater infiltration, groundwater migration and surface water run-off. The potential for contaminants to migrate is a combination of:

- The nature of the contaminants (solid / liquid and mobility characteristics)
- The extent of the contaminants (isolated or widespread)
- The location of the contaminants (surface soils or at depth)
- The site topography, geology, hydrology and hydrogeology

Off-site impacts of contaminants in soil are generally governed by the transport media available and likely receptors. The most common transport medium is water, whilst receptors include initially uncontaminated soils, groundwater, surface waterbodies, humans, flora and fauna.

The potential contaminants identified as part of the site history review and site inspection were generally in a solid form (e.g. metals, OCP, PAH, Phenols, asbestos etc.).

The site is grass, scattered trees, dense bush covered or sealed by hard stand (buildings, structures, hardstand area) across the surface. The potential for migration of contaminants via wind-blown dust is considered low as a result of the mostly covered soils within the site. The potential for migration of contamination via surface run-off is also expected to be minor. Some migration of contaminants via surface water may still occur in the event of heavy rain. Surface run-off would generally follow the topography.

Migration of soil contaminants to the deeper soils and/or groundwater regime would generally be via leaching from the surface soil or fill, facilitated by infiltration of surface water. If high levels and widespread of contaminants are detected through the proposed contamination assessment, a groundwater assessment will be recommended.

Sensitive receptors at the site under the current site conditions and in the immediate vicinity are considered to include site visitors who may come into contact with potentially contaminated media within the site.

8.0 PRELIMINARY ACID SULFATE SOIL ASSESSMENT

In accordance with the NSW Acid Sulfate Soil (ASS) Manual (Stone et al. 1998), the acid sulfate soils are defined as follows:

“Acid sulfate soils” is the common name given to naturally occurring sediments and soils containing iron sulfides (principally iron sulfide or iron disulfide or their precursors). The exposure of the sulfide in these soils to oxygen by drainage or excavation leads to the generation of sulfuric acid.

A desktop study is undertaken to check whether the site is likely to disturb the acid sulfate soil during the proposed development and /or if detailed field assessment (by sampling and testing is required) to confirm the acid sulfate soil status at the site.

14793/1

Lots 1 to 5 in DP11108, 159-167 Darley Street West, Mona Vale

Acid sulfate soils” include *actual acid sulfate soils* or *potential acid sulfate soils*. Actual and potential acid sulfate soils are often found in the same soil profile, with actual acid sulfate soils generally overlying potential acid sulfate soil horizons.

“*Actual acid sulfate soils*” are soils containing highly acidic soil horizons or layers resulting from the aeration of soil materials that are rich in iron sulfides, primarily sulfide. This oxidation produces hydrogen ions in excess of the sediment’s capacity to neutralise the acidity resulting in soils of pH of 4 or less when measured in dry season conditions. These soils can usually be identified by the presence of pale yellow mottles and coatings of jarosite.

“*Potential acid sulfate soils*” are soils which contain iron sulfides or sulfidic material which have not been exposed to air and oxidised. The field pH of these soils in their undisturbed state is pH 4 or more and may be neutral or slightly alkaline. However, they pose a considerable environmental risk when disturbed, as they will become severely acid when exposed to air and oxidised.

Not all acid soils in coastal areas are acid sulfate soils. It is important to note that acidic soil and water conditions can occur with other soils that do not contain iron sulfide sediments. Organic acids (for example humic acid) are common in coastal ecosystems and can produce acid water and sediments. The pH of these sediments is usually around 4.5-5.5. As they do not have the ability to generate additional acid when exposed to air, they do not exhibit the same kinds of environmental risks that are associated with acid sulfate sediments. These guidelines only deal with acid sulfate materials”.

8.1 Objectives of PASSA

The purpose of this report was to:

- Undertake a desktop preliminary acid sulfate soil assessment (PASSA).
- Determine if a further detailed assessment is required.

Review of the Acid Sulfate Risk Map was conducted via eSPADE v2.1 (website: <https://www.environment.nsw.gov.au/espade2webapp>). It was seen that there is a high probability of acid sulfate soils from 1m to 3m below the ground surface, within the site (Acid sulfate Risk maps can be referred to in Appendix G). In addition, PLEP maps the acid sulfate soils for the former Pittwater LGA. Under the LEP, only part of the site is identified as being impacted by Class 3 and 5 of the acid sulfate soil table as shown below.

Under clause 7.1 of PLEP 2014, development consent is required to be obtained for the carrying out of works described (in the table below) on land shown on the *Acid Sulfate Soils Map* as being of the class specified for those works.

Class of land	Works
1	Any works.
2	Works below the natural ground surface. Works by which the watertable is likely to be lowered.
3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.

14793/1

Lots 1 to 5 in DP11108, 159-167 Darley Street West, Mona Vale

4	Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.
5	Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

As the proposed development works are likely to exceed 1m depth of excavation for the basement car park based on the concept proposal, further assessment with sampling and testing as part of the development phase is recommended and an acid sulfate soil management plan is prepared to carry out the development in accordance with the PLEP.

Based on the above an acid sulfate soils assessment (ASSA) by sampling and testing, is recommended to determine the acid sulfate soil status of the soil within site after the demolition/removal of the existing site features. This ASSA could be carried out during the development application stage in conjunction with the contamination assessment.

9.0 CONCLUSION AND RECOMMENDATIONS

The following conclusions are made based on the findings of this Stage 1 PSI.

The site was predominantly used for low density residential purpose since at least 1965. The surrounding eastern, western and southern properties were also used for residential use since at least 1965. There would have been limited potential for contamination due to the residential activities.

Given the residential buildings and associated features predate 1990, there is a potential for the presence of asbestos material, lead based paints within the structures. Demolition of these structures might cause an increased risk of surface soil contamination within the areas of demolition. There is also potential for Organochlorine Pesticides (OCP) contamination due to possible pest control.

The footprints of the existing features might contain imported fill materials for levelling off the ground, beneath the site features. There is also potential for the fill materials to be contaminated, as the source of fill materials is generally unknown.

Based on this PSI and PASSA the site can be made suitable for the proposed medium density residential zoning with the implementation of the following recommendations as part of the DA stage of the project:

- A Stage 2 site Investigation (by sampling and testing) , in accordance with the NSW REPA sampling Guidelines, is required to confirm the contamination status of the site, after the demolition of existing features and removal from the site by licensed contractor. The contaminants of potential concern considered are as indicated in Section 7.0 of the report. If any contaminants are identified, the site can be made suitable for the proposed residential subdivision use following successful remediation and validation.
- Hazardous Building material survey/assessment should be carried out for the presence of asbestos and possibly lead paints, etc., before the demolition of existing building features / structure and sheds with the site, so that demolition work could be planned and executed

14793/1

Lots 1 to 5 in DP11108, 159-167 Darley Street West, Mona Vale

appropriately. A professional hygienist should be engaged for the hazardous building material survey.

- A detailed acid sulfate soils assessment (DASSA) by sampling and testing is recommended after the demolition/removal of the existing site features to determine the acid sulfate soil status of the soil within site. If acid sulfate soil is identified, an acid sulfate management plan would be required for any excavation/disturbance of the soil within the site.

It is considered reasonable for conditional development consent to be issued to require the sampling and testing. The results of the testing will determine the need or otherwise for remediation. It is considered that based on this approach Council can be satisfied that the site can be made suitable for the proposed use subject to the imposition of appropriate conditions of consent.

If any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos sheets(s)/pieces(s)/pipe(s), ash material, etc.) are encountered during any stage of future earthworks/site preparation/demolition, we recommend that this office is contacted for assessment. In the event of contamination, detailed assessment, remediation and validation will be necessary.

For any materials to be excavated and removed from the site, it is recommended that waste classification of the materials in accordance with the "Waste Classification Guidelines Part 1: Classifying Waste" NSW EPA 2014; NSW EPA resource recovery exemptions and orders; and/or NSW EPA Certification for virgin excavated natural material (VENM) is undertaken prior to disposal off-site (at a facility that can lawfully accept the materials).

Any imported materials must be assessed by a qualified environmental consultant, prior to importation, to ensure suitability for the proposed use. In addition, the imported materials must be free of unusual odour and not be discoloured. The imported materials should either be VENM or excavated natural material (ENM).

10.0 LIMITATIONS

Within the scope of work outlined in our fee proposal dated 7 August 2020 (Our Ref: Q9253), the services performed by Geotechnique in preparing this report were conducted in a manner consistent with the level of quality and skill generally exercised by members of the profession and consulting practice.

To the best of our knowledge, all information obtained and contained in this report is true and accurate. No further investigation has been carried out to authenticate the information provided. Supporting documentation was obtained where possible, some of which is contained in this report.

This report has been prepared for INTREC Property Pty Ltd for the purpose stated within based on the agreed scope of work. Northern Beaches Council may rely on the report in making development application determination. Any reliance on this report by other parties shall be at such parties' sole risk, as the report might not contain sufficient information for other purposes.

This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval is provided by Geotechnique.

The information in this report is considered accurate at the completion of site inspection on 13 November 2020.

14793/1

Lots 1 to 5 in DP11108, 159-167 Darley Street West, Mona Vale

Any variations to the site form or use beyond that date will nullify the conclusion and recommendations stated.

Presented in Appendix I is a document entitled "Environmental Notes", which should be read in conjunction with this report.

LIST OF REFERENCES

Chapman GA, Murphy CL, Tille PJ and Morse RJ (compilers), 2004, *Soil Landscape Series Sheet 9130, Scale 1:100,000 (Sydney)*, Soil Conservation Service of NSW

Contaminated Land Management Act 1997

DUAP/EPA 1998, *Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land*, Department of Urban Affairs and Planning / NSW Environment Protection Authority, Sydney, Australia

Herbert, C (compiler), 1983, *Geological Series Sheet 9030, Scale 1:100,000 (Sydney)*, Department of Minerals and Energy, NSW, Sydney.

NEPM 1999 (April 2013), *National Environmental Protection (Assessment of Site Contamination) Amendment Measures, 1999 (April 2013)*, National Environmental Protection Council (NEPC), Australia.

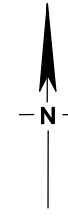
NSW EPA 2020, *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines (April 2020 and updated in May 2020)*, NSW Environment Protection Authority, Sydney Australia

NSW EPA 2017, *Contaminated land Management: Guidelines for the NSW Site Auditor Scheme (3rd Edition)*, New South Wales Environment Protection Authority.

NSW EPA 2014, *Waste Classification Guidelines, Part 1: Classifying Waste*, New South Wales Environment Protection Authority, November 2014.

DRAWING

**DRAWING NO 14793/1-AA1
LOT LAYOUT AND SITE FEATURES**



SF#	Description
1	Brick house, tiled roof
2	Concrete driveway
3	Septic/water tank
4	Fire pit
5	Concrete path
6	Above ground swimming pool
7	Foundation of previous brick structure
8	Natural depression
9	Vent
10	Bricks
11	Small building, metal roof
12	Dense bush
13	Chicken coop

SF#: Site Feature Number

Imagery ©2020 NearMap.com

LEGEND

- # Site Feature Number
- Slope



Scale 1:1000



PO Box 880
 Penrith NSW 2750
 Tel: 02 4722 2700
 Fax: 02 4722 2777
 e-mail: info@geotech.com.au
 www.geotech.com.au

NOTES

- Site features are indicative and are not to scale.
- This drawing has been produced using a base plan provided by others to which additional information e.g test pits, borehole locations or notes have been added. Some or all of the plan may not be relevant at the time of producing this drawing

Intrec Management Pty Ltd
 Residential Development
 159-167 Darley Street West
 Mona Vale

Lot Layout and Site Features

Drawing No: 14793/1-AA1
 Job No: 14793/1
 Drawn By: MH
 Date: 11 December 2020
 Checked By: SS/DS

File No: 14793-1
 Layers: 0, AA1

APPENDIX A

PROPOSED DEVELOPMENT CONCEPT PLAN

PROPOSED CONCEPT PLAN (SUPPLIED BY THE CLIENT)

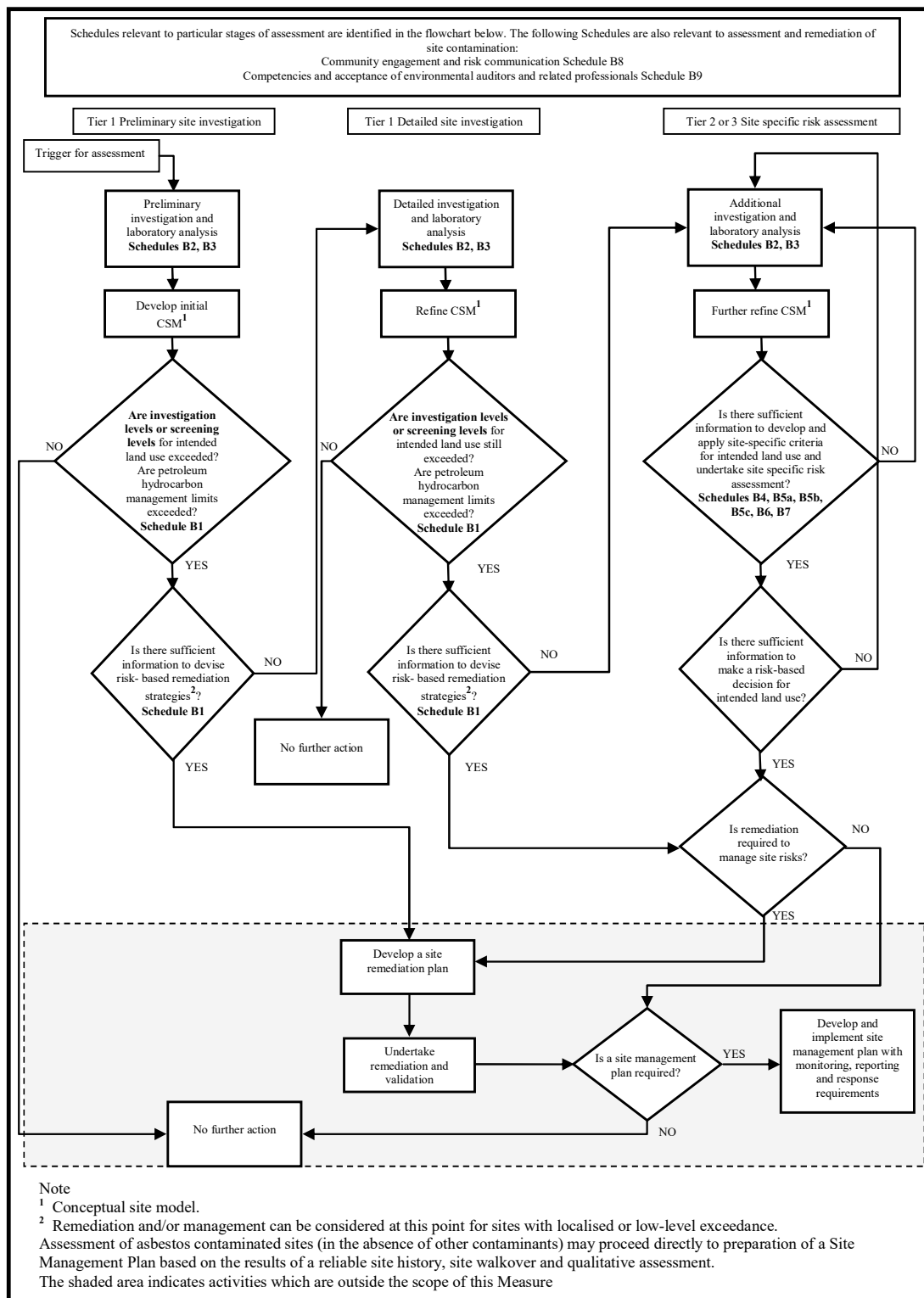


The Planning Proposal seeks to rezone land at 159-167 Darley Street West, Mona Vale from R2 Low Density Residential to R3 Medium Density Residential. The proposed development concept (shown above) allows for approximately 41 dwellings (i.e. apartments and townhouses) to be constructed on the site.

APPENDIX B

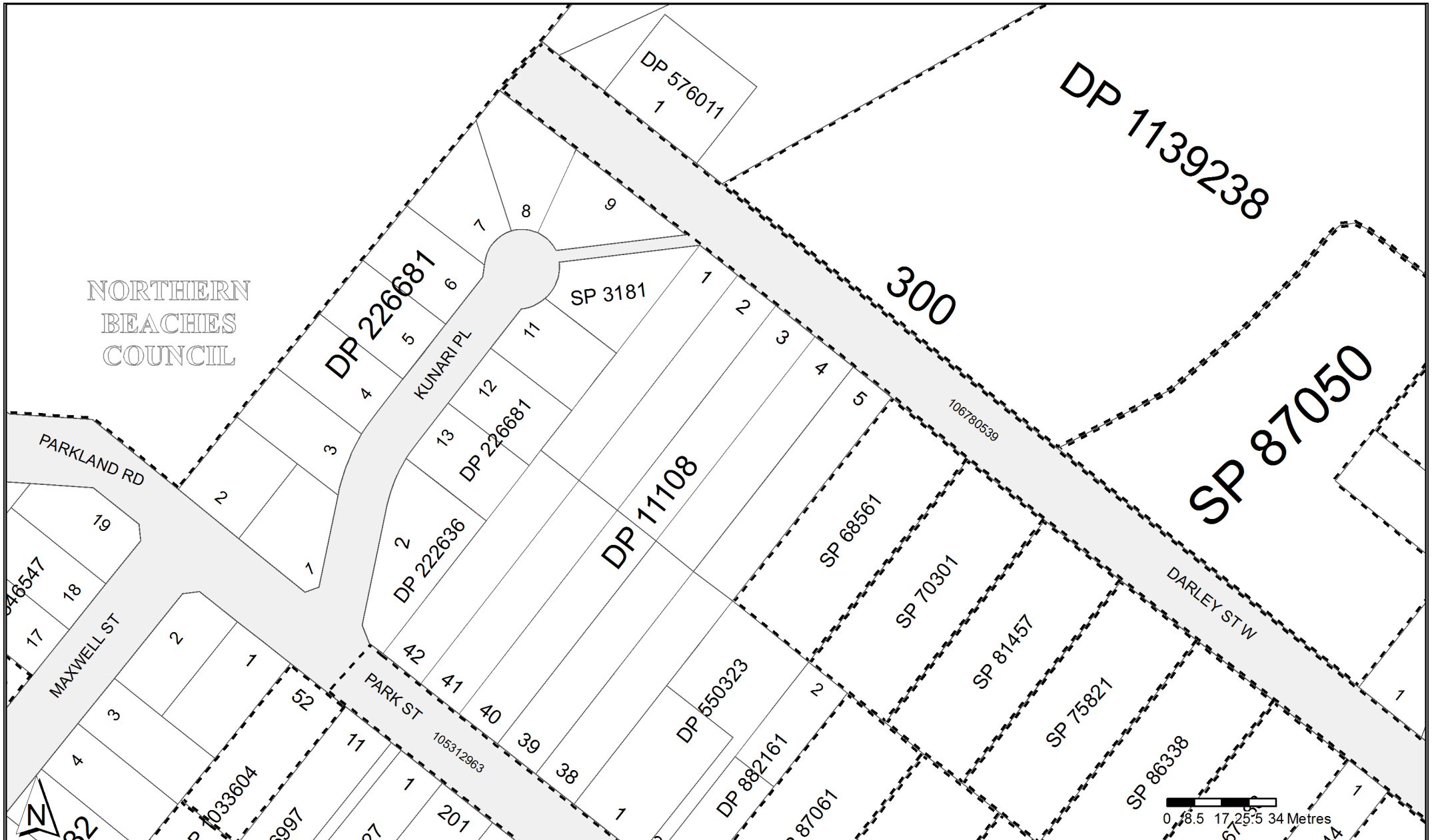
**SCHEDULE A—RECOMMENDED GENERAL PROCESS FOR ASSESSMENT OF SITE
CONTAMINATION**

Schedule A—Recommended general process for assessment of site contamination



APPENDIX C

CADASTRAL PLANS AND DEPOSITED PLANS



Plan Form No. 2 (for Deposited Plan)

