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REBEL PROPERTY



Preliminary Site Investigation

1 Kissing Point Road, Turramurra NSW

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Author	Co Author	Technical Reviewer
[redacted]	[redacted]	[redacted]
[redacted] Environmental Scientist	[redacted] Environmental Eng.	[redacted] Senior Environmental Scientist

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Executive Summary

Background

REBEL PROPERTY engaged EI Australia (EI) to conduct a Preliminary Site Investigation (PSI) of the land parcel located at 1 Kissing Point Road, Turramurra NSW ('the site'). It was understood that this PSI is to support a potential development application (DA) to Ku-ring-gai Council.

The site is located approximately 16.8 km north of the Sydney Central Business District (CBD) and is situated within the Local Government Area (LGA) of Ku-ring-gai Council. The site is inclusive of Lot 1 of DP629520, Lot 1 & 2 of DP16463, Lot 101 of DP714988, Lot 1 & 2 of DP500077, Lot 1 of DP656233, Lot 2 of DP502388, Lot A of DP391538 Lot 1 & 2 of DP500761 and Lot B of DP435272, covering a total area of 0.8552 ha, as depicted in **Appendix A Figure A.2**.

Key Findings

- At the time of this investigation, the site was occupied wide variety of commercial properties, a doctor's surgery, and a large car park in the southern eastern portion of the site.
- Site observations indicated there were no significant visual or olfactory evidence of contamination, and no evidence of underground storage tanks or above ground storage tanks.
- Investigation of site history indicated that the site has been utilised as a commercial site since before 1950, including use as a dry cleaners and motor garage. There were also several dry cleaners, petrol station and motor garages in close vicinity to the site and located hydraulically up-gradient.
- A review of the historic aerial photography indicated that the immediate surrounding area of the site has been predominantly commercial / residential since before1943 to date.
- The subject site was not included on the *List of NSW Contaminated Sites Notified to the EPA*, however two sites in the surrounding area associated with two service stations were listed for contamination or regulation under the contaminated land management act.
- A search through the record of notices for contaminated land indicated that the subject site was free of statutory notices issued by the NSW EPA however several records pertaining to sites nearby were discovered.
- The site was free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997,* however several records pertaining to sites nearby were discovered.

Based on the findings of this report and with consideration of the Statement of Limitations (**Section 7**), EI conclude that there is potential for contamination to be present that could pose risks to sensitive receptors. This was considered to be of low to high significance in terms of risk to the human and environmental receptors identified.

As such, a detailed site investigation (DSI) will be required following demolition to characterise soils and groundwater, and ascertain the presence of any contamination onsite.

Based on the information collected during the future DSI and in reference to SEPP 2021, the site can be made suitable subject to the completion of a DSI (and after remediation and validation, if required) for the residential use.

Recommendations

Based on the findings of this PSI, the following recommendations should be implemented as part of the proposed developments to the site:

- A Hazardous Materials Survey (HMS) should be completed prior to demolition to identify any hazardous materials that may be present within the building structure, to ensure that the identified materials are appropriately managed and human health is protected;
- Soil, and groundwater sampling should be completed in across the site to characterise site soils and groundwater, and provide baseline data for evaluation of any remedial and management requirements that may be necessary to allow the site to be made suitable for the proposed residential development:
- Should any hardstand be removed, a walkover inspection should be undertaken to assess for any visual signs of contamination (i.e. potential asbestos contamination on surface soils, buried building waste, foreign materials, and other features such as surface staining/discolouration and odour);
- Any material being removed from the site, including impacted soils, as well as virgin excavated natural materials (VENM), is required to undergo waste classification assessment to inform off-site disposal in accordance the NSW EPA (2014) Waste Classification Guidelines; and
- Any material being imported to the site should be assessed for potential contamination in accordance with NSW EPA Guidelines, as being suitable for the intended land use.

1. Introduction

1.1 Background and Purpose

Rebel Property ('the Client') engaged EI Australia (EI) to conduct a Preliminary Site Investigation (PSI) at the property with street address 1 Kissing Point Road, Turramurra NSW ('the site'). The site is located approximately 16.8 km north of the Sydney Central Business District (CBD) and is situated within the Local Government Area (LGA) of Ku-ring-gai Council (**Appendix A, Figure A.1)**.

The site is further identified Lot 1 of DP629520, Lot 1 & 2 of DP16463, Lot 101 of DP714988, Lot 1 & 2 of DP500077, Lot 1 of DP656233, Lot 2 of DP502388, Lot A of DP391538, Lot 1 & 2 of DP500761 and Lot B of DP435272 covering a total area of 8,552 m^2 and fronts on to Kissing Point Road to the east, Pacific Highway to the north and Duff Street to the west as depicted in **Appendix A Figure A.2**.

At the time of this investigation, the site was occupied by a wide variety of a shopping centre, including a doctor's surgery, and a large car park in the southern eastern portion of the site.

It was understood that a PSI was required to appraise the environmental condition of the site, in order to support a potential development application (DA) to Ku-ring-gai Council. EI was not aware of any other environmental reports relating to the site.

1.2 Proposed Development

EI Australia understands that while the exact details of the proposed redevelopment are still to be finalised, the proposed development plan (DKO, 2023) in **Appendix E** suggests the project will entail demolishing existing structures to construct a 7-storey and an 8-storey building, both featuring a three-level basement for mixed residential and commercial purposes. The plan includes a two-level basement car park, with Basement 1 designated for a supermarket, grocer, retail spaces, and a fitness centre. The ground floor will blend residential and commercial areas, incorporating retail, fitness, and a medical centre. The 7-storey building is planned along the western site boundary, and the 8-storey building along the eastern site boundary, with both structures housing residential units above ground level. In addition a new park is proposed on the southern portion of the site.

1.3 Regulatory Framework

The regulatory framework and guidelines considered during the preparation of this report are presented in **Table 1-1** below.

Table 1-1 Regulatory Framework

Regulatory Document	Summary of Requirements
Legislation	
Contaminated Land Management Act 1997 (CLM Act)	Promotes the effective management of contaminated land in NSW by setting out the roles and responsibilities of the EPA.
Protection of the Environment Operations Act 1997, including: ▪ POEO (Waste) Regulation 2014 ▪ POEO (UPSS) Regulation 2019	The objective of the POEO Act is to achieve the protection, restoration and enhancement of the quality of the environment. The POEO Act gives rise to the *POEO (Waste)* and *Underground Petroleum Storage Systems (UPSS) Regulations*, which give the requirements for all off-site disposals of waste, including underground storage tanks.
Environmental Planning and Assessment Act 1979 (EP&A Act)	The EP&A Act determines the category of development, and gives rise to state environmental planning policies (SEPP) developed to assist

Regulatory Document	Summary of Requirements
	regulators with the protection of human and environmental health.
State Environmental Protection Policies(SEPP 2021)	*SEPP Hazards and Resilience - Remediation of Land* (2021) specifies land contamination requirements and responsibilities under the EP&A Act by detailing the indicators and objectives for the protection and preservation of the environment.
Work Health and Safety Act 2011 (WHS Act) including ▪ WHS Regulation 2017	Primary legislation for management and regulation of work health and safety, which gives rise to the NSW *Work Health and Safety Regulation 2017*, as well as: ▪ WorkCover NSW (2014) *Managing Asbestos In or On Soil*; and ▪ SafeWork NSW (2019a) *How to Safely Remove Asbestos.*
Local Council Plans	Ku-ring-gai Local Environmental Plan 2015 (Ku-ring-gai LEP);
National Protection (Assessment of Site Contamination) Measure 1999 / Amendment 2013 (NEPC 2013)	Outlines methodology for contaminated land assessment and provides risk-based criteria for ecological and human health receptors of site contamination. The site will be assessed in accordance with criteria specified by this document.
Guidelines	
Relevant Guidelines	▪ EPA (2022) *Sampling Design part 1 - Application, Contaminated Land Guidelines*; ▪ EPA (2015) *Guidelines on the Duty to Report Contamination Under the Contaminated Land Management Act 1997*; ▪ EPA (2017) *Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme (3rd Edition);* ▪ EPA (2020) *Guidelines for Consultants Reporting on Contaminated Land*; ▪ NEMP (2020) *PFAS National Environmental Management Plan*; ▪ WA DoH (2009) *Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia*

1.4 Project Objectives

The main objective of this assessment was to provide a qualitative assessment of the environmental conditions at the site by evaluating the potential for site contamination, on the basis of historical land use as well as anecdotal and documentary evidence of possible pollutant sources.

A further objective would be to determine if the site is, or can be made suitable for the proposed land use activities, in accordance with the guidelines made or approved under Section 105 of the *Contaminated Land Management Act 1997.*

A secondary objective was to make recommendations for further environmental investigation (compliance) of the site, in relation to the proposed development.

1.5 Scope of Works

In accordance with EI fee proposal P19700.1 (11 August 2021), the following scope of works was adopted:

- A review of relevant hydrogeological and soil landscape maps for the project area;
- Review of all previous environmental reports (where available);

- Detailed site walkover inspection;
- Search of historical aerial photographs archived at the NSW Land and Property Information in order to review previous site use and the historical sequence of land development in the neighbouring area;
- Site history survey involving a detailed search of Council for information relating to operational site history;
- A historical business directory search conducted through Lotsearch in relation to the site and surrounding properties;
- A search of SafeWork NSW records in relation to registered storage of hazardous chemicals on-site; Review of existing underground services on site;
- Search through the NSW Government Land Information records to confirm that there are no statutory notices current on the site under the Contaminated Land Management Act (1997); and
- Data interpretation and reporting.

2. Site Description

2.1 Property Identification, Location, and Physical Setting

The site identification details and associated information are presented in **Table 2-1**, while the site locality is shown in **Figure A.1**.

Table 2-1 Site Identification

Attribute	Description
Street Address	1 Kissing Point Road, Turramurra NSW
Location Description	The site was situated approx. 16.8 km north-west of the Sydney CBD, bound by: ▪ **North**: Pacific Highway, followed by commercial and residential properties; ▪ **East**: Kissing Point Road, followed by residential properties; ▪ **South**: Environmental conservation area followed by residential properties; and ▪ **West:** Duff Street followed by residential properties.
Site Coordinates	North-east corner of site (GDA2020-MGA56): **Easting**: 326558.425 **Northing**: 6265803.881 (Ref:: http://maps.six.nsw.gov.au)
Site Area	8552m^2 (Ref: http://maps.six.nsw.gov.au)
Lot and Deposited Plan (DP)	Lot 1 of DP629520, Lot 1 & 2 of DP16463, Lot 101 of DP714988, Lot 1 & 2 of DP500077, Lot 1 of DP656233, Lot 2 of DP502388, Lot A of DP391538, Lot 1 & 2 of DP500761 and Lot B of DP435272
State Survey Marks	One State Survey Mark (SS), and three Permanent Marks (PM) are situated in close proximity (<150m) of the site: ▪ PM44915 ▪ PM44914D ▪ SS15377 ▪ PM44960 (Ref. http://maps.six.nsw.gov.au)
Local Government Authority	Ku-ring-gai
Current Zoning	B2 – Local Centre

2.2 Local Land Use

The site is situated within an area of mixed commercial and residential use. Current uses on surrounding land at the time of our presence on site are described in **Table 2-2** below. The sensitive receptors within close proximity (<500 m) of the site are also identified.

Table 2-2 Local Land Use

Direction	Land Use Description	Sensitive Receptors (& distance from site)
North	Pacific Highway, followed by commercial and residential properties	▪ Residential properties (opposite side of Pacific Highway)
South	Environmental conservation area followed by residential properties	▪ Environmental Conservation area (immediately adjacent); ▪ Residential properties (immediately adjacent)
East	Kissing Point Road, followed by residential properties	▪ Residential properties (opposite side of Kissing Point Road);
West	7-Eleven Petrol Station, Duff Street followed by residential properties.	▪ Residential properties (opposite side of Duff Street);

2.3 Regional Setting

Local topography, geology, soil landscape and hydrogeological information are summarised in **Table 2-3**.

Table 2-3 Regional Setting

Attribute	Description
Topography	The site ground topography gently slopes down from north to south with a large drop at the southern boundary of the site, becoming more dramatic towards the southern end of the site.
Site Drainage	Consistent with the general slope of the site, stormwater and surface run-off is assumed to flow into the stormwater drains observed in the southern area of the site, in accordance with site topography; or directly into the ground in unpaved areas.
Regional Geology	Information on regional sub-surface conditions, referenced from the Department of Mineral Resources Geological Map Sydney 1:100,000 Geological Series Sheet 9130 (DMR 1983) indicates the site to be underlain by Ashfield Shale (Rwa), which consists of black to dark grey shale and laminite.
Soil Landscapes	The Soil Conservation Service of NSW Soil Landscapes of the Sydney 1:100,000 Sheet (Chapman and Murphy, 1989) indicates that the site is underlain by erosional soils of the Glenorie landscape (gn), and colluvial soils of the West Pennant Hills landscape (wp). These landscapes are generally described as undulating to rolling low hills on Wianamatta Group shales, and rolling to steep sideslopes on Wianamatta Group shales and shale colluvium.
Acid Sulfate Soil (ASS) Risk	With reference to the Sydney Acid Sulfate Soil Risk Map (1:25,000 scale; Murphy, 1997), the subject site lies within the land described as '*Not Assessed*' with regards to the Acid Sulfate Soil (ASS) risk. With reference to the Ku-ring-gai Local Environmental Plan (2015) the subject site lies within the land described as "Class 5". Acid sulfate soils are not typically found in Class 5 areas. Areas classified as Class 5 are located within 500 metres on adjacent class 1, 2, 3 or 4 land. As such, based on the above it is considered that there is low likelihood for ASS to be encountered onsite.
Nearest Surface Water Feature(s)	Avondale Dam, which is approximately 1.9km south.
Anticipated	Groundwater flow direction is not known but is likely to flow in a southerly

Attribute	Description
Groundwater Flow Direction	direction towards Lane Cove River.

2.4 Site Walkover Inspection

EI staff completed a site walkover inspection on 31 August 2021. The recorded observations are summarised below with a photographic log provided in **Appendix B**:

- The site is located on the southern side of Pacific Highway with a north-south slope that becomes more dramatic towards the southern end of the site.
- The site is surrounded by a mix of commercial and residential properties, and is occupied by a wide variety of commercial properties (including a dry cleaner) and a doctor's surgery (refer to **Photograph 1** in **Appendix B**).
- The buildings appeared to be reasonably modern, constructed of rendered brick and concrete, with a large concrete and asphalt carpark, including an undercover parking area beneath the main structure (refer to **Photograph 2** in **Appendix B**).
- The site was a shopping centre with multiple retail stores and a doctors surgery. Surrounding areas consisted of a mixture residential and commercial properties on all sides.
- A large densely vegetated forest conservation area was present in the southern area of the site. This area appeared to be largely free of any dumped waste or obvious visual or olfactory evidence of contamination. At the time of the site walkover, no obvious phytotoxicity was observed in any of the plant species present. (refer to **Photograph 3** in **Appendix B**).
- Concrete and asphalt pavements were located all of the external areas of the site. The surface pavement was generally in good condition with minimal cracking
- A large high voltage transformer and grease collection tank were located in the undercover parking area of the site.
- An above ground grease trap was observed at the rear of the Chinese Restaurant (1364 Pacific Hwy), refer to **Photograph 4** in **Appendix B**.
- Surface exposed soils were located within the entirety of the southern conservation area.
- Potential asbestos containing material (ACM) and lead based paint (LBP) were observed in the external areas of the structure containing the Doctors Surgery (1 Kissing Point Road).
- No odours or staining were observed during the inspection.
- Several large covers and lids for unknown service pits were observed in the southern carpark area, as well as what appeared to be a disused settling pit filled with water at the rear of a physiotherapy studio, refer to **Photograph 5** in **Appendix B**.
- Several groundwater monitoring wells were observed in the south-western area of the carpark. These are likely to be associated with the petrol station neighbouring the site to the west.
- Skip bins, and small stockpiles of recyclable material were found across the site in association with several commercial businesses (**Photograph 6** in **Appendix B**).

- Several large drainage pits were found in the southern and south-eastern areas of the site. A stormwater outlet point was also observed in the forest conservation area to the south (**Photograph 7** in **Appendix B**).
- No evidence of underground petroleum, chemical, or fuel storage systems (UPSS), underground storage tank (UST) or above-ground storage tank (AST) was observed on the site.

2.5 Groundwater Bore Records and Local Groundwater Use

EI conducted an online search of registered groundwater bores through WaterNSW (Ref. https://realtimedata.waternsw.com.au/water.stm) on 17 November 2023. The search revealed thirteen registered bores within a 500 m radius of the site, as presented in **Table 2-4**. A plan showing the location and details of these bore is attached in **Appendix G.**

Table 2-4 Summary of Registered Groundwater Bores

Bore No.	Distance and Direction (Approx.)	Date Drilled	Drilled Depth (m)	SWL(m BGL)*	Bore Purpose
GW113332	322m east	2/08/2006	8.5	-	Monitoring Bore
GW113333	318m east	2/08/2006	8.5	-	Monitoring Bore
GW113334	328m east	2/08/2006	9	-	Monitoring Bore
GW113335	337m east	2/08/2006	8.5	-	Monitoring Bore
GW113336	327m east	2/08/2006	9	-	Monitoring Bore
GW113337	328m east	4/11/2004	14	-	Monitoring Bore
GW113338	333m east	4/11/2004	15	-	Monitoring Bore
GW113339	339m east	5/11/2004	14	-	Monitoring Bore
GW113340	345m east	4/11/2004	15	-	Monitoring Bore
GW114725	40m north west	13/01/2011	10.3	-	Monitoring Bore
GW114726	18m north west	14/01/2011	12.5	-	Monitoring Bore
GW114727	16m north west	15/01/2011	12.5	-	Monitoring Bore
GW114728	32m north west	24/01/2011	10	-	Monitoring Bore

*Information not available.

The register bores listed above are for monitoring purposes only and are associated with the existing service stations, namely Caltex Woolworths to the east and 7-Eleven to the west of the site. Outside the 500m radius of the site the closest registered borehole (GW102946) is located 661m Northwest of the site and was drilled to a depth of 186.5m and used for domestic, stock purposes.

3. Site History and Searches

3.1 Historical Aerial Review

The historical aerial photographs reviewed as part of this PSI were derived from on-line resources and included:

- **1943, 1951, 1961, 1975, 1982, 1991, 1994 and 2005:** available through Spatial Service NSW (source: https://portal.spatial.nsw.gov.au/); and
- **2023:** provided by Nearmap (source: https://www.nearmap.com.au/).

A summary of the findings is provided in **Table 4-2**.

Table 3-1 Summary of Aerial Photograph History

Aerial Photograph	Site description based on historical aerial photographs	Site Land Use	Surrounding Land Use
1943	The site was occupied by several residential properties and what appeared to be two large commercial properties. The surrounding area contained residential and commercial properties to the north and west, and a forested area to the south. Large portions of the surrounding area are vacant land.	Residential/ Commercial	Residential/ Commercial
1951	The site appeared relatively unchanged from 1943 aerial photograph. Minor development of the surrounding residential and commercial areas had occurred.	Residential/ Commercial	Residential/ Commercial
1961	The site appeared relatively unchanged from 1951 aerial photograph. Minor development of the surrounding residential and commercial areas had occurred.	Residential/ Commercial	Residential/ Commercial
1975	The site appeared relatively unchanged from 1961 aerial photograph. Significant development of the surrounding residential areas had occurred, with large portions of the previously vacant land developed into residential properties.	Residential/ Commercial	Residential/ Commercial
1982	Development of buildings at Lot101 DP714988 (1380 Pacific Highway Turramurra) and Lot 1 of DP656233 (1364 Pacific Highway Turramurra) from 1975 aerial photograph with the reminder of the site relatively unchanged. Moderate development of the surrounding residential areas site had occurred.	Residential/ Commercial	Residential/ Commercial
1991	The site appeared relatively unchanged from 1982 aerial photograph. Development/redevelopment of the adjacent commercial service station area (Lot 1 of DP807765) had occurred. Moderate development of the surrounding residential and commercial areas site had occurred.	Residential/ Commercial	Residential/ Commercial

Aerial Photograph	Site description based on historical aerial photographs	Site Land Use	Surrounding Land Use
1994	Redevelopment of buildings at Lot101 DP714988 (1380 Pacific Highway Turramurra) from 1991 aerial photograph with the reminder of the site relatively unchanged. Redevelopment of the adjacent commercial service station area (Lot 1 of DP807765) with removal of a central portion of the canopy and also visible changes in the service station forecourt.	Residential/ Commercial	Residential/ Commercial
2005	The site appeared relatively unchanged from 1994 aerial photograph. Service station to the east of the site (Lot 2 DP203456) appeared to have some upgrades within the forecourt with the removal of what appears to be two old above ground tanks. Moderate development of the surrounding residential areas had occurred.	Residential/ Commercial	Residential/ Commercial
2023	The site appeared relatively unchanged from 2005 aerial photograph with the exception of noticeable upgrades on the roof of lot 1 DP656233 and lot 1 DP500077. Moderate development of the surrounding residential areas had occurred.	Residential/ Commercial	Residential/ Commercial

In summary, review of the historic aerial photography indicated that the site has been a commercial / residential site since before 1943 to date. The surrounding area beyond has been predominantly commercial / residential. A service station is located at the adjoining property to the west of the site being active for over 30 years.

3.2 Council Information

Planning Certificates under section 10.7(2) and 10.7(5) of the Environmental Planning & Assessment Act (1979) were requested from Ku-ring-gai Council and issued for the property 1 Kissing Point Road, Turramurra on 28th August 2021. Copies of the certificates are included in **Appendix D**.

The following zoning and planning policies and instruments apply to the site: Draft Ku-ring-gai Local Strategic Panning Statement applies to the land. State Environmental Planning Policy Infrastructure applies to the land. The land contains an item of Environmental Heritage (Landscape) as identified in the Ku-ring-gai Local Environment Plan 2015. The land is not within a Heritage Conservation Area. The land is not proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961. The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993, or any environmental planning instrument or any resolution of the Council. The land has not been identified as contaminated land as prescribed by section 59(2) of the Contaminated Land Management Act 1997. The land does not comprise critical habitat. The land is not affected by a policy adopted by Council that restricts the development of land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding) No State Heritage Items located within the report buffer. The land is not affected by a policy adopted by another public authority and notified to the Council for the express purpose of its adoption by that authority being referred

From all the historical site's building applications to the council, it was recorded an application for a laundry (No 60/716) in 1960. The historical presence of a laundry has the potential to

trigger additional investigation works, due to the likely usage of chlorinated solvents as part of the cleaning operations.

3.3 EPA Online Records

Searches of public registers maintained by the EPA and statutory notices and licensing agreements issued under the Contaminated Land Management Act 1997 and Protection of the Environment Operations Act 1997 were conducted by EI for the PSI.

3.3.1 Contaminated Land – Record of Notices under Section 58 of CLM Act (1997)

An on-line search of the contaminated land public record of EPA Notices was conducted 26 May 2021. The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the Contaminated Land Management Act 1997 (CLM Act);
- Notices available to the public under Section 58 of the CLM Act;
- Approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the Environment Protection Authority (EPA) has not been revoked;
- Site audit statements provided to the NSW EPA under section 53B of the CLM Act that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and
- Actions taken by NSW EPA under section 35 or 36 of the Environmentally Hazardous Chemicals Act 1985 (EHC Act).

The contaminated land record search found that the site had not been notified as contaminated to the EPA.

3.3.2 List of NSW contaminated sites notified to EPA

A search through the List of NSW Contaminated Sites notified to the EPA under Section 60 of the CLM Act 1997 was conducted on 17 November 2023. This list is maintained by NSW EPA and includes properties on which contamination has been identified. Not all notified land is deemed to be impacted significantly enough to warrant regulation by the NSW EPA. The search identified 2 the sites within 1,000 m of the site on the list as shown in **Table 3-2** Summary of Contaminated Sites Notified to the EPA below.

Table 3-2 Summary of Contaminated Sites Notified to the EPA

Suburb	Site Name	Address	Contamination Activity Type	Management Class
Turramurra	7-Eleven (former Mobil) Service Station Turramurra	1408 Pacific Highway	Service Station	Regulation under CLM Act not required
Turramurra	Woolworths Service Station	1233 Pacific Highway	Service Station	Regulation under CLM Act not required

From the above it is possible to verify that the EPA completed an assessment of the contamination on the two sites listed above and decided that regulation under the Contaminated Land Management Act 1997 was not required.

3.3.3 POEO Public Register

A search of the Protection of the Environment Operations (POEO) Act public register was conducted on 17 November 2023. The public register contains records relating to environmental protection licences, applications, notices, audits, pollution studies, and waste reduction

programmes. The search found one records within 1,000m of the site, namely the existing rail system part of Sydney Trains, located approximately 128m to the northeast of the site.

Former Licensed Activities under the POEO Act 1997, now surrendered within the buffer listed below:

Table 3-3 POEO Public Register

Organization	Address	Contamination Activity Type	Distance to site (m) and direction	Issued Date	Status
Luhrmann Environment Management Pty Ltd	Various Waterways	Application of herbicides	190m south west	6/09/2000	Surrendered
Robert Orchard	Various Waterways	Application of herbicides	190m south west	7/09/2000	Surrendered
Sydney Weed & Pest Management Pty Ltd	Various Waterways	Application of herbicides	190m south west	9/11/2000	Surrendered

3.4 SafeWork NSW Dangerous Records

An application to SafeWork NSW for potential records for the site was received on 25 October 2021. The search has not located any records pertaining to the site premises (**Appendix F**).

3.5 Lotsearch Report

An environmental risk and planning report for the site was received from Lotsearch Pty Ltd during this PSI. This report, Lotsearch Reference LS023642 EL (dated 31 August 2021), is presented in full in **Appendix C**.

3.5.1 Historical Business Directories

Site was has historically been used for light commercial purposes including retail (including grocery stores), medical practitioners, hair dressing and restaurants. Part of the site was used as dry cleanersfrom 1948 to 1950s. Part of the site was used a motor garage from 1951 to 1971. No historical heavy industrial activities were identified on-site.

There were several historical motor garages and dry cleaners located in close vicinity and hydraulically up-gradient to the site during the 1940s to 1990s.

3.5.2 Other Findings

Additional findings from searches of other environmental resources and plans recorded in Lotsearch report LS013384 EP (**Appendix D**) were as follows:

- The site or surrounding sites within 250m were not listed as part of a Defence 3 Year Regional Contamination Investigation Program.
- No former gasworks, or waste management and liquid fuel facilities were present within a 1km radius of the site.
- No properties that were part of the Department of Defence or EPA PFAS investigation / management programs were present within a 1km radius of the site (PFAS being per- and poly- fluoroalkyl substances).
- The site and its surroundings were not recorded as having a “naturally occurring asbestos potential”.

- With respect to acid sulfate soil, the site and its surroundings were classified as Class 5 ASS risk area.
- No dryland salinity assessment data were recorded for the site. No mining subsidence district was present within the surveyed area.
- No natural (e.g. bush fire) hazard applied to the site.

3.6 Summary of Site History and Searches

The site has been occupied several lots and used for commercial purposes since 1950. From all the activities and multiple activities presented in **Section 3.5** above, it is possible to highlight the historical presence of multiple auto industry related services such as motor painters, welders and motor garages throughout the site but with more incidence at Lot 1/DP500077. There were several historical service station / motor garage and dry cleaners located in close proximity to the site, including the neighbouring petrol station to the west (formally notified to the EPA). .

4. Conceptual Site Model

In accordance with NEPC (2013) *Schedule B2 – Guideline on Site Characterisation*, EI developed a preliminary conceptual site model (CSM) based on the site history and searches review, and the proposed development, to effectively characterise the site. The CSM is a representation of the environmental conditions expected, and assists with the identification of any potential contamination risks that may be present as a result of plausible linkages between the identified sources and the identified site receptors. Potential risks were identified for the site on the basis of:

- Information obtained from site history searches in relation to previous land uses and anecdotal findings relating to operational activities that have, or are occurring at the site;
- Site conditions, as deduced from visual observations;
- The regional and physical setting of the site; and
- Professional judgement based on previous experience on similar sites.

Whilst this approach provides a framework for preliminary assessment of relative risk, its limitations must be clearly understood. Only sampling and analysis can provide a definitive picture of the contamination status of a site. Nevertheless, the information provided in this report may be sufficient to make a decision as to the potential degree of contamination, and the likelihood of adverse effects occurring as a result of the proposed development.

4.1 Site History and Generic Risk

The site has been used for commercial purposes since the 1950's. The surrounding area has also predominantly been commercial / residential for this time with multiple motor garages and also dry cleaners listed in proximity to site (<500m), in particular to the north and to the east of the site, . The historic and current use of the site and surrounds was evaluated to identify any potential sources of contamination and the associated contaminants of concern, for development of the CSM.

4.2 Sub-surface Conditions

Information on regional sub-surface conditions, referenced from the Department of Mineral Resources Geological Map Sydney 1:100,000 Geological Series Sheet 9130 (DMR 1991) indicates the site to be underlain by Ashfield Shale of the Wianamatta Group, which typically comprises of black to dark-grey shale and laminite. Ashfield Shale generally weathers into silty clay of medium to high plasticity.

4.3 Potential Contamination Sources

On the basis of the PSI findings potential contamination sources are as follows:

- Fill of unknown origin and quality placed at the site;
- Historical commercial uses at the site including use as a motor garage and dry cleaners;
- Deposition of lead-containing particulates derived historically from vehicular traffic on Pacific Highway;
- Weathering of exposed building structures including, painted surfaces and metallic objects and cement-fibre sheeting;
- Long-term application of pesticides across the site;
- Low-level leakage of petroleum hydrocarbons from vehicles in the car parking area;

- Spills and leaks associated with lubricating oils and degreasers associated with the repairs or servicing of motor vehicles;
- Grease traps associated with the restaurants onsite;
- Hazardous building materials within existing site structures;
- Migration of contamination onto the site from adjoining lands (i.e. Service Station north west of the site); and
- Deeper, natural soils containing residual impacts, representing potential secondary sources of contamination.

4.4 PFAS Assessment

4.4.1 Preliminary PFAS Screen

EPA (2017) requires that PFAS are considered when investigating land contamination. A desktop survey of the probability for PFAS occurrence is provided in **Table 4-1**. This survey is based on guidelines from the *PFAS National Environmental Management Plan* (NEMP 2020). From this survey a decision can be made as to whether PFAS sampling of soil and groundwater is required. In this instance, the potential for PFAS to be present on-site was low and subsequently PFAS sampling / analysis of soil and water was unwarranted.

Table 4-1 PFAS Decision Tree

Preliminary Screening	Probability of Occurrence[1]
Based on the review of historical and current site uses, what is the likelihood that any of the site activities listed in Appendix B of NEMP (2020)[2] have taken place on the site? If M or H, list the activity:	L
Based on the review of historical uses of surrounding land, what is the likelihood that any of the site activities listed in Appendix B of NEMP (2020)[2] took place off-site, either up-gradient or adjacent to the site? If M or H, list the activity:	L
What is the likelihood that firefighting, and/or training in firefighting involving the use of suppressants occurred on-site between 1970 and 2010?	L
What is the likelihood that fire training occurred up-gradient of, or adjacent to the site between 1970 and 2010?[3]	L
What is the likelihood that "fuel" fires have ever occurred on-site between 1970 and 2010? e.g. ignition of fuel (solvent, petrol, diesel, kero) tanks?	L
What is the likelihood that PFAS have been used in manufacturing or stored onsite?[4]	L
What is the likelihood that PFAS have been imported to the site in fill materials originating from a site used for any activity listed in Appendix B of NEMP (2020)?	L
What is the likelihood that PFAS-contaminated groundwater or run-off have migrated on to the site?	L
What is the likelihood that the site or adjacent sites are listed in the NSW EPA PFAS Investigation Program? [5]	L
PFAS Screen Assessment Finding:	
If the probability is medium or high for any of the above questions, does the site analytical suite need to be optimised to include preliminary sampling and testing for PFAS in soil (incl. ASLP testing) and waters?	No

Notes:

1 Probability:

L – low (all necessary documentation has been reviewed and there is no recorded instance or compelling rationale);

M – medium/moderate (all necessary documentation has been reviewed and there is potential evidence of a recorded instance with compelling rationale);
H – high (all necessary documentation has been reviewed and there is evidence of a recorded instance with compelling rationale);

2 Activities listed in Appendix B of the NEMP (2020). Further information, refer to https://www.oecd.org/env/ehs/risk-management/PFC_FINAL-Web.pdf.
3 Runoff from up-gradient PFAS use may impact surface water, soil, sediment and groundwater.
4 PFAS is used wide range of industrial processes and consumer products, including in the manufacture of non-stick cookware, specialised garments and textiles, Scotchguard™ and similar products (used to protect fabric, furniture, leather and carpets from oils and stains), metal plating and in some types of fire-fighting foam (https://www.nicnas.gov.au/chemical-information/factsheets/chemical-name/perfluorinated-chemicals-pfas).
5 https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program

4.4.2 Emerging Chemicals

The EPA uses Chemical Control Orders (CCOs) as a primary legislative tool under the EHC Act 1985 to specifically control chemicals of concern and limit their potential impact on the environment. CCOs provide the EPA a rapid and flexible mechanism for responding to emerging chemical issues.

As with PFAS compounds, EI considered chemicals controlled by CCOs and other potential emerging chemicals in this PSI, as outlined in **Table 4-2** Emerging or Controlled Chemicals

Table 4-2 Emerging or Controlled Chemicals

Chemicals of Concern (CCO or emerging)	Finding
Were aluminium smelter wastes used or stored on site (CCO, 1986)?	No
Do dioxin contaminated wastes (CCO, 1986) have the potential to impact the site? [1]	No
Were organotin products (CCO, 1989) used or stored on site? [2]	No
Were polychlorinated biphenyls (PCBs) used or PCB wastes (CCO, 1997) stored on-site? [3]	No
Were scheduled chemical or wastes (CCO, 2004) used or stored [4]	No
Are other emerging chemicals suspected? [5]	Yes – chlorinated VOCs due to historical and existing drycleaners within the site
If a 'Yes' applies to any question above, the site sampling suite should be optimised to include specific sampling for the corresponding chemicals of concern in soil, air and water	-

Note 1 From burning of certain chemicals, smelting or chemical manufacturing or fire on or near the site.
Note 2 From anti-fouling paints used or removed at boat and ship yards and marinas.
Note 3 From older transformer oils and electrical capacitors.
Note 4 Twenty-four mostly organochlorine pesticides and industrial by-products.
Note 5 Other chemicals considered as 'emerging' e.g. 1,4 dioxane (associated with some chlorinated VOCs).

4.5 Contaminants of Potential Concern

Based on the findings of the PSI, the chemicals of potential concern (COPC) at the site are considered to be:

- Soil - heavy metals (HM), total recoverable hydrocarbons (TRH), the monocyclic aromatic hydrocarbon compounds *benzene, toluene, ethyl-benzene* and *xylenes* (BTEX), volatile organic compounds (VOC), polycyclic aromatic hydrocarbons (PAH), organochlorine and organophosphorous pesticides (OCP/ OPP), polychlorinated biphenyls (PCB), oils and greases, nutrients and asbestos.
- Groundwater - HM, TRH, BTEX, PAH and volatile organic compounds (VOC), including chlorinated VOC.

4.6 Preliminary Conceptual Site Model (CSM)

EI developed a CSM to evaluate the potential contamination sources, receptors and potential migration pathways as presented in **Table 4-3** below.

Table 4-3 Preliminary Conceptual Site Model

Media	Potential Contamination Source	Potential Contaminant of Concern	Exposure Pathway	Potential Receptor	Likelihood of Contamination
Soil - Fill	Importation of fill of unknown origin and quality placed at the site	▪ Metals; ▪ Total recoverable hydrocarbons (TRH); ▪ Benzene, toluene, ethylbenzene and xylene (BTEX); ▪ Organochlorine and organophosphorus pesticides (OCPs / OPPs); ▪ PCBs; ▪ Volatile Organic Compounds (VOC) ▪ Polycyclic Aromatic Hydrocarbons (PAH); ▪ Asbestos.	▪ Ingestion; ▪ Inhalation; and ▪ Dermal Contact.	▪ Site workers (during construction); ▪ Maintenance workers;	**Moderate** While significant filling was not observed during site walkover, there is the possibility that filling material may have clean, as no phytotoxicity has been observed.
	The use of pesticides and termiticides for weed control beneath former buildings/structures	▪ OCPs / OPPs ▪ Metals	▪ Ingestion; ▪ Dermal Contact (ecological).	▪ Site workers (during construction).	**Low** Should impacts be present, they will exist beneath or surrounding the structures, and would be shallow.
Soil - natural and Fill	Potential for spills and leaks associated with lubricating oils and degreasers associated with the repairs or servicing of motor vehicles	▪ Metals; ▪ TRH; ▪ BTEX; ▪ VOCs ▪ Phenols ▪ PAHs	▪ Ingestion; ▪ Inhalation; and ▪ Dermal Contact.	▪ Site workers (during construction); ▪ Future site users	**High** Should contamination be present, the impacts would be localised, and shallow. Pavements were in good conditions, and would restrict the migration of contaminants from the surface.
	Potential low-level leakage of chlorinated VOCs from drycleaners	▪ TRH; ▪ BTEX; ▪ VOCs including chlorinated VOCs	▪ Ingestion; ▪ Inhalation; and ▪ Dermal Contact.	▪ Site workers (during construction); ▪ Future site users	**High** Should contamination be present, the impacts would be localised, and shallow. Pavements were in good conditions, and would restrict the migration of contaminants from the surface.

Media	Potential Contamination Source	Potential Contaminant of Concern	Exposure Pathway	Potential Receptor	Likelihood of Contamination
	Potential leakage of oils and greases from grease traps	▪ Oils and greases; ▪ Nutrients	▪ Ingestion; ▪ Inhalation; and ▪ Dermal Contact.	▪ Site workers (during construction); ▪ Future site users	**Moderate** Should contamination be present, the impacts are likely to be localised to the grease traps.
Groundwater	Migration of contaminants from soil onsite from historical activities (drycleaners and motor garages)	▪ Metals; ▪ TRH; ▪ BTEX ▪ PAHs and ▪ VOCs including chlorinated VOCs.	▪ Ingestion; and ▪ Vapor Intrusion.	▪ Site workers (during construction); ▪ Future residents, and maintenance workers; ▪ Ecological Receptors	**High** Known presence of businesses onsite such as drycleaners and motor garages.
	Migration of contaminants from soil offsite and the migration of contaminants from off-site sources	▪ Metals; ▪ TRH; ▪ BTEX ▪ PAHs and ▪ VOCs including chlorinated VOCs.	▪ Ingestion; and ▪ Vapor Intrusion.	▪ Site workers (during construction); ▪ Future residents, and maintenance workers; ▪ Ecological Receptors	**High** Historic commercial activities such as drycleaners, service stations and motor garages were identified within close proximity of the site (approx. 250 m) and cross gradient to the site.

5. Conclusion

The property located at 1 Kissing Point Road, Turramurra NSW was the subject of a PSI which was conducted in order to assess the nature and degree of on-site contamination associated with current and former uses of the property. Based on the findings of this PSI it was concluded that:

- At the time of this investigation, the site was occupied wide variety of commercial properties, a doctor's surgery, and a large car park in the southern eastern portion of the site.
- Site observations indicated there were no significant visual or olfactory evidence of contamination, and no evidence of underground storage tanks or above ground storage tanks.
- Investigation of site history indicated that the site has been utilised as a commercial site since before 1950, including use as a dry cleaners and motor garage. There were also several dry cleaners, petrol station and motor garages in close vicinity to the site and located hydraulically up-gradient.
- A review of the historic aerial photography indicated that the immediate surrounding area of the site has been predominantly commercial / residential since before1943 to date.
- The subject site was not included on the *List of NSW Contaminated Sites Notified to the EPA*, however two sites in the surrounding area associated with two service stations were listed for contamination or regulation under the contaminated land management act.
- A search through the record of notices for contaminated land indicated that the subject site was free of statutory notices issued by the NSW EPA however several records pertaining to sites nearby were discovered.
- The site was free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997,* however several records pertaining to sites nearby were discovered.

Based on the findings of this report and with consideration of the Statement of Limitations (**Section 7**), EI conclude that there is potential for contamination to be present that could pose risks to sensitive receptors. This was considered to be of low to high significance in terms of risk to the human and environmental receptors identified.

As such, a detailed site investigation (DSI) will be required following demolition to characterise soils and groundwater, and ascertain the presence of any contamination onsite.

Based on the information collected during the future DSI and in reference to SEPP 2021, the site can be made suitable subject to the completion of a DSI (and after remediation and validation, if required) for the residential use.

6. Recommendations

Based on the findings of this PSI, the following recommendations should be implemented as part of the proposed developments to the site:

- A Hazardous Materials Survey (HMS) should be completed prior to demolition to identify any hazardous materials that may be present within the building structure, to ensure that the identified materials are appropriately managed and human health is protected;
- Soil, and groundwater sampling should be completed in across the site to characterise site soils and groundwater, and provide baseline data for evaluation of any remedial and management requirements that may be necessary to allow the site to be made suitable for the proposed residential development.
- Should any hardstand be removed, then a walkover inspection should be undertaken to assess for any visual signs of contamination (i.e. potential asbestos contamination on surface soils, buried building waste, foreign materials, and other features such as surface staining/discolouration and odour);
- Any material being removed from the site, including impacted soils, as well as virgin excavated natural materials (VENM), is required to undergo waste classification assessment to inform off-site disposal in accordance the NSW EPA (2014) Waste Classification Guidelines; and
- Any material being imported to the site should be assessed for potential contamination in accordance with NSW EPA Guidelines, as being suitable for the intended land use.

7. Statement of Limitations

This report has been prepared for the exclusive use of Rebel Property, who is the only intended beneficiary of EI's work. The scope of the investigations carried out for the purpose of this report is limited to those agreed with Rebel Property on 11 August 2021 (Proposal ref. P19700.1).

No other party should rely on the document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices and attachments.

The conclusions presented in this report are based on a limited assessment of historical site use and current use of the site. Due to the preliminary nature of this assessment, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the Client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities, but for which the requested information is still pending.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

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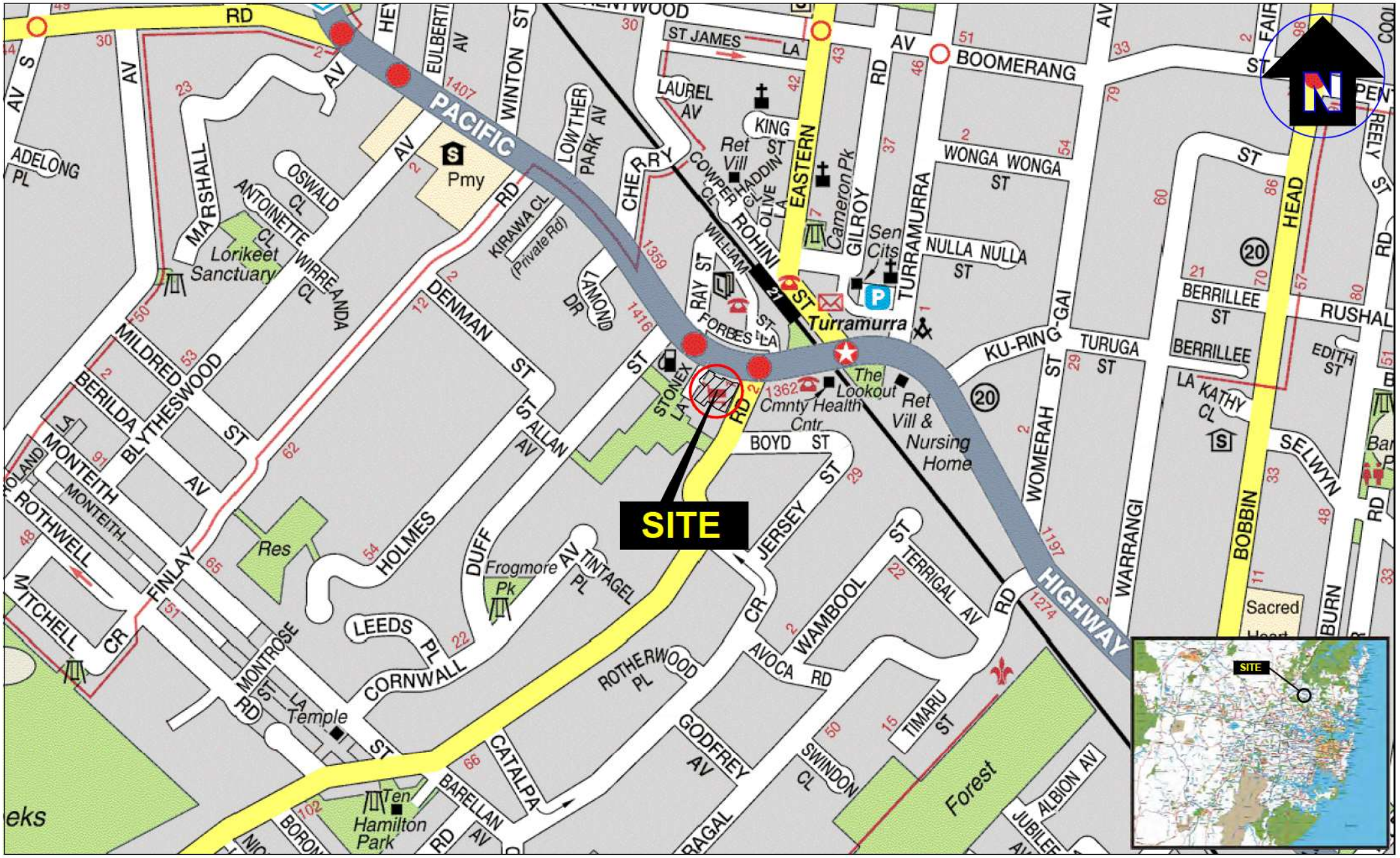
Abbreviations

ASS	Acid sulfate soils
B(a)P	Benzo(a)Pyrene (a PAH compound), - B(a)P TEQ Toxicity Equivalent Quotient
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
CVOCs	Chlorinated Volatile Organic Compounds (a sub-set of the VOC analysis suite)
DEC	Department of Environment and Conservation, NSW (see OEH)
DECC	Department of Environment and Climate Change, NSW (see OEH)
DECCW	Department of Environment, Climate Change and Water, NSW (see OEH)
DA	Development Application
DP	Deposited Plan
EPA	Environment Protection Authority
F1	TRH C_6 – C_{10} less the sum of BTEX concentrations (Ref. NEPM 2013, Schedule B1)
F2	TRH $>C_{10}$ – C_{16} less the concentration of naphthalene (Ref. NEPM 2013, Schedule B1)
FCS	Fibre Cement Sheeting
km	Kilometres
m	Metres
mAHD	Metres Australian Height Datum
mBGL	Metres Below Ground Level
NATA	National Association of Testing Authorities, Australia
NEPC	National Environmental Protection Council
NSW	New South Wales
OEH	Office of Environment and Heritage, NSW (formerly DEC, DECC, DECCW)
PAHs	Polycyclic Aromatic Hydrocarbons
SILs	Screening Investigations Levels
SRA	Sample receipt advice (document confirming laboratory receipt of samples)
TPH	Total Petroleum Hydrocarbons (superseded term equivalent to TRH)
TRH	Total Recoverable Hydrocarbons (non-specific analysis of organic compounds)
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds (specific organic compounds which are volatile)

Appendix A - Figures

A.1 Site Location Plan

A.2 Site Layout Plan



eiaustralia Practical Solutions for Built Environments Suite 6.01, 55 Miller Street, PYRMONT 2009 Ph (02) 9516 0722 Fax (02) 9518 5088	Drawn:	C.L.	**Rebel Property** Preliminary Site Investigation 1 Kissing Point Road, Turramurra NSW Site Locality Plan
	Approved:	S.R.	
	Date:	16-11-23	
	Scale:	Not To Scale	

Figure: 1

Project: E25313 E01_Rev1



LEGEND(All locations are approximate)

- – – – Approximate site boundary

eiaustralia
Practical Solutions for Built Environments
Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:	C.L.
Approved:	S.R.
Date:	16-11-23

Rebel Property
Preliminary Site Investigation
1 Kissing Point Road, Turramurra NSW

Site Layout Plan

Figure: 2

Project: E25313 E01_Rev1

Appendix B – Site Photographs



Photograph 1: View of street front of site (31 August 2021).



Photograph 2: Entrance to undercover parking area beneath the main structure (31 August 2021).



Photograph 3: rest conservation area was present in the southern area of the site (31 August 2021).



Photograph 4: Grease trap (31 August 2021).



Photograph 5: unknown service pit at the southern carpark area (31 August 2021).



Photograph 6: Skip bins, and small stockpiles of recyclable material within the site (31 August 2021).



Photograph 7: View of stormwater outlet point (31 August 2021).

Appendix C – Lotsearch Report

LOTSEARCH

LOTSEARCH ENVIRO LITE

Date: 31 Aug 2021 17:47:35

Reference: LS023642 EL

Address: 1 Kissing Point Road, Turramurra, NSW 2074

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 Finance, Services & Innovation	20/08/2021	20/08/2021	Quarterly	-	-	-	-
Topographic Data	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	As required	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	16/08/2021	13/08/2021	Monthly	1000m	0	1	2
Contaminated Land Records of Notice	Environment Protection Authority	06/08/2021	06/08/2021	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority	11/08/2021	11/10/2017	Quarterly	1000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	12/05/2021	07/03/2017	Annually	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	15/02/2021	13/07/2012	Annually	1000m	0	1	2
EPA PFAS Investigation Program	Environment Protection Authority	23/08/2021	28/04/2021	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	02/08/2021	02/08/2021	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	02/08/2021	02/08/2021	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	05/08/2021	05/08/2021	Monthly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	19/08/2021	19/08/2021	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	02/02/2021	13/12/2018	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	16/08/2021	16/08/2021	Monthly	1000m	0	0	1
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	16/08/2021	16/08/2021	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	16/08/2021	16/08/2021	Monthly	1000m	0	0	3
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	200	529	535
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	47	47
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	15	157	268
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	7	7
Points of Interest	NSW Department of Finance, Services & Innovation	19/08/2021	19/08/2021	Quarterly	1000m	0	1	48
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	19/08/2021	19/08/2021	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	19/08/2021	19/08/2021	Quarterly	1000m	0	0	0
Major Easements	NSW Department of Finance, Services & Innovation	19/08/2021	19/08/2021	Quarterly	1000m	0	2	10
State Forest	Forestry Corporation of NSW	25/02/2021	14/02/2021	Annually	1000m	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	22/01/2021	11/12/2020	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1000m	1	1	1
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	26/10/2020	21/02/2018	Annually	1000m	0	0	0
Groundwater Boreholes	NSW Dept. of Primary Industries - Water NSW; Commonwealth of Australia (Bureau of Meteorology)	24/07/2018	23/07/2018	Annually	2000m	0	4	32

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Geological Units 1:100,000	NSW Department of Planning, Industry and Environment	20/08/2014		Annually	1000m	1	1	2
Geological Structures 1:100,000	NSW Department of Planning, Industry and Environment	20/08/2014		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	1	1	1
Soil Landscapes of Central and Eastern NSW	NSW Department of Planning, Industry and Environment	14/10/2020	27/07/2020	Annually	1000m	2	2	5
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	19/08/2021	28/06/2021	Monthly	500m	1	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000m	1	1	1
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	19/08/2021	05/08/2021	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Industry	03/08/2021	03/08/2021	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Industry	03/08/2021	03/08/2021	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Industry	03/08/2021	03/08/2021	Monthly	1000m	11	11	12
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	19/08/2021	07/12/2018	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	19/08/2021	13/08/2021	Monthly	1000m	2	12	75
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	18/05/2021	20/11/2019	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	18/05/2021	20/11/2019	Annually	1000m	0	1	1
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	19/08/2021	25/06/2021	Quarterly	1000m	0	0	5
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Industry and Environment	19/08/2021	13/08/2021	Monthly	1000m	0	9	147
Bush Fire Prone Land	NSW Rural Fire Service	30/08/2021	23/08/2021	Weekly	1000m	0	0	3
Native Vegetation of the Sydney Metropolitan Area	NSW Office of Environment & Heritage	01/03/2017	16/12/2016	As required	1000m	3	4	35
Ramsar Wetlands of Australia	Australian Government Department of Agriculture, Water and the Environment	24/02/2021	19/03/2020	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	14/08/2017	15/05/2017	Annually	1000m	0	0	0
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000m	0	0	0
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	30/08/2021	30/08/2021	Weekly	10000m	-	-	-

Site Diagram

1 Kissing Point Road, Turramurra, NSW 2074



Legend

- Site Boundary
- Internal Parcel Boundaries

Total Area: 11711m²

Total Perimeter: 627m

Scale: 0 25 50 Meters

Data Source Aerial Imagery: © Aerometrex Pty Ltd

Disclaimers:

Measurements are approximate only and may have been simplified or smaller lengths removed for readability.

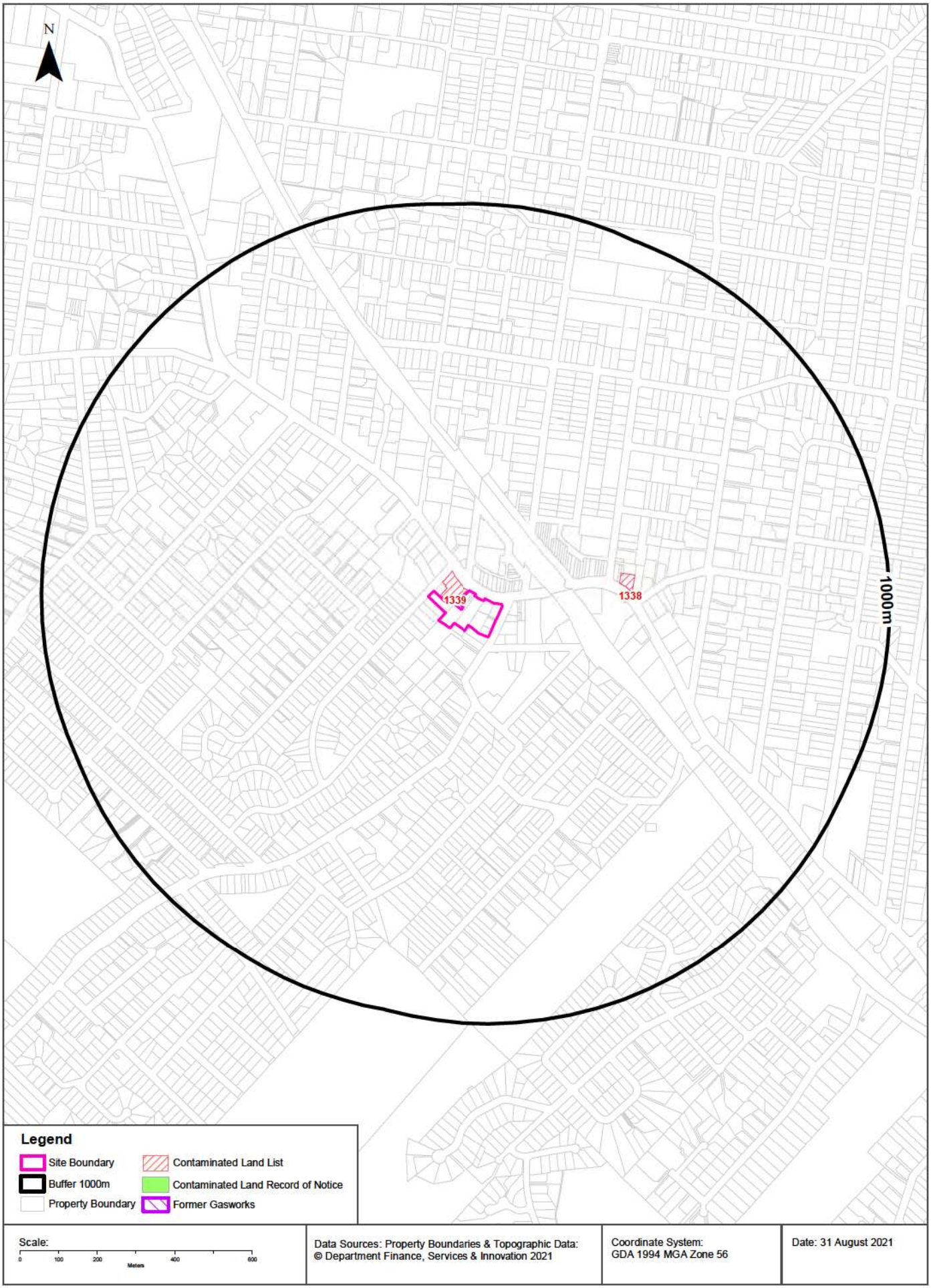
Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.

Coordinate System: GDA 1994 MGA Zone 56

Date: 31 August 2021

Contaminated Land

1 Kissing Point Road, Turramurra, NSW 2074



Contaminated Land

1 Kissing Point Road, Turramurra, NSW 2074

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
1339	7-Eleven (former Mobil) Service Station Turramurra	1408 Pacific Highway	Turramurra	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	0m	North West
1338	Woolworths Service Station	1233 Pacific HIGHWAY	Turramurra	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	307m	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.
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

1 Kissing Point Road, Turramurra, NSW 2074

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

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

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

Former Gasworks

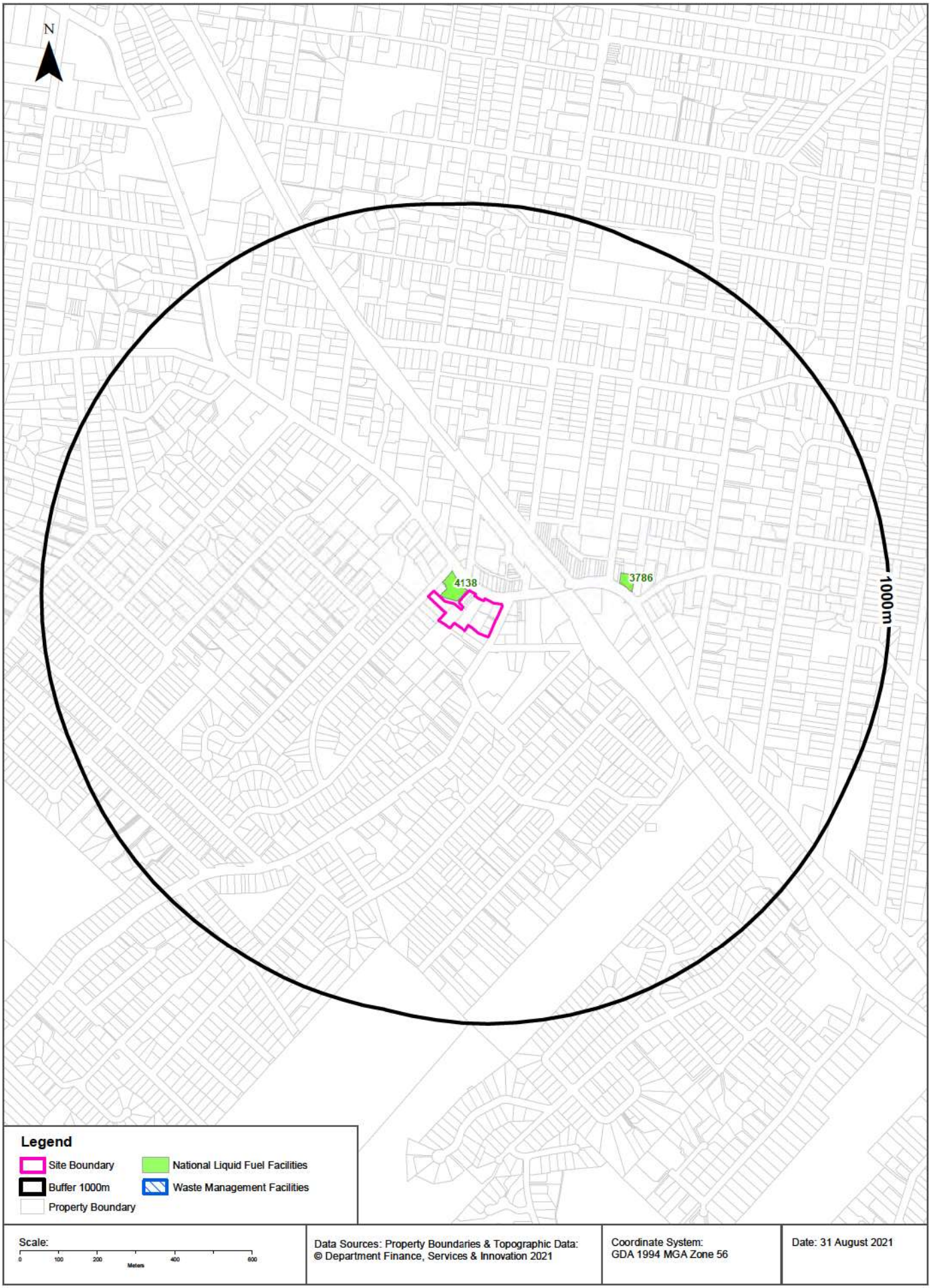
Former Gasworks within the dataset buffer:

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

Waste Management & Liquid Fuel Facilities

1 Kissing Point Road, Turramurra, NSW 2074



Waste Management & Liquid Fuel Facilities

1 Kissing Point Road, Turramurra, NSW 2074

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 Facilties within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
4138	7-Eleven Pty Ltd	Turramurra	1408 Pacific Highway	Turramurra	Petrol Station	Operational		13/07/2012	Premise Match	0m	North West
3786	Caltex	Woolworths Caltex Turramurra	1233-1243 Pacific Highway	Turramurra	Petrol Station	Operational		25/07/2011	Premise Match	307m	East

National Liquid Fuel Facilities Data Source: Geoscience Australia
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PFAS Investigation & Management Programs

1 Kissing Point Road, Turramurra, NSW 2074

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

1 Kissing Point Road, Turramurra, NSW 2074

Defence 3 Year Regional Contamination Investigation Program

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

EPA Other Sites with Contamination Issues

1 Kissing Point Road, Turramurra, NSW 2074

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

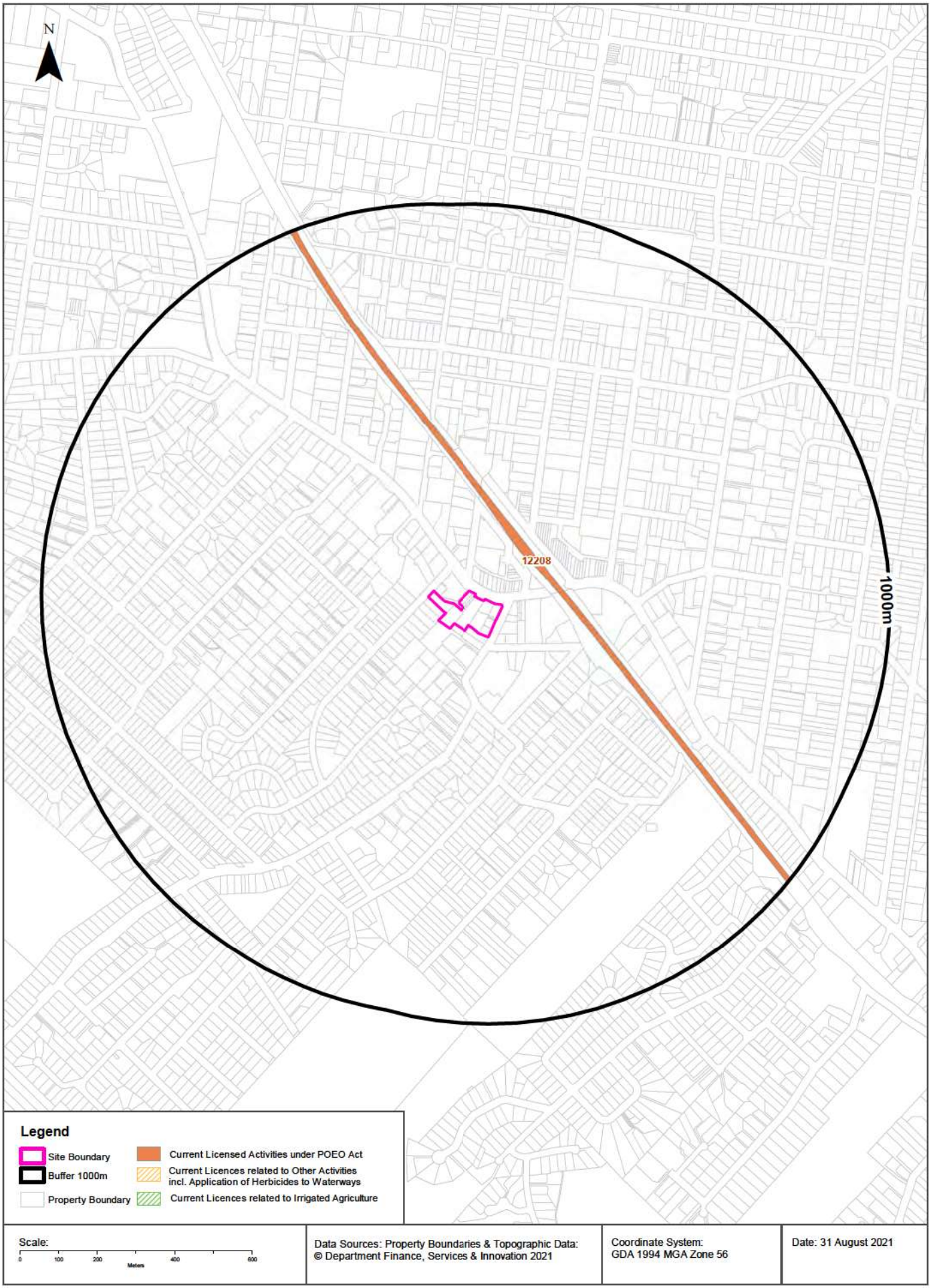
Sites within the dataset buffer:

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

Current EPA Licensed Activities

1 Kissing Point Road, Turramurra, NSW 2074



EPA Activities

1 Kissing Point Road, Turramurra, NSW 2074

Licensed Activities under the POEO Act 1997

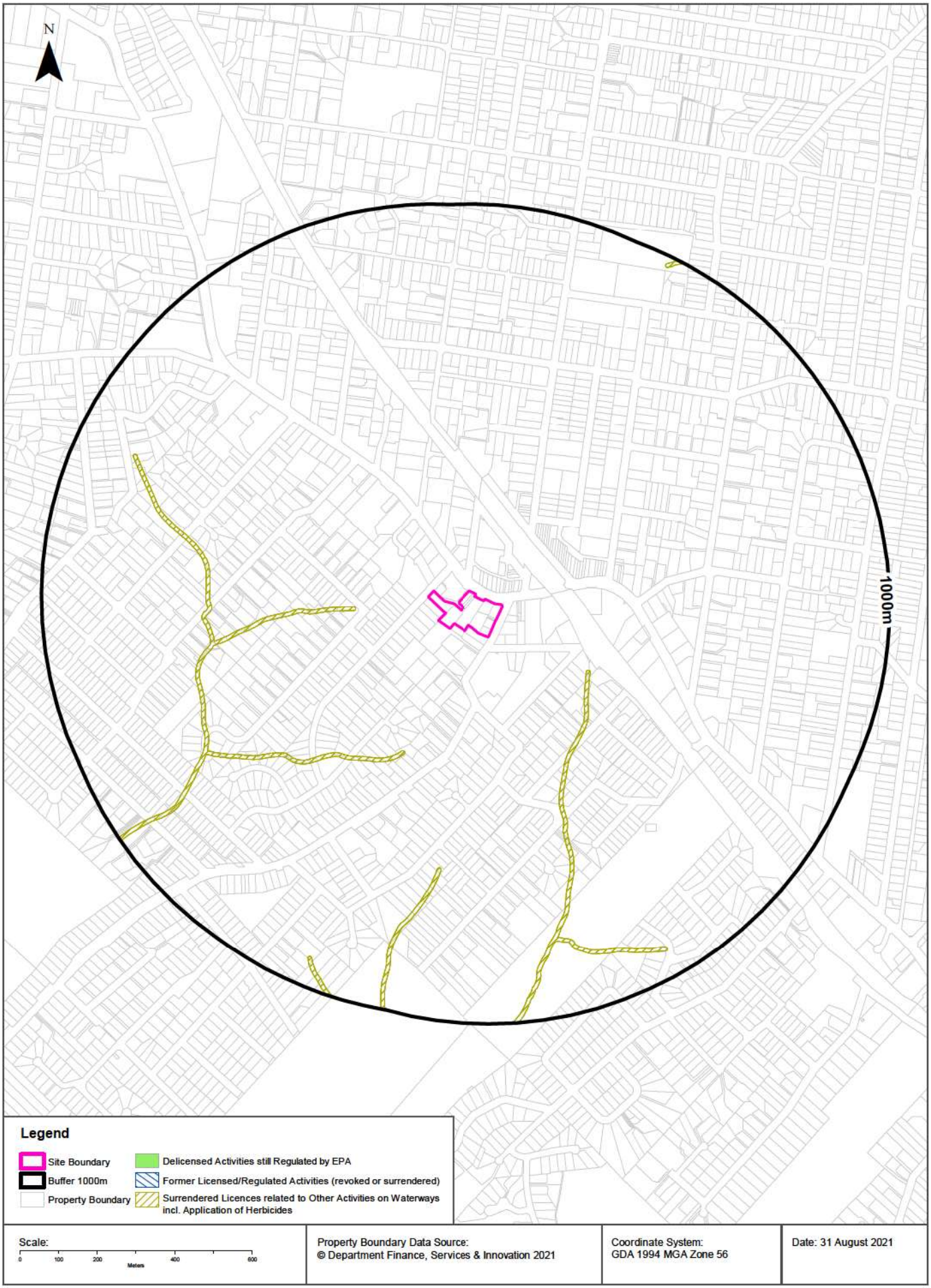
Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
12208	SYDNEY TRAINS		SYDNEY TRAINS, HAYMARKET, NSW 1238		Railway systems activities	Network of Features	128m	North East

POEO Licence Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

1 Kissing Point Road, Turramurra, NSW 2074



EPA Activities

1 Kissing Point Road, Turramurra, NSW 2074

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
N/A	No records in buffer							

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

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

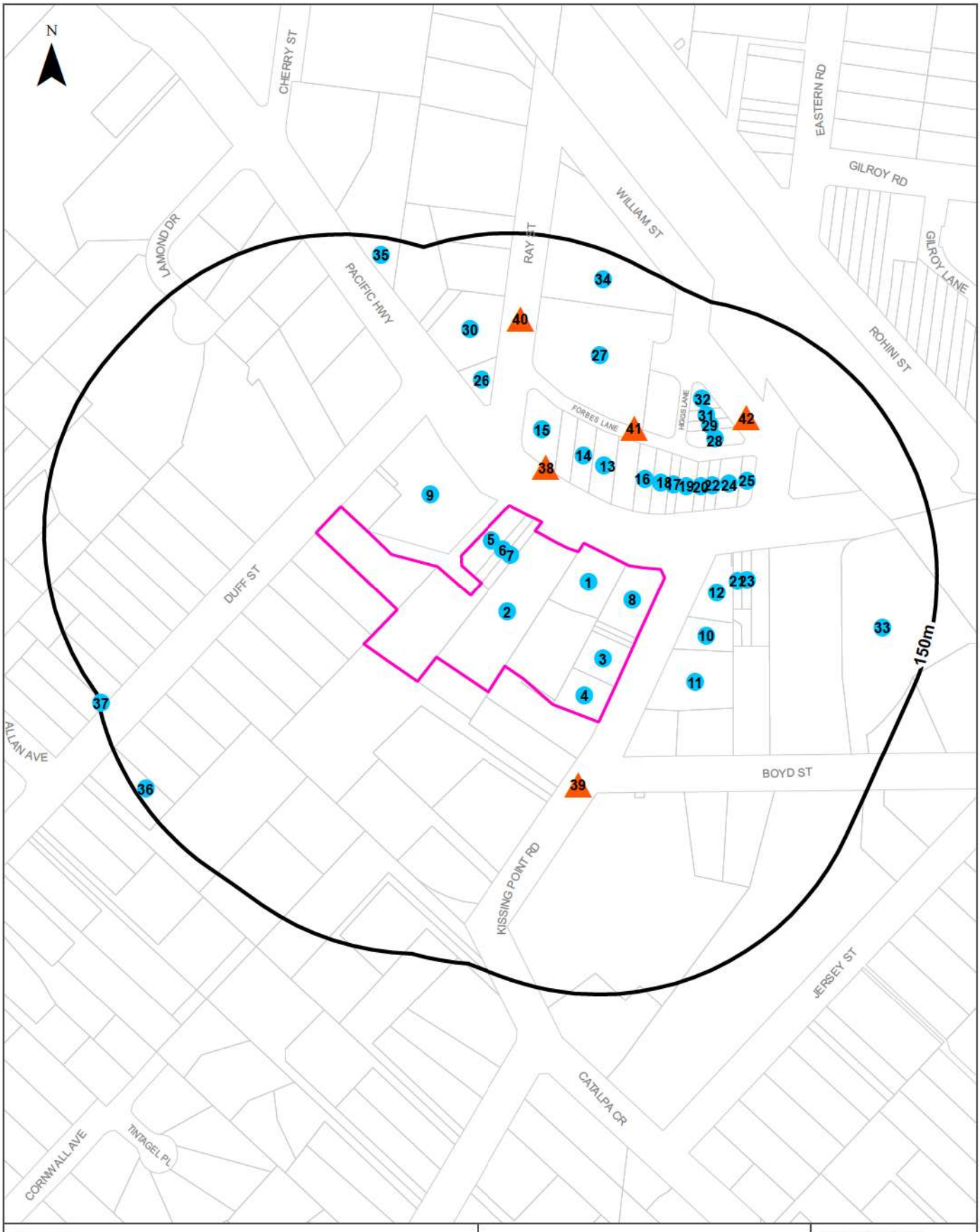
Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	190m	South West
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	190m	South West
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	190m	South West

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

Historical Business Directories

1 Kissing Point Road, Turramurra, NSW 2074



Legend

- Site Boundary
- Buffer 150m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale: 0 40 80 120 160 Meters

Coordinate System: GDA 1994 MGA Zone 56

Date: 31 August 2021

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018
Property Boundaries © NSW Department Finance, Services & Innovation 2021

Historical Business Directories

1 Kissing Point Road, Turramurra, NSW 2074

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	Real Estate Agents	Carrington Real Estate, 1374 Pacific H'way., Turramurra. 2074	97453	1991	Premise Match	0m	On-site
	Real Estate Agents	Laing & Simmons, 1368 Pacific H'way, Turramurra 2074	60404	1991	Premise Match	0m	On-site
	REAL ESTATE AGENTS.	Carrington Real Estate 1374 Pacific H'way., Turramurra. 2074	79239	1986	Premise Match	0m	On-site
	FRUITERERS &/OR GREENGROCERS.	Central Coast Growers Markets, 1376 Pacific H'way., Turramurra. 2074	35842	1986	Premise Match	0m	On-site
	REAL ESTATE AGENTS.	Chambers & Frewin, 1368 Pacific H'way., Turramurra. 2074	79258	1986	Premise Match	0m	On-site
	GROCERS-RETAIL.	Scoop Food Stores, 1376 Pacific H'way., Turramurra. 2074	41120	1986	Premise Match	0m	On-site
	WALLPAPER MERCHANTS.	Stewarts Interiors, 1370 Pacific H'way. Turramurra. 2074	98165	1986	Premise Match	0m	On-site
	FURNISHINGS-SOFT-RETAIL.	Stewarts Interiors, 1370 Pacific H'way., Turramurra. 2074	36733	1986	Premise Match	0m	On-site
	INTERIOR DECORATORS.	Stewarts Interiors, 1370 Pacific H'way., Turramurra. 2074	49196	1986	Premise Match	0m	On-site
	TAKE-AWAY FOODS.	Turramurra Fish Supplies, 1378 Pacific Highway., Turramurra., 2074	91909	1986	Premise Match	0m	On-site
	REAL ESTATE AGENTS. (R2555)	Carrington Real Estate, 1374 Pacific H'way., Turramurra. 2074.	68736	1982	Premise Match	0m	On-site
	FRUITERERS &/OR GREENGROCERS. (F6775)	Central Coast Growers Markets, 1376 Pacific H'way., Turramurra. 2074.	33420	1982	Premise Match	0m	On-site
	REAL ESTATE AGENTS. (R2555)	Chambers & Frewin, 1368 Pacific H'way., Turramurra. 2074.	68755	1982	Premise Match	0m	On-site
	GROCERS - RETAIL. (G7850)	Scoop Food Stores, 1376 Pacific H'way., Turramurra. 2074.	38019	1982	Premise Match	0m	On-site
	INTERIOR DECORATORS. (I5050)	Stewarts Interiors, 1370 Pacific H'way, Turramurra. 2074.	43043	1982	Premise Match	0m	On-site
	WALLPAPER MERCHANTS. (W0600)	Stewarts Interiors, 1370 Pacific H'way, Turramurra. 2074.	83711	1982	Premise Match	0m	On-site
	FURNISHINGS - SOFT - RETAIL(F7250)	Stewarts Interiors, 1370 Pacific H'way., Turramurra. 2074.	34328	1982	Premise Match	0m	On-site
	TAKE-AWAY FOODS. (T0235)	Turramurra Fish Supplies, 1378 Pacific H'way., Turramurra. 2074.	78975	1982	Premise Match	0m	On-site
	REAL ESTATE AGENTS &/OR VALUERS.	Jernakoff, L. Real Estate, 1374 Pacific Highway, Turramurra. 2074	61858	1978	Premise Match	0m	On-site
	FURNISHINGS-SOFT RETAIL	King, James Interiors Pty. Ltd., 1370 Pacific H'way, Turramurra. 2074	31139	1978	Premise Match	0m	On-site
	INTERIOR DECORATORS.	King, James Interiors Pty. Ltd., 1370 Pacific H'way, Turramurra. 2074	38347	1978	Premise Match	0m	On-site
	WALLPAPER MERCHANTS.	King, James Interiors Pty. Ltd., 1370 Pacific H'way, Turramurra.2074	73753	1978	Premise Match	0m	On-site
	CAFES, TEA ROOMS &/OR COFFEE LOUNGES.	Panama Milk Bar, 1376 Pacific Hway., Turramurra. 2074	10566	1978	Premise Match	0m	On-site
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS.	Panama Milk Bar, 1376 Pacific Hway., Turramurra. 2074	46091	1978	Premise Match	0m	On-site
	WALLPAPER MERCHANTS.	King, A- Interiors, 1370 Pacific H'way., Turramurra. 2074	86410	1975	Premise Match	0m	On-site
	INTERIOR DECORATORS.	King, A. Interiors., 1370 Pacific H'way., Turramurra. 2074	45331	1975	Premise Match	0m	On-site

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	FURNISHINGS-SOFT RETAIL	King, A., Interiors, 1370 Pacific H'way. Turramurra. 2074	36219	1975	Premise Match	0m	On-site
	CAFES, TEA ROOMS &/OR COFFEE LOUNGES.	Panama Milk Bar, 1372 Pacific H'way, Turramurra. 2074	12177	1975	Premise Match	0m	On-site
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS.	Panama Milk Bar., 1372 Pacific H'way., Turramurra. 2074	53706	1975	Premise Match	0m	On-site
	FISH MERCHANTS-RETAIL	Turramurra Fish & Chips, 1374 Pacific H'way, Turramurra. 2074	32652	1975	Premise Match	0m	On-site
	MOTOR PAINTERS (M672)	Dunham, E., Rear 1376 Pacific Highway., Turramurra	339264	1970	Premise Match	0m	On-site
	MILK, FRUIT JUICE BARS/CONFECTIONERS	Panama Milk Bar., 1372-1374 Pacific Highway., Turramurra	331016	1970	Premise Match	0m	On-site
	AUCTIONEERS-REAL ESTATE (A625)	Taylor, J W., 1374 Pacific Highway., Turramurra	263843	1970	Premise Match	0m	On-site
	FISH MERCHANTS-RETAIL (F245)	Turramurra Fish & Chips., 1374 Pacific Highway., Turramurra	303811	1970	Premise Match	0m	On-site
	Milk, Fruit Juice Bars/Confectioners	Panama Milk Bar., 1372-1374 Pacific Hghwy., Turramurra	115418	1965	Premise Match	0m	On-site
	Insurance Agents	Taylor, J. W., 1374 Pacific Hghwy., Turramurra	104575	1965	Premise Match	0m	On-site
	Real Estate Agents/Valuers	Taylor, J. W., 1374 Pacific Hghwy., Turramurra	139726	1965	Premise Match	0m	On-site
	Auctioneers - General	Taylor, J. W., 1374 Pacific Highway., Turramurra	48452	1965	Premise Match	0m	On-site
	Fish Merchants - Retail	Turramurra Fish & Chips, 1374 Pacific Highway., Turramurra	87141	1965	Premise Match	0m	On-site
	Cake Shops & Pastrycooks	Willy's Cakes., Off 1376-1378 Pacific Highway., Turramurra	61685	1965	Premise Match	0m	On-site
	MOTOR CAR/TRUCK DEALERS—NEW/USED	Robinson, Noel, 1376 Pacific Highway., Turramurra	345345	1961	Premise Match	0m	On-site
	MANUFACTURERS' AGENTS	Robinson, H. W., 1376 Pacific Highway., Turramurra	71690	1950	Premise Match	0m	On-site
	MOTOR CAR & TRUCK DEALERS-USED	Robinson, Noel, 1376 Pacific Highway., Turramurra	82543	1950	Premise Match	0m	On-site
2	Uniform Specialists	Cowan & Lewis Turramarra Plaza, 1386 Pacific H'way Turramurra 2074	65377	1991	Premise Match	0m	On-site
	UNIFORM SPECIALISTS.	Cowan & Lewis, Turramurra Plaza, 1386 Pacific H'way., Turramurra. 2074.	96528	1986	Premise Match	0m	On-site
	BEAUTICIANS.	Creme-De-La-Creme, Turramurra Plaza, 1386 Pacific H'way., Turramurra. 2074	5707	1986	Premise Match	0m	On-site
	DELICATESSENS.	Deli, The, Turramurra Plaza, 1386 Pacific H'way., Turramurra. 2074	21677	1986	Premise Match	0m	On-site
	CLOTHING-RETAIL-LADIES &/OR GIRLS WEAR.	Drapsecape, The, Turramurra Plaza, 1386 Pacific H'way., Turramurra. 2074	17071	1986	Premise Match	0m	On-site
	TRAVEL AGENCIES &/OR BOOKING OFFICES.	Kuring-Gal Travel, Turramurra Plaza, 1386 Pacific H'way., Turramurra. 2074.	95420	1986	Premise Match	0m	On-site
	HAIRDRESSERS-LADIES &/OR BEAUTY SALONS.	Mason, Anthony, Turramurra Plaza, 1386 Pacific H'way., Turramurra. 2074	42751	1986	Premise Match	0m	On-site
	CAFES, MILK BARS &/OR SNACK BARS.	Palms, The, Turramurra Plaza, 1386 Pacific H'way., Turramurra. 2074	11358	1986	Premise Match	0m	On-site
	CAKE SHOPS &/OR PASTRYCOOKS.	Pierre's, Turramurra Plaza, 1386 Pacific H'way., Turramurra. 2074	11885	1986	Premise Match	0m	On-site
	BUTCHERS-RETAIL.	Plaza Meats, Turramurra Plaza, 1386 Pacific H'way., Turramurra. 2074	10480	1986	Premise Match	0m	On-site
	CLOTHING-RETAIL-BABY &/OR CHILDRENS WEAR.	Shortstuff, Turramurra Plaza, 1386 Pacific H'way., Turramurra. 2074	16594	1986	Premise Match	0m	On-site
	ANIMAL &/OR BIRD FOOD SUPPLIES.	Turramurra Pet Shop, Turramurra Plaza, 1386 Pacific H'way., Turramurra. 2074	3065	1986	Premise Match	0m	On-site
	GIFT SHOPS. (G3350)	Amabel, Turramurra Plaza, 1386 Pacific H'way., Turramurra. 2074.	36053	1982	Premise Match	0m	On-site
	DELICATESSENS, (D1250)	Deli, The, Turramurra Plaza, 1386 Pacific H'way., Turramurra. 2074.	19356	1982	Premise Match	0m	On-site

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
2	DRESS SHOPS & ACCESSORIES.(D7450)	Drapescape, The, Turramurra Plaza, 1386 Pacific H'way., Turramurra, 2074.	22718	1982	Premise Match	0m	On-site
	HEALTH FOODS - RETAIL. (H3000)	Good Health, Turramurra Plaza, 1386 Pacific H'way., Turramurra. 2074.	39675	1982	Premise Match	0m	On-site
	GIFT SHOPS. (G3350)	Good Wishes, Turramurra Plaza, 1385 Pacific H'way., Turramurra. 2074.	36277	1982	Premise Match	0m	On-site
	BEAUTY SALONS &/OR LADIES HAIRDRESSERS. (B2000)	Mason Anthony, Turramurra Plaza, 1386 Pacific H'way., Turramurra. 2074.	6182	1982	Premise Match	0m	On-site
	CAKE SHOPS &/OR PASTRYCOOKS. (C0465)	Pierre's, Turramurra Plaza, 1386 Pacific H'way., Turramurra. 2074.	12781	1982	Premise Match	0m	On-site
	BUTCHERS - RETAIL. (B8040)	Plaza Meats, Turramurra Plaza, 1386 Pacific H'way., Turramurra. 2074	11435	1982	Premise Match	0m	On-site
	CAFES, TEA ROOMS &/OR COFFEELOUNGES. (C0345)	Queen of Hearts, Turramurra Plaza, 1386 Pacific H'way., Turramurra. 2074.	12343	1982	Premise Match	0m	On-site
	BABY &/OR CHILDRENS WEAR -RETAIL. (B0080)	Shortstuff, Turramurra Plaza, 1386 Pacific H'way., Turramurra. 2074.	4448	1982	Premise Match	0m	On-site
	ANIMAL &/OR BIRD FOOD SUPPLIES. (A5880)	Turramurra Pet Shop, Turramurra Plaza, 1386 Pacific H'way., Turramurra. 2074.	2785	1982	Premise Match	0m	On-site
	REAL ESTATE AGENTS &/OR VALUERS.	Chambers & Frewin (Turramurra), 1386 Pacific Highway, Turramurra. 2074	61485	1978	Premise Match	0m	On-site
	AUCTIONEERS-REAL ESTATE.	Chambers & Frewin (Turramurra), 1386 Pacific H'way, Turramurra. 2074	3686	1978	Premise Match	0m	On-site
	RADIO &/OR TELEVISION SALES &/OR SERVICEMEN.	Kuringai T. V. Centre, 1384 Pacific Highway., Turramurra. 2074	61103	1978	Premise Match	0m	On-site
	ELECTRICAL SUPPLIES &/OR APPLIANCES-RETAIL.	Kuringai T.V. Centre. 1384 Pacific H'way., Turramurra. 2074	22814	1978	Premise Match	0m	On-site
	BOOT &/OR SHOE REPAIRERS.	Thornton's Swift Shoe Repairs, 1382 Pacific H'way, Turramurra. 2074	7173	1978	Premise Match	0m	On-site
	ANIMAL &/OR BIRD DEALERS.	Turramurra Pet Foods, 1380 Pacific H'way, Turramurra. 2074	2503	1978	Premise Match	0m	On-site
	ANIMAL &/OR BIRD FOOD SUPPLIES.	Turramurra Pet Foods. 1380 Pacific H'way, Turramurra. 2074	2582	1978	Premise Match	0m	On-site
	AUCTIONEERS-REAL ESTATE	Chambers & Frewin (Turramurra), 1386 Pacific H'way, Turramurra. 2074	3456	1975	Premise Match	0m	On-site
	REAL ESTATE AGENTS &/OR VALUERS.	Chambers & Frewin (Turramurra)., 1386 Pacific H'way., Turramurra. 2074	72119	1975	Premise Match	0m	On-site
	RADIO &/OR TELEVISION SALES &/OR SERVICEMEN.	Kuringai T V Centre., 1384 Pacific H'way., Turramurra. 2074	71646	1975	Premise Match	0m	On-site
	ELECTRICAL SUPPLIES &/OR APPLIANCES-RETAIL	Kuringal T.V. Centre. 1384 Pacific H'way., Turramurra. 2074	26388	1975	Premise Match	0m	On-site
	SOLICITORS.	Parker, B. F. & Son., 1382 Pacific H'way., Turramurra. 2074	78618	1975	Premise Match	0m	On-site
	BOOT &/OR SHOE REPAIRERS.	Thornton's Swift Shoe Repairs, 1382 Pacific H'way, Turramurra. 2074	7868	1975	Premise Match	0m	On-site
	ANIMAL &/OR BIRD DEALERS.	Turramurra Pet Foods, 1380 Pacific H'way, Turramurra. 2074	2333	1975	Premise Match	0m	On-site
	ANIMAL &/OR BIRD FOOD SUPPLIES.	Turramurra Pet Foods, 1380 Pacific H'way, Turramurra. 2074	2460	1975	Premise Match	0m	On-site
	HAIRDRESSERS (GENT.'S) (H070)	Brodle, A., 1382 Pacific Highway., Turramurra	313686	1970	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS(M6S6)	Jenkins, J. W., 1380 Pacific Highway., TURRAMURRA	338065	1970	Premise Match	0m	On-site
	MOTOR PAINTERS (M672)	Jenkins, J. W., 1380 Pacific Highway., Turramurra	339402	1970	Premise Match	0m	On-site
	MOTOR PANEL BEATERS (M680)	Jenkins, J. W., 1380 Pacific Highway., Turramurra	340154	1970	Premise Match	0m	On-site
	WELDERS-ELECTRIC &/OR OXY	Jenkins, J.W, 1380 Pacific Highway, Turramurra	373738	1970	Premise Match	0m	On-site
	RADIO &/OR TELEVISION SALES & SERVICEMEN (R090)	Kuringai T. V. Centre., 1384 Pacific Highway., TURRAMURRA	354380	1970	Premise Match	0m	On-site

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
2	ELECTRICAL SUPPLIES/APPLIANCES RETAILERS	Kuringai TV Centre., 1384 Pacific Hghwy., Turramurra	295762	1970	Premise Match	0m	On-site
	PHYSIOTHERAPISTS (P312)	Martin, E. M., 1382 Pacific Highway., Turramurra	348598	1970	Premise Match	0m	On-site
	BOOT & SHOE REPAIRERS	Thornton's (J.C.) Swift Shoe Repairs., 1382 Pacific Hghwy., Turramurra.	269248	1970	Premise Match	0m	On-site
	ANIMAL & BIRD FOOD SUPPLIES (A375)	Turramurra Pet Foods, 1380 Pacific Hghwy., Turramurra	261614	1970	Premise Match	0m	On-site
	ANIMAL & BIRD DEALERS (A370)	Turramurra Pet Shop, 1380 Pacific Hghwy., Turramurra	261448	1970	Premise Match	0m	On-site
	FENCE/GATE MFRS. (F090)	Waldmann, H., 1380 Pacific Hghwy., Turramurra	302279	1970	Premise Match	0m	On-site
	ORNAMENTAL METAL WORKERS(O 310)	Waldmann, H., 1380 Pacific Highway., Turramurra	345557	1970	Premise Match	0m	On-site
	WELDERS-ELECTRIC &/OR OXY	Waldmann, H., 1380 Pacific Highway., Turramurra	374043	1970	Premise Match	0m	On-site
	WROUGHT IRON WORKERS (W545)	Waldmann, Hans, 1380 Pacific Highway., Turramurra	375553	1970	Premise Match	0m	On-site
	Motor Painters	Jenkins, J, W., 1380 Pacific Highway., Turramurra	123991	1965	Premise Match	0m	On-site
	Welders - Electric &/or Oxy	Jenkins, J. W, 1380 Pacific Hghwy, Turramurra	156557	1965	Premise Match	0m	On-site
	Motor Garages & Engineers	Jenkins, J. W., 1380 Pacific Highway. Turramurra	123469	1965	Premise Match	0m	On-site
	Motor Panel Beaters	Jenkins, J. W., 1380 Pacific Highway., Turramurra	124743	1965	Premise Match	0m	On-site
	Radio &/Or Television Sales & Servicemen	Kuringai T.V. Centre., 1384 Pacific Highway. Turramurra	138426	1965	Premise Match	0m	On-site
	Electrical Supplies/Appliances Retailers	Kuringai TV Centre., 1384 Pacific Highway., Turramurra	79518	1965	Premise Match	0m	On-site
	Physiotherapists	Martin, E. M., 1382 Pacific Highway., Turramurra	132948	1965	Premise Match	0m	On-site
	BOOT & SHOE REPAIRERS	Thornton's (J.C.) Swift Shoe Repairs., 1382 Pacific Highway., Turramurra	53745	1965	Premise Match	0m	On-site
	Animal & Bird Food Supplies	Turramurra Pet Foods., 1380 Pacific Highway., Turramurra	46349	1965	Premise Match	0m	On-site
	Animal & Bird Dealers	Turramurra Pet Shop., 1380 Pacific Highway., Turramurra	46208	1965	Premise Match	0m	On-site
	Fence/Gate Mfrs.	Waldmann, H., 1380 Pacific Highway., Turramurra	85689	1965	Premise Match	0m	On-site
	ORNAMENTAL METAL WORKERS	Waldmann, H., 1380 Pacific Highway., Turramurra	130137	1965	Premise Match	0m	On-site
	Wrought Iron Workers	Waldmann, Hans, 1380 Pacific Highway, Turramurra	158502	1965	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Fish, C., 1380 Pacific Hghwy., TURRAMURRA	347142	1961	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Jenkins, A. W., 1380 Pacific Hghwy., TURRAMURRA	347454	1961	Premise Match	0m	On-site
	MOTOR PAINTERS	Jenkins, A. W., 1380 Pacific Highway., Turramurra	348927	1961	Premise Match	0m	On-site
	MOTOR PAINTERS' SUPPLIES	Jenkins, A. W., 1380 Pacific Highway., Turramurra	349303	1961	Premise Match	0m	On-site
	UPHOLSTERERS	Pearce, A. L., 1386 Pacific Highway., Turramurra	260510	1961	Premise Match	0m	On-site
	BOOT & SHOE REPAIRERS	Swift Shoe Repairs, 1382 Pacific Highway., Turramurra	275240	1961	Premise Match	0m	On-site
	ICE MANUFACTURERS &/OR VENDORS	Turramurra Ice Works, 1380 Pacific Highway., Turramurra	326116	1961	Premise Match	0m	On-site
	ANIMAL & BIRD FOOD SUPPLIES	Turramurra Pet Foods, 1380 Pacific Highway., Turramurra	267898	1961	Premise Match	0m	On-site
	WELDERS-ELECTRIC &/OR OXY	Waldman, Hans, 1380 Pacific Highway., Turramurra	262542	1961	Premise Match	0m	On-site
	WROUGHT IRON WORKERS	Waldman, Hans, 1380 Pacific Highway., Turramurra	264338	1961	Premise Match	0m	On-site

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2	FENCE/GATE MFRS.	Waldmann, H., 1380 Pacific Highway., Turramurra	309896	1961	Premise Match	0m	On-site
	FENCING CONTRACTORS	Waldmann, Hans, 1380 Pacific Highway., Turramurra	309954	1961	Premise Match	0m	On-site
	BOOT & SHOE REPAIRERS	Gearside, C. T., 1382 Pacific Highway., Turramurra	10200	1950	Premise Match	0m	On-site
	FOOTWEAR-RETAILERS	Gearside, C. T., 1382 Pacific Highway., Turramurra	47284	1950	Premise Match	0m	On-site
	DRY CLEANERS, PRESSERS & DYERS	Jeeves (1938) Pty. Ltd 1386 Pacific Highway, Turramurra	35319	1950	Premise Match	0m	On-site
	CATERERS	Kuring-gai Catering Service, 1386 Pacific Highway., Turramurra	20637	1950	Premise Match	0m	On-site
	HAIRDRESSERS (GENT.'S) &/OR TOBACCONISTS	Parnall, A., 1384 Pacific Hghwy., Turramurra	59869	1950	Premise Match	0m	On-site
	UPHOLSTERERS	Pearce, A. L., 1386 Pacific Highway., Turramurra	111255	1950	Premise Match	0m	On-site
	DELICATESSENS & SMALLGOODS DEALERS	Pierce, Walter and Co., 1380 Pacific Highway., Turramurra	31013	1950	Premise Match	0m	On-site
	ICE MANUFACTURERS & VENDORS	Pierce, Walter and Co., 1380 Pacific Highway., Turramurra	63926	1950	Premise Match	0m	On-site
	MIXED BUSINESSES & GENERAL STORES	Pierce, Walter and Co., 1380 Pacific Highway., Turramurra	80763	1950	Premise Match	0m	On-site
	ICE MANUFACTURERS & VENDORS	Turramurra Ice Works, 1380 Pacific Highway., Turramurra	63951	1950	Premise Match	0m	On-site
3	RESTAURANTS.	Banquet, 1 Kissing Point Rd., Turramurra. 2074	81056	1986	Premise Match	0m	On-site
	RESTAURANTS. (R5180)	Banquet, 1 Kissing Point Rd., Turramurra. 2074.	70439	1982	Premise Match	0m	On-site
4	MEDICAL PRACTITIONERS.	Blaxland, G., 3 Kissing Point Rd., Turramurra. 2074	53738	1986	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS.	Cottee, A. M., 3 Kissing Point Rd., Turramurra. 2074	54321	1986	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS.	Leventhal, W. A., 3 Kissing Point Rd., Turramurra. 2074	56041	1986	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS. (M2020)	Blaxland, G, 3 Kissing Point Rd., Turramurra. 2074.	47236	1982	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS. (M2020)	Cottee, A. M., 3 Kissing Point Rd., Turramurra. 2074.	47714	1982	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS. (M2020)	Leventhal, W. A., 3 Kissing Point Rd., Turramurra. 2074.	49055	1982	Premise Match	0m	On-site
5	RESTAURANTS.	Golden Lantern, 1394 Pacific H'way, Turramurra. 2074	81714	1986	Premise Match	0m	On-site
	RESTAURANTS. (R5180)	Golden Lantern, 1394 Pacific H'way, Turramurra. 2074.	70931	1982	Premise Match	0m	On-site
	RESTAURANTS.	Golden Lantern, 1394 Pacific H' way, Turramurra. 2074	63002	1978	Premise Match	0m	On-site
	BUTCHERS-RETAIL.	O'Dwyer, C. Family Butcher, 1396 Pacific H'way., Turramurra. 2074	9681	1978	Premise Match	0m	On-site
	RESTAURANTS.	Golden Lantern., 1394 Pacific H'way., Turramurra. 2074	73769	1975	Premise Match	0m	On-site
	BUTCHERS-RETAIL	O'Dwyer, C., 1396 Pacific H'way, Turramurra. 2074	10932	1975	Premise Match	0m	On-site
	BABY & CHILDREN'S WEAR-RETAIL(B005)	Mayflower (The)., 1394 Pacific Highway., Turramurra	264210	1970	Premise Match	0m	On-site
	BUTCHERS-RETAIL (B860)	Whitley, L., 1396 Pacific Highway., Turramurra	274807	1970	Premise Match	0m	On-site
	POULTRY DEALERS-RETAIL (P692)	Whitley, Les., 1396 Pacific Hghwy., Turramurra	351300	1970	Premise Match	0m	On-site
	Baby & Children's Wear - Retail	Mayflower (The), 1394 Pacific Highway., Turramurra	48927	1965	Premise Match	0m	On-site
	Butchers - Retail	Whitley, L., 1396 Pacific Highway., Turramurra	59528	1965	Premise Match	0m	On-site
	Poultry Dealers - Retail	Whitley, Les., 1396 Pacific Highway., Turramurra	135512	1965	Premise Match	0m	On-site
	BABY & CHILDREN'S WEAR-RETAIL	Mayflower (The)., 1394 Pacific Hghwy., Turramurra	270571	1961	Premise Match	0m	On-site

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5	BUTCHERS-RETAIL	Whitley, E., 1396 Pacific Highway., Turramurra	281376	1961	Premise Match	0m	On-site
	BABY & CHILDREN'S WEAR-RETAIL	"Julliene Gay", 1394 Pacific Highway., Turramurra	4343	1950	Premise Match	0m	On-site
	BABY & CHILDREN'S WEAR-RETAIL	"Livier Lee", 1394 Pacific Highway., Turramurra	4356	1950	Premise Match	0m	On-site
	BUTCHERS-RETAIL	Moore, Frank B., 1396 Pacific Highway., Turramurra	13988	1950	Premise Match	0m	On-site
6	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS.	Golden Rooster, 1392 Pacific H'way., Turramurra. 2074	59166	1986	Premise Match	0m	On-site
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS, (M3180)	Golden Rooster, 1392 Pacific H'way., Turramurra. 2074.	52215	1982	Premise Match	0m	On-site
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS.	Kuring-gai Milk Bar., 1392 pacific H'way., Turramurra. 2074	53520	1975	Premise Match	0m	On-site
	MILK, FRUIT JUICE BARS/CONFECTIONERS	Kurring-gai Milk Bar., 1392 Pacific Highway., Turramurra	330801	1970	Premise Match	0m	On-site
	Milk, Fruit Juice Bars/Confectioners	Kurring-gai Milk Bar., 1392 Pacific Hghwy., Turramurra	115210	1965	Premise Match	0m	On-site
	MILK, FRUIT JUICE BARS/CONFECTIONERS	Kurring-gal Milk Bar, 1392 Pacific Highway., Turramurra	339248	1961	Premise Match	0m	On-site
	CAKE SHOPS & PASTRYCOOKS	Kurringal Milk Bar, 1392 Pacific Highway., Turramurra	16868	1950	Premise Match	0m	On-site
	MILK BARS & CONFECTIONERS	Kurring-gal Milk Bar., 1392 Pacific Highway., Turramurra	76914	1950	Premise Match	0m	On-site
7	FLORISTS-RETAIL.	Graces, 1390 Pacific H'way., Turramurra. 2074	33763	1986	Premise Match	0m	On-site
	CHIROPRACTORS.	Irvine, Geoff, 1390 Pacific H'way., Turramurra. 2074	15225	1986	Premise Match	0m	On-site
	HAIRDRESSERS-LADIES &/OR BEAUTY SALONS.	J.B.'s Hair Design, 1390 Pacific H'way., Turramurra. 2074	42414	1986	Premise Match	0m	On-site
	BEAUTY SALONS &/OR LADIES HAIRDRESSERS. (B2000)	Boffa Hairstylists Pty. Ltd., 1390 Pacific H'way, Turramurra. 2074.	5303	1982	Premise Match	0m	On-site
	BEAUTY SALONS &/OR LADIES HAIRDRESSERS.	Boffa Hairstylists Pty. Ltd., 1390 Pacific H'way, Turramurra. 2074	4768	1978	Premise Match	0m	On-site
	BEAUTY SALONS &/OR LADIES HAIRDRESSERS.	Boffa, Hair Stylists, 1390 Pacific H'way, Turramurra. 2074	5007	1975	Premise Match	0m	On-site
	BEAUTY SALONS &/OR LADIES' HAIRDRESSERS (B260)	Boffa, Andre., 1390 Pacific Highway., Turramurra	265608	1970	Premise Match	0m	On-site
	Beauty Salons &/or Ladies Hairdressers	Boffa, Andre., 1390 Pacific Highway., Turramurra	50388	1965	Premise Match	0m	On-site
	BEAUTY SALONS & LADIES' HAIRDRESSERS	Boffa, Andre, 1390 Pacific Highway., Turramurra	272269	1961	Premise Match	0m	On-site
	BEAUTY SALONS &/OR LADIES' HAIRDRESSERS	Boffa, Andre, 1390 Pacific Highway., Turramurra	6907	1950	Premise Match	0m	On-site
8	VIDEO RECORDER &/OR CASSETTE SALES &/OR HIRE &/OR SERVICE.	Video Moviez, 1364 Pacific H'way. Turramurra. 2074	97837	1986	Premise Match	0m	On-site
	VIDEO RECORDER MFRS. &/OR IMPS. &/OR DISTS.	Video Moviez, 1364 Pacific H'way. Turramurra. 2074	98008	1986	Premise Match	0m	On-site
	ANTIQUE DEALERS. (A6240)	Vintage Wares Antiques, 1364 Pacific H'way., Turramurra. 2074.	3021	1982	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS (M216)	Aspinall, A. M., 1364 Pacific Hghwy., Turramurra	326095	1970	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS (M216)	Blaxland, George F., 1364 Pacific Hghwy., Turramurra	326217	1970	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS (M216)	Blaxland, George McL., 1364 Pacific Hghwy., St. Ives	326218	1970	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS	Harrison, R. A., 1364 Pacific Hghwy., St. Ives	656719	1970	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS (M216)	Harrison, R. A., 1364 Pacific Hghwy., Turramurra	327097	1970	Premise Match	0m	On-site
	FURNISHINGS-SOFT-RETAIL (F690)	King, J., 1366 Pacific Hghwy., Turramurra	308558	1970	Premise Match	0m	On-site

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8	INTERIOR DECORATORS (I620)	King, J., 1366 Pacific Hghwy., Turramurra	320564	1970	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS	Leventhal, W. A., 1364 Pacific Hghwy., St. Ives	656733	1970	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS (M216)	Leventhal, W. A., 1364 Pacific Hghwy., Turramurra	327440	1970	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS (M216)	Turk, Harvey C., 1364 Pacific Highway., Turramurra & Mosman	328456	1970	Premise Match	0m	On-site
	Baby & Children's Wear - Retail	"Silver Thimble"', Kent Cotage., rear 1364 Pacific Highway., Turramurra	49012	1965	Premise Match	0m	On-site
	Medical Practitioners	Aspinall, A. M., 1364 Pacific Highway., Turramurra	110701	1965	Premise Match	0m	On-site
	Medical Practitioners	Blaxland, George F., 1364 Pacific Highway., Turramurra (& St. Ives)	110827	1965	Premise Match	0m	On-site
	Medical Practitioners	Blaxland, George McL., 1364 Pacific Highway., Turramurra (& St. Ives)	110828	1965	Premise Match	0m	On-site
	Medical Practitioners	Harrison, R. A., 1364 Pacific Highway., Turramurra & St. Ives	111611	1965	Premise Match	0m	On-site
	Medical Practitioners	Leventhal, W. A., 1364 Pacific Hghwy., Turramurra & St. Ives	111961	1965	Premise Match	0m	On-site
	Interior Decorators	Patmar Interiors., 1366 Pacific Hghwy., Turramurra	105186	1965	Premise Match	0m	On-site
	Furnishing - Soft - Retail	Patmar interiors., 1366 Pacific Highway., Turramurra	92775	1965	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS	Aspinall, A. M., 1364 Pacific Highway., Turramurra	334478	1961	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS	Blaxland, G. F. & Gregory, M., 1364 Pacific Highway., Turramurra	334597	1961	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS	Leventhal, W. A., 1364 Pacific Highway., Turramurra	335674	1961	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS	Stuckey, Margaret, 1364 Pacific Highway., Turramurra	336434	1961	Premise Match	0m	On-site
	MEDICAL PRACTITIONERS	Aspinall, A. M., 1364 Pacific Highway., Turramurra	72363	1950	Premise Match	0m	On-site
9	Motor Garages & Service Stations	Esso Turramurra Service Station, 1408 Pacific H'way, Turramurra 2074	97335	1991	Premise Match	0m	North West
	Manufacturers Agents	K.A. Distributors Pty Ltd, 1398 Pacific H'way., Turramurra 2074	51224	1991	Premise Match	0m	North West
	MOTOR GARAGES & SERVICE STATIONS.	Esso Turramurra Service Station, 1408 Pacific H'way., Turramurra. 2074	64675	1986	Premise Match	0m	North West
	MANUFACTURERS AGENTS.	K.A. Distributors Pty. Ltd., 1398 Pacific H'way., Turramurra. 2074	52587	1986	Premise Match	0m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Esso Turramurra Service Station, 1408 Pacific H'way., Turramurra. 2074.	56739	1982	Premise Match	0m	North West
	MANUFACTURERS AGENTS, (M0800)	K.A. Distributors Pty. Ltd., 1398 Pacific H'way., Turramurra. 2074.	46254	1982	Premise Match	0m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Esso Servicenter, 1408 Pacific H'way, Turramurra. 2074	49992	1978	Premise Match	0m	North West
	MOTOR ACCESSORIES/DEALERS (M448)	Atlantic Service Station., 1408 Pacific Highway., Turramurra	334524	1970	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS(M6S6)	Atlantic Service Station., 1408 Pacific Highway., TURRAMURRA	337218	1970	Premise Match	0m	North West
	MOTOR SERVICE STATIONS-PETROL,OIL,Etc.	Esso Servicenter., 1402 Pacific Hghwy., TURRAMURRA	341059	1970	Premise Match	0m	North West
	MOTOR BUS SERVICES (M516)	Ku-ring-al Bus Co. Pty. Ltd., 1398 Pacific Highway., Tmurra	335614	1970	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS(M6S6)	Stonex, W., 1398 Pacific Highway., TURRAMURRA	338674	1970	Premise Match	0m	North West
	Motor Garages & Engineers	Atlantic Service Station, 1408 Pacific Highway. Turramurra	123465	1965	Premise Match	0m	North West
	Motor Accessories - Dealers	Atlantic Service Station, 1408 Pacific Highway., Turramurra	119300	1965	Premise Match	0m	North West
	Motor Service Stations - Petrol, Oil, Etc.	Esso Servicenter, 1402 Pacific Highway. Turramurra	126209	1965	Premise Match	0m	North West

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9	Motor Bus Services	Ku-ring-al Bus Co. Pty. Ltd., 1398 Pacific Highway., Tmurra	120421	1965	Premise Match	0m	North West
	Motor Garages & Engineers	Stonex, W., 1398 Pacific Highway. Turramurra	123473	1965	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS	Atlantic Service Station, 1408 Pacific Hghwy., TURRAMURRA	346538	1961	Premise Match	0m	North West
	MOTOR ACCESSORIES/DEALERS	Atlantic Service Station, 1408 Pacific Highway., Turramurra	343376	1961	Premise Match	0m	North West
	MOTOR BUS SERVICES	Ku-ring-al Bus Co. Pty. Ltd., 1398 Pacific Highway., Turramurra	344615	1961	Premise Match	0m	North West
	FLORISTS-RETAIL	Olive, E., 1402 Pacific Highway., Turramurra	312002	1961	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS	Stonex, W., 1398 Pacific Hghwy., TURRAMURRA	348215	1961	Premise Match	0m	North West
	INSURANCE AGENTS	Burnham, C. G., 1408 Pacific Highway., Turramurra	64782	1950	Premise Match	0m	North West
	REAL ESTATE AGENTS	Burnham, C. G., 1408 Pacific Highway., Turramurra	98027	1950	Premise Match	0m	North West
	VALUERS	Burnham, C. G., 1408 Pacific Highway., Turramurra	111532	1950	Premise Match	0m	North West
	MOTOR BUS SERVICES	Kuringal Bus Co., 1398 Pacific Highway., Turramurra	87258	1950	Premise Match	0m	North West
	REAL ESTATE AGENTS	McEnnally and Burnham, 1408 Pacific Highway., Turramurra	98553	1950	Premise Match	0m	North West
	STOCK & STATION AGENTS	McEnnally and Burnham, 1408 Pacific Highway., Turramurra	105589	1950	Premise Match	0m	North West
	VALUERS	McEnnally and Burnham, 1408 Pacific Highway., Turramurra	111665	1950	Premise Match	0m	North West
	INSURANCE AGENTS	McEnnally and Burnham., 1408 Pacific Hghway., Turramurra	64926	1950	Premise Match	0m	North West
	CLAY PIGEON TRAP MANUFACTURERS	Stonex, W., 1398 Pacific Highway., Turramurra	22947	1950	Premise Match	0m	North West
	ENGINEERS-GENERAL &/OR MANUFACTURING &/OR MECHANICAL	Stonex, W., 1398 Pacific Highway., Turramurra	41295	1950	Premise Match	0m	North West
	MOTOR GARAGES &/OR ENGINEERS	Stonex, W., 1398 Pacific Highway., Turramurra	84434	1950	Premise Match	0m	North West
10	REAL ESTATE AGENTS/VALUERS(R205)	Kuring-gai Real Estate, 2 Kissing Point Rd., TURRAMURRA	355620	1970	Premise Match	20m	East
	Real Estate Agents/Valuers	Kuring-gai Real Estate., 2 Kissing Point Rd. Turramurra	139723	1965	Premise Match	20m	East
	PHYSIOTHERAPISTS	Garrett, M. E., 2 Kissing Point Rd., Turramurra	358100	1961	Premise Match	20m	East
	ARCHITECTS	Greenslade, Miss A. B., 2 Kissing Point Rd., Turramurra	268262	1961	Premise Match	20m	East
11	CLEARING CONTRACTORS	Kwman, A., 6 Kissing Point Rd., Turramurra	288887	1961	Premise Match	20m	East
	FUEL MERCHANTS-COAL/COKE, WOOD	Newman, A., 6 Kissing Point Rd., Turramurra	316577	1961	Premise Match	20m	East
12	Electric Light Specialists &/or Installers &/or Designers	Pavan Lighting, 1362 Pacific H'way, Turramurra 2074	42139	1991	Premise Match	21m	East
	ELECTRIC LIGHT SPECIALISTS &/OR INSTALLERS &/OR DESIGNERS.	Pavan Lighting, 1362 Pacific H'way., Turramurra. 2074	26482	1986	Premise Match	21m	East
13	DENTISTS.	Cordaly, E. P., 1319 Pacific H'way., Turramurra. 2074	22448	1986	Premise Match	26m	North East
	GIFT SHOPS.	Sophisti-Kat Gifts, 1321 Pacific H'way., Turramurra. 2074	39491	1986	Premise Match	26m	North East
	DRAPERS-RETAIL.	Turramurra Drapery, 1319 Pacific H'way., Turramurra. 2074	24885	1986	Premise Match	26m	North East
	DENTISTS. (D1800)	Cordaly, E. P., 1319 Pacific H'way, Turramurra. 2074.	20116	1982	Premise Match	26m	North East
	GIFT SHOPS. (G3350)	Sophisti-Kat Gifts, 1321 Pacific H'way, Turramurra. 2074.	36562	1982	Premise Match	26m	North East
	DRAPERS - RETAIL. (D6600)	Turramurra Drapery, 1319 Pacific H'way, Turramurra. 2074.	22205	1982	Premise Match	26m	North East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
13	DENTISTS.	Cordaiy, E. P., 1319 Pacific H'way, Turramurra. 2074	17992	1978	Premise Match	26m	North East
	DRAPERS-RETAIL.	Turramurra Drapery, 1319 Pacific H'way, Turramurra. 2074	19669	1978	Premise Match	26m	North East
	CARPET &/OR FLOOR COVERING RETAILERS &/OR SPECIALISTS.	Wainwright, Peter Pty. Ltd, 1319 Pacific H'way, Turramurra. 2074	11646	1978	Premise Match	26m	North East
	CARPET &/OR FLOOR COVERING PLANNERS &/OR LAYERS.	Wainwright, Peter Pty. Ltd., 1319 Pacific H'way, Turramurra. 2074	11522	1978	Premise Match	26m	North East
	CARPET &/OR FLOOR COVERING RETAILERS &/OR SPECIALISTS.	Wainwright, Peter Pty. Ltd., 1319 Pacific H'way, Turramurra. 2074	11647	1978	Premise Match	26m	North East
	DENTISTS.	Cordaly, E. P., 1319 Pacific H'way, Turramurra. 2074	20852	1975	Premise Match	26m	North East
	CARPET &/OR FLOOR COVERING RETAILERS &/OR SPECIALISTS.	Peter Wainwright Pty. Ltd.1319 Pacific H'way, Turramurra, 2074	13455	1975	Premise Match	26m	North East
	GIFT SHOPS.	Sophisti K., 1321 Pacific H'way., Turramurra. 2074.	38320	1975	Premise Match	26m	North East
	DRAPER-RETAIL	Turramurra Drapery, 1319 Pacific H'way, Turramurra. 2074	22660	1975	Premise Match	26m	North East
	CARPET &/OR FLOOR COVERING PLANNERS &/OR LAYERS.	Wainwright, Peter Pty. Ltd., 1319 Pacific H'way, Turramurra. 2074	13449	1975	Premise Match	26m	North East
	CARPET &/OR FLOOR COVERING RETAILERS &/OR SPECIALISTS.	Wainwright, Peter Pty. Ltd., 1319 Pacific H'way, Turramurra. 2074	13561	1975	Premise Match	26m	North East
	CARPET &/OR FLOOR COVERING RETAILERS &/OR SPECIALISTS.	Wainwright, Peter Pty. Ltd., 1319 Pacific H'way, Turramurra. 2074	13562	1975	Premise Match	26m	North East
14	PAINT, VARNISH, OILS &/OR COLOUR MERCHANTS.	Fads 1323 Pacific H'way., Turramurra. 2074	71730	1986	Premise Match	26m	North East
	STACKING MACHINE MFRS. &/OR IMPORTS. &/OR DISTS (S476)	Riteway Materials Handling Pty. Ltd., 1323-1325 Pacific Hghwy., Turramurra	363988	1970	Premise Match	26m	North East
	ENGINEERS-LIFTING/HANDLING(E670)	Riteway Materials Handling Pty. Ltd., 1323-1325 Pacific Highway., Turramurra	300126	1970	Premise Match	26m	North East
	Engineers - Lifting/Handling	Riteway Materials Handling Pty. Ltd., 1323-1325 Pacific Highway., Turramurra	83359	1965	Premise Match	26m	North East
	Material Handling Equipment Imports. &/or Dists.	Riteway Materials Handling Pty. Ltd., 1323-1325 Pacific Highway., Turramurra	110368	1965	Premise Match	26m	North East
	Material-Handling Equip. Manufacturers	Riteway Materials Handling Pty. Ltd., 1323-1325 Pacific Highway., Turramurra	110449	1965	Premise Match	26m	North East
	STACKING MACHINE MFRS. &/OR IMPORTS. &/OR DISTS	Riteway Materials Handling Pty. Ltd., 1323-1325 Pacific Highway., Turramurra	146955	1965	Premise Match	26m	North East
	REAL ESTATE AGENTS/VALUERS	Ku-ring-gal Real Estate, 1325 Pacific Highway. TURRAMURRA	245215	1961	Premise Match	26m	North East
	ELEVATOR MANUFACTURERS &/OR INSTALLERS	Riteway Materials Handling Pty. Ltd., 1323-1325 Pacific Highway., Turramurra	304091	1961	Premise Match	26m	North East
	ENGINEERS-LIFTING/HANDLING	Riteway Materials Handling Pty. Ltd., 1323-1325 Pacific Highway., Turramurra	307542	1961	Premise Match	26m	North East
	MATERIAL HANDLING EQUIPMENT IMPORTS. &/OR DISTS.	Riteway Materials Handling Pty. Ltd., 1323-1325 Pacific Highway., Turramurra	334225	1961	Premise Match	26m	North East
	MATERIAL-HANDLING EQUIP. MANUFACTURERS	Riteway Materials Handling Pty. Ltd., 1323-1325 Pacific Highway., Turramurra	334285	1961	Premise Match	26m	North East
	STACKING MACHINE MFRS. &/OR IMPORTS. &/OR DISTS	Riteway Materials Handling Pty. Ltd., 1323-1325 Pacific Highway., Turramurra	252582	1961	Premise Match	26m	North East
15	Motor Garages & Service Stations	Caltex Turramurra Service Station, 1333 Pacific H'way., Turramurra 2074	97456	1991	Premise Match	27m	North

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
15	MOTOR GARAGES & SERVICE STATIONS.	Caltex Turramurra Service Station, 1333 Pacific H'way., Turramurra. 2074	64412	1986	Premise Match	27m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Caltex Turramurra Service Station, 1333 Pacific H'way., Turramurra. 2074.	56469	1982	Premise Match	27m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Turramurra. 1333 Pacific H'way, Turramurra. 2074	49743	1978	Premise Match	27m	North
	MOTOR GARAGES &/OR ENGINEERS.	Caltex Turramurra., 1333 Pacific H'way., Turramurra. 2074	58618	1975	Premise Match	27m	North
	TAXI TRUCK OPERATORS (T110)	Australian National Courier Service, 1333 Pacific Highway., Turramurra	367374	1970	Premise Match	27m	North
	MOTOR BRAKE SERVICES (M512)	Turramurra Brake Service., 1333 Pacific Highway., Turramurra	335572	1970	Premise Match	27m	North
	MOTOR GARAGES & ENGINEERS(M6S6)	Turramurra Service Centre., 1333 Pacific Highway., TURRAMURRA	338801	1970	Premise Match	27m	North
	TAXI TRUCK OPERATORS	Australian National Courier Service, 1333 Pacific Highway., Turramurra	150248	1965	Premise Match	27m	North
	Motor Garages & Engineers	Ruwald's, J. N. & P. A., Caltex Service Station, 1333 Pacific Highway. Turramurra	123471	1965	Premise Match	27m	North
	Motor Accessories - Dealers	Ruwald's, J. N. & P. A., Caltex Service Station, 1333 Pacific Highway., Turramurra	119618	1965	Premise Match	27m	North
	Motor Spare Parts Dealers - Retail	Ruwald's, J. N. & P. A., Caltex Service Station., 1333 Pacific Hghwy., Turramurra	126629	1965	Premise Match	27m	North
	Motor Brake Services	Turramurra Brake Service, 1333 Pacific Highway., Turramurra	120380	1965	Premise Match	27m	North
	Motor Garages & Engineers	Turramurra Service Centre, 1333 Pacific Highway. Turramurra	123475	1965	Premise Match	27m	North
	MOTOR GARAGES & ENGINEERS	F.A.S.T. Service Station 1333 Pacific Highway., TURRAMURRA	347116	1961	Premise Match	27m	North
	MOTOR GARAGES & ENGINEERS	F.A.S.T. Service Station, 1333 Pacific Hghwy., TURRAMURRA	347117	1961	Premise Match	27m	North
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	F.A.S.T. Service Station, 1333 Pacific Hghwy., TURRAMURRA	350570	1961	Premise Match	27m	North
16	REAL ESTATE AGENTS &/OR VALUERS.	Hooker, L. J. Ltd., 1311 Pacific Highway, Turramurra. 2074	61800	1978	Premise Match	28m	North East
	TAKE-AWAY FOODS.	Kambisids, S. & S., 1313 Pacific Highway, Turramurra. 2074	69373	1978	Premise Match	28m	North East
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS.	Kambisids, S. & S., 1313 Pacific H'way, Turramurra. 2074	45979	1978	Premise Match	28m	North East
	ANTIQUE DEALERS.	Dickin Antiques, 1311 Pacific H'way, Turramurra. 2074	2562	1975	Premise Match	28m	North East
	REAL ESTATE AGENTS &/OR VALUERS.	Ku., Ring., Gai Real Estate Pty. Ltd., 1311 Pacific H'way., Turramurra. 2074	72580	1975	Premise Match	28m	North East
	PROPERTY MANAGEMENT.	Ku., Ring., Gal Real Estate Pty. Ltd., 1311 Pacific H'way., Turramurra. 2074	70689	1975	Premise Match	28m	North East
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS.	Turramurra Hamburger & Milk Bar., 1313 Pacific H'way., Turramurra. 2074	53926	1975	Premise Match	28m	North East
	TAKE-AWAY FOODS.	Turramurra Hamburger & Milk Bar., 1313 Pacific H'way., Turramurra. 2074	82058	1975	Premise Match	28m	North East
	MILK, FRUIT JUICE BARS/CONFECTIONERS	Turramurra Hamburger & Milk Bar., 1313 Pacific Highway., Turramurra	331320	1970	Premise Match	28m	North East
	Antique Dealers	Dickin, Isabel., 1311 Pacific Highway., Turramurra	46433	1965	Premise Match	28m	North East
	Milk, Fruit Juice Bars/Confectioners	Turramurra Hamburger & Milk Bar., 1313 Pacific Hghwy., Tarramurra	115707	1965	Premise Match	28m	North East
	REAL ESTATE AGENTS/VALUERS	Taylor, J. W., 1313 Pacific Highway. TURRAMURRA	245219	1961	Premise Match	28m	North East
	FENCE & GATE MANUFACTURERS	Waldmann and Simpson (Wrought Iron), Rear 1311 Pacific Highway., Turramurra	43672	1950	Premise Match	28m	North East
	IRONWORKERS	Waldmann and Simpson, 1311 Pacific Highway., Turramurra	65423	1950	Premise Match	28m	North East

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16	ART & ORNAMENTAL METAL WORKERS	Waldmann and Simpson, Rear 1311 Pacific Highway., Turramurra	2647	1950	Premise Match	28m	North East
	WELDERS-ELECTRIC &/OR OXY	Waldmann and Simpson, Rear 1311 Pacific Highway., Turramurra	113137	1950	Premise Match	28m	North East
	WROUGHT IRON WORKERS	Waldmann and Simpson, Rear 1311 Pacific Highway., Turramurra	114726	1950	Premise Match	28m	North East
	FURNITURE MANUFACTURERS-ORNAMENTAL & GARDEN	Waldmann and Simpson., 1311 Pacific Hghwy., Turramurra	53085	1950	Premise Match	28m	North East
	FURNITURE-HOUSEHOLD-RETAILERS	Waldmann and Simpson., 1311 Pacific Hghwy., Turramurra	53720	1950	Premise Match	28m	North East
	ORNAMENTAL IRON & STEEL WORKERS	Waldmann and Simpson., Rear 1311 Pacific Hghwy., Turramurra	90372	1950	Premise Match	28m	North East
17	RUBBER GOODS MFRS. &/OR DISTS.	All Australian Rubber Service, Rear 1305 Pacific H'way., Turramurra. 2074	83769	1986	Premise Match	30m	North East
	GIFT SHOPS.	Turramurra Wool Shed, 1305 Pacific H'way., Turramurra. 2074	39564	1986	Premise Match	30m	North East
	HABERDASHERY-RETAIL.	Turramurra Wool Shed, 1305 Pacific H'way., Turramurra. 2074	41491	1986	Premise Match	30m	North East
	GIFT SHOPS. (G3350)	Turramurra Wool Shed, 1305 Pacific H'way, Turramurra. 2074.	36609	1982	Premise Match	30m	North East
	HABERDASHERY- RETAIL (H0050)	Turramurra Wool Shed, 1305 Pacific H'way, Turramurra. 2074.	38343	1982	Premise Match	30m	North East
	MERCERS-MENS &/OR BOYS OUTFITTERS.	Village Gentry, 1305 Pacific H'way, Turramurra. 2074	45192	1978	Premise Match	30m	North East
	FANCY DRESS &/OR DRESS SUIT HIRERS.	Village Gentry, 1305 Pacific H'way. Turramurra. 2074	27119	1978	Premise Match	30m	North East
	FANCY DRESS &/OR DRESS SUIT HIRERS.	Village Centre, The, 1305 Pacific H'way, Turramurra. 2074	31336	1975	Premise Match	30m	North East
	MERCERS-MENS &/OR BOYS OUTFITTERS.	Village Centre, The., 1305 Pacific H'way., Turramurra. 2074	52447	1975	Premise Match	30m	North East
	DELICATESSENS	Betty's Delicatessen, 1305 Pacific Highway., Turramurra	71885	1965	Premise Match	30m	North East
	DELICATESSENS	Simpson's Delicatessen, 1305 Pacific Highway,. Turramurra	295277	1961	Premise Match	30m	North East
	DELICATESSENS & SMALLGOODS DEALERS	Dodd's Delicatessen, 1305 Pacific Highway., Turramurra	30429	1950	Premise Match	30m	North East
18	HAIRDRESSERS-MENS.	Cerroto, D., 1309 Pacific H'way., Turramurra. 2074	43545	1986	Premise Match	30m	North East
	CLOTHING-RETAIL-SPORTSWEAR.	Forty Love, 1307 Pacific H'way, Turramurra. 2074	18797	1986	Premise Match	30m	North East
	HAIRDRESSERS - GENTS. (H0550)	Cerroto, D., 1309 Pacific H'way, Turramurra. 2074.	38432	1982	Premise Match	30m	North East
	SPORTSWEAR RETAILERS. (S4905)	Forty Love, 1307 Pacific H'way, Turramurra. 2074.	75684	1982	Premise Match	30m	North East
	HAIRDRESSERS-GENTS.	Cerroto, D., 1309 Pacific H'way, Turramurra. 2074	34517	1978	Premise Match	30m	North East
	FRUITERERS &/OR GREENGROCERS.	Denina. V., 1307 Pacific H'way, Turramurra. 2074	30401	1978	Premise Match	30m	North East
	HAIRDRESSERS-GENTS.	Parker. K., 1309 Pacific H'way, Turramurra. 2074	40801	1975	Premise Match	30m	North East
	FRUITERERS &/OR GREENGROCERS.	Turramurra Fruit & Vegetable Store., 1307 Pacific H'way., Turramurra. 2074.	35945	1975	Premise Match	30m	North East
	FRUITERERS/GREENGROCERS (F640)	Fiermosca & Sons., 1307 Pacific Highway., Turramurra	307042	1970	Premise Match	30m	North East
	HAIRDRESSERS (GENT.'S) (H070)	Parker, Kevin., 1309 Pacific Highway., Turramurra	314292	1970	Premise Match	30m	North East
	Fruiterers & Greengrocers	Fiermosca & Sons, 1307 Pacific Highway., Turramurra	91242	1965	Premise Match	30m	North East
	Hairdressers (Gent.'s)/Tobacconists	Parker, Kevin, 1309 Pacific Hghwy., Turramurra	98402	1965	Premise Match	30m	North East
	HAIRDRESSERS (GENT.'S) /TOBACCONISTS	Low. S. E., 1309 Pacific Highway., Turramurra	322253	1961	Premise Match	30m	North East
	FRUITERERS/GREENGROCERS	Russo, A. & Bart, G., 1307 Pacific Highway., Turramurra	316115	1961	Premise Match	30m	North East

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18	CONFECTIONERS-RETAIL	Manley, A. S., 1307 Pacific Highway., Turramurra	28736	1950	Premise Match	30m	North East
	FRUITERERS & GREENGROCERS	Manley, A. S., 1307 Pacific Highway., Turramurra	50639	1950	Premise Match	30m	North East
	HAIRDRESSERS (GENT.'S) &/OR TOBACCONISTS	Royce, C. and E., 1309 Pacific Hghwy., Turramurra	59980	1950	Premise Match	30m	North East
	SPORTS GOODS RETAILERS	Thompson, J., 1309 Pacific Highway., Turramurra	104577	1950	Premise Match	30m	North East
19	CLOTHING-RETAIL-LADIES &/OR GIRLS WEAR.	Sheila Frock Salon, 1303 Pacific H'way., Turramurra. 2074	17856	1986	Premise Match	32m	North East
	FOOTWEAR RETAILERS.	Shoe Shop, The, 1301 Pacific H'way., Turramurra. 2074	34976	1986	Premise Match	32m	North East
	DRESS SHOPS & ACCESSORIES.(D7450)	Sheila Frock Salon, 1303 Pacific H'way, Turramurra. 2074.	23421	1982	Premise Match	32m	North East
	FOOTWEAR RETAILERS (F5575)	Shoe Shop, The, 1301 Pacific H'way., Turramurra. 2074.	32587	1982	Premise Match	32m	North East
	DRESS SHOPS & ACCESSORIES.	Sheila Frock Salon, 1303 Pacific H'way, Turramurra. 2074	20442	1978	Premise Match	32m	North East
	FOOTWEAR RETAILERS.	Shoe Shop, The 1301 Pacific H'way, Turramurra. 2074	29470	1978	Premise Match	32m	North East
	DRESS SHOPS & ACCESSORIES.	Burnett. S., 1303 Pacific H'way, Turramurra. 2074	23020	1975	Premise Match	32m	North East
	FOOTWEAR RETAILERS.	Shoe Shop. The, 1301 Pacific H'way, Turramurra. 2074	34137	1975	Premise Match	32m	North East
	DRESS SHOPS (D595)	Burnett, Sheila., 1303 Pacific Highway., Turramurra	291106	1970	Premise Match	32m	North East
	DRAPERS-RETAIL (D540)	Emery's., 1301 Pacific Highway., Turramurra	290359	1970	Premise Match	32m	North East
	FOOTWEAR RETAILERS (F495)	Shoe Shop (The)., 1303a Pacific Highway., Turramurra	305732	1970	Premise Match	32m	North East
	Frock & Coat Salons	Burnett, Sheila, 1303 Pacific Highway., Turramurra	89765	1965	Premise Match	32m	North East
	Drapers - Retail	Emery's, 1301 Pacific Highway., Turramurra	75024	1965	Premise Match	32m	North East
	Footwear Retailers	Shoe Shop (The), 1303a Pacific Highway., Turramurra	89104	1965	Premise Match	32m	North East
	FLORISTS-RETAIL	Burnett, Sheila, 1303 Pacific Highway., Turramurra	311800	1961	Premise Match	32m	North East
	FROCK & COAT SALONS	Burnett, Sheila., 1303 Pacific Hghwy., Turramurra	314054	1961	Premise Match	32m	North East
	DRAPERS-RETAIL	Durrant's, 1301 Pacific Highway., Turramurra	297861	1961	Premise Match	32m	North East
	DRAPERS-RETAIL	Emery's, 1301 Pacific Highway., Turramurra	297869	1961	Premise Match	32m	North East
	FOOTWEAR RETAILERS	Shoe Shop (The)., 1303a Pacific Hghwy., Turramurra	313253	1961	Premise Match	32m	North East
	GIFT SHOPS	Emert, Miss M. W., 1303 Pacific Hghwy., Turramurra	54337	1950	Premise Match	32m	North East
	FLORISTS-RETAIL	Emert, Miss M. W., 1303 Pacific Highway., Turramurra	45878	1950	Premise Match	32m	North East
	DRAPERS-RETAIL	Emery, Keith, 1301 Pacific Highway., Turramurra	33632	1950	Premise Match	32m	North East
	MIXED BUSINESSES & GENERAL STORES	Emery, R. K., 1301 Pacific Hghwy., Turramurra	79860	1950	Premise Match	32m	North East
	DRAPERS-RETAIL	Emery's, 1301 Pacific Highway., Turramurra	33633	1950	Premise Match	32m	North East
	DRESS FABRIC RETAILERS	Emery's, 1301 Pacific Highway., Turramurra	34210	1950	Premise Match	32m	North East
	FROCK & COAT SALONS	Emery's, 1301 Pacific Highway., Turramurra	48449	1950	Premise Match	32m	North East
	MANCHESTER SPECIALISTS & RETAILERS	Emery's, 1301 Pacific Highway., Turramurra	70300	1950	Premise Match	32m	North East
	MERCERS & GENT'S OUTFITTERS	Emery's., 1301 Pacific Hghwy., Turramurra	74355	1950	Premise Match	32m	North East
	FLORISTS-RETAIL	Marther's House and Garden, 1303 Pacific Highway., Turramurra	46052	1950	Premise Match	32m	North East

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19	GIFT SHOPS	Marther's House and Garden., 1303 Pacific Hghwy., Turramurra	54410	1950	Premise Match	32m	North East
20	STATIONERS - RETAIL.	Mussett, J., 1299 Pacific H'way., Turramurra. 2074	88496	1986	Premise Match	36m	North East
	STATIONERS - RETAIL. (S5535)	Mussett, J., 1299 Pacific H'way., Turramurra. 2074.	76509	1982	Premise Match	36m	North East
	GROCERS-RETAIL	Franklins Stores., 1299 Pacific H., way., Turramurra. 2074	39399	1975	Premise Match	36m	North East
	GROCERS-RETAIL	Franklin Stores., 1299 Pacific Hghwy., Turramurra	57339	1950	Premise Match	36m	North East
21	Real Estate Agents	Chapmans of Turramurra, 1360 Pacific H'way., Turramurra 2074	97389	1991	Premise Match	38m	East
	PROPERTY MANAGEMENT.	Chapmans of Turramurra, 1360 Pacific H'way., Turramurra. 2074	77481	1986	Premise Match	38m	East
	REAL ESTATE AGENTS.	Chapmans of Turramurra, 1360 Pacific H'way., Turramurra. 2074	79261	1986	Premise Match	38m	East
	PROPERTY MANAGEMENT. (P9060)	Chapmans of Turramurra, 1360 Pacific H'way, Turramurra. 2074.	67215	1982	Premise Match	38m	East
	REAL ESTATE AGENTS. (R2555)	Chapmans of Turramurra, 1360 Pacific H'way., Turramurra. 2074.	68760	1982	Premise Match	38m	East
	PROPERTY MANAGEMENT.	Chapmans of Turramurra, 1360 Pacific Highway, Turramurra. 2074	60090	1978	Premise Match	38m	East
	REAL ESTATE AGENTS &/OR VALUERS.	Chapmans of Turramurra. 1360 Pacific Highway, Turramurra. 2074	61491	1978	Premise Match	38m	East
	PROPERTY MANAGEMENT.	Chapman's of Turramurra., 1360 Pacific H'way., Turramurra. 2074	70569	1975	Premise Match	38m	East
	REAL ESTATE AGENTS &/OR VALUERS.	Chapman's of Turramurra., 1360 Pacific H'way., Turramurra. 2074	72127	1975	Premise Match	38m	East
	LIBRARIES-LENDING (L450)	Green Frog (The)., 1360 Pacific Highway., Turramurra	323175	1970	Premise Match	38m	East
	Real Estate Agents/Valuers	Chapman Real Estate (Killara) Pty. Ltd., 1360a Pacific Hghwy., Turramurra	139721	1965	Premise Match	38m	East
	Libraries - Lending	Green Frog (The), 1360 Pacific Highway., Turramurra	107697	1965	Premise Match	38m	East
	LIBRARIES—LENDING	Green Frog (The), 1360 Pacific Highway., Turramurra	331413	1961	Premise Match	38m	East
	BOOKSELLERS &/OR STATIONERS	Green Frog (The), 1360 Pacific Highway., Turramurra	9521	1950	Premise Match	38m	East
	LIBRARIES-LENDING	Green Frog (The), 1360 Pacific Highway., Turramurra	68670	1950	Premise Match	38m	East
	FANCY GOODS RETAILERS	Green Frog Library, 1360 Pacific Highway., Turramurra	43362	1950	Premise Match	38m	East
	DRY CLEANERS, PRESSERS & DYERS	Lindfield Laundry and Dry Cleaners Pty. Ltd. 1360 Pacific Highway., Turramurra	35412	1950	Premise Match	38m	East
22	BUTCHERS-RETAIL.	Primeland Butchery, 1297 Pacific H'way., Turramurra. 2074	10499	1986	Premise Match	40m	North East
	DENTISTS.	Spark, B. J., 1297A Pacific H'way., Turramurra. 2074	23372	1986	Premise Match	40m	North East
	DENTISTS.	Spark, E. C., 1297A Pacific H'way., Turramurra. 2074	23373	1986	Premise Match	40m	North East
	ENGINEERS - CONSULTING. (E6600)	Andrew Shirley & Associates Pty. Ltd., 1297 Pacific Highway., Turramurra. 2074.	26950	1982	Premise Match	40m	North East
	BUTCHERS - RETAIL. (B8040)	Louis, C. E., 1297 Pacific H'way, Turramurra. 2074.	11144	1982	Premise Match	40m	North East
	DENTISTS. (D1800)	Spark, B. J., 1297A Pacific H'way, Turramurra. 2074.	20875	1982	Premise Match	40m	North East
	DENTISTS. (D1800)	Spark, E. C., 1297A Pacific H'way, Turramurra. 2074.	20876	1982	Premise Match	40m	North East
	BUTCHERS-RETAIL.	Blue Ribbon Selected Meats, 1297 Pacific H'way., Turramurra. 2074	8915	1978	Premise Match	40m	North East
	BEAUTY SALONS &/OR LADIES HAIRDRESSERS.	Robert of Turramurra, 1297 Pacific H'way, Turramurra. 2074	5506	1978	Premise Match	40m	North East
	DENTISTS.	Spark, B. J., 1297a Pacific H'way, Turramurra. 2074	18511	1978	Premise Match	40m	North East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
22	DENTISTS.	Spark, E. C., 1297a Pacific H'way, Turramurra. 2074	18512	1978	Premise Match	40m	North East
	BUTCHERS-RETAIL	McKelvey's Selected Meats, 1297 Pacific H'way, Turramurra. 2074	10807	1975	Premise Match	40m	North East
	SOLICITORS.	Papallo & Blanchi., 1297 Pacific H'way., Turramurra. 2074	78615	1975	Premise Match	40m	North East
	BEAUTY SALONS &/OR LADIES HAIRDRESSERS.	Robert Beauty Lounge, 1297 Pacific H'way, Turramurra. 2074	5858	1975	Premise Match	40m	North East
	DENTISTS.	Spark. E. C. & B. J., 1297 Pacific H'way, Turramurra. 2074	21396	1975	Premise Match	40m	North East
	DENTISTS (D140)	Pinn, Phillip R., 1297 Pacific Highway., Turramurra	288936	1970	Premise Match	40m	North East
	BEAUTY SALONS &/OR LADIES' HAIRDRESSERS (B260)	Robert Beauty Lounge., 1297 Pacific Hghwy., Turramurra	266547	1970	Premise Match	40m	North East
	BUTCHERS-RETAIL (B860)	Tancred, S., 1297 Pacific Highway., Turramurra	274654	1970	Premise Match	40m	North East
	Butchers - Retail	Chamberlain Bros.., 1297 Pacific Highway., Turramurra	58042	1965	Premise Match	40m	North East
	Beauty Salons &/or Ladies Hairdressers	Fischer, Helen., 1297 Pacific Highway., Turramurra	50622	1965	Premise Match	40m	North East
	Dentists	Pinn, Phillip R., 1297 Pacific Highway., Turramurra	73671	1965	Premise Match	40m	North East
	BUTCHERS-RETAIL	Seery Bros., 1297 Pacific Highway., Turramurra	281141	1961	Premise Match	40m	North East
	BUTCHERS-RETAIL	Seery Bros., 1297 Pacific Highway, Turramurra	14290	1950	Premise Match	40m	North East
23	CAFES, MILK BARS &/OR SNACK BARS.	Rendevous Coffee Lounge, 1358 Pacific H'way., Turramurra. 2074	11380	1986	Premise Match	43m	East
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS.	Rendezvous Coffee Lounge, 1358 Pacific H'way., Turramurra. 2074	59346	1986	Premise Match	43m	East
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS, (M3180)	Rendevous Coffee Lounge, 1358 Pacific H'way, Turramurra. 2074.	52426	1982	Premise Match	43m	East
	CAFES, TEA ROOMS &/OR COFFEELOUNGES. (C0345)	Rendezvous Coffee Lounge, 1358 Pacific H'way, Turramurra. 2074.	12349	1982	Premise Match	43m	East
	CAFES, TEA ROOMS &/OR COFFEE LOUNGES.	Panidis, P., 1358 Pacific H'way, Turramurra. 2074	10569	1978	Premise Match	43m	East
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS.	Panidis, P., 1358 Pacific H'way, Turramurra. 2074	46092	1978	Premise Match	43m	East
	CAFES, TEA ROOMS &/OR COFFEE LOUNGES.	Rendezvous, The. 1358 Pacific H'way, Turramurra. 2074	12225	1975	Premise Match	43m	East
	MILK, FRUIT JUICE BARS &/OR CONFECTIONERS.	Rendezvous, The., 1358 Pacific H'way., Turramurra. 2074	53787	1975	Premise Match	43m	East
	MILK, FRUIT JUICE BARS/CONFECTIONERS	Rendezvous (The)., 1358 Pacific Highway., Turramurra	331138	1970	Premise Match	43m	East
	Milk, Fruit Juice Bars/Confectioners	Rendezvous (The)., 1358 Pacific Hghwy., Turramurra	115529	1965	Premise Match	43m	East
	MILK, FRUIT JUICE BARS/CONFECTIONERS	Rendezvous (The), 1358 Pacific Highway., Turramurra	339549	1961	Premise Match	43m	East
	MILK BARS & CONFECTIONERS	Drew, R. R., 1358 Pacific Highway., Turramurra	76628	1950	Premise Match	43m	East
24	ELECTRICAL SUPPLIES/APPLIANCES RETAILERS	Witte, Neville G., 1295 Pacific Hghwy., Turramurra	295975	1970	Premise Match	44m	North East
	PAINT,VARNISH,OILS/COLOUR MERCHANTS (P074)	Witts, G. Neville., 1295 Pacific Highway., Turramurra	346418	1970	Premise Match	44m	North East
	SEED MERCHANTS (S182)	Witts, N. G., 1295 Pacific Highway., Turramurra	360330	1970	Premise Match	44m	North East
	GARDEN SUPPLIES-RETAIL (G060)	Witts, Neville G., 1295 Pacific Hghwy., Turramurra	310374	1970	Premise Match	44m	North East
	PRODUCE MERCHANTS-GRAIN & SEED-RETAIL (P854)	Witts, Neville G., 1295 Pacific Hghwy., Turramurra	353099	1970	Premise Match	44m	North East
	BUILDERS' SUPPLIERS (B814)	Witts, Neville G., 1295 Pacific Highway., Turramurra	271642	1970	Premise Match	44m	North East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
24	HARDWARE DEALERS/IRONMONGERS (H230)	Witts, Neville G., 1295 Pacific Highway., TURRAMURRA	315377	1970	Premise Match	44m	North East
	Builders' Suppliers	Wilts, Neville G., 1295 Pacific Highway., Turramurra	56414	1965	Premise Match	44m	North East
	Electrical Supplies/Appliances Retailers	Witte, Neville G., 1295 Pacific Highway., Turramurra	79735	1965	Premise Match	44m	North East
	Paint, Varnish, Oils/Colour Merchants	Witts, G. Neville, 1295 Pacific Highway., Turramurra	131094	1965	Premise Match	44m	North East
	Seed Merchants	Witts, N. G., 1295 Pacific Highway., Turramurra	143606	1965	Premise Match	44m	North East
	Garden Supplies - Retail	Witts, Neville G., 1295 Pacific Hghwy., Turramurra	94561	1965	Premise Match	44m	North East
	Produce Merchants - Grain & Seed - Retail	Witts, Neville G., 1295 Pacific Highway., Turramurra	136878	1965	Premise Match	44m	North East
	PAINT, VARNISH, OILS/COLOUR MERCHANTS	Witts, G. Neville, 1295 Pacific Highway., Turramurra	355783	1961	Premise Match	44m	North East
	HARDWARE DEALERS/IRONMONGERS	Witts, Neville G., 1295 Pacific Highway. TURRAMURRA	323551	1961	Premise Match	44m	North East
	BUILDERS' SUPPLIERS	Witts, Neville G., 1295 Pacific Highway., Turramurra	278501	1961	Premise Match	44m	North East
	China, Crockery, Crystal, Cutlery, Earthenware, Glassware & Silverware Dealers	Witts, Neville G., 1295 Pacific Highway., Turramurra	288499	1961	Premise Match	44m	North East
	GARDEN SUPPLIES-RETAIL	Witts, Neville G., 1295 Pacific Hghwy., Turramurra	54018	1950	Premise Match	44m	North East
	HARDWARE DEALERS &/OR IRONMONGERS	Witts, Neville G., 1295 Pacific Hghwy., Turramurra	61494	1950	Premise Match	44m	North East
	HARDWARE DEALERS &/OR IRONMONGERS	Witts, Neville G., 1295 Pacific Hghwy., Turramurra	61493	1950	Premise Match	44m	North East
	KITCHENWARE RETAILERS	Witts, Neville G., 1295 Pacific Hghwy., Turramurra	67078	1950	Premise Match	44m	North East
	BUILDERS' SUPPLIERS	Witts, Neville G., 1295 Pacific Highway., Turramurra	11948	1950	Premise Match	44m	North East
	CHINA, CROCKERY, GLASSWARE, CRYSTAL, EARTHENWARE & CUTLERY DEALERS	Witts, Neville G., 1295 Pacific Highway., Turramurra	22508	1950	Premise Match	44m	North East
	ELECTRICAL SUPPLIES &. APPLIANCES RETAILERS	Witts, Neville G., 1295 Pacific Highway., Turramurra	38960	1950	Premise Match	44m	North East
	PAINT, VARNISH, OILS & COLOUR MERCHANTS	Witts, Neville G., 1295 Pacific Highway., Turramurra	90855	1950	Premise Match	44m	North East
	TOY DEALERS-RETAIL	Witts, Neville G., 1295 Pacific Highway., Turramurra	109657	1950	Premise Match	44m	North East
	TOOL DEALERS-RETAIL	Witts, Neville G., 1295 Pacific H'why., Turramurra	109044	1950	Premise Match	44m	North East
25	CHEMISTS-PHARMACEUTICAL.	Turramurra Pharmacy, The, 1293 Pacific H'way., Turramurra. 2074	14984	1986	Premise Match	54m	North East
	CHEMISTS - PHARMACEUTICAL.(C4110)	Turramurra Pharmacy, The, 1293 Pacific H'way, Turramurra. 2074.	15779	1982	Premise Match	54m	North East
	CHEMISTS-PHARMACEUTICAL.	Turramurra Pharmacy, The. 1293 Pacific H'way. Turramurra. 2074	13914	1978	Premise Match	54m	North East
	CHEMISTS-PHARMACEUTICAL	Howard's Pharmacy, 1293 Pacific H'way., Turramurra. 2074	15413	1975	Premise Match	54m	North East
	CHEMISTS-PHARMACEUTICAL	Howard, B. W., 1293 Pacific Hghwy., Turramurra	280545	1970	Premise Match	54m	North East
	Chemists - Pharmaceutical	Howard, B. W., 1293 Pacific Highway., Turramurra	65143	1965	Premise Match	54m	North East
	CHEMISTS-PHARMACEUTICAL	Howard, B. W., 1293 Pacific Highway., Turramurra	287693	1961	Premise Match	54m	North East
	CHEMISTS-PHARMACEUTICAL	Howard, B. W., 1293 Pacific Highway., Turramurra	21659	1950	Premise Match	54m	North East
26	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Service Station, 1335 Pacific H'way. Turramurra. 2074	49621	1978	Premise Match	57m	North
	MOTOR SERVICE STATIONS - PETROL, OIL	BP Summit Service Station., 1335 Pacific H'way., Turramurra. 2074	61567	1975	Premise Match	57m	North

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
26	MOTOR GARAGES & ENGINEERS(M6S6)	Summit Service Station., 1335 Pacific Highway., TURRAMURRA	338680	1970	Premise Match	57m	North
	MOTOR CAR/TRUCK DEALERS-NEW/USED (M520)	Turramurra Garages Pty. Ltd., 1335 Pacific Hghwy., Tmurra	336323	1970	Premise Match	57m	North
	Motor Garages & Engineers	Stacey's Garage, 1335 Pacific Highway. Turramurra	123472	1965	Premise Match	57m	North
	Motor Painters	Stacey's Garage, 1335 Pacific Highway., Turramurra	124261	1965	Premise Match	57m	North
	Motor Panel Beaters	Stacey's Garage., 1335 Pacific Highway., Turramurra	125031	1965	Premise Match	57m	North
	Welders - Electric &/or Oxy	Stacey's Garage., 1335 Pacific Highway., Turramurra	156816	1965	Premise Match	57m	North
	Motor Garages & Engineers	Summit Service Station, 1335 Pacific Highway. Turramurra	123474	1965	Premise Match	57m	North
	Motor Accessories - Dealers	Summit Service Station, 1335 Pacific Highway., Turramurra	119644	1965	Premise Match	57m	North
	Motor Panel Beaters	Summit Service Station, 1335 Pacific Highway., Turramurra	125044	1965	Premise Match	57m	North
	Welders - Electric &/or Oxy	Summit Service Station., 1335 Pacific Highway., Turramurra	156835	1965	Premise Match	57m	North
	Motor Car/Truck Dealers - New/Used	Turramurra Garages Pty. Ltd., 1335 Pacific Highway., Tmurra	121002	1965	Premise Match	57m	North
	MOTOR PANEL BEATERS	Stacey's Garage, 1335 Pacific Highway., Turramurra	349981	1961	Premise Match	57m	North
	WELDERS-ELECTRIC &/OR OXY	Stacey's Garage, 1335 Pacific Highway., Turramurra	262459	1961	Premise Match	57m	North
	MOTOR GARAGES & ENGINEERS	Stacey's Garage, 1335 Pacific Hghwy., Turramurra	348189	1961	Premise Match	57m	North
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Summit Service Station, 1335 Pacific Hghwy., TURRAMURRA	351134	1961	Premise Match	57m	North
	MOTOR ACCESSORIES/DEALERS	Summit Service Station, 1335 Pacific Highway., Turramurra	343797	1961	Premise Match	57m	North
	MOTOR GARAGES & ENGINEERS	Turramurra Garages Pty. Ltd., 1335 Pacific Hghwy., TURRAMURRA	348334	1961	Premise Match	57m	North
	MOTOR ACCESSORIES/DEALERS	Turramurra Garages Pty. Ltd., 1335 Pacific Highway., Turramurra	343826	1961	Premise Match	57m	North
	MOTOR CAR/TRUCK DEALERS—NEW/USED	Turramurra Garages Pty. Ltd., 1335 Pacific Highway., Turramurra	345443	1961	Premise Match	57m	North
	MOTOR PAINTERS	Turramurra Garages Pty. Ltd., 1335 Pacific Highway., Turramurra	349238	1961	Premise Match	57m	North
	MOTOR SERVICE STATIONS-PETROL, Etc.	Turramurra Garage Pty. Ltd., 1335 Pacific Hghwy., Turramurra	86471	1950	Premise Match	57m	North
	ENGINEERS-GENERAL &/OR MANUFACTURING &/OR MECHANICAL	Turramurra Garages Pty. Ltd., 1335 Pacific Highway, Turramurra	41358	1950	Premise Match	57m	North
	MOTOR ACCESSORIES-DEALER	Turramurra Garages Pty. Ltd., 1335 Pacific Highway., Turramurra	81819	1950	Premise Match	57m	North
	MOTOR CAR & TRUCK DEALERS-USED	Turramurra Garages Pty. Ltd., 1335 Pacific Highway., Turramurra	82582	1950	Premise Match	57m	North
	MOTOR GARAGES &/OR ENGINEERS	Turramurra Garages Pty. Ltd., 1335 Pacific Highway., Turramurra	84489	1950	Premise Match	57m	North
	MOTOR PAINTERS	Turramurra Garages Pty. Ltd., 1335 Pacific Highway., Turramurra	85072	1950	Premise Match	57m	North
27	GROCERS-RETAIL.	Cole New World Supermarket Turramurra, Ray St., Turramurra. 2074	40519	1986	Premise Match	68m	North
	GROCERS - RETAIL. (G7850)	Coles New World Supermarket, Ray St., Turramurra. 2074.	37475	1982	Premise Match	68m	North
	GROCERS-RETAIL	Coles Supermarket. Ray St., Turramurra. 2074	33744	1978	Premise Match	68m	North
28	HAIRDRESSERS-LADIES &/OR BEAUTY SALONS.	Heiress, 2 William St., Turramurra. 2074	42308	1986	Premise Match	70m	North East
	BEAUTY SALONS &/OR LADIES HAIRDRESSERS. (B2000)	Hairess, 2 William St., Turramurra. 2074.	5820	1982	Premise Match	70m	North East
	Fruiterers & Greengrocers	Turramurra Fruit Mart., 2 William St., Turramurra	92301	1965	Premise Match	70m	North East

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28	FRUITERERS/GREENGROCERS	Hutchings, P. M. & J. D., 4 William St., Turramurra	315540	1961	Premise Match	70m	North East
29	Optical Prescription Dispensers	Turramurra Optical Prescriptions, 6 William St Turramurra 2074	56239	1991	Premise Match	78m	North East
	OPTICAL DISPENSERS.	Turramurra Optical Prescriptions, 6 William St., Turramurra. 2074	70734	1986	Premise Match	78m	North East
	DRY CLEANERS & PRESSERS.(D8500)	Mark Mayne, 6 William St., Turramurra. 2074.	23960	1982	Premise Match	78m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Mayne, Mark, 6 William St., Turramurra. 2074	24219	1975	Premise Match	78m	North East
	Gift Shops	Inglenook Gift Shop (The), 6 William St., Turramurra	94939	1965	Premise Match	78m	North East
30	FURNITURE &/OR FURNISHINGS-RETAIL.	Freedom Furniture, 1337 Pacific H'way., Turramurra 2074	37173	1986	Premise Match	79m	North
	FURNITURE &/OR FURNISHINGS-RETAIL. (F7625)	Turramurra Furniture Studios, 1337 Pacific Highway, Turramurra., 2074.	34862	1982	Premise Match	79m	North
	FURNITURE &/OR FURNISHINGS-RETAIL.	Turramurra Furniture Studios, 1337 Pacific H'way, Turramurra. 2074	31504	1978	Premise Match	79m	North
	FURNITURE &/OR FURNISHINGS- RETAIL	Turramurra Furniture Studios, 1337 Pacific H'way., Turramurra. 2074	36602	1975	Premise Match	79m	North
31	DRY CLEANERS & PRESSERS.	Mark Mayne, 8 William St., Turramurra. 2074	25428	1986	Premise Match	83m	North East
	GIFT SHOPS. (G3350)	Cucina, 8 William St., Turramurra. 2074.	36186	1982	Premise Match	83m	North East
	REAL ESTATE AGENTS &/OR VALUERS.	Rendall, John & Co. Pty. Ltd., 8 William St, Turramurra. 2074	62166	1978	Premise Match	83m	North East
	REAL ESTATE AGENTS &/OR VALUERS.	Rendall, John & Co. Pty. Ltd., 8 William St., Turramurra. 2074	72871	1975	Premise Match	83m	North East
	GIFT SHOPS (G180)	Inglenook, (The), Gift Shop., 8 William St., Turramurra	310847	1970	Premise Match	83m	North East
	GIFT SHOPS (G180)	Inglenook, (The), Gift Shop., 8 William St., Turramurra	310848	1970	Premise Match	83m	North East
	REAL ESTATE AGENTS/VALUERS	Rickard, L. A. (Mrs.), 8 William St. TURRAMURRA	245218	1961	Premise Match	83m	North East
	LIBRARIES—LENDING	Turramurra Library & Gift Shop, 8 William St., Turramurra	331605	1961	Premise Match	83m	North East
	GIFT SHOPS	Turramurra Library and Gift Shop, 8 William St., Turramurra	54499	1950	Premise Match	83m	North East
	LIBRARIES-LENDING	Turramurra Library and Gift Shop, 8 William St., Turramurra	68978	1950	Premise Match	83m	North East
32	DENTISTS.	Norris, Jeremy D., 10 William St., Turramurra. 2074	23106	1986	Premise Match	89m	North East
	DENTISTS.	Wood, P. B., 10 William St., Turramurra. 2074	23562	1986	Premise Match	89m	North East
	DENTISTS. (D1800)	Pringle, J. A., 10 William St., Turramurra. 2074.	20737	1982	Premise Match	89m	North East
	DENTISTS. (D1800)	Wood, P. B., 10 William St., Turramurra. 2074.	21029	1982	Premise Match	89m	North East
	DENTISTS.	Pringle, J. A., 10 William St., Turramurra. 2074	18422	1978	Premise Match	89m	North East
	DENTISTS.	Wood. P. B., 10 William St., Turramurra. 2074	18608	1978	Premise Match	89m	North East
	DENTISTS.	Pringle, J. A., 10 William St., Turramurra. 2074	21299	1975	Premise Match	89m	North East
	DENTISTS.	Wood, P. B., 10 William St., Turramurra. 2074	21493	1975	Premise Match	89m	North East
	DENTISTS (D140)	Pringle, J. A., 10 William St., Turramurra	288947	1970	Premise Match	89m	North East
	DENTISTS (D140)	Wood, P. B., 10 William St., Turramurra	289156	1970	Premise Match	89m	North East
	Dentists	Pringle, J. A., 10 William St., Turramurra	73676	1965	Premise Match	89m	North East
	Dentists	Wood, P. B., 10 William St., Turramurra	73847	1965	Premise Match	89m	North East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
33	ARCHITECTS	Macintosh, J. D., 1334 Pacific Highway., Turramurra	2245	1950	Premise Match	97m	East
	ARCHITECTS	Macintosh, Mrs. J., 1334 Pacific Highway., Turramurra	2246	1950	Premise Match	97m	East
	AERATED WATER & CORDIAL MANUFACTURERS	Schweppes Ltd., 1334 Pacific Highway., Turramurra	1290	1950	Premise Match	97m	East
34	LIBRARIES-PUBLIC.	Turramurra Public Library, 5 Ray St., Turramurra. 2074	40291	1978	Premise Match	116m	North
	LIBRARIES-PUBLIC.	Turramurra Public Library., 5 Ray St., Turramurra. 2074	47550	1975	Premise Match	116m	North
35	ASSOCIATIONS-EMPLOYERS INDUSTRIAL &/OR PROFESSIONAL	Institute of Aust. Photography, 1351 Pacific H'way, Turramurra. 2074	3492	1978	Premise Match	123m	North
36	ARCHITECTS	Heggie, J., 22 Duff St., Turramurra	268279	1961	Premise Match	137m	South West
37	MOTOR SPARE PARTS DEALERS—RETAIL	O'Donovan, H., 23 Duff St., Turramurra	351660	1961	Premise Match	146m	West
	MOTOR SPARE PARTS DEALERS-RETAIL	O'Donovan, H., 23 Duff St., Turramurra	86749	1950	Premise Match	146m	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:

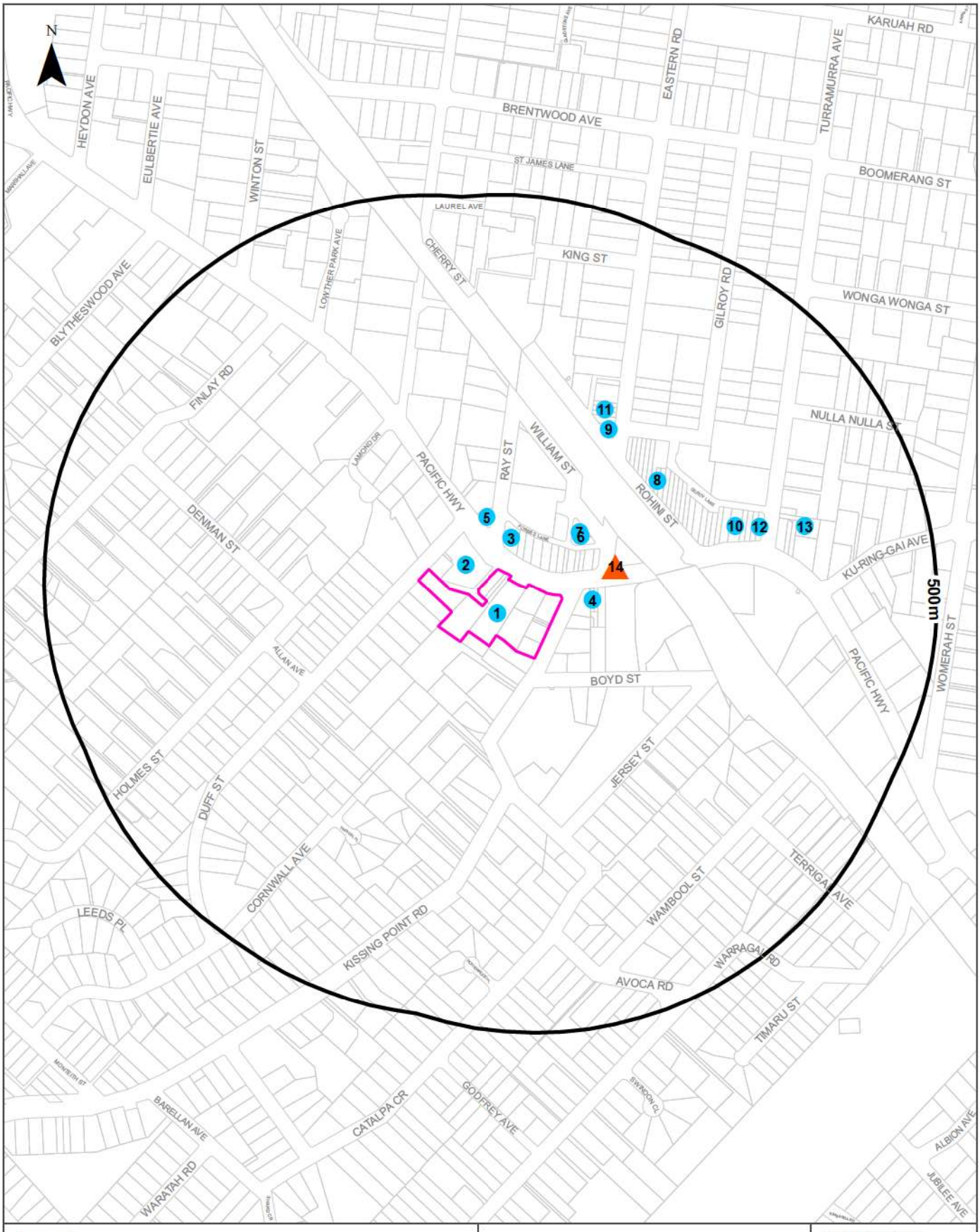
Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
38	Real Estate Agents	Stewart Upton (Turramurra) Pty. Ltd, Pacific H'way., Turramurra. 2074	60762	1991	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Esso Servicenter., Pacific H'way., Turramurra. 2074	58828	1975	Road Match	0m
	HOSTELS.	Northhaven Turramurra., 1332 Pacific H'way., Turramurra. 2074	42523	1975	Road Match	0m
	MOTELS	Turramurra Motor Inn., 1332 Pacific H'way, Turramurra. 2074	56052	1975	Road Match	0m
	SPORTS GOODS RETAILERS	Mett, Shella, Pacific Hghwy, Turramurra	656929	1970	Road Match	0m
	SPORTS GOODS RETAILERS	Burnett, Sheila, Pacific Highway., Turramurra	146430	1965	Road Match	0m
	Importers	Sampson Hand Pty. Ltd., 12 Pacific Hghwy., Turramurra	102909	1965	Road Match	0m
	Indentors/Indent Agents	Sampson Hand Pty. Ltd., 12 Pacific Hghwy., Turramurra	103278	1965	Road Match	0m
	Manufacturers' Agents	Sampson Hand Pty. Ltd., 12 Pacific Highway., Turramurra	109937	1965	Road Match	0m
	SPORTS GOODS RETAILERS	Burnett, Sheila, Pacific Highway., Turramurra	252065	1961	Road Match	0m
	HOSPITALS-PRIVATE	Cherrywood Hospital, Pacific Highway, Turramurra	324750	1961	Road Match	0m
	ARCHITECTS	Rickard, B. A. L., "Hillview," Pacific Highway., Turramurra	268469	1961	Road Match	0m
	CHEMISTS-PHARMACEUTICAL	Turramurra Pharmacy, Pacific Hghway, Turramurra	288190	1961	Road Match	0m
	BANKS	Commonwealth Bank of Australia and Commonwealth Savings Bank of Australia, Pacific Highway., Turramurra	5951	1950	Road Match	0m
	POULTRY DEALERS-RETAIL	Dodd, C. T., 130 Pacific Hghwy., Turramurra	93754	1950	Road Match	0m
	HALLS	Turramurra Masonic., Pacific Hghwy., Turramurra	60437	1950	Road Match	0m
39	GRAVEL, SAND/SOIL SUPPLIES	Kendall, J. E., Kissing Point Rd., Turramurra	319915	1961	Road Match	0m
	CARRIERS & CARTAGE CONTRACTORS	Pye, J., Kissing Point Rd., Turramurra	285225	1961	Road Match	0m
	NURSERYMEN	Rast Bros., Kissing Point Rd., Turramurra	354190	1961	Road Match	0m
	CARRIERS & CARTAGE CONTRACTORS	Kendall, J. E., Kissing Point Rd., Turramurra	19137	1950	Road Match	0m
	CARRIERS & CARTAGE CONTRACTORS	Pye, J., Kissing Point Rd., Turramurra	19616	1950	Road Match	0m
	GRAVEL, SAND & SOIL SUPPLIES	Pye, John, Kissing Point Rd., Turramurra	55187	1950	Road Match	0m
	NURSERYMEN	Rast Bros., Kissing Point Rd., Turramurra	89258	1950	Road Match	0m
40	CLOTHING-RETAIL-JEANS & DENIMS.	Strap, Ray St., Turramurra. 2074	16738	1986	Road Match	38m
	LEATHER GOODS-RETAIL.	Strap, Ray St., Turramurra. 2074	51593	1986	Road Match	38m
	JEANS & DENIMS. (J0130)	Strap, Ray St., Turramurra. 2074.	43237	1982	Road Match	38m
	LEATHER GOODS RETAILERS. (L3500)	Strap, Ray St., Turramurra. 2074.	45229	1982	Road Match	38m
	GROCERS-RETAIL	Coles Supermarket., Ray St., Turramurra. 2074	39254	1975	Road Match	38m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
40	BAKERS-BREAD	Judqe, A. D. & Sons Pty. Ltd., Ray St., Turramurra	271011	1961	Road Match	38m
	BAKERS-BREAD	Judge, A. D. and Sons Pty. Ltd., Ray St., Turramurra	5331	1950	Road Match	38m
	BAKERS-BREAD	Pollock and Sons, Ray St., Turramurra	5432	1950	Road Match	38m
41	Electrical Contractors	Turramurra Electric., Forbes La., Turramurra 2074	42594	1991	Road Match	60m
	ELECTRICAL CONTRACTORS-LICENSED.	Turramurra Electric, Forbes La., Turramurra. 2074	27220	1986	Road Match	60m
	ELECTRICAL CONTRACTORS - LICENSED. (E3360)	Turramurra Electric, Forbes La, Turramurra. 2074.	25563	1982	Road Match	60m
	ELECTRICAL CONTRACTORS-LICENSED.	Turramurra Electric Pty. Ltd., Forbes Lane, Turramurra. 2074	22520	1978	Road Match	60m
42	REAL ESTATE AGENTS/VALUERS(R205)	Rendali, John, 1 William St., TURRAMURRA	355938	1970	Road Match	65m
	Insurance Agents	Rendall, J. & Co., 1 William St., Turramurra	104500	1965	Road Match	65m
	Real Estate Agents/Valuers	Rendall, John., 1 William St. Turramurra	139724	1965	Road Match	65m
	HIRE CAR SERVICES	Turramurra Hire Service, William St., Turramurra	324299	1961	Road Match	65m
	MOTOR BUS SERVICES	Turramurra Hire Service, William St., Turramurra	344665	1961	Road Match	65m
	TAXIS	Turramurra Hire Service, William St., Turramurra	255769	1961	Road Match	65m
	DENTISTS	Wood, P. B., 1 William St., Turramurra	296564	1961	Road Match	65m
	TRAVEL AGENCIES & BOOKING OFFICES	Albion Motor Tours, William St., Turramurra	110327	1950	Road Match	65m
	UPHOLSTERERS	Hutchings, W. H., William St., Turramurra	111202	1950	Road Match	65m
	HIRE CAR SERVICES	Turramurra Hire Service Pty. Ltd., William St., Turramurra	62333	1950	Road Match	65m
	TAXIS	Turramurra Hire Service, William St., Turramurra	107515	1950	Road Match	65m
	DENTISTS	Underwood, H. T., 1 William St., Turramurra	32373	1950	Road Match	65m

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Dry Cleaners, Motor Garages & Service Stations

1 Kissing Point Road, Turramurra, NSW 2074



Legend

- Site Boundary
- Buffer 500m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale: 0 100 200 300 400 Meters

Coordinate System: GDA 1994 MGA Zone 56

Date: 31 August 2021

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018
Property Boundaries © NSW Department Finance, Services & Innovation 2021

Historical Business Directories

1 Kissing Point Road, Turramurra, NSW 2074

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 &/OR ENGINEERS.	Jenkins J. W., 1380 Pacific Hghwy., Turramurra	62815	1971	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS(M6S6)	Jenkins, J. W., 1380 Pacific Highway., TURRAMURRA	338065	1970	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	Jenkins J. W., 1380 Pacific Hghwy, Turramurra	47263	1969	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Jenkins J. W., 1380 Pacific Hghwy., Turramurra	30689	1968	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	Jenkins J. W., 1380 Pacific Hghwy., Turramurra	11112	1967	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	Jenkins J. W., 1380 Pacific Hghwy., Turramurra	60837	1966	Premise Match	0m	On-site
	Motor Garages & Engineers	Jenkins, J. W., 1380 Pacific Highway. Turramurra	123469	1965	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Jenkins, J. W., 1380 Pacific Hghwy., Turramurra	48746	1964	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	Jenkins A. W., 1380 Pacific Hghwy., Turramurra	33534	1962	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Fish, C., 1380 Pacific Hghwy., TURRAMURRA	347142	1961	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS	Jenkins, A. W., 1380 Pacific Hghwy., TURRAMURRA	347454	1961	Premise Match	0m	On-site
	MOTOR GARAGES & ENGINEERS.	Fish C., 1380 Pacific Hghwy., Turramurra	20054	1959	Premise Match	0m	On-site
	MOTOR GARAGE/ENGINEERS.	Fish C., 1380 Pacific Hghwy., Turramurra	4101	1958	Premise Match	0m	On-site
	DRY CLEANERS, PRESSERS & DYERS	Jeeves (1938) Pty. Ltd 1386 Pacific Highway, Turramurra	35319	1950	Premise Match	0m	On-site
	DRY CLEANERS, PRESSERS & DYERS.	Jeeves Pty. Ltd., 1386 Pacific Hghwy., Turramurra	17204	1948-49	Premise Match	0m	On-site
2	MOTOR GARAGES & SERVICE STATIONS.	Esso Turramurra Service Station, 1408 Pacific Hwy., Turramurra. 2074	18948	1993	Premise Match	0m	North West
	Motor Garages & Service Stations	Esso Turramurra Service Station, 1408 Pacific H'way, Turramurra 2074	97335	1991	Premise Match	0m	North West
	MOTOR GARAGES & SERVICE STATIONS.	Esso Turramurra Service Station, 1408 Pacific Hghwy, Turramurra. 2074	11588	1990	Premise Match	0m	North West
	MOTOR GARAGE & SERVICE STATIONS.	Esso Turramurra Service Station, 1408 Pacific Hghwy, Turramurra. 2074	65051	1989	Premise Match	0m	North West
	MOTOR GARAGES & SERVICE STATIONS.	Esso Turramurra Service Station, 1408 Pacific Hghwy, Turramurra. 2074	59269	1988	Premise Match	0m	North West
	MOTOR GARAGES & SERVICE STATIONS.	Esso Turramurra Service Station, 1408 Pacific H'way., Turramurra. 2074	64675	1986	Premise Match	0m	North West
	MOTOR GARAGES & SERVICE STATIONS.	Esso Turramurra Service Station, 1408 Pacific Hghwy, Turramurra. 2074	39673	1985	Premise Match	0m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Esso Turramurra Service Station, 1408 Pacific Hghwy, Turramurra. 2074	28251	1984	Premise Match	0m	North West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
2	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Esso Turramurra Service Station., 1408 Pacific H'way., Turramurra 2074	14675	1983	Premise Match	0m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Esso Turramurra Service Station, 1408 Pacific H'way., Turramurra. 2074.	56739	1982	Premise Match	0m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Esso Turramurra Service Station., 1408 Pacific H'way., Turramurra. 2074	3287	1981	Premise Match	0m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Esse Turramurra Service Station., 1408 Pacific H'way., Turramurra 2074	52939	1980	Premise Match	0m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Esso Servicenter., 1408 Pacific Highway., Turramurra. 2074.	41452	1979	Premise Match	0m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Esso Servicenter, 1408 Pacific H'way, Turramurra. 2074	49992	1978	Premise Match	0m	North West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Esso Servicenter., 1408 Pacific H'way., Turramurra 2074	29951	1976	Premise Match	0m	North West
	MOTOR GARAGES &/OR ENGINEERS.	Esso Servicenter., 1402 Pacific Hghwy., Turramurra 2074	13162	1972	Premise Match	0m	North West
	MOTOR GARAGES &/OR ENGINEERS.	Atlantic Service Station., 1408 Pacific Hghwy., Turramurra	62811	1971	Premise Match	0m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Esso Servicenter., 1402 Pacific Hghwy., Turramurra	2651	1971	Premise Match	0m	North West
	MOTOR GARAGES &/OR ENGINEERS.	Stonex W., 1398 Pacific Hghwy., Turramurra	62818	1971	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS(M6S6)	Atlantic Service Station., 1408 Pacific Highway., TURRAMURRA	337218	1970	Premise Match	0m	North West
	MOTOR SERVICE STATIONS-PETROL,OIL,Etc.	Esso Servicenter., 1402 Pacific Hghwy., TURRAMURRA	341059	1970	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS(M6S6)	Stonex, W., 1398 Pacific Highway., TURRAMURRA	338674	1970	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS.	Atlantic Service Station., 1408 Pacific Hghwy, Turramurra	47259	1969	Premise Match	0m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Esso Servicenter., 1402 Pacific Hghwy Turramurra	50820	1969	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS.	Stonex W., 1398 Pacific Hghwy, Turramurra	47266	1969	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS	Atlantic Service Station., 1408 Pacific Hghwy., Turramurra	30685	1968	Premise Match	0m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Esso Servicenter., 1402 Pacific Hghwy., Turramurra	36907	1968	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS	Stonex W., 1398 Pacific Hghwy., Turramurra	30693	1968	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS.	Atlantic Service Station., 1408 Pacific Hghwy., Turramurra	11108	1967	Premise Match	0m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Esso Servicenter., 1402 Pacific Hghwy., Turramurra	20371	1967	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS.	Stonex W., 1398 Pacific Hghwy., Turramurra	11115	1967	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS.	Atlantic Service Station., 1408 Pacific Hghwy., Turramurra	60833	1966	Premise Match	0m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Esso Servicenter., 1402 Pacific Hghwy., Turramurra	1873	1966	Premise Match	0m	North West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
2	MOTOR GARAGES & ENGINEERS.	Stonex, W., 1398 Pacific Hghwy., Turramurra	60841	1966	Premise Match	0m	North West
	Motor Garages & Engineers	Atlantic Service Station, 1408 Pacific Highway. Turramurra	123465	1965	Premise Match	0m	North West
	Motor Service Stations - Petrol, Oil, Etc.	Esso Servicenter, 1402 Pacific Highway. Turramurra	126209	1965	Premise Match	0m	North West
	Motor Garages & Engineers	Stonex, W., 1398 Pacific Highway. Turramurra	123473	1965	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS	Atlantic Service Station., 1408 Pacific Hghwy., Turramurra	48742	1964	Premise Match	0m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Esso Service Station., 1402 Pacific Hghwy., Turramurra	52466	1964	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS	Stonex, W., 1398 Pacific Hghwy., Turramurra	48748	1964	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS.	Atlantic Service Station., 1408 Pacific Hghwy., Turramurra	33531	1962	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS.	Stonex W., 1398 Pacific Hghwy., Turramurra	33537	1962	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS.	Village Pump (The) Atlantic Service Station., 1408 Pacific Hghwy., Turramurra	33539	1962	Premise Match	0m	North West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Village Pump (The) Atlantic Service Station., 1408 Pacific Hghwy., Turramurra	42844	1962	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS	Atlantic Service Station, 1408 Pacific Hghwy., TURRAMURRA	346538	1961	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS	Stonex, W., 1398 Pacific Hghwy., TURRAMURRA	348215	1961	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS.	Martin Motors., 1408 Pacific Hghwy., Turramurra	20055	1959	Premise Match	0m	North West
	MOTOR SERVICE STATIONS-PETROL,. OIL, ETC.	Martin Motors., 1408 Pacific Hghwy., Turramurra	24623	1959	Premise Match	0m	North West
	MOTOR GARAGES & ENGINEERS.	Stonex W., 1398 Pacific Hghwy., Turramurra	20056	1959	Premise Match	0m	North West
	MOTOR GARAGE/ENGINEERS.	Martin Motors., 1408 Pacific Hghwy., Turramurra	4563	1958	Premise Match	0m	North West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Martin Motors., 1408 Pacific Hghwy., Turramurra	9683	1958	Premise Match	0m	North West
	MOTOR GARAGE/ENGINEERS.	Stonex W., 1398 Pacific Hghwy., Turramurra	5029	1958	Premise Match	0m	North West
	MOTOR GARAGES &/OR ENGINEERS.	Martin Motors., 1408 Pacific Hghwy., Turramurra	61118	1956	Premise Match	0m	North West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Martin Motors., 1408 Pacific Hghwy., Turramurra	62033	1956	Premise Match	0m	North West
	MOTOR GARAGES &/OR ENGINEERS.	Stonex, W., 1398 Pacific Hghwy., Turramurra	65338	1956	Premise Match	0m	North West
	MOTOR GARAGES &/OR ENGINEERS.	Stones W., 1398 Pacific Hghwy., Turramurra	54170	1954	Premise Match	0m	North West
	MOTOR GARAGES &/OR ENGINEERS.	Stonex W., 1398 Pacific Hghwy Turramurra	40743	1953	Premise Match	0m	North West
	MOTOR GARAGES &/OR ENGINEERS.	Stonex W., 1398 Pacific Hghwy, Turramurra	32297	1952	Premise Match	0m	North West
	MOTOR GARAGES &/OR ENGINEERS	Stonex, W., 1398 Pacific Highway., Turramurra	84434	1950	Premise Match	0m	North West
	MOTOR GARAGES &/OR ENGINEERS.	Stonex, W., 1398 Pacific Hghwy., Turramurra	22914	1948-49	Premise Match	0m	North West
3	MOTOR GARAGES & SERVICE STATIONS.	Caltex Turramurra Service Station, 1333 Pacific Hwy., Turramurra. 2074	18836	1993	Premise Match	27m	North
	Motor Garages & Service Stations	Caltex Turramurra Service Station, 1333 Pacific H'way., Turramurra 2074	97456	1991	Premise Match	27m	North
	MOTOR GARAGES & SERVICE STATIONS.	Caltex Turramurra Service Station, 1333 Pacific Hghwy, Turramurra. 2074	11386	1990	Premise Match	27m	North
	MOTOR GARAGE & SERVICE STATIONS.	Caltex Turramurra Service Station, 1333 Pacific Hghwy, Turramurra. 2074	64828	1989	Premise Match	27m	North

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
3	MOTOR GARAGES & SERVICE STATIONS.	Caltex Turramurra Service Station, 1333 Pacific Hghwy, Turramurra. 2074	53946	1988	Premise Match	27m	North
	MOTOR GARAGES & SERVICE STATIONS.	Caltex Turramurra Service Station, 1333 Pacific H'way., Turramurra. 2074	64412	1986	Premise Match	27m	North
	MOTOR GARAGES & SERVICE STATIONS.	Caltex Turramurra Service Station, 1333 Pacific Hghwy., Turramurra. 2074	39402	1985	Premise Match	27m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Turramurra Service Station, 1333 Pacific Hghwy, Turramurra. 2074	27999	1984	Premise Match	27m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Turramurra Service Station., 1333 Pacific H'way., Turramurra 2074	14414	1983	Premise Match	27m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Caltex Turramurra Service Station, 1333 Pacific H'way., Turramurra. 2074.	56469	1982	Premise Match	27m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Turramurra Service Station., 1333 Pacific H'way., Turramurra. 2074.	64141	1981	Premise Match	27m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Turramurra Service Station., 1333 Pacific Highway., Turramurra 2074	51644	1980	Premise Match	27m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Turramurra., 1333 Pacific Highway., Turramurra. 2074.	41212	1979	Premise Match	27m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Turramurra. 1333 Pacific H'way, Turramurra. 2074	49743	1978	Premise Match	27m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Turramurra., 1333 Pacific H'way., Turramurra 2074	29672	1976	Premise Match	27m	North
	MOTOR GARAGES &/OR ENGINEERS.	Caltex Turramurra., 1333 Pacific H'way., Turramurra. 2074	58618	1975	Premise Match	27m	North
	MOTOR GARAGES &/OR ENGINEERS.	Caltex Turramurra., 1333 Pacific Hghwy., Turramurra 2074	13158	1972	Premise Match	27m	North
	MOTOR GARAGES &/OR ENGINEERS.	Turramurra Service Centre., 1333 Pacific Hghwy., Turramurra	62820	1971	Premise Match	27m	North
	MOTOR GARAGES & ENGINEERS(M6S6)	Turramurra Service Centre., 1333 Pacific Highway., TURRAMURRA	338801	1970	Premise Match	27m	North
	MOTOR GARAGES & ENGINEERS.	Turramurra Service Centre., 1333 Pacific Hghwy, Turramurra	47268	1969	Premise Match	27m	North
	MOTOR GARAGES & ENGINEERS	Ruwald's, J N & P A, Caltex Service Station., 1333 Pacific Hghwy Turramurra	30692	1968	Premise Match	27m	North
	MOTOR GARAGES & ENGINEERS	Ruwald's, J. N. & P. A. Caltex Service Station., 1333 Pacific Hghwy., Turramurra	30691	1968	Premise Match	27m	North
	MOTOR GARAGES & ENGINEERS	Turramurra Service Centre., 1333 Pacific Hghwy., Turramurra	30695	1968	Premise Match	27m	North
	MOTOR GARAGES & ENGINEERS.	Ruwald's J. N. & P. A., Caltex Service Station., 1333 Pacific Hghwy., Turramurra	11114	1967	Premise Match	27m	North
	MOTOR GARAGES & ENGINEERS.	Turramurra Service Centre., 1333 Pacific Hghwy., Turramurra	11117	1967	Premise Match	27m	North
	MOTOR GARAGES & ENGINEERS.	Ruwald's J. N. & P. A., Caltex Service Station 1333 Pacific Hghwy., Turramurra	60839	1966	Premise Match	27m	North
	MOTOR GARAGES & ENGINEERS.	Turramurra Service Centre., 1333 Pacific Hghwy., Turramurra	60842	1966	Premise Match	27m	North
	Motor Garages & Engineers	Ruwald's, J. N. & P. A., Caltex Service Station, 1333 Pacific Highway. Turramurra	123471	1965	Premise Match	27m	North
	Motor Garages & Engineers	Turramurra Service Centre, 1333 Pacific Highway. Turramurra	123475	1965	Premise Match	27m	North
	MOTOR GARAGES & ENGINEERS	F.A.S.T. Service Station., 1333 Pacific Hghwy., Turramurra	48745	1964	Premise Match	27m	North

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
3	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	F.A.S.T. Service Station., 1333 Pacific Hghwy., Turramurra	52467	1964	Premise Match	27m	North
	MOTOR GARAGES & ENGINEERS	Turramurra Service Centre., 1333 Pacific Hghwy., Turramurra	48750	1964	Premise Match	27m	North
	MOTOR GARAGES & ENGINEERS.	F.A.S.T. Service Station., 1333 Pacific Hghwy., Turramurra	33533	1962	Premise Match	27m	North
	MOTOR GARAGES & ENGINEERS.	F.A.S.T. Service Station., 1333 Pacific Hghwy., Turramurra	33529	1962	Premise Match	27m	North
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	F.A.S.T. Service Station., 1333 Pacific Hghwy., Turramurra	42840	1962	Premise Match	27m	North
	MOTOR GARAGES & ENGINEERS	F.A.S.T. Service Station 1333 Pacific Highway., TURRAMURRA	347116	1961	Premise Match	27m	North
	MOTOR GARAGES & ENGINEERS	F.A.S.T. Service Station, 1333 Pacific Hghwy., TURRAMURRA	347117	1961	Premise Match	27m	North
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	F.A.S.T. Service Station, 1333 Pacific Hghwy., TURRAMURRA	350570	1961	Premise Match	27m	North
4	DRY CLEANERS, PRESSERS & DYERS	Lindfield Laundry and Dry Cleaners Pty. Ltd. 1360 Pacific Highway., Turramurra	35412	1950	Premise Match	38m	East
	DRY CLEANERS, PRESSERS & DYERS.	Lindfield Laundry And Dry Cleaners Pty. Ltd., 1360 Pacific Hghwy., Turramurra	17280	1948-49	Premise Match	38m	East
5	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Turramurra Service Station., 1335 Pacific H'way., Turramurra. 2074	63994	1981	Premise Match	57m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Turramurra Service Station., 1335 Pacific Highway., Turramurra. 2074	51498	1980	Premise Match	57m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Service Station., 1335 Pacific Highway., Turramurra. 2074.	41085	1979	Premise Match	57m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Service Station, 1335 Pacific H'way. Turramurra. 2074	49621	1978	Premise Match	57m	North
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Summit Service Station., 1335 Pacific H'way., Turramurra 2074	25347	1976	Premise Match	57m	North
	MOTOR SERVICE STATIONS - PETROL, OIL	BP Summit Service Station., 1335 Pacific H'way., Turramurra. 2074	61567	1975	Premise Match	57m	North
	MOTOR GARAGES &/OR ENGINEERS.	BP Summit Service Station., 1335 Pacific Hghwy., Turramurra 2074	13156	1972	Premise Match	57m	North
	MOTOR GARAGES &/OR ENGINEERS.	Summit Service Station., 1335 Pacific Hghwy., Turramurra	62819	1971	Premise Match	57m	North
	MOTOR GARAGES & ENGINEERS(M6S6)	Summit Service Station., 1335 Pacific Highway., TURRAMURRA	338680	1970	Premise Match	57m	North
	MOTOR GARAGES & ENGINEERS.	Summit Service Station., 1335 Pacific Hghwy, Turramurra	47267	1969	Premise Match	57m	North
	MOTOR GARAGES & ENGINEERS	Summit Service Station., 1335 Pacific Hghwy., Turramurra	30694	1968	Premise Match	57m	North
	MOTOR GARAGES & ENGINEERS.	Summit Service Station., 1335 Pacific Hghwy., Turramurra	11116	1967	Premise Match	57m	North
	MOTOR GARAGES & ENGINEERS.	Stacey's Garage., 1335 Pacific Hghwy., Turramurra	60840	1966	Premise Match	57m	North
	Motor Garages & Engineers	Stacey's Garage, 1335 Pacific Highway. Turramurra	123472	1965	Premise Match	57m	North
	Motor Garages & Engineers	Summit Service Station, 1335 Pacific Highway. Turramurra	123474	1965	Premise Match	57m	North
	MOTOR GARAGES & ENGINEERS	Stacey's Garage., 1335 Pacific Hghwy., Turramurra	48747	1964	Premise Match	57m	North
	MOTOR GARAGES & ENGINEERS	Summit Service Station., 1335 Pacific Hghwy., Turramurra	48749	1964	Premise Match	57m	North

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
5	MOTOR GARAGES & ENGINEERS.	Stacey's Garage., 1335 Pacific Hghwy., Turramurra	33536	1962	Premise Match	57m	North
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Summit Service Station., 1335 Pacific Hghwy., Turramurra	42843	1962	Premise Match	57m	North
	MOTOR GARAGES & ENGINEERS	Stacey's Garage, 1335 Pacific Hghwy., Turramurra	348189	1961	Premise Match	57m	North
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Summit Service Station, 1335 Pacific Hghwy., TURRAMURRA	351134	1961	Premise Match	57m	North
	MOTOR GARAGES & ENGINEERS	Turramurra Garages Pty. Ltd., 1335 Pacific Hghwy., TURRAMURRA	348334	1961	Premise Match	57m	North
	MOTOR GARAGES & ENGINEERS.	Turramurra Garages Pty. Ltd., 1335 Pacific Hghwy., Turramurra	20057	1959	Premise Match	57m	North
	MOTOR GARAGE/ENGINEERS.	Turramurra Garages Pty. Ltd., 1335 Pacific Hghwy., Tmurra	9186	1958	Premise Match	57m	North
	MOTOR GARAGES &/OR ENGINEERS.	Turramurra Garages Pty. Ltd., 1335 Pacific Hghwy., Tmurra	61602	1956	Premise Match	57m	North
	MOTOR GARAGES &/OR ENGINEERS.	Turramurra Garages Pty. Ltd., 1335 Pacific Hghwy., Tmurra	54232	1954	Premise Match	57m	North
	MOTOR GARAGES &/OR ENGINEERS.	Turramurra Garages Pty. Ltd., 1335 Pacific Hghwy., Tmurra	43853	1953	Premise Match	57m	North
	MOTOR GARAGES &/OR ENGINEERS.	Turramurra Garages Pty. Ltd., 1335 Pacific Hghwy., Tmurra	32354	1952	Premise Match	57m	North
	MOTOR SERVICE STATIONS-PETROL, Etc.	Turramurra Garage Pty. Ltd., 1335 Pacific Hghwy., Turramurra	86471	1950	Premise Match	57m	North
	MOTOR GARAGES &/OR ENGINEERS	Turramurra Garages Pty. Ltd., 1335 Pacific Highway., Turramurra	84489	1950	Premise Match	57m	North
	MOTOR SERVICE STATIONS-PETROL, ETC.	Turramurra Garage Pty. Ltd., 1335 Pacific Hghwy., Turramurra	26843	1948-49	Premise Match	57m	North
	MOTOR GARAGES &/OR ENGINEERS.	Turramurra Garages Pty. Ltd., 1335 Pacific Hghwy., Turramurra	22968	1948-49	Premise Match	57m	North
6	DRY CLEANERS & PRESSERS.(D8500)	Mark Mayne, 6 William St., Turramurra. 2074.	23960	1982	Premise Match	78m	North East
	DRY CLEANERS & PRESSERS.	Mark Mayne., 6 William St., Turramurra. 2074	63447	1981	Premise Match	78m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Mark Mayne., 6 William St., Turramurra. 2074	46869	1980	Premise Match	78m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Mayne Mark., 6 William St., Turramurra 2074	23694	1976	Premise Match	78m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Mayne, Mark, 6 William St., Turramurra. 2074	24219	1975	Premise Match	78m	North East
7	DRY CLEANERS & PRESSERS.	Mark Mayne, 8 William St., Turramurra. 2074	53199	1988	Premise Match	83m	North East
	DRY CLEANERS & PRESSERS.	Mark Mayne, 8 William St., Turramurra. 2074	25428	1986	Premise Match	83m	North East
	DRY CLEANERS & PRESSERS.	Mark Mayne, 8 William St., Turramurra. 2074	34645	1985	Premise Match	83m	North East
	DRY CLEANERS & PRESSERS.	Mark Mayne, 8 William St., Turramurra. 2074	22091	1984	Premise Match	83m	North East
	DRY CLEANERS & PRESSERS.	Mark Mayne., 8 William St., Turramurra 2074	8687	1983	Premise Match	83m	North East
8	DRY CLEANERS, PRESSERS & DYERS	Piccadilly Dry Cleaners (Agent), 25 Rohini St., Turramurra	35590	1950	Premise Match	185m	North East
9	MOTOR GARAGES & SERVICE STATIONS.	Village Service Centre Pty Ltd., 2 Eastern Rd., Turramurra. 2074	25522	1993	Premise Match	221m	North East
	Motor Garages & Service Stations	Village Service Station Shell, 2 Eastern Rd., Turramurra 2074	53980	1991	Premise Match	221m	North East
	MOTOR GARAGES & SERVICE STATIONS.	Village Service Station (Bp), 2 Eastern Rd., Turramurra. 2074	18369	1990	Premise Match	221m	North East
	MOTOR GARAGE & SERVICE STATIONS.	Village Service Station (BP), 2 Eastern Rd., Turramurra. 2074	5701	1989	Premise Match	221m	North East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
9	MOTOR GARAGES & SERVICE STATIONS.	Village Service Station (Bp), 2 Eastern Rd., Turramurra. 2074	64177	1988	Premise Match	221m	North East
	MOTOR GARAGES & SERVICE STATIONS.	Village Service Station (BP), 2 Eastern Rd., Turramurra. 2074	65672	1986	Premise Match	221m	North East
	MOTOR GARAGES & SERVICE STATIONS.	Village Service Station (Bp), 2 Eastern Rd., Turramurra. 2074	45793	1985	Premise Match	221m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Village Service Station (Bp), 2 Eastern Rd., Turramurra. 2074	34354	1984	Premise Match	221m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Village Service Station (BP)., 2 Eastern Rd., Turramurra 2074	21796	1983	Premise Match	221m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Village Service Station (BP), 2 Eastern Rd., Turramurra. 2074.	57795	1982	Premise Match	221m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Village Service Station (Bp)., 2 Eastern Rd., Turramurra 2074	8367	1981	Premise Match	221m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Wood Bros Pty Ltd., 2 Eastern Rd., Turramurra. 2074	63200	1980	Premise Match	221m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Wood Bros. Pty. Ltd., 2 Eastern Rd., Turramurra. 2074.	46634	1979	Premise Match	221m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Wood Bros. Pty. Ltd., 2 Eastern Rd., Turramurra. 2074	51126	1978	Premise Match	221m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Wood Bros. Pty. Ltd., 2 Eastern Rd., Turramurra 2074	35230	1976	Premise Match	221m	North East
	MOTOR GARAGES &/OR ENGINEERS.	Wood Bros. Pty. Ltd., 2 Eastern Rd., Turramurra. 2074	59796	1975	Premise Match	221m	North East
	MOTOR GARAGES &/OR ENGINEERS.	Wood Bros. Pty. Ltd., 2 Eastern Rd Turramurra	13167	1972	Premise Match	221m	North East
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Woods Bros. Garage., 2 Eastern Rd Turramurra	2652	1971	Premise Match	221m	North East
	MOTOR SERVICE STATIONS-PETROL,OIL,Etc.	Woods Bros. Garage., 2 Eastern Rd., TURRAMURRA	341639	1970	Premise Match	221m	North East
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Woods Bros. Garage., 2 Eastern Rd Turramurra	50821	1969	Premise Match	221m	North East
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Woods Bros. Garage., 2 Eastern Rd Turramurra	36908	1968	Premise Match	221m	North East
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Woods Bros. Garage., 2 Eastern Rd Turramurra	20372	1967	Premise Match	221m	North East
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Woods Bros. Garage., 2 Eastern Rd Turramurra	1874	1966	Premise Match	221m	North East
	Motor Service Stations - Petrol, Oil, Etc.	Woods Bros. Garage, 2 Eastern Rd. Turramurra	126211	1965	Premise Match	221m	North East
	MOTOR GARAGE/ENGINEERS.	Wood Bros. Pty. Ltd., 2 Eastern Rd Turramurra	9318	1958	Premise Match	221m	North East
	MOTOR SERVICE STATIONS-PETROL, ETC.	Wood Bros. Pty. Ltd., 2 Eastern Rd Turramurra	126	1956	Premise Match	221m	North East
	MOTOR SERVICE STATIONS-PETROL, ETC.	Wood Bros. Pty. Ltd., 2 Eastern Rd Turramurra	142	1956	Premise Match	221m	North East

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9	MOTOR GARAGES &/OR ENGINEERS.	Wood Bros. Pty. Ltd., 2 Easton Rd Turramurra	61727	1956	Premise Match	221m	North East
	MOTOR SERVICE STATIONS-PETROL, ETC.	Wood Bros. Pty. Ltd., 2 Eastern Rd Turramurra	54720	1954	Premise Match	221m	North East
	MOTOR GARAGES &/OR ENGINEERS.	Wood Bros. Pty. Ltd., 2 Easton Rd Turramurra	54348	1954	Premise Match	221m	North East
	MOTOR GARAGES &/OR ENGINEERS.	Wood Bros. Pty. Ltd., 2 Easton Rd Turramurra	43958	1953	Premise Match	221m	North East
	MOTOR GARAGES &/OR ENGINEERS.	Wood Bros. Pty. Ltd., 2 Easton Rd Turramurra	35727	1952	Premise Match	221m	North East
	MOTOR GARAGES &/OR ENGINEERS	Wood Bros. Pty. Ltd., 2 Easton Rd., Turramurra	84576	1950	Premise Match	221m	North East
	MOTOR SERVICE STATIONS-PETROL, Etc.	Wood Bros. Pty. Ltd., 2 Easton Rd., Turramurra	86540	1950	Premise Match	221m	North East
	MOTOR GARAGES &/OR ENGINEERS.	Wood Bros. Pty. Ltd., 2 Easton Rd Turramurra	23049	1948-49	Premise Match	221m	North East
	MOTOR SERVICE STATIONS-PETROL, ETC.	Wood Bros. Pty. Ltd., 2 Easton Rd Turramurra	26890	1948-49	Premise Match	221m	North East
10	MOTOR GARAGES & ENGINEERS.	Turramurra Garages Pty. Ltd., 1259 Pacific Hghwy., Turramurra	33538	1962	Premise Match	233m	East
11	MOTOR GARAGES & SERVICE STATIONS.	Corry David J Pty Ltd., 8 Eastern Rd., Turramurra. 2074	18881	1993	Premise Match	247m	North East
	Motor Garages & Service Stations	Corry, David J. Pty Ltd, 8 Eastern Rd, Turramurra 2074	53665	1991	Premise Match	247m	North East
	MOTOR GARAGES & SERVICE STATIONS.	Corry David J. Pty. Ltd, 8 Eastern Rd., Turramurra. 2074	11464	1990	Premise Match	247m	North East
	MOTOR GARAGE & SERVICE STATIONS.	Corry David J. Pty. Ltd., 8 Eastern Rd., Turramurra. 2074	64909	1989	Premise Match	247m	North East
	MOTOR GARAGES & SERVICE STATIONS.	Corry David J. Pty. Ltd., 8 Eastern Rd., Turramurra. 2074	59114	1988	Premise Match	247m	North East
	MOTOR GARAGES & SERVICE STATIONS.	Corry, David J. Pty. Ltd., 8 Eastern Rd., Turramurra. 2074	64509	1986	Premise Match	247m	North East
	MOTOR GARAGES & SERVICE STATIONS.	Corry David J. Pty. Ltd., 8 Eastern Rd., Turramurra. 2074	39508	1985	Premise Match	247m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Corry David J. Pty. Ltd., 8 Eastern Rd., Turramurra. 2074	28091	1984	Premise Match	247m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Corry David J. Pty. Ltd., 8 Eastern Rd., Turramurra 2074	14513	1983	Premise Match	247m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Corry, David J. Pty. Ltd., 8 Eastern Rd., Turramurra. 2074.	56573	1982	Premise Match	247m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Corry, David J. Pty. Ltd., 8 Eastern Rd., Turramurra. 2074.	3126	1981	Premise Match	247m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Corry D. J., 8 Eastern Rd., Turramurra. 2074	52767	1980	Premise Match	247m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Corry D. J., 8 Eastern Rd., Turramurra. 2074.	41318	1979	Premise Match	247m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Corry, D. J., 8 Eastern Rd., Turramurra. 2074	49849	1978	Premise Match	247m	North East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Corry D. J., 8 Eastern Rd., Turramurra 2074	29781	1976	Premise Match	247m	North East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
11	MOTOR GARAGES &/OR ENGINEERS.	Corry, D. J., 8 Eastern Rd., Turramurra. 2074	58709	1975	Premise Match	247m	North East
	MOTOR GARAGES &/OR ENGINEERS.	Corry D. J., 8 Eastern Rd., Turramurra 2074	13159	1972	Premise Match	247m	North East
12	DRY CLEANERS, PRESSERS &/OR DYERS.	Littles Dry Cleaning & Valet Service., 2A Turramurra Ave., Turramurra. 2074.	35452	1979	Premise Match	269m	East
	DRY CLEANERS, PRESSERS &/OR DYERS	Littles Dry Cleaning & Valet Service, 2a Turramurra Ave., Turramurra. 2074	20861	1978	Premise Match	269m	East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Parkinson M. E., 2A Turramurra Ave., Turramurra	7184	1972	Premise Match	269m	East
	DRY CLEANERS, PRESSERS &/OR DYERS	Parkinson M. E., 2A Turramurra Ave., Turramurra	51253	1971	Premise Match	269m	East
	DRY CLEANERS,PRESSERS /DYERS (D710)	Parkinson, M. E., 2a Turramurra Ave., Turramurra	292445	1970	Premise Match	269m	East
	DRY CLEANERS, PRESSERS/ DYERS	Parkinson M. E., 2a Turramurra Ave., Turramurra	37256	1969	Premise Match	269m	East
	DRY CLEANERS, PRESSERS/DYERS	Parkinson M. E., 2A Turramurra Ave., Turramurra	20715	1968	Premise Match	269m	East
	DRY CLEANERS, PRESSERS/ DYERS	Parkinson M. E., 2A Turramurra Ave., Turramurra	6271	1967	Premise Match	269m	East
	DRY CLEANERS, PRESSERS/ DYERS	Parkinson, M. E., 2a Turramurra Ave., Turramurra	55320	1966	Premise Match	269m	East
	Dry Cleaners, Pressers/Dyers	Parkinson, M. E., 2a Turramurra Ave., Turramurra	76283	1965	Premise Match	269m	East
13	MOTOR GARAGES & SERVICE STATIONS.	Mobil Turramurra Service Station, 1243 Pacific Hwy Turramurra. 2074	19161	1993	Premise Match	309m	East
	MOTOR GARAGES & SERVICE STATIONS.	Turramurra Car Care Centre, 1243 Pacific Hwy., Turramurra. 2074	25510	1993	Premise Match	309m	East
	Motor Garages & Service Stations	Mobil Turramurra Service Station, 1243 Pacific H'way., Turramurra 2074	97851	1991	Premise Match	309m	East
	Motor Garages & Service Stations	Turramurra Car Care Centre, 1243 Pacific H'way, Turramurra 2074	53967	1991	Premise Match	309m	East
	MOTOR GARAGES & SERVICE STATIONS.	Mobil Turramurra Service Station, 1243 Pacific Hghwy, Turramurra. 2074	11886	1990	Premise Match	309m	East
	MOTOR GARAGES & SERVICE STATIONS.	Turramurra Car Care Centre, 1243 Pacific Hghwy, Turramurra. 2074	18350	1990	Premise Match	309m	East
	MOTOR GARAGE & SERVICE STATIONS.	Mobil Turramurra Service Station, 1243 Pacific Hghwy, Turramurra. 2074	5298	1989	Premise Match	309m	East
	MOTOR GARAGE & SERVICE STATIONS.	Turramurra Car Care Centre, 1243 Pacific Hghwy, Turramurra. 2074	5681	1989	Premise Match	309m	East
	MOTOR GARAGES & SERVICE STATIONS.	Mobil Turramurra Service Station, 1243 Pacific Hghwy, Turramurra. 2074	59663	1988	Premise Match	309m	East
	MOTOR GARAGES & SERVICE STATIONS.	Turramurra Car Care Centre, 1243 Pacific Hghwy, Turramurra. 2074	60094	1988	Premise Match	309m	East
	MOTOR GARAGES & SERVICE STATIONS.	Mobil Turramurra Service Station, 1243 Pacific H'way., Turramurra. 2074	65132	1986	Premise Match	309m	East
	MOTOR GARAGES & SERVICE STATIONS.	Turramurra Car Care Centre, 1243 Pacific H'way., Turramurra. 2074	65650	1986	Premise Match	309m	East
	MOTOR GARAGES & SERVICE STATIONS.	Mobil Turramurra Service Station, 1243 Pacific H Way., Turramurra. 2074	45237	1985	Premise Match	309m	East
	MOTOR GARAGES & SERVICE STATIONS.	Turamurra Car Care Centre, 1243 Pacific Hghwy, Turramurra. 2074	45773	1985	Premise Match	309m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Mobil Turramurra Service Station, 1243 Pacific Hghwy, Turramurra. 2074	33814	1984	Premise Match	309m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Turramurra Car Care Centre, 1243 Pacific Hghwy, Turramurra. 2074	34336	1984	Premise Match	309m	East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
13	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Mobil Turramurra Service Station., 1243 Pacific H'way., Turramurra 2074	15165	1983	Premise Match	309m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Turramurra Car Care Centre., 1243 Pacific H'way Turramurra 2074	21777	1983	Premise Match	309m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Mobil Turramurra Service Station, 1243 Pacific H'way., Turramurra. 2074.	57239	1982	Premise Match	309m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Turramurra Car Care Centre, 1243 Pacific H'way., Turramurra. 2074.	57778	1982	Premise Match	309m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Mobil Turramurra Service station., 1243 pacific H'way., turramurra 2074	65715	1981	Premise Match	309m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Turramurra Car Care Centre., 1243 Pacific H'way., Turramurra 2074	8356	1981	Premise Match	309m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Mobil Turramurra Service Station., 1243 Pacific Highway., Turramurra. 2074	58537	1980	Premise Match	309m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Turramurra Car Care Centre., 1243 Pacific H'way., Turramurra. 2074	59043	1980	Premise Match	309m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Mobil Service Station., 1243 Pacific Highway., Turramurra. 2074.	46013	1979	Premise Match	309m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Turramurra Car Care Centre., 1243 Pacific Hway., Turramurra. 2074.	46540	1979	Premise Match	309m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Mobil Service Station, 1243 Pacific H'way, Turramurra. 2074	50518	1978	Premise Match	309m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Turramurra Car Care Centre, 1243 Pacific H'way, Turramurra. 2074	51024	1978	Premise Match	309m	East
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Turramurra Car Care Centre., 1243 Pacific H'way., Turramurra 2074	35120	1976	Premise Match	309m	East
	MOTOR GARAGES &/OR ENGINEERS.	Turramurra Car Care Centre., 1243 Pacific H'way., Turramurra. 2074	59707	1975	Premise Match	309m	East
	MOTOR GARAGES &/OR ENGINEERS.	Corry's Service Centre., 1243 Pacific Hghwy., Turramurra	13160	1972	Premise Match	309m	East
	MOTOR GARAGES &/OR ENGINEERS.	New Essex Service Centre., 1243 Pacific Hghwy., Turramurra 2074	13164	1972	Premise Match	309m	East
	MOTOR GARAGES &/OR ENGINEERS.	Corry's Service Centre., 1243 Pacific Hghwy., Turramurra	62813	1971	Premise Match	309m	East
	MOTOR GARAGES & ENGINEERS(M6S6)	Corrys Service Centre., 1243 Pacific Highway., TURRAMURRA	337623	1970	Premise Match	309m	East
	MOTOR GARAGES & ENGINEERS.	Corry's Service Centre., 1243 Pacific Hghwy, Turramurra	47261	1969	Premise Match	309m	East
	MOTOR GARAGES & ENGINEERS	Corry's Service Centre., 1243 Pacific Hghwy., Turramurra	30687	1968	Premise Match	309m	East
	MOTOR GARAGES & ENGINEERS.	Corry's Service Centre., 1243 Pacific Hghwy., Turramurra	11110	1967	Premise Match	309m	East
	MOTOR GARAGES & ENGINEERS.	Corry's Service Centre., 1243 Pacific Hghwy., Turramurra	60835	1966	Premise Match	309m	East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
13	Motor Garages & Engineers	Corry's Service Centre, 1243 Pacific Highway. Turramurra	123467	1965	Premise Match	309m	East
	MOTOR GARAGES & ENGINEERS	Corry's Service Centre., 1243 Pacific Hghwy., Turramurra	48744	1964	Premise Match	309m	East
	MOTOR GARAGES & ENGINEERS.	Mccollam J. Service Centre., 1243 Pacific Hghwy., Turramurra	33535	1962	Premise Match	309m	East
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Mccollam J. Service Centre., 1243 Pacific Hghwy., Turramurra	42841	1962	Premise Match	309m	East
	MOTOR GARAGES & ENGINEERS.	Mccollam's Service Station., 1243 Pacific Hghwy., Turramurra	33530	1962	Premise Match	309m	East
	MOTOR GARAGES & ENGINEERS	Wilson's Service Centre, 1243 Pacific Hghwy., Turramurra	348475	1961	Premise Match	309m	East
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Wilsons Service Centre, 1243 Pacific Hghwy., TURRAMURRA	351304	1961	Premise Match	309m	East
	MOTOR GARAGES & ENGINEERS	Wilsons Service Station 1243 Pacific Highway., TURRAMURRA	348476	1961	Premise Match	309m	East

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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
14	MOTOR GARAGES &/OR ENGINEERS.	Esso Servicenter., Pacific H'way., Turramurra. 2074	58828	1975	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Ruwald J. N. & P. A. Caltex Service Station., 133 Pacific Hghwy., Turramurra	13166	1972	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Ruwald J. N. & P. A. Caltex Service Station., 133 Pacific Hghwy., Turramurra	62817	1971	Road Match	0m
	MOTOR GARAGES & ENGINEERS.	Ruwald J. N. & P. A. Caltex Service Station., 133 Pacific Hghwy Turramurra	47265	1969	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL,. OIL, ETC.	Turramurra Garages., Pacific Hghwy., Turramurra	24625	1959	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Turramurra Garages., Pacific Hghwy., Turramurra	9886	1958	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Turramurra Garages., Pacific Hghwy., Turramurra	85	1956	Road Match	0m

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Topographic Map 2015

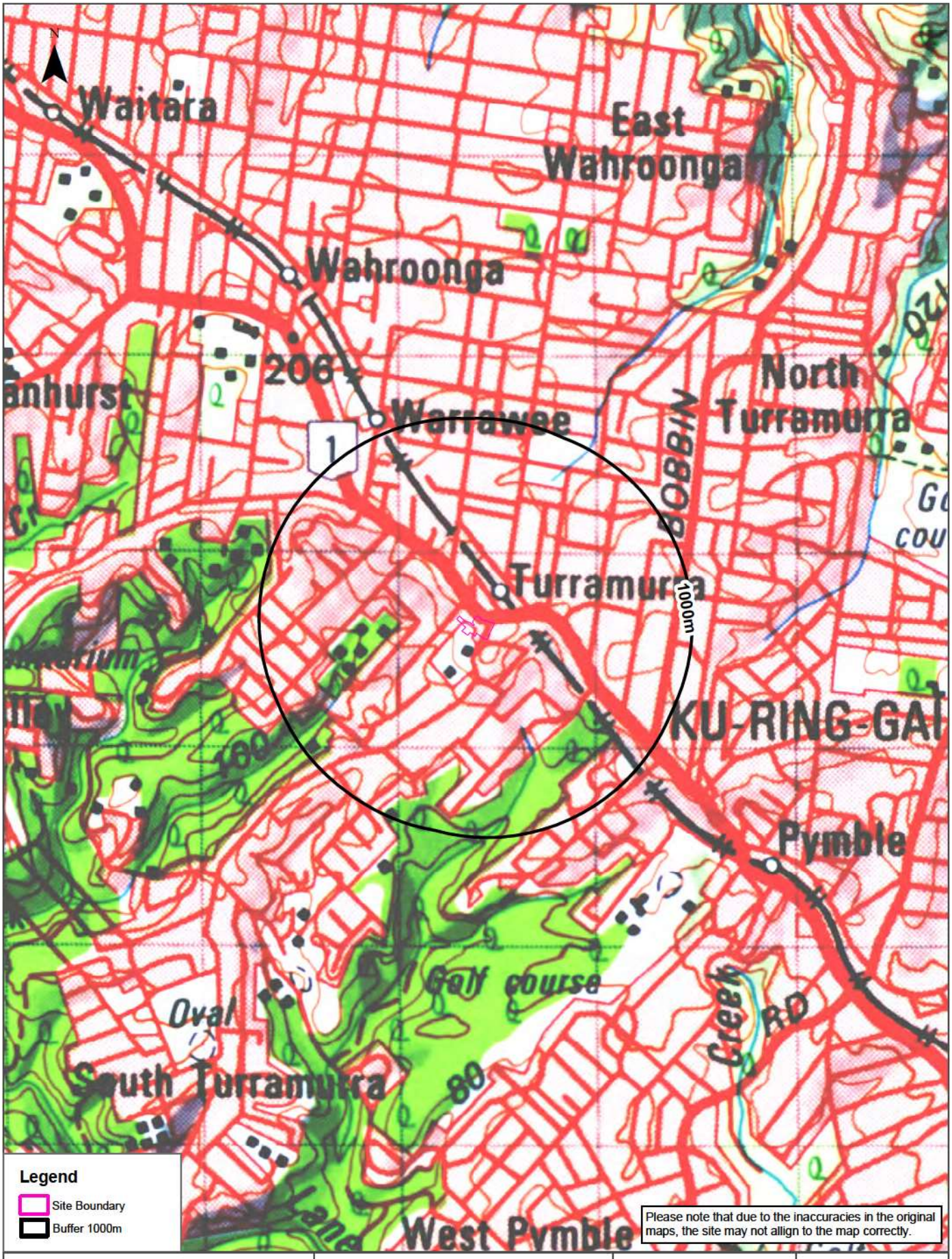
1 Kissing Point Road, Turramurra, NSW 2074



Scale: 0 150 300 450 600 Meters	Data Sources: Topographic Map Data © NSW Land and Property Information	Coordinate System: GDA 1994 MGA Zone 56	Date: 31 August 2021

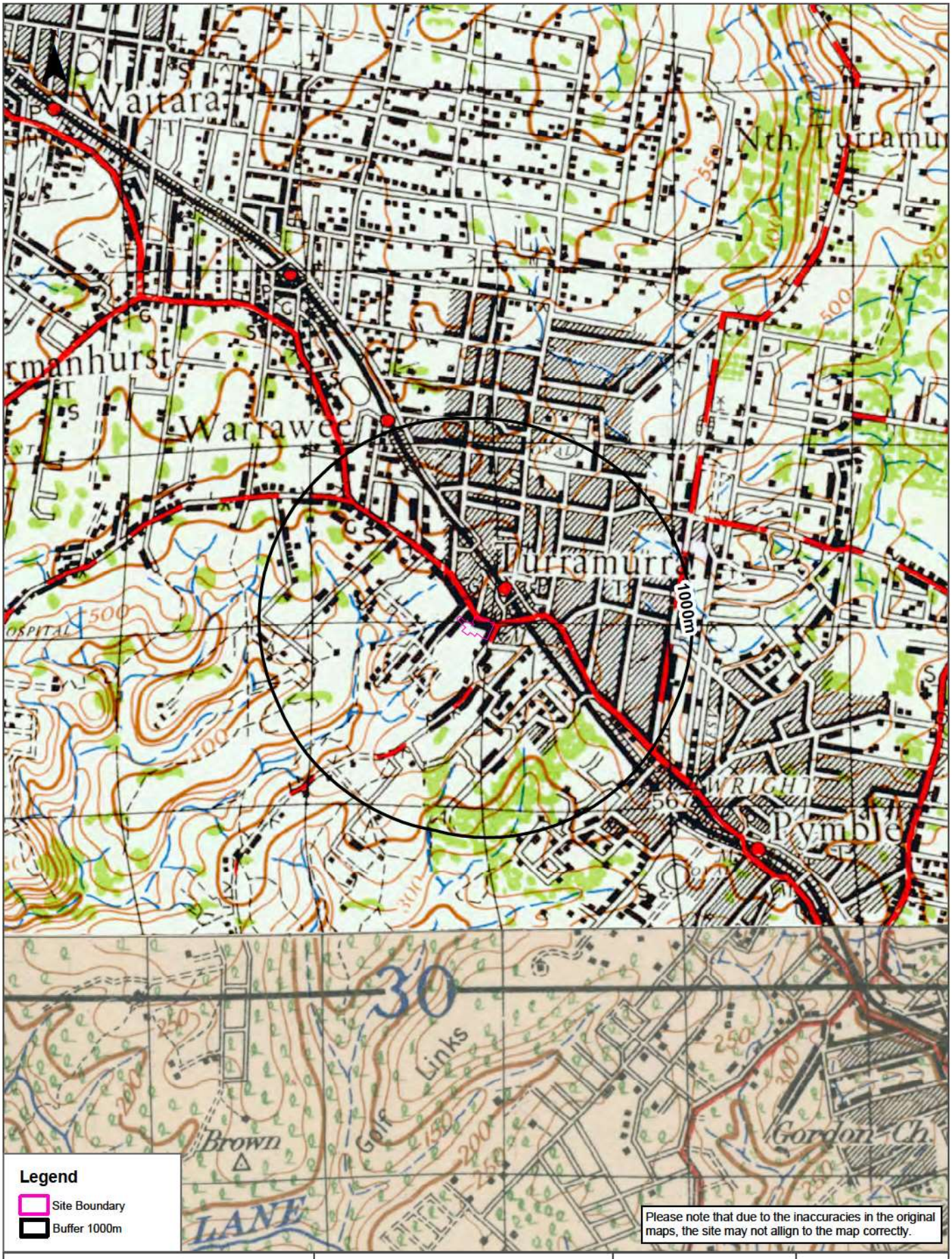
Historical Map 1975

1 Kissing Point Road, Turramurra, NSW 2074



Historical Map 1936 - 1942

1 Kissing Point Road, Turramurra, NSW 2074



Scale: 0 300 600 900 1,200 Meters

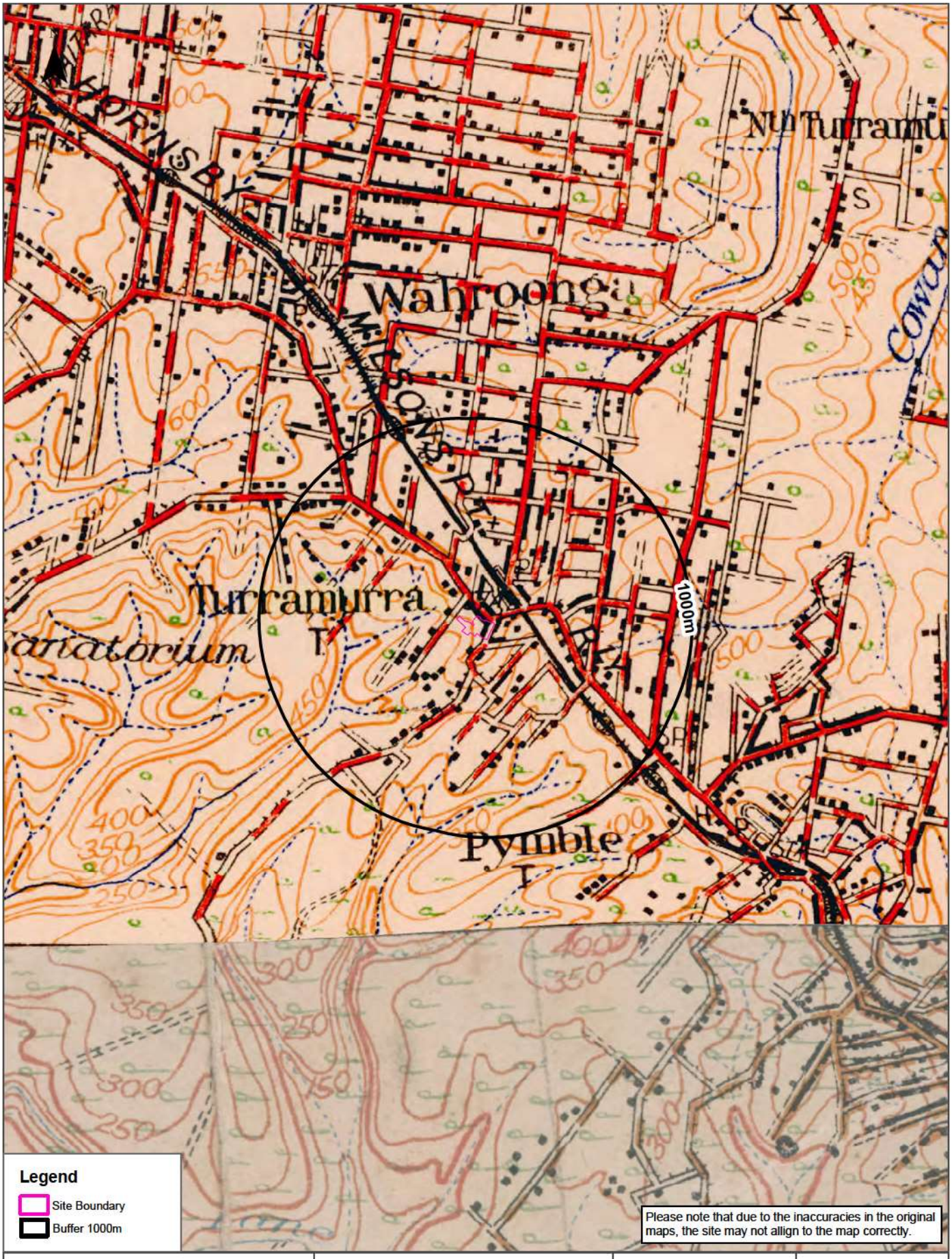
Data Sources: Australia 1:63360
Produced by Australian Section Imperial General Staff

Coordinate System:
GDA 1994 MGA Zone 56

Date: 31 August 2021

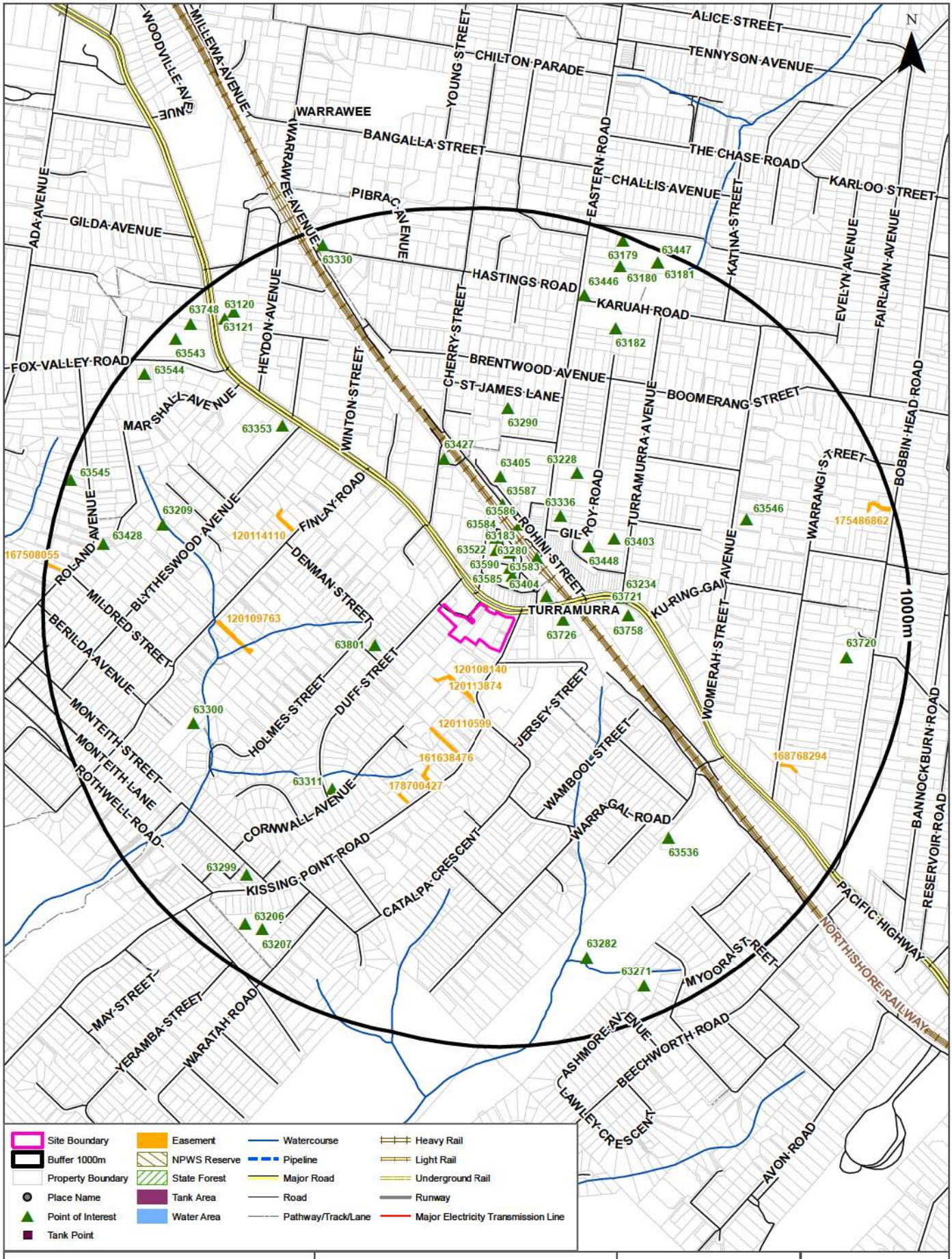
Historical Map 1917 - 1920

1 Kissing Point Road, Turramurra, NSW 2074



Topographic Features

1 Kissing Point Road, Turramurra, NSW 2074



Topographic Features

1 Kissing Point Road, Turramurra, NSW 2074

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
63585	Parking Area	Parking Area	100m	North East
63404	Park	TURRAMURRA VILLAGE PARK	101m	North East
63590	Parking Area	Parking Area	115m	North East
63726	Community Medical Centre	HILLVIEW COMMUNITY HEALTH CENTRE	123m	East
63522	Community Facility	THE DUNGEON	144m	North
63183	Library	TURRAMURRA LIBRARY	144m	North
63583	Parking Area	Parking Area	149m	North
63280	Railway Station	TURRAMURRA RAILWAY STATION	163m	North East
63584	Parking Area	Parking Area	173m	North
63801	Park	BOYDS ORCHARD PARK	183m	West
63586	Parking Area	Parking Area	226m	North
63721	Park	THE LOOKOUT	230m	East
63587	Parking Area	Parking Area	260m	North
63448	Community Facility	TURRAMURRA SENIORS / CENTRE COMMUNITY HALL	263m	North East
63234	Suburb	TURRAMURRA	278m	East
63336	Park	CAMERON PARK	285m	North East
63758	Nursing Home	UNITING NORTHAVEN TURRAMURRA	288m	East
63403	Place Of Worship	UNITING CHURCH	324m	North East
63405	Retirement Village	ROHINI VILLAGE	327m	North
63427	Park	HALFPENNY PARK	369m	North
63228	Retirement Village	ST MARGARET'S VILLAGE	401m	North East
63311	Park	FROGMORE PARK	490m	South West
63290	Place Of Worship	ST JAMES	502m	North
63353	Primary School	WARRAWEE PUBLIC SCHOOL	610m	North West
63536	Community Facility	1ST TURRAMURRA SCOUT HALL	635m	South East
63546	Historic Site	COSSINGTON	639m	East
63300	Park	Park	683m	West
63209	Park	LAURA OSBORNE HOUISON SANCTUARY	730m	West
63182	Park	KARUAH PARK	777m	North East
63299	Place Of Worship	SIKH TEMPLE	795m	South West
63282	Park	SHELDON FOREST	804m	South

Map Id	Feature Type	Label	Distance	Direction
63446	Monument	TURRAMURRA MEMORIAL PARK	825m	North
63720	Primary School	NORTHSIDE MONTESSORI SCHOOL	844m	East
63428	Park	ROLAND RESERVE	864m	West
63207	Sports Court	TENNIS COURTS	882m	South West
63206	Park	HAMILTON PARK	895m	South West
63121	Sports Field	BOWLING GREENS	911m	North West
63120	Club	WARRAWEE BOWLING CLUB	912m	North West
63271	Park	Park	920m	South East
63180	Sports Court	TENNIS COURTS	924m	North
63544	Historic Site	PURULIA	955m	North West
63543	Historic Site	MAHRATTA AND SITE	955m	North West
63748	Park	CURTILAGE PARK	957m	North West
63330	Park	FARTHING PARK	960m	North
63181	Sports Field	TURRAMURRA MEMORIAL PARK	969m	North East
63447	Athletics Track	Athletics Track	969m	North East
63545	Historic Site	SIMPSON-LEE HOUSE I	987m	West
63179	Sports Court	TENNIS COURTS	987m	North

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Topographic Features

1 Kissing Point Road, Turramurra, NSW 2074

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
N/A	No records in buffer					

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
N/A	No records in buffer					

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
120108140	Primary	Undefined		87m	South
120113874	Primary	Undefined		91m	South West
120110599	Primary	Undefined		228m	South
161638476	Primary	Right of way	variable	321m	South
178700427	Primary	Right of way	4.57m	411m	South West
120114110	Primary	Undefined		420m	North West
120109763	Primary	Undefined		480m	West
168768294	Primary	Right of way	Variable	764m	South East
175486862	Primary	Right of way	VAR	933m	East
167508055	Primary	Right of way	4m & Variable	954m	West

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

1 Kissing Point Road, Turramurra, NSW 2074

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

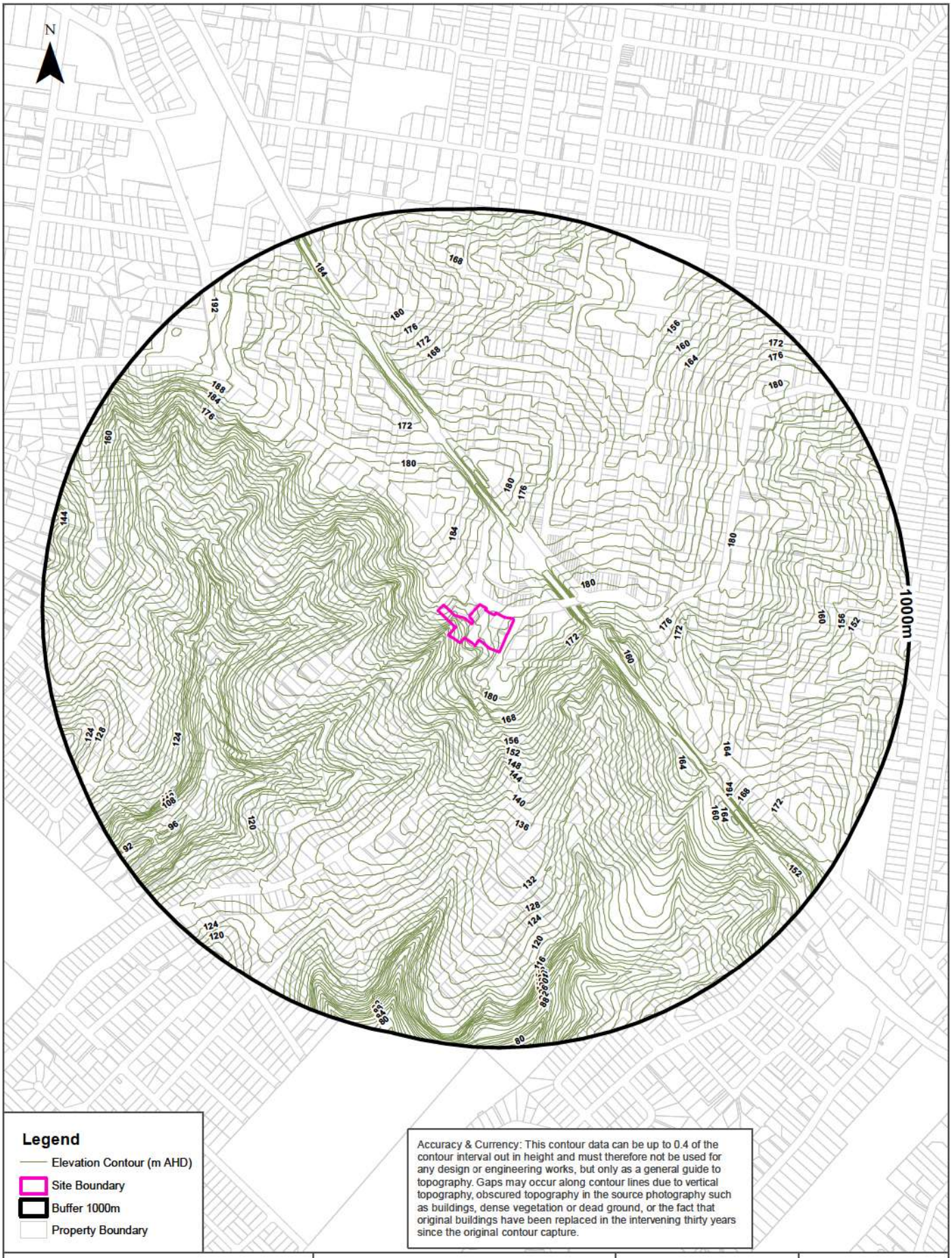
What NPWS Reserves exist within the dataset buffer?

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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Elevation Contours (m AHD)

1 Kissing Point Road, Turramurra, NSW 2074



Hydrogeology & Groundwater

1 Kissing Point Road, Turramurra, NSW 2074

Hydrogeology

Description of aquifers within the dataset buffer:

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

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)
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Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

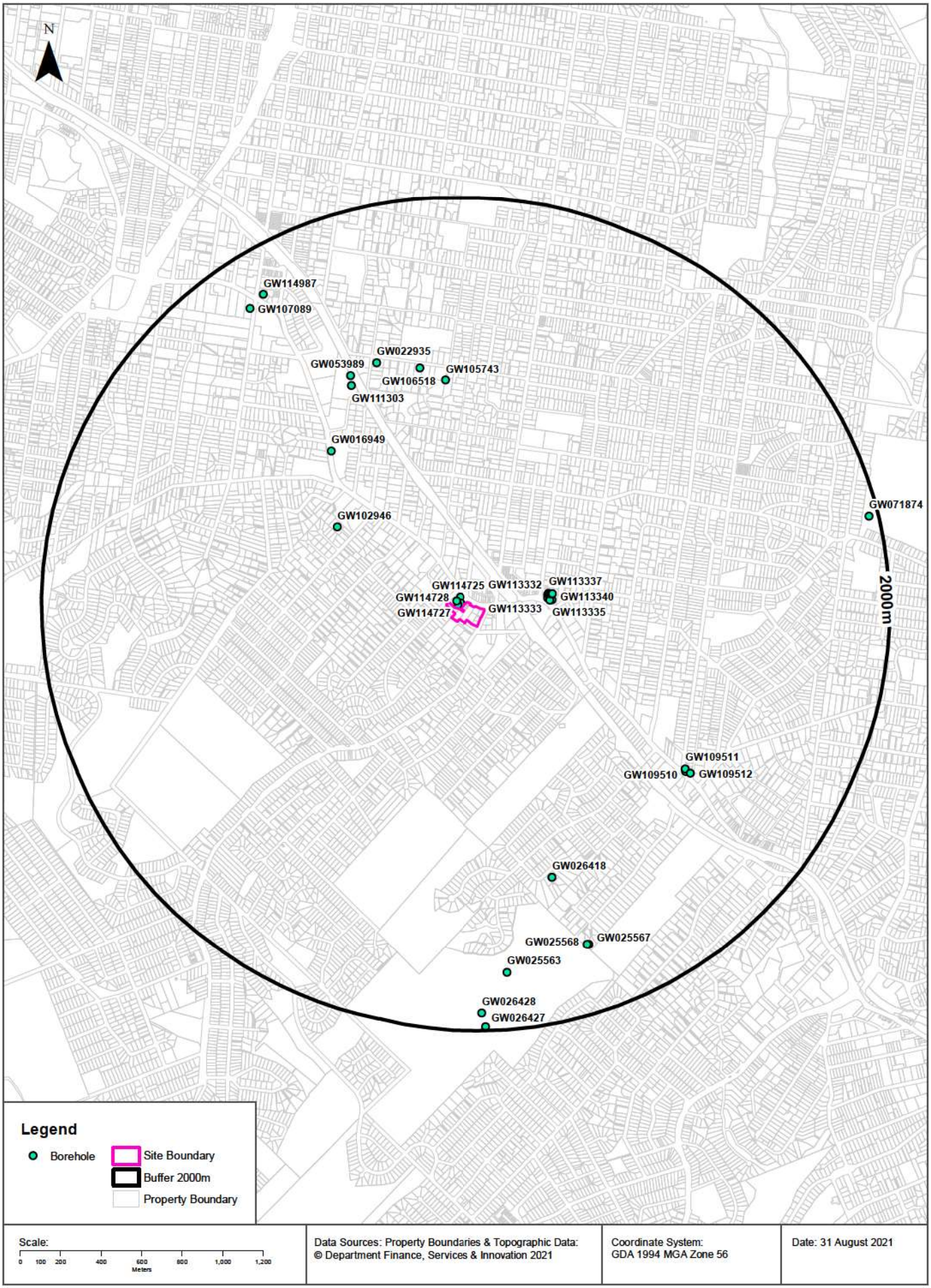
Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

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

Groundwater Boreholes

1 Kissing Point Road, Turramurra, NSW 2074



Hydrogeology & Groundwater

1 Kissing Point Road, Turramurra, NSW 2074

Groundwater Boreholes

Boreholes within the dataset buffer:

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m bgl)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW114727	10BL604459	Bore	Private	Monitoring Bore	Monitoring Bore		15/01/2011	12.50	12.50					16m	North West
GW114726	10BL604459	Bore	Private	Monitoring Bore	Monitoring Bore		14/01/2011	12.50	12.50					18m	North West
GW114728	10BL604459	Bore	Private	Monitoring Bore	Monitoring Bore		24/01/2011	10.00	10.00					32m	North West
GW114725	10BL604459	Bore	Private	Monitoring Bore	Monitoring Bore		13/01/2011	10.30	10.30					40m	North West
GW113333	10BL600536	Bore	Private	Monitoring Bore	Monitoring Bore		02/08/2006	8.50	8.50					318m	East
GW113332	10BL600536	Bore	Private	Monitoring Bore	Monitoring Bore		02/08/2006	8.50	8.50					322m	East
GW113336	10BL600536	Bore	Private	Monitoring Bore	Monitoring Bore		02/08/2006	9.00	9.00					327m	East
GW113334	10BL600536	Bore	Private	Monitoring Bore	Monitoring Bore		02/08/2006	9.00	9.00					328m	East
GW113337	10BL164655	Bore	Private	Monitoring Bore	Monitoring Bore	Mobil	04/11/2004	14.00	14.00					328m	East
GW113338	10BL164655	Bore	Private	Monitoring Bore	Monitoring Bore	Mobil	04/11/2004	15.00	15.00					333m	East
GW113335	10BL600536	Bore	Private	Monitoring Bore	Monitoring Bore		02/08/2006	8.50	8.50					337m	East
GW113339	10BL164655	Bore	Private	Monitoring Bore	Monitoring Bore		05/11/2004	14.00	14.00					339m	East
GW113340	10BL164655	Bore	Private	Monitoring Bore	Monitoring Bore		04/11/2004	15.00	15.00					345m	East
GW102946	10BL159554, 10WA108455	Bore		Domestic, Stock	Domestic, Stock		15/03/2000	186.50	186.50	843				661m	North West
GW016949	10BL008051	Well	Private	Recreation (groundwater)	Irrigation		01/01/1958	11.70	11.70	Very Poor				947m	North West
GW105743	10BL162455, 10WA108618	Bore	Private	Domestic, Stock	Domestic, Stock		03/02/2004	150.50	150.50	465	70.00	1.100		1098m	North
GW106518	10BL164098, 10WA108828	Bore	Private	Domestic	Domestic		23/09/2004	150.00	150.00	600	42.00	0.800		1165m	North
GW111303	10BL140562, 10BL604227, 10WA109591	Bore	School	Domestic, Recreation (groundwater), Stock	Recreation (groundwater)		12/12/1989	165.00	165.00			0.380		1173m	North West
GW053989	10BL123251	Bore	Private	Irrigation	Irrigation		01/08/1982	92.00	92.00		8.00	0.300		1220m	North West
GW022935	10BL016416, 10WA108120	(Unknown)	Private	Domestic	General Use		01/12/1965	26.80	26.80	V.Salty				1236m	North
GW109511	10BL602098	Bore	Private	Monitoring Bore	Monitoring Bore		04/07/2005	13.00						1246m	South East
GW109510	10BL602098	Bore	Private	Monitoring Bore	Monitoring Bore		04/07/2005	13.00						1256m	South East
GW109512	10BL602098	Bore	Private	Monitoring Bore	Monitoring Bore		05/07/2005	14.00						1280m	South East

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m bgl)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW026418	10BL018997	Bore open thru rock	Private	Irrigation	Irrigation		01/10/1966	19.20	19.20					1293m	South
GW025568	10BL015904	Bore open thru rock	Private	Irrigation	Irrigation		01/09/1965	67.00	67.10	Fresh				1663m	South
GW025567	10BL015757	Bore open thru rock	Private	Recreation (groundwater)	Irrigation		01/07/1965	61.50	61.60					1666m	South
GW025563	10BL015095	Bore open thru rock	Private	Irrigation	Irrigation		01/04/1965	120.00	120.10					1718m	South
GW107089	10BL164780, 10BL165191, 10WA109445	Bore		Recreation (groundwater), Test Bore	Recreation (groundwater)		13/01/2005	216.00	216.00	470	65.00	0.100		1753m	North West
GW114987	10BL604934			Monitoring Bore	Monitoring Bore		17/08/2011	10.00	10.00		1.87			1775m	North West
GW026428	10BL018998	Bore open thru rock	Private	Irrigation	Irrigation		01/10/1966	18.50	18.60	Fresh				1912m	South
GW071874	10BL153808, 10CA109357	Bore	Private	Irrigation, Recreation (groundwater)	Irrigation, Recreation (groundwater)		01/03/1994	46.00	46.00	440	3.00	12.000	130.00	1954m	East
GW026427	10BL018999	Bore open thru rock	Private	Irrigation	Irrigation		01/11/1966	48.70	48.80	Potable				1980m	South

Borehole Data Source : NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation for all bores prefixed with GW. All other bores © Commonwealth of Australia (Bureau of Meteorology) 2015. Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Hydrogeology & Groundwater

1 Kissing Point Road, Turramurra, NSW 2074

Driller's Logs

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

Groundwater No	Drillers Log	Distance	Direction
GW114727	0.00m-0.10m CONCRETE 0.10m-0.15m GRAVEL WITH SAND BLACK COLOR 0.15m-2.00m SANDY CLAY VERY SOFT,GREENISH BROWN COLOR 2.00m-3.40m SAND FINE GRAINED, YELLOW 3.40m-5.00m CLAY MINOR SHALE BROWN GREY 5.00m-8.00m CLAY FINE GRAINED,MOIST RED WITH MINOR GREY 8.00m-12.50m CLAY,DINE GRAINED SATURATED TO MOIST GREY WITH MINOR RED	16m	North West
GW114726	0.00m-0.01m CONCRETE 0.01m-0.02m SANDSTONE 0.02m-2.00m SANDY CLAY,DARK BROWN 2.00m-3.00m SILTY CLAY,STIFF,DRY WHITE RED 3.00m-12.50m SILTY CLAY,STIFF,DRY,LOW PLASTICITY,WHITE RED	18m	North West
GW114728	0.00m-0.10m CONCRETE 0.10m-0.20m SANDY GRAVEL WITH MINOR CLAY 0.20m-1.80m SANDY CLAY FINE SOFT DRY ,YELLOWISH BROWN 1.80m-2.00m SHALE WEATHERED 2.00m-2.50m SAND DRY MEDIUM GREEN REEDISH BROWN 2.50m-3.60m SAND DRY MEDIUM yellow 3.60m-6.20m CLAY VERY STIFF REDDISH BROWN 6.20m-10.00m CLAY VERY STIFF WITH REDDISH BROWN	32m	North West
GW114725	0.00m-0.10m CONCRETE 0.10m-0.20m SAND MEDIUM,COLOR YELLOW 0.20m-1.00m SANDY CLAY FINE GRAINED,STIFF,BLACK BROWN 1.00m-1.50m SAND,FINE GRAINED DRY,PINK 1.50m-2.20m SILTY CLAY,LIMESTONE SOFT MOIST 2.20m-2.40m CLAY VERY STIFF,DRY,RED,YELLOW 2.40m-10.30m SHALE,STIFF,MOIST,RED GREY	40m	North West
GW102946	0.00m-7.00m FILL 7.00m-10.00m WEATHERED SHALE 10.00m-13.00m WEATHERED SANDSTONE 13.00m-38.00m SANDSTONE M.G. 38.00m-40.00m SANDSTONE QUARTZ 40.00m-67.00m SANDSTONE M.G. 67.00m-69.50m HARD SHALE 69.50m-82.00m SANDSTONE M.G. 82.00m-84.50m SANDSTONE AND SHALE 84.50m-92.00m SANDSTONE M.G. 92.00m-95.00m SHALE AND SANDSTONE 95.00m-95.50m QUARTZ 95.50m-98.00m SANDSTONE M.G. 98.00m-113.50m SANDSTONE M.G. 113.50m-115.00m SANDSTONE AND QUARTZ 115.00m-154.00m SANDSTONE M.G. 154.00m-157.00m SANDSTONE AND QUARTZ 157.00m-160.50m SANDSTONE M.G. 160.50m-163.00m SANDSTONE AND QUARTZ 163.00m-165.00m SANDSTONE M.G. 165.00m-167.00m SANDSTONE AND QUARTZ 167.00m-169.00m SANDSTONE M.G. 169.00m-171.00m SANDSTONE QUARTZ 171.00m-172.50m SANDSTONE M.G. 172.50m-173.00m HARD SHALE 173.00m-178.00m SANDSTONE F/G 178.00m-179.00m SANDSTONE AND QUARTZ 179.00m-186.50m HARD SHALE	661m	North West
GW016949	0.00m-1.21m Topsoil 1.21m-2.13m Clay 2.13m-11.73m Shale	947m	North West

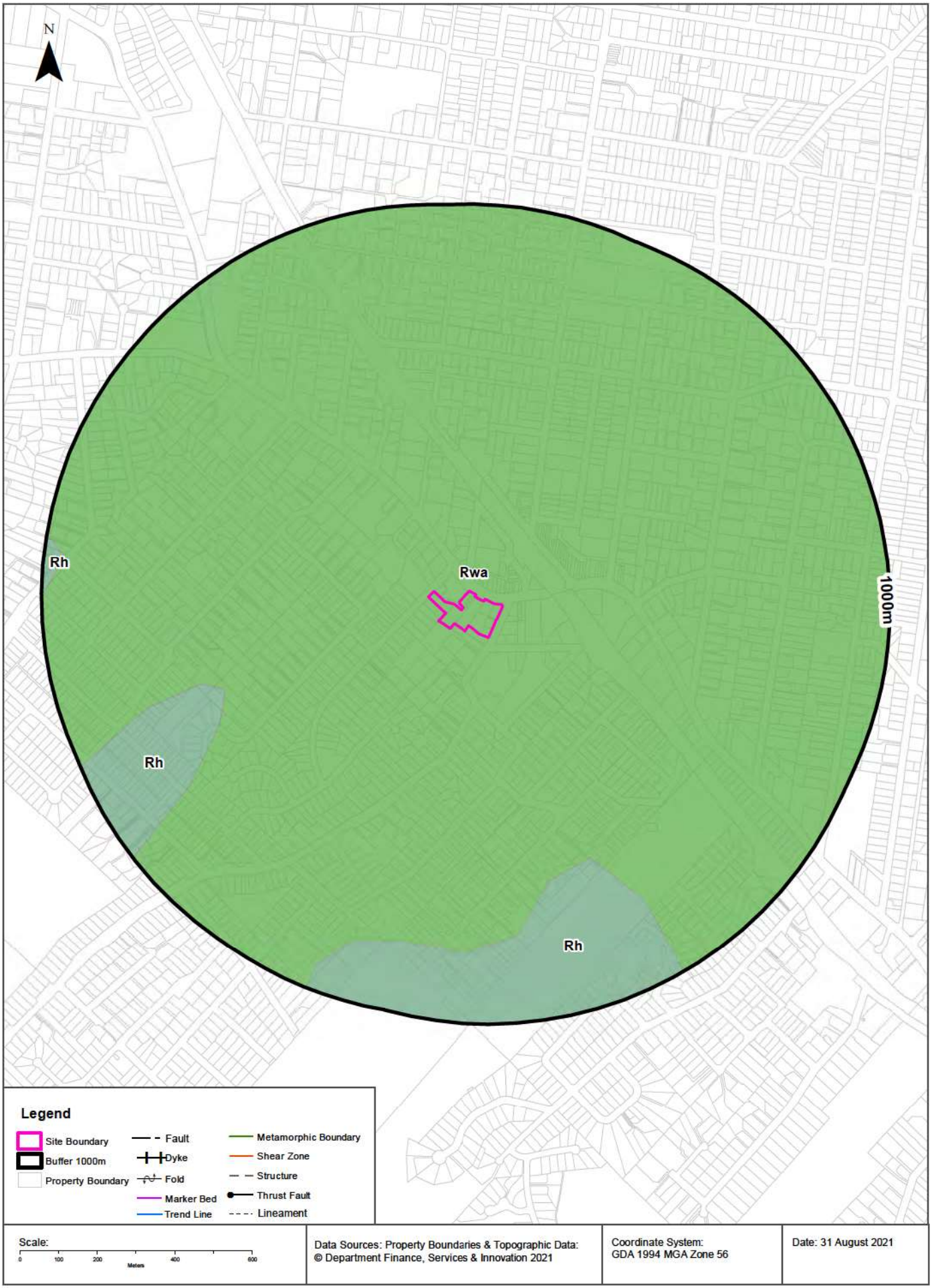
Groundwater No	Drillers Log	Distance	Direction
GW105743	0.00m-0.80m clay 0.80m-15.50m shale, black 15.50m-22.00m siltstone 22.00m-36.50m sandstone, grey and siltsone bands 36.50m-56.00m sandstone, grey light grey 56.00m-57.00m sandstone, light grey and quartz 57.00m-60.50m sandstone, light grey and qartz 60.50m-81.00m sandstone, grey light grey 81.00m-82.00m sandstone, light grey ad quartz 82.00m-110.50m sandstone, grey 110.50m-116.00m sandstone, dark grey light brown 116.00m-117.50m sandstone, grey 117.50m-132.50m sandstone, grey 132.50m-135.50m sandstone light grey 135.50m-138.50m sandstone, light grey and quartz 138.50m-145.00m quartz 145.00m-150.50m sandstone, grey	1098m	North
GW106518	0.00m-0.50m soil 0.50m-3.00m caly 3.00m-21.00m shale 21.00m-72.00m sandstone, white 72.00m-84.00m sandstone, shale 84.00m-102.00m sandstone 102.00m-109.00m shale, hard 109.00m-127.00m sandstone, shale 127.00m-132.00m sandstone, quartz 132.00m-147.00m sandstone, shale bands 147.00m-150.00m sandstone, shale	1165m	North
GW111303	0.00m-2.00m TOPSOIL 2.00m-3.00m SHALE / CLAY 3.00m-12.00m SANDSTONE SOFT 12.00m-16.00m SHALE 16.00m-19.00m SHALE HARD,ROCK 19.00m-165.00m SANDSTONE HARD	1173m	North West
GW053989	0.00m-3.10m Made Ground 3.10m-4.80m Clay 4.80m-6.20m Clay Sandy Soft Water Supply 6.20m-8.50m Clay Consolidated 8.50m-11.50m Shale 11.50m-74.30m Sandstone Grey Some Shale 74.30m-75.90m Shale 75.90m-80.80m Sandstone Grey 80.80m-82.00m Sandstone Grey Open Water Supply 82.00m-83.10m Shale 83.10m-92.00m Sandstone Grey	1220m	North West
GW022935	0.00m-0.15m Made Ground 0.15m-4.57m Clay 4.57m-7.31m Clay White 7.31m-9.14m Shale Soft 9.14m-18.28m Sandstone Shale Bands Water Supply 18.28m-26.82m Sandstone White Hard Water Supply	1236m	North
GW026418	0.00m-1.21m Soil 1.21m-2.59m Driller 2.59m-17.37m Sandstone Red 17.37m-19.20m Sandstone White	1293m	South
GW025568	0.00m-0.30m Topsoil 0.30m-10.97m Sandstone Interlayere 10.97m-38.10m Sandstone 38.10m-41.45m Shale Gravel Water Supply 41.45m-49.68m Sandstone Water Supply 49.68m-59.43m Shale Black Sandstone Interlayere Water Supply 59.43m-67.05m Shale Sandy	1663m	South
GW025567	0.00m-0.60m Topsoil 0.60m-45.11m Sandstone 45.11m-46.32m Shale Gravel Water Supply 46.32m-54.86m Sandstone Water Supply 54.86m-55.77m Shale Sandy Water Supply 55.77m-61.56m Sandstone	1666m	South
GW025563	0.00m-0.30m Soil 0.30m-57.91m Sandstone Grey 57.91m-64.00m Clay Grey Sandy 64.00m-99.06m Sandstone Grey 99.06m-109.72m Clay Sandy 109.72m-111.25m Sandstone 111.25m-120.09m Clay Sandy 111.25m-120.09m Shale Seams	1718m	South

Groundwater No	Drillers Log	Distance	Direction
GW107089	0.00m-1.00m FILL 1.00m-5.00m CLAY BROWN 5.00m-21.00m SHALE 21.00m-57.00m SANDSTONE GREY 57.00m-58.00m SANDSTONE F/QUARTZ 58.00m-71.00m SANDSTONE GREY 71.00m-72.00m SANDSTONE ,SHALE BEDDING 72.00m-74.00m SHALE HARD 74.00m-121.50m SANDSTONE GREY 121.50m-123.50m SANDSTONE F/QUARTZ 123.50m-125.00m SANDSTONE GREY 125.00m-126.00m SANDSTONE QUARTZ 126.00m-175.00m SANDSTONE GREY 175.00m-175.30m SANDSTONE, QUARTZ 175.30m-181.00m SANDSTONE GREY 181.00m-181.50m SANDSTONE QUARTZ 181.50m-191.00m SANDSTONE GREY 191.00m-192.00m SANDSTONE QUARTZ 192.00m-200.00m SANDSTONE GREY 200.00m-201.50m SANDSTONE F/QUARTZ 201.50m-216.00m SANDSTONE GREY	1753m	North West
GW026428	0.00m-1.21m Soil 1.21m-13.71m Sandstone Red 13.71m-14.47m Clay Sandy Water Supply 14.47m-18.59m Sandstone White	1912m	South
GW071874	0.00m-4.00m clay 4.00m-5.00m sandstone, wthed 5.00m-8.00m sandstone, fine 8.00m-9.00m shale 9.00m-12.00m sandstone, med course 12.00m-15.00m sandstone, grey course grain (fractures) 15.00m-20.00m sandstone, grey med fine 20.00m-46.00m sandstone, fine grain	1954m	East
GW026427	0.00m-1.52m Soil 1.52m-10.66m Sandstone White 10.66m-10.97m Clay White Sandy Water Supply 10.97m-19.20m Sandstone White 19.20m-20.11m Clay Soft Sandy Water Supply 20.11m-29.87m Shale Light Grey Sandy 29.87m-37.18m Sandstone Grey 37.18m-47.85m Sandstone White 47.85m-48.15m Sand Water Supply 48.15m-48.76m Sandstone White Hard	1980m	South

Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp
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Geology

1 Kissing Point Road, Turramurra, NSW 2074



Geology

1 Kissing Point Road, Turramurra, NSW 2074

Geological Units 1:100,000

What are the Geological Units within the dataset buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dist	Dir
Rwa	Black to dark grey shale and laminate	Ashfield Shale	Wianamatta Group		Triassic		Sydney	0m	On-site
Rh	Medium to coarse grained quartz sandstone, very minor shale and laminate lenses				Triassic		Sydney	577m	South

Geological Structures 1:100,000

What are the Geological Structures within the dataset buffer?

Feature	Name	Description	Map Sheet	Distance	Direction
N/A	No records in buffer				

Geological Data Source : NSW Department of Industry, Resources & Energy

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Naturally Occurring Asbestos Potential

1 Kissing Point Road, Turramurra, NSW 2074

Naturally Occurring Asbestos Potential

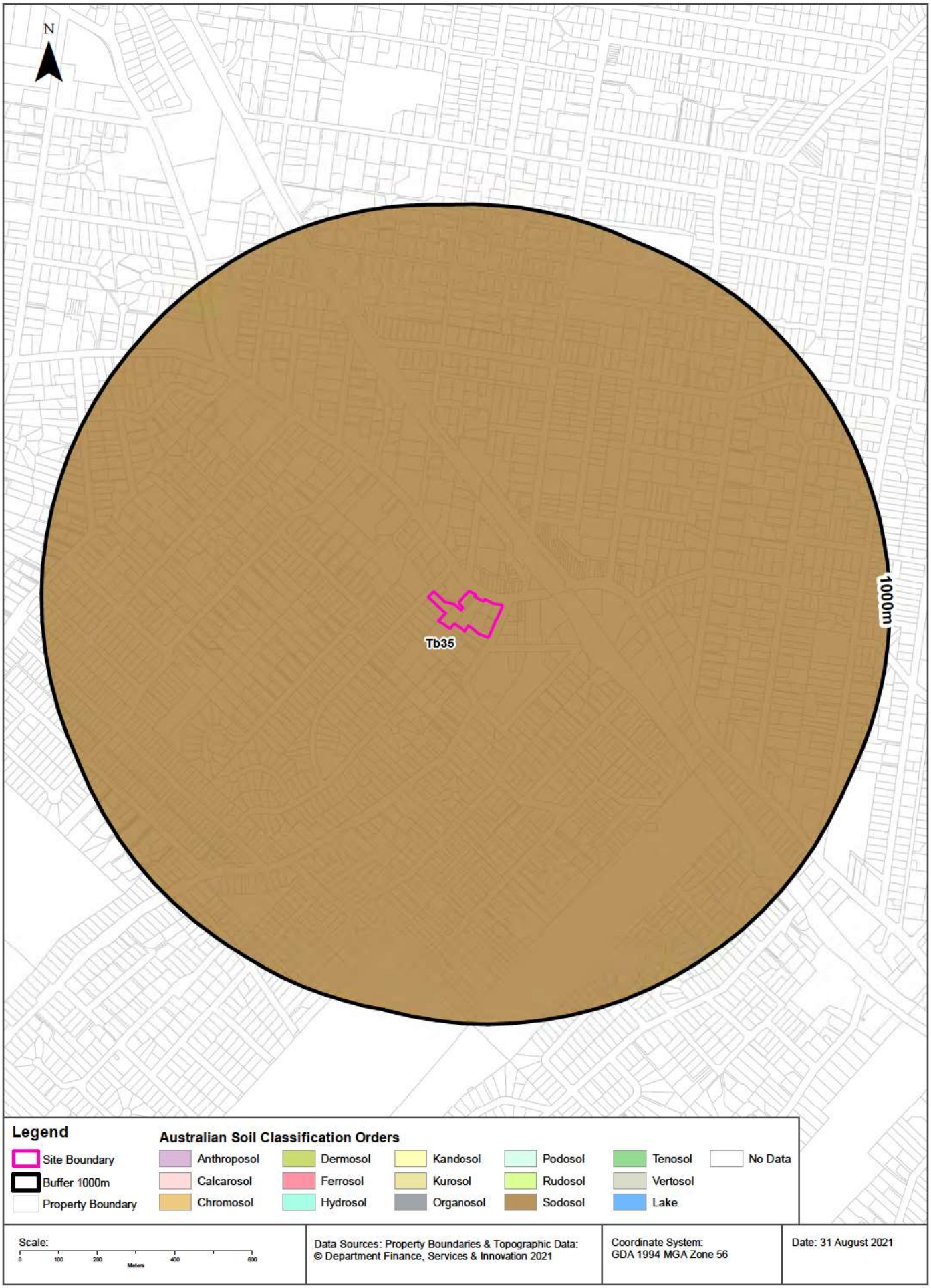
Naturally Occurring Asbestos Potential within the dataset buffer:

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

Atlas of Australian Soils

1 Kissing Point Road, Turramurra, NSW 2074



Soils

1 Kissing Point Road, Turramurra, NSW 2074

Atlas of Australian Soils

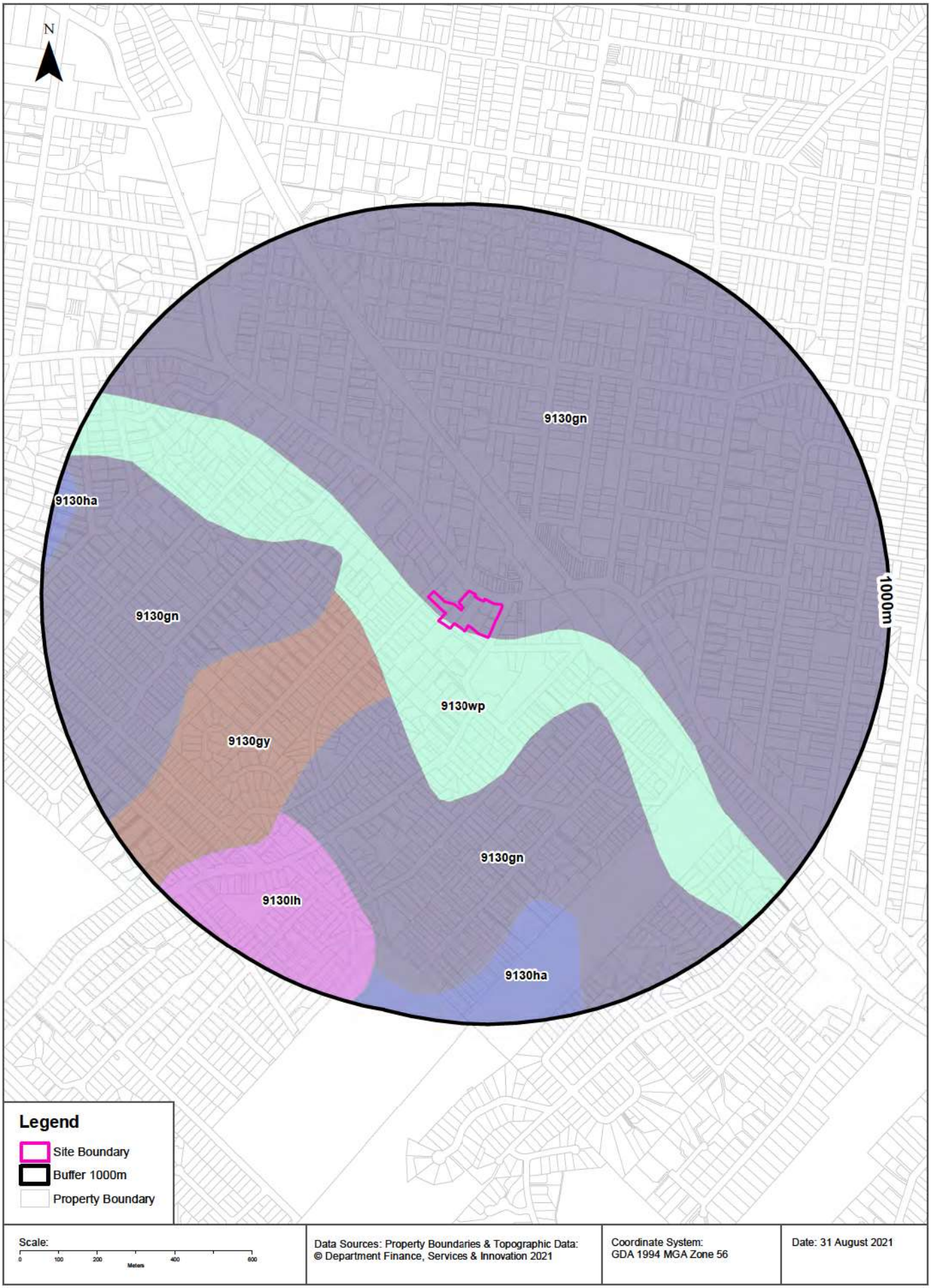
Soil mapping units and Australian Soil Classification orders within the dataset buffer:

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

Atlas of Australian Soils Data Source: CSIRO
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Soil Landscapes of Central and Eastern NSW

1 Kissing Point Road, Turramurra, NSW 2074



Soils

1 Kissing Point Road, Turramurra, NSW 2074

Soil Landscapes of Central and Eastern NSW

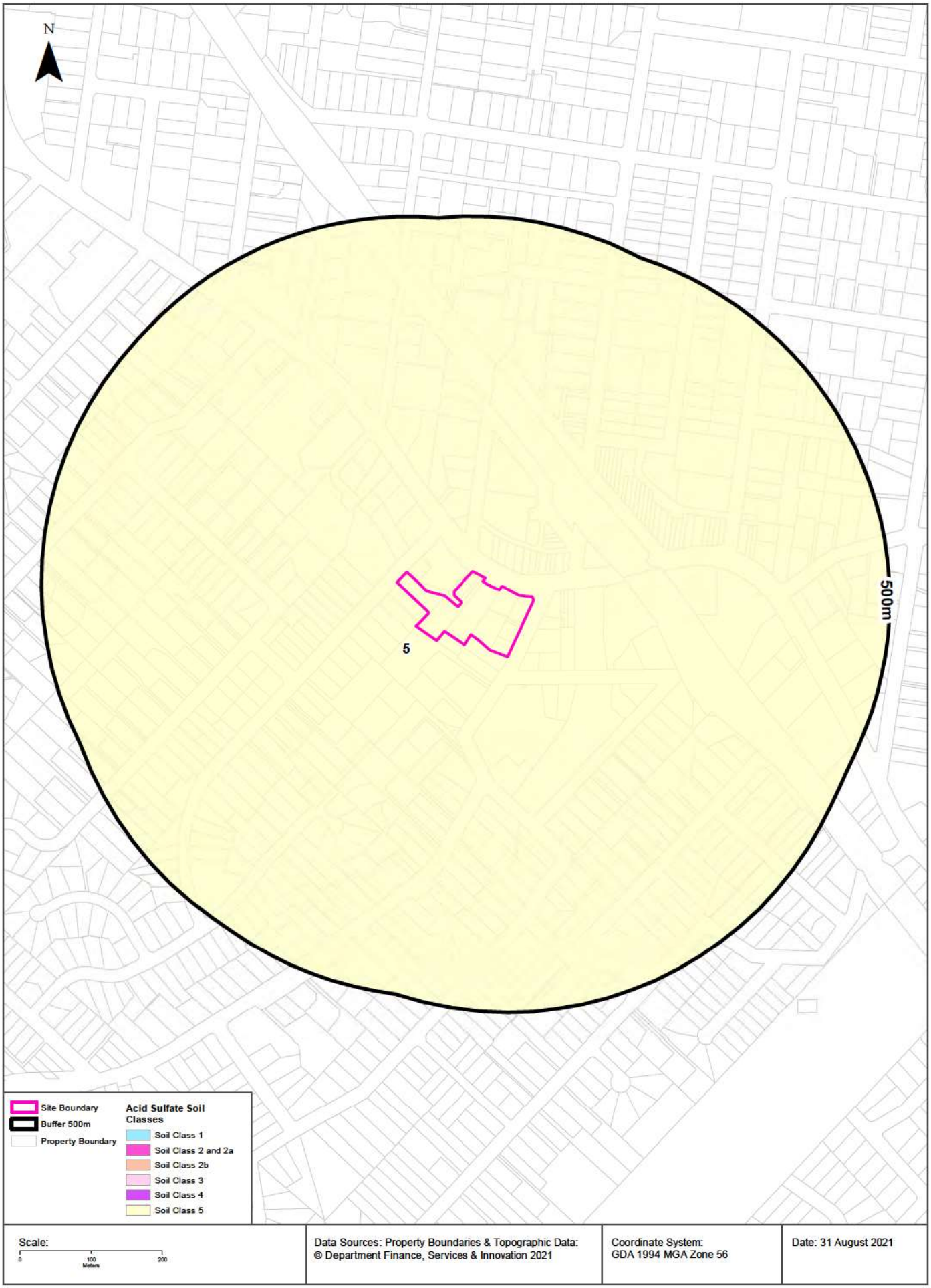
Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9130gn	Glenorie	0m	On-site
9130wp	West Pennant Hills	0m	On-site
9130gy	Gymea	187m	South West
9130lh	Lucas Heights	638m	South West
9130ha	Hawkesbury	685m	South

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

1 Kissing Point Road, Turramurra, NSW 2074



Acid Sulfate Soils

1 Kissing Point Road, Turramurra, NSW 2074

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
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk	Ku-ring-gai Local Environmental Plan 2015

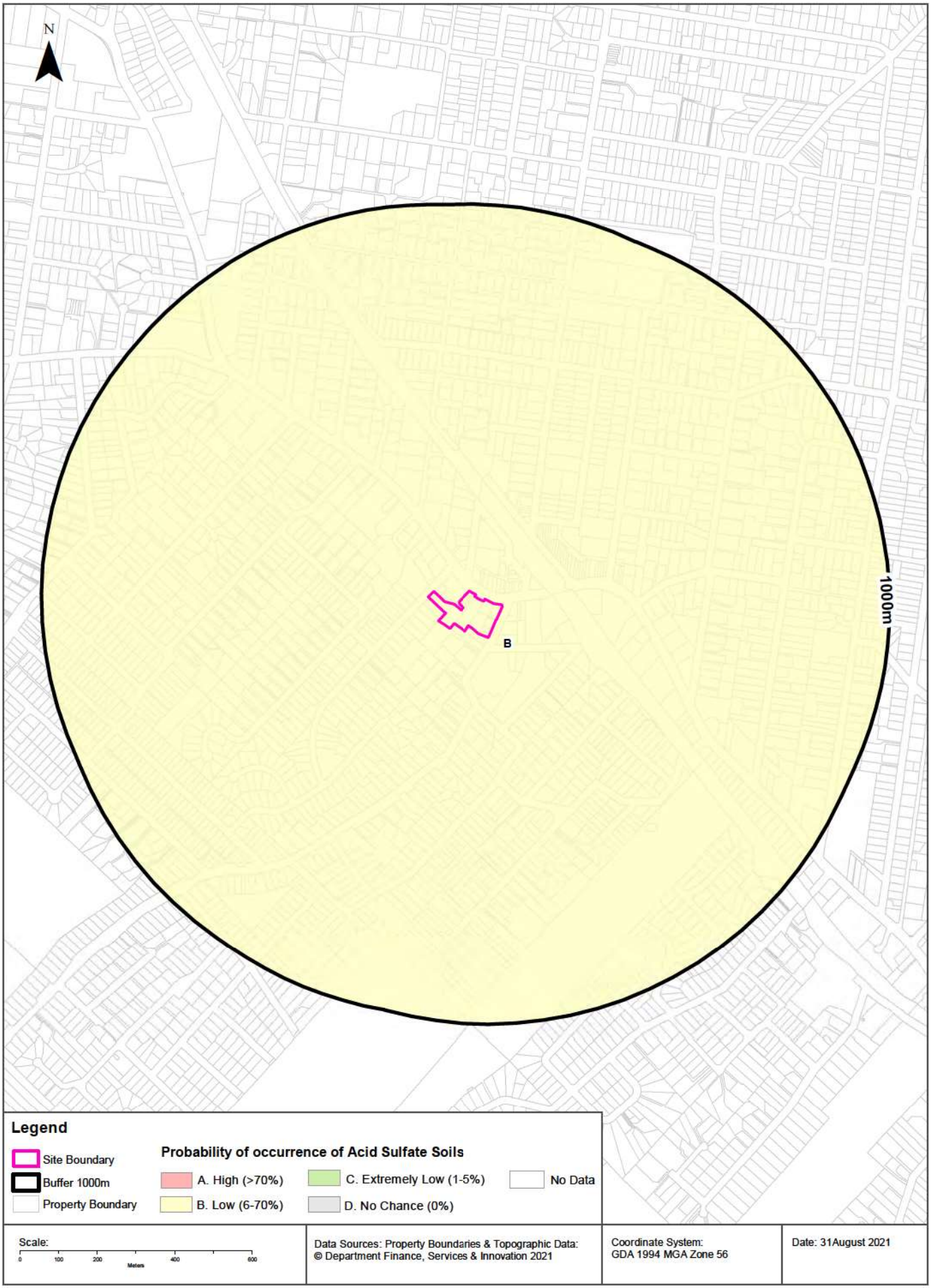
If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
None				

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Atlas of Australian Acid Sulfate Soils

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Acid Sulfate Soils

1 Kissing Point Road, Turramurra, NSW 2074

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

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO
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Dryland Salinity

1 Kissing Point Road, Turramurra, NSW 2074

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

1 Kissing Point Road, Turramurra, NSW 2074

Mining Subsidence Districts

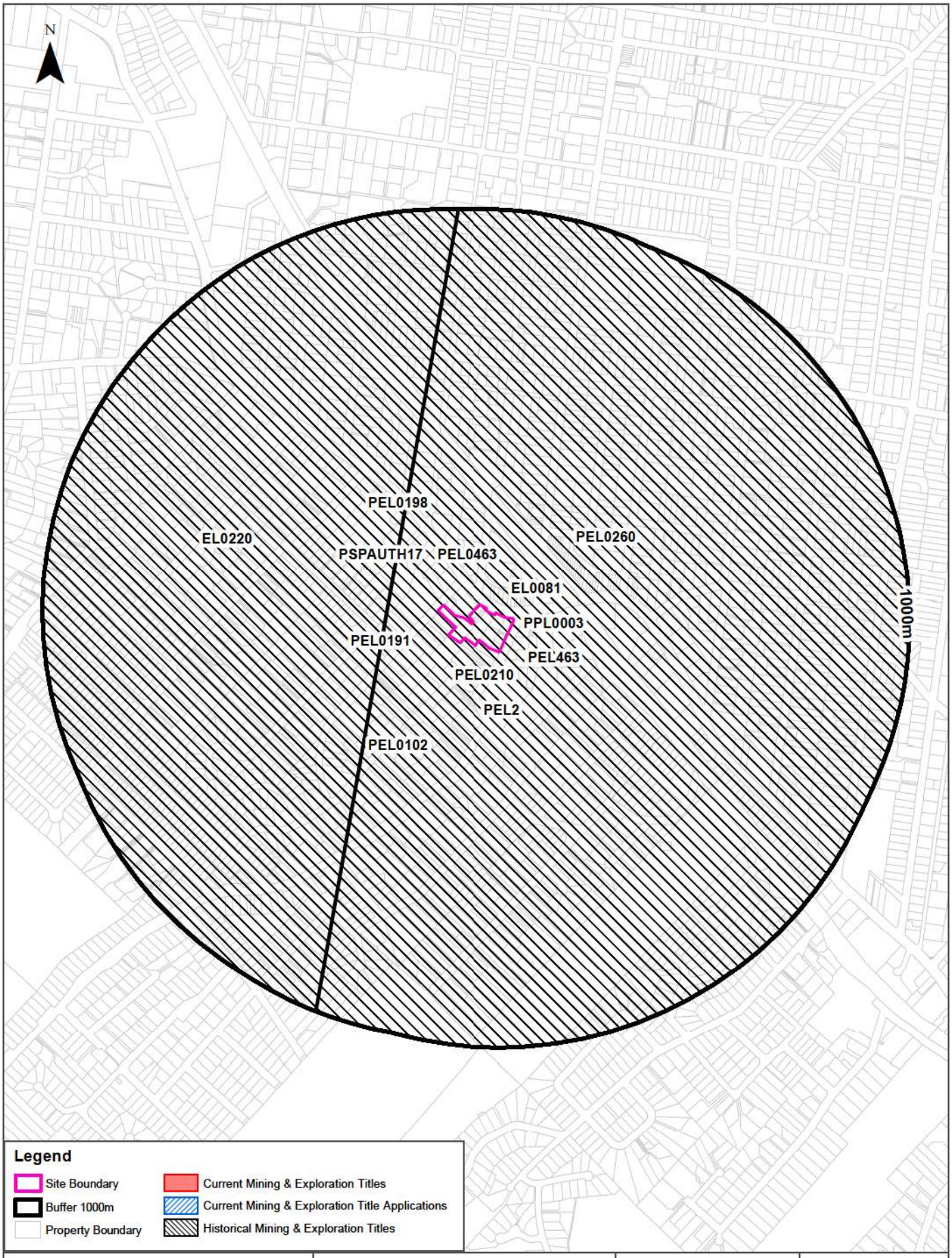
Mining Subsidence Districts within the dataset buffer:

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 & Exploration Titles

1 Kissing Point Road, Turramurra, NSW 2074



Mining

1 Kissing Point Road, Turramurra, NSW 2074

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

1 Kissing Point Road, Turramurra, NSW 2074

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	8/03/2007	7/03/2008	PETROLEUM	Petroleum	0m	On-site
PEL2	AGL UPSTREAM INVESTMENTS PTY LIMITED			MINERALS		0m	On-site
PEL463	DART ENERGY (APOLLO) PTY LTD			MINERALS		0m	On-site
PEL0463	DART ENERGY (APOLLO) PTY LTD	22/10/2008	6/03/2015	PETROLEUM	Petroleum	0m	On-site
EL0081	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	01 Feb 1967	01 Feb 1968	MINERALS		0m	On-site
PEL0102	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0260	NORTH BULLI COLLIERIES PTY LTD, AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT CO.	9/09/1981	8/03/1993	PETROLEUM	Petroleum	0m	On-site
PEL0191	NORTHWEST OIL AND MINERALS CO NL			PETROLEUM	Petroleum	0m	On-site
PEL0198	JOHN STREVENS (TERRIGAL) NL			PETROLEUM	Petroleum	0m	On-site
PEL0210	THE AUSTRALIAN GAS LIGHT COMPANY (AGL), NORTH BULLI COLLIERIES PTY LTD			PETROLEUM	Petroleum	0m	On-site
PPL0003	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
EL0220	METALS INVESTIGATION CORPORATION PTY LIMITED	01 Jan 1969	01 May 1973	COAL	Coal	127m	West

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

State Environmental Planning Policy

1 Kissing Point Road, Turramurra, NSW 2074

State Significant Precincts

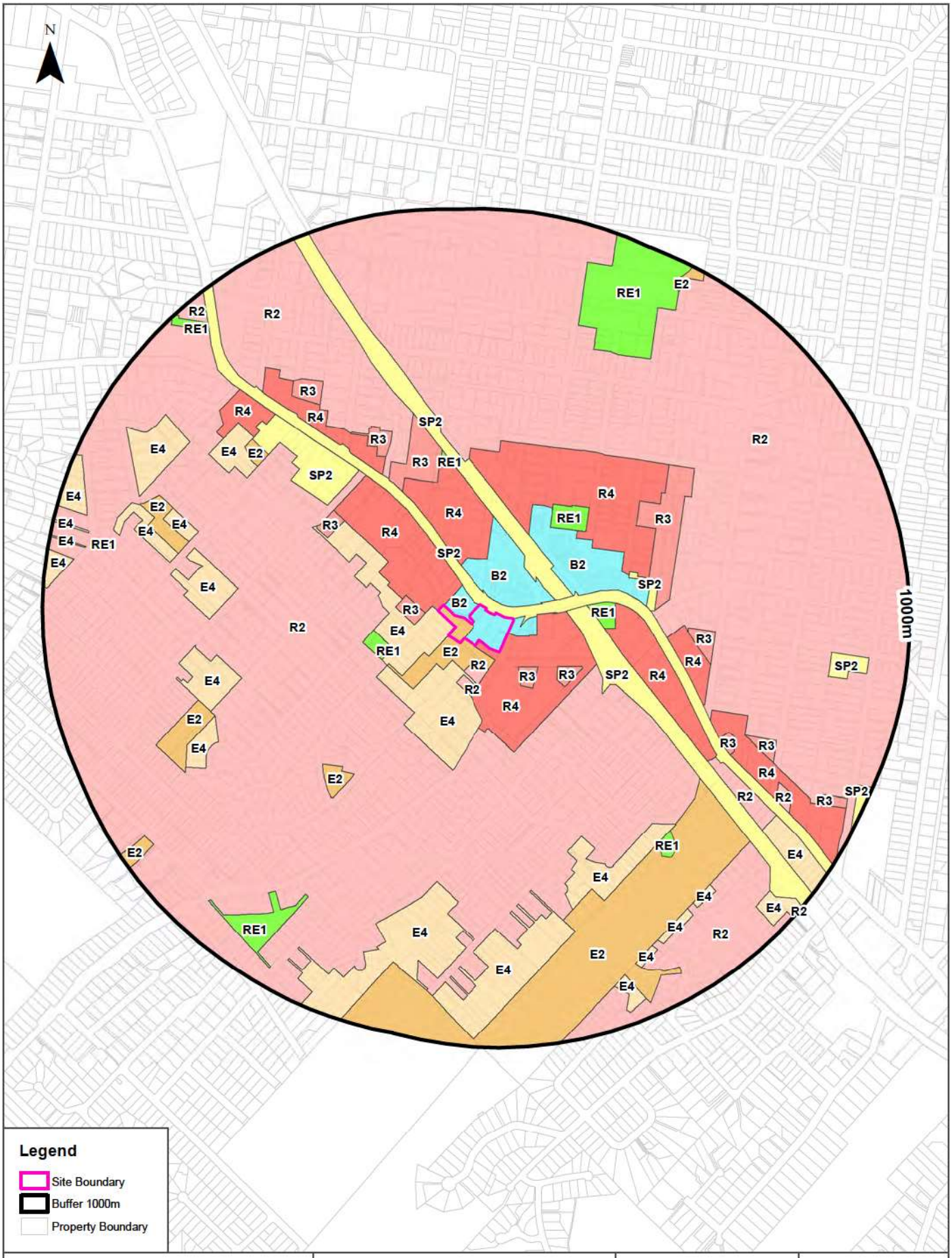
What SEPP State Significant Precincts exist within the dataset buffer?

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

1 Kissing Point Road, Turramurra, NSW 2074



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2021
Planning: NSW Crown Copyright - Planning & Environment

Coordinate System:
GDA 1994 MGA Zone 56

Date: 31 August 2021

Environmental Planning Instrument

1 Kissing Point Road, Turramurra, NSW 2074

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
E2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	0m	On-site
B2	Local Centre		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	0m	On-site
SP2	Infrastructure	Classified Road	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	0m	North East
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	0m	West
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	0m	North West
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	0m	South East
B2	Local Centre		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	26m	North East
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	34m	West
R2	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	37m	South
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	48m	South West
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	61m	South East
R2	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	80m	South
SP2	Infrastructure	Railway Infrastructure	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	108m	North
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	110m	North
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	124m	South West
SP2	Infrastructure	Railway Infrastructure	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	133m	South East
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	146m	West
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	148m	South East
B2	Local Centre		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	154m	North East
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	187m	East
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	214m	North East
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	228m	East
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	250m	North East
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	305m	North
SP2	Infrastructure	Electricity Transmission and Distribution	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	309m	East
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	330m	North West
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	346m	North East
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	349m	North West

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	355m	North East
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	358m	North
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		366m	North West
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	388m	East
SP2	Infrastructure	Educational Establishment	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		388m	North West
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		402m	North West
E2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		426m	South West
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	439m	East
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		509m	South East
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		509m	West
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		525m	West
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		548m	South East
E2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		583m	North West
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		585m	North West
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		591m	South East
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		593m	South East
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		595m	North West
E2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		597m	South
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		600m	South
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		606m	South
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		622m	South East
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		623m	South West
E2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		623m	West
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		639m	West
R4	High Density Residential		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		640m	North West
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		650m	South East
E2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		653m	West
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		673m	West
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		706m	North East
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		745m	South West
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		759m	North West
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		776m	South East
R2	Low Density Residential		Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	28/06/2021	Amendment No 21	788m	South East
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		790m	South East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		800m	South East
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		802m	South East
SP2	Infrastructure	Educational Establishment	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		805m	East
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		836m	South East
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		842m	West
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		874m	South
R3	Medium Density Residential		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		891m	South East
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		905m	West
E4	Environmental Living		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		910m	South East
RE1	Public Recreation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		912m	North West
E2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		914m	South West
E2	Environmental Conservation		Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		926m	North East
SP2	Infrastructure	Educational Establishment	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	28/06/2021		961m	South East

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Heritage Items

1 Kissing Point Road, Turramurra, NSW 2074



Heritage

1 Kissing Point Road, Turramurra, NSW 2074

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
106268	National Trust Urban Conservation Areas of Kur-ring-gai	Pacific Hwy Wahroonga NSW	1/13/020/0060	Historic	Nominated place		0m	East

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
5049865	Cossington	43 Ku-Ring-Gai Avenue Turramurra	KU-RING-GAI	18/08/2006	01763	2149	606m	East
5045079	Mahratta and Site	1526 Pacific Highway Wahroonga	KU-RING-GAI	02/04/1999	00708	1712	824m	North West
5045364	Purulia	16 Fox Valley Road Wahroonga	KU-RING-GAI	02/04/1999	00184	376	927m	North West
5052085	Simpson-Lee House I	23 Roland Avenue Wahroonga	KU-RING-GAI	27/11/2009	01800	2240	945m	West
5045077	Ingleholme & Garage	17 Boomerang Street Turramurra	KU-RING-GAI	02/04/1999	00071	265	971m	North East

Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage
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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
C40	Hillview Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	20m	East
I139	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	20m	South East
I140	Leppington, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	37m	South
I158	Commercial buildings	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	37m	East
I132	Residential flat building	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	37m	South East
I157	Former Commonwealth Bank building	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	48m	East
I156	Hillview Garages	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	58m	East
I141	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	80m	South
I155	Hillview	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	98m	East
I161	Rohini House gates	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	108m	North East
I1111	Turramurra Station Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	108m	North East
I159	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	120m	North West
I162	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	141m	North
I142	The Chalet, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	147m	South
I168	Cherrywood Nursing Home	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	163m	North
I767	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	246m	West
I766	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	258m	South
I163	Uniting Church	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	267m	North East
I154	Masonic Temple	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	292m	East
I167	Milner Royd, residential flat building	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	305m	North West
I774	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	23/07/2021	310m	South
I160	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	336m	North West
I797	Brampton House	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	346m	East
C6B	Ku-Ring-Gai Avenue Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	347m	East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I143	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	359m	East
I137	St Margarets Church	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	371m	North East
C5	Laurel Avenue/King Street Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	376m	North
I144	Mildura, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	395m	East
I138	Bellwood, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	399m	North
I170	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	405m	North East
I145	Shalimar, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	428m	East
I1025	"Exley House" dwelling house and interior	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	08/07/2016	08/07/2016	23/07/2021	441m	West
I757	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	442m	South
I133	The Manse, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	443m	North
I1033	Dwelling house "Blytheswood"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	454m	West
I146	Wychwood, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	466m	East
C2	Heydon Avenue, Warrawee and Woodville Avenue, Wahroonga Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	471m	North West
I775	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	23/07/2021	478m	South West
I1027	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	490m	North West
I776	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	23/07/2021	493m	South West
I148	Boongala, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	493m	East
I147	Shalimar, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	494m	East
C6A	Ku-ring-gai Avenue Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	507m	North East
I779	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	23/07/2021	515m	South West
I134	Copperlings, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	515m	North
I1085	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	521m	North West
I816	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	529m	East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I796	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	529m	South East
I815	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	534m	East
I817	Dwelling house "Koromiko"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	537m	East
I149	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	538m	East
I818	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	541m	East
I814	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	543m	East
I1082	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	544m	North West
I150	Ypriana (aka Newstead), dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	549m	North East
I781	Dwelling house "Trelawney"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	549m	East
I166	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	551m	North
I169	Brentwood, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	551m	North
I136	Perdita, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	557m	North
I782	Dwelling house "Creighton" Federation	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	567m	East
I164	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	569m	North East
I1034	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	569m	West
I1083	Dwelling House "Tarawa"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	570m	North West
I778	Dwelling House "Ingalara"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	573m	South West
I772	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	577m	South West
I783	Dwelling House "Illanscourt"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	584m	East
I794	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	593m	South East
I800	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	594m	South
I1084	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	596m	North West
I151	Residential flat building	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	598m	North East
I135	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	600m	North

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I792	Dwelling house "Cossington"	Item - General	State	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	606m	East
I804	Dwelling house "Bettwys-y-Coed"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	23/07/2021	627m	East
I784	Dwelling House "Highfield"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	630m	North East
I165	Dwelliing house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	630m	North East
I1029	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	635m	North
I152	Erahor, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	647m	North East
I785	Dwelling house "Bellhaven"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	659m	North East
I1035	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	671m	North
I786	Dwelling house "Cheppywood"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	684m	North East
C3	Warrawee Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	695m	North
I806	Dwelling House "Bentry"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	723m	East
I807	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	23/07/2021	726m	East
I808	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	729m	East
I153	The Terricks, dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	18/06/2021	28/06/2021	23/07/2021	731m	North East
I809	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	739m	East
I1041	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	744m	North
I788	Dwelling House "The Grange"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	747m	North East
I789	Dwelling house "Chasecote"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	748m	North East
I802	Dwelling House "Cudworth"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	750m	East
I801	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	23/07/2021	755m	South East
I1052	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	760m	North West
I810	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	23/07/2021	763m	East
I1093	Dwelling House "Santos"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	767m	North West
I790	Dwelling House "Talagow"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	773m	North East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I596	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	776m	South East
I1040	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	783m	North
I787	Dwelling House "Egelabra"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	785m	North East
I1053	Dwelling House "Marlborough"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	787m	North West
I811	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	788m	East
I1038	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	790m	North
I1092	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	793m	North West
I1037	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	795m	North
I595	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	800m	South East
I1090	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	806m	North West
I1043	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	809m	North
C4	Mahratta Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	813m	North West
I1046	Dwelling house "Cheddington"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	817m	North
I1045	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	817m	North
I1089	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	819m	North West
I913	Mahratta	Item - General	State	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	824m	North West
I1087	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	833m	North West
I1039	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	849m	North
I1091	Dwelling House "Villa Maria"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	855m	North West
I1051	Dwelling House "Mandalay"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	857m	North
I1042	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	859m	North
I1044	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	868m	North
I1047	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	873m	North
I552	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	23/07/2021	884m	South East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I514	Dwelling house Heatherbrae	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	04/12/2015	04/12/2015	23/07/2021	885m	South East
I1088	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	890m	North West
I1048	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	901m	North
I760	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	23/07/2021	905m	East
I1086	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	908m	North West
I964	Dwelling House "Mahratta"	Item - General	State	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	912m	North West
I1049	Dwelling House "Rivenhall"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	915m	North
I1060	Dwelling house "Lianphil"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	916m	North
C41	Bobbin Head Road Conservation Area	Conservation Area - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	23/07/2021	919m	East
I520	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	23/07/2021	921m	East
I518	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	23/07/2021	927m	East
I912	Dwelling House "Purulia"	Item - General	State	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	927m	North West
I965	Dwelling house "Yaamba"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	931m	North West
I791	Dwelling House "Moppety"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	931m	North East
I763	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	941m	North East
I983	Simpson-Lee House I	Item - General	State	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	945m	West
I1059	Dwelling House "Inglewood"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	952m	North West
I1054	Dwelling House "Reaycroft"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	954m	North West
I513	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	955m	East
I1061	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	956m	North
I966	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	959m	North West
I510	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	965m	South East
I768	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	970m	North
I764	Dwelling house "Inglehome"	Item - General	State	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	971m	North East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I550	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	21/10/2016	21/10/2016	23/07/2021	977m	South East
I1105	Warrawee Railway Station Group	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	988m	North West
I1055	Dwelling house "Chantreys"	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	991m	North West
I1062	Dwelling house	Item - General	Local	Ku-ring-gai Local Environmental Plan 2015	05/03/2015	02/04/2015	23/07/2021	993m	North

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Natural Hazards - Bush Fire Prone Land

1 Kissing Point Road, Turramurra, NSW 2074



Data Sources: Bush Fire Prone Land: © NSW Rural Fire Service 2021. Property Boundaries: © Department Finance, Services & Innovation 2021

Coordinate System: GDA 1994 MGA Zone 56

Date: 31 August 2021

Natural Hazards

1 Kissing Point Road, Turramurra, NSW 2074

Bush Fire Prone Land

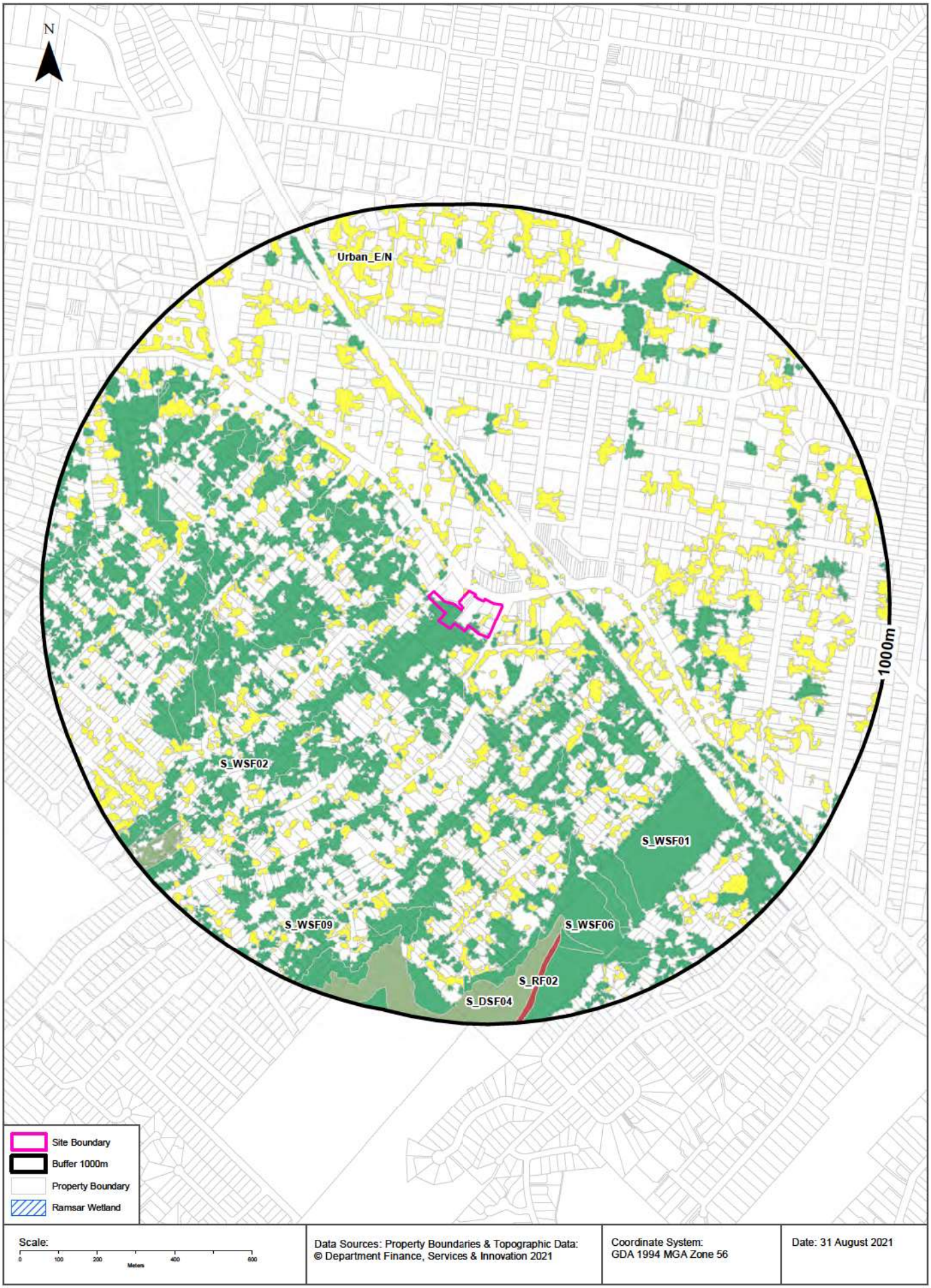
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	486m	South
Vegetation Category 2	536m	West
Vegetation Category 1	586m	South

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Ecological Constraints - Vegetation & Ramsar Wetlands

1 Kissing Point Road, Turramurra, NSW 2074



Ecological Constraints

1 Kissing Point Road, Turramurra, NSW 2074

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Map Unit Name	Threatened Ecological Community NSW	Threatened Ecological Community EPBC Act	Understorey	Disturbance	Disturbance Index	Dominant Species	Dist	Dir
S_WSF01	S_WSF01: Blue Gum High Forest	Blue Gum High Forest	Blue Gum High Forest (possible)	24: Urban and hard surface	24: Urban mixed use	4: Very high	E.salignaE.pilularis/S.glomullifera/E.paniculata/A.costata	0m	On-site
Urban_E/N	Urban_E/N: Urban Exotic/Native			00: Not assessed	00: Not assessed	0: Not assessed	Urban Exotic/Native	0m	On-site
S_WSF01	S_WSF01: Blue Gum High Forest	Blue Gum High Forest	Blue Gum High Forest (possible)	11: Semi sheltered dry/mesic	24: Urban mixed use	4: Very high	E.salignaE.pilularis/S.glomullifera/E.paniculata/A.costata	0m	On-site
S_WSF01	S_WSF01: Blue Gum High Forest	Blue Gum High Forest	Blue Gum High Forest (possible)	24: Urban and hard surface	24: Urban mixed use	4: Very high	E.saligna/S.glomuliferaE.pilularis	84m	West
S_WSF09	S_WSF09: Sydney Turpentine-Ironbark Forest	Sydney Turpentine Ironbark Forest	Turpentine Ironbark Forest (possible)	11: Semi sheltered dry/mesic	24: Urban mixed use	4: Very high	E.resinifera/E.pilularis/A.costata/S.glomulifera	137m	South East
S_WSF01	S_WSF01: Blue Gum High Forest	Blue Gum High Forest	Blue Gum High Forest (possible)	11: Semi sheltered dry/mesic	14: Canopy gaps	3: High	E.salignaE.pilularis/S.glomullifera/E.paniculata/A.costata	222m	North
S_WSF09	S_WSF09: Sydney Turpentine-Ironbark Forest	Sydney Turpentine Ironbark Forest	Turpentine Ironbark Forest (possible)	24: Urban and hard surface	24: Urban mