


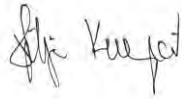


Preliminary Site Investigation
50 Botany Street, Bondi Junction NSW 2022
Bondi Exchange
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Executive Summary:

Introduction

Progressive Risk Management Pty Ltd (PRM) were engaged by Bondi Exchange (the client) to complete a Preliminary Site Investigation (PSI) for the property located at 50 Botany Street, Bondi Junction NSW (the site).

Objectives

The objective of this PSI is to determine if the former site use or any surrounding activities have resulted in a potential contamination risk to either human health or the environment and establish if the site is suitable for the proposed medium density residential development.

Scope of Works

To achieve the objective of this PSI, the following scope of works was undertaken:

- Desktop review of publicly accessible information and historical records including but not limited to environmental setting, historical business records, aerial photography, land title certificates, and NSW EPA databases.
- A comprehensive inspection of the site and surrounding area.
- Development of a preliminary Conceptual Site Model (CSM) identifying the potential sources, pathways, and receptors of potential site contamination.
- Preparation of this PSI, with consideration of the suitability of the site for the intended medium density residential land use.

Conclusions and Recommendations

The findings of the PSI indicate that there is potential for environmental impacts to exist associated with recent and historic activities at the site including: potential hazardous building materials in existing structures; chemical storage and use a; potential for fill material of unknown quality either imported to the site or containing hazardous materials from demolition of former structures; and historic use of part of the site as a motor vehicle mechanics.

In order to assess the potential environmental impacts, the site will require a Detailed Site Investigation (DSI) in accordance with relevant NSW EPA guidelines and completion of any required remediation (if concentrations are identified that are above the relevant criteria for 'high density residential land use'). **It is noted that the proposed design includes the bulk out for basement excavation across a large portion of the site which would require the removal of soil from the site. This in turn would most likely remove any potentially contaminated soil. It is considered the site can be made suitable for the proposed residential land use subject to the completion of the further assessments. The potential for contamination to exist from current or former site uses does not preclude this site from being utilised for the proposed redevelopment.**

Recommendations for the site are as follows:

- A destructive hazardous building materials survey of the existing Telstra Operations Building to be undertaken by a suitably qualified Hazardous Materials Consultant prior to the demolition works. If hazardous building materials are identified, it is recommended that a suitable removalist is engaged to remove any HBM prior to demolition, with a subsequent clearance provided by a suitably qualified hygienist. This will minimise the potential for any HBM to impact the contamination of remaining site soils.
- Following the removal of all structures from the site, a DSI is to be completed to confirm the contamination status of the site.
- Should the DSI identify any potential risk to human health or the environment for the proposed redevelopment, additional sampling and/or remediation may be required.

This Executive Summary should be read alongside the PSI in its entirety.

Table of Contents

1.	Introduction.....	1
2.	Site Information and Environmental Setting.....	3
3.	Site History	6
4.	Preliminary Conceptual Site Model	1
5.	Conclusions and Recommendations	1
6.	Limitations	2

Attachments and Appendices

Figures

Appendix A: Photographic Log

Appendix B: Title Searches

Appendix C: Lotsearch Report

Appendix D: SafeWork NSW Schedule 11 Search Results

Appendix E: Section 10.7 Planning Certificate

Definitions and Abbreviations

ACM	Asbestos Containing Material
AEC	Area of Environmental Concern
AHD	Australian Height Datum
ASS	Acid Sulfate Soil
AST	Above Ground Storage Tank
BGL	Below Ground Level
BOM	Bureau of Meteorology
CoPC	Contaminant(s) of Potential Concern
CLM	Contaminated Land Management
CSM	Conceptual Site Model
DSI	Detailed Site Investigation
EPA	Environment Protection Authority
mAHD	Metres Australian Height Datum
mbgl	Metres below ground level
NATA	National Association of Testing Authorities
NEPM	National Environmental Protection Measure
PFAS	Per- and poly-fluoroalkyl substances
PRM	Progressive Risk Management
PSI	Preliminary Site Investigation
SAC	Site Assessment Criteria
SWMS	Safe Works Method Statement
UPSS	Underground Petroleum Storage System
UST	Underground Storage Tank
WHS	Work Health and Safety

1. Introduction

Progressive Risk Management Pty Ltd (PRM) were engaged by Bondi Exchange (the client) to complete a Preliminary Site Investigation (PSI) for the property located at 50 Botany Street, Bondi Junction NSW (the site).

The site location is provided in Figure 1 and the site layout in Figure 2.

The site was formerly a telecommunications exchange for Telstra, with a storage yard, transmission tower, support buildings and office block located on the site. The client has acquired the site from Telstra and have proposed to redevelop the site for medium-density residential properties. A portion of the site has been leased back to Telstra and contains a phone tower and is not included as part of the redevelopment.

The PSI was requested by the client prior to the submission of a planning report for the redevelopment of the site, to obtain an understanding of the potential contamination at the site, and if it will impact their ability to redevelop the site for residential land use.

The PSI was prepared in accordance with PRM quote Q2408.

1.1. Objectives

The objective of this PSI is to determine if the former site use or any offsite contaminating activities have resulted in a potential contamination risk to either human health or the environment and establish if the site is suitable for the proposed medium density residential development.

1.2. Scope of Works

To achieve the objective of this PSI, the following scope of works was undertaken:

- Desktop review of publicly accessible information and historical records including but not limited to environmental setting, historical business records, aerial photography, land title certificates, and NSW EPA databases.
- A comprehensive inspection of the site and surrounding area.
- Development of a preliminary Conceptual Site Model (CSM) identifying the potential sources, pathways, and receptors of potential site contamination.
- Preparation of this PSI, with consideration of the suitability of the site for the intended medium density residential land use.

1.3. Project Specific Limitations

This PSI was limited to a desktop study and site walkover only, with no intrusive soil sampling undertaken.

1.4. Approach under Regulatory Framework

The standards and methodologies that have been used for the development of this PSI are those 'made or approved by' by the EPA and generally comply with the provisions of the NSW Contaminated Land Management Act 1997.

The following guidelines have been utilised in the preparation of this report:

- State Environmental Planning Policy (Resilience and Hazards), (2021).
- The Contaminated Land Management Act 1997 (the CLM Act).
- Guidelines for Consultants Reporting on Contaminated Land (NSW EPA, 2020).
- National Environment Protection Council (1999, Revised 2013) National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEMP, 2013)



- Guidelines for the NSW Auditor Scheme (3rd Edition), NSW Environmental Protection Authority (EPA 2017).
- Protection of the Environment Operation (Underground Petroleum Storage Systems) Regulation 2019
- NSW EPA Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019

2. Site Information and Environmental Setting

2.1. Site Details

A summary of site details is provided in Table 1.

Table 1: Site Details	
Detail:	Information:
Site Address:	50 Botany Street, Bondi Junction NSW 2022
Lot Parcel:	Lot 1 of DP619753
Site Area	1,120 m ² (excludes approximate 230m ² leased back to Telstra)
Local Council:	Waverley Council
Current Zoning:	SP2 – Telecommunications Facility under Waverley Local Environmental Plan 2012.
Current Site Owner:	Bondi Exchange Pty Ltd
Current site use	The site is currently vacant with former Telstra exchange, substation and tower still present on site. Telstra operates a phone tower in a portion of the site.
Proposed Future Use:	The site is proposed to be redeveloped for a medium density residential apartment building, including an one level of basement parking.
Surrounding land use	The site is currently in the middle of a medium density residential zone. North: low density residential housing South: low density residential, Birrell St and with an aged care facility and disability services further south. East: Telstra lease back area with phone tower, Council street and low density residential properties and a childcare centre further east. West: Botany St, low density residential, with commercial properties further west.

2.2. Current Site Description and Inspection

A site walkover was completed on 09 November 2023. The following observations were made:

- The site is a rectangular shape, approximately 70m in length and 20m wide, with a transmission tower, office building and kiosk substation. There is dual access to the site from Botany Street to the west, and from Council Street to the east.
- A 230m² area on the eastern portion of the site is leased to Telstra and contains a newly erected mobile phone tower and hardstand. This area of the site is separated from the remainder by chain link fencing and locked gate.
- A kiosk substation was observed within the garden area in the western portion of site, adjacent Botany Street. The substation was situated on a concrete hardstand block and was locked at the time of inspection. It is likely to have been installed around 1991 based on title search records. The surrounding grassy area was observed to have black plastic visible through soils and grass. It is understood the substation will likely remain onsite following redevelopment to residential properties.
- Two suspected asbestos containing material (ACM) fragments were found on the grass surface at the western end of the site.
- Evidence of a former underground storage tank (UST) footprint was identifiable in the driveway entering the site from Botany Street. The concrete had been cut and backfilled.
- The central section of the site is occupied by a three to four storey office building, formerly utilised by Telstra, presumed to have been constructed in the 1960s-1970's based on aerial imagery. The building is in the process of being decommissioned. At the time of the walkover, the building was locked and unable to be accessed for inspection.

- The majority of the eastern portion of the site was occupied by a transmission tower, which is no longer operational. Onsite interviews with the client and the Telstra representative indicated that the tower is due to be deconstructed in the first half of 2024. A new mobile phone tower has recently been erected on the eastern-most portion of the site (lease back area), along Council Street.
- The site was largely covered in concrete hardstand, predominantly in the driveway areas, surrounding the office building, and beneath the transmission tower. Some areas of exposed soil and vegetation were observed beneath the tower, along the property boundary in the western portion of the site, adjacent Botany Street, and along the property boundary in the eastern portion of the site to the north and south of the old tower. Vegetated areas appeared healthy with no dieback observed.
- The footprint of the former above ground storage tank (AST) was observed in the northeastern portion of the site, with concrete hardstand covering the area.
- A locked Equipment Room with a '**Combustible Liquids**' sign and a locked Diesel Room for the generator was noted within the eastern portion of the site, to the west of the old transmission tower. No access was provided into either room.
- The perimeter of the site was fully fenced, with an additional internal fence erected to cordon off the area which has been leased back to Telstra for the new tower in the eastern portion of the site.
- An easement was identified, which runs along the southern boundary of the site.

Relevant images are shown in the attached Photographic Log included in Appendix A.

2.3. Environmental Setting

Information relating to the environmental setting was obtained from the LotSearch Enviro Professional Report (reference LS049737, dated 31 October 2023) provided within Appendix C. A summary of site environmental setting is presented in Table 2.

Table 2: Environmental Setting	
Soils Landscape:	<p>The site is within two soil landscape groups: the Newport Soil Landscape Group, and the North Head Soil Landscape Group.</p> <p>The Newport Soil Landscape consists of gently undulating plains to rolling rises of Holocene sands. Soils include well sorted Siliceous Sands overlying moderately deep buried sands, including yellow Podzolic Soils with sandy topsoils and deep Podzols in depressions. The dominant soil materials are loose dark brown sand to sandy loam, with loose apedal single-grained structure and porous sandy fabric. The local relief is generally <10m, with usually slopes <10% on lower slopes and plateau surfaces. Cleared Eucalypt woodland, scrub, and open heathland. Limitations of this soil landscape include very high soil erosion hazard, localised to steep slope, and low soil fertility, with non-cohesive topsoil.</p> <p>The North Head Soil Landscape consists of elevated gently undulating dune fields of windblown sands predominately on coastal headlands. Soils include deep Podzols overlying bedrock, with occasional buried sandstone soils, Siliceous Sands and Yellow Podzolic Soils. The dominate soil materials are loose speckled black sand to sandy loam, with apedal single-grained structure and sandy fabric. Surface soils are often loose, but occasionally may be friable when organic matter content is abundant. Bleached loose sands and black soft sandy organic pan soil materials are found within this landscape. The local relief is generally <5m, with slopes <15%. Heathland and scrub with occasional woodland. This soil landscape is limited by extreme wind and high-water erosion hazard, very low soil fertility and non-cohesive and highly permeable soils.</p>
Acid Sulphate Soils:	<p>Waverley Local Environmental Plan 2012 has no Acid Sulfate Soil Risk mapped for the site.</p> <p>A review of the CSIRO Atlas of Australian Acid Sulfate Soils indicates majority of the site is within a low probability area of occurrence with 6-70% chance of occurrence. The eastern portion of site lies within an extremely low probability area of occurrence with 1-5% chance of occurrence.</p>
Geology	<p>A review of the Sydney 1:100,000 Geological Sheet map (Department Finance, Services & Innovation 2023) indicated the site is underlain by Triassic medium to</p>

Table 2: Environmental Setting

	coarse grained quartz sandstone with minor shale and laminite lenses (Hawkesbury Sandstone).
Hydrogeology:	<p>A review of the Bureau of Meteorology (BOM), Water NSW Borehole database identified no registered groundwater wells onsite.</p> <p>101 wells were identified within a 2km radius of the site. Majority of the wells are utilised as monitoring wells or water supply. The nearest wells are located approximately 268m southwest of the site and are monitoring bores.</p> <p>The driller logs available for the wells closest to the site identified sand fill, with underlying crushed sandstone and sandstone bedrock 2 – 10 metres below ground level (mbgl). Standing water level varied between 2 mbgl and 49 mbgl across the monitoring wells in the 2km radius.</p> <p>Geoscience Australia Hydrology Map of Australia identified a porous, extensive aquifer of high productivity underlying the site and surrounds.</p> <p>Inferred groundwater direction is towards the east following surface topography towards the Pacific Ocean, located approximately 1.7 km east of site.</p>
Topography / Drainage:	<p>The site surface has a slight east to west slope, with elevation along the eastern border at 104 metres Australian Height Datum (mAHD), and on the western boarder 100mAHD. Surface water is expected to infiltrate grassed areas with any runoff directed to onsite spoon drains on the northern boundary of the site and expected to flow west towards Botany Street to be managed by stormwater infrastructure.</p>
Sensitive Receptors:	<p>Bondi Junction Reservoir is located approximately 78m northeast of the site.</p> <p>Residential properties border the site on the northern and southern sides. A preschool is located approximately 50m east of the site and an aged care facility is approximately 70m south of the site.</p> <p>No commonwealth or state listed heritage items were listed on site. The closest national heritage item listed is Charing Cross Commercial Centre located 396m south of the site. State listed heritage items are St Mary's Anglican Church and Pipe Organ located 21m east of the site, Waverley Reservoir over 200m to the northeast of site, Charing Cross located 457m south, Mary Immaculate Group located 469m south and Centennial Park, Moore Park, Queens Park located over 475m to the southwest of site.</p> <p>Native vegetation identified by NSW Department of Planning and Environment include Heathlands approximately 629m to the southwest of the site, Dry Sclerophyll Forests 897m to the north and Rainforests 963m to the north. No Ramsar Wetlands were listed within 1km of the site.</p> <p>A number of flora and fauna listed under the NSW BioNet Atlas including vulnerable, endangered, critically endangered and extinct species have been observed within 10km of the site.</p> <p>The site is within NSW EPA UPSS Regulation Sensitive Zone Map, likely due to it's proximity to the ocean.</p>

3. Site History

The following sections provide an overview of the desktop review that was completed as part of the PSI.

3.1. Historical Title Searches

Refer to Appendix B for a copy of the historical title records. A review of the historical titles held for the property identified that the site was divided into three lots from 1914 until 1985 where it purchased as one lot by Telstra. The site was largely owned by individuals likely for residential use from 1914, with one owner listed as a motor mechanic. The eastern portion (Botany St access, shown in yellow in Appendix B) was owned by the mechanic from 1949 to 1960. The northern lot (Council St access, shown in blue in Appendix B) was later purchased by the mechanic in 1953 and both were sold in 1960.

Commonwealth of Australia obtained the three subdivided sections of the site gradually from 1960 to 1967.

Ownership of the entire site by Telstra Corporation Ltd (formerly Australian Telecommunications Commission) was transferred on 29 November 1985, which is consistent with aerial photographs.

A lease of Substation No. 6600 with a right of way and easement for electricity purposes commenced in 1991.

A proposal of subdivision of the site for the purpose of road widening of Council St (formerly Carrington Road) was cancelled in 1982.

The site had a transfer of property from Telstra Corporation Ltd to Bondi Exchange Pty Ltd completed on 20 June 2023, with a lease back agreement for the eastern portion of site for the Telstra mobile tower.

3.2. Historical Aerial Photographs

Historical aerial photographs from various years between 1930 to 2023 were obtained from the Department Finance, Services & Innovation through Lotsearch report LS049737. Copies of the aerial photographs are included in Appendix C.

The aerial photograph review was conducted to ascertain a general history of the site and surrounding area. This review is summarised in Table 3.

Table 3: Historical Aerial Photograph Review		
Year	Observations Onsite	Observations Offsite
1930	Aerial imagery from this year is of poor quality. A structure may be present on the eastern portion of the site.	Aerial imagery from this year is of poor quality. Residential properties with established streets can be observed surrounding the site.
1943	The lot is subdivided into three. There appears to be a residential dwelling on each of the two lots facing Council Street, while the western two thirds of the site are one block that is largely vacant with one structure in the centre of the site.	Development of residential properties surrounding the site. St Mary's Church and grounds have been established. A large reservoir has been constructed to the northeast of site.
1951	No significant changes.	No significant changes.
1955/1956	No significant changes.	No significant changes.
1961	Earthworks appear to be undertaken in the central portion of the site.	No significant changes.

Table 3: Historical Aerial Photograph Review

Year	Observations Onsite	Observations Offsite
1965	Imagery from this year is of poor quality. Around this time all three lots are purchased by the Government. There appears to be further earthworks in the western portion of the site and demolition of residential structures in eastern portion of the site. Several small structures appear across the site.	Parkland to the southwest of site has been cleared of some vegetation. Construction of multistorey building at Waverley College to the southeast of site. No further notable changes.
1970	The Telstra operations building in the western and central portion of the site has been erected. Earthworks are evident on the east and western sides of the site. Two small structures are present on the south eastern corner of the site.	No significant changes.
1978	Transmission tower has been erected in the eastern portion of the site. Earthworks in western portion of site.	Redevelopment of multistorey buildings to the northeast of site.
1982	Extension of Telstra operations building in western portion of site, near Botany Street.	The residential dwellings at the north end of Carrington Road (modern day Council St) have been demolished to construct Council Street.
1986	No significant changes.	Council street is operational. No other significant changes.
1991	Eastern portion of site near Council Street has been paved and is utilised as carpark.	No significant changes.
1994	No significant changes.	No significant changes.
2000	No significant changes.	No significant changes.
2007	No significant changes.	No significant changes.
2011	No significant changes.	No significant changes.
2014	No significant changes.	No significant changes.
2017	No significant changes.	No significant changes.
2020	No significant changes.	No significant changes.
2023	Mobile phone tower erected in south eastern portion of site.	No significant changes.

3.3. Previous Environmental Reports

PRM are aware of the following previous environmental reports for the site:

- Sampling, Analysis and Quality Plan (SAQP), 50 Botany Street, Bondi Junction NSW, April 2023, ref P036200.001 (PRM, 2023a)
- Above Ground Storage Tank (AST) Removal Validation Letter, 50 Botany St, Bondi Junction NSW, May 2023, ref P036200.002 (PRM, 2023b)
- UPSS Soil Validation Report, 50 Botany St, Bondi Junction NSW, May 2023, ref P036200.003 (PRM, 2023c)
- Waste Classification Report, 50 Botany Street, Bondi Junction NSW, May 2023, ref P036200.004 (PRM, 2023d)

Refer to the below for a summary of the reports relevant to the PSI.

[SAQP \(PRM, 2023a\)](#)

PRM prepared an SAQP for RARE Environmental in relation to the validation sampling

following removal of an abandoned UPSS at the site.

One 2,000L underground storage tank (UST) was located in the Botany Street driveway of the site (shown in Figure 2) associated with backup generators. It was reportedly decommissioned insitu in 2005 however no reports or validation were available to confirm. To comply with current industry guidelines, Protection of the Environment Operations (UPSS) Regulation 2019 and Guidelines for the Implementation of the UPSS Regulation 2020, the UPSS was to be removed.

The UPSS was to be removed with contamination chase out of any impacted soil to be completed with the final excavation footprint to be validated via soil sampling and excavated soils to be disposed of offsite.

[AST Removal Validation Letter \(PRM, 2023b\)](#)

PRM prepared a validation letter following the removal of the AST and associated localised contamination within the stormwater system at the site for RARE Environmental.

A redundant 2,000L AST which reportedly had formerly stored diesel for a backup generator was located on the eastern portion of the site near the northern boundary (shown on Figure 2). It is understood it was formerly connected to a room which housed the backup generator but had since been disconnected and wrapped in blue plastic. During a walkover conducted as part of the pre-works for UPSS removal, the AST was identified and a potential spill/leak from the AST was observed to have migrated westward via the concrete-lined stormwater system. Evidence of hydrocarbon impact was encountered between the AST and a stormwater pit adjacent to the UPSS, hydraulically downgradient of the AST. This pit was observed to have a significant amount of organic material with hydrocarbon impacted water with a strong hydrocarbon odour. Pits further downgradient of the UST were inspected by PRM and were identified as also containing large amounts of organic material, although no hydrocarbon odour or surface water present within any of the downgradient pits.

Observations made during removal of the UST (PRM, 2023c) identified localised black staining of soils with hydrocarbon odour surrounding the stormwater pit adjacent to the UST. Hydrocarbon impacted water, likely associated with the AST leak/spill, was migrating from the base of the pit into the underlying soil.

The AST was emptied of residual product via hydro vacuum, dismantled and disposed of offsite. The concrete-lined stormwater system was cleaned via hydro vacuum extraction. PRM conducted a validation inspection following removal works with all visible areas of the stormwater system free of hydrocarbon odours, impacted media (organic material/surface water), and concrete appeared to be in good condition.

Excavation of hydrocarbon impacted material surrounding the stormwater pit in the existing UST excavation was undertaken. Screening via PID and onsite mobile laboratory was undertaken during works to ensure all hydrocarbon contaminated material was removed. The contaminated material was noted to be stained, with a strong hydrocarbon odour. A total of 9m³ of hydrocarbon impacted soils was chased out, stockpiled and ultimately disposed of offsite as General Solid Waste as per PRM, 2023d.

PRM concluded that the primary source of contamination (the AST) and all observed secondary sources of contamination (organic material/impacted surface water within the stormwater system, and contaminated soil material adjacent to the stormwater pit) had been adequately removed from site.

[UPSS Soil Validation Report \(PRM, 2023c\)](#)

PRM prepared a Soil Validation Report detailing the UPSS removal and validation works completed at the site. The objective of the works was to supervise the removal of the UST and collect appropriate soil validation samples to ensure the site was suitable for continued commercial and industrial use.

The removed UST appeared to be in good condition, was filled with concrete with fill point free of residues or odours. Soils surrounding the UST were free of residual odours or staining. Five validation samples were collected from the walls and base in accordance with the SAQP (PRM, 2023a). TRH and BTEX results were all below the laboratory detection limit.

Approximately 5m³ of soil from the UST excavation pit was stockpiled and analysed onsite via PID and mobile laboratory QED UV hydrocarbon analyser. All PID readings were below 0.2ppm and QED readings below the NATA laboratory limit. The material was reused to backfill the excavation.

Crushed sandstone was imported to site for use as backfill. PRM inspected the material prior to importation (at a holding depot, not the source site). The material was visually consistent with Virgin Excavated Natural Material (VENM). Three samples were collected with results below the validation criteria for imported materials and was considered suitable for use on site.

No groundwater sampling was completed as no groundwater was encountered in the UST excavation and no evidence of hydrocarbon contamination associated with the UST was identified therefore vertical migration to groundwater considered unlikely.

PRM concluded that the site was suitable for divestment in relation to soil contamination from the former UPSS due to the UPSS being removed and disposed of, the excavation pit samples met the site validation criteria and the excavation had been filled with suitable material.

PRM has reviewed the analytical results from the excavation validation samples and imported materials in relation the residential (HIL/HSL-B) criteria for the proposed redevelopment. All results are below this landuse criteria.

Waste Classification (PRM, 2023d)

PRM prepared a waste classification pertaining to the 9m³ of materials removed from the stormwater pit associated with the AST leak (PRM, 2023b), undertaken during the UPSS removal works (PRM, 2023c). The material was classed as General Solid Waste (non-putrescible). One sample exceeded the CT2 criteria for benzo(a)pyrene, however, Toxicity Characteristic Leaching Procedure (TCLP) analysis was conducted and all concentrations detected were below the TCLP1 and SCC1 criteria.

No other previous environmental reports have been provided for review.

3.4. SafeWork NSW

In an attempt to gain additional information on the nature hazardous chemical storage onsite including the former AST and UST, a search of Schedule 11 Hazardous Chemicals stored on the premises records held by SafeWork was undertaken. No records pertaining to the site were found. A copy of these results is included in Appendix D.

3.5. Historical Business Records

A review of the Universal Business Directory records from 1950 to 1991, within the Lotsearch report included in Appendix C, was performed to identify potentially contaminating activities that may have been undertaken on site or in the surrounding area that may have migrated to the site. Potentially contaminating activities include but are not limited to those activities described in Appendix A of Managing Land Contamination, Planning Guidelines SEPP 55 – Remediation of Land.

Onsite

The site has been owned by Telstra from 1985 to 2023 for use as a Telecommunications Facility (See Section 3.5). There are no other historical business records for the site.

Offsite

Business activities in the immediate surrounds have included schools, hospitals, electrical contractors, carriers & cartage contractors, dental laboratories, floor sanding & polishing contractors, medical practitioners, justices of the peace, plumbers, gas fitters & drainlayers, transport services interstate, and masseurs & masseuses.

There are several business records of motor garage and service stations from the 1948 to

the 1993 located 202m west of site.

The historical business records indicated the presence of a dry cleaners 221m southwest of the site, and 232m southwest of the site.

No potentially contaminating activities were identified onsite or on neighbouring properties.

3.6. Review of EPA Records

A search of the NSW EPA Contaminated Land Records of Notices and List of NSW Notified Sites (as of 31 October 2023) in relation to Section 58 and 60 of the CLM Act (1997) was undertaken for the site surrounding area within a 1 km radius, which reported the following:

- No records from the NSW EPA Contaminated Land list or Records of Notice existed for the site.
- Five properties in the surrounding area have been listed on the Contaminated Land Sites Notified to EPA, including service stations located 563m to the northeast of the site, 701m north of the site and 964m east of the site.
- One property in the surrounding area has been listed in the Record of Notices, a service station 701m north of the site.
- Two current licenced activities under the Protection of the Environment Operations Act (POEO) Act (1997) have been listed, located 268m northwest of site, in relation to Sydney Trains and Sydney Metro.
- One record of former licenced activities under the POEO Act (1997) was listed for the surrounding area, located 981m southwest of the site, issued in 2000 for application of herbicides. One record of Delicensed Activities still regulation by the EPA was listed for a property 50m south of the site in relation to Hazardous Industrial or Group A Waste Generation or Storage.
- One EPA Penalty Notice, issued in 2021, has been listed for a property located 268m northwest of the site, in relation to Sydney Trains, under the POEO Act (1997).
- No historical EPA PFAS investigations, Defence PFAS investigations, Defence PFAS management program, or Airservices Australia National PFAS management programs have been undertaken within the 2km surrounding the site.

A copy of these results is included in Appendix C.

3.7. Section 10.7

A copy of the Section 10.7 (2&5) Planning Certificate under the Environmental Planning and Assessment Act 1979 was provided by the client and included in Appendix E.

With regards to potential for contamination the below has been identified:

- The land is not affected by an adopted policy that restricts the development of land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.
- The following matters prescribed under Section 59(2) of the Contaminated Land Management Act 1997 (the Act) as additional matters to be specified on the planning certificate:
 - The site is not significantly contaminated land within the meaning of the that Act
 - The site is not subject to a management order within the meaning of that Act
 - The site is not the subject of an approved voluntary management proposal within the meaning of that Act
 - The site is not subject to an ongoing maintenance order within the meaning of the Act.
 - The site is not subject of a site audit statement within the meaning of the Act.

3.8. Summary of Site History Review

The summary of the site history is as follows:

- The aerial photos indicated redevelopment works on site historically may have involved the demolition of buildings containing hazardous materials (asbestos). The earthworks may have also resulted in the use of fill material of unknown quality.
- One former site owner was listed as a motor mechanic between 1949 and 1960. Potential for the site to have been utilised at this time period as a motor vehicle workshop. No other potentially contaminating business activities were identified on the site or immediate surrounds.
- Previous reports for the site identified an AST and UPSS utilised to store diesel for backup generators as part of Telstra operations. Both have been removed and validated.
- The Telstra operations building, and former radio transmitter tower located onsite were built prior to 1978. Given the age of the buildings, hazardous building materials may have been utilised during the construction process.

4. Preliminary Conceptual Site Model

The preliminary Conceptual Site Model (CSM) aims to provide an understanding of the potential for exposure to contaminants of potential concern (CoPC) and land use exposure scenarios at the site. The CSM enables an assessment of the potential source – pathway – receptor (SPR) linkages. A risk ranking has been given based on potential for SPR linkages to be complete.

The preliminary CSM is summarised in Table 4.

Area of Concern	CoPC	Transport Mechanisms	Exposure Pathway	Receptors	SPR Linkage	Risk Ranking
Former Telstra Operations Buildings – Demolition Waste	<ul style="list-style-type: none"> Asbestos Lead (in paint) 	<ul style="list-style-type: none"> Direct release of CoPC into the soil. Direct release of fibres into the air. 	<ul style="list-style-type: none"> Inhalation of fibres/dust. Dermal contact with contaminated soil. Incidental ingestion of soil/paint 	<p>Onsite:</p> <p>Onsite personnel including construction and maintenance workers, and future residents.</p> <p>Offsite:</p> <p>Neighbouring residents and offsite workers.</p>	<p>The former Telstra operations was built prior to 1970 (prior to the complete ban on asbestos utilised for building materials in 2003), which may indicate the presence of asbestos building materials on the site.</p> <p>Lead was a common additive in paint due to its colour and longevity until it's complete ban in 2010. Due to the building construction prior to 1970, it is likely that some paints used during construction may contain high levels of lead.</p> <p>The SPR linkages have the possibility to become complete if hazardous materials are not removed appropriately prior to demolition</p>	<p>Moderate</p> <p>Hazardous building (HMB) survey to be completed prior to demolition and HMB (if present) to be removed prior to demolition</p>
Substation	<ul style="list-style-type: none"> PCB TRH 	<ul style="list-style-type: none"> Direct release of CoPC into soil Migration of CoPC through surface water runoff 	<ul style="list-style-type: none"> Dermal contact with contaminated soil, groundwater, or surface water. Incidental ingestion/inhalation of soils and/or soil derived dust or impacted groundwater or surface water 	<p>Onsite:</p> <p>Onsite personnel including construction and maintenance workers, and future residents.</p> <p>Offsite:</p> <p>Neighbouring residents and offsite workers.</p>	<p>Typical contaminants of concern for substations have been listed based on its anticipated age (1991 based on title records).</p> <p>The SPR linkages have the possibility to become complete.</p>	<p>Moderate</p> <p>Any impact likely to be localised. To be confirmed in DSI following removal.</p>

Table 4: Preliminary Conceptual Site Model

Area of Concern	CoPC	Transport Mechanisms	Exposure Pathway	Receptors	SPR Linkage	Risk Ranking
Equipment Room and Diesel Generator Room	<ul style="list-style-type: none"> • TRH • BTEX • Asbestos • VOCs • Lead (in paint) 	<ul style="list-style-type: none"> • Direct release of CoPC into soil • Direct release of fibres into the air. • Migration of CoPC through surface water runoff 	<ul style="list-style-type: none"> • Dermal contact with contaminated soil, or surface water. • Incidental ingestion/inhalation of soils and/or soil derived dust or fibres. • Incidental ingestion of soil/paint 	<p>Onsite:</p> <p>Onsite personnel including construction and maintenance workers, and future residents.</p> <p>Offsite:</p> <p>Neighbouring residents and offsite workers.</p>	<p>The equipment rooms was not accessible at the time of inspection, the chemicals stored are unknown. Typical contaminants of concern for diesel generator and likely associated chemicals stored have been listed.</p> <p>Given the age of the structure, the presence of hazardous building materials is likely.</p> <p>The SPR linkages have the possibility to become complete if hazardous materials (if present) are not removed appropriately prior to demolition and if leaks/spills have occurred. Chemical impact likely to be localised based on likely volumes stored. Unlikely to have impacted groundwater due to hydrogeology onsite.</p>	<p>Moderate</p> <p>HBM survey to be completed prior to demolition and HMB (if present) to be removed prior to demolition</p> <p>Spills/leaks likely to be localised</p>
Transmission Tower	<ul style="list-style-type: none"> • Heavy metals • OCP • OPP • Herbicides • Lead (in paint) 	<ul style="list-style-type: none"> • Direct release of CoPC into soil • Migration of CoPC through surface water runoff 	<ul style="list-style-type: none"> • Dermal contact with contaminated soil, or surface water. • Incidental ingestion/inhalation of soils and/or soil derived dust or paint. 	<p>Onsite:</p> <p>Onsite personnel including construction and maintenance workers, and future residents.</p> <p>Offsite:</p> <p>Neighbouring residents and offsite workers.</p>	<p>Grass and soil coverage was observed beneath part of the former transmission tower, indicating potential historic use of herbicides.</p> <p>Typical contaminants of concern associated with radio transmitter towers have been listed including lead paint based on the age of the structure.</p> <p>The SPR linkages have the possibility to become complete if hazardous materials (if present) are not removed appropriately prior to demolition and if herbicide application has occurred. Chemical impact likely to be localised based on likely volumes used. Unlikely to have impacted groundwater due to hydrogeology onsite.</p>	<p>Moderate</p> <p>Hazardous building (HMB) survey to be completed prior to demolition and HMB (if present) to be removed prior to demolition</p> <p>Herbicide application likely to be localised</p>
Potential former motor vehicle workshop	<ul style="list-style-type: none"> • TRH • BTEX • PAH • VOC 	<ul style="list-style-type: none"> • Direct release of CoPC into soil • Migration of vapours vertically • Migration of CoPC to shallow groundwater and through 	<ul style="list-style-type: none"> • Inhalation of dust • Direct contact with contaminated soil, groundwater, or surface water • Incidental ingestion/inhalation of soils and/or soil derived dust or 	<p>Onsite:</p> <p>Onsite personnel including construction and maintenance workers, and future residents.</p> <p>Offsite:</p> <p>Neighbouring residents and offsite</p>	<p>Prior to use of the site by Telstra, parts of the site were owned by a motor mechanic. If motor vehicles maintenance works were operated on site there is potential for chemical use and storage (oils, solvents, degreasers), waste oil pits/sumps and joists to have been present with potential for leaks/spills and inappropriate liquid waste handling.</p> <p>There is the potential for complete SPR pathways. Potential risk to groundwater based on depth of</p>	<p>Moderate</p> <p>Soil to be investigated as part of a DSI. Should a potential risk be identified to soil or vapour as a result of DSI findings, further investigation or remediation would</p>

Table 4: Preliminary Conceptual Site Model

Area of Concern	CoPC	Transport Mechanisms	Exposure Pathway	Receptors	SPR Linkage	Risk Ranking
		surface water runoff	groundwater or vapour	workers.	any soil impact.	be required.
Potential Fill Material of Unknown Quality	<ul style="list-style-type: none"> Heavy metals TRH Asbestos BTEX PAH OCP OPP PCB 	<ul style="list-style-type: none"> Direct release of CoPC into soil Direct release of fibres into the air Migration of CoPC through surface water runoff 	<ul style="list-style-type: none"> Inhalation of fibres/dust Direct contact with contaminated soil, or surface water Incidental ingestion/inhalation of soils and/or soil derived dust. 	<p>Onsite:</p> <p>Onsite personnel including construction and maintenance workers, and future residents.</p> <p>Offsite:</p> <p>Neighbouring residents and offsite workers.</p>	<p>Potential for fill materials from demolition of the original residential buildings may have occurred, or fill material imported as part of levelling, as indicated in the 1965 to 1970 aerial imagery. ACM was observed on the surface during the walkover which may have originated from onsite fill or potentially dumped there from the neighbouring easement.</p> <p>Any materials that may have been imported to the site are of unknown quality. Typical contaminants of concern associated with fill material have been listed.</p> <p>The SPR linkage to receptors could potentially be complete if fill material is present. Risk to groundwater low as impact likely to be localised to soil.</p>	<p>Moderate</p> <p>Fill material of poor quality may be present. To be investigated as part of DSI.</p>
Former AST and UST	<ul style="list-style-type: none"> TRH BTEX 	<ul style="list-style-type: none"> Direct release of CoPC into soil Migration of CoPC to shallow groundwater Migration of CoPC through surface water runoff 	<ul style="list-style-type: none"> Dermal contact with contaminated soil, groundwater, or surface water. Incidental ingestion/inhalation of soils and/or soil derived dust. 	<p>Onsite:</p> <p>Onsite personnel including construction and maintenance workers, and current and future residents.</p> <p>Offsite:</p> <p>Neighbouring residents and offsite workers.</p>	<p>The former AST and UST were adequately removed from the site in early 2023 and validation is considered appropriate for the proposed future land use.</p> <p>In the absence of primary and secondary source of contamination, the SPR linkages are unlikely to become complete.</p>	<p>Low</p> <p>No further investigation required.</p>

- TRH – total recoverable hydrocarbons
- BTEX – Benzene, toluene, ethylbenzene and xylenes
- OCP – organochlorine pesticides
- OPP – organophosphorus pesticides
- PAH – Polycyclic aromatic hydrocarbons
- PCB – Polychlorinated biphenyls
- VOC – Volatile organic compounds

5. Conclusions and Recommendations

5.1. Conclusions

The findings of the PSI indicate that there is potential for environmental impacts to exist at the site associated with former and historic activities including potential hazardous building materials in existing structures, potential chemical use and storage, potential for fill material of unknown quality either imported to the site or containing hazardous materials from demolition of former structures and potential historic use of the site as a motor vehicle mechanic.

In order to assess the potential environmental impacts, the site will require a Detailed Site Investigation (DSI) in accordance with relevant NSW EPA guidelines and completion of any required remediation (if concentrations are identified that are above the relevant criteria for 'high density residential land use'). It is noted that the proposed design includes the bulk out for basement excavation across a large portion of the site which would require the removal of soil from the site. This in turn would most likely remove any potentially contaminated soil. It is considered the site can be made suitable for the proposed residential land use subject to the completion of the further assessments. The potential for contamination to exist from current or former site uses does not preclude this land from being utilised for the proposed redevelopment.

5.2. Recommendations

The recommendations for the site are as follows:

- A destructive hazardous building materials survey should be undertaken by a suitably qualified Hazardous Materials Consultant prior to the demolition works. If hazardous building materials are identified, it is recommended that a suitable removalist is engaged to remove any HBM prior to demolition, with a subsequent clearance provided by a suitably qualified hygienist. This will minimise the potential for any HBM to impact the contamination of remaining site soils.
- Following the removal of all structures from the site, a DSI is to be completed to confirm the contamination status of the site, and in consideration of the following:
 - Hazardous building materials from demolition have not impacted the soil.
 - The substation has not impacted the underlying soil.
 - The equipment room and diesel generator room have not impacted the underlying soil.
 - The transmission tower has not impacted the underlying soil.
 - Determine the quality of fill material
 - Confirm if potential operation of vehicle mechanic has impacted the soil.
 - As the proposed development involves bulk out of one level of basement, depth of investigation should capture all soils to be excavated for the proposed development and determine a waste classification for offsite disposal.
- Should the DSI identify any potential risk to human health or the environment for the proposed redevelopment, additional sampling and/or remediation may be required.

6. Limitations

This report is confidential and has been prepared by Progressive Risk Management Pty Ltd (PRM) for Bondi Exchange (the client). This report may only be used and relied upon by the client and must not be copied to, used by, or relied upon by any person other than the client. This report is limited to the observations made by PRM during the Preliminary Site Investigation and was limited to the assessment of contamination by desktop study and site walkover only, as detailed in the *Scope of Works*.

All results, conclusions and recommendations presented should be reviewed by a competent person before being used for any other purpose. PRM accepts no liability for use of, interpretation of or reliance upon this report by any person or body other than the client. Third parties must make their own independent inquiries.

This report should not be altered amended or abbreviated, issued in part or issued incomplete without prior checking and approval by PRM. PRM accepts no liability that may arise from the alteration, amendment, abbreviation or part-issue or incomplete issue of this report. To the maximum extent permitted by law, all implied warranties, and conditions in relation to the services provided by PRM and this report are expressly excluded (save as agreed otherwise with the client).

PRM shall bear no liability in relation to any change to site conditions after the date of this report. This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope and limitations defined herein (*Scope of Works*). Should information become available regarding conditions at the site including previously unknown sources of contamination, PRM reserves the right to review the report in the context of the additional information.

Figures



Project Reference	P036460.001
Report Name	PSI
Client	Bondi Exchange

**50 Botany Street
Bondi Junction, NSW 2022**

**Site Layout Diagram
Figure 2**



Scale: 1:450

Coord. Sys: GDA 1994 MGA Zone56

Legend

- Site Boundary
- Equipment Room and Diesel Generator Room
- Substation
- X Suspect ACM Fragment Location
- Telstra Lease Back Area
- Approximate Location of Former UST
- Approximate Location of Former AST



Image Source: Metromap (2023)

Appendix A: Photographic Log

Photolog

Report Name:	Preliminary Site Investigation
Site Details:	Bondi Exchange - 50 Botany Street, Bondi Junction NSW
PRM Reference:	P036460.001 / C0493



Photo 1: Overview of operations building from Botany Street entrance



Photo 2: Overview of site, with former radio transmitter tower and new mobile tower from Council Street entrance



Photo 3: Overview of operations building - locked at time of inspection.



Photo 4: Area between operations building and equipment room and diesel room.



Photo 5: Access door to operations building - not accessible at time of inspection.



Photo 6: Grass area in southeastern portion on site beneath former radio transmitter tower.



Photo 7: Sand material observed on surface within southeastern portion of site.



Photo 8: Overview of grass area in northeastern portion of site.

Photolog	
Report Name:	Preliminary Site Investigation
Site Details:	Bondi Exchange - 50 Botany Street, Bondi Junction NSW
PRM Reference:	P036460.001 / C0493
	Photo 9: Eastern portion of site to be leased back to Telstra with new mobile tower shown in green
	Photo 10: Overview of equipment room and diesel generator room.
	Photo 11: Overview of concrete hardstand, fill and grass beneath former radio transmitter tower.
	Photo 12: Overview of substation in western portion of site, near Botany Street.
	Photo 13: Overview of former AST area.
	Photo 14: Overview of former UST area. Area has been validated
	Photo 15: Overview of southwestern portion of site, where suspect ACM fragments were observed on ground surface.
	Photo 16: Overview of suspected ACM fragment observed on surface.
End of Photolog	

Appendix B: Title Searches



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Address: - 50 Botany Street, Bondi Junction, NSW 2022

Description: - Lot 1 D.P. 619753

As regards the part tinted pink on the attached Cadastral Records Enquiry Report: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.11.1916 (1916 to 1924)	Joseph Bray (Storeman)	Volume 2713 Folio 162 Now Volume 3084 Folio 3
31.07.1924 (1924 to 1927)	Herbert Wearing (Accountant)	Volume 3084 Folio 3
02.02.1927 (1927 to 1937)	Catherine Cummins (Married Woman)	Volume 3084 Folio 3
14.06.1937 (1937 to 1951)	Effie Ada Ellen de Belle (Spinster)	Volume 3084 Folio 3
01.08.1951 (1951 to 1966)	Mary Waldron (Widow)	Volume 3084 Folio 3
03.11.1966 (1966 to 1967)	Francis Frederick Harris (Press Operator) Mary Margaret Harris (Married Woman)	Volume 3084 Folio 3
15.11.1967 (1967 to 1985)	The Commonwealth of Australia	Volume 3084 Folio 3 Now Volume 14815 Folio 140

As regards the part tinted yellow on the attached Cadastral Records Enquiry Report: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
03.06.1914 (1914 to 1944)	Stella Adelaide Brightwell (Married Woman) Herbert William Walker (Bootmaker) Adeline Olive Walker (Spinster) Merton John Leslie Walker (Chauffeur)	Volume 5236 Folios 89 to 92
23.11.1944 (1944 to 1949)	Stella Adelaide Brightwell (Married Woman) Herbert William Walker (Bootmaker) Adeline Olive Walker (Spinster) (Transmission Application not investigated)	Volume 5236 Folios 89 to 92
14.12.1949 (1949 to 1960)	Leslie George Haynes (Motor Engineer)	Volume 5236 Folios 89 to 92 Now Volume 6148 Folio 109
23.02.1960 (1960 to 1985)	The Commonwealth of Australia	Volume 6148 Folio 109 Then Volume 7990 Folio 230 Now Volume 14815 Folio 140



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regards the part tinted blue on the attached Cadastral Records Enquiry Report: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
04.08.1920 (1920 to 1937)	Margaret White (Spinster)	Volume 3083 Folio 245
25.05.1937 (1937 to 1949)	George Wallace Lupson (Retired Builder)	Volume 3083 Folio 245
07.06.1949 (1949 to 1953)	George Thomas Martin (Bank Manager) Horace Joseph Herald (Solicitor) (Transmission Application not investigated)	Volume 3083 Folio 245
21.04.1953 (1953 to 1960)	Leslie George Haynes (Motor Mechanic)	Volume 3083 Folio 245
23.02.1960 (1960 to 1985)	The Commonwealth of Australia	Volume 3083 Folio 245 Then Volume 7990 Folio 230 Now Volume 14815 Folio 140

Continued as to the whole of Lot 1 D.P. 619753: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
29.11.1985 (1985 to 2023)	Australian Telecommunications Commission Now Telstra Corporation Limited	Volume 14815 Folio 140 Now 1/619753
20.06.2023 (2023 to Date)	# Bondi Exchange Pty Ltd	1/619753

Denotes current registered proprietor

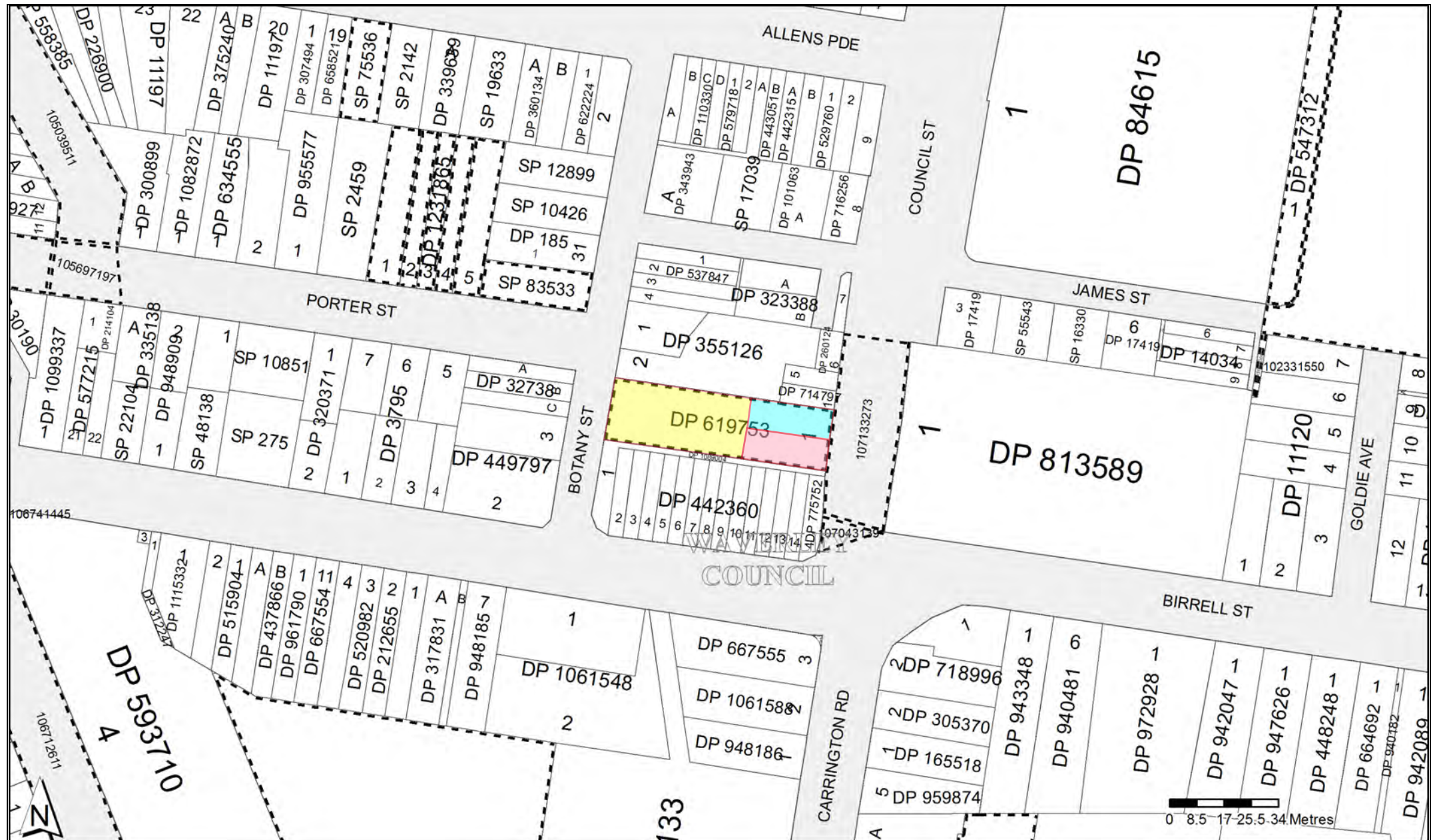
Easements: - NIL

Leases: -

- 15.04.1991 (Z526175): Lease to Sydney County Council of Substation No. 6600 together with a Right of Way and Easement for Electricity Purposes, expires 31.12.2013.
 - 08.08.2013 (AH936572) Variation of Lease Z526175, expiry date now 31.12.2038
 - 28.02.2017 (AK971351): Lease of lease Z526175 to Blue Asset Partner Pty Ltd, Eric Alpha Assess Corporation 1 Pty Ltd, Eric Alpha Asset Corporation 2 Pty Ltd, Eric Alpha Asset Corporation 3 Pty Ltd, Eric Alpha Asset Corporation 4 Pty Ltd. Expires: See dealing. Clause 2.3 (b) (ii).
 - 28.02.2017 (AK971352): Lease of lease AK971351 to Blue OP Partner Pty Ltd, Eric Alpha Operator Corporation 1 Pty Ltd, Eric Alpha Operator Corporation 2 Pty Ltd, Eric Alpha Operator Corporation 3 Pty Ltd, Eric Alpha Operator Corporation 4 Pty Ltd. Expires: See dealing. Clause 12.1.
 - 28.02.2017 (AK971571): Change of name affecting lease Z526175 lessee now Alpha Distribution Ministerial Holding Corporation.

Yours Sincerely,
Molly Elson
(Checked by Taylor Wilson)
2nd November 2023

Email: mark.groll@infotrack.com.au



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

* OFFICE USE ONLY

I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.

B. R. Davies
8th July, 1982

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



14815140

Appln. No. 13426

Prior Titles Vol.3084 Fol. 3
Vol.7990 Fol.230

Vol. 14815 Fol. 140

EDITION ISSUED

10 8 1982



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

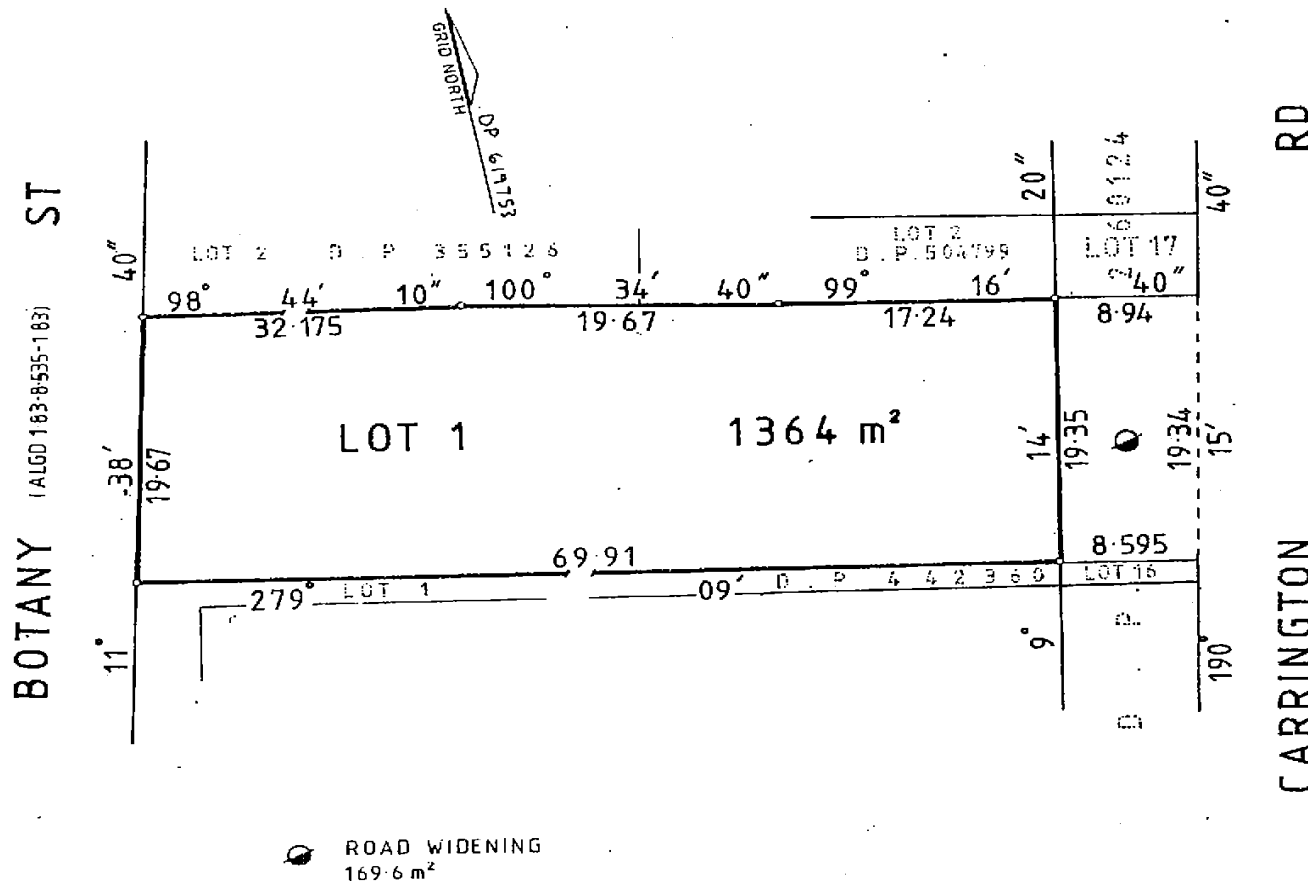
CANCELLED

Registrar General.
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 619753 at Bondi Junction in the Municipality of Waverley Parish of Alexandria and County of Cumberland being part of Portion 24.28 hectares granted to Barnett Levey on 19-10-1831.

FIRST SCHEDULE

~~THE COMMONWEALTH OF AUSTRALIA~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

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

(Page 1) Vol.

14815 140

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

Australian Telecommunications Commission by Transfer W43494. Registered 29.11.1985.



CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

W43494J



SEARCH DATE

1/11/2023 9:10AM

FOLIO: 1/619753

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

Prior Title(s): VOL 14815 FOL 140

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
15/4/1991	Z526175	LEASE	EDITION 1
9/8/2001	7839541	CHANGE OF NAME	EDITION 2
8/8/2013	AH936572	VARIATION OF LEASE	
28/2/2017	AK971351	LEASE	
28/2/2017	AK971352	SUB-LEASE	
28/2/2017	AK971502	MORTGAGE OF LEASE	
28/2/2017	AK971571	CHANGE OF NAME	
28/2/2017	AM74924	DEPARTMENTAL DEALING	
20/6/2023	AT187374	TRANSFER	
20/6/2023	AT187375	MORTGAGE	EDITION 3
20/6/2023	AT188329	CAVEAT	EDITION 4

*** END OF SEARCH ***

System Document Identification

Land Registry Document Identification

Form Number:01T-e
Template Number:t_nsw18
ELN Document ID:1928108096
ELN NOS ID: 1928108098

TRANSFER
New South Wales
Real Property Act 1900

AT187374

Stamp Duty: 10667899-001

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

LODGED BY:

Responsible Subscriber: THOMSON GEER ABN 21442367363
Address: L 14, 60 Martin PL
SYDNEY 2000
Email: PEXALandRegistry@tglaw.com.au
ELNO Subscriber Number: 7217
Customer Account Number: 501181X
Document Collection Box: 1W
Client Reference: RMN:5401260 Kir

LAND TITLE REFERENCE

1/619753

TRANSFEROR

TELSTRA CORPORATION LIMITED ACN 051775556
Registered company

TRANSFeree

BONDI EXCHANGE PTY LTD ACN 664614108
Registered company
Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of \$4,688,200.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

- 1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
- 2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- 3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
- 4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

TELSTRA CORPORATION LIMITED

Signed By: Richard Abbott
ELNO Signer Number: 3998260

Signer Capacity:Practitioner Certifier
Digital Signing Certificate Number:

Signed for
Subscriber: PARTNERS OF PIPER ALDERMAN ABN 42843327183
PIPER ALDERMAN

Subscriber Capacity:Representative Subscriber

ELNO Subscriber Number: 18640

Customer Account Number:501993

Date: 19/06/2023

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

BONDI EXCHANGE PTY LTD

Signed By: Eliza Frances Trimble

Signer Capacity:Practitioner Certifier

ELNO Signer Number: 3889569

Digital Signing Certificate Number:

**Signed for
Subscriber:**

SPECTRUM SOLUTIONS PTY LIMITED ABN 60152116393

SPECTRUM CLIENT SOLUTIONS

Subscriber Capacity:Representative Subscriber

ELNO Subscriber Number: 1342424

Customer Account Number:504981

Date: 19/06/2023



FOLIO: 1/619753

SEARCH DATE	TIME	EDITION NO	DATE
1/11/2023	9:10 AM	4	20/6/2023

LAND

LOT 1 IN DEPOSITED PLAN 619753
AT BONDI JUNCTION
LOCAL GOVERNMENT AREA WAVERLEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP619753

FIRST SCHEDULE

BONDI EXCHANGE PTY LTD

(T AT187374)

SECOND SCHEDULE (4 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 Z526175 LEASE TO SYDNEY COUNTY COUNCIL OF SUBSTATION
NO.6600 TOGETHER WITH A RIGHT OF WAY AND EASEMENT FOR
ELECTRICITY PURPOSES SHOWN IN PLAN WITH Z526175.
TOGETHER WITH AND RESERVING RIGHTS. EXPIRES 31.12.2013
AH936572 VARIATION OF LEASE Z526175 EXPIRY DATE NOW
31/12/2038.

AK971351 LEASE OF LEASE Z526175 TO BLUE ASSET PARTNER PTY
LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC
ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA
ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET
CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE
2.3 (b) (ii).

AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY
LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD,
ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC
ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA
OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE
DEALING. CLAUSE 12.1

AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY
SERVICES PTY LTD

AK971571 CHANGE OF NAME AFFECTING LEASE Z526175 LESSEE
NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING
CORPORATION

3 AT187375 MORTGAGE TO WESTPAC BANKING CORPORATION

* 4 AT188329 CAVEAT BY TELSTRA CORPORATION LIMITED

END OF PAGE 1 - CONTINUED OVER

FOLIO: 1/619753

PAGE 2

NOTATIONS

UNREGISTERED DEALINGS: PP DP1296130.

*** END OF SEARCH ***

50 Botany Street

PRINTED ON 1/11/2023

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

Appendix C: Lotsearch Report



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 31 Oct 2023 17:00:38

Reference: LS049737 EP

Address: 50 Botany Street, Bondi Junction, NSW 2022

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

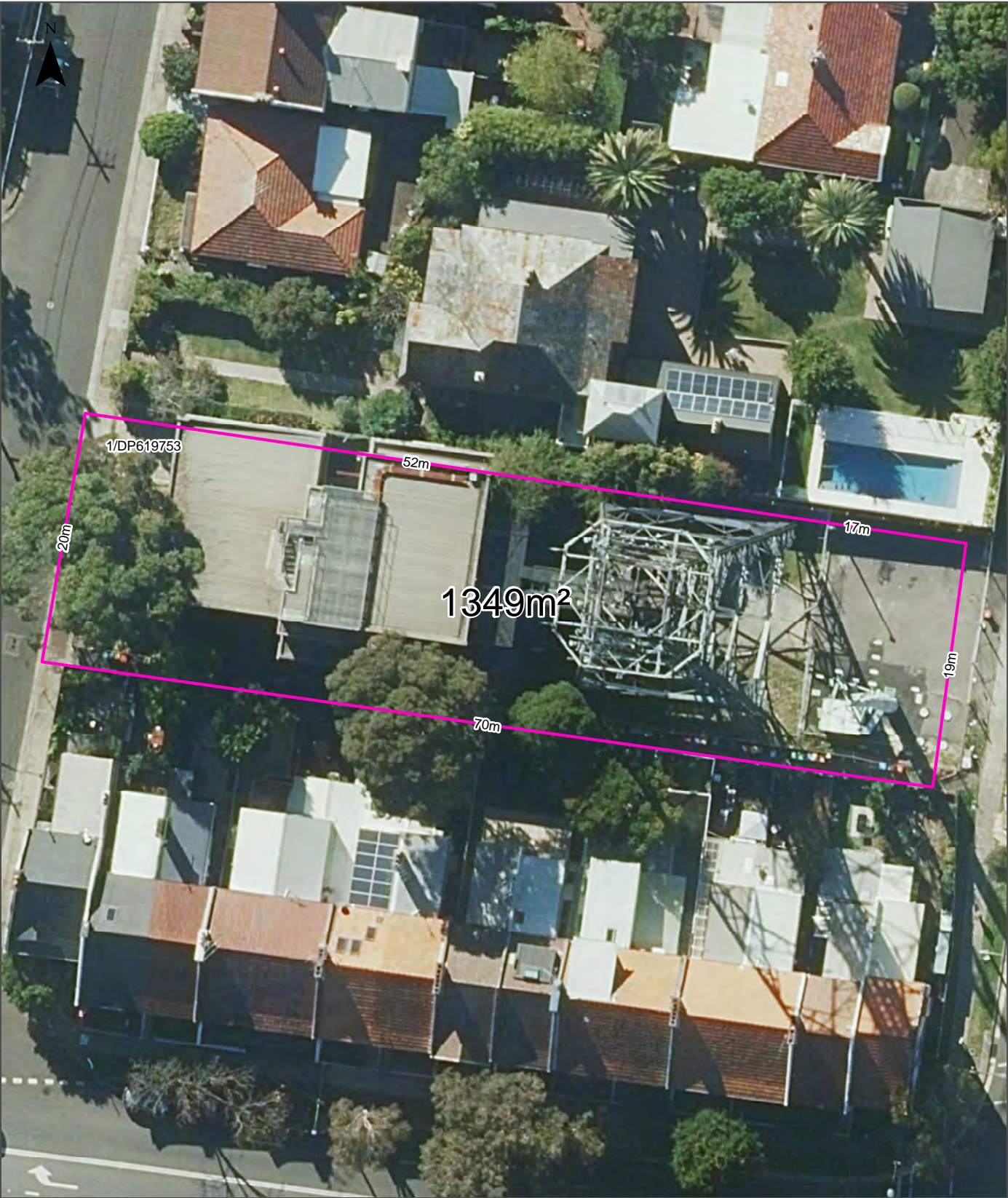
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	14/09/2023	14/09/2023	Quarterly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	22/08/2022	22/08/2022	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	16/10/2023	10/10/2023	Monthly	1000m	0	0	5
Contaminated Land Records of Notice	Environment Protection Authority	06/10/2023	06/10/2023	Monthly	1000m	0	0	1
Former Gasworks	Environment Protection Authority	16/10/2023	14/07/2021	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority	26/07/2023	26/07/2023	Monthly	1000m	0	0	1
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	20/09/2023	07/09/2020	Annually	1000m	0	0	7
EPA PFAS Investigation Program	Environment Protection Authority	23/10/2023	23/09/2022	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	19/10/2023	19/10/2023	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	19/10/2023	19/10/2023	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	19/10/2023	19/10/2023	Monthly	2000m	0	0	0
Defence Controlled Areas	Department of Defence	10/10/2023	10/10/2023	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	19/10/2023	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Department of Defence	10/10/2023	10/10/2023	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	16/02/2022	13/12/2018	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	23/10/2023	23/10/2023	Monthly	1000m	0	0	2
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	23/10/2023	23/10/2023	Monthly	1000m	0	1	1
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	23/10/2023	23/10/2023	Monthly	1000m	0	0	1
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	100m	0	23	23
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	100m	-	8	8
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	250m	0	0	54
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	250m	-	0	0
Points of Interest	NSW Department of Customer Service - Spatial Services	19/10/2022	19/10/2022	Quarterly	1000m	0	2	90
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	19/10/2022	19/10/2022	Quarterly	1000m	0	1	2
Tanks (Points)	NSW Department of Customer Service - Spatial Services	19/10/2022	19/10/2022	Quarterly	1000m	0	0	1
Major Easements	NSW Department of Customer Service - Spatial Services	19/10/2023	19/10/2023	Quarterly	1000m	0	0	10
State Forest	Forestry Corporation of NSW	16/08/2022	14/08/2022	Annually	1000m	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	16/02/2023	31/12/2022	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	29/08/2022	19/08/2019	As required	1000m	1	1	2

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	09/05/2023	23/02/2018	Annually	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	18/04/2023	13/07/2022	Annually	2000m	0	0	102
NSW Seamless Geology Single Layer: Rock Units	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	1	1	3
NSW Seamless Geology – Single Layer: Trendlines	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	0	0	8
NSW Seamless Geology – Single Layer: Geological Boundaries and Faults	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	0	0	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	As required	1000m	2	2	3
Soil Landscapes of Central and Eastern NSW	NSW Department of Planning, Industry and Environment	18/08/2022	27/07/2020	Annually	1000m	1	2	6
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	10/10/2023	01/09/2023	Monthly	500m	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000m	2	2	2
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000m	0	0	0
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	16/10/2023	16/10/2023	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Industry	23/10/2023	23/10/2023	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Industry	23/10/2023	23/10/2023	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Industry	23/10/2023	23/10/2023	Monthly	1000m	10	10	10
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	31/08/2023		Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	10/10/2023	15/09/2023	Monthly	1000m	1	6	77
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	500m	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	500m	0	0	1
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	06/09/2023	03/03/2023	Quarterly	500m	0	1	6
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Industry and Environment	10/10/2023	22/09/2023	Monthly	500m	2	21	132
Bush Fire Prone Land	NSW Rural Fire Service	28/09/2023	15/08/2023	Monthly	1000m	0	0	0
NSW Native Vegetation Type Map	NSW Department of Planning and Environment	26/05/2023	12/12/2022	Quarterly	1000m	1	1	4
Ramsar Wetlands of Australia	Australian Government Department of Agriculture, Water and the Environment	09/05/2023	01/11/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	0	0
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	0	0
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	27/10/2023	27/10/2023	Weekly	10000m	-	-	-

Site Diagram

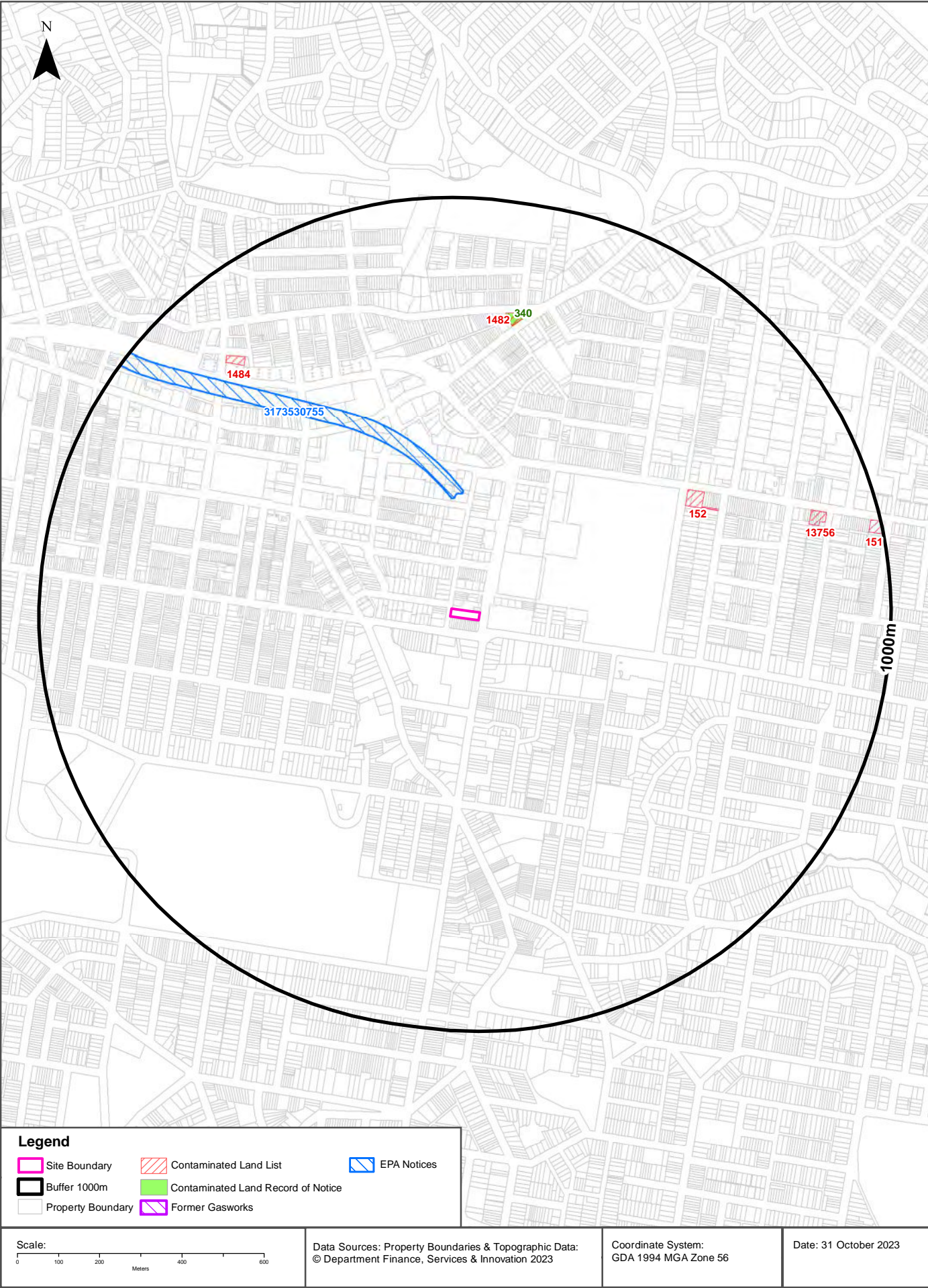
50 Botany Street, Bondi Junction, NSW 2022



<div><div>Legend</div><div><div><div></div></div> Site Boundary</div><div><div><div></div></div> Internal Parcel Boundaries</div></div>	<div><div>Total Area:</div><div>1349m²</div></div> <div><div>Total Perimeter:</div><div>178m</div></div> <div><div>Disclaimers:</div><div>Measurements are approximate only and may have been simplified or smaller lengths removed for readability.</div><div>Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.</div></div>		<div><div>Scale:</div><div><div><div>0</div><div>10</div><div>20</div></div><div>Meters</div></div></div> <div><div>Data Source Aerial Imagery:</div><div>© Aerometrex Pty Ltd</div></div>	
			<div><div>Coordinate System:</div><div>GDA 1994 MGA Zone 56</div></div>	<div><div>Date:</div><div>31 October 2023</div></div>

Contaminated Land

50 Botany Street, Bondi Junction, NSW 2022



Contaminated Land

50 Botany Street, Bondi Junction, NSW 2022

List of NSW contaminated sites notified to EPA

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

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
152	Caltex Service Station Bondi	51 Bondi Road	Bondi	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	563m	North East
1482	Caltex Woollahra Service Station	116 Old South Head Road	Woollahra	Service Station	Contamination formerly regulated under the CLM Act	Current EPA List	Premise Match	701m	North
1484	Proposed Jewish Care Centre	7-21 Saber Street	Woollahra	Unclassified	Regulation under CLM Act not required	Current EPA List	Premise Match	778m	North West
13756	Woolworths Metro Bondi	137-149 Bondi Road	BONDI	Other Industry	Regulation under CLM Act not required	Current EPA List	Premise Match	827m	East
151	BP-branded Service Station	185 Bondi Road	Bondi	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	964m	East

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

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

EPA site management class	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 Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Contaminated Land

50 Botany Street, Bondi Junction, NSW 2022

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
340	Caltex Woollahra Service Station	116 Old South Head Road	Woollahra	5 former	3316	Premise Match	701m	North

Contaminated Land Records of Notice Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority
Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit
<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

Former Gasworks

Former Gasworks within the dataset buffer:

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

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

Contaminated Land

50 Botany Street, Bondi Junction, NSW 2022

EPA Notices

Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

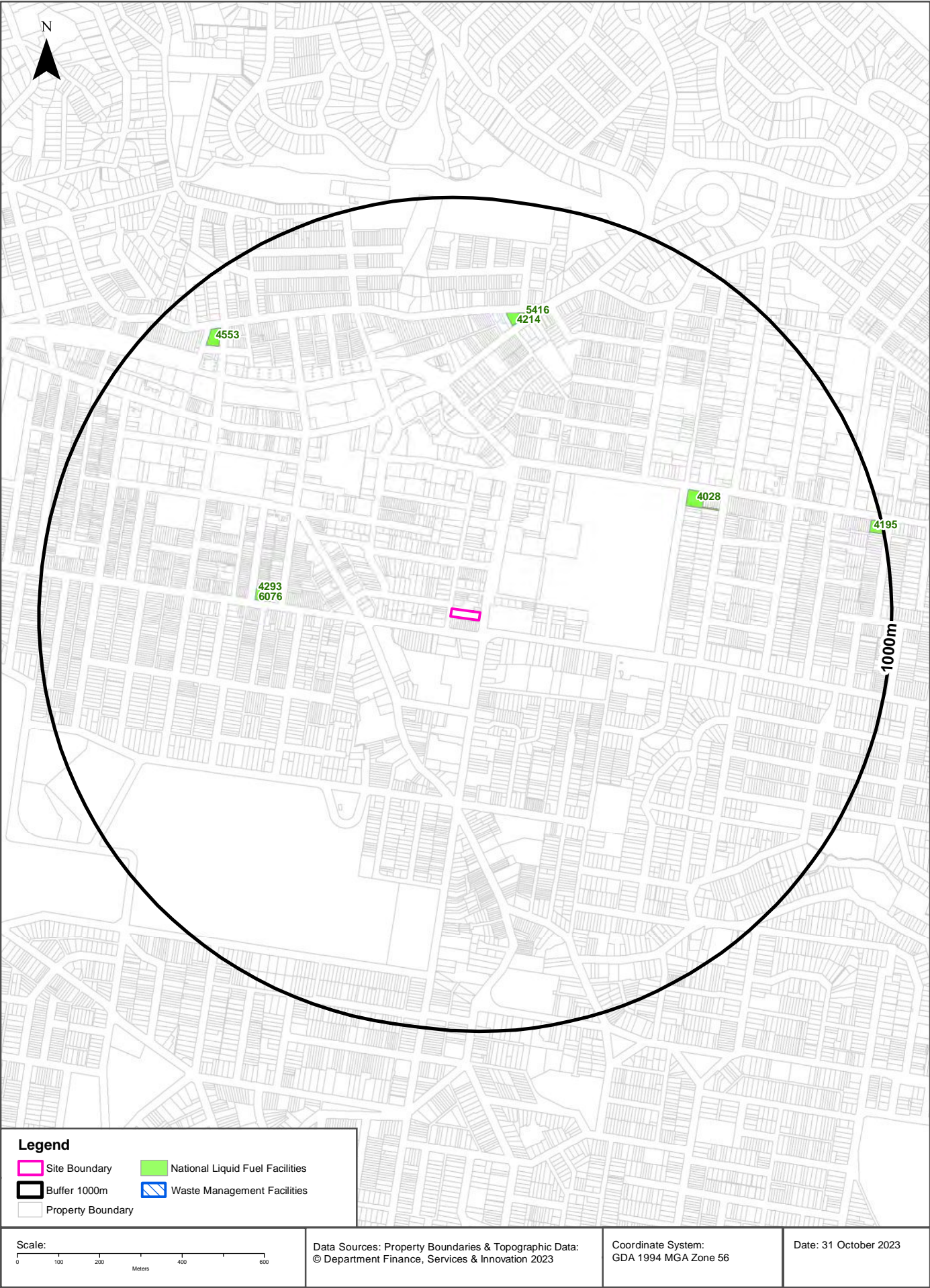
Number	Type	Name	Address	Status	Issued Date	Act	Offence	Offence Date	Loc Conf	Dist	Dir
3173530755	Penalty Notice	SYDNEY TRAINS	SYDNEY TRAINS, HAYMARKET, NSW 1238	Issued	10/11/2021	Protection of the Environment Operations Act 1997 - 64(1)	Contravene condition of licence - Corporation	31/05/2021	Network of Features	268m	North West

NSW EPA Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Waste Management & Liquid Fuel Facilities

50 Botany Street, Bondi Junction, NSW 2022



Waste Management & Liquid Fuel Facilities

50 Botany Street, Bondi Junction, NSW 2022

National Waste Management Site Database

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

Site Id	Owner	Name	Address	Suburb	Class	Landfill	Reprocess	Transfer	Comments	Loc Conf	Dist	Direction
N/A	No records in buffer											

Waste Management Facilities Data Source: Geoscience Australia
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
4293	Shell	Coles Express Bondi Junction	120 Birrell Street	Bondi Junction	Petrol Station	Operational		25/07/2011	Premise Match	440m	West
6076	COLES EXPRESS	COLES EXPRESS BONDI JUNCTION	120-138 BIRRELL STREET	BONDI JUNCTION	PETROL STATION	OPERATIONAL			Premise Match	440m	West
4028	Caltex	Caltex Bondi	51 Bondi Road	Bondi	Petrol Station	Operational		25/07/2011	Premise Match	563m	North East
4214	Caltex	Caltex Woolworths Woollahra	118 Old South Head Road	Woollahra	Petrol Station	Operational		25/07/2011	Premise Match	701m	North
5416	AMPOL	AMPOL WOOLWORTH HS WOOLLAHRA	116-118 OLD SOUTH HEAD ROAD	WOOLLAHRA	PETROL STATION	OPERATIONAL			Premise Match	701m	North
4553	BP	BP WOOLLAHRA	39 VERNON STREET	WOOLLAHRA	PETROL STATION	Operational		25/07/2011	Premise Match	853m	North West
4195	BP	BP BONDI	185 BONDI ROAD	BONDI	PETROL STATION	Operational		25/07/2011	Premise Match	964m	East

National Liquid Fuel Facilities Data Source: Geoscience Australia
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

PFAS Investigation & Management Programs

50 Botany Street, Bondi Junction, NSW 2022

EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

Map ID	Site	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

EPA PFAS Investigation Program: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Defence PFAS Investigation Program

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Investigation Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Management Program

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites and Unexploded Ordnance

50 Botany Street, Bondi Junction, NSW 2022

Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

Site ID	Location Name	Loc Conf	Dist	Dir
N/A	No records in buffer			

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

Defence 3 Year Regional Contamination Investigation Program (RCIP)

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

National Unexploded Ordnance (UXO)

Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

EPA Other Sites with Contamination Issues

50 Botany Street, Bondi Junction, NSW 2022

EPA Other Sites with Contamination Issues

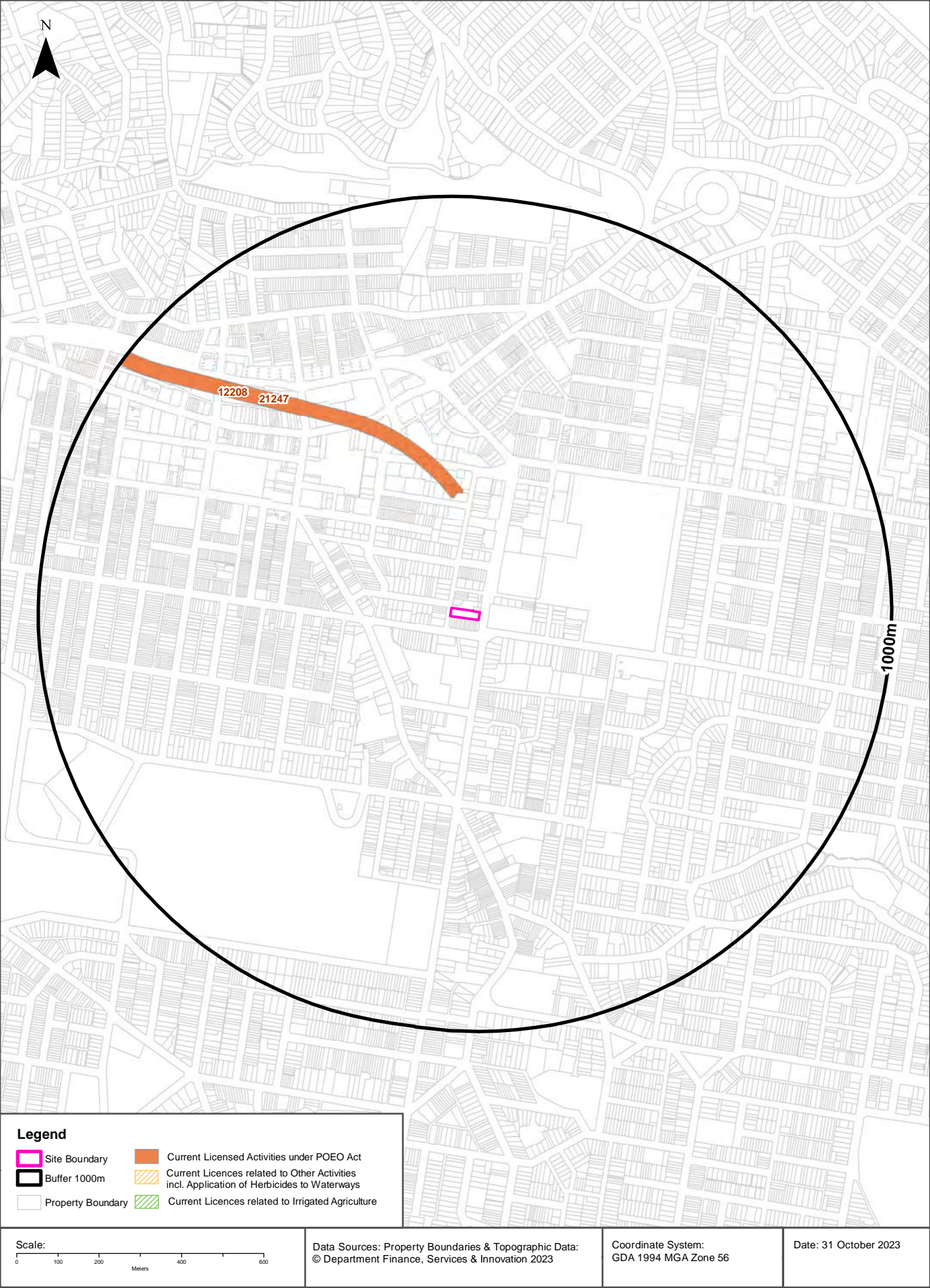
This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasminco Lead Abatement Strategy Area

Sites within the dataset buffer:

Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority



EPA Activities

50 Botany Street, Bondi Junction, NSW 2022

Licensed Activities under the POEO Act 1997

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

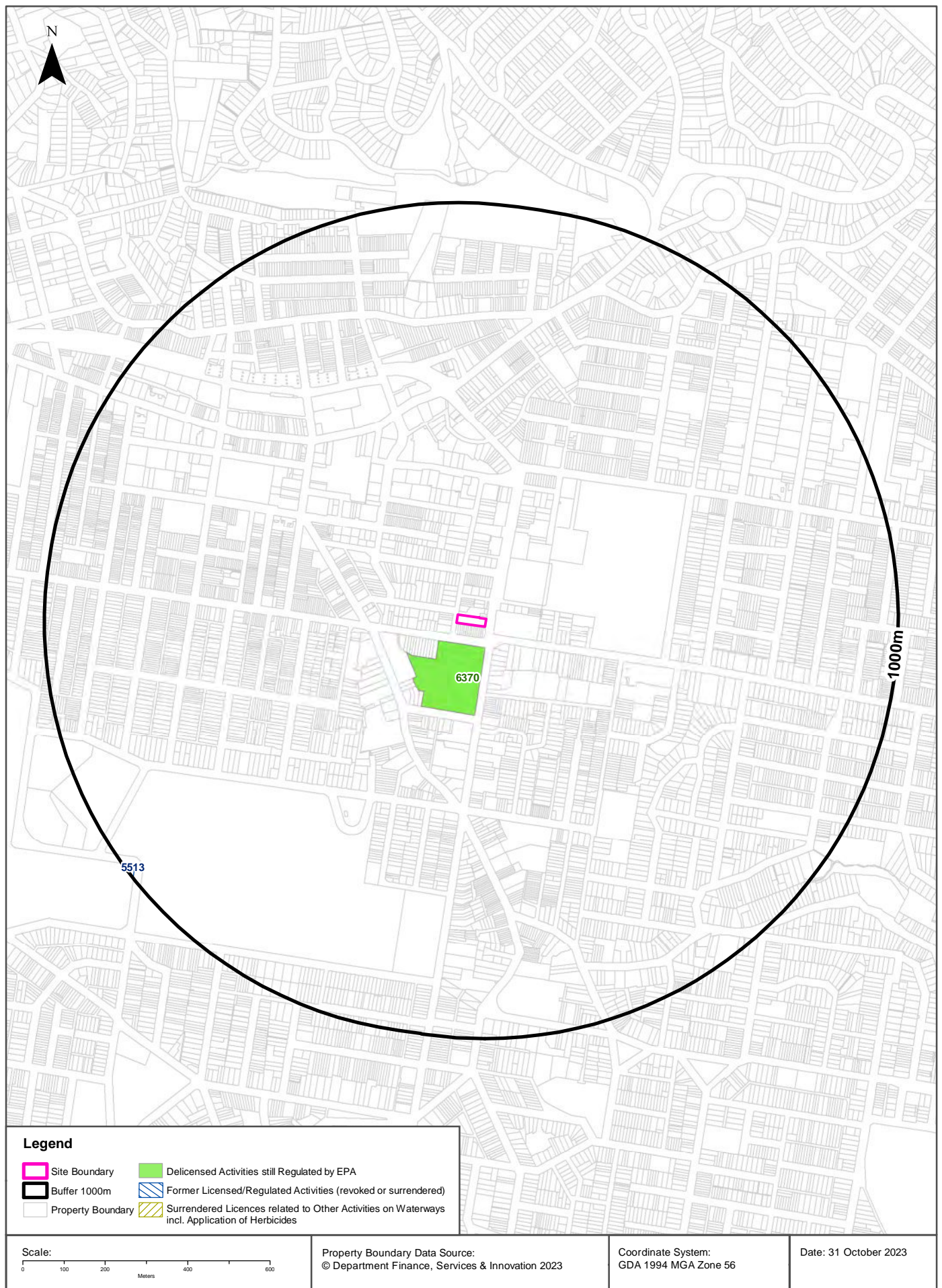
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
12208	SYDNEY TRAINS		SYDNEY TRAINS, HAYMARKET, NSW 1238		Railway systems activities	Network of Features	268m	North West
21247	Metro Trains Sydney Pty Ltd		SYDNEY METRO, ROUSE HILL, NSW 2155		Railway systems activities	Network of Features	268m	North West

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

50 Botany Street, Bondi Junction, NSW 2022



EPA Activities

50 Botany Street, Bondi Junction, NSW 2022

Delicensed Activities still regulated by the EPA

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

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
6370	SOUTH EASTERN SYDNEY AND ILLAWARRA AREA HEALTH SERVICE	WAR MEMORIAL HOSPITAL WAVERLEY	125 BIRRELL STREET	WAVERLEY	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	50m	South

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

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

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

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
5513	CENTENNIAL PARK AND MOORE PARK TRUST	Oxford Street, PADDINGTON, NSW 2021	Surrendered	21/06/2000	Other activities; Non-scheduled activity - Application of Herbicide(s)	Area Match	981m	South West

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

Historical Business Directories

50 Botany Street, Bondi Junction, NSW 2022



Historical Business Directories

50 Botany Street, Bondi Junction, NSW 2022

Business Directory Records 1950-1991 Premise or Road Intersection Matches

Universal Business Directory records from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	SCHOOLS-KINDERGARTEN, DAY NURSERY.	St. Mary's Kindergarten., 242 Birrell St., Waverley. 2024	76026	1975	Premise Match	21m	East
	SCHOOLS-KINDERGARTEN/DAY NURSERY (S149)	St. Mary's Kindergarten, 242 Birrell St., Waverley	359707	1970	Premise Match	21m	East
	Schools - Kindergarten/Day Nursery	St. Mary's Kindergarten., 242 Birrell St., Waverley	143089	1965	Premise Match	21m	East
	SCHOOLS-KINDERGARTEN/DAY NURSERY	St. Mary's Kindergarten, 242 Birrell St., Waverley	248549	1961	Premise Match	21m	East
2	Hospitals - Private	War Memorial Hospital, 127-129 Birrell St., Waverley	101052	1965	Premise Match	51m	South
	Hospitals - Public	War Memorial Hospital, Birrell St., Waverley	101144	1965	Premise Match	51m	South
	HOSPITALS-PRIVATE	War Memorial Hospital, 127-129 Birrell St., Waverley	324832	1961	Premise Match	51m	South
	HOSPITALS-PUBLIC	War Memorial Hospital, Birrell St., Waverley	324902	1961	Premise Match	51m	South
	HOSPITALS-PRIVATE	War Memorial Hospital, Birrell St., Waverley	62721	1950	Premise Match	51m	South
	HOSPITALS-PUBLIC	War Memorial Hospital, Birrell St., Waverley	62784	1950	Premise Match	51m	South
3	ELECTRICAL CONTRACTORS-LICENSED	Tyler, J. B., 2 James St., Waverley	302652	1961	Premise Match	52m	North
4	CARRIERS & CARTAGE CONTRACTORS (MASTER)	Smith, E. and Sons, 204 Birrell St., Waverley	20302	1950	Premise Match	52m	West
5	Importers	Lord, J. & Co., 2-4 Carrington Rd., Waverley	102730	1965	Premise Match	57m	South East
6	DENTAL LABORATORIES & TECHNICIANS	Vaughan, E. J., 61 Allens Pde., Bondi Junction	31580	1950	Premise Match	74m	North East
7	FLOOR SANDING &/OR POLISHING CONTRACTORS.	Tennyson, T. & Co., 11 Porter St., Bondi Junction. 2022	28369	1978	Premise Match	95m	West
	FLOOR SANDING &/OR POLISHING CONTRACTORS.	Tennyson. T. & Co., 11 Porter St., Bondi Junction. 2022.	32933	1975	Premise Match	95m	West
	FLOOR SANDING/POLISHING CONTRACTORS (F325)	Tennyson, T.& Co., 11 Porter St., Bondi Junction	304198	1970	Premise Match	95m	West
	MEDICAL PRACTITIONERS	Seldel, U. P., 11 Porter St., Bondi Junction	336290	1961	Premise Match	95m	West
8	Schools/Colleges - Private/Public	Christian Bros. (Waverley) College., Off Salisbury St., Waverley	142797	1965	Premise Match	99m	South East
	Schools/Colleges - Private/Public	Waverley College "Our Lady's Mount" Junior School., Carrington Rd., Waverley	143003	1965	Premise Match	99m	South East
	SCHOOLS/COLLEGES-PRIVATE/PUBLIC	Christian Bros. (Waverley) College, Off Salisbury St., Wvrly	248274	1961	Premise Match	99m	South East
	SCHOOLS/COLLEGES-PRIVATE/PUBLIC	Waverley College ,Our Lady's Mount Junior School, Carrington Rd., Waverley	248473	1961	Premise Match	99m	South East
9	PHYSIOTHERAPISTS	Sarks, T., 23 Aliens Pde., Waverley	92346	1950	Premise Match	99m	North West

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Business Directory Records 1950-1991

Road or Area Matches

Universal Business Directory records from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
10	JUSTICES OF THE PEACE	Jennings, W., 135 Birrell St., Waverley	66700	1950	Road Match	27m
11	CARRIERS & CARTAGE CONTRACTORS	H.M. Transport (A. G. Hall), 3 James St., Bondi Junction	18951	1950	Road Match	42m
	TRANSPORT SERVICES-INTERSTATE	H.M. Transport (Interstate), (A. G. Hall; Propr.), 3 James St., Bondi Junction	110233	1950	Road Match	42m
	MASSEURS & MASSEUSES	Huxley, J. M., James St., Waverley	72114	1950	Road Match	42m
12	Schools/Colleges - Private/Public	St. Charles Christian Bros. Girls & Infants School., Carrington Rd., Waverley	142906	1965	Road Match	57m
	PLUMBERS, GASFITTERS & DRAINLAYERS	Searle, G. C. Carrington Rd. WAVERLEY	360102	1961	Road Match	57m
	SCHOOLS/COLLEGES-PRIVATE/PUBLIC	St., Charles' Christian Bros. Girls' & Infants' School, Carrington Rd., Waverley	248462	1961	Road Match	57m
	HALLS	St. Charles Hall, Carrington St., Waverley	60427	1950	Road Match	57m

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Dry Cleaners, Motor Garages & Service Stations

50 Botany Street, Bondi Junction, NSW 2022



Legend		Scale: 0 40 80 120 160 Meters	Coordinate System: GDA 1994 MGA Zone 56
Site Boundary	Business directory records mapped to a specific premise		Date: 31 October 2023
Buffer 250m	Business directory records mapped to a road intersection	Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 Property Boundaries © NSW Department Finance, Services & Innovation 2023	
Property Boundary	Business directory records mapped to a road corridor		
Business directory records mapped to a general area			

Historical Business Directories

50 Botany Street, Bondi Junction, NSW 2022

Dry Cleaners, Motor Garages & Service Stations 1948-1993 Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a premise or road intersection, within the dataset buffer.

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	MOTOR GARAGES & SERVICE STATIONS.	Tornik Motors Pty Ltd., 118 Bronte Rd., Bondi Junction. 2022	25502	1993	Premise Match	202m	West
	Motor Garages & Service Stations	Tornik Motors Pty. Ltd., 118 Bronte Rd., Bondi Junction 2022	53953	1991	Premise Match	202m	West
	MOTOR GARAGES & SERVICE STATIONS.	Tornik Motors Pty. Ltd., 118 Bronte Rd., Bondi Junction. 2022	18327	1990	Premise Match	202m	West
	MOTOR GARAGE & SERVICE STATIONS.	Tornik Motors Pty. Ltd., 118 Bronte Rd., Bondi Junction. 2022	5655	1989	Premise Match	202m	West
	MOTOR GARAGES & SERVICE STATIONS.	Tornik Motors Pty Ltd., 118 Bronte Rd., Bondi Junction. 2022	60060	1988	Premise Match	202m	West
	MOTOR GARAGES & SERVICE STATIONS.	Suttor Automotive Pty. Ltd., 118 Bronte Rd., Bondi Junction. 2022	65537	1986	Premise Match	202m	West
	MOTOR GARAGES & SERVICE STATIONS.	Suttor Automotive Pty. Ltd., 118 Bronte Rd., Bondi Junction. 2022	45658	1985	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Suttor Automotive Pty. Ltd., 118 Bronte Rd., Bondi Junction. 2022	34218	1984	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Suttor Automotive Pty Ltd., 118 Bronte Rd., Bondi Junction 2022	21668	1983	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Suttor Automotive Pty. Ltd., 118 Bronte Rd., Bronte Junction. 2022.	57659	1982	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Suttor Automotive Pty. Ltd., 118 Bronte Rd., Bronte Junction 2022	8248	1981	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Fentons Automotive Engineering Pty. Ltd., 118 Bronte Rd., Bondi Junction. 2022	52960	1980	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Fentons Automotive Engineering Pty. Ltd., 118 Bronte Rd., Bondi Junction. 2022.	41506	1979	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Fentons Automotive Engineering Pty. Ltd., 118 Bronte Rd., Bondi Junction.	50041	1978	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Fenton's Service Station Pty. Ltd., 118 Bronte Rd., Bondi Junction 2022	30015	1976	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS.	Fentons Service Station Pty. Ltd., 118 Bronte Rd., Bondi Junction,	58868	1975	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS.	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd., Bondi Junction	7616	1972	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS.	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd., Bondi Junction	56369	1971	Premise Match	202m	West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	MOTOR GARAGES & ENGINEERS(M6S6)	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd., Bondi Junction	337796	1970	Premise Match	202m	West
	MOTOR GARAGES & ENGINEERS.	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd., Bondi Junction	37645	1969	Premise Match	202m	West
	MOTOR GARAGES & ENGINEERS	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd., Bondi Junction	21078	1968	Premise Match	202m	West
	MOTOR GARAGES & ENGINEERS.	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd., Bondi Junction	6645	1967	Premise Match	202m	West
	MOTOR GARAGES & ENGINEERS.	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd., Bondi Junction	55695	1966	Premise Match	202m	West
	Motor Garages & Engineers	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd., Bondi Junction Bondi	122271	1965	Premise Match	202m	West
	MOTOR GARAGES & ENGINEERS	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd., Bondi Junction	43480	1964	Premise Match	202m	West
	MOTOR GARAGES & ENGINEERS.	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd Bondi Junction	28956	1962	Premise Match	202m	West
	MOTOR GARAGES & ENGINEERS	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd., Bondi Junction	347135	1961	Premise Match	202m	West
	MOTOR GARAGES & ENGINEERS	Fenton's Service Station, 118-120 Bronte Rd. & Porter St., Bondi Junction	13674	1959	Premise Match	202m	West
	MOTOR GARAGE/ENGINEERS.	Fenton's Service Station, 118-120 Bronte Rd. & Porter St., Bondi Junction	4095	1958	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS.	Fenton's Service Station, 118-120 Bronte Rd. & Porter St., Bondi Junction	57639	1956	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS.	Fentons Service Station, 118-120 Bronte Rd. & Porter St., Bondi Junction	49249	1954	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS.	Waverley Motories., 118 Bronte Rd Bondi Junction	54297	1954	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS.	Fentons Service Station, 118-120 Bronte Rd. & Porter St., Bondi Junction	39983	1953	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS.	Waverley Motories., 118 Bronte Rd., Bondi Junction	43914	1953	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS.	Fenton's & Brotherton, 118-120 Bronte Rd., Bondi Junction	31625	1952	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS.	Waverley Motories., 118 Bronte Rd., Bondi Junction	32401	1952	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS	Fenton and Brotherton, 118-120 Bronte Rd., Bondi Junction	83740	1950	Premise Match	202m	West
	MOTOR SERVICE STATIONS-PETROL, Etc.	Fenton and Brotherton, 118-120 Bronte Rd., Bondi Junction	85955	1950	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS	Waverley Motories, 118 Bronte Rd., Bondi Junction	84534	1950	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS.	Fenton and Brotherton., 118-120 Bronte Rd., Bondi Junction	65236	1948-49	Premise Match	202m	West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Fenton and Brotherton., 118-120 Bronte Rd., Bondi Junction	23249	1948-49	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS.	Waverley Motories., 118 Bronte Rd., Bondi Junction	23010	1948-49	Premise Match	202m	West
2	DRY CLEANERS, PRESSERS/DYERS	Bondi Dry Cleaners., 143 Bronte Rd Waverley	9996	1959	Premise Match	221m	South West
	DRY CLEANERS, PRESSERS & DYERS	Bondi Dry Cleaners., 143 Bronte Rd Waverley	193	1958	Premise Match	221m	South West
	DRY CLEANERS, PRESSERS & DYERS.	Bondi Dry Cleaners., 143 Bronte Rd Waverley	54793	1956	Premise Match	221m	South West
3	DRY CLEANERS, PRESSERS &/OR DYERS	Bondi Dry Cleaners., 145 Bronte Rd Waverley	50957	1971	Premise Match	232m	South West
	DRY CLEANERS,PRESSERS /DYERS (D710)	Bondi Dry Cleaners., 145 Bronte Rd Waverley	292226	1970	Premise Match	232m	South West
	DRY CLEANERS, PRESSERS/ DYERS	Bondi Dry Cleaners., 145 Bronte Rd Waverley	37034	1969	Premise Match	232m	South West
	DRY CLEANERS, PRESSERS & DYERS.	Jenkins Dry Cleaners., 145 Bronte Rd., Waverley	54865	1956	Premise Match	232m	South West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
4	MOTOR GARAGES &/OR ENGINEERS.	Joseph Bros., 34 Blenheim St., Bondi Junction	65283	1954	Premise Match	239m	West
	MOTOR GARAGES &/OR ENGINEERS.	Joseph Bros., 34 Blenheim St., Bondi Junction	65257	1953	Premise Match	239m	West
	MOTOR GARAGES &/OR ENGINEERS.	Joseph Bros. 34 Blenheim St., Bondi Junction	65250	1952	Premise Match	239m	West
	MOTOR GARAGES &/OR ENGINEERS	Joseph Bros., 34 Blenheim St., Bondi Junction	83935	1950	Premise Match	239m	West
	MOTOR GARAGES &/OR ENGINEERS.	Joseph Bros., 34 Blenheim St., Bondi Junction	65237	1948-49	Premise Match	239m	West

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Dry Cleaners, Motor Garages & Service Stations 1948-1993

Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

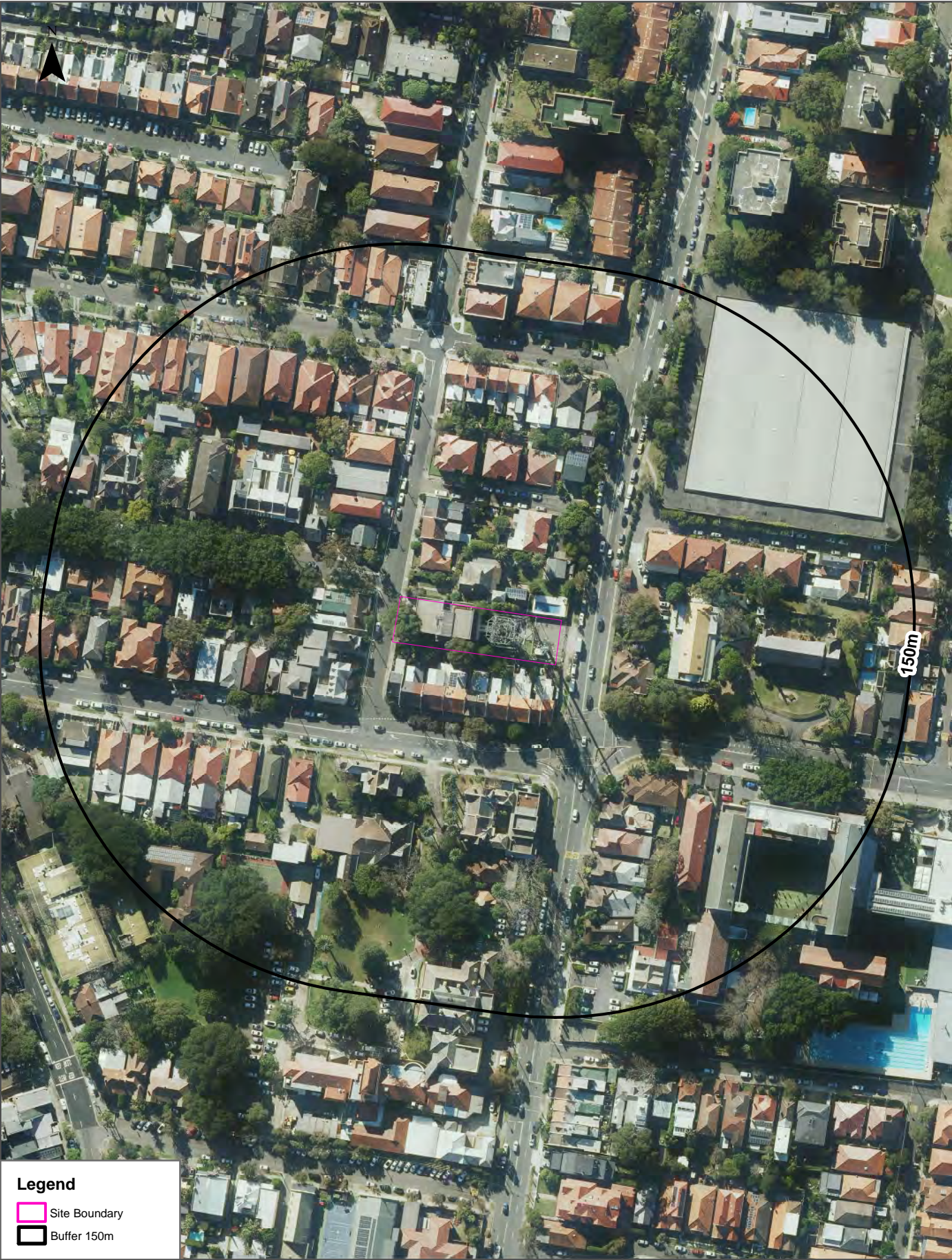
Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer					

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Aerial Imagery 2023

50 Botany Street, Bondi Junction, NSW 2022



Aerial Imagery 2020

50 Botany Street, Bondi Junction, NSW 2022



Aerial Imagery 2017

50 Botany Street, Bondi Junction, NSW 2022

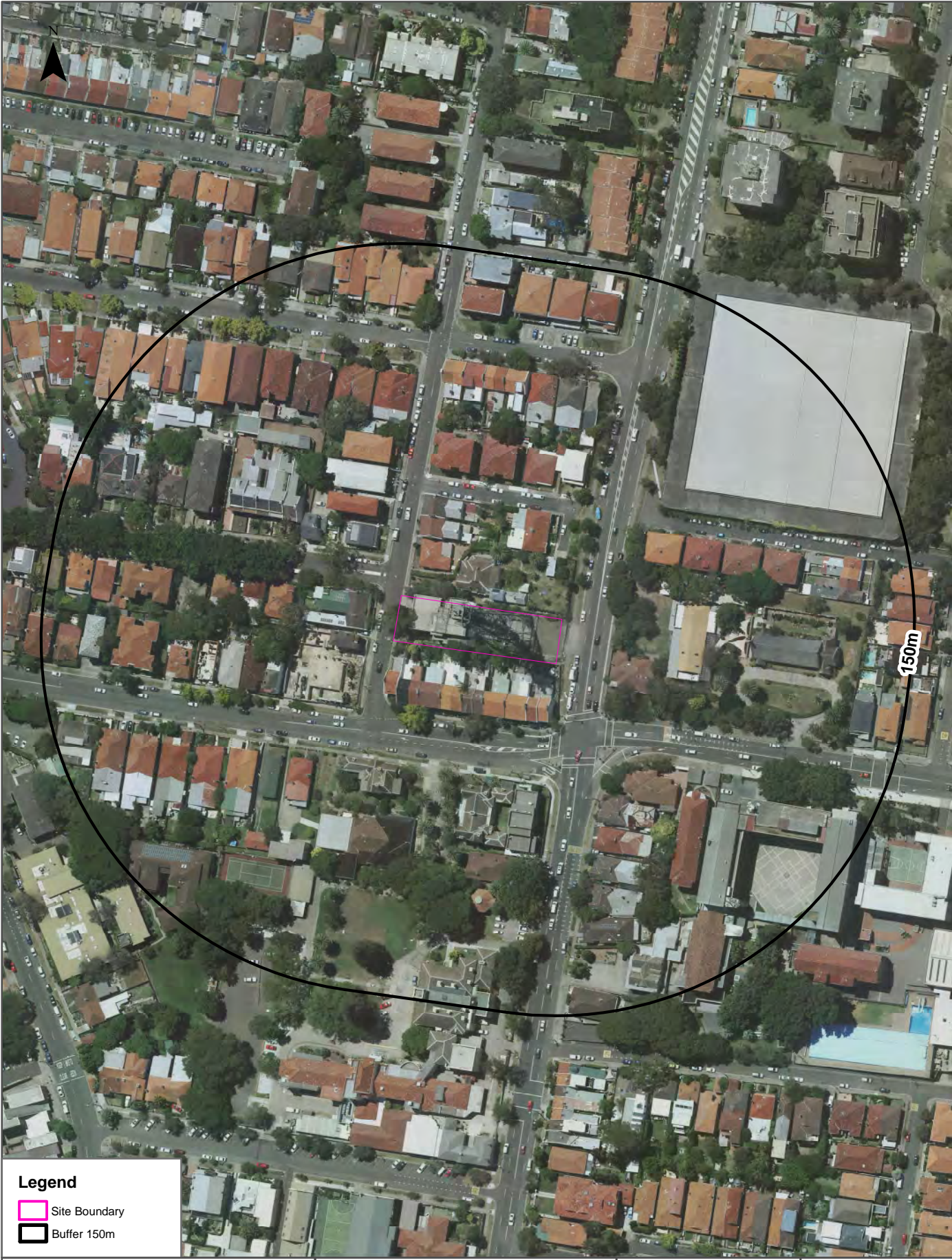


Aerial Imagery 2014

50 Botany Street, Bondi Junction, NSW 2022



Data Source Aerial Imagery: © Aerometrex Pty Ltd	Coordinate System: GDA 1994 MGA Zone 56	Date: 31 October 2023
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Scale: 0 25 50 75 100 Meters	Data Source Aerial Imagery: © Aerometrex Pty Ltd	Coordinate System: GDA 1994 MGA Zone 56	Date: 31 October 2023
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Aerial Imagery 2007

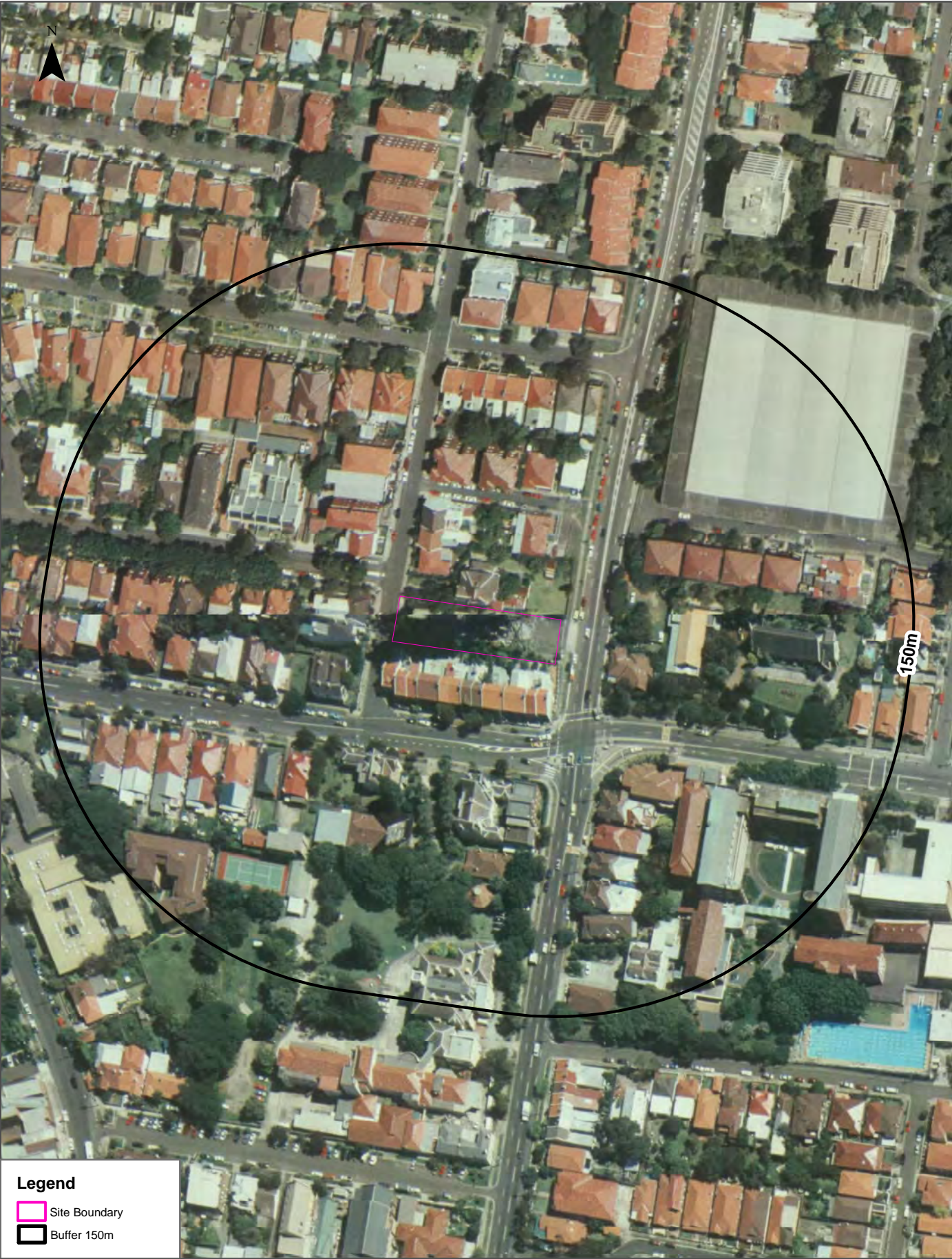
50 Botany Street, Bondi Junction, NSW 2022



Scale: 0 25 50 75 100 Meters	Data Source Aerial Imagery: © Aerometrex Pty Ltd	Coordinate System: GDA 1994 MGA Zone 56	Date: 31 October 2023
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Aerial Imagery 2000

50 Botany Street, Bondi Junction, NSW 2022



Aerial Imagery 1994

50 Botany Street, Bondi Junction, NSW 2022





Aerial Imagery 1986

50 Botany Street, Bondi Junction, NSW 2022



Scale: 0 25 50 75 100 Meters	Data Sources: Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 31 October 2023
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Aerial Imagery 1982

50 Botany Street, Bondi Junction, NSW 2022



Scale: 0 25 50 75 100 Meters	Data Sources: Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 31 October 2023
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Aerial Imagery 1978

50 Botany Street, Bondi Junction, NSW 2022



Data Sources: Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 31 October 2023
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Aerial Imagery 1970

50 Botany Street, Bondi Junction, NSW 2022



Scale: 0 25 50 75 100 Meters	Data Sources: Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 31 October 2023
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Aerial Imagery 1961

50 Botany Street, Bondi Junction, NSW 2022





Aerial Imagery 1951

50 Botany Street, Bondi Junction, NSW 2022





Aerial Imagery 1943

50 Botany Street, Bondi Junction, NSW 2022



Legend

 Site Boundary

 Buffer 150m

Scale: 0 25 50 75 100 Meters	Data Source Aerial Imagery: © Aerometrex Pty Ltd	Coordinate System: GDA 1994 MGA Zone 56	Date: 31 October 2023
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Aerial Imagery 1930

50 Botany Street, Bondi Junction, NSW 2022



Scale: 0 25 50 75 100 Meters	Data Sources: Aerial Imagery: © Geoscience Australia	Coordinate System: GDA 1994 MGA Zone 56	Date: 31 October 2023
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Topographic Map 2015

50 Botany Street, Bondi Junction, NSW 2022



<p>Scale:</p>	<p>Data Sources: Topographic Map Data © NSW Land and Property Information</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 31 October 2023</p>
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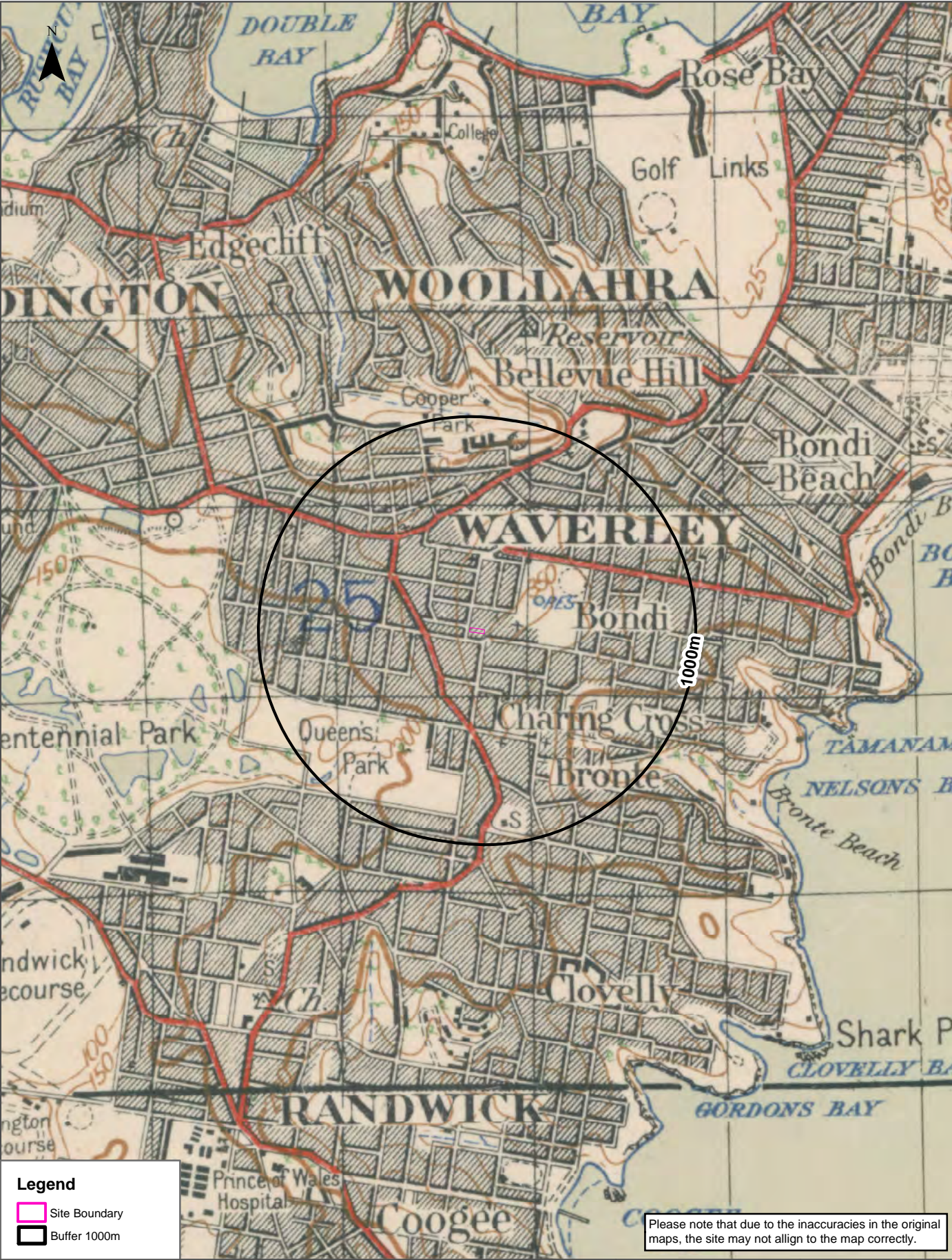
Historical Map 1975

50 Botany Street, Bondi Junction, NSW 2022



Historical Map c.1936

50 Botany Street, Bondi Junction, NSW 2022



<p>Scale:</p> <p>0 290 580 870 1,160</p> <p>Meters</p>	<p>Data Sources: Australia 1:63360</p> <p>Produced by Australian Section Imperial General Staff</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p>	<p>Date: 31 October 2023</p>
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Historical Map c.1917

50 Botany Street, Bondi Junction, NSW 2022



50 Botany Street, Bondi Junction, NSW 2022



Topographic Features

50 Botany Street, Bondi Junction, NSW 2022

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
414820	Nursing Home	WAR MEMORIAL HOSPITAL TRANSITIONAL AGED CARE PROGR	58m	South West
392309	Place Of Worship	SAINT MARY'S ANGLICAN CHURCH	98m	East
403817	Retirement Village	CONRAD BEARD COURT	132m	South West
424957	General Hospital	WAR MEMORIAL HOSPITAL	171m	South
393039	Nursing Home	UNITING EDINA WAVERLEY	171m	West
311090	Sports Court	NETBALL COURT	219m	East
311194	High School	WAVERLEY COLLEGE	220m	South East
311094	Police Station	WAVERLEY POLICE STATION	251m	South West
354222	High School	ST CLARE'S COLLEGE	258m	South
311093	Court House	WAVERLEY COURT HOUSE	270m	South West
311199	Community Medical Centre	MENTAL HEALTH SERVICES BONDI JUNCTION	274m	North
417539	Sports Court	NETBALL COURTS	289m	East
337752	Urban Place	CHARING CROSS	305m	South
400771	Primary School	WAVERLEY PUBLIC SCHOOL	311m	South West
403815	Retirement Village	MAYFLOWER	313m	North
399308	Primary School	ST CHARLES' PRIMARY SCHOOL	326m	South
311197	Park	WAVERLEY PARK	335m	East
311089	Local Government Chambers	WAVERLEY COUNCIL	372m	North East
311196	Sports Field	FOOTBALL FIELD	395m	East
417524	Sports Centre	MARGARET WHITLAM RECREATION CENTRE	397m	North East
417517	Monument	ANZAC MEMORIAL	398m	North East
414236	Club	WAVERLEY BOWLING AND RECREATION CLUB	401m	South East
311195	Sports Field	BOWLING GREENS	408m	East
417516	Park	MEMORIAL GARDENS	409m	North East
311215	Park	EORA PARK	410m	North
311091	Place Of Worship	JUBILEE CHURCH	431m	South
310735	Place Of Worship	SALVATION ARMY CHURCH	436m	West
336945	Suburb	BONDI JUNCTION	438m	North West
414441	Club	CLUB BONDI JUNCTION	443m	North West
311198	Sports Field	WAVERLEY OVAL	451m	North East
311102	Park	WAVERLEY CRESCENT RESERVE	451m	North

Map Id	Feature Type	Label	Distance	Direction
401671	Post Office	WAVERLEY POST OFFICE	495m	South
311092	Place Of Worship	MARY IMMACULATE CHURCH	511m	South
393171	Nursing Home	UNITING ILLOWRA WAVERLEY	526m	East
311221	Primary School	WAVERLEY COLLEGE WATERFORD CAMPUS	526m	South East
391998	Club	EASTERN SUBURBS LEGION CLUB	551m	South
310734	Club	EASTERN SUBURBS LEAGUES CLUB	553m	North West
336994	Urban Place	MILL HILL	554m	West
393014	Nursing Home	CHARINGFIELD	578m	South
310733	Shopping Centre	BONDI JUNCTION PLAZA	581m	North West
310732	Post Office	BONDI JUNCTION POST OFFICE	602m	North West
311095	Park	MARLBOROUGH RESERVE	605m	South East
310727	Shopping Centre	EASTGATE SHOPPING CENTRE	615m	North West
407397	Embassy	CONSULATE-GENERAL OF SWITZERLAND	618m	North West
407374	Embassy	CONSULATE-GENERAL OF THE NETHERLANDS	618m	North West
417591	Community Facility	SCHOOL OF ARTS COMMUNITY HALL	632m	North East
313020	Park	OXFORD MALL	637m	North West
398023	Combined Primary-Secondary School	YESHIVA COLLEGE	656m	North East
423345	SES Facility	WAVERLEY-WOOLLAHRA SES	658m	North West
311200	Place Of Worship	HOLY CROSS CHURCH	663m	North
286372	Place Of Worship	THE CENTRAL SYNAGOGUE	670m	North
311203	Place Of Worship	THE YESHIVA CENTRE	672m	North East
419117	High School	WAYS SECONDARY BONDI JUNCTION CAMPUS	683m	North West
310728	Community Medical Centre	WAVERLEY EARLY CHILDHOOD HEALTH CENTRE	684m	West
424882	Park	ROTARY PLAYGROUND	685m	West
311202	Combined Primary-Secondary School	REDDAM HOUSE	687m	North
310720	Railway Station	BONDI JUNCTION RAILWAY STATION	700m	North West
310729	Child Care Centre	THE GRACE CHILD CARE CENTRE	705m	West
403814	Retirement Village	LIFESTYLE MANOR BONDI	706m	North East
310730	Child Care Centre	WAVERLEY CHILD CARE CENTRE	722m	West
407529	Transport Interchange	BONDI JUNCTION BUS INTERCHANGE	724m	North West
310726	Park	CLEMENTSON PARK	724m	West
336949	Suburb	WAVERLEY	726m	South
336946	Suburb	BONDI	734m	East
286564	Park	QUEENS PARK	756m	South West
399544	Primary School	HOLY CROSS PRIMARY SCHOOL	772m	North
354400	Community Facility	MILL HILL COMMUNITY CENTRE	785m	North West
393058	Retirement Village	QUEENS PARK ASSISTED LIVING	788m	South

Map Id	Feature Type	Label	Distance	Direction
392339	Place Of Worship	SYNAGOGUE	792m	North
311212	Post Office	BONDI POST OFFICE	808m	East
311201	Park	PLUMB RESERVE	811m	North
421595	Nursing Home	BUPA QUEENS PARK	816m	South
397448	General Hospital	BONDI JUNCTION PRIVATE HOSPITAL	826m	North West
393070	Nursing Home	SUMMITCARE WAVERLEY	827m	South
350905	Psychiatric Hospital	THE SYDNEY CLINIC	851m	South East
416075	Tourist Information Centre	WAVERLEY LIBRARY VISITOR CENTRE	858m	North West
310731	Library	BONDI JUNCTION CENTRAL LIBRARY	858m	North West
311222	Place Of Worship	ST MATTHEW'S ANGLICAN CHURCH	886m	North East
414416	Club	BONDI-WAVERLEY SQUASH CLUB	902m	North West
399635	Combined Primary-Secondary School	ST CATHERINE'S SCHOOL	906m	South
311206	Place Of Worship	ST PATRICK'S CATHOLIC CHURCH	908m	East
399548	Primary School	BRONTE PUBLIC SCHOOL	914m	South East
392310	Place Of Worship	LUGAR BRAE UNITING CHURCH	922m	South
311205	Primary School	MONTESSORI EAST	943m	East
416024	Community Medical Centre	BENEVOLENT SOCIETY EASTERN SYDNEY SCARBA SERVICES	955m	North East
336950	Suburb	QUEENS PARK	971m	South West
286651	Combined Primary-Secondary School	MORIAH COLLEGE	977m	South West
311087	Place Of Worship	ST STEPHEN'S CHURCH	981m	North East
422725	Nursing Home	ST VINCENTS CARE SERVICES BRONTE	983m	South East
393138	Retirement Village	LOUGH NEAGH	994m	North West

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

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Topographic Features

50 Botany Street, Bondi Junction, NSW 2022

Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
15547	Water	Operational	BONDI JUNCTION RESERVOIR	01/01/2007	78m	North East
15637	Water	Operational		04/07/2018	265m	North East

Tanks (Points)

What are the Tank Points located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
170747	Water	Feature on Previous LPI Tank Point Supply		23/05/2000	284m	North East

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

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Major Easements

What Major Easements exist within the dataset buffer?

Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120116236	Primary	Undefined		494m	North East
150723656	Primary	Right of way	variable	504m	North West
120108138	Primary	Undefined		567m	South
171244030	Primary	Right of way	2WIDE	574m	North
120121791	Primary	Undefined		777m	South
120117815	Primary	Undefined		847m	South East
180090539	Primary	Right of way		918m	East
172995076	Primary	Right of way	3.5m and Var.	921m	South East
174878907	Primary	Right of way	VAR	927m	North East
120116269	Primary	Undefined		977m	North East

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

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Topographic Features

50 Botany Street, Bondi Junction, NSW 2022

State Forest

What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)
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National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N/A	No records in buffer				

NPWS Data Source: © NSW Department of Finance, Services & Innovation (2018)
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Legend

- Elevation Contour (m AHD)
- Site Boundary
- Buffer 1000m
- Property Boundary

Accuracy & Currency: This contour data can be up to 0.4 of the contour interval out in height and must therefore not be used for any design or engineering works, but only as a general guide to topography. Gaps may occur along contour lines due to vertical topography, obscured topography in the source photography such as buildings, dense vegetation or dead ground, or the fact that original buildings have been replaced in the intervening thirty years since the original contour capture.

Scale:
0 100 200 400
Meters

Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2023

Coordinate System:
GDA 1994 MGA Zone 56

Date: 31 October 2023

Hydrogeology & Groundwater

50 Botany Street, Bondi Junction, NSW 2022

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive highly productive aquifers	0m	On-site
Porous, extensive aquifers of low to moderate productivity	732m	East

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

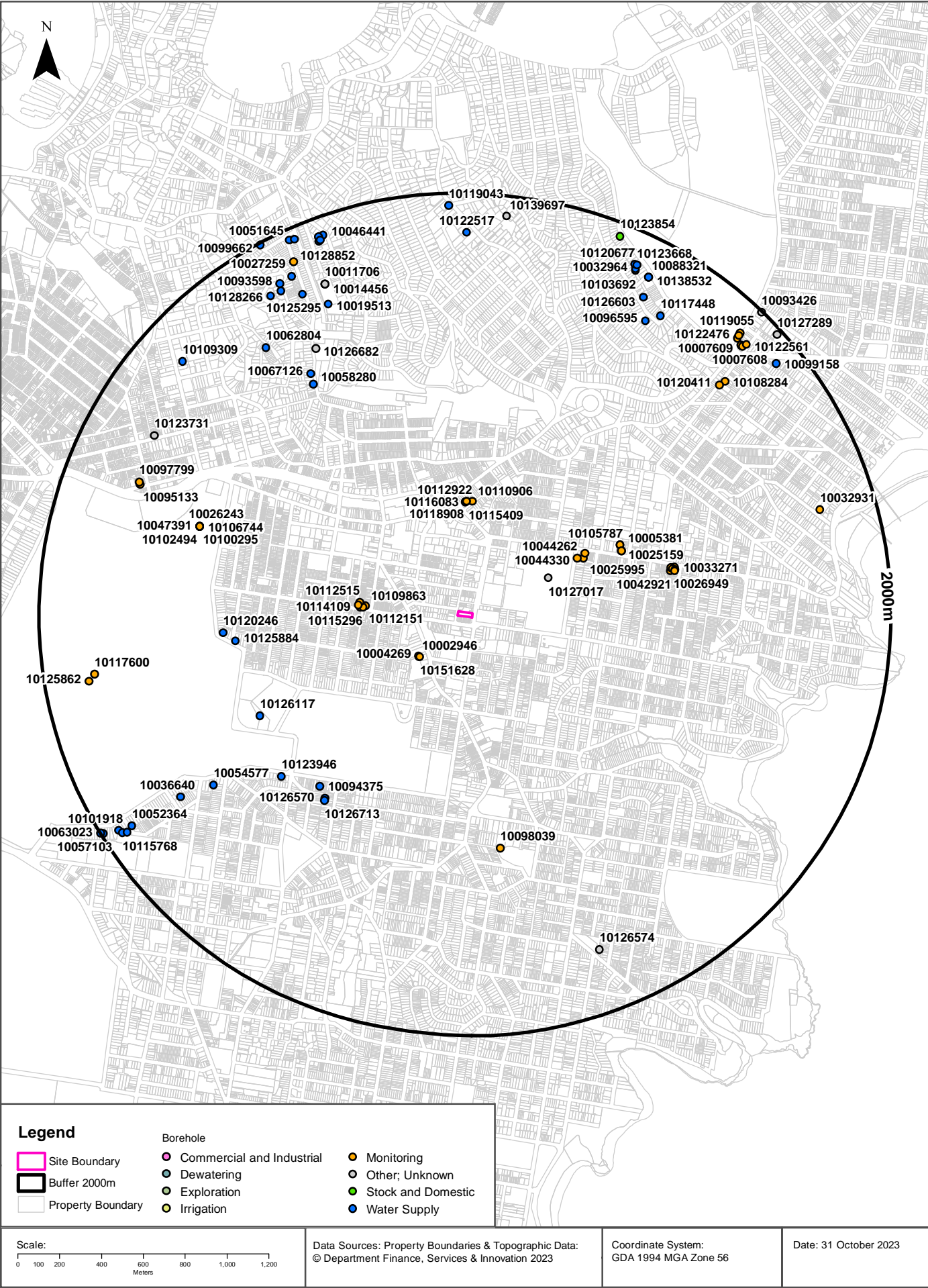
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018 Data Source : NSW Department of Primary Industries



Hydrogeology & Groundwater

50 Botany Street, Bondi Junction, NSW 2022

Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10004269	GW115136	Monitoring	Functional	14/04/2011	0.80		AHD				268m	South West
10151628	GW115135	Monitoring	Functional	30/05/2011	10.00		AHD				268m	South West
10002946	GW115134	Monitoring	Functional	10/04/2011	4.80		AHD				270m	South West
10127017	GW107016	Other	Unknown	12/11/2004	130.40		AHD	150	0.700	21.60	401m	North East
10109863	GW115525	Monitoring	Functional	30/11/2010	12.00		AHD				443m	West
10112151	GW115524	Monitoring	Functional	01/02/2010	12.00		AHD				451m	West
10115296	GW115523	Unknown	Unknown				AHD				465m	West
10112515	GW115526	Monitoring	Functional	29/11/2010	12.00		AHD				470m	West
10114109	GW115522	Monitoring	Functional	29/11/2010	12.00		AHD				475m	West
10112922	GW115329	Monitoring	Functional	29/03/2007	8.00		AHD				524m	North
10115409	GW115328	Monitoring	Functional	25/01/2007	3.00		AHD				524m	North
10116083	GW115330	Monitoring	Functional	25/01/2007	2.00		AHD				527m	North
10118908	GW115331	Monitoring	Functional	28/03/2007	11.00		AHD				527m	North
10110906	GW115333	Monitoring	Functional	27/03/2007	10.00		AHD				530m	North
10044330	GW113239	Monitoring	Functional	14/11/2008	3.50		AHD				567m	North East
10025995	GW113240	Monitoring	Functional	14/11/2008	4.50		AHD				594m	North East
10044262	GW113241	Monitoring	Functional	18/11/2008	2.80		AHD				609m	North East
10040304	GW116382	Monitoring	Functioning	24/03/2018	19.00		AHD				773m	East
10130160	GW116382	Monitoring	Functioning	24/03/2018	19.00		AHD				773m	East
10005381	GW116636	Monitoring	Functioning	28/03/2018	7.50		AHD				779m	North East
10105787	GW116636	Monitoring	Functioning	28/03/2018	7.50		AHD				779m	North East
10026949	GW114956	Monitoring	Functional	24/11/2004	7.00		AHD			47.94	969m	East
10030520	GW114957	Monitoring	Functional	23/11/2004	7.00		AHD			48.98	974m	East
10032910	GW114955	Monitoring	Functional	24/11/2004	7.00		AHD			47.94	981m	East
10042921	GW114952	Monitoring	Functional	23/11/2004	8.00		AHD			48.38	988m	East
10025159	GW114954	Monitoring	Functional	23/11/2004	7.00		AHD			49.10	990m	East
10033271	GW114953	Monitoring	Functional	23/11/2004	7.00		AHD			47.80	992m	East
10126570	GW110058	Water Supply	Unknown	01/01/2006	8.00		AHD		2.200	2.00	1048m	South West
10126117	GW110542	Water Supply	Unknown	12/10/2009	27.80		AHD	134	0.600	12.20	1058m	South West
10125884	GW106096	Water Supply	Unknown	15/05/2004	9.50		AHD				1067m	West

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10094375	GW107447	Water Supply	Functioning	17/06/2004	8.23		AHD	Good	1.000	5.49	1080m	South West
10126713	GW106854	Water Supply	Functioning	15/02/2005	7.00		AHD				1089m	South West
10098039	GW110884	Monitoring	Unknown	26/03/2010	4.50		AHD				1112m	South
10120246	GW107106	Water Supply	Unknown	04/06/2005	9.50		AHD				1122m	West
10123946	GW111553	Water Supply	Functioning	01/01/2005	14.00		AHD				1139m	South West
10058280	GW108973	Water Supply	Unknown	27/06/2008	8.50		AHD				1286m	North West
10047391	GW100294	Monitoring	Functioning	05/08/1993	20.00		AHD		6.110	6.70	1298m	West
10100295	GW100841	Water Supply	Functioning	29/03/1996	10.00		AHD				1298m	West
10102494	GW100471	Water Supply	Unknown	29/09/1995	6.00		AHD				1298m	West
10106744	GW115396	Water Supply	Functioning	15/11/2004	6.00		AHD				1298m	West
10026243	GW100020	Water Supply	Functioning	01/05/1995	9.00		AHD	Good	1.000	6.70	1299m	West
10118934	GW100393	Monitoring	Functional	06/08/1993	20.00		AHD				1299m	West
10067126	GW108586	Water Supply	Unknown	03/02/2007	8.00		AHD				1335m	North West
10054577	GW107805	Water Supply	Abandoned	27/02/2006			AHD				1420m	South West
10126682	GW101526	Other	Functioning	02/07/1998	16.00		AHD	Good	9.000	2.60	1427m	North West
10062804	GW111883	Water Supply	Functioning	01/01/2007	6.00		AHD		0.580	4.00	1558m	North West
10036640	GW111724	Water Supply	Functioning	01/01/2008	6.00		AHD		1.000	4.50	1582m	South West
10019513	GW110840	Water Supply	Unknown	06/06/2008	8.00		AHD				1592m	North West
10120411	GW115318	Monitoring	Functional	26/04/2007	10.00		AHD				1607m	North East
10096595	GW107066	Water Supply	Unknown	17/04/2005	9.50		AHD				1624m	North East
10095133	GW109252	Monitoring	Unknown	21/08/2008	2.70		AHD	Fresh		1.36	1636m	West
10108284	GW115317	Monitoring	Functional	26/04/2007	8.10		AHD				1638m	North East
10097799	GW109251	Monitoring	Unknown	21/08/2008	3.00		AHD	Fresh		1.42	1643m	West
10123731	GW108285	Unknown	Unknown	23/07/2007			AHD				1676m	North West
10117448	GW111209	Water Supply	Functioning	07/02/2007	9.60		AHD				1682m	North East
10125295	GW108914	Water Supply	Unknown	12/06/2008	8.00		AHD				1686m	North West
10011706	GW063030	Other	Unknown	01/05/1988	12.00		AHD	Good			1689m	North West
10014456	GW063031	Other	Unknown	01/05/1988	10.00		AHD	Good			1689m	North West
10126574	GW042800	Other	Unknown	01/04/1976	14.30		AHD				1702m	South
10126603	GW108401	Water Supply	Unknown	15/10/2007	18.00		AHD				1716m	North East
10032931	GW105261	Monitoring	Unknown	20/05/2003	13.00		AHD	197	1.000	5.00	1734m	East
10119415	GW107624	Water Supply	Unknown	12/11/2005	9.50		AHD				1749m	North West
10128266	GW111309	Water Supply	Functioning	15/08/2005	52.00		AHD			13.00	1751m	North West
10117600	GW114341	Monitoring	Functional	12/09/2011	2.72		AHD			1.41	1756m	West
10109309	GW017907	Water Supply	Functioning		12.40		AHD				1777m	North West

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10093598	GW111643	Water Supply	Functioning	08/05/2004	9.50		AHD		1.000	8.00	1782m	North West
10125374	GW108413	Water Supply	Unknown	21/07/2007	8.00		AHD				1788m	North West
10125862	GW114340	Monitoring	Functional	12/09/2011	5.55		AHD			3.42	1789m	West
10122517	GW111789	Water Supply	Functioning	23/02/2007	138.00		AHD	150	0.200	18.00	1810m	North
10007609	GW114940	Monitoring	Functional	29/11/2011	9.00		AHD				1813m	North East
10007608	GW114939	Monitoring	Functional	28/11/2011	9.00		AHD				1814m	North East
10088321	GW111911	Water Supply	Functioning	01/05/2008	12.00		AHD			11.00	1814m	North East
10138532	GW111911	Unknown	Functioning	01/05/2008			AHD			11.00	1814m	North East
10103692	GW105932	Unknown	Unknown	18/05/2005			AHD				1815m	North East
10010426	GW114941	Monitoring	Functional	29/11/2011	9.00		AHD				1816m	North East
10032964	GW106267	Water Supply	Functioning	30/07/2004	9.46		AHD	Good	1.000	6.10	1823m	North East
10122476	GW112550	Monitoring	Functional	10/09/2012	7.50		AHD			5.90	1826m	North East
10122561	GW115316	Monitoring	Functional	26/04/2007	8.10		AHD				1834m	North East
10120677	GW108410	Water Supply	Unknown	20/01/2007	12.00		AHD				1840m	North East
10123668	GW110678	Water Supply	Unknown	02/01/2010	10.00		AHD				1840m	North East
10128016	GW112551	Monitoring	Functional	10/09/2012	7.50		AHD			4.90	1840m	North East
10027259	GW112101	Monitoring	Functional	19/12/2002	6.20		AHD				1846m	North West
10052364	GW072219	Water Supply	Unknown	28/02/1995	8.00		AHD				1852m	South West
10119055	GW112552	Monitoring	Functional	10/09/2012	7.50		AHD			4.90	1853m	North East
10099158	GW109237	Water Supply	Unknown	19/08/2008	8.00		AHD				1880m	North East
10128852	GW111563	Water Supply	Functioning	15/11/2011	6.00		AHD				1887m	North
10126293	GW108166	Water Supply	Unknown	29/05/2007	8.00		AHD		10.000		1888m	South West
10128890	GW107481	Water Supply	Unknown	06/11/2004	8.00		AHD				1891m	North
10139697	GW054640	Other	Proposed	01/11/1980	29.90		AHD				1901m	North
10115768	GW106087	Water Supply	Functioning	14/04/2004	7.63		AHD		1.000	4.58	1908m	South West
10046441	GW106662	Water Supply	Functioning	25/10/2004	9.00		AHD				1909m	North
10102455	GW107454	Water Supply	Unknown	15/03/2005	9.00		AHD				1910m	North
10101918	GW106078	Water Supply	Functioning	14/04/2004	7.32		AHD		1.000	4.27	1918m	South West
10123854	GW106480	Stock and Domestic	Functioning	21/10/2004	4.00		AHD		0.500	2.00	1935m	North
10119043	GW106102	Water Supply	Functioning	05/05/2004	94.00		AHD		0.016	2.00	1939m	North
10060063	GW108969	Water Supply	Unknown	26/06/2008	8.00		AHD				1941m	North West
10051645	GW108962	Water Supply	Unknown	26/06/2008	5.00		AHD				1947m	North West
10127289	GW100609	Other	Functioning	27/05/1997	17.00		AHD	90	1.000	3.50	1974m	North East
10057103	GW106671	Water Supply	Functioning	15/10/2004	9.50		AHD				1988m	South West
10099662	GW111387	Water Supply	Functioning	08/03/2007	10.00		AHD				1990m	North West

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10093426	GW107080	Other	Unknown	07/12/2004	16.90		AHD	140	2.000	5.00	1995m	North East
10063023	GW108207	Water Supply	Unknown	01/01/2004	9.50		AHD		1.000	5.00	1998m	South West

Borehole Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Hydrogeology & Groundwater

50 Botany Street, Bondi Junction, NSW 2022

Driller's Logs

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

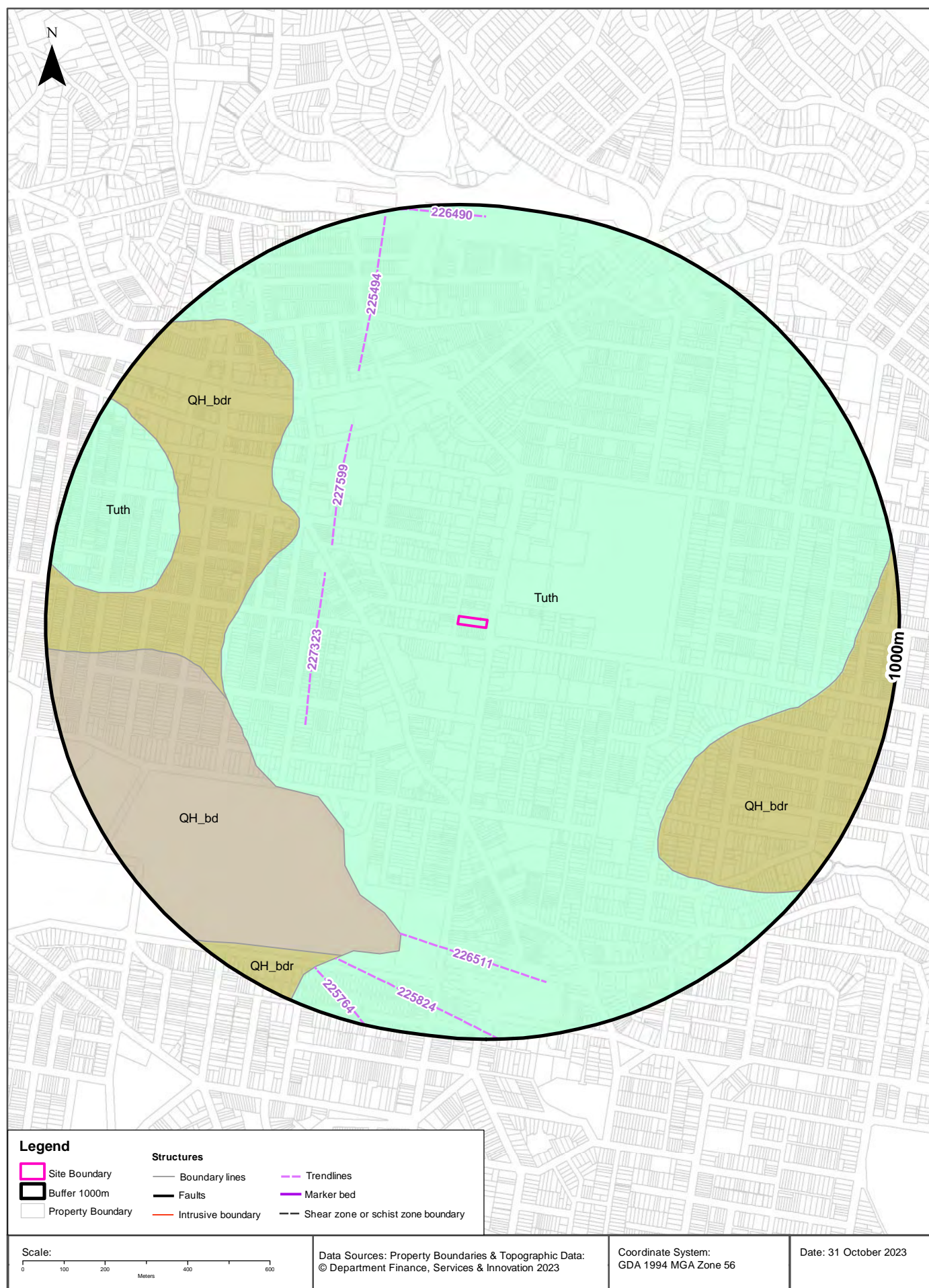
NGIS Bore ID	Drillers Log	Distance	Direction
10004269	0.00m-0.20m CONCRETE 0.20m-0.80m CRUSHED SANDSTONE PALE BROWN/ORANGE	268m	South West
10151628	0.00m-0.10m ASPHALT 0.10m-2.00m FILL SAND DARK BROWN FINE GRAINED 2.00m-2.80m SAND BROWN ,WEATHERED SANDSTONE 2.80m-5.20m SANDSTONE TAN,TRACE ORANGE 5.20m-6.60m SANDSTONE ORANGE 6.60m-8.10m SANDSTONE LIGHT BROWN AND TAN 8.10m-9.60m SANDSTONE LIGHT BROWN AND LIGHT GREY 9.60m-10.00m SANDSTONE BROWN AND GREY	268m	South West
10002946	0.00m-0.20m CONCRETE 0.20m-1.00m SAND DARK BROWN 1.00m-1.90m SAND LIGHT BROWN 1.90m-4.80m SANDSTONE BEDROCK	270m	South West
10127017	0.00m-2.00m SANDY LOAM 2.00m-4.00m RED BROWN SANDSTONE/W 4.00m-6.00m L/GREY SANDSTONE/ W. 6.00m-17.00m L/GREY SANDSTONE 17.00m-30.00m GREY SANDSTONE 30.00m-36.00m GREY , FRACTURED SANDSTONE 36.00m-39.80m DARK GREY SANDSTONE 39.80m-40.00m SHALE 40.00m-42.00m DARK,FRACTURED SANDSTONE 42.00m-53.70m LT, GREY SANDSTONE 53.70m-54.00m LT, GREY FRACTURED SANDSTONE 54.00m-80.00m GREY SANDSTONE 80.00m-82.00m SILTY SHALE,SANDSTONE 82.00m-84.00m GREY SANDSTONE QUARTZ 84.00m-86.00m GREY SANDSTONE 86.00m-88.00m GREY SANDSTONE/SILTSTONE 88.00m-92.80m LT GREY SANDSTONE 92.80m-93.00m GREY FRACTURED SANDSTONE 93.00m-95.80m CREAM FRACTURED SANDSTONE 95.80m-106.00m LT/GREY SANDSTONE 106.00m-106.30m LT GREY FRACTURED SANDSTONE 106.30m-121.00m LT GREY SANDSTONE 121.00m-127.00m LT GREY CREAM SANDSTONE 127.00m-130.40m CREAM/LT GREY SANDSTONE	401m	North East
10126117	0.00m-1.00m SAND AND FILL 1.00m-7.00m SAND L/BROWN 7.00m-13.00m SAND L/GREY 13.00m-17.00m SAND YELLOW 17.00m-20.00m SAND GREY 20.00m-23.00m SAND D/GREY 23.00m-27.50m SAND CREAM 27.50m-28.00m SAND AND CLAY	1058m	South West
10125884	0.00m-9.50m sand	1067m	West
10094375	0.00m-8.23m Sand, unconsolidated	1080m	South West
10126713	0.00m-7.00m sand	1089m	South West
10098039	0.00m-1.10m SAND AND SANDSTONES 1.10m-2.50m SAND BROWN 2.50m-4.50m SAND,SILTY,BROWN,DECOMPOSED SANDSTONE	1112m	South
10120246	0.00m-9.50m sand	1122m	West
10047391	0.00m-0.80m FILL 0.80m-8.00m YELLOW SAND 8.00m-12.20m WHITE SAND,WATER BEARING 12.20m-14.20m DARK BROWN PEATY SAND-WATER BEARING 14.20m-16.50m DARK BROWN SAND LESS PEATY-WATER BEARING 16.50m-18.00m LIGHT BROWN SAND, HIGH WATER BEARING 18.00m-19.00m YELLOW SILTY SAND WITH GREY CLAY 19.00m-20.00m DECOMPOSED SANDSTONE, GETTING HARDER	1298m	West
10100295	0.00m-10.00m SAND	1298m	West

NGIS Bore ID	Drillers Log	Distance	Direction
10026243	0.00m-9.00m UNCONSOLIDATED ALL CLEAN SAND	1299m	West
10118934	0.00m-0.80m FILL 0.80m-12.80m YELLOW SAND - WATER BEARING 12.80m-15.20m WHITE SILTY SAND - WATER BEARING 15.20m-18.00m YELLOW SAND - HIGH WATER BEARING 18.00m-19.00m YELLOW SILTY SAND WITH GREY CLAY 19.00m-20.00m DECOMPOSED SAND STONE	1299m	West
10067126	0.00m-8.00m Sand	1335m	North West
10126682	0.00m-3.80m FILL. ROCKS, BRICK AND SAND 3.80m-4.50m PEAT, BLACK 4.50m-9.80m SAND, BROWN, PEATY 9.80m-14.00m SAND, WHITE (GOOD) 14.00m-16.00m SAND, GREY, WITH CLAY SEAMS	1427m	North West
10019513	0.00m-8.00m SAND	1592m	North West
10096595	0.00m-9.50m sand	1624m	North East
10095133	0.00m-0.30m FILL,FINE TO MED GRAINED SAND 0.30m-2.70m SANDSTONE WEATHERED , WET @ 1.8m	1636m	West
10097799	0.00m-0.40m FILL,GRAVELY SILTY CLAY SANDSTONE 0.40m-3.00m SANDSTONE WEATHERED,WET AT 1.95M	1643m	West
10011706	0.00m-1.00m Sand Peaty 1.00m-10.00m Sand Grey Water Bearing Water Supply 10.00m-11.00m Sand Peaty 11.00m-12.00m Clay Grey Soft	1689m	North West
10014456	0.00m-1.00m Sand Peaty 1.00m-10.00m Sand Grey Water Bearing Water Supply	1689m	North West
10126574	0.00m-1.22m Made Ground 1.22m-4.88m Sand Water Supply 4.88m-5.49m Clay Grey Stiff 5.49m-8.84m Sand Grey Water Supply 8.84m-13.11m Sand Yellow Water Supply 13.11m-14.02m Sand Water Supply 14.02m-14.33m Clay Sandy	1702m	South
10126603	0.00m-18.00m sand	1716m	North East
10032931	0.00m-0.50m FILL-SILTY SAND 0.50m-5.50m SAND-YELLOW,BROWN,TO L/GREY 5.50m-10.00m SAND/M/GRAINED,YELLOW 10.00m-14.50m CLAYEY SAND	1734m	East
10119415	0.00m-9.50m sand	1749m	North West
10128266	0.00m-7.50m SAND SOFT YELLOW 7.50m-8.00m ROCK WEATHERED LIGHT BROWN COFFEE 8.00m-52.00m SANDSTONE YELLOW/WHITE RED	1751m	North West
10117600	0.00m-0.20m BITUMEN 0.20m-2.00m SAND 2.00m-2.72m CLAY / SANDSTONE	1756m	West
10109309	0.00m-12.49m Sand Water Supply	1777m	North West
10125374	0.00m-8.00m sand	1788m	North West
10125862	0.00m-5.55m SAND	1789m	West
10122517	0.00m-3.00m SAND 3.00m-7.00m SANDSTONE YELLOW 7.00m-24.00m SANDSTONE WHITE SOFT 24.00m-102.00m SANDSTONE/SHALE BANDS 102.00m-124.00m SANDSTONE /QUARTZ 124.00m-128.00m SHALE 128.00m-138.00m SANDSTONE / SHALE	1810m	North
10007609	0.00m-0.20m CONCRETE 0.20m-0.40m FILL, SILTY SAND,BROWN GREY MOTTLED DARK BROWN 0.40m-0.80m FILL, SAND LIGHT BROWN MOTTLED 0.80m-7.00m SAND,WHITE,Fine Grained TO Medium Grained LOOSE,DRY 7.00m-9.00m AS ABOVE BECOMING WET	1813m	North East
10007608	0.00m-0.20m CONCRETE 0.20m-0.40m FILL, SAND,RED BROWN MOTTLED BROWN 0.40m-0.80m SAND GREY MOTTLED BROWN, Fine Grained TO Medium Grained 0.80m-1.70m FILL, SAND,BROWN MOTTLED DARK BROWN 1.70m-6.70m SAND YELLOW Fine Grained TO Medium Grained LOOSE DRY 6.70m-9.00m SAND, MEDIUM GREY,Fine Grained TO Medium Grained LOOSE,WET	1814m	North East

NGIS Bore ID	Drillers Log	Distance	Direction
10010426	0.00m-0.15m CONCRETE 0.15m-0.60m FILL, GRAVELLY SAND, MED. BROWN 0.60m-1.70m SAND WHITE, Fine Grained TO Medium Grained LOOSE, DRY 1.70m-2.50m SAND ORANGE YELLOW, Fine Grained TO Medium Grained 2.50m-5.50m SAND BECOMING YELLOW 5.50m-6.80m SAND BECOMING LIGHT BROWN 6.80m-9.00m SAND BECOMING WET FROM HYDROCARBON ODOUR	1816m	North East
10032964	0.00m-9.46m sand, unconsolidated	1823m	North East
10122476	0.00m-0.15m TOPSOIL SILTY SAND 0.15m-7.50m SAND, FINE GRAINED,BECOMING MOIST	1826m	North East
10120677	0.00m-12.00m sand 12.00m-13.00m clay	1840m	North East
10123668	0.00m-10.00m SAND	1840m	North East
10128016	0.00m-0.15m TOPSOIL SILTY SAND 0.15m-7.50m SAND,FINE GRAINED,MOISTURE INCREASED WITH DEPTH	1840m	North East
10052364	0.00m-8.00m	1852m	South West
10119055	0.00m-0.15m TOPSOIL, SILTY SAND 0.15m-7.50m SAND,FINE GRAINED,BECOMING MOIST FROM 4m	1853m	North East
10139697	0.00m-3.00m Sand Grey Clayey 3.00m-4.50m Sand White 4.50m-8.20m Peat Sandy 8.20m-8.50m Peat 8.50m-9.10m Sand White 9.10m-9.20m Peat 9.20m-10.10m Sand White 10.10m-11.60m Sand Grey Peaty 11.60m-11.70m Peat 11.70m-14.30m Sand 14.30m-17.90m Sand Peaty 17.90m-18.90m Peat 18.90m-19.80m Sand Peaty 19.80m-20.10m Peat 20.10m-24.40m Clay Sandy Peaty 24.40m-29.00m Sand Grey 29.00m-29.90m Clay Grey Sandy	1901m	North
10115768	0.00m-7.63m sand, unconsolidated	1908m	South West
10046441	0.00m-9.00m sand	1909m	North
10102455	0.00m-9.00m sand	1910m	North
10101918	0.00m-7.32m sand, unconsolidated	1918m	South West
10123854	0.00m-0.30m topsoil 0.30m-2.50m sand, yellow 2.50m-4.00m sand, yellow silty	1935m	North
10119043	0.00m-11.00m sand 11.00m-15.60m sand, stone with colour layers 15.60m-16.60m shale 16.60m-25.00m sandstone, white 25.00m-42.00m sandstone, white with colour layers 42.00m-58.00m sandstone, white with colour layers 58.00m-68.00m sandstone, white bits of shale 68.00m-94.00m sandstone, white with shale	1939m	North
10127289	0.00m-0.40m TOPSOIL/FILL 0.40m-1.20m BROWN, FINE GRAIN SAND 1.20m-2.70m PALE YELLOW, FINE GRAIN SAND 2.70m-4.70m SAND, LIGHT GREY -SILTY 4.70m-7.80m SAND, LIGHT GREY,CLAYEY 7.80m-16.70m SAND, LIGHT GREY, COARSE GRAINED 16.70m-17.00m BLACK SILTY CLAY	1974m	North East
10057103	0.00m-9.50m sand	1988m	South West
10099662	0.00m-10.00m SAND	1990m	North West

NGIS Bore ID	Drillers Log	Distance	Direction
10093426	0.00m-2.20m WHITE SAND 2.20m-4.10m D/BROWN SAND 4.10m-6.60m BROWN SAND 6.60m-8.30m L/BROWN SAND 8.30m-9.00m WHITE SAND,QUARTZ 9.00m-9.80m PEAT,CLAYEY 9.80m-9.90m SAND 9.90m-10.00m BROWN SANDSTONE/QUARTZ 10.00m-10.50m PEAT CLAYEY 10.50m-10.60m BROWN SAND 10.60m-11.00m PEAT CLAYEY 11.00m-11.30m SANDY PEAT 11.30m-13.40m BROWN GRITTY SAND 13.40m-16.90m SANDY PEAT BANDED/SAND/QUARTZ 16.90m-18.00m SOLID PEAT	1995m	North East

Drill Log Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>



Geology

50 Botany Street, Bondi Junction, NSW 2022

Geological Units

What are the Geological Units within the dataset buffer?

Unit Code	Unit Name	Description	Unit Stratigraphy	Age	Dominant Lithology	Distance
Tuth	Hawkesbury Sandstone	Medium- to coarse-grained quartz sandstone with minor shale and laminite lenses.	/Ungrouped Triassic units//Hawkesbury Sandstone//	Anisian (base) to Anisian (top)	Sandstone	0m
QH_bdr	Coastal deposits - bedrock-mantling dune facies	Marine-deposited and aeolian-reworked fine- to coarse-grained quartz-lithic sand with abundant carbonate, sporadic humic debris in stabilised dunes.	/Coastal deposits//Coastal deposits - dune facies//	Holocene (base) to Now (top)	Sand	440m
QH_bd	Coastal deposits - dune facies	Marine-deposited and aeolian-reworked coastal sand dunes.	/Coastal deposits//Coastal deposits - dune facies//	Holocene (base) to Now (top)	Sand	539m

Linear Geological Structures

What are the Dyke, Sill, Fracture, Lineament and Vein trendlines within the dataset buffer?

Map ID	Feature Description	Map Sheet Name	Distance
227323	Dyke or vein	Sydney 1:100,000 Geological Sheet	337m
227599	Dyke or vein	Sydney 1:100,000 Geological Sheet	353m
225494	Dyke or vein	Sydney 1:100,000 Geological Sheet	643m
226511	Dyke or vein	Sydney 1:100,000 Geological Sheet	765m
225824	Dyke or vein	Sydney 1:100,000 Geological Sheet	864m
225764	Dyke or vein	Sydney 1:100,000 Geological Sheet	903m
226490	Dyke or vein	Sydney 1:100,000 Geological Sheet	973m
227360	Dyke or vein	Sydney 1:100,000 Geological Sheet	999m

What are the Faults, Shear zones or Schist zones, Intrusive boundaries & Marker beds within the dataset buffer?

Map ID	Boundary Type	Description	Map Sheet Name	Distance
No Features				

Geological Data Source: Statewide Seamless Geology v2.1, Department of Regional NSW
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Naturally Occurring Asbestos Potential

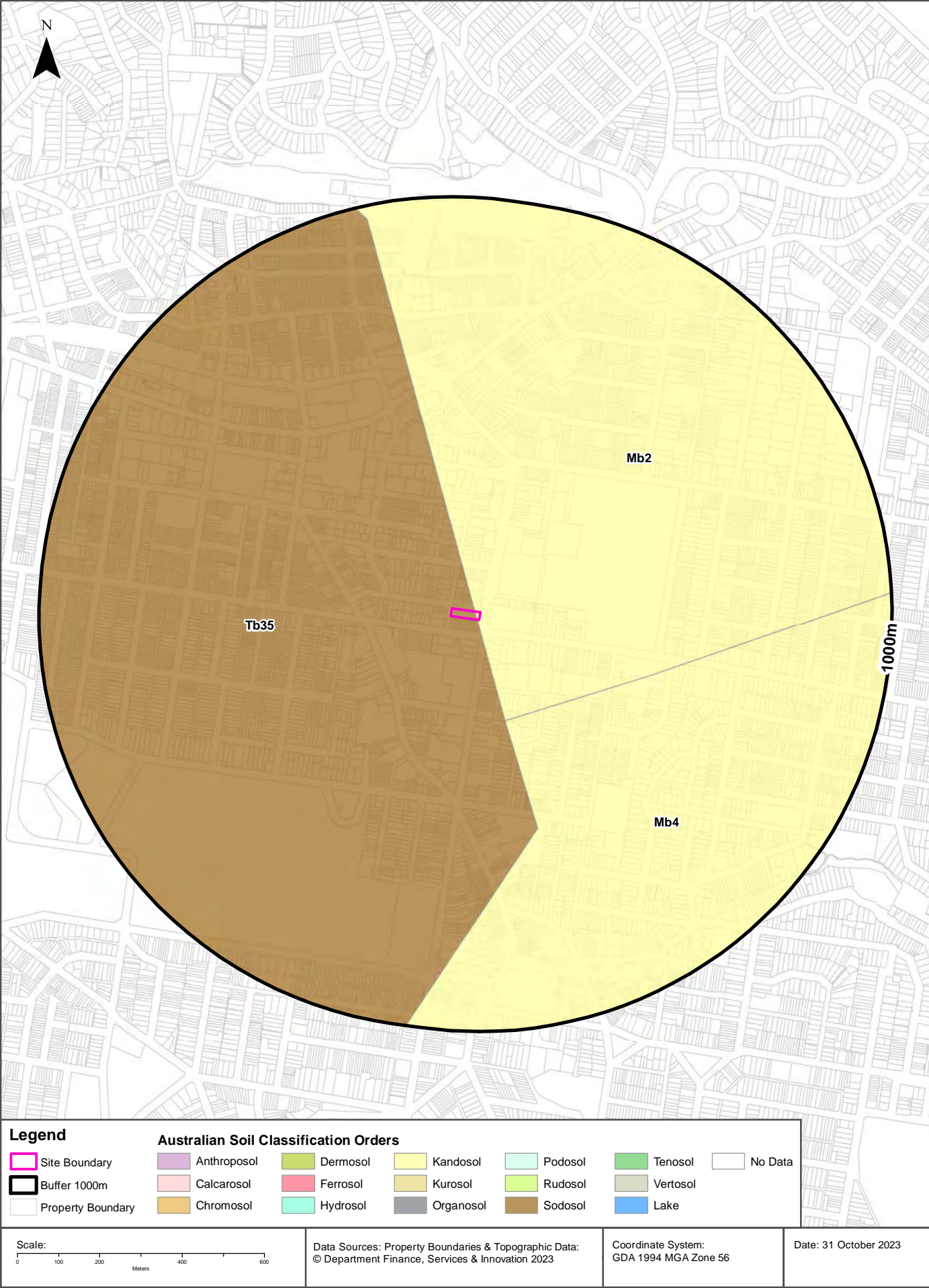
50 Botany Street, Bondi Junction, NSW 2022

Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

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

Naturally Occurring Asbestos Potential Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy



Soils

50 Botany Street, Bondi Junction, NSW 2022

Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

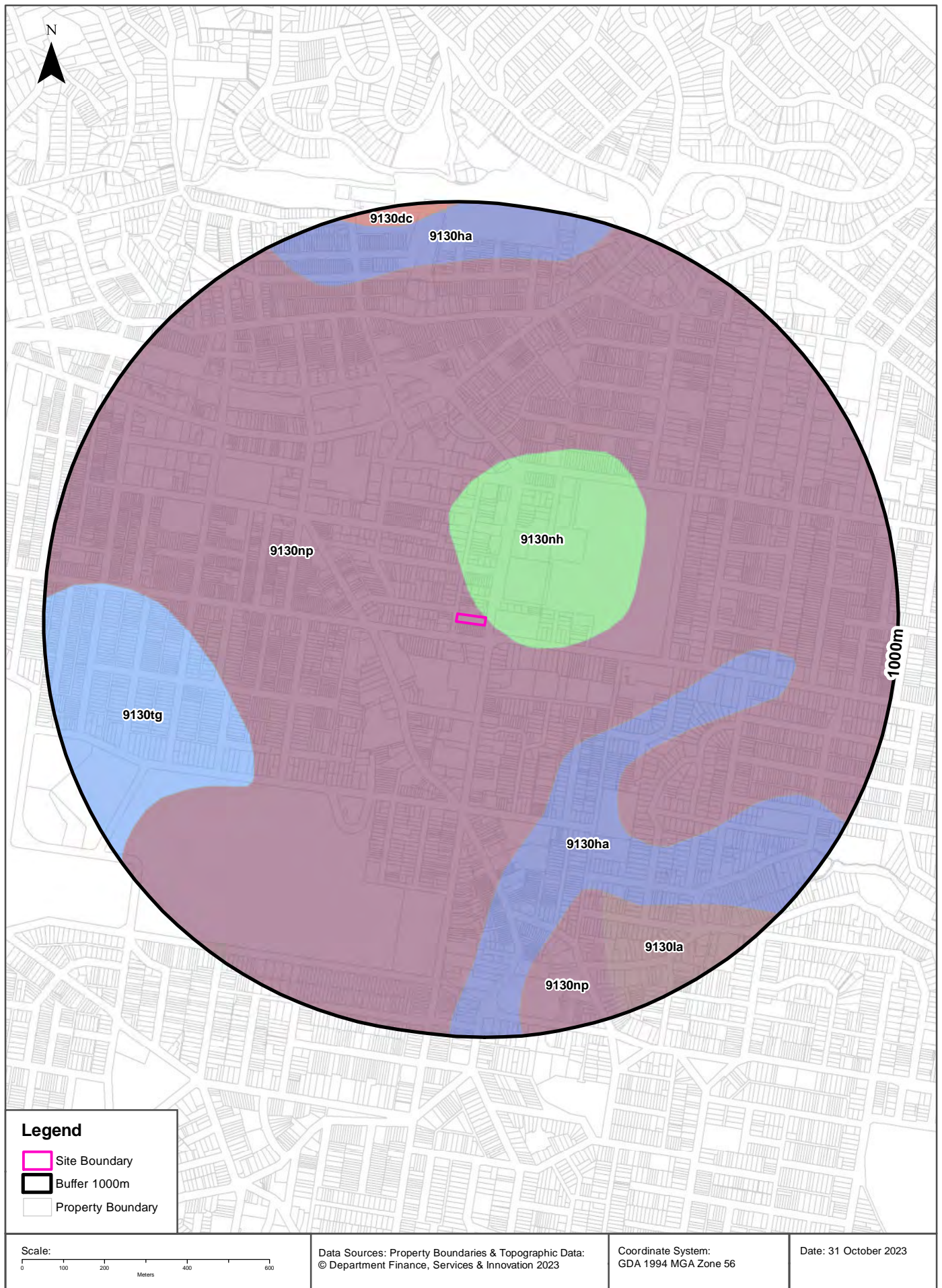
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Tb35	Sodosol	Dissected plateau remnants--flat to undulating ridge tops with moderate to steep side slopes: chief soils are hard acidic yellow and yellow mottled soils (Dy3.41), (Dy2.21), and (Dy2.41) and hard acidic red soils (Dr2.21); many shallow profiles occur and profile thickness varies considerably over short distances. Associated are: (Gn3.54), (Gn3.14), and possibly other (Gn3) soils; (Db1.2) soils on some ridges; (Dy5.81) soils in areas transitional to unit Mb2; soils common to unit Mb2; and eroded lateritic remnants. Small areas of other soils are likely. Flat ferruginous shale or sandstone fragments are common on and/or in and/or below the soils of this unit.	0m	On-site
Mb2	Kandosol	Dissected sandstone plateau of moderate to strong relief with sandstone pillars, ledges, and slabs-- level to undulating ridges, irregularly benched slopes, steep ridges, cliffs, canyons, narrow sandy valleys: chief soils are (i) on areas of gentle to moderate relief, acid yellow leached earths (Gn2.74) and (Gn2.34) and acid leached yellow earths (Gn2.24)- sometimes these soils contain ironstone gravel; and (ii) on, or adjacent to, areas of strong relief, siliceous sands (Uc1.2), leached sands (Uc2.12) and (Uc2.2), and shallow forms of the above (Gn2) soils. Associated are: (i) on flat to gently undulating remnants of the original plateau surface, leached sands (Uc2.3), siliceous sands (Uc1.2), sandy earths (Uc5.22), and (Gn2) soils as for (i) above (these areas are in part comparable with unit Cb29); (ii) on flat ironstone gravelly remnants of the original plateau surface, (Gn2) soils as for unit Mb5(i); (iii) on gently undulating ridges where interbedded shales are exposed, shallow, often stony (Dy3.41), (Dr2.21), and related soils similar to unit Tb35; (iv) narrow valleys of (Uc2.3) soils flanked by moderate slopes of (Dy3.41) soils; (v) escarpments of steep hills with shallow (Dy) and (Dr) soils between sandstone pillars; and (vi) shallow (Um) soils, such as (Um6.21) on steep hills of basic rocks. As mapped, minor areas of units Mg20, Mm1, and Mw8 are included. Data are limited.	0m	On-site
Mb4	Kandosol	Coastal complex: chief soils are acid yellow leached earths (Gn2.74) and (Gn2.34), hard acidic yellow mottled soils (Dy3.41), and hard acidic red soils (Dr2.21). This unit includes headlands and rugged coastal areas of unit Mb2; ridges and slopes of unit Tb35; low-lying coastal areas of unit Cb27; and some swampy areas.	252m	South East

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW

50 Botany Street, Bondi Junction, NSW 2022



Soils

50 Botany Street, Bondi Junction, NSW 2022

Soil Landscapes of Central and Eastern NSW

Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9130np	Newport	0m	On-site
9130nh	North Head	0m	North East
9130ha	Hawkesbury	365m	South East
9130tg	Tuggerah	571m	West
9130la	Lambert	705m	South East
9130dc	Deep Creek	949m	North

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment

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Acid Sulfate Soils

50 Botany Street, Bondi Junction, NSW 2022

Environmental Planning Instrument - Acid Sulfate Soils

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

Soil Class	Description	EPI Name
N/A		

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

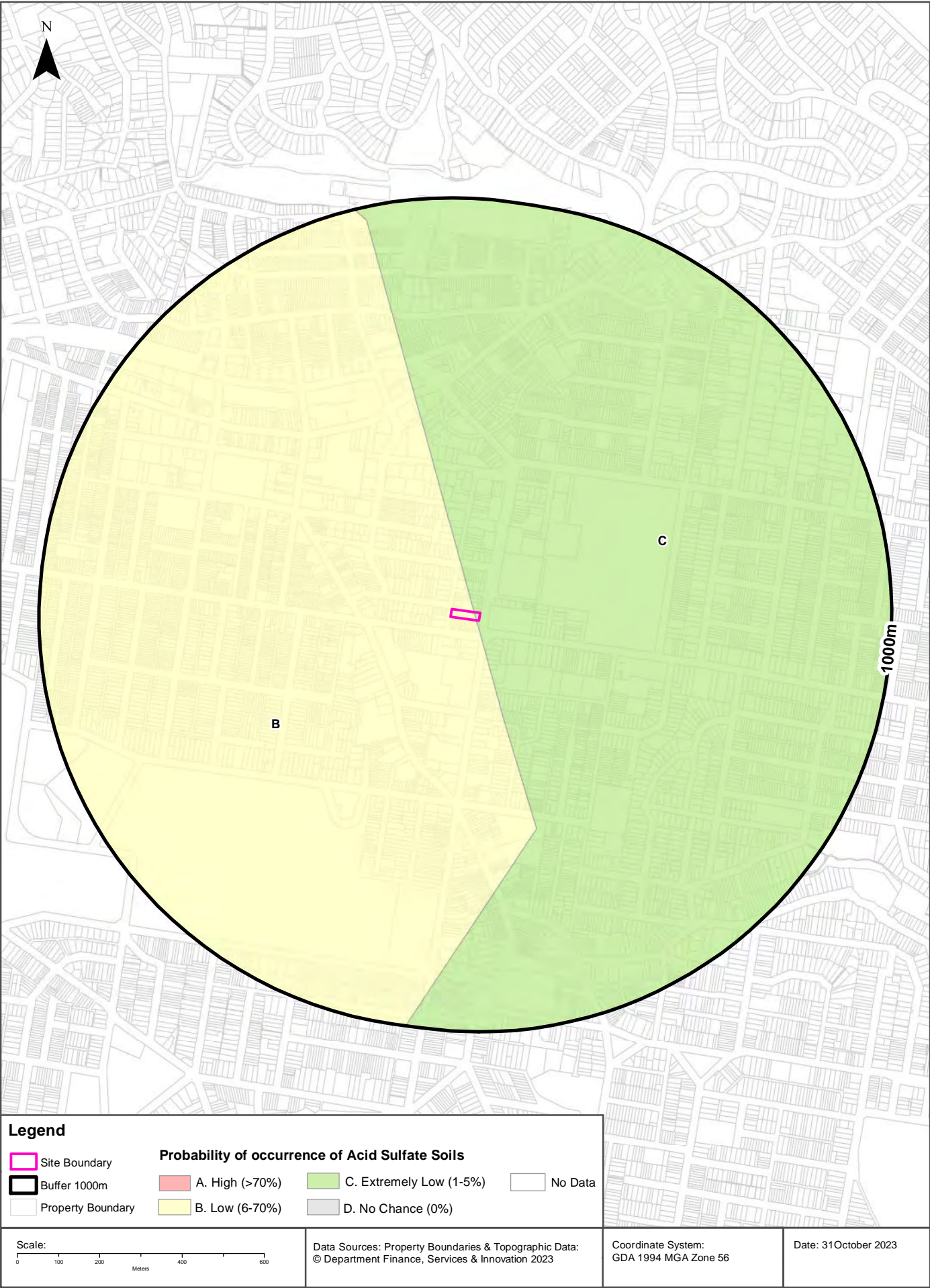
Soil Class	Description	EPI Name	Distance	Direction
N/A				

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Atlas of Australian Acid Sulfate Soils

50 Botany Street, Bondi Junction, NSW 2022



Acid Sulfate Soils

50 Botany Street, Bondi Junction, NSW 2022

Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance	Direction
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m	On-site
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

50 Botany Street, Bondi Junction, NSW 2022

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

Is there Dryland Salinity - National Assessment data within the dataset buffer?

No

What Dryland Salinity assessments are given?

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

Dryland Salinity Data Source : National Land and Water Resources Audit

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

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

Mining

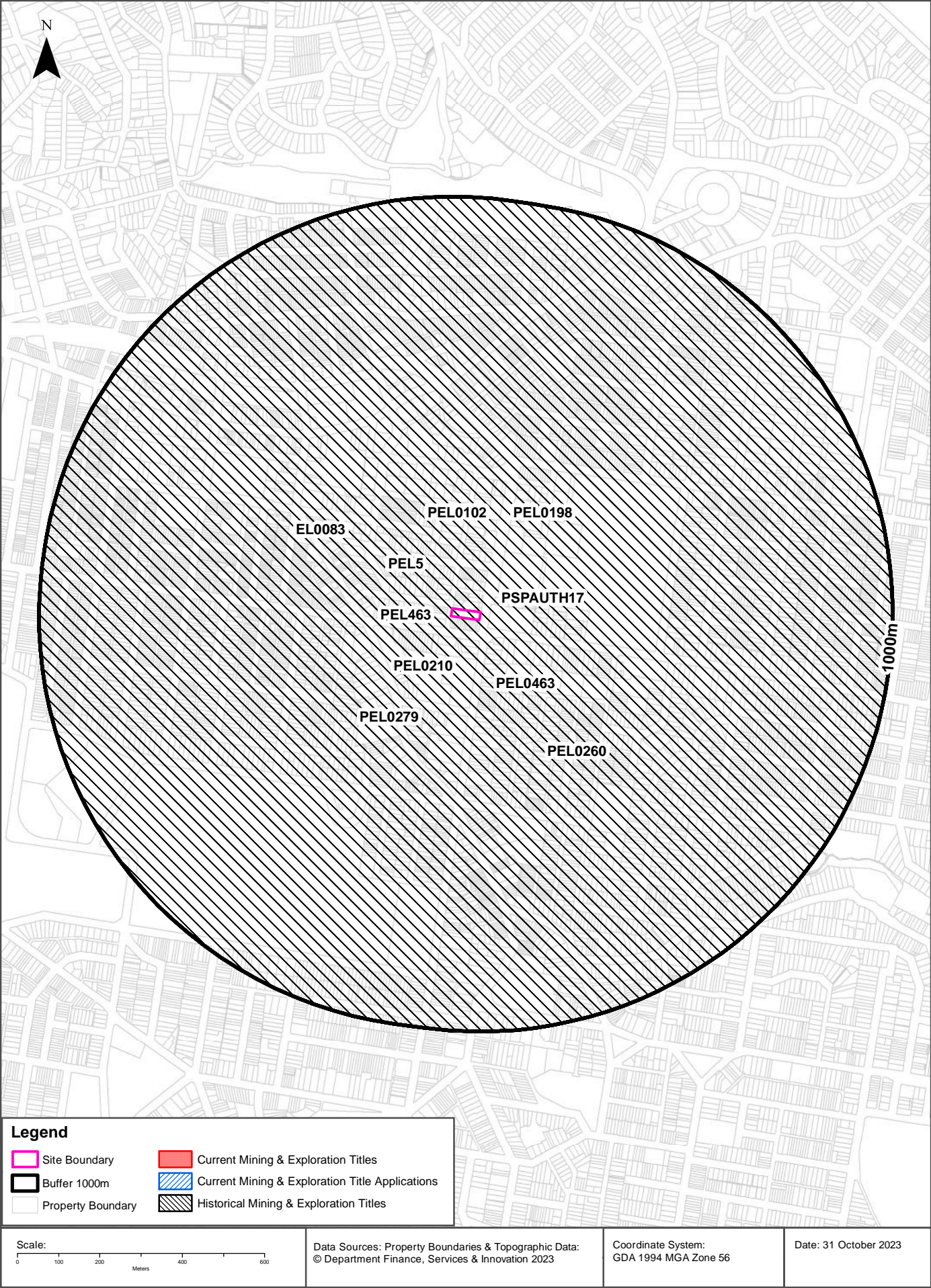
50 Botany Street, Bondi Junction, NSW 2022

Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

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

Mining Subsidence District Data Source: © Land and Property Information (2016)
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Mining

50 Botany Street, Bondi Junction, NSW 2022

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer								

Current Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer						

Current Mining & Exploration Title Applications Data Source: © State of New South Wales through NSW Department of Industry

Mining

50 Botany Street, Bondi Junction, NSW 2022

Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
PSPAUTH17	MACQUARIE ENERGY PTY LTD	20070803	20080703	PETROLEUM	Petroleum	0m	On-site
PEL0463	DART ENERGY (APOLLO) PTY LTD	20091010	20150603	PETROLEUM	Petroleum	0m	On-site
PEL0279	THE ELECTRICITY COMMISSION OF NSW (TRADING AS PACIFIC POWER)	19910504	19931111	PETROLEUM	Petroleum	0m	On-site
PEL0102	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
EL0083	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	19670201	19680201	MINERALS		0m	On-site
PEL463	DART ENERGY (APOLLO) PTY LTD	20081022	20130227	MINERALS		0m	On-site
PEL5	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20011210	MINERALS		0m	On-site
PEL0260	NORTH BULLI COLLIERIES PTY LTD, AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT CO.	19810909	19930803	PETROLEUM	Petroleum	0m	On-site
PEL0198	JOHN STREVEN (TERRIGAL) NL			PETROLEUM	Petroleum	0m	On-site
PEL0210	THE AUSTRALIAN GAS LIGHT COMPANY (AGL), NORTH BULLI COLLIERIES PTY LTD			PETROLEUM	Petroleum	0m	On-site

Historical Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

State Environmental Planning Policy

50 Botany Street, Bondi Junction, NSW 2022

State Significant Precincts

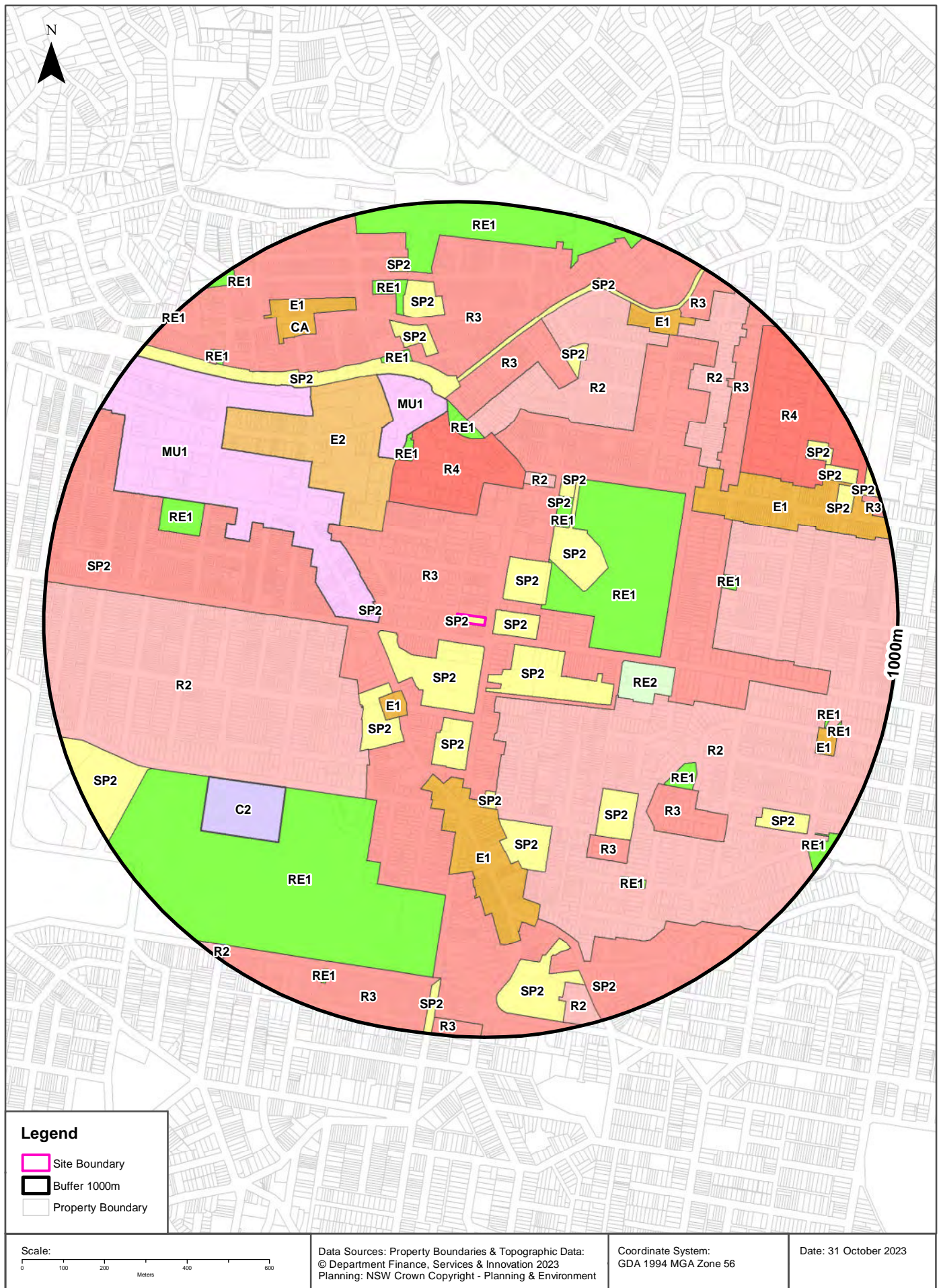
What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
N/A	No records in buffer							

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment
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EPI Planning Zones

50 Botany Street, Bondi Junction, NSW 2022



Environmental Planning Instrument

50 Botany Street, Bondi Junction, NSW 2022

Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
SP2	Infrastructure	Telecommunications Facility	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	0m	On-site
R3	Medium Density Residential		Waverley Local Environmental Plan 2012	28/07/2023	28/07/2023	28/07/2023	Map Amendment No 2	0m	South
SP2	Infrastructure	Place of Public Worship	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	21m	East
SP2	Infrastructure	Health Service Facility	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	50m	South West
SP2	Infrastructure	Water Supply System	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	64m	North East
SP2	Infrastructure	Educational Establishment	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	85m	South East
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	136m	East
R2	Low Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	174m	South East
MU1	Mixed Use		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	186m	North West
SP2	Infrastructure	Telecommunications Facility	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	194m	West
SP2	Infrastructure	Water Supply System	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	210m	North East
E1	Local Centre		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	214m	South West
SP2	Infrastructure	Educational Establishment	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	221m	South West
SP2	Infrastructure	Educational Establishment & Place of Worship	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	234m	South
R4	High Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	244m	North
R2	Low Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	263m	West
E2	Commercial Centre		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	271m	North West
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	278m	North East
SP2	Infrastructure	Electricity Distribution	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	331m	North East
R2	Low Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	340m	North East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE2	Private Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	345m	East
SP2	Infrastructure	Public Administration Building	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	346m	North East
E1	Local Centre		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	374m	South
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	387m	North
SP2	Infrastructure	Place of Public Worship	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	400m	South
MU1	Mixed Use		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	404m	North
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	426m	North
R2	Low Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	431m	North East
SP2	Infrastructure	Place of Public Worship	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	469m	South
R3	Medium Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	472m	North
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	475m	South West
SP2	Infrastructure	Educational Establishment	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	488m	South East
SP2	Infrastructure	Road Infrastructure Facility	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	525m	North West
SP2	Infrastructure	Classified Road	Woolahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	562m	North
E1	Local Centre		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	563m	East
R3	Medium Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	567m	South East
R3	Medium Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	568m	South East
R3	Medium Density Residential		Woolahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	572m	North
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	576m	East
C2	Environmental Conservation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	577m	South West
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	580m	South East
SP2	Infrastructure	Place of Public Worship	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	622m	North
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	623m	North
SP2	Infrastructure	Educational Establishment	Woolahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	628m	North

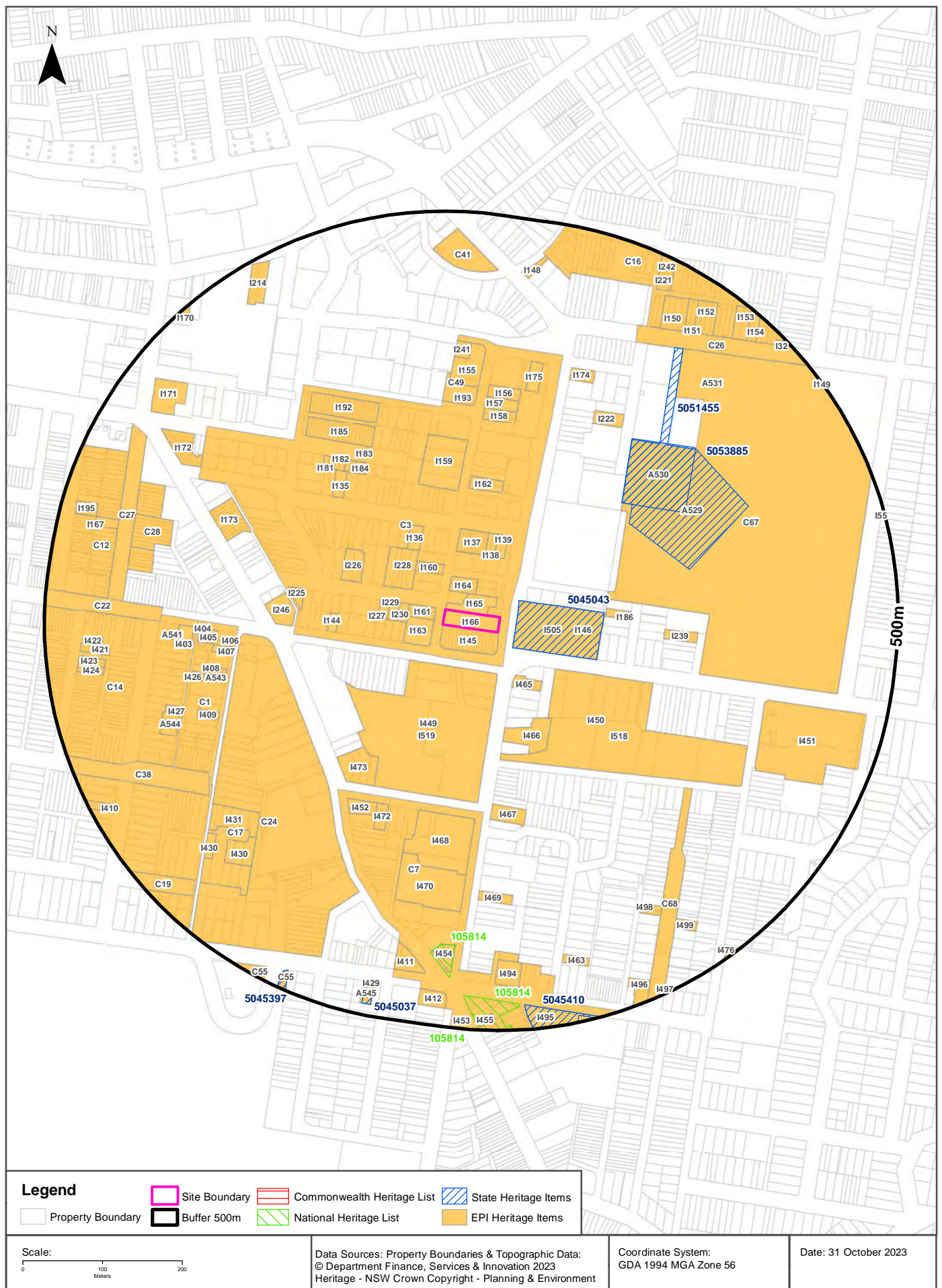
Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R2	Low Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	634m	North East
R3	Medium Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	647m	North East
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	654m	West
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	693m	South East
R4	High Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	710m	North East
SP2	Infrastructure	Educational Establishment	Woollahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	725m	North
RE1	Public Recreation		Woollahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	736m	North
E1	Local Centre		Woollahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	761m	North West
CA	Complex Area		Woollahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	761m	North West
SP2	Infrastructure	Educational Establishment	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	779m	South
E1	Local Centre		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	789m	North East
SP2	Infrastructure	Educational Establishment	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	805m	South East
SP2	Infrastructure	Educational Establishment	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	821m	South West
RE1	Public Recreation		Woollahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	828m	North
RE1	Public Recreation		Woollahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	830m	North West
SP2	Infrastructure	Depot	Woollahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	840m	North
E1	Local Centre		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	846m	East
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	854m	East
SP2	Infrastructure	Classified Road	Randwick Local Environmental Plan 2012	18/08/2023	01/09/2023	01/09/2023	Amendment No 9	862m	South
R3	Medium Density Residential		Randwick Local Environmental Plan 2012	18/08/2023	01/09/2023	01/09/2023	Amendment No 9	862m	South
SP2	Infrastructure	Place of Public Worship	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	867m	North East
SP2	Infrastructure	Water Supply System	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	871m	West
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	881m	East
SP2	Infrastructure	Educational Establishment	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	884m	East
SP2	Infrastructure	Place of Public Worship	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	887m	East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R2	Low Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	887m	South
RE1	Public Recreation		Randwick Local Environmental Plan 2012	18/08/2023	01/09/2023	01/09/2023	Amendment No 9	900m	South
SP2	Infrastructure	Place of Public Worship	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	911m	South
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	946m	South East
R3	Medium Density Residential		Randwick Local Environmental Plan 2012	18/08/2023	01/09/2023	01/09/2023	Amendment No 9	958m	South
RE1	Public Recreation		Woollahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	958m	North West
SP2	Infrastructure	Educational Establishment	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	961m	East
R2	Low Density Residential		Randwick Local Environmental Plan 2012	18/08/2023	01/09/2023	01/09/2023	Amendment No 9	964m	South West

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Heritage Items

50 Botany Street, Bondi Junction, NSW 2022



Heritage

50 Botany Street, Bondi Junction, NSW 2022

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
105814	Charing Cross Commercial Centre	Bronte Rd, Waverley NSW	1/12/038/0021	Historic	Place not included in NHL		396m	South

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
5045043	St Mary's Anglican Church and Pipe Organ	240 Birrell Street Waverley	WAVERLEY	02/04/1999	00160	160	21m	East
5053885	Waverley Reservoir (Elevated) (WS 0136)	Paul Street, Bondi Junction	WAVERLEY	15/11/2002	01646	2059	201m	North East
5051455	Waverley Reservoir No 1 (WS 0132)	Paul Street, Waverley	WAVERLEY	18/11/1999	01353	2034	210m	North East
5045037	Charing Cross	11 Victoria Street Waverley	WAVERLEY	02/04/1999	00449	449	457m	South
5045410	Mary Immaculate Group	45 Victoria Street Waverley	WAVERLEY	02/04/1999	00626	1650	469m	South
5045397	Centennial Park, Moore Park, Queens Park	Randwick, South Sydney and Waverley LGAs, Centennial Park	RANDWICK	27/03/2000	01384	2257	475m	South West

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Environmental Planning Instrument - Heritage

What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
C3	Botany Street	Conservation Area - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	0m	On-site
I166	Telecommunication tower	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	0m	On-site
I145	Two storey terrace row	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	0m	South
I165	Single dwelling	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	0m	North
I161	Single storey terrace row	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	12m	West
I163	Semi-detached dwellings	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	12m	West
I146	Ecclesiastical Gothic style stone church, St Mary's Church	Item - General	State	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	21m	East
I164	Two storey terrace row	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	24m	North
I160	Two storey residential flat building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	45m	North West
I230	Single storey dwelling	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	46m	West
I228	Late Victorian terrace	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	49m	North West
I449	War Memorial Hospital, Late Victorian buildings and former stables	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	50m	South
I229	Single storey dwelling	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	58m	West
I465	Federation house	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	58m	South East
I505	St Mary's Anglican Church and Grounds	Item - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	64m	East
I227	Single storey dwelling	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	70m	West
I139	Semi-detached dwellings	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	74m	North
I137	Two storey terrace row	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	74m	North
I138	Semi-detached dwellings	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	74m	North
I136	Inter-War flat building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	81m	North West
I450	Federation style classroom building, Waverley College	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	85m	South East
I226	Federation style semi-detached dwelling	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	112m	North West
I466	Victorian Mansion 'The Grange'	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	116m	South East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I186	Inter-War bungalow	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	130m	East
I144	Single storey dwelling	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	131m	West
C67	Waverley Park	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	136m	East
I519	War Memorial Hospital,landscape	Item - Landscape	State	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	136m	South
I159	Modern style flat buildings	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	150m	North
I162	Victorian/Italianate style terrace pair	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	155m	North
I225	Inter-War flat building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	179m	West
I473	Federation style semis	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	183m	South West
I246	Waverley Telephone Exchange 1920's public building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	186m	West
I135	1920's flat building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	191m	North West
I518	Waverley College'landscape	Item - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	197m	South East
I184	Two storey semi-detached residences	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	197m	North West
I183	Two storey semi-detached residences	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	206m	North West
I239	Federation house	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	207m	East
C24	Blenheim Street / Bronte Road	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	207m	South West
I467	Federation house	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	215m	South
I182	Two storey semi-detached residences	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	216m	North West
I185	Two storey terrace row	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	224m	North West
C7	Charing Cross	Conservation Area - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	225m	South
I181	Two storey semi-detached residences	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	226m	North West
I468	Early twentieth century, ecclesiastical style building, St Clare's Convent	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	234m	South
I472	Victorian/Edwardian style terraced pair	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	236m	South West
I452	Victorian/Federation cottages	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	238m	South West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I158	Two storey terraces	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	243m	North
I192	Two storey terrace row	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	250m	North West
C1	Blenheim Street	Conservation Area - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	257m	West
I157	Two storey terraces	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	258m	North
I193	Bondi Junction Community Health Centre	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	259m	North
C49	Llandaff Street	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	259m	North
I173	Facade group only	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	263m	North West
I406	Late eighteenth century stone houses	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	265m	West
A530	Waverley Reservoir No.2	Item - Archaeological	State	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	265m	North East
I407	Early weatherboard cottages traditional Georgian form	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	268m	West
I222	Victorian Italianate style dwelling	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	270m	North East
A542	Item	Item - Archaeological	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	272m	West
I156	Two storey terraces	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	273m	North
A529	Waverley Reservoir No.1	Item - Archaeological	State	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	273m	North East
I408	Early stone terraced pair	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	277m	West
I155	Church	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	282m	North
I405	Early worker's houses	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	284m	West
I175	Three story residential flat building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	287m	North
A543	Item	Item - Archaeological	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	289m	West
I470	Early twentieth century, ecclesiastical style building, St Charles School	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	290m	South
I404	Early stone house	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	299m	West
I409	Late nineteenth century weatherboard cottage	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	302m	West
C68	Wiley Street	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	304m	South East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I426	Federation style traditional weatherboard cottage	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	305m	West
C14	Queens Park	Conservation Area - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	307m	West
I174	Corner Federation house	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	311m	North East
I403	Early worker's cottage	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	312m	West
I241	Inter-War modern/functionalist style flat building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	316m	North
I469	1920's Inter-War bungalow	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	325m	South
C17	Yenda Avenue	Conservation Area - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	329m	South West
I431	Inter-War bungalows	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	329m	South West
A541	Stone Houses	Item - Archaeological	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	336m	West
I427	Early workers cottages	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	345m	West
I451	Post War Modernist style Waverley Bowling Club	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	345m	East
C38	Cuthbert Street	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	347m	South West
C22	Birrell Street	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	353m	West
I172	Facade only	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	355m	North West
C12	Mill Hill	Conservation Area - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	355m	West
C28	Brisbane Street (No. 18-34)	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	355m	West
I430	Inter-War bungalows	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	356m	South West
A544	Cottages	Item - Archaeological	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	360m	West
I498	Victorian Filigree style semi-detached residences	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	384m	South East
C26	Bondi Road	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	385m	North East
I430	Inter-War bungalows	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	387m	South West
A531	Gregory Memorial Fountain	Item - Archaeological	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	394m	North East
I454	Inter-War Free Classical public building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	396m	South

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
C16	Woodstock Street	Conservation Area - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	399m	North East
I411	Late Victorian commercial pair	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	401m	South
C27	Brisbane Street	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	402m	West
I494	Late nineteenth century stone church	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	410m	South
I463	1920's Inter War bungalow	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	412m	South
I150	Late Victorian terraces	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	415m	North East
I171	Facade only	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	417m	North West
I421	Late nineteenth century stone terrace	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	420m	West
I499	Late Victorian house	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	423m	South East
I167	Ecclesiastical building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	424m	West
I423	Victorian Italianate style semi-detached dwelling	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	425m	West
I148	Federation style house	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	426m	North
I151	Victorian/Federation terraced pair	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	426m	North East
C41	Fingleton Reserve	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	426m	North
I424	Victorian Italianate style semi-detached dwelling	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	428m	West
I152	Late Victorian terraces	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	431m	North East
I422	Sandstone Wall	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	438m	West
C19	Arnold Street	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	447m	South West
I214	Facade group only	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	448m	North West
I195	Single storey terrace row	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	454m	West
I153	Late nineteenth century terraced pair, Italianate style	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	455m	North East
I412	Inter-War, Art Deco style hotel	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	456m	South
I429	Old stone building	Item - General	State	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	457m	South
I221	Late Victorian terraced pair	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	457m	North East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I496	Late Victorian villa	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	463m	South East
I154	Federation Filigree style terrace houses	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	465m	North East
I495	Large cathedral with Classical Revival facade to lower part of building	Item - General	State	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	469m	South
A545	Pre-School Learning Centre, stone house	Item - Archaeological	State	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	469m	South
I410	1930's style house	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	470m	South West
C55	Queens Park	Conservation Area - Landscape	State	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	475m	South West
I455	Late nineteenth century commercial terraces	Item - General	Local	Waverley Local Environmental Plan 2012	15/12/2017	15/12/2017	23/10/2020	478m	South
C55	Queens Park	Conservation Area - Landscape	State	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	483m	South West
I242	Late Victorian house	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	483m	North East
I32	Federation Arts and Crafts style residential flat building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	486m	North East
I170	Tea Gardens Hotel	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	487m	North West
I476	Late Victorian villa (Froebal House, Macquarie Institute), Waverley College Junior School	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	488m	South East
I497	Late Victorian house	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	493m	South East
I55	Stone cottage	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	493m	East
I149	Former Tramway shed	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	498m	North East
I453	1940's style commercial building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	499m	South

Heritage Data Source: NSW Crown Copyright - Planning & Environment

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Natural Hazards

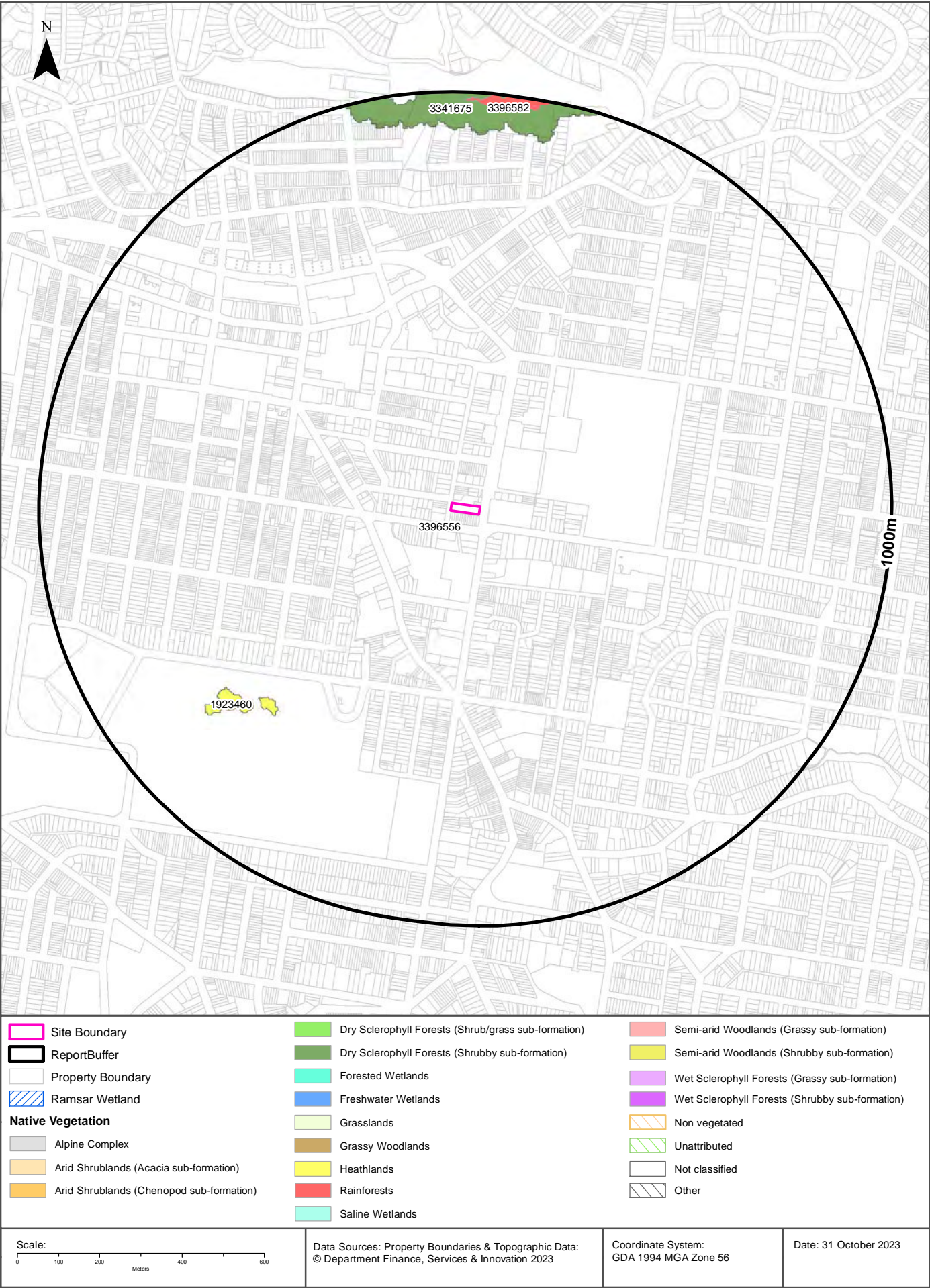
50 Botany Street, Bondi Junction, NSW 2022

Bush Fire Prone Land

What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
No records in buffer		

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence



Ecological Constraints

50 Botany Street, Bondi Junction, NSW 2022

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
3396556	Not classified	(Not classified) Not classified	Not classified	0m	On-site
1923460	Heathlands	(Heathlands) Southern Sandplain Heath	Wallum Sand Heaths	629m	South West
3341675	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Foreshores Forest	Sydney Coastal Dry Sclerophyll Forests	897m	North
3396582	Rainforests	(Rainforests) Sydney Coastal Coachwood Gallery Rainforest	Northern Warm Temperate Rainforests	963m	North

Native Vegetation Type Map : NSW Department of Planning and Environment 2022

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Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

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

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment

Ecological Constraints

50 Botany Street, Bondi Junction, NSW 2022

Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer					

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
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Ecological Constraints

50 Botany Street, Bondi Junction, NSW 2022

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer					

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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Ecological Constraints

50 Botany Street, Bondi Junction, NSW 2022

NSW BioNet Atlas

Species on the NSW BioNet Atlas that have a NSW or federal conservation status, a NSW sensitivity status, or are listed under a migratory species agreement, and are within 10km of the site?

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Amphibia	Pseudophryne australis	Red-crowned Toadlet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Actitis hypoleucos	Common Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Anseranas semipalmata	Magpie Goose	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Category 2	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ardenna carneipes	Flesh-footed Shearwater	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Ardenna grisea	Sooty Shearwater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ardenna pacifica	Wedge-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Arenaria interpres	Ruddy Turnstone	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Burhinus grallarius	Bush Stone-curlew	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris alba	Sanderling	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris canutus	Red Knot	Not Listed	Not Sensitive	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Endangered	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris melanotos	Pectoral Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris tenuirostris	Great Knot	Vulnerable	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calonectris leucomelas	Streaked Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Vulnerable	Category 2	Vulnerable	
Animalia	Aves	Certhionyx variegatus	Pied Honeyeater	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Charadrius leschenaultii	Greater Sand-plover	Vulnerable	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Charadrius mongolus	Lesser Sand-plover	Vulnerable	Not Sensitive	Endangered	ROKAMBA;CAMBA; JAMBA

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Charadrius veredus	Oriental Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Chlidonias leucopterus	White-winged Black Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Chthonicola sagittata	Speckled Warbler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Cuculus optatus	Oriental Cuckoo	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Dasyornis brachypterus	Eastern Bristlebird	Endangered	Category 2	Endangered	
Animalia	Aves	Diomedea exulans	Wandering Albatross	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Diomedea gibsoni	Gibson's Albatross	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Epthianura albigrons	White-fronted Chat	Endangered Population, Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Erythroriorchis radiatus	Red Goshawk	Critically Endangered	Category 2	Vulnerable	
Animalia	Aves	Esacus magnirostris	Beach Stone-curlew	Critically Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Eudyptula minor	Little Penguin	Endangered Population	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Grantiella picta	Painted Honeyeater	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Gygis alba	White Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haematopus fuliginosus	Sooty Oystercatcher	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haematopus longirostris	Pied Oystercatcher	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Limosa lapponica	Bar-tailed Godwit	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Limosa limosa	Black-tailed Godwit	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Lophochroa leadbeateri	Major Mitchell's Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Macronectes giganteus	Southern Giant Petrel	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Macronectes halli	Northern Giant-Petrel	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Manorina melanotis	Black-eared Miner	Critically Endangered	Not Sensitive	Endangered	
Animalia	Aves	Motacilla flava	Yellow Wagtail	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Neophema chrysogaster	Orange-bellied Parrot	Critically Endangered	Category 3	Critically Endangered	
Animalia	Aves	Ninox connivens	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Numenius madagascariensis	Eastern Curlew	Not Listed	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Numenius minutus	Little Curlew	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Numenius phaeopus	Whimbrel	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Oceanites oceanicus	Wilson's Storm-Petrel	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Onychoprion fuscata	Sooty Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Oxyura australis	Blue-billed Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pandion cristatus	Eastern Osprey	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pezoporus wallicus wallicus	Eastern Ground Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Phaethon lepturus	White-tailed Tropicbird	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Phaethon rubricauda	Red-tailed Tropicbird	Vulnerable	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Phoebastria fusca	Sooty Albatross	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Pluvialis fulva	Pacific Golden Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Vulnerable	Category 3	Vulnerable	
Animalia	Aves	Pterodroma leucoptera leucoptera	Gould's Petrel	Vulnerable	Not Sensitive	Endangered	
Animalia	Aves	Pterodroma solandri	Providence Petrel	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ptilinopus magnificus	Wompoo Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ptilinopus regina	Rose-crowned Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ptilinopus superbus	Superb Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Puffinus assimilis	Little Shearwater	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Stagonopleura guttata	Diamond Firetail	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Stercorarius longicaudus	Long-tailed Jaeger	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Stercorarius parasiticus	Arctic Jaeger	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Stercorarius pomarinus	Pomarine Jaeger	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Sterna hirundo	Common Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Sternula albifrons	Little Tern	Endangered	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Sula dactylatra	Masked Booby	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Thalassarche bulleri	Buller's Albatross	Not Listed	Not Sensitive	Vulnerable	
Animalia	Aves	Thalassarche cauta	Shy Albatross	Endangered	Not Sensitive	Endangered	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	<i>Thalassarche chrysostoma</i>	Grey-headed Albatross	Not Listed	Not Sensitive	Endangered	
Animalia	Aves	<i>Thalassarche melanophris</i>	Black-browed Albatross	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	<i>Thalasseus bergii</i>	Crested Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	<i>Thinornis cucullatus cucullatus</i>	Eastern Hooded Dotterel	Critically Endangered	Not Sensitive	Vulnerable	
Animalia	Aves	<i>Tringa brevipes</i>	Grey-tailed Tattler	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Tringa glareola</i>	Wood Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Tringa incana</i>	Wandering Tattler	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	<i>Tringa nebularia</i>	Common Greenshank	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Tringa stagnatilis</i>	Marsh Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Tyto novaehollandiae</i>	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Tyto tenebricosa</i>	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Xenus cinereus</i>	Terek Sandpiper	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Gastropoda	<i>Meridolum maryae</i>	Maroubra Woodland Snail	Endangered	Not Sensitive	Not Listed	
Animalia	Insecta	<i>Petalura gigantea</i>	Giant Dragonfly	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Aepyprymnus rufescens</i>	Rufous Bettong	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Arctocephalus forsteri</i>	New Zealand Fur-seal	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Arctocephalus pusillus doriferus</i>	Australian Fur-seal	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Balaenoptera musculus</i>	Blue Whale	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Dasyurus viverrinus</i>	Eastern Quoll	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Dugong dugon</i>	Dugong	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Eubalaena australis</i>	Southern Right Whale	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Macrotis lagotis</i>	Bilby	Extinct	Not Sensitive	Vulnerable	
Animalia	Mammalia	<i>Micronomus norfolkensis</i>	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Miniopterus australis</i>	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Myotis macropus</i>	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Notomys cervinus</i>	Fawn Hopping-mouse	Extinct	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Notomys mitchellii</i>	Mitchell's Hopping-mouse	Extinct	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Perameles nasuta</i>	Long-nosed Bandicoot	Endangered Population	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Petaurus norfolkensis</i>	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Mammalia	Phascolarctos cinereus	Koala	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Physeter macrocephalus	Sperm Whale	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheathail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Vespadelus troungtoni	Eastern Cave Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Aspidites ramsayi	Woma	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Dermochelys coriacea	Leatherback Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Diplodactylus platyurus	Eastern Fat-tailed Gecko	Endangered	Not Sensitive	Not Listed	
Animalia	Reptilia	Eretmochelys imbricata	Hawksbill Turtle	Not Listed	Not Sensitive	Vulnerable	
Animalia	Reptilia	Hoplocephalus bitorquatus	Pale-headed Snake	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Tiliqua occipitalis	Western Blue-tongued Lizard	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Uvidicolus sphyrurus	Border Thick-tailed Gecko	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Varanus rosenbergi	Rosenberg's Goanna	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia gordonii		Endangered	Not Sensitive	Endangered	
Plantae	Flora	Acacia terminalis subsp. Eastern Sydney	Sunshine wattle	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Allocasuarina portuensis	Nielsen Park She-oak	Endangered	Category 3	Endangered	
Plantae	Flora	Amperea xiphoclada var. pedicellata		Extinct	Not Sensitive	Extinct	
Plantae	Flora	Asterolasia buxifolia		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Caladenia tessellata	Thick Lip Spider Orchid	Endangered	Category 2	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Vulnerable	Category 3	Not Listed	
Plantae	Flora	Dichanthium setosum	Bluegrass	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Doryanthes palmeri	Giant Spear Lily	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Eucalyptus camfieldii	Camfield's Stringybark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus fracta	Broken Back Ironbark	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Eucalyptus leucoxydon subsp. pruinosa	Yellow Gum	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus pulverulenta	Silver-leafed Gum	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus scoparia	Wallangarra White Gum	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Genoplesium baueri	Bauer's Midge Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	Grammitis stenophylla	Narrow-leaf Finger Fern	Endangered	Category 3	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Grevillea caleyi	Caley's Grevillea	Critically Endangered	Category 3	Critically Endangered	
Plantae	Flora	Hibbertia puberula		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Macadamia integrifolia	Macadamia Nut	Not Listed	Not Sensitive	Vulnerable	
Plantae	Flora	Macadamia tetraphylla	Rough-shelled Bush Nut	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Melaleuca biconvexa	Biconvex Paperbark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Melaleuca deanei	Deane's Paperbark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Persoonia hirsuta	Hairy Geebung	Endangered	Category 3	Endangered	
Plantae	Flora	Pimelea curviflora var. curviflora		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Prasophyllum fuscum	Slaty Leek Orchid	Critically Endangered	Category 2	Vulnerable	
Plantae	Flora	Prostanthera marifolia	Seaforth Mintbush	Critically Endangered	Category 3	Critically Endangered	
Plantae	Flora	Rhodamnia rubescens	Scrub Turpentine	Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	Senecio spathulatus	Coast Groundsel	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Senna acclinis	Rainforest Cassia	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Tetratheca glandulosa		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Tetratheca juncea	Black-eyed Susan	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Thesium australe	Austral Toadflax	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Triplarina imbricata	Creek Triplarina	Endangered	Not Sensitive	Endangered	

Data does not include NSW category 1 sensitive species.

NSW BioNet: © State of NSW and Office of Environment and Heritage

Location Confidences

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

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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 8. To the extent permitted by law and subject to paragraph 9, all implied terms, representations and warranties whether statutory or otherwise relating to the subject matter of these Terms other than as expressly set out in these Terms are excluded.
 9. Subject to paragraph 6, Lotsearch excludes liability to End User for loss or damage of any kind, however caused, due to Lotsearch's negligence, breach of contract, breach of any law, in equity, under indemnities or otherwise, arising out of all acts, omissions and events whenever occurring.
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 - (b) any loss of profit, loss of revenue, loss of interest, loss of data, loss of goodwill or loss of business opportunities, business interruption arising directly or indirectly out of or in relation to the Report or these Terms,
 irrespective of how that liability arises including in contract or tort, liability under indemnity or for any other common law, equitable or statutory cause of action or otherwise.
 12. These Terms are subject to New South Wales law.

Appendix D: SafeWork NSW Schedule 11 Search Results

SafeWork NSW: 00908836 –Site Search application – Result not found [ref:!00D2801hl6J.!500Mn0CUqVJ:ref]

Licensing <licensing@safework.nsw.gov.au>

Wed 08/11/2023 09:22

To:Fiona Warden <fiona.warden@progressiverm.com>

Security Classification: Sensitive Personal
Please do not amend the subject line of this email

Dear Fiona

Re: Site Search for Schedule 11 Hazardous Chemicals on premises Application – Result not found.

I refer to your application for a Site Search for Schedule 11 Hazardous Chemicals on premises, received by SafeWork NSW on 31/10/2023 for the following site: **50 (Lot 1 in DP 619753) Botany Street Bondi Junction NSW 2022.**

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

If you have any further information or if you have any questions, please use one of the following options, quoting the SafeWork NSW enquiry reference number: **00908836.**

- Email: licensing@safework.nsw.gov.au
- Phone: 13 10 50

Kind regards

???????

Mo Lotonuu

SafeWork NSW | Better Regulation Division

Department of Customer Service

p- 13 10 50

e- licensing@saferwork.nsw.gov.au | www.customerservice.nsw.gov.au

Level 3, 32 Mann Street, Gosford, NSW 2250

We are always looking for ways that we can improve our services. You may be contacted by email in the next few weeks to complete a short survey and provide us with your feedback on what we did well and where we can improve. If you do not wish to participate in our surveys, please email us at: licensingQA@customerservice.nsw.gov.au and we will ensure that you are not contacted.

[TaxInvoice for the customer.pdf](#)

ref:!00D2801hl6J.!500Mn0CUqVJ:ref

Appendix E: Section 10.7 Planning Certificate

**PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

The information in this certificate is provided under section 10.7(2) Environmental Planning & Assessment Act 1979 and the Environmental Planning & Assessment Regulation 2021, specifically Schedule 2.

The Council warns that:

- other authorities may hold information in respect of the land to which this certificate relates;
- the Council's records may not be complete in respect of the land; and
- the absence of a reference to any matter affecting the land does not imply that the land is not affected by any matter not referred to in this certificate.

Further information about this certificate may be available from Council's Duty Planner.

ITEM 1

Names of relevant planning instruments and development control plans

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

- Waverley Local Environmental Plan 2012 as published on the NSW Legislation website (www.legislation.nsw.gov.au) and updated from time to time.
- Waverley Development Control Plan 2012 as published on Council's website (www.waverley.nsw.gov.au) and updated from time to time.
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021
- State Environmental Planning Policy (Primary Production) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Resources and Energy) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021

Any enquiries regarding these SEPPs should be directed to the NSW Government at <http://www.planning.nsw.gov.au>

(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

- Draft Waverley Development Control Plan 2022
- Draft Waverley Development Control Plan 2012 (Flood Amendment)

Note: Any enquiries regarding any SEPPs should be directed to the NSW Government at <http://www.planning.nsw.gov.au>

(3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—

- (a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or
- (b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

(4) In this section—

proposed **environmental planning instrument** means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

ITEM 2

Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—

- (a) the identity of the zone, whether by reference to—
 - (i) a name, such as “Residential Zone” or “Heritage Area”, or
 - (ii) a number, such as “Zone No 2 (a)”,
- (b) the purposes for which development in the zone—
 - (i) may be carried out without development consent, and
 - (ii) may not be carried out except with development consent, and
 - (iii) is prohibited,

Waverley Local Environmental Plan 2012 *as published on the NSW Legislation website (www.legislation.nsw.gov.au) and updated from time to time.*

Zone SP2 Infrastructure

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Nil

3 Permitted with consent

**PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Aquaculture; Roads; The purpose shown on the [Land Zoning Map](#), including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any development not specified in item 2 or 3.

(c) whether additional permitted uses apply to the land,

No additional permitted uses apply to the land

(d) whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions,

The land **is not** subject to development standards that fix minimum land dimensions for the erection of a dwelling house.

(e) whether the land is in an area of outstanding biodiversity value under the [Biodiversity Conservation Act 2016](#),

The land **is not** in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*

(f) whether the land is in a conservation area, however described,

The land **is** within a Heritage Conservation Area.

- The land is located within a Heritage Conservation Area - General identified in Waverley Local Environmental Plan 2012.

(g) whether an item of environmental heritage, however described, is located on the land.

*The land **contains** an Item of environmental heritage.*

- The land contains a Heritage Item - General identified in Waverley Local Environmental Plan 2012.

ITEM 3

Contributions plans

(1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.

- Waverley Council Development Contribution Plan 2006

Please note the Development Contribution Plan is amended from time to time. It is the responsibility of the applicant to ensure that the correct version is applied.

(2) If the land is in a special contributions area under the Act, Division 7.1, the name of the area.

The land **is not** in a special contributions area under the Act, Division 7.1.

ITEM 4

Complying development

- (1) If the land is land on which complying development may be carried out under each of the complying development codes under [*State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008*](#), because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.
- (2) If complying development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that—
 - (a) a restriction applies to the land, but it may not apply to all of the land, and
 - (b) the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.
- (4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Housing Code

Complying development under the Housing Code **may not** be carried out on the land. The land is affected by specific land exemption:

- land contains a Heritage Item.
- land is located within a Heritage Conservation Area - development is excluded from SEPP (Exempt and Complying Development) 2008, unless the development is for a detached outbuilding or swimming pool.
- Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Rural Housing Code

There are no lands within the Waverley Council area that are affected by this Code.

Low Rise Medium Density Housing Code

Complying development under the Low Rise Medium Density Housing Code **may not** be carried out on the land. The land is affected by specific land exemption:

- land contains a Heritage Item.
- land is located within a Heritage Conservation Area - development is excluded from SEPP (Exempt and Complying Development) 2008, unless the development is for a detached outbuilding or swimming pool.
- Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Greenfield Housing Code

**PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

There are no lands within the Waverley Council area that are affected by this Code.

Housing Alterations Code

Complying development under the Housing Alterations Code **may not** be carried out on the land. The land is affected by specific land exemption:

- land contains a Heritage Item.
- Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Development Code

Complying development under the General Development Code **may not** be carried out on the land. The land is affected by specific land exemption:

- land contains a Heritage Item.
- Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alteration Code **may not** be carried out on the land. The land is affected by specific land exemptions:

- land contains a Heritage Item.
- Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Building and Additions) Code **may not** be carried out on the land. The land is affected by specific land exemptions:

- land is located within a Heritage Conservation Area.
- land contains a Heritage Item.
- Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Container Recycling Facilities Code

Complying development under the Container Recycling Facilities Code **may not** be carried out on the land. The land is affected by specific land exemptions:

- land contains a Heritage Item.
- Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Subdivisions Code

**PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Complying development under the Subdivisions Code **may not** be carried out on the land. The land is affected by specific land exemptions:

- land contains a Heritage Item.
- Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Demolition Code

Complying development under the Demolition Code **may not** be carried out on the land. The land is affected by specific land exemption:

- land contains a Heritage Item.
- Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Fire Safety Code

Complying development under the Fire Safety Code **may not** be carried out on the land. The land is affected by specific land exemptions:

- land contains a Heritage Item.
- Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

ITEM 5

Exempt development

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.
- (2) If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—
 - (a) a restriction applies to the land, but it may not apply to all of the land, and
 - (b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.
- (4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

The land is land on which exempt development **may not** be carried out under each of the exempt development codes under [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.

- land contains a Heritage Item.

Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

ITEM 6

Affected building notices and building product rectification orders

(1) Whether the council is aware that—

- (a) an affected building notice is in force in relation to the land, or
- (b) a building product rectification order is in force in relation to the land that has not been fully complied with, or
- (c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

(2) In this section—

affected building notice has the same meaning as in the [Building Products \(Safety\) Act 2017](#), Part 4.

building product rectification order has the same meaning as in the [Building Products \(Safety\) Act 2017](#).

Council **is not** aware that:

- (a) an affected building notice is in force in relation to the land, or
- (b) a building product rectification order is in force in relation to the land that has not been fully complied with, or
- (c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

ITEM 7

Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

The land is not affected by an environmental planning instrument or proposed environmental planning instrument referred to in section 1 that provides for the acquisition of the land by a public authority, as referred to in the Act, section 3.15.

ITEM 8

Road widening and road realignment

Whether the land is affected by road widening or road realignment under—

- (a) the [Roads Act 1993](#), Part 3, Division 2, or

- (b) an environmental planning instrument, or
- (c) a resolution of the council.

The land is not affected by an environmental planning instrument providing for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

ITEM 9

Flood related development controls

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

The land is not within the flood planning area and subject to flood related development controls.

- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

This information is currently unavailable.

- (3) In this section—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

ITEM 10

Council and other public authority policies on hazard risk restrictions

- (1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

The land is not affected by an adopted policy that restricts the development of land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

- (2) In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

ITEM 11

Bush fire prone land

- (1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.
- (2) If none of the land is bush fire prone land, a statement to that effect.
- The land **is not** bush fire prone land, as designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3

ITEM 12

Loose-fill asbestos insulation

If the land includes residential premises, within the meaning of the [Home Building Act 1989](#), Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

Council **has not** been notified that the land includes residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the Register of Loose-fill asbestos kept under that Division.

The Register for Loose-Fill asbestos is kept by the Commissioner for Fair Trading. You can view the Register using the following link:

<https://www.fairtrading.nsw.gov.au/housing-and-property/loose-fill-asbestos-insulation/public-register-of-affected-properties>

ITEM 13

Mine subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the [Coal Mine Subsidence Compensation Act 2017](#).

The land **is not** proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

ITEM 14

Paper subdivision information

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

Council is **not** aware of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a ballot.

- (2) The date of a subdivision order that applies to the land.
- There is **no** subdivision order applying to the land.

(3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

ITEM15

Property vegetation plans

If the land is land in relation to which a property vegetation plan is approved and in force under the [Native Vegetation Act 2003](#), Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

Council has **not** been notified that a property vegetation plan under the Native Vegetation Act 2003, Part 4 exists or applies to the land.

ITEM 16

Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the [Biodiversity Conservation Act 2016](#), Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

Council has **not** been notified of any biodiversity stewardship agreement under Part 5 of the [Biodiversity Conservation Act 2016](#) relating to the land.

Note—

Biodiversity stewardship agreements include biobanking agreements under the [Threatened Species Conservation Act 1995](#), Part 7A that are taken to be biodiversity stewardship agreements under the [Biodiversity Conservation Act 2016](#), Part 5.

ITEM 17

Biodiversity certified land

If the land is biodiversity certified land under the [Biodiversity Conservation Act 2016](#), Part 8, a statement to that effect.

The land **is not** biodiversity certified land under the [Biodiversity Conservation Act 2016](#), Part 8.

Note—

Biodiversity certified land includes land certified under the [Threatened Species Conservation Act 1995](#), Part 7AA that is taken to be certified under the [Biodiversity Conservation Act 2016](#), Part 8.

ITEM 18

Orders under [Trees \(Disputes Between Neighbours\) Act 2006](#)

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

*Council **has not** been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006.*

ITEM 19

Annual charges under [Local Government Act 1993](#) for coastal protection services that relate to existing coastal protection works

- (1) If the [Coastal Management Act 2016](#) applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the [Local Government Act 1993](#), section 496B, for coastal protection services that relate to existing coastal protection works.

No owner, or previous owner, has given written consent to the land being subject to annual charges under the Local Government Act 1993, section 496B, for coastal protection services that relate to existing coastal protection works.

- (2) In this section—

existing coastal protection works has the same meaning as in the [Local Government Act 1993](#), section 553B.

Note—

Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.

ITEM 20

Western Sydney Aerotropolis

Whether under [State Environmental Planning Policy \(Precincts—Western Parkland City\) 2021](#), Chapter 4 the land is—

- (a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or
- (b) shown on the [Lighting Intensity and Wind Shear Map](#), or
- (c) shown on the [Obstacle Limitation Surface Map](#), or
- (d) in the “public safety area” on the [Public Safety Area Map](#), or
- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the [Wildlife Buffer Zone Map](#).

The land parcel **is not** subject to the State Environmental Planning Policy (Precincts – Western Parkland City) 2021

ITEM 21

Development consent conditions for seniors housing

If [State Environmental Planning Policy \(Housing\) 2021](#), Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

The land **is not** affected by a condition of a development consent granted after 11 October 2007 which sets out terms of a kind referred to in State Environmental Planning policy (Housing) 2021, Chapter 3, Part 5, section 88(2).

ITEM 22

Site compatibility certificates and development consent conditions for affordable rental housing

- (1) Whether there is a current site compatibility certificate under [State Environmental Planning Policy \(Housing\) 2021](#), or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—

- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the Department.

Council **is not** aware of a current or former site compatibility certificate under *State Environmental Planning Policy (Housing) 2021* in relation to proposed development on the land.

- (2) If [State Environmental Planning Policy \(Housing\) 2021](#), Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section 21(1) or 40(1).

The land **is not** affected by a condition of a development consent under [State Environmental Planning Policy \(Housing\) 2021](#), Chapter 2, Part 2, Division 1 or 5, section 21(1) or 40(1).

- (3) Any conditions of a development consent in relation to land that are of a kind referred to in [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#), clause 17(1) or 38(1).

The land **is not** affected by a condition of a development consent imposed under [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#), clause 17(1) or 38(1).

- (4) In this section—

former site compatibility certificate means a site compatibility certificate issued under [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#).

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

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

No.

**PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

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

No.

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

No.

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

No.

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

No.

Additional information under section 10.7(5)

Additional information may be provided under section 10.7(5) of the Environmental Planning & Assessment Act 1979. The provision of any such additional information in this certificate is in good faith and subject to section 10.7(6) of the Environmental Planning & Assessment Act 1979.

- BOARDING HOUSES: *State Environmental Planning Policy (Housing) 2021* includes provisions for Boarding Houses. The Housing SEPP is to be consulted if it is intended to demolish, alter or add to, or change the fabric or furnish of a boarding house or to change its use.

- The land **has** a frontage to an Arterial Road.

▪ View recent Development Applications relating to the land via the Development Application Tracking Tool available at Council's website Track a Development Application.

Further information about this certificate may be available from Council's Duty Planner.

PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



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Emily Scott
GENERAL MANAGER