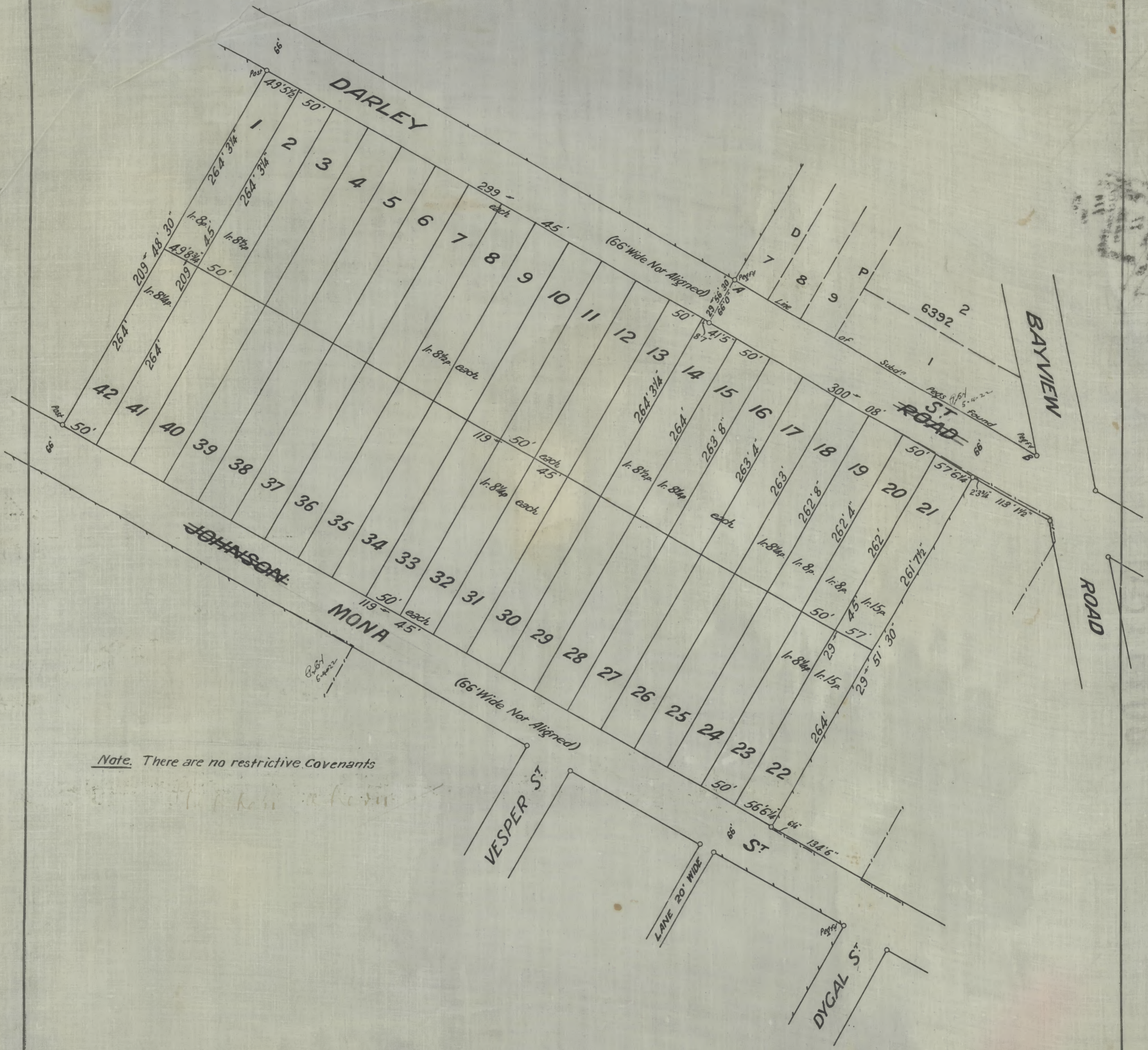
Municipality of
Shire of Warringah
A.785349 21. 2. 22.

M. M.
PLAN
OF
a Subdivision of the land in C.T. Vol. 3263 Fol. 77
AT
MONA VALE

DP 11108

PARISH OF NARRABEEN COUNTY OF CUMBERLAND

Scale 100 Feet to an inch



Note. There are no restrictive Covenants

Philip Sydney Nott of 64 Pitt St Sydney
Licensed Surveyor, specially Licensed under the Real Property Act, do hereby solemnly
and sincerely declare that the boundaries and measurements shown in this plan are
correct for the purposes of the said Act, and that the survey of the land to which
the plan relates has been made under my immediate supervision and I make
this solemn declaration conscientiously believing the same to be true, and by virtue
of the provisions of the Oaths Act, 1900.

Philip Sydney Nott
Licensed Surveyor.

Subscribed and declared before me at Sydney
this 15 day of February A.D. 1922

J.P. Date of Survey September 1920.

Datum line of Azimuth A-B.

* Add here by me or under my immediate supervision as the case may be.



CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 11108

FEET	INCHES	METRES
-	6 1/4	0.16
2	3 3/4	0.705
8	7	2.615
20	-	6.095
41	5	12.625
49	5 1/2	15.075
49	8 3/4	15.155
50	-	15.24
56	6 1/4	17.225
57	-	17.375
57	6 1/4	17.53
66	-	20.115
113	1 1/2	34.48
134	6	40.995
261	7 1/2	79.74
262	-	79.86
262	4	79.96
262	8	80.06
263	-	80.16
263	4	80.26
263	8	80.37
264	-	80.47
264	5 1/4	80.55

AC	RD	P	SQ M
-	1	8	1214
-	1	8 1/4	1220
-	1	8 1/2	1227
-	1	15	1391

APPENDIX D

AERIAL PHOTOGRAPHS

14793/1



October 2020



October 2009

14793/1



1998



1986

14793/1



1979



1971

14793/1



1965



1951

APPENDIX E

SECTION 10.7 (2) PLANNING CERTIFICATES

Northern Beaches Council Planning Certificate – Part 2

Applicant: Geotechnique Geotechnique Pty Ltd
P O Box 880
PENRITH NSW 2750

Reference: 14973/1
Date: 16/11/2020
Certificate No. ePLC2020/7425

Address of Property: 167 Darley Street West MONA VALE NSW 2103
Description of Property: Lot 1 DP 11108

Planning Certificate – Part 2

The following certificate is issued under the provisions of Section 10.7(2) of the *Environmental Planning and Assessment Act 1979* (as amended – formerly Section 149). The information applicable to the land is accurate as at the above date.

1. Relevant planning instruments and Development Control Plans

1.1 The name of each environmental planning instrument that applies to the carrying out of development on the land:

1.1a) Local Environmental Plan

Pittwater Local Environmental Plan 2014

1.1b) State Environmental Planning Policies and Regional Environmental Plans

State Environmental Planning Policy 19 – Bushland in Urban Areas
State Environmental Planning Policy 21 – Caravan Parks
State Environmental Planning Policy 33 – Hazardous and Offensive Development
State Environmental Planning Policy 50 – Canal Estate Development
State Environmental Planning Policy 55 – Remediation of Land
State Environmental Planning Policy 64 – Advertising and Signage
State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (State Significant Precincts) 2005
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Primary Production and Rural Development) 2019
State Environmental Planning Policy (Koala Habitat Protection) 2019
Sydney Regional Environmental Plan No 20-Hawkesbury-Nepean River (No 2-1997)

1.2 Draft Environmental Planning Instruments

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 subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

1.2 a) Draft State Environmental Planning Policies

Draft State Environmental Planning Policy (Environment)
Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019
Amendment to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
Draft Remediation of Land State Environmental Planning Policy (intended to replace State Environmental Planning Policy 55)

1.2 b) Draft Local Environmental Plans

1.3 Development Control Plans

The name of each development control plan that applies to the carrying out of development on the land:

Pittwater 21 Development Control Plan

2. Zoning and land use under relevant Local Environmental Plans

For each environmental planning instrument or proposed instrument referred to in Clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

2.1 Zoning and land use under relevant Local Environmental Plans

2.1 (a), (b), (c) & (d)

The following information identifies the purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited, for all zones (however described) affecting the land to which the relevant Local Environmental Plan applies.

Zone R2 Low Density Residential

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Places of public worship; Respite day care centres; Roads; Secondary dwellings; Veterinary hospitals; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

Additional permitted uses

Additional permitted uses, if any, for which development is permissible with development consent pursuant to Clause 2.5 and Schedule 1 of the relevant Local Environmental Plan:

Nil

(e) Minimum land dimensions

The *Pittwater Local Environmental Plan 2014* contains no development standard that fixes minimum land dimensions for the erection of a dwelling house on the land.

(f) Critical habitat

The land does not include or comprise critical habitat.

(g) Conservation areas

The land is not in a heritage conservation area.

(h) Item of environmental heritage

The land does not contain an item of environmental heritage.

2.2 Draft Local Environmental Plan - if any

For any proposed changes to zoning and land use, see Part 1.2 b)
Please contact Council's Strategic and Place Planning unit with enquiries on 1300 434 434.

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

The *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* does not apply to the land.

3. Complying Development

The extent to which the land is land on which complying development may or may not 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*.

a) Housing Code

Complying Development under the Housing Code may be carried out on all of the land.

Note: *Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:*

3.1 Land to which code applies

This code applies to development that is specified in clauses 3.2-3.5 on any lot in Zone R1, R2, R3, R4 or RU5 that:

(a) has an area of at least 200m², and

(b) has a width, measured at the building line fronting a primary road, of at least 6m.

b) Rural Housing Code

Complying Development under the Rural Housing Code may be carried out on all of the land.

Note: *Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:*

3A.1 Land to which code applies

This code applies to development that is specified in clauses 3A.2-3A.5 on lots in Zone RU1, RU2, RU3, RU4, RU6 and R5.

c) Low Rise Housing Diversity Code

Complying Development under the Low Rise Housing Diversity Code may be carried out on all of the land.

d) Greenfield Housing Code

Complying Development under the Greenfield Housing Code may not be carried out on all of the land.

e) Housing Alterations Code

Complying Development under the Housing Alterations Code may be carried out on all of the land.

f) General Development Code

Complying Development under the General Development Code may be carried out on all of the land.

g) Commercial and Industrial Alterations Code

Complying Development under the Commercial and Industrial Alterations Code may be carried out on all of the land.

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

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on all of the land.

Note: *Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:*

5A.1 Land to which code applies

This code applies to development that is specified in clause 5A.2 on any lot in Zone B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3.

i) Container Recycling Facilities Code

Complying Development under the Container Recycling Facilities Code may be carried out on all of the land.

Note: Further zone based limitations may apply. See *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* clause:

5B.2 Development to which code applies

This code applies to development that is specified in clause 5B.3 on any lot in Zone B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3.

j) Subdivisions Code

Complying Development under the Subdivisions Code may be carried out on all of the land.

k) Demolition Code

Complying Development under the Demolition Code may be carried out on all of the land.

l) Fire Safety Code

Complying Development under the Fire Safety Code may be carried out on all of the land.

m) Inland Code

Complying Development under the Inland Code does not apply to the land.

Note: Pursuant to clause 3D.1 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, the Inland Code only applies to 'inland local government areas'.

Northern Beaches local government area is not defined as an 'inland local government area' by *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

4, 4A (Repealed)

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

The owner of the land (or any previous owner) has not 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).

5. Mine Subsidence

The land has not been proclaimed to be a mine Subsidence (Mine Subsidence) district within the meaning of section 15 of the *Mine Subsidence (Mine Subsidence) Compensation Act, 1961*.

6. Road widening and road realignment

- (a) The land is not affected by a road widening or re-alignment proposal under Division 2 of Part 3 of the *Roads Act 1993*.
- (b) The land is not affected by a road widening or re-alignment proposal under an environmental planning instrument.

- (c) The land is not affected by a road widening or re-alignment proposal under a resolution of Council.

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

- (a) Council has adopted a number of policies with regard to various hazards or risks which may restrict development on this land. The identified hazard or risk and the respective Council policies which affect the property, if any, are listed below (other than flooding – see 7A):

Nil

- (b) The following information applies to any policy as 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 a planning certificate issued by the Council. The identified hazard or risk and the respective Policy which affect the property, if any, are listed below:

Nil

7A. Flood related development control Information

- (1) Development on the 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.
- (2) Development on the land or part of the land for any other purpose is subject to flood related development controls.

8. Land reserved for acquisition

Environmental planning instrument referred to in Clause 1 does not make provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

9. Contribution plans

The following applies to the land:

Northern Beaches Section 7.12 Contributions Plan 2019

9A. Biodiversity certified land

The land is not biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016* (includes land certified under Part 7AA of the repealed *Threatened Species Conservation Act 1995*).

10. Biodiversity Stewardship Sites

The Council has not been notified by the Chief Executive of the Office of Environment and Heritage that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* (includes land to which a biobanking agreement under Part 7A of the repealed *Threatened Species Conservation Act 1995* relates).

10A. Native vegetation clearing set asides

Council has not been notified by Local Land Services of the existence of a set aside area under section 60ZC of the *Local Land Services Act 2013*.

11. Bush fire prone land

Bush Fire Prone Land

The land is not bush fire prone land.

12. Property vegetation plans

The Council has not been notified that the land is land to which a vegetation plan under the *Native Vegetation Act 2003* applies.

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

Council has not been notified of the existence of an order made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

14. Directions under Part 3A

There is not 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.

15. Site compatibility certificates and conditions for seniors housing

- (a) There is not a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land.
- (b) No condition of consent applies to the property that limits the kind of people who may occupy the premises/ development. This refers only to consents granted after 11 October 2007 with conditions made in accordance with clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

There is not a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land.

17. Site compatibility certificate and conditions for affordable rental housing

- (a) There is not a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land.

- (b) There are not 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.

18. Paper subdivision information

There is no current paper subdivision, of which council is aware, in respect of this land according to Part 16C of the *Environmental Planning and Assessment Regulation 2000*.

19. Site verification certificates

There is no current site verification certificate, of which council is aware, in respect of the land according to Part 4AA of the *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

20. Loose-fill asbestos insulation

The residential dwelling erected on this land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

This clause applies to residential premises (within the meaning of Division 1A of part 8 of the Home Building Act 1989) that are listed in the register that is required to be maintained under that Division.

Contact NSW Fair Trading for more information.

21 Affected building notices and building product rectification orders

- 1) There is not an affected building notice of which the council is aware that is in force in respect of the land.
- 2) There is not a building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
- 3) There is not a notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

In this clause:

affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017*.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

Additional matters under the Contaminated Land Management Act 1997

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) the land to which the certificate relates is not significantly contaminated land within the meaning of that Act

- (b) the land to which the certificate relates is not subject to a management order within the meaning of that Act
- (c) the land to which the certificate relates is not the subject of an approved voluntary management proposal within the meaning of that Act
- (d) the land to which the certificate relates is not subject to an ongoing maintenance order within the meaning of that Act
- (e) the land to which the certificate relates is not the subject of a site audit statement

If contamination is identified above please contact the Environmental Protection Authority (EPA) for further information.

A handwritten signature in black ink, appearing to read 'Ray Brownlee', with a long horizontal stroke extending to the right.

Ray Brownlee PSM
Chief Executive Officer

16/11/2020

Northern Beaches Council Planning Certificate – Part 2

Applicant: Geotechnique Geotechnique Pty Ltd
P O Box 880
PENRITH NSW 2750

Reference: 14793/1
Date: 16/11/2020
Certificate No. ePLC2020/7426

Address of Property: 163 Darley Street West MONA VALE NSW 2103
Description of Property: Lot 2 DP 11108

Planning Certificate – Part 2

The following certificate is issued under the provisions of Section 10.7(2) of the *Environmental Planning and Assessment Act 1979* (as amended – formerly Section 149). The information applicable to the land is accurate as at the above date.

1. Relevant planning instruments and Development Control Plans

1.1 The name of each environmental planning instrument that applies to the carrying out of development on the land:

1.1a) Local Environmental Plan

Pittwater Local Environmental Plan 2014

1.1b) State Environmental Planning Policies and Regional Environmental Plans

State Environmental Planning Policy 19 – Bushland in Urban Areas
State Environmental Planning Policy 21 – Caravan Parks
State Environmental Planning Policy 33 – Hazardous and Offensive Development
State Environmental Planning Policy 50 – Canal Estate Development
State Environmental Planning Policy 55 – Remediation of Land
State Environmental Planning Policy 64 – Advertising and Signage
State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (State Significant Precincts) 2005
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Primary Production and Rural Development) 2019
State Environmental Planning Policy (Koala Habitat Protection) 2019
Sydney Regional Environmental Plan No 20-Hawkesbury-Nepean River (No 2-1997)

1.2 Draft Environmental Planning Instruments

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 subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

1.2 a) Draft State Environmental Planning Policies

Draft State Environmental Planning Policy (Environment)
Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019
Amendment to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
Draft Remediation of Land State Environmental Planning Policy (intended to replace State Environmental Planning Policy 55)

1.2 b) Draft Local Environmental Plans

1.3 Development Control Plans

The name of each development control plan that applies to the carrying out of development on the land:

Pittwater 21 Development Control Plan

2. Zoning and land use under relevant Local Environmental Plans

For each environmental planning instrument or proposed instrument referred to in Clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

2.1 Zoning and land use under relevant Local Environmental Plans

2.1 (a), (b), (c) & (d)

The following information identifies the purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited, for all zones (however described) affecting the land to which the relevant Local Environmental Plan applies.

Zone R2 Low Density Residential

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Places of public worship; Respite day care centres; Roads; Secondary dwellings; Veterinary hospitals; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

Additional permitted uses

Additional permitted uses, if any, for which development is permissible with development consent pursuant to Clause 2.5 and Schedule 1 of the relevant Local Environmental Plan:

Nil

(e) Minimum land dimensions

The *Pittwater Local Environmental Plan 2014* contains no development standard that fixes minimum land dimensions for the erection of a dwelling house on the land.

(f) Critical habitat

The land does not include or comprise critical habitat.

(g) Conservation areas

The land is not in a heritage conservation area.

(h) Item of environmental heritage

The land does not contain an item of environmental heritage.

2.2 Draft Local Environmental Plan - if any

For any proposed changes to zoning and land use, see Part 1.2 b)
Please contact Council's Strategic and Place Planning unit with enquiries on 1300 434 434.

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

The *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* does not apply to the land.

3. Complying Development

The extent to which the land is land on which complying development may or may not 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*.

a) Housing Code

Complying Development under the Housing Code may be carried out on all of the land.

Note: *Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:*

3.1 Land to which code applies

This code applies to development that is specified in clauses 3.2-3.5 on any lot in Zone R1, R2, R3, R4 or RU5 that:

(a) has an area of at least 200m², and

(b) has a width, measured at the building line fronting a primary road, of at least 6m.

b) Rural Housing Code

Complying Development under the Rural Housing Code may be carried out on all of the land.

Note: *Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:*

3A.1 Land to which code applies

This code applies to development that is specified in clauses 3A.2-3A.5 on lots in Zone RU1, RU2, RU3, RU4, RU6 and R5.

c) Low Rise Housing Diversity Code

Complying Development under the Low Rise Housing Diversity Code may be carried out on all of the land.

d) Greenfield Housing Code

Complying Development under the Greenfield Housing Code may not be carried out on all of the land.

e) Housing Alterations Code

Complying Development under the Housing Alterations Code may be carried out on all of the land.

f) General Development Code

Complying Development under the General Development Code may be carried out on all of the land.

g) Commercial and Industrial Alterations Code

Complying Development under the Commercial and Industrial Alterations Code may be carried out on all of the land.

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

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on all of the land.

Note: *Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:*

5A.1 Land to which code applies

This code applies to development that is specified in clause 5A.2 on any lot in Zone B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3.

i) Container Recycling Facilities Code

Complying Development under the Container Recycling Facilities Code may be carried out on all of the land.

Note: Further zone based limitations may apply. See *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* clause:

5B.2 Development to which code applies

This code applies to development that is specified in clause 5B.3 on any lot in Zone B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3.

j) Subdivisions Code

Complying Development under the Subdivisions Code may be carried out on all of the land.

k) Demolition Code

Complying Development under the Demolition Code may be carried out on all of the land.

l) Fire Safety Code

Complying Development under the Fire Safety Code may be carried out on all of the land.

m) Inland Code

Complying Development under the Inland Code does not apply to the land.

Note: Pursuant to clause 3D.1 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, the Inland Code only applies to 'inland local government areas'.

Northern Beaches local government area is not defined as an 'inland local government area' by *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

4, 4A (Repealed)

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

The owner of the land (or any previous owner) has not 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).

5. Mine Subsidence

The land has not been proclaimed to be a mine Subsidence (Mine Subsidence) district within the meaning of section 15 of the *Mine Subsidence (Mine Subsidence) Compensation Act, 1961*.

6. Road widening and road realignment

- (a) The land is not affected by a road widening or re-alignment proposal under Division 2 of Part 3 of the *Roads Act 1993*.
- (b) The land is not affected by a road widening or re-alignment proposal under an environmental planning instrument.

- (c) The land is not affected by a road widening or re-alignment proposal under a resolution of Council.

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

- (a) Council has adopted a number of policies with regard to various hazards or risks which may restrict development on this land. The identified hazard or risk and the respective Council policies which affect the property, if any, are listed below (other than flooding – see 7A):

Nil

- (b) The following information applies to any policy as 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 a planning certificate issued by the Council. The identified hazard or risk and the respective Policy which affect the property, if any, are listed below:

Nil

7A. Flood related development control Information

- (1) Development on the 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.
- (2) Development on the land or part of the land for any other purpose is subject to flood related development controls.

8. Land reserved for acquisition

Environmental planning instrument referred to in Clause 1 does not make provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

9. Contribution plans

The following applies to the land:

Northern Beaches Section 7.12 Contributions Plan 2019

9A. Biodiversity certified land

The land is not biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016* (includes land certified under Part 7AA of the repealed *Threatened Species Conservation Act 1995*).

10. Biodiversity Stewardship Sites

The Council has not been notified by the Chief Executive of the Office of Environment and Heritage that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* (includes land to which a biobanking agreement under Part 7A of the repealed *Threatened Species Conservation Act 1995* relates).

10A. Native vegetation clearing set asides

Council has not been notified by Local Land Services of the existence of a set aside area under section 60ZC of the *Local Land Services Act 2013*.

11. Bush fire prone land

Bush Fire Prone Land

The land is not bush fire prone land.

12. Property vegetation plans

The Council has not been notified that the land is land to which a vegetation plan under the *Native Vegetation Act 2003* applies.

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

Council has not been notified of the existence of an order made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

14. Directions under Part 3A

There is not 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.

15. Site compatibility certificates and conditions for seniors housing

- (a) There is not a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land.
- (b) No condition of consent applies to the property that limits the kind of people who may occupy the premises/ development. This refers only to consents granted after 11 October 2007 with conditions made in accordance with clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

There is not a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land.

17. Site compatibility certificate and conditions for affordable rental housing

- (a) There is not a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land.

- (b) There are not 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.

18. Paper subdivision information

There is no current paper subdivision, of which council is aware, in respect of this land according to Part 16C of the *Environmental Planning and Assessment Regulation 2000*.

19. Site verification certificates

There is no current site verification certificate, of which council is aware, in respect of the land according to Part 4AA of the *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

20. Loose-fill asbestos insulation

The residential dwelling erected on this land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

This clause applies to residential premises (within the meaning of Division 1A of part 8 of the Home Building Act 1989) that are listed in the register that is required to be maintained under that Division.

Contact NSW Fair Trading for more information.

21 Affected building notices and building product rectification orders

- 1) There is not an affected building notice of which the council is aware that is in force in respect of the land.
- 2) There is not a building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
- 3) There is not a notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

In this clause:

affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017*.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

Additional matters under the Contaminated Land Management Act 1997

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) the land to which the certificate relates is not significantly contaminated land within the meaning of that Act

- (b) the land to which the certificate relates is not subject to a management order within the meaning of that Act
- (c) the land to which the certificate relates is not the subject of an approved voluntary management proposal within the meaning of that Act
- (d) the land to which the certificate relates is not subject to an ongoing maintenance order within the meaning of that Act
- (e) the land to which the certificate relates is not the subject of a site audit statement

If contamination is identified above please contact the Environmental Protection Authority (EPA) for further information.

A handwritten signature in black ink, appearing to read 'Ray Brownlee', with a long horizontal stroke extending to the right.

Ray Brownlee PSM
Chief Executive Officer

16/11/2020

Northern Beaches Council Planning Certificate – Part 2

Applicant: Geotechnique Geotechnique Pty Ltd
P O Box 880
PENRITH NSW 2750

Reference: 14793/1
Date: 16/11/2020
Certificate No. ePLC2020/7427

Address of Property: 163 Darley Street West MONA VALE NSW 2103
Description of Property: Lot 3 DP 11108

Planning Certificate – Part 2

The following certificate is issued under the provisions of Section 10.7(2) of the *Environmental Planning and Assessment Act 1979* (as amended – formerly Section 149). The information applicable to the land is accurate as at the above date.

1. Relevant planning instruments and Development Control Plans

1.1 The name of each environmental planning instrument that applies to the carrying out of development on the land:

1.1a) Local Environmental Plan

Pittwater Local Environmental Plan 2014

1.1b) State Environmental Planning Policies and Regional Environmental Plans

State Environmental Planning Policy 19 – Bushland in Urban Areas
State Environmental Planning Policy 21 – Caravan Parks
State Environmental Planning Policy 33 – Hazardous and Offensive Development
State Environmental Planning Policy 50 – Canal Estate Development
State Environmental Planning Policy 55 – Remediation of Land
State Environmental Planning Policy 64 – Advertising and Signage
State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (State Significant Precincts) 2005
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Primary Production and Rural Development) 2019
State Environmental Planning Policy (Koala Habitat Protection) 2019
Sydney Regional Environmental Plan No 20-Hawkesbury-Nepean River (No 2-1997)

1.2 Draft Environmental Planning Instruments

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 subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

1.2 a) Draft State Environmental Planning Policies

Draft State Environmental Planning Policy (Environment)
Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019
Amendment to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
Draft Remediation of Land State Environmental Planning Policy (intended to replace State Environmental Planning Policy 55)

1.2 b) Draft Local Environmental Plans

1.3 Development Control Plans

The name of each development control plan that applies to the carrying out of development on the land:

Pittwater 21 Development Control Plan

2. Zoning and land use under relevant Local Environmental Plans

For each environmental planning instrument or proposed instrument referred to in Clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

2.1 Zoning and land use under relevant Local Environmental Plans

2.1 (a), (b), (c) & (d)

The following information identifies the purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited, for all zones (however described) affecting the land to which the relevant Local Environmental Plan applies.

Zone R2 Low Density Residential

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Places of public worship; Respite day care centres; Roads; Secondary dwellings; Veterinary hospitals; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

Additional permitted uses

Additional permitted uses, if any, for which development is permissible with development consent pursuant to Clause 2.5 and Schedule 1 of the relevant Local Environmental Plan:

Nil

(e) Minimum land dimensions

The *Pittwater Local Environmental Plan 2014* contains no development standard that fixes minimum land dimensions for the erection of a dwelling house on the land.

(f) Critical habitat

The land does not include or comprise critical habitat.

(g) Conservation areas

The land is not in a heritage conservation area.

(h) Item of environmental heritage

The land does not contain an item of environmental heritage.

2.2 Draft Local Environmental Plan - if any

For any proposed changes to zoning and land use, see Part 1.2 b)
Please contact Council's Strategic and Place Planning unit with enquiries on 1300 434 434.

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

The *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* does not apply to the land.

3. Complying Development

The extent to which the land is land on which complying development may or may not 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*.

a) Housing Code

Complying Development under the Housing Code may be carried out on all of the land.

Note: *Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:*

3.1 Land to which code applies

This code applies to development that is specified in clauses 3.2-3.5 on any lot in Zone R1, R2, R3, R4 or RU5 that:

- (a) has an area of at least 200m², and
- (b) has a width, measured at the building line fronting a primary road, of at least 6m.

b) Rural Housing Code

Complying Development under the Rural Housing Code may be carried out on all of the land.

Note: *Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:*

3A.1 Land to which code applies

This code applies to development that is specified in clauses 3A.2-3A.5 on lots in Zone RU1, RU2, RU3, RU4, RU6 and R5.

c) Low Rise Housing Diversity Code

Complying Development under the Low Rise Housing Diversity Code may be carried out on all of the land.

d) Greenfield Housing Code

Complying Development under the Greenfield Housing Code may not be carried out on all of the land.

e) Housing Alterations Code

Complying Development under the Housing Alterations Code may be carried out on all of the land.

f) General Development Code

Complying Development under the General Development Code may be carried out on all of the land.

g) Commercial and Industrial Alterations Code

Complying Development under the Commercial and Industrial Alterations Code may be carried out on all of the land.

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

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on all of the land.

Note: *Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:*

5A.1 Land to which code applies

This code applies to development that is specified in clause 5A.2 on any lot in Zone B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3.

i) Container Recycling Facilities Code

Complying Development under the Container Recycling Facilities Code may be carried out on all of the land.

Note: Further zone based limitations may apply. See *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* clause:

5B.2 Development to which code applies

This code applies to development that is specified in clause 5B.3 on any lot in Zone B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3.

j) Subdivisions Code

Complying Development under the Subdivisions Code may be carried out on all of the land.

k) Demolition Code

Complying Development under the Demolition Code may be carried out on all of the land.

l) Fire Safety Code

Complying Development under the Fire Safety Code may be carried out on all of the land.

m) Inland Code

Complying Development under the Inland Code does not apply to the land.

Note: Pursuant to clause 3D.1 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, the Inland Code only applies to 'inland local government areas'.

Northern Beaches local government area is not defined as an 'inland local government area' by *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

4, 4A (Repealed)

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

The owner of the land (or any previous owner) has not 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).

5. Mine Subsidence

The land has not been proclaimed to be a mine Subsidence (Mine Subsidence) district within the meaning of section 15 of the *Mine Subsidence (Mine Subsidence) Compensation Act, 1961*.

6. Road widening and road realignment

- (a) The land is not affected by a road widening or re-alignment proposal under Division 2 of Part 3 of the *Roads Act 1993*.
- (b) The land is not affected by a road widening or re-alignment proposal under an environmental planning instrument.

- (c) The land is not affected by a road widening or re-alignment proposal under a resolution of Council.

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

- (a) Council has adopted a number of policies with regard to various hazards or risks which may restrict development on this land. The identified hazard or risk and the respective Council policies which affect the property, if any, are listed below (other than flooding – see 7A):

Nil

- (b) The following information applies to any policy as 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 a planning certificate issued by the Council. The identified hazard or risk and the respective Policy which affect the property, if any, are listed below:

Nil

7A. Flood related development control Information

- (1) Development on the 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.
- (2) Development on the land or part of the land for any other purpose is subject to flood related development controls.

8. Land reserved for acquisition

Environmental planning instrument referred to in Clause 1 does not make provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

9. Contribution plans

The following applies to the land:

Northern Beaches Section 7.12 Contributions Plan 2019

9A. Biodiversity certified land

The land is not biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016* (includes land certified under Part 7AA of the repealed *Threatened Species Conservation Act 1995*).

10. Biodiversity Stewardship Sites

The Council has not been notified by the Chief Executive of the Office of Environment and Heritage that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* (includes land to which a biobanking agreement under Part 7A of the repealed *Threatened Species Conservation Act 1995* relates).

10A. Native vegetation clearing set asides

Council has not been notified by Local Land Services of the existence of a set aside area under section 60ZC of the *Local Land Services Act 2013*.

11. Bush fire prone land

Bush Fire Prone Land

The land is not bush fire prone land.

12. Property vegetation plans

The Council has not been notified that the land is land to which a vegetation plan under the *Native Vegetation Act 2003* applies.

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

Council has not been notified of the existence of an order made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

14. Directions under Part 3A

There is not 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.

15. Site compatibility certificates and conditions for seniors housing

- (a) There is not a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land.
- (b) No condition of consent applies to the property that limits the kind of people who may occupy the premises/ development. This refers only to consents granted after 11 October 2007 with conditions made in accordance with clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

There is not a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land.

17. Site compatibility certificate and conditions for affordable rental housing

- (a) There is not a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land.

- (b) There are not 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.

18. Paper subdivision information

There is no current paper subdivision, of which council is aware, in respect of this land according to Part 16C of the *Environmental Planning and Assessment Regulation 2000*.

19. Site verification certificates

There is no current site verification certificate, of which council is aware, in respect of the land according to Part 4AA of the *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

20. Loose-fill asbestos insulation

The residential dwelling erected on this land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

This clause applies to residential premises (within the meaning of Division 1A of part 8 of the Home Building Act 1989) that are listed in the register that is required to be maintained under that Division.

Contact NSW Fair Trading for more information.

21 Affected building notices and building product rectification orders

- 1) There is not an affected building notice of which the council is aware that is in force in respect of the land.
- 2) There is not a building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
- 3) There is not a notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

In this clause:

affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017*.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

Additional matters under the Contaminated Land Management Act 1997

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) the land to which the certificate relates is not significantly contaminated land within the meaning of that Act

- (b) the land to which the certificate relates is not subject to a management order within the meaning of that Act
- (c) the land to which the certificate relates is not the subject of an approved voluntary management proposal within the meaning of that Act
- (d) the land to which the certificate relates is not subject to an ongoing maintenance order within the meaning of that Act
- (e) the land to which the certificate relates is not the subject of a site audit statement

If contamination is identified above please contact the Environmental Protection Authority (EPA) for further information.

A handwritten signature in black ink, appearing to read 'Ray Brownlee', with a long horizontal stroke extending to the right.

Ray Brownlee PSM
Chief Executive Officer

16/11/2020

Northern Beaches Council Planning Certificate – Part 2

Applicant: Geotechnique Geotechnique Pty Ltd
P O Box 880
PENRITH NSW 2750

Reference: 14793/1
Date: 16/11/2020
Certificate No. ePLC2020/7428

Address of Property: 161 Darley Street West MONA VALE NSW 2103
Description of Property: Lot 4 DP 11108

Planning Certificate – Part 2

The following certificate is issued under the provisions of Section 10.7(2) of the *Environmental Planning and Assessment Act 1979* (as amended – formerly Section 149). The information applicable to the land is accurate as at the above date.

1. Relevant planning instruments and Development Control Plans

1.1 The name of each environmental planning instrument that applies to the carrying out of development on the land:

1.1a) Local Environmental Plan

Pittwater Local Environmental Plan 2014

1.1b) State Environmental Planning Policies and Regional Environmental Plans

State Environmental Planning Policy 19 – Bushland in Urban Areas
State Environmental Planning Policy 21 – Caravan Parks
State Environmental Planning Policy 33 – Hazardous and Offensive Development
State Environmental Planning Policy 50 – Canal Estate Development
State Environmental Planning Policy 55 – Remediation of Land
State Environmental Planning Policy 64 – Advertising and Signage
State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (State Significant Precincts) 2005
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Primary Production and Rural Development) 2019
State Environmental Planning Policy (Koala Habitat Protection) 2019
Sydney Regional Environmental Plan No 20-Hawkesbury-Nepean River (No 2-1997)

1.2 Draft Environmental Planning Instruments

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 subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

1.2 a) Draft State Environmental Planning Policies

Draft State Environmental Planning Policy (Environment)
Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019
Amendment to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
Draft Remediation of Land State Environmental Planning Policy (intended to replace State Environmental Planning Policy 55)

1.2 b) Draft Local Environmental Plans

1.3 Development Control Plans

The name of each development control plan that applies to the carrying out of development on the land:

Pittwater 21 Development Control Plan

2. Zoning and land use under relevant Local Environmental Plans

For each environmental planning instrument or proposed instrument referred to in Clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

2.1 Zoning and land use under relevant Local Environmental Plans

2.1 (a), (b), (c) & (d)

The following information identifies the purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited, for all zones (however described) affecting the land to which the relevant Local Environmental Plan applies.

Zone R2 Low Density Residential

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Places of public worship; Respite day care centres; Roads; Secondary dwellings; Veterinary hospitals; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

Additional permitted uses

Additional permitted uses, if any, for which development is permissible with development consent pursuant to Clause 2.5 and Schedule 1 of the relevant Local Environmental Plan:

Nil

(e) Minimum land dimensions

The *Pittwater Local Environmental Plan 2014* contains no development standard that fixes minimum land dimensions for the erection of a dwelling house on the land.

(f) Critical habitat

The land does not include or comprise critical habitat.

(g) Conservation areas

The land is not in a heritage conservation area.

(h) Item of environmental heritage

The land does not contain an item of environmental heritage.

2.2 Draft Local Environmental Plan - if any

For any proposed changes to zoning and land use, see Part 1.2 b)
Please contact Council's Strategic and Place Planning unit with enquiries on 1300 434 434.

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

The *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* does not apply to the land.

3. Complying Development

The extent to which the land is land on which complying development may or may not 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*.

a) Housing Code

Complying Development under the Housing Code may be carried out on all of the land.

Note: *Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:*

3.1 Land to which code applies

This code applies to development that is specified in clauses 3.2-3.5 on any lot in Zone R1, R2, R3, R4 or RU5 that:

(a) has an area of at least 200m², and

(b) has a width, measured at the building line fronting a primary road, of at least 6m.

b) Rural Housing Code

Complying Development under the Rural Housing Code may be carried out on all of the land.

Note: *Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:*

3A.1 Land to which code applies

This code applies to development that is specified in clauses 3A.2-3A.5 on lots in Zone RU1, RU2, RU3, RU4, RU6 and R5.

c) Low Rise Housing Diversity Code

Complying Development under the Low Rise Housing Diversity Code may be carried out on all of the land.

d) Greenfield Housing Code

Complying Development under the Greenfield Housing Code may not be carried out on all of the land.

e) Housing Alterations Code

Complying Development under the Housing Alterations Code may be carried out on all of the land.

f) General Development Code

Complying Development under the General Development Code may be carried out on all of the land.

g) Commercial and Industrial Alterations Code

Complying Development under the Commercial and Industrial Alterations Code may be carried out on all of the land.

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

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on all of the land.

Note: *Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:*

5A.1 Land to which code applies

This code applies to development that is specified in clause 5A.2 on any lot in Zone B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3.

i) Container Recycling Facilities Code

Complying Development under the Container Recycling Facilities Code may be carried out on all of the land.

Note: Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:

5B.2 Development to which code applies

This code applies to development that is specified in clause 5B.3 on any lot in Zone B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3.

j) Subdivisions Code

Complying Development under the Subdivisions Code may be carried out on all of the land.

k) Demolition Code

Complying Development under the Demolition Code may be carried out on all of the land.

l) Fire Safety Code

Complying Development under the Fire Safety Code may be carried out on all of the land.

m) Inland Code

Complying Development under the Inland Code does not apply to the land.

Note: Pursuant to clause 3D.1 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, the Inland Code only applies to 'inland local government areas'.

Northern Beaches local government area is not defined as an 'inland local government area' by *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

4, 4A (Repealed)

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

The owner of the land (or any previous owner) has not 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).

5. Mine Subsidence

The land has not been proclaimed to be a mine Subsidence (Mine Subsidence) district within the meaning of section 15 of the *Mine Subsidence (Mine Subsidence) Compensation Act, 1961*.

6. Road widening and road realignment

- (a) The land is not affected by a road widening or re-alignment proposal under Division 2 of Part 3 of the *Roads Act 1993*.
- (b) The land is not affected by a road widening or re-alignment proposal under an environmental planning instrument.

- (c) The land is not affected by a road widening or re-alignment proposal under a resolution of Council.

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

- (a) Council has adopted a number of policies with regard to various hazards or risks which may restrict development on this land. The identified hazard or risk and the respective Council policies which affect the property, if any, are listed below (other than flooding – see 7A):

Nil

- (b) The following information applies to any policy as 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 a planning certificate issued by the Council. The identified hazard or risk and the respective Policy which affect the property, if any, are listed below:

Nil

7A. Flood related development control Information

- (1) Development on the 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.
- (2) Development on the land or part of the land for any other purpose is subject to flood related development controls.

8. Land reserved for acquisition

Environmental planning instrument referred to in Clause 1 does not make provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

9. Contribution plans

The following applies to the land:

Northern Beaches Section 7.12 Contributions Plan 2019

9A. Biodiversity certified land

The land is not biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016* (includes land certified under Part 7AA of the repealed *Threatened Species Conservation Act 1995*).

10. Biodiversity Stewardship Sites

The Council has not been notified by the Chief Executive of the Office of Environment and Heritage that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* (includes land to which a biobanking agreement under Part 7A of the repealed *Threatened Species Conservation Act 1995* relates).

10A. Native vegetation clearing set asides

Council has not been notified by Local Land Services of the existence of a set aside area under section 60ZC of the *Local Land Services Act 2013*.

11. Bush fire prone land

Bush Fire Prone Land

The land is not bush fire prone land.

12. Property vegetation plans

The Council has not been notified that the land is land to which a vegetation plan under the *Native Vegetation Act 2003* applies.

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

Council has not been notified of the existence of an order made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

14. Directions under Part 3A

There is not 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.

15. Site compatibility certificates and conditions for seniors housing

- (a) There is not a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land.
- (b) No condition of consent applies to the property that limits the kind of people who may occupy the premises/ development. This refers only to consents granted after 11 October 2007 with conditions made in accordance with clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

There is not a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land.

17. Site compatibility certificate and conditions for affordable rental housing

- (a) There is not a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land.

- (b) There are not 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.

18. Paper subdivision information

There is no current paper subdivision, of which council is aware, in respect of this land according to Part 16C of the *Environmental Planning and Assessment Regulation 2000*.

19. Site verification certificates

There is no current site verification certificate, of which council is aware, in respect of the land according to Part 4AA of the *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

20. Loose-fill asbestos insulation

The residential dwelling erected on this land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

This clause applies to residential premises (within the meaning of Division 1A of part 8 of the Home Building Act 1989) that are listed in the register that is required to be maintained under that Division.

Contact NSW Fair Trading for more information.

21 Affected building notices and building product rectification orders

- 1) There is not an affected building notice of which the council is aware that is in force in respect of the land.
- 2) There is not a building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
- 3) There is not a notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

In this clause:

affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017*.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

Additional matters under the Contaminated Land Management Act 1997

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) the land to which the certificate relates is not significantly contaminated land within the meaning of that Act

- (b) the land to which the certificate relates is not subject to a management order within the meaning of that Act
- (c) the land to which the certificate relates is not the subject of an approved voluntary management proposal within the meaning of that Act
- (d) the land to which the certificate relates is not subject to an ongoing maintenance order within the meaning of that Act
- (e) the land to which the certificate relates is not the subject of a site audit statement

If contamination is identified above please contact the Environmental Protection Authority (EPA) for further information.

A handwritten signature in black ink, appearing to read 'Ray Brownlee', with a long horizontal stroke extending to the right.

Ray Brownlee PSM
Chief Executive Officer

16/11/2020

Northern Beaches Council Planning Certificate – Part 2

Applicant: Geotechnique Geotechnique Pty Ltd
P O Box 880
PENRITH NSW 2750

Reference: 14793/1
Date: 16/11/2020
Certificate No. ePLC2020/7429

Address of Property: 159 Darley Street West MONA VALE NSW 2103
Description of Property: Lot 5 DP 11108

Planning Certificate – Part 2

The following certificate is issued under the provisions of Section 10.7(2) of the *Environmental Planning and Assessment Act 1979* (as amended – formerly Section 149). The information applicable to the land is accurate as at the above date.

1. Relevant planning instruments and Development Control Plans

1.1 The name of each environmental planning instrument that applies to the carrying out of development on the land:

1.1a) Local Environmental Plan

Pittwater Local Environmental Plan 2014

1.1b) State Environmental Planning Policies and Regional Environmental Plans

State Environmental Planning Policy 19 – Bushland in Urban Areas
State Environmental Planning Policy 21 – Caravan Parks
State Environmental Planning Policy 33 – Hazardous and Offensive Development
State Environmental Planning Policy 50 – Canal Estate Development
State Environmental Planning Policy 55 – Remediation of Land
State Environmental Planning Policy 64 – Advertising and Signage
State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (State Significant Precincts) 2005
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Primary Production and Rural Development) 2019
State Environmental Planning Policy (Koala Habitat Protection) 2019
Sydney Regional Environmental Plan No 20-Hawkesbury-Nepean River (No 2-1997)

1.2 Draft Environmental Planning Instruments

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 subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

1.2 a) Draft State Environmental Planning Policies

Draft State Environmental Planning Policy (Environment)
Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019
Amendment to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
Draft Remediation of Land State Environmental Planning Policy (intended to replace State Environmental Planning Policy 55)

1.2 b) Draft Local Environmental Plans

1.3 Development Control Plans

The name of each development control plan that applies to the carrying out of development on the land:

Pittwater 21 Development Control Plan

2. Zoning and land use under relevant Local Environmental Plans

For each environmental planning instrument or proposed instrument referred to in Clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

2.1 Zoning and land use under relevant Local Environmental Plans

2.1 (a), (b), (c) & (d)

The following information identifies the purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited, for all zones (however described) affecting the land to which the relevant Local Environmental Plan applies.

Zone R2 Low Density Residential

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Places of public worship; Respite day care centres; Roads; Secondary dwellings; Veterinary hospitals; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

Additional permitted uses

Additional permitted uses, if any, for which development is permissible with development consent pursuant to Clause 2.5 and Schedule 1 of the relevant Local Environmental Plan:

Nil

(e) Minimum land dimensions

The *Pittwater Local Environmental Plan 2014* contains no development standard that fixes minimum land dimensions for the erection of a dwelling house on the land.

(f) Critical habitat

The land does not include or comprise critical habitat.

(g) Conservation areas

The land is not in a heritage conservation area.

(h) Item of environmental heritage

The land does not contain an item of environmental heritage.

2.2 Draft Local Environmental Plan - if any

For any proposed changes to zoning and land use, see Part 1.2 b)
Please contact Council's Strategic and Place Planning unit with enquiries on 1300 434 434.

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

The *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* does not apply to the land.

3. Complying Development

The extent to which the land is land on which complying development may or may not 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*.

a) Housing Code

Complying Development under the Housing Code may be carried out on all of the land.

Note: *Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:*

3.1 Land to which code applies

This code applies to development that is specified in clauses 3.2-3.5 on any lot in Zone R1, R2, R3, R4 or RU5 that:

(a) has an area of at least 200m², and

(b) has a width, measured at the building line fronting a primary road, of at least 6m.

b) Rural Housing Code

Complying Development under the Rural Housing Code may be carried out on all of the land.

Note: *Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:*

3A.1 Land to which code applies

This code applies to development that is specified in clauses 3A.2-3A.5 on lots in Zone RU1, RU2, RU3, RU4, RU6 and R5.

c) Low Rise Housing Diversity Code

Complying Development under the Low Rise Housing Diversity Code may be carried out on all of the land.

d) Greenfield Housing Code

Complying Development under the Greenfield Housing Code may not be carried out on all of the land.

e) Housing Alterations Code

Complying Development under the Housing Alterations Code may be carried out on all of the land.

f) General Development Code

Complying Development under the General Development Code may be carried out on all of the land.

g) Commercial and Industrial Alterations Code

Complying Development under the Commercial and Industrial Alterations Code may be carried out on all of the land.

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

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on all of the land.

Note: *Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:*

5A.1 Land to which code applies

This code applies to development that is specified in clause 5A.2 on any lot in Zone B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3.

i) Container Recycling Facilities Code

Complying Development under the Container Recycling Facilities Code may be carried out on all of the land.

Note: Further zone based limitations may apply. See *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* clause:

5B.2 Development to which code applies

This code applies to development that is specified in clause 5B.3 on any lot in Zone B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3.

j) Subdivisions Code

Complying Development under the Subdivisions Code may be carried out on all of the land.

k) Demolition Code

Complying Development under the Demolition Code may be carried out on all of the land.

l) Fire Safety Code

Complying Development under the Fire Safety Code may be carried out on all of the land.

m) Inland Code

Complying Development under the Inland Code does not apply to the land.

Note: Pursuant to clause 3D.1 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, the Inland Code only applies to 'inland local government areas'.

Northern Beaches local government area is not defined as an 'inland local government area' by *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

4, 4A (Repealed)

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

The owner of the land (or any previous owner) has not 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).

5. Mine Subsidence

The land has not been proclaimed to be a mine Subsidence (Mine Subsidence) district within the meaning of section 15 of the *Mine Subsidence (Mine Subsidence) Compensation Act, 1961*.

6. Road widening and road realignment

- (a) The land is not affected by a road widening or re-alignment proposal under Division 2 of Part 3 of the *Roads Act 1993*.
- (b) The land is not affected by a road widening or re-alignment proposal under an environmental planning instrument.

- (c) The land is not affected by a road widening or re-alignment proposal under a resolution of Council.

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

- (a) Council has adopted a number of policies with regard to various hazards or risks which may restrict development on this land. The identified hazard or risk and the respective Council policies which affect the property, if any, are listed below (other than flooding – see 7A):

Nil

- (b) The following information applies to any policy as 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 a planning certificate issued by the Council. The identified hazard or risk and the respective Policy which affect the property, if any, are listed below:

Nil

7A. Flood related development control Information

- (1) Development on the 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.
- (2) Development on the land or part of the land for any other purpose is subject to flood related development controls.

8. Land reserved for acquisition

Environmental planning instrument referred to in Clause 1 does not make provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

9. Contribution plans

The following applies to the land:

Northern Beaches Section 7.12 Contributions Plan 2019

9A. Biodiversity certified land

The land is not biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016* (includes land certified under Part 7AA of the repealed *Threatened Species Conservation Act 1995*).

10. Biodiversity Stewardship Sites

The Council has not been notified by the Chief Executive of the Office of Environment and Heritage that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* (includes land to which a biobanking agreement under Part 7A of the repealed *Threatened Species Conservation Act 1995* relates).

10A. Native vegetation clearing set asides

Council has not been notified by Local Land Services of the existence of a set aside area under section 60ZC of the *Local Land Services Act 2013*.

11. Bush fire prone land

Bush Fire Prone Land

The land is not bush fire prone land.

12. Property vegetation plans

The Council has not been notified that the land is land to which a vegetation plan under the *Native Vegetation Act 2003* applies.

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

Council has not been notified of the existence of an order made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

14. Directions under Part 3A

There is not 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.

15. Site compatibility certificates and conditions for seniors housing

- (a) There is not a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land.
- (b) No condition of consent applies to the property that limits the kind of people who may occupy the premises/ development. This refers only to consents granted after 11 October 2007 with conditions made in accordance with clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

There is not a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land.

17. Site compatibility certificate and conditions for affordable rental housing

- (a) There is not a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land.

- (b) There are not 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.

18. Paper subdivision information

There is no current paper subdivision, of which council is aware, in respect of this land according to Part 16C of the *Environmental Planning and Assessment Regulation 2000*.

19. Site verification certificates

There is no current site verification certificate, of which council is aware, in respect of the land according to Part 4AA of the *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

20. Loose-fill asbestos insulation

The residential dwelling erected on this land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

This clause applies to residential premises (within the meaning of Division 1A of part 8 of the Home Building Act 1989) that are listed in the register that is required to be maintained under that Division.

Contact NSW Fair Trading for more information.

21 Affected building notices and building product rectification orders

- 1) There is not an affected building notice of which the council is aware that is in force in respect of the land.
- 2) There is not a building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
- 3) There is not a notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

In this clause:

affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017*.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

Additional matters under the Contaminated Land Management Act 1997

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) the land to which the certificate relates is not significantly contaminated land within the meaning of that Act

- (b) the land to which the certificate relates is not subject to a management order within the meaning of that Act
- (c) the land to which the certificate relates is not the subject of an approved voluntary management proposal within the meaning of that Act
- (d) the land to which the certificate relates is not subject to an ongoing maintenance order within the meaning of that Act
- (e) the land to which the certificate relates is not the subject of a site audit statement

If contamination is identified above please contact the Environmental Protection Authority (EPA) for further information.

A handwritten signature in black ink, appearing to read 'Ray Brownlee', with a long horizontal stroke extending to the right.

Ray Brownlee PSM
Chief Executive Officer

16/11/2020

APPENDIX F

NSW EPA RECORD OF NOTICES & ENVIRONMENT PROTECTION LICENCES

Search results

Your search for: LGA: NORTHERN BEACHES COUNCIL

Matched 56 notices
relating to 11 sites.

[Search Again](#)
[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
BEACON HILL	176 Warringah ROAD	Caltex Service Station	3 current and 2 former
BELROSE	56-58 Glen STREET	Glenrose Shopping Centre	2 current and 7 former
DEE WHY	Inman ROAD	Roche Products Dee Why Facility	3 current and 5 former
FORESTVILLE	632 Warringah ROAD	BP Service Station	4 current
FORESTVILLE	667 Warringah ROAD	Shell Service Station	4 former
MANLY	Stuart STREET	Former Little Manly Point Gasworks	1 current and 7 former
MANLY VALE	Addiscombe ROAD	Former Landfill Addiscombe Road	3 current and 2 former
MONA VALE	Polo Ave, Perak STREET	Caltex Investigation Area	1 former
MONA VALE	79 Barrenjoey Road, 2 Polo Avenue, 6 Polo Avenue, 45 Bassett STREET	Former Caltex service station and adjacent properties	3 former
MONA VALE	58 Darley STREET	Mona Vale Bus Depot	4 current and 4 former
NARRABEEN	Wakehurst PARKWAY	Narrabeen Shotgun Range Sydney Academy of Sport	1 current and 1 former

Page 1 of 1

16 November 2020

For business and industry ^

For local government ^

Contact us

131 555 (tel:131555)

Online (<https://yoursay.epa.nsw.gov.au/epa-website-feedback>)

info@epa.nsw.gov.au (<mailto:info@epa.nsw.gov.au>)

EPA Office Locations (<https://www.epa.nsw.gov.au/about-us/contact-us/locations>)

[Accessibility \(https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index\)](https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index)

[Disclaimer \(https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/disclaimer\)](https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/disclaimer)

[Privacy \(https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/privacy\)](https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/privacy)

[Copyright \(https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/copyright\)](https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/copyright)

Find us on

in
(<https://au.linkedin.com/company/epa-nsw>)
environment-protection-authority-
epa
(https://twitter.com/epa_nsw)
epa
(<https://www.youtube.com/channel/UC8vK1L1v1v1v1v1v1v1v1v1>)
epa
(<https://www.facebook.com/epa.nsw>)

Search results

Your search for: Suburb: MONA VALE

Matched 12 notices
relating to 4 sites.

[Search Again](#)
[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
MONA VALE	Polo Ave, Perak STREET	Caltex Investigation Area	1 former
MONA VALE	79 Barrenjoey Road, 2 Polo Avenue, 6 Polo Avenue, 45 Bassett STREET	Former Caltex service station and adjacent properties	3 former
MONA VALE	58 Darley STREET	Mona Vale Bus Depot	4 current and 4 former
MONA VALE	Taronga PLACE	Taronga Place Mona Vale properties	1 current

Page 1 of 1

16 November 2020

For business and industry ^

For local government ^

Contact us

131 555 (tel:131555)

Online (<https://yoursay.epa.nsw.gov.au/epa-website-feedback>)

info@epa.nsw.gov.au (<mailto:info@epa.nsw.gov.au>)

EPA Office Locations (<https://www.epa.nsw.gov.au/about-us/contact-us/locations>)

[Accessibility \(https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index\)](https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index)

[Disclaimer \(https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/disclaimer\)](https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/disclaimer)

[Privacy \(https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/privacy\)](https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/privacy)

[Copyright \(https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/copyright\)](https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/copyright)

in
(<https://au.linkedin.com/company/environment-protection-authority-epa>)
environment-protection-authority-epa
(https://twitter.com/epa_nsw)
Find us on

Search results

Your search for: FULL REGISTER

Matched 1800 notices relating to 401 sites.

[Search Again](#)
[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
MAYFIELD NORTH	Industrial DRIVE	Former BHPB Supply site	2 current and 11 former
MAYFIELD WEST	East of Woodstock Street and Tourle STREET	Koppers Coal Tar	2 current and 6 former
MCGRATHS HILL	31 Groves AVENUE	Asbestos Contamination	3 former
MCLEANS RIDGES	McLeans Ridges ROAD	Dip 5157 Ridges	1 former
MILLERS POINT	Berths 5, 6 and 7 (already demolished) and part Hickson ROAD	Former AGL Gasworks	11 former
MILLERS POINT	36 Hickson ROAD	Former AGL Gasworks 36 Hickson Road	2 former
MIRANDA	455 Kingsway OTHER	Woolworths Service Station	2 current and 5 former
MITTAGONG	Alfred STREET	Lots 1 and 2 Alfred St.	9 former
MOLONG	2 Gidley STREET	Cabonne BP Service Station	2 current
MOLONG	Hill STREET	Former Gasworks	1 current and 4 former
MONA VALE	Polo Ave, Perak STREET	Caltex Investigation Area	1 former
MONA VALE	79 Barrenjoey Road, 2 Polo Avenue, 6 Polo Avenue, 45 Bassett STREET	Former Caltex service station and adjacent properties	3 former
MONA VALE	58 Darley STREET	Mona Vale Bus Depot	4 current and 4 former
MONA VALE	Taronga PLACE	Taronga Place Mona Vale properties	1 current
MOOREBANK	(a) 1 Bapaume ROAD	ABB Australia Pty Ltd	1 current and 8 former
MOREE	54 Alice STREET	Caltex Service Station	3 current and 2 former
MOREE	1 Dover STREET	Former Freedom Service Station Site Moree	3 current and 2 former
MOREE	Gosport STREET	Former Golden Fleece Depot	7 former
MOREE	Gosport STREET	Former Mobil Depot	8 former
MOREE	Adelaide STREET	Former Shell Depot	5 former

... [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [19](#) [20](#) ...

For business and industry ^

Page 12 of 21

16 November 2020

For local government ^

Contact us

131 555 (tel:131555)

Online (<https://yoursay.epa.nsw.gov.au/epa-website-feedback>)

info@epa.nsw.gov.au (<mailto:info@epa.nsw.gov.au>)

EPA Office Locations (<https://www.epa.nsw.gov.au/about-us/contact-us/locations>)

Accessibility (<https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index>)

Disclaimer (<https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/disclaimer>)

Privacy (<https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/privacy>)

Copyright (<https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/copyright>)

in
 (https://au.lin
 environment-
 protection-
 authority-
 (https://www.epa.nsw.gov.au/))

Find us on

Search results

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

Suburb - Mona Vale

returned 28 results

[Export to excel](#)

1 of 2 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
1585586		Mona Vale Road between Manor Road / Lane Cove Road, Ingleside and Foley Street, Mona Vale, MONA VALE, NSW 2103	s.58 Licence /Variation	Issued	27 Apr 2020
21037	GEORGIUO GROUP PTY LTD	Mona Vale Road between Manor Road / Lane Cove Road, Ingleside and Foley Street, Mona Vale, MONA VALE, NSW 2103	POEO licence	Issued	04 May 2018
1574516	GEORGIUO GROUP PTY LTD	Mona Vale Road between Manor Road / Lane Cove Road, Ingleside and Foley Street, Mona Vale, MONA VALE, NSW 2103	s.58 Licence /Variation	Issued	01 Feb 2019
1578765	GEORGIUO GROUP PTY LTD	Mona Vale Road between Manor Road / Lane Cove Road, Ingleside and Foley Street, Mona Vale, MONA VALE, NSW 2103	s.58 Licence /Variation	Issued	23 Apr 2019
1580263	GEORGIUO GROUP PTY LTD	Mona Vale Road between Manor Road / Lane Cove Road, Ingleside and Foley Street, Mona Vale, MONA VALE, NSW 2103	s.58 Licence /Variation	Issued	12 Jun 2019
1594262	GEORGIUO GROUP PTY LTD	Mona Vale Road between Manor Road / Lane Cove Road, Ingleside and Foley Street, Mona Vale, MONA VALE, NSW 2103	s.58 Licence /Variation	Issued	27 Apr 2020
1595050	GEORGIUO GROUP PTY LTD	Mona Vale Road between Manor Road / Lane Cove Road, Ingleside and Foley Street, Mona Vale, MONA VALE, NSW 2103	s.58 Licence /Variation	Issued	18 Jun 2020
7313	NORTHERN SYDNEY AND CENTRAL COAST AREA HEALTH SERVICE	CORONATION ST, MONA VALE, NSW 2103	POEO licence	No longer in force	21 Jun 2000
1019146	NORTHERN SYDNEY AND CENTRAL COAST AREA HEALTH SERVICE	CORONATION ST, MONA VALE, NSW 2103	s.58 Licence /Variation	Issued	25 Jul 2002
1044283	NORTHERN SYDNEY AND CENTRAL COAST AREA HEALTH SERVICE	CORONATION ST, MONA VALE, NSW 2103	s.58 Licence /Variation	Issued	10 Feb 2005
5462	PITTWATER COUNCIL	-, MONA VALE, NSW 2103	POEO licence	Surrendered	17 Apr 2001
1021623	PITTWATER COUNCIL	-, MONA VALE, NSW 2103	s.58 Licence /Variation	Issued	19 Nov 2002
1067991	PITTWATER COUNCIL	-, MONA VALE, NSW 2103	s.58 Licence /Variation	Issued	13 Dec 2006
1506635	PITTWATER COUNCIL	-, MONA VALE, NSW 2103	s.80 / Surrender of a Licence	Issued	05 Jul 2012

For business and industry ^

For local government ^

Contact us

1517470	RIVET ENERGY PTY LTD	1825 Pittwater Road, MONA VALE, NSW 2103	s.91 Clean Up Notice	Issued	04 Oct 2013
5790	SOLVENTS AUSTRALIA PTY. LIMITED	77-79 BASSETT STREET, MONA VALE, NSW 2103	POEO licence	Issued	18 Jan 2001
1052215	SOLVENTS AUSTRALIA PTY. LIMITED	77-79 BASSETT STREET, MONA VALE, NSW 2103	s.58 Licence Variation	Issued	27 Sep 2005
1058252	SOLVENTS AUSTRALIA PTY. LIMITED	77-79 BASSETT STREET, MONA VALE, NSW 2103	s.58 Licence Variation	Issued	12 Apr 2006
1093331	SOLVENTS AUSTRALIA PTY. LIMITED	77-79 BASSETT STREET, MONA VALE, NSW 2103	s.58 Licence Variation	Issued	17 Dec 2008
6233	STATE TRANSIT AUTHORITY OF NSW	58 DARLEY STREET, MONA VALE, NSW 2103	POEO licence	No longer in force	17 Jan 2000

[12](#)

16 November 2020

131 555 (tel:131555)

Online (<https://yoursay.epa.nsw.gov.au/epa-website-feedback>)

info@epa.nsw.gov.au (<mailto:info@epa.nsw.gov.au>)

EPA Office Locations (<https://www.epa.nsw.gov.au/about-us/contact-us/locations>)

[Accessibility \(https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index\)](https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index)

[Disclaimer \(https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/disclaimer\)](https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/disclaimer)

[Privacy \(https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/privacy\)](https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/privacy)

[Copyright \(https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/copyright\)](https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/copyright)

in
 (https://au.linkedin.com/company/environment-protection-authority-epa-nsw)
 **twitter**
 (https://twitter.com/epa_nsw)
 **youtube**
 (https://www.youtube.com/channel/UC...)

Find us on

Search results

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

Suburb - Mona Vale

returned 28 results

[Export to excel](#)

2 of 2 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
1044530	STATE TRANSIT AUTHORITY OF NSW	58 DARLEY STREET, MONA VALE, NSW 2103	s.58 Licence Variation	Issued	16 Feb 2005
12916	UNOMEDICAL PTY LIMITED	11-17 Wilmette Place, MONA VALE, NSW 2103	POEO licence	Surrendered	17 Jul 2008
1103922	UNOMEDICAL PTY LIMITED	11-17 Wilmette Place, MONA VALE, NSW 2103	s.58 Licence Variation	Issued	07 Sep 2009
1109291	UNOMEDICAL PTY LIMITED	11-17 Wilmette Place, MONA VALE, NSW 2103	s.58 Licence Variation	Issued	02 Dec 2009
1110108	UNOMEDICAL PTY LIMITED	11-17 Wilmette Place, MONA VALE, NSW 2103	s.58 Licence Variation	Issued	23 Dec 2009
1112967	UNOMEDICAL PTY LIMITED	11-17 Wilmette Place, MONA VALE, NSW 2103	s.58 Licence Variation	Issued	14 Apr 2010
1113812	UNOMEDICAL PTY LIMITED	11-17 Wilmette Place, MONA VALE, NSW 2103	s.58 Licence Variation	Issued	04 May 2010
1114434	UNOMEDICAL PTY LIMITED	11-17 Wilmette Place, MONA VALE, NSW 2103	s.80 Surrender of a Licence	Issued	28 Jun 2010

[12](#)

16 November 2020

For business and industry ^

For local government ^

Contact us

131 555 (tel:131555)

Online (<https://yoursay.epa.nsw.gov.au/epa-website-feedback>)

info@epa.nsw.gov.au (<mailto:info@epa.nsw.gov.au>)

EPA Office Locations (<https://www.epa.nsw.gov.au/about-us/contact-us/locations>)

[Accessibility \(https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index\)](https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index)

[Disclaimer \(https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/disclaimer\)](https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/disclaimer)

[Privacy \(https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/privacy\)](https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/privacy)

[Copyright \(https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/copyright\)](https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/copyright)

in
(<https://au.linkedin.com/company/environment-protection-authority-epa>)
environment-protection-authority-epa
(https://twitter.com/epa_nsw)

Find us on

Background

A strategy to systematically prioritise, assess and respond to notifications under Section 60 of the *Contaminated Land Management Act 1997* (CLM Act) has been developed by the EPA. This strategy acknowledges the EPA's obligations to make information available to the public under *Government Information (Public Access) Act 2009*.

When a site is notified to the EPA, it may be accompanied by detailed site reports where the owner has been proactive in addressing the contamination and its source. However, often there is minimal information on the nature or extent of the contamination.

After receiving a report, the first step is to confirm that the report does not relate to a pollution incident. The Protection of the Environment Operations Act 1997 (POEO Act) deals with pollution incidents, waste stockpiling or dumping. The EPA also has an incident management process to manage significant incidents (<https://www.epa.nsw.gov.au/reporting-and-incidents/incident-management>).

In many cases, the information indicates the contamination is securely immobilised within the site, such as under a building or carpark, and is not currently causing any significant risks for the community or environment. Such sites may still need to be cleaned up, but this can be done in conjunction with any subsequent building or redevelopment of the land. These sites do not require intervention under the CLM Act, and are dealt with through the planning and development consent process. In these cases, the EPA informs the local council or other planning authority, so that the information can be recorded and considered at the appropriate time (<https://www.epa.nsw.gov.au/your-environment/contaminated-land/managing-contaminated-land/role-of-planning-authorities>).

Where indications are that the contamination could cause actual harm to the environment or an unacceptable offsite impact (i.e. the land is 'significantly contaminated'), the EPA would apply the regulatory provisions of the CLM Act to have the responsible polluter and/or landowner investigate and remediate the site. If the reported contamination could present an immediate or long-term threat to human health NSW Health will be consulted. SafeWork NSW and Water NSW can also be consulted if there appear to be occupational health and safety risks or an impact on groundwater quality.

As such, the sites notified to the EPA and presented in the list of contaminated sites notified to the EPA are at various stages of the assessment and remediation process. Understanding the nature of the underlying contamination, its implications and implementing a remediation program where required, can take a considerable period of time. The list provides an indication, in relation to each nominated site, as to the management status of that particular site. Further detailed information may be available from the EPA or the person who notified the site.

The following questions and answers may assist those interested in this issue.

Frequently asked questions

Why does my land appear on the list of notified sites?

Your land may appear on the list because:

- the site owner and/or the polluter has notified the EPA under section 60 of the CLM Act
- the EPA has been notified via other means and is satisfied that the site is or was contaminated.

If a site is on the list, it does not necessarily mean the contamination is significant enough to regulate under the CLM Act.

Does the list contain all contaminated sites in NSW?

No. The list only contains contaminated sites that EPA is aware of. If a site is not on the list, it does not necessarily mean the site is not contaminated.

The EPA relies on responsible parties and the public to notify contaminated sites.

How are notified contaminated sites managed by the EPA?

There are different ways the EPA can manage notified contaminated sites. Options include:

- regulation under the CLM Act, POEO Act, or both
- notifying the relevant planning authority for management under the planning and development process
- managing the site under the Protection of the Environment Operation (Underground Petroleum Storage Systems) Regulation 2014.

There are specific cases where contamination is managed under a tailored program operated by another agency (for example, the Resources & Geoscience's Legacy Mines Program).

What should I do if I am a potential buyer of a site that appears on the list?

You should seek advice from the seller to understand the contamination issue. You may need to seek independent contamination or legal advice.

The information provided in the list is indicative only and a starting point for your own assessment. Land contamination from past site uses is common, mainly in urban environments. If the site is properly remediated or managed, it may not affect the intended future use of the site.

Who can I contact if I need more information about a site?

You can contact the Environment Line at any time by calling 131 555 or by emailing info@environment.nsw.gov.au.

List of NSW Contaminated Sites Notified to the EPA

Disclaimer

The EPA has taken all reasonable care to ensure that the information in the list of contaminated sites notified to the EPA (the list) is complete and correct. The EPA does not, however, warrant or represent that the list is free from errors or omissions or that it is exhaustive.

The EPA may, without notice, change any or all of the information in the list at any time.

You should obtain independent advice before you make any decision based on the information in the list.

The list is made available on the understanding that the EPA, its servants and agents, to the extent permitted by law, accept no responsibility for any damage, cost, loss or expense incurred by you as a result of:

1. any information in the list; or
2. any error, omission or misrepresentation in the list; or
3. any malfunction or failure to function of the list;
4. without limiting (2) or (3) above, any delay, failure or error in recording, displaying or updating information.

Site Status	Explanation
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 <i>Protection of the Environment Operations Act 1997</i> .
Under Preliminary Investigation Order	The EPA has issued a Preliminary Investigation Order under s10 of the <i>Contaminated Land Management Act 1997</i> , to obtain additional information needed to complete the assessment.
Regulation under CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the <i>Contaminated Land Management Act 1997</i> is not required.

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 <i>Contaminated Land Management Act 1997</i> . A regulatory approach is being finalised.
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.
Contamination currently regulated under POEO Act	Contamination is currently regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA as the appropriate regulatory authority reasonably suspects that a pollution incident is occurring/ has occurred and that it requires regulation under the POEO Act. The EPA may use environment protection notices, such as clean up notices, to require clean up action to be taken. Such regulatory notices are available on the POEO public register.
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 <i>Environmental Planning and Assessment Act 1979</i> (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 formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the <i>Contaminated Land Management Act 1997</i> (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 <i>Protection of the Environment Operations Act 1997</i> (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 <i>Environmental Planning and Assessment Act 1979</i> (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.

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
BROKEN HILL	Former Caltex Service Station	167-173 Argent STREET	Service Station	Regulation under CLM Act not required	-31.96066663	141.4624175
BROKEN HILL	Caltex Service Station	535 Argent STREET	Service Station	Regulation under CLM Act not required	-31.95311924	141.4745274
BROKEN HILL	Tasco Petroleum (Former Mobil) Depot	5 Kanandah ROAD	Other Petroleum	Regulation under CLM Act not required	-31.9843986	141.4329127
BROKEN HILL	Former Mobil Aviation Refuelling Facility, Broken Hill Airport	Airport ROAD	Other Petroleum	Regulation under CLM Act not required	-31.99928312	141.4685759
BROKEN HILL	Caltex Service Station	73-87 Oxide STREET	Service Station	Contamination formerly regulated under the CLM Act	-31.95519591	141.4658647
BROKEN HILL	Former Mobil Depot	Corner Of Talc Street and Gossan STREET	Other Petroleum	Regulation under CLM Act not required	-31.96018102	141.4514752
BROKEN HILL	Former Gasworks	Cornish STREET	Gasworks	Contamination formerly regulated under the CLM Act	-31.96330562	141.4470611
BROOKLYN	Former Oyster Farm	139 Brooklyn (Off Government) ROAD	Unclassified	Regulation under CLM Act not required	-33.54716867	151.2229744
BROOKVALE	Coles Express Service Station Brookvale	198 Harbord ROAD	Service Station	Regulation under CLM Act not required	-33.76332299	151.2794028
BROOKVALE	Woolworths Petrol Brookvale	756 Pittwater ROAD	Service Station	Regulation under CLM Act not required	-33.76170587	151.2762411
BROOKVALE	Caltex Service Station Brookvale	740-742 Pittwater ROAD	Service Station	Regulation under CLM Act not required	-33.76146721	151.2745358
BROOKVALE	Harrison Manufacturing	75 Old Pittwater ROAD	Other Industry	Regulation under CLM Act not required	-33.76497282	151.2637961
BROOKVALE	Brookvale Bus Depot	630-636 Pittwater ROAD	Other Petroleum	Regulation under CLM Act not required	-33.76641698	151.2705659
BROOKVALE	Warringah Mall	Cnr Condamine Street, Old Pittwater Rd & Cross STREET	Other Industry	Regulation under CLM Act not required	-33.76729923	151.2657272
BROOKVALE	Littles Dry Cleaning	123 Old Pittwater ROAD	Other Industry	Regulation under CLM Act not required	-33.76759121	151.2625932

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
CAMELLIA	James Hardie Factory (former, eastern portion)	1 Grand AVENUE	Other Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.8182384	151.0261019
CAMELLIA	Bitumen Manufacturer	12 Grand AVENUE	Other Industry	Contamination currently regulated under CLM Act	-33.82189695	151.0429251
CAMELLIA	Hambear	14 Thackeray STREET	Metal Industry	Regulation under CLM Act not required	-33.81920482	151.0419394
CAMELLIA	Former Asciano Properties	39 Grand AVENUE	Chemical Industry	Contamination currently regulated under CLM Act	-33.82056014	151.0443331
CAMELLIA	Railway Land	27 Grand AVENUE	Other Industry	Regulation under CLM Act not required	-33.81910822	151.0382483
CAMELLIA	Wrigg	13 Grand AVENUE	Metal Industry	Under preliminary investigation order	-33.81971361	151.0321525
CAMELLIA	Former Akzo Nobel site	6 Grand AVENUE	Chemical Industry	Contamination currently regulated under CLM Act	-33.82238826	151.0319264
CAMELLIA	Former Shell Clyde Refinery	Durham STREET	Other Industry	Contamination currently regulated under POEO Act	-33.82804924	151.0378966
CAMELLIA	Council Reserve	11B Grand AVENUE	Metal Industry	Regulation under CLM Act not required	-33.81850502	151.0302425
CAMELLIA	Veolia	37 Grand AVENUE	Chemical Industry	Contamination currently regulated under CLM Act	-33.81980027	151.0430689
CAMELLIA	Sydney Water	41 Grand AVENUE	Chemical Industry	Contamination formerly regulated under the CLM Act	-33.8217493	151.0453367
CAMELLIA	Maritime Services Board	33A Grand AVENUE	Metal Industry	Regulation under CLM Act not required	-33.81836086	151.0401249
CAMMERAY	Tunks Park	Brothers AVENUE	Landfill	Contamination formerly regulated under the CLM Act	-33.81734704	151.2113338
CAMMERAY	Coles Express Cammeray	477-483 Miller STREET	Service Station	Regulation under CLM Act not required	-33.82141124	151.2108658
CAMPBELLTOWN	Mobil Service Station	96-98 Queen STREET	Service Station	Regulation under CLM Act not required	-34.06407588	150.8170082

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
CARRINGTON	Carrington redevelopment site	11 Howden STREET	Other Industry	Regulation under CLM Act not required	-32.91309509	151.7625341
CARRINGTON	Forgacs Dockyard	81 Denison STREET	Other Industry	Regulation under CLM Act not required	-32.9207441	151.764816
CARRINGTON	NAT vacant land	Bourke STREET	Unclassified	Regulation under CLM Act not required	-32.91276029	151.7685894
CARRINGTON	Dyke Point Containment Cell	Dyke ROAD	Other Industry	Regulation under CLM Act not required	-32.91763422	151.7727101
CARRINGTON	Carrington Coal Tar Pavements	Bourke Street to Dyke ROAD	Other Industry	Regulation under CLM Act not required	-32.91441348	151.770271
CARRINGTON	Pasminco Ship Loader	Dyke Berth 2 (off Bourke Street) OTHER	Metal Industry	Regulation under CLM Act not required	-32.9148698	151.7716837
CARSS PARK	Vacant Property	334 Princes HIGHWAY	Other Industry	Regulation under CLM Act not required	-33.98628486	151.1133908
CARWELL	Cement Australia Carwell Creek Quarries	Quarry ROAD	Other Industry	Regulation under CLM Act not required	-32.85570277	149.9170908
CASINO	Caltex Service Station and Depot Casino	28 & 32 Dyraaba STREET	Service Station	Regulation under CLM Act not required	-28.85488567	153.044806
CASINO	Caltex Service Station	96 Centre STREET	Service Station	Regulation under CLM Act not required	-28.86539567	153.0450654
CASINO	Former Gasworks	134-136 North STREET	Gasworks	Regulation under CLM Act not required	-28.86080712	153.0526043
CASINO	Woolworths Service Station Casino	130 Canterbury STREET	Service Station	Regulation under CLM Act not required	-28.86231341	153.0464642
CASINO	18 Beith Street, Casino	18 Beith STREET	Unclassified	Regulation under CLM Act not required	-28.84951426	153.0446585
CASINO	Corner Store	30 Barker STREET	Service Station	Regulation under CLM Act not required	-28.86316792	153.0389124
CASINO	Casino Roadhouse	86 Johnston STREET	Service Station	Contamination currently regulated under CLM Act	-28.85960698	153.0562429

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
CASULA	Caltex Casula Service Station	646 Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-33.95641262	150.8934783
CATHERINE HILL BAY	Catherine Hill Bay Coal Handling and Preparation Plant	1A Keene STREET	Other Industry	Regulation under CLM Act not required	-33.16120556	151.6302456
CESSNOCK	Caltex Cessnock Service Station	103-105 Wollombi (Cnr James Street) ROAD	Service Station	Regulation under CLM Act not required	-32.83936243	151.3430078
CESSNOCK	Former Mobil Service Station	102 Wollombi ROAD	Service Station	Regulation under CLM Act not required	-32.83844074	151.3436022
CESSNOCK	Former Service Station	2-4 Allandale ROAD	Service Station	Regulation under CLM Act not required	-32.83118911	151.3560677
CHARBON	Charbon Colliery	Charbon ROAD	Other Industry	Regulation under CLM Act not required	-32.92390131	149.9839098
CHARLESTOWN	7-Eleven Charlestown	273 Charlestown ROAD	Service Station	Regulation under CLM Act not required	-32.95802555	151.6897931
CHARLESTOWN	Caltex Service Station	81 Pacific HIGHWAY	Service Station	Contamination currently regulated under CLM Act	-32.96715274	151.6955462
CHARLESTOWN	Caltex Woolworths (Former BP)	91-93 Pacific HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-32.96631255	151.6959086
CHARLESTOWN	Ausgrid Powell Street Depot	8 Powell STREET	Other Industry	Regulation under CLM Act not required	-32.95912375	151.6944136
CHARMHAVEN	Caltex Charmhaven Service Station	13-15 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.21655768	151.5091452
CHATSWOOD	Former Caltex Chatswood Service Station	607 Pacific HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-33.80396472	151.1795766
CHATSWOOD	Woolworths Chatswood	364-366 Eastern Valley WAY	Service Station	Regulation under CLM Act not required	-33.78667419	151.2010828
CHATSWOOD	Caltex Service Station Chatswood	572 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.80381271	151.1789656
CHATSWOOD	Auto Repairs	2 Devonshire STREET	Service Station	Regulation under CLM Act not required	-33.8015482	151.1859632

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
CHATSWOOD	Coles Express Service Station Chatswood	877-879 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.79182176	151.1804867
CHATSWOOD	Chatswood Toyota	728 Pacific HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-33.79654247	151.1776136
CHERRYBROOK	Caltex Service Station	67 Shepherds DRIVE	Service Station	Regulation under CLM Act not required	-33.72069183	151.0451415
CHESTER HILL	Former Orica, Chester Hill	127 Orchard ROAD	Chemical Industry	Contamination formerly regulated under the CLM Act	-33.8869823	150.9952873
CHIPPENDALE	Frasers Development	Wellington STREET	Chemical Industry	Regulation being finalised	-33.88668912	151.2015246
CHIPPING NORTON	Former Solchem (Mobil) Depot Chipping Norton	49-51 Riverside ROAD	Other Petroleum	Regulation under CLM Act not required	-33.91621314	150.9696948
CHIPPING NORTON	Former ACR	85-107 Alfred STREET	Chemical Industry	Contamination currently regulated under CLM Act	-33.92226795	150.9586496
CHISWICK	Former Sydney Wiremills (BHP) site	Blackwall Point ROAD	Other Industry	Regulation under CLM Act not required	-33.85131849	151.1369131
CHITTAWAY BAY	Former Caltex Chittaway Point	100 Chittaway ROAD	Service Station	Regulation under CLM Act not required	-33.32707555	151.4293546
CHULLORA	Chullora Railway Workshops	Worth STREET	Other Industry	Regulation under CLM Act not required	-33.88639388	151.0598201
CLARENCE	Clarence Colliery	Chifley ROAD	Other Industry	Regulation under CLM Act not required	-33.46450217	150.2522729
CLARENDON	Coles Express Clarendon Service Station	244 Hawkesbury Valley WAY	Service Station	Regulation under CLM Act not required	-33.6083729	150.7890956
CLEARFIELD	Former Pamplings Dip Site	Off Clearfield ROAD	Cattle Dip	Regulation under CLM Act not required	-29.16287185	152.882974
CLYBUCCA	BP Service Station	2171 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-30.93845014	152.9422791
CLYDE	7-Eleven Clyde	3 Parramatta Road, corner Harbord STREET	Service Station	Regulation under CLM Act not required	-33.83494433	151.0222628

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
CULLEN BULLEN	Baal Bone Colliery	Castlereagh HIGHWAY	Other Industry	Regulation under CLM Act not required	-33.27193875	150.0587194
CUNDLETOWN	Caltex Service Station (1 Manning River Drive)	Old Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-31.89329598	152.5068225
CURL CURL	John Fisher Park	Corner Harbord and Abbott ROADS	Landfill	Regulation under CLM Act not required	-33.76622613	151.2860705
DACEYVILLE	Astrolabe Park	Cook AVENUE	Landfill	Regulation under CLM Act not required	-33.92963704	151.221773
DAPTO	RailCorp Dapto	(Rear of property) 12-14 Hamilton STREET	Other Industry	Regulation under CLM Act not required	-34.50045405	150.787353
DAPTO	Nicheinvest Pty Ltd (Former service station)	133-139 Lakelands DRIVE	Service Station	Regulation under CLM Act not required	-34.503254	150.803211
DARLINGHURST	Proposed Retail Unit	139-155 Palmer STREET	Unclassified	Regulation under CLM Act not required	-33.87504688	151.2168106
DARLINGHURST	Cross City Tunnel	Riley Street and William STREET	Service Station	Contamination was addressed via the planning process (EP&A Act)	-33.87424636	151.2158305
DARLINGHURST	18-28 Neild Avenue, Darlinghurst	18-28 Neild AVENUE	Landfill	Regulation under CLM Act not required	-33.87876581	151.2276546
DEE WHY	United Dee Why	148 Pacific Parade STREET	Service Station	Contamination currently regulated under POEO Act	-33.75569536	151.295963
DEE WHY	United Dee Why Pittwater	625 Pittwater (Cnr Mooramba Road) ROAD	Service Station	Under assessment	-33.7549455	151.2828442
DEE WHY	Caltex Service Station	793-797 Pittwater ROAD	Service Station	Regulation under CLM Act not required	-33.74566596	151.2920719
DEE WHY	Dee Why Town Centre	Pittwater ROAD	Other Industry	Regulation under CLM Act not required	-33.753169	151.2875805
DEE WHY	Roche Products Dee Why Facility	Inman ROAD	Other Industry	Contamination currently regulated under CLM Act	-33.73893118	151.2870389
DENHAM COURT	Denham Court Caravan Park and Service Station	505 Campbelltown ROAD	Service Station	Contamination currently regulated under CLM Act	-33.98208395	150.8459471

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
HEXHAM	BP Service Station (Reliance Petroleum)	Corner Pacific Highway and Old Maitland ROAD	Service Station	Regulation under CLM Act not required	-32.82756403	151.6846929
HEXHAM	Former Forgacs Site	21 Sparke STREET	Chemical Industry	Contamination currently regulated under CLM Act	-32.85464558	151.6988053
HEXHAM	Caltex-Bogas Warehouse	239 Old Maitland ROAD	Service Station	Regulation under CLM Act not required	-32.82899942	151.6861849
HEXHAM	Industrial Galvanizers	312 Pacific HIGHWAY	Metal Industry	Contamination currently regulated under POEO Act	-32.83457186	151.6884941
HEXHAM	14 Sparke St Hexham	14 Sparke STREET	Metal Industry	Under assessment	-32.85394328	151.6960863
HILLSTON	Former BP Depot Hillston	141-143 Cowper STREET	Other Petroleum	Regulation under CLM Act not required	-33.48823546	145.5381623
HOLBROOK	Caltex Truckstop	Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-35.71332625	147.3207237
HOMEBUSH	Ausgrid Mason Park Substation	1 Underwood ROAD	Other Industry	Regulation under CLM Act not required	-33.85674677	151.0747044
HOMEBUSH BAY	SUEZ Waste Recycling Centre (WRC) and Cleanaway Liquid Waste Treatment Plant (LWTP)	Corner Pondage Link and Hill ROAD	Landfill	Regulation under CLM Act not required	-33.84359299	151.0593656
HOMEBUSH WEST	Caltex Service Station Homebush West	334-336 Parramatta ROAD	Service Station	Regulation under CLM Act not required	-33.8581543	151.0681261
HOMEBUSH WEST	Former Ford Landfill and Adjacent Land	22 Mandemar AVENUE	Landfill	Under assessment	-33.86142424	151.0625556
HORNSBY	Midas Car Care Centre Hornsby	2A Linda STREET	Other Industry	Regulation under CLM Act not required	-33.70052215	151.1004786
HORNSBY	Coles Express Hornsby	194- 206 Pacific HIGHWAY	Service Station	Contamination currently regulated under CLM Act	-33.7071993	151.0991452
HORNSBY	Hornsby Train Maintenance Centre	1B Stephen STREET	Other Industry	Regulation under CLM Act not required	-33.69370022	151.1035939
HOXTON PARK	Endeavour Energy Hoxton Park	490 Hoxton Park ROAD	Other Industry	Regulation under CLM Act not required	-33.92766437	150.8689069

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
HUNTERS HILL	Coles Express Hunters Hill	4 Ryde ROAD	Service Station	Regulation under CLM Act not required	-33.8317985	151.141655
HUNTERS HILL	Foreshore Land	Rear of 7, 9 & 11 Nelson PARADE	Other Industry	Contamination currently regulated under CLM Act	-33.84248362	151.1649249
HUNTERS HILL	7, 9 and 11 Nelson Parade Hunters Hill	7, 9 and 11 Nelson PARADE	Other Industry	Regulation under CLM Act not required	-33.84220148	151.1649724
HURLSTONE PARK	Former Telstra Depot	82 Canterbury ROAD	Service Station	Regulation under CLM Act not required	-33.90803171	151.1258121
HURLSTONE PARK	Former Speedway Petroleum Service Station	610 - 618 New Canterbury ROAD	Service Station	Contamination formerly regulated under the CLM Act	-33.90541228	151.1322009
HURLSTONE PARK	7-Eleven Hurlstone Park	670 New Canterbury ROAD	Service Station	Regulation under CLM Act not required	-33.90510388	151.1299825
HURSTVILLE GROVE	Moore Reserve	Morshead DRIVE	Landfill	Contamination currently regulated under CLM Act	-33.97920603	151.0873578
INGLEBURN	7-Eleven Ingleburn	72 Cumberland Road, corner Oxford ROAD	Service Station	Regulation under CLM Act not required	-34.00041505	150.8679742
INVERELL	Former Shell Depot	25 Edward STREET	Other Petroleum	Regulation under CLM Act not required	-29.76151684	151.1182033
INVERELL	Former Service Station	20 Oliver STREET	Service Station	Regulation under CLM Act not required	-29.77229743	151.1152692
INVERELL	Former Caltex Depot Inverell	4 Edward STREET	Service Station	Regulation under CLM Act not required	-29.76123104	151.1147983
INVERELL	Former Mobil Inverell Depot	29-33 Edward STREET	Other Petroleum	Regulation under CLM Act not required	-29.76135322	151.1171412
INVERELL	Caltex Service Station	55-59 Ring STREET	Service Station	Regulation under CLM Act not required	-29.76204512	151.1141737
INVERELL	Former Mobil Service Station	Corner Otho Street and Henderson STREET	Service Station	Regulation under CLM Act not required	-29.7786926	151.1149921
INVERELL	Former Caltex Service Station	141 Otho STREET	Service Station	Regulation under CLM Act not required	-29.77819403	151.1145699

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
LAKEMBA	Former Lakemba Police Station	59 Quigg STREET	Unclassified	Regulation under CLM Act not required	-33.92199239	151.079412
LAKEMBA	Caltex Service Station - Corner Punchbowl Rd and Wangee Rd	81 Wangee ROAD	Service Station	Regulation under CLM Act not required	-33.91153044	151.073306
LAKEMBA	Caltex Service Station	961-967 Canterbury ROAD	Service Station	Regulation under CLM Act not required	-33.92671102	151.0814905
LAMBTON	Caltex Service Station	422 Newcastle ROAD	Service Station	Regulation under CLM Act not required	-32.9095592	151.7109684
LAMBTON	4-26 Verulam Road, Lambton NSW 2299	4-26 Verulam ROAD	Other Industry	Under assessment	-32.911599	151.717604
LANE COVE	7-Eleven Service Station	203 Burns Bay ROAD	Service Station	Regulation under CLM Act not required	-33.81458334	151.1543844
LANE COVE	BP-branded Jasbe Service Station	62-70 Epping ROAD	Service Station	Regulation under CLM Act not required	-33.81108427	151.1641531
LANE COVE	Pacific Power	Sirius ROAD	Other Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.80701776	151.1449658
LANE COVE	Coles Express Service Station Burns Bay	254 Burns Bay ROAD	Service Station	Regulation under CLM Act not required	-33.81719214	151.1518774
LANE COVE	331-335 Burns Bay Road, Lane Cove NSW 2066	331 and 333 - 335 Burns Bay ROAD	Other Industry	Under assessment	-33.8211575	151.1493074
LANE COVE NORTH	Former Caltex Service Station	428-432 Mowbray ROAD	Service Station	Regulation under CLM Act not required	-33.80804563	151.1721538
LANE COVE NORTH	BP Artarmon Service Station, Lane Cove North	432 Pacific HIGHWAY	Service Station	Contamination currently regulated under CLM Act	-33.8112038	151.175547
LANE COVE WEST	Caltex Lane Cove West	235-245 Burns Bay ROAD	Service Station	Regulation under CLM Act not required	-33.81719214	151.1518774
LANE COVE WEST	Ventemans Reach Bushland	Off Mars ROAD	Unclassified	Regulation under CLM Act not required	-33.80499552	151.1450719
LANSVALE	Mobil Service Station	44 Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-33.89172416	150.9656537

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
MACQUARIE PARK	1-7 Waterloo Road, Macquarie Park	1-7 Waterloo ROAD	Other Petroleum	Regulation under CLM Act not required	-33.78806877	151.1332148
MACQUARIE PARK	Porters Creek Depot - Proposed Operations Centre Site	160 Wicks ROAD	Landfill	Regulation under CLM Act not required	-33.78581579	151.1367075
MACQUARIE PARK	De Burghs Cycleway - Lane Cove National Park	Riverside DRIVE	Other Petroleum	Regulation under CLM Act not required	-33.77668985	151.136542
MAITLAND	Maitland Gasworks	Charles STREET	Gasworks	Contamination currently regulated under CLM Act	-32.73603658	151.5578926
MAITLAND	Hannan and High Street	Hannan Street and High STREET	Service Station	Regulation under CLM Act not required	-32.72731682	151.5515673
MAITLAND	Coles Express Service Station	235 High STREET	Service Station	Regulation under CLM Act not required	-32.73923807	151.5620399
MALABAR	ANZAC Rifle Range former landfill	Franklin STREET	Landfill	Regulation being finalised	-33.95792671	151.2566373
MANDALONG	Mandalong Mine	Mandalong ROAD	Other Industry	Regulation under CLM Act not required	-33.11725583	151.4616452
MANGROVE MOUNTAIN	Poultry Litter Containment Pit site	258 Waratah ROAD	Unclassified	Regulation under CLM Act not required	-33.28917947	151.1672284
MANILLA	Tamworth Regional Council Works Depot - Manilla	73 River STREET	Other Petroleum	Regulation under CLM Act not required	-30.74879943	150.7181011
MANLY	Caltex Service Station	86 Pittwater ROAD	Service Station	Regulation under CLM Act not required	-33.79306889	151.2858638
MANLY	Open Space at end of Stuart Street (Lot 1 DP544297)	End of Stuart STREET	Gasworks	Regulation under CLM Act not required	-33.8078063	151.2898273
MANLY	St Patrick's Estate	151 Darley ROAD	Unclassified	Regulation under CLM Act not required	-33.8044568	151.2938595
MANLY	Former Little Manly Point Gasworks	Stuart STREET	Gasworks	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.80814626	151.2876245
MANLY VALE	Caltex Service Station Manly Vale	236-238 Condamine STREET	Service Station	Regulation under CLM Act not required	-33.78508231	151.2674386

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
MANLY VALE	Former Landfill Addiscombe Road	Addiscombe ROAD	Landfill	Contamination currently regulated under CLM Act	-33.78307439	151.2747846
MANNERING PARK	Parkview General Store (a former service station)	2 Vales ROAD	Service Station	Regulation under CLM Act not required	-33.14753814	151.5387832
MANNERING PARK	Manning Park Mini Mart	70 Vales ROAD	Service Station	Regulation under CLM Act not required	-33.15236501	151.5371767
MARAYONG	7-Eleven (former Mobil Blacktown West) Service Station Marayong	173 Richmond ROAD	Service Station	Regulation under CLM Act not required	-33.75472796	150.8913605
MARAYONG	Woolworths Petrol Service Station Marayong	Corner Vardys Road and Turbo ROAD	Service Station	Regulation under CLM Act not required	-33.7452356	150.9041601
MARDI	Former Mardi Landfill	70-90 McPherson ROAD	Landfill	Regulation under CLM Act not required	-33.29273289	151.4100941
MARKS POINT	Former Mobil Service Station (now 7-Eleven)	770-772 Pacific HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-33.05646268	151.6533795
MARKS POINT	Former Mobil Aviation Depot Belmont Airport	864 Pacific HIGHWAY	Other Petroleum	Regulation under CLM Act not required	-33.06657244	151.6497674
MAROUBRA	Coles Express Pagewood Service Station, Maroubra	299 Bunnerong PARADE	Service Station	Regulation under CLM Act not required	-33.94071282	151.2285063
MARRANGAROO	United (Former Mobil) Service Station Marrangaroo	394-398 Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.45253322	150.1181023
MARRICKVILLE	Former Mobil Service Station	384 Illawarra ROAD	Service Station	Regulation under CLM Act not required	-33.91534969	151.1506717
MARRICKVILLE	TRW Steering and Suspension	22-28 Carrington ROAD	Other Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.92012667	151.1566181
MARRICKVILLE	Woolworths Petrol Service Station Marrickville	490 Illawarra ROAD	Service Station	Regulation under CLM Act not required	-33.91845177	151.1459951
MARRICKVILLE	RailCorp	361 Victoria ROAD	Other Industry	Regulation under CLM Act not required	-33.91404835	151.1557132
MARRICKVILLE	Mackey Park	Cnr Richardsons Crescent and Carrington ROAD	Landfill	Regulation under CLM Act not required	-33.9220263	151.1547903

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
MOAMA	Caltex Moama Service Station	73 Meninya (Cnr Regent St) STREET	Service Station	Regulation under CLM Act not required	-36.10815134	144.752849
MOLONG	Cabonne BP Service Station	2 Gidley STREET	Service Station	Contamination currently regulated under CLM Act	-33.09026307	148.8695809
MOLONG	Former Gasworks	Hill STREET	Gasworks	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.09074595	148.8703262
MONA VALE	Mona Vale Bus Depot	58 Darley STREET	Other Petroleum	Contamination currently regulated under CLM Act	-33.67452414	151.3074246
MONA VALE	Former Caltex service station and adjacent properties	79 Barrenjoey Road, 2 Polo Avenue, 6 Polo Avenue, 45 Bassett STREET	Service Station	Contamination formerly regulated under the CLM Act	-33.6743659	151.3096932
MONA VALE	7-Eleven (former Mobil) Service Station	24 Barrenjoey ROAD	Service Station	Regulation under CLM Act not required	-33.676909	151.3082515
MONA VALE	BP Peninsula Express Service Station	Corner Barrenjoey Road and Darley Street East STREET	Service Station	Regulation under CLM Act not required	-33.67670799	151.3090068
MONA VALE	BP Service Station Mona Vale	1721 Pittwater ROAD	Service Station	Regulation under CLM Act not required	-33.68043443	151.3023553
MONA VALE	Caltex Investigation Area	Polo Ave, Perak STREET	Service Station	Contamination formerly regulated under the CLM Act	-33.67431333	151.3091148
MONA VALE	Taronga Place Mona Vale properties	Taronga PLACE	Other Petroleum	Contamination currently regulated under CLM Act	-33.67422848	151.3066972
MOOBALL	Mooball General Store	5913 Tweed Valley WAY	Service Station	Regulation under CLM Act not required	-28.44204594	153.4887648
MOONBI	Caltex Moonbi Service Station	New England HIGHWAY	Service Station	Regulation under CLM Act not required	-31.02264369	151.069094
MOORE PARK	Area 2, Moore Park	Driver AVENUE	Unclassified	Regulation under CLM Act not required	-33.89426868	151.2226839
MOOREBANK	Caltex Service Station	216 Newbridge ROAD	Service Station	Regulation under CLM Act not required	-33.92930835	150.9551469
MOOREBANK	Joyce Foam Products	5-9 Bridges ROAD	Chemical Industry	Regulation under CLM Act not required	-33.92596302	150.9335273

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
MUSWELLBROOK	Woolworths Petrol	72 Brook STREET	Service Station	Regulation under CLM Act not required	-32.26325377	150.8905966
MUSWELLBROOK	Caltex Muswellbrook Service Station	84-86 Maitland STREET	Service Station	Regulation under CLM Act not required	-32.27793094	150.8980938
MUSWELLBROOK	Former Gasworks	Corner Carl Street and Foley STREET	Gasworks	Regulation under CLM Act not required	-32.26672337	150.8935982
MUSWELLBROOK	Bayswater Power Station	New England HIGHWAY	Other Industry	Regulation under CLM Act not required	-32.3954046	150.9502683
MUSWELLBROOK	Former Industrial Site	Lot 89 Rathmore STREET	Other Industry	Regulation under CLM Act not required	-32.30544071	150.8823657
MUSWELLBROOK	Caltex Service Station	12-16 Sydney STREET	Service Station	Regulation under CLM Act not required	-32.26785559	150.8879601
MUSWELLBROOK	Former Caltex Depot	47-50 Victoria STREET	Service Station	Regulation under CLM Act not required	-32.26788823	150.8930609
MUSWELLBROOK	Former Pit Top No. 1 Colliery Muswellbrook Coal	Corner Clendinning Street and Victoria STREET	Other Industry	Regulation under CLM Act not required	-32.27031992	150.9009981
NABIAC	Caltex Service Station Nabiac	3964 Wallanbah (Cnr Wallanbah Rd and Pacific Hwy) ROAD	Service Station	Regulation under CLM Act not required	-32.09864883	152.3754346
NAMBUCCA HEADS	Former Mobil Service Station	6 Bowra STREET	Service Station	Regulation under CLM Act not required	-30.64282127	153.0035884
NARELLAN	Caltex Service Station Narellan	1 George Hunter DRIVE	Service Station	Regulation under CLM Act not required	-34.03963992	150.7432386
NARELLAN	Former Landfill	1 Elyard STREET	Landfill	Regulation under CLM Act not required	-34.043474	150.7393256
NAROOMA	Narooma Service Station	60 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-36.21617955	150.126261
NAROOMA	Former Caltex - Narooma	82 Princes HIGHWAY	Service Station	Contamination formerly regulated under the CLM Act	-36.21711766	150.1279305
NARRABEEN	Caltex Service Station	1509-1511 Pittwater ROAD	Service Station	Regulation under CLM Act not required	-33.70455756	151.2969352

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
NARRABEEN	Shell Coles Express Service Station	1418 Pittwater ROAD	Service Station	Regulation under CLM Act not required	-33.70013931	151.3002782
NARRABEEN	Narrabeen Shotgun Range Sydney Academy of Sport	Wakehurst PARKWAY	Unclassified	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.72138423	151.2642798
NARRABEEN	7-Eleven Service Station	1234 Pittwater ROAD	Service Station	Regulation under CLM Act not required	-33.71958892	151.298272
NARRABRI	Caltex Service Station	13 Doyle STREET	Service Station	Regulation under CLM Act not required	-30.3239182	149.7843052
NARRABRI	Lowes Petroleum (Former Mobil) Narrabri Depot	3 Old Gunnedah ROAD	Other Petroleum	Regulation under CLM Act not required	-30.33473586	149.789587
NARRABRI	Caltex Service Station	31-35 Cooma ROAD	Service Station	Regulation under CLM Act not required	-30.33968576	149.7657241
NARRABRI	Caltex Narrabri Service Station	31 Dangar (Cnr Anne and Dangar) STREET	Service Station	Regulation under CLM Act not required	-30.32989667	149.7756598
NARRABRI	Caltex Service Station	12 Reid STREET	Other Petroleum	Regulation under CLM Act not required	-30.32282764	149.7901182
NARRABRI	Cargill Soapstock Disposal Site	Westport ROAD	Unclassified	Contamination formerly regulated under the CLM Act	-30.4698458	149.6981931
NARRABRI	Caltex Service Station	7-13 James STREET	Service Station	Regulation under CLM Act not required	-30.33016168	149.7940732
NARRANDERA	Former Mobil Narrandera Depot	24 Whitton STREET	Other Petroleum	Regulation under CLM Act not required	-34.7410523	146.5620667
NARRANDERA	Former Mobil Emoleum Narrandera Depot	5-7 Margaret STREET	Other Petroleum	Regulation under CLM Act not required	-34.74105391	146.5628144
NARROMINE	Narromine Fuel (Former Caltex) Service Station	Cnr Burraway Street and Algalah STREET	Service Station	Regulation under CLM Act not required	-32.23565321	148.2454259
NELLIGEN	Former Clay Target Shooting Range	1398 Kings Highway and adjoining land on Old Bolaro Mountain ROAD	Unclassified	Contamination currently regulated under CLM Act	-35.64392469	150.0955224
NELLIGEN	Lot 2 Old Bolaro Road	Old Bolaro ROAD	Unclassified	Contamination formerly regulated under the CLM Act	-35.64485609	150.0937341

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
SOUTH PENRITH	7-Eleven Service Station	45 Aspen STREET	Service Station	Regulation under CLM Act not required	-33.77727694	150.7107228
SOUTH TAMWORTH	Coles Express Tamworth	251 - 253 Goonoo Goonoo ROAD	Service Station	Contamination currently regulated under CLM Act	-31.1118945	150.9228523
SOUTH TAMWORTH	Caltex Service Station	2 Kathleen Street, corner Kent STREET	Service Station	Regulation under CLM Act not required	-31.10361712	150.9186343
SOUTH WENTWORTHVILLE	Aldi Stores Development	331-339 Great Western HIGHWAY	Metal Industry	Regulation under CLM Act not required	-33.81605854	150.9697429
SOUTH WENTWORTHVILLE	Caltex Service Station	313 Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.81643692	150.9718802
SOUTH WEST ROCKS	Former Trial Bay Caltex Depot	Phillip DRIVE	Other Petroleum	Regulation under CLM Act not required	-30.89190078	153.0573056
SOUTH WEST ROCKS	Former Shell Trial Bay Depot	Phillip DRIVE	Other Petroleum	Regulation under CLM Act not required	-30.89273836	153.0612772
SOUTH WEST ROCKS	Residential area and Reserve opposite Former Caltex terminal	Phillip DRIVE	Other Petroleum	Regulation under CLM Act not required	-30.89172594	153.0573164
SPRINGVALE	Springvale Colliery	Castlereagh HIGHWAY	Other Industry	Regulation under CLM Act not required	-33.40334736	150.1070462
ST CLAIR	7-Eleven (former Mobil) Service Station	4 Endeavour AVENUE	Service Station	Regulation under CLM Act not required	-33.79430926	150.7885793
ST IVES	7-Eleven (former Mobil) St Ives Service Station	157-159 Mona Vale Road, corner Putarri AVENUE	Service Station	Regulation under CLM Act not required	-33.73265301	151.1563899
ST IVES	Caltex Service Station	452 Mona Vale ROAD	Service Station	Regulation under CLM Act not required	-33.70752272	151.187545
ST IVES	Caltex Service Station	164 Mona Vale ROAD	Service Station	Regulation under CLM Act not required	-33.7307595	151.1570462
ST IVES	Caltex Service Station St Ives	363 Mona Vale ROAD	Service Station	Regulation under CLM Act not required	-33.7168971	151.1735263
ST IVES	Shell Service Station	179-181 Mona Vale ROAD	Service Station	Contamination formerly regulated under the CLM Act	-33.73124859	151.1575827

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
ST LEONARDS	Telstra Data Centre	4A Herbert STREET	Other Petroleum	Regulation under CLM Act not required	-33.81873741	151.1914222
ST MARYS	Former Woolworths Service Station	120-128 Forrester ROAD	Service Station	Regulation under CLM Act not required	-33.75525115	150.7752897
ST MARYS	7-Eleven (former Mobil) Service Station	2 Christie STREET	Service Station	Regulation under CLM Act not required	-33.74790843	150.7767667
ST MARYS	7-Eleven (former Mobil) Service Station	2 Wilson STREET	Service Station	Regulation under CLM Act not required	-33.77790415	150.771689
ST MARYS	Solveco	38 LINKS ROAD	Other Industry	Contamination currently regulated under CLM Act	-33.73875413	150.7716457
ST MARYS	Integral Energy Mt Druitt Transmission Substation	69 Kurrajong North ROAD	Other Industry	Regulation under CLM Act not required	-33.76376093	150.7921691
ST MARYS	Caltex St Marys Service Station	Wordoo St Cnr Forrester ROAD	Service Station	Regulation under CLM Act not required	-33.75334263	150.7755489
ST MARYS	Chemcolour Industries	19-25 Anne STREET	Chemical Industry	Regulation under CLM Act not required	-33.75027071	150.7725397
ST MARYS	Old Drycleaning location	1-7 Queen STREET	Other Industry	Under assessment	-33.76223376	150.774412
ST MARYS	St Mary's Shopping Village	10 Charles Hackett DRIVE	Other Industry	Regulation under CLM Act not required	-33.76647672	150.7710143
ST PETERS	Cooks River Rail Terminal	20 Canal ROAD	Unclassified	Regulation under CLM Act not required	-33.91943986	151.1726689
ST PETERS	Camdenville Park	May STREET	Other Industry	Regulation under CLM Act not required	-33.90911815	151.176951
ST PETERS	Former Tidyburn Facility	53 Barwon Park ROAD	Chemical Industry	Contamination formerly regulated under the CLM Act	-33.9130091	151.1809912
ST PETERS	BP Express Service Station	2 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-33.90982281	151.1809936
ST PETERS	Former Industrial Manufacturing Facility (Taubman's Paints)	75 Mary STREET	Other Industry	Regulation under CLM Act not required	-33.91307297	151.1731383

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
TERANIA CREEK	Former Izzards Cattle Tick Dip	Wallace ROAD	Cattle Dip	Contamination formerly regulated under the CLM Act	-28.65425776	153.2767438
THE ROCKS	Dawes Point Park	Hickson ROAD	Other Industry	Under assessment	-33.855041	151.209547
THIRLMERE	Thirlmere Rail Heritage Museum	10 Barbour ROAD	Other Industry	Regulation under CLM Act not required	-34.20689245	150.5693902
THORNLEIGH	Caltex Thornleigh Service Station	192-198 Pennant Hills (Cnr Duffy Ave) ROAD	Service Station	Regulation under CLM Act not required	-33.72660793	151.08364
THORNLEIGH	Coles Express Service Station Thornleigh	188 - 190 Pennant Hills ROAD	Service Station	Regulation under CLM Act not required	-33.72502184	151.0850569
THORNTON	Energy Australia Thornton Pole Yard	55 Weakleys DRIVE	Other Industry	Regulation under CLM Act not required	-32.79973875	151.6374998
TIGHES HILL	Holcim Australia Cement Batching Plant	340 Industrial DRIVE	Other Industry	Regulation under CLM Act not required	-32.90532418	151.7574857
TIGHES HILL	SRA Land	73 Elizabeth STREET	Unclassified	Regulation under CLM Act not required	-32.90795794	151.754631
TIGHES HILL	Former Ampol Depot	94 Elizabeth STREET	Other Petroleum	Regulation under CLM Act not required	-32.90658137	151.757239
TIGHES HILL	Former Mobil Terminal	110 Elizabeth STREET	Other Petroleum	Contamination formerly regulated under the CLM Act	-32.90600406	151.7586907
TOCUMWAL	Former Mobil Depot	250 Murray STREET	Other Petroleum	Regulation under CLM Act not required	-35.79180653	145.5648214
TOCUMWAL	Former Mobil Depot	79-83 Deniliquin ROAD	Other Petroleum	Regulation under CLM Act not required	-35.80914914	145.5585528
TOMAGO	Balcombe Sweat Furnace	26 Laverick AVENUE	Metal Industry	Regulation under CLM Act not required	-32.82557395	151.7056416
TOMAGO	Former Hydromet Site	25 School DRIVE	Metal Industry	Under assessment	-32.8301553	151.7300603
TOMAGO	RZM Site - Tomago	1877 Pacific HIGHWAY	Other Industry	Regulation under CLM Act not required	-32.81419433	151.6985159

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
TUMUT	CSR Railway cutting	Jepsen AVENUE	Unclassified	Under assessment	-35.30422002	148.1942579
TUMUT	Former Telstra Depot	22-26 Carey STREET	Other Industry	Regulation under CLM Act not required	-35.29873079	148.2191122
TUNCESTER	Asbestos Waste Burial Site	13 Rifle Range ROAD	Other Industry	Contamination currently regulated under CLM Act	-28.79939255	153.2193708
TUROSS HEAD	Tern Inn Restaurant (abandoned UPSS)	2 Trafalgar ROAD	Service Station	Regulation under CLM Act not required	-36.05871059	150.1308443
TURRAMURRA	7-Eleven (former Mobil) Service Station Turramurra	1408 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.73326389	151.1264194
TURRAMURRA	Woolworths Service Station	1233 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.73317594	151.1313195
TURRELLA	Tulloch Australia Pty Limited	61 Turrella STREET	Chemical Industry	Contamination currently regulated under CLM Act	-33.92857213	151.1475387
TWEED HEADS	Former Mobil Quix Service Station	60 MINJUNGBAL DRIVE	Service Station	Contamination formerly regulated under the CLM Act	-28.20143775	153.5445381
TWEED HEADS	Francis Street Road Reserve adjacent to 79-81 Wharf Street, Tweed Heads	79-81 Wharf STREET	Other Petroleum	Regulation under CLM Act not required	-28.17351959	153.542262
TWEED HEADS SOUTH	Former BP Depot	142 Minjungbal DRIVE	Other Petroleum	Regulation under CLM Act not required	-28.20860702	153.5455932
TWEED HEADS SOUTH	Coles Express Service Station	Corner Minjungbal Drive and Heffron STREET	Service Station	Regulation under CLM Act not required	-28.19459987	153.5419978
TWEED HEADS SOUTH	Woolworths Plus Petrol	98-102 Pacific (100 Minjungbal Drive) HIGHWAY	Service Station	Regulation under CLM Act not required	-28.20488521	153.5448675
TWEED HEADS WEST	Caltex Service Station	96 to 98 Kennedy DRIVE	Service Station	Regulation under CLM Act not required	-28.1871486	153.5229866
TYAGARAH	Tyagarah Airstrip	25 Staceys WAY	Other Petroleum	Regulation under CLM Act not required	-28.59511995	153.546834
ULAN	Ulan Coal Mine	4505 Ulan ROAD	Other Industry	Regulation under CLM Act not required	-32.25620603	149.7558075

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
WAGGA WAGGA	Ashmont Autoport	Cnr Tobruk Street and Bardia STREET	Service Station	Regulation under CLM Act not required	-35.12517373	147.329919
WAGGA WAGGA	Former Caltex Service Station	343 Hammond AVENUE	Service Station	Regulation under CLM Act not required	-35.12420793	147.4157959
WAGGA WAGGA	Caltex Service Station	56 - 60 Docker St STREET	Service Station	Regulation under CLM Act not required	-35.11737947	147.3558145
WAGGA WAGGA	Former Iron Foundry	212-230 Hammond STREET	Metal Industry	Regulation under CLM Act not required	-35.12605478	147.4045461
WAGGA WAGGA	Coles Express Wagga Wagga	353-355 Edward STREET	Service Station	Regulation under CLM Act not required	-35.11606625	147.3509339
WAGGA WAGGA	Former Wiradjuri landfill	Narrung STREET	Landfill	Under assessment	-35.09628532	147.3619535
WAGGA WAGGA	Former Gasworks	54 Chaston STREET	Gasworks	Ongoing maintenance required to manage residual contamination (CLM Act)	-35.12262069	147.3482778
WAGGA WAGGA	Former Gasworks	Cnr Tarcutta Street and Cross STREET	Gasworks	Contamination currently regulated under CLM Act	-35.10871183	147.3737933
WAGGA WAGGA	BP Wagga Wagga	180 Edward STREET	Service Station	Regulation under CLM Act not required	-35.11850802	147.3639619
WAGGA WAGGA	Former Dry Cleaning Facility	183 Fitzmaurice STREET	Other Industry	Contamination currently regulated under CLM Act	-35.10209987	147.3683852
WAHROONGA	Coles Express Wahroonga	1601 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.71945571	151.1163002
WAHROONGA	7-Eleven Service Station	1579 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.71974617	151.1168106
WAITARA	Caltex Service Station	59-61 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.71064349	151.1024644
WALGETT	Former Shell Depot	Castlereagh HIGHWAY	Other Petroleum	Regulation under CLM Act not required	-30.00861179	148.1239938
WALLERAWANG	Wallerawang Power Station	1 Main STREET	Other Petroleum	Regulation under CLM Act not required	-33.40339296	150.0855101

APPENDIX G

ACID SULFATE RISK MAPS





Pittwater Local Environmental Plan 2014

Acid Sulfate Soils Map - Sheet ASS_012

Acid Sulfate Soils

-  Class 1
-  Class 2
-  Class 3
-  Class 4
-  Class 5

Cadastral

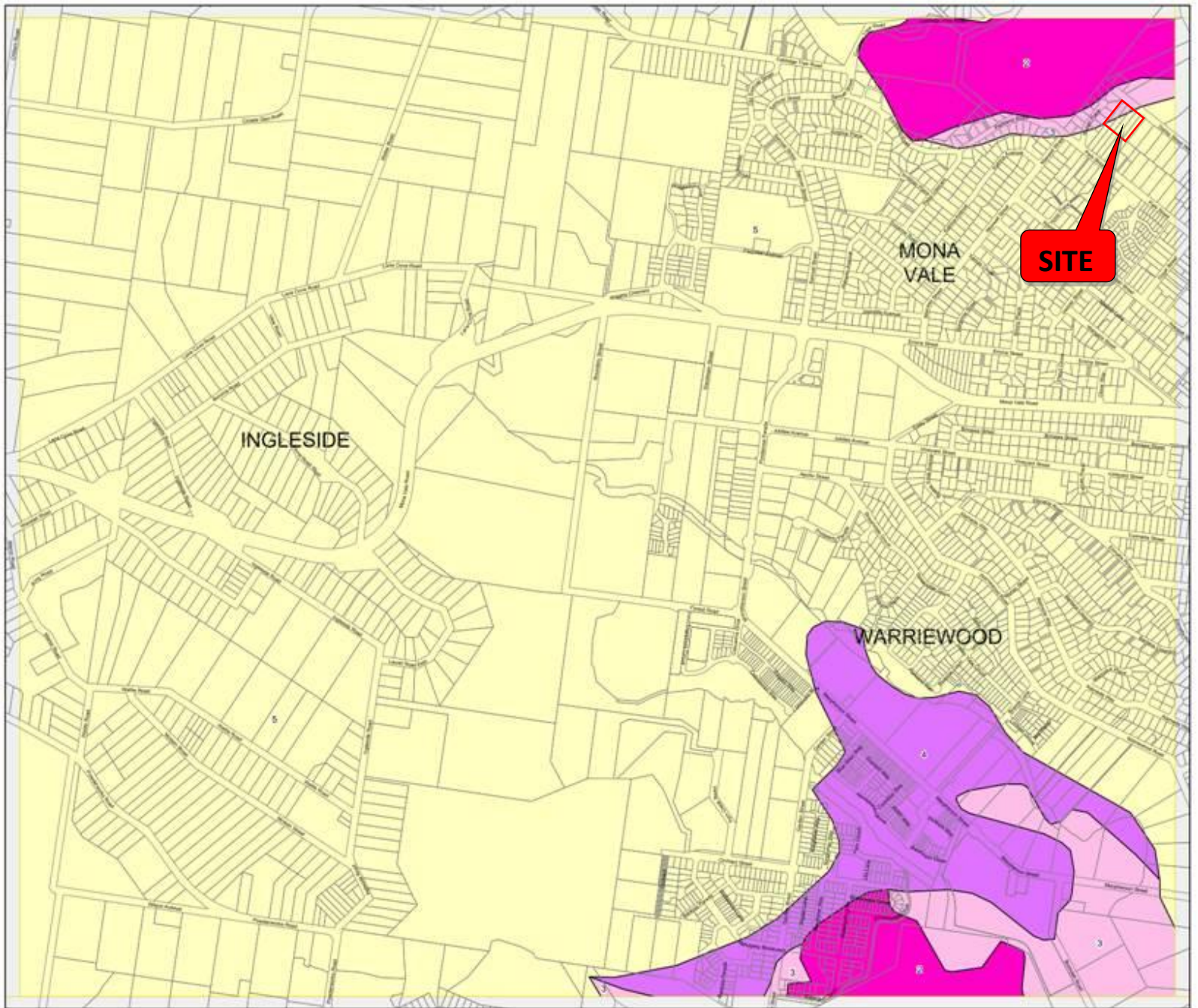
-  Cadastral 7/7/2012
-  Land & Property Information (LPI)

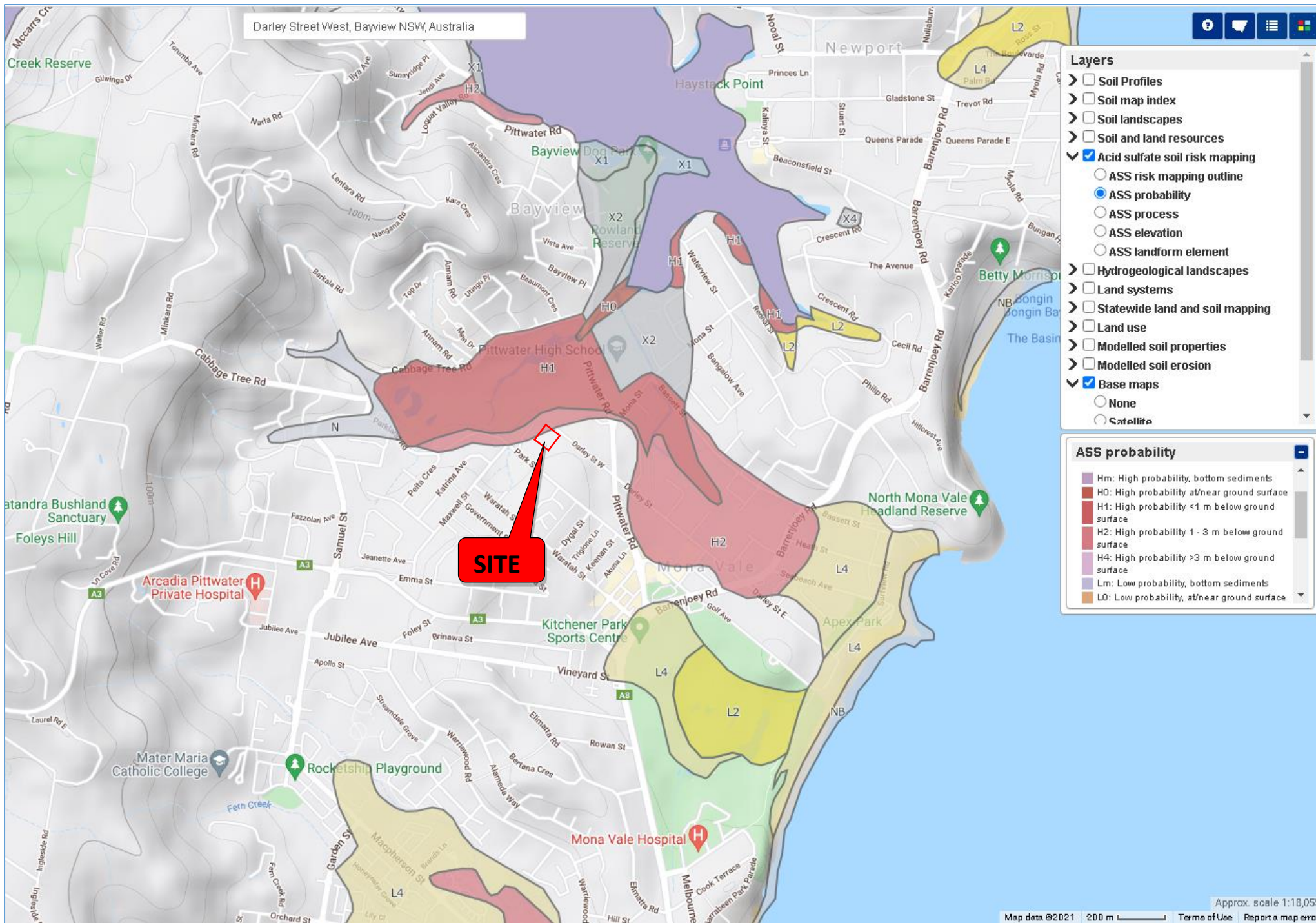


Projection: GDA 1984
MGA Zone 58

Scale: 1:10,000 @ A3

File Number: 6379_CDM_ASS_012_010_20140217





Approx. scale 1:18,055

APPENDIX H

GROUNDWATER DATA



All Groundwater Site Details » All Groundwater Map
GREATER SYDNEY REGION

All data times are Eastern Standard Time

[bookmark this page](#)

Map

Darley Street, Mona Vale, Northern Beaches, Northern Beaches Council, New South Wales, 2103, Australia 1

Groundwater Bores

- Groundwater works
- ◆ Telemetered bores
- ▲ Logged bores
- Manual bores

Monitoring Bore Types

- Alluvial
- Coastal Sands
- Fractured Rock
- Porous Rock
- Great Artesian Basin
- Discontinued

Groundwater Works

- Monitoring Bores
- Telemetered Bores
- Coal Basin Bores
- Discontinued Bores

There is 1 site within 500 metres of the selected point.
GW111610

Scale = 1 : 1693 | 342304, 6273024, 56

Imagery ©2020, CNES / Airbus, Maxar Technologies | Terms of Use | Report a map error

[contact WaterNSW](#)



WaterNSW

Work Summary

GW111610

Licence:

Licence Status:

Authorised Purpose(s):
Intended Purpose(s): RECREATION (GROU

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Auger

Owner Type: Private

Commenced Date:
Completion Date: 16/09/2011

Final Depth: 30.50 m
Drilled Depth: 30.50 m

Contractor Name: INTERTECH

Driller: Paul Sheehy

Assistant Driller:

Property:

Standing Water Level 1.200
(m):

GWMA:
GW Zone:

Salinity Description:
Yield (L/s): 3.300

Site Details

Site Chosen By:

County: CUMBERLAND
Parish: NARRABEEN
Cadastre: 191 1039481
Form A: Licensed:

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6273089.000
Easting: 341946.000

Latitude: 33°40'13.3"S
Longitude: 151°17'42.5"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.00	230			Auger
1		Hole	Hole	5.00	30.50	305			Rotary Air/Mud
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing	Steel	-0.50	0.70	168			Suspended in Clamps
1	1	Casing	Pvc Class 9	-0.40	19.00	140			Screwed and Glued
1	1	Opening	Screen	19.00	23.00	136		0	Stainless Steel 304, Welded, A: 0.70mm
1	1	Opening	Screen	23.00	24.00	136		0	Stainless Steel 304
1	1	Opening	Screen	24.00	28.00	136		0	Stainless Steel 304, A: 0.70mm
1	1	Opening	Screen	28.00	29.00	136		0	Stainless Steel 304

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
----------	--------	---------------	----------	------------	------------	-------------	----------------	---------------	-----------------

9.00	15.00	6.00	Unknown					
19.00	23.00	4.00	Unknown					
24.00	30.00	6.00	Unknown	1.20	3.30			206.00

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.00	2.00	SILTY SAND BLACK FILL	Silty Sand	
2.00	3.00	1.00	SILTY SAND BLACK	Silty Sand	
3.00	8.00	5.00	SANDY CLAY GREY	Sandy Clay	
8.00	9.00	1.00	SILTY CLAY,GREY,WHITE	Silty Clay	
9.00	15.00	6.00	QUARTZ SAND WITH CLAY BANDS	Sand	
15.00	19.00	4.00	SANDY CLAY WHITE	Sandy Clay	
19.00	23.00	4.00	QUARTZ SANDY CLAY ORANGE	Sandy Clay	
23.00	24.00	1.00	SANDY CLAY ORANGE	Sandy Clay	
24.00	30.00	6.00	QUARTZ SANDY CLAY	Sandy Clay	
30.00	30.50	0.50	SANDSTONE WEATHERED ORANGE	Sandstone	

*** End of GW111610 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

APPENDIX I

ENVIRONMENTAL NOTES

IMPORTANT INFORMATION REGARDING YOUR ENVIRONMENTAL SITE ASSESSMENT

These notes have been prepared by Geotechnique Pty Ltd, using guidelines prepared by the ASFE (Associated Soil and Foundation Engineers). The notes are offered to assist in the interpretation of your environmental site assessment report.

REASONS FOR AN ENVIRONMENTAL ASSESSMENT

Environmental site assessments are typically, though not exclusively, performed in the following circumstances:

- As a pre-acquisition assessment on behalf of either a purchaser or a vendor, when a property is to be sold
- As a pre-development assessment, when a property or area of land is to be redeveloped, or the land use has changed e.g. from a factory to a residential subdivision
- As a pre-development assessment of greenfield sites, to establish baseline conditions and assess environmental, geological and hydrological constraints to the development of e.g. a landfill
- As an audit of the environmental effects of previous and present site usage

Each circumstance requires a specific approach to the assessment of soil and groundwater contamination. In all cases the objective is to identify and if possible quantify the risks that unrecognised contamination poses to the ongoing proposed activity. Such risks may be both financial (clean-up costs or limitations in site use) and physical (health risks to site users or the public).

ENVIRONMENTAL SITE ASSESSMENT LIMITATIONS

Although information provided by an environmental site assessment can reduce exposure to the risk of the presence of contamination, no environmental site assessment can eliminate the risk. Even a rigorous professional assessment may not detect all contamination within a site. Contaminants may be present in areas that were not surveyed or sampled, or may migrate to areas which did not show signs of contamination when sampled. Contaminant analysis cannot possibly cover every type of contaminant that may occur; only the most likely contaminants are screened.

AN ENVIRONMENTAL SITE ASSESSMENT REPORT IS BASED ON A UNIQUE SET OF PROJECT SPECIFIC FACTORS

In the following events and in order to avoid cost problems, you should ask your consultant to assess any changes in the conclusion and recommendations made in the assessment:

- When the nature of the proposed development is changed e.g. if a residential development is proposed, rather than a commercial development
- When the size or configuration of the proposed development is altered e.g. if a basement is added
- When the location or orientation of the proposed structure is modified
- When there is a change of land ownership, or
- For application to an adjacent site

ENVIRONMENTAL SITE ASSESSMENT FINDINGS ARE PROFESSIONAL ESTIMATES

Site assessment identifies actual sub-surface conditions only at those points where samples are taken, when they are taken. Data obtained from the sampling and subsequent laboratory analyses are interpreted by geologists, engineers or scientists and opinions are drawn about the overall sub-surface conditions, the nature and extent of contamination, the likely impact on any proposed development and appropriate remediation measures. Actual conditions may differ from those inferred, because no professional, no matter how qualified and no sub-surface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than an assessment indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to prevent the unanticipated, however, steps can be taken to help minimise the impact. For this reason site owners should retain the services of their consultants throughout the development stages of the project in order to identify variances, conduct additional tests that may be necessary and to recommend solutions to problems encountered on site.

Soil and groundwater contamination is a field in which legislation and interpretation of legislation by government departments is changing rapidly. Whilst every attempt is made by Geotechnique Pty Ltd to be familiar with current policy, our interpretation of the investigation findings should not be taken to be that of the relevant authority. When approval from a statutory authority is required for a project, approval should be directly sought.

Environmental Notes continued

STABILITY OF SUB-SURFACE CONDITIONS

Sub-surface conditions can change by natural processes and site activities. As an environmental site assessment is based on conditions existing at the time of the investigation, project decisions should not be based on environmental site assessment data that may have been affected by time. The consultant should be requested to advise if additional tests are required.

ENVIRONMENTAL SITE ASSESSMENTS ARE PERFORMED FOR SPECIFIC PURPOSES AND CLIENTS

Environmental site assessments are prepared in response to a specific scope of work required to meet the specific needs of specific individuals e.g. an assessment prepared for a consulting civil engineer may not be adequate to a construction contractor or another consulting civil engineer.

An assessment should not be used by other persons for any purpose or by the client for a different purpose. No individual, other than the client, should apply an assessment, even for its intended purpose, without first conferring with the consultant. No person should apply an assessment for any purpose other than that originally contemplated, without first conferring with the consultant.

MISINTERPRETATION OF ENVIRONMENTAL SITE ASSESSMENTS

Costly problems can occur when design professionals develop plans based on misinterpretation of an environmental site assessment. In order to minimise problems, the environmental consultant should be retained to work with appropriate design professionals, to explain relevant findings and to review the adequacy of plans and specifications relative to contamination issues.

LOGS SHOULD NOT BE SEPARATED FROM THE REPORT

Borehole and test pit logs are prepared by environmental scientists, engineers or geologists, based upon interpretation of field conditions and laboratory evaluation of field samples. Logs are normally provided in our reports and these would not be redrawn for inclusion in site remediation or other design drawings, as subtle but significant drafting errors or omissions may occur in the transfer process. Photographic reproduction can eliminate this problem, however, contractors can still misinterpret the logs during bid preparation if separated from the text of the assessment. Should this occur, delays and disputes, or unanticipated costs may result.

To reduce the likelihood of borehole and test pit log misinterpretation, the complete assessment should be available to persons or organisations involved in the project, such as contractors, for their use. Denial of such access and disclaiming responsibility for the accuracy of sub-surface information does not insulate an owner from the attendant liability. It is critical that the site owner provides all available site information to persons and organisations, such as contractors.

READ RESPONSIBILITY CLAUSES CLOSELY

An environmental site assessment is based extensively on judgement and opinion; therefore, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. In order to aid in prevention of this problem, model clauses have been developed for use in written transmittals. These are definitive clauses, designed to indicate consultant responsibility. Their use helps all parties involved recognise individual responsibilities and formulate appropriate action. Some of these definitive clauses are likely to appear in the environmental site assessment and you are encouraged to read them closely. Your consultant will be happy to give full and frank answers to any questions you may have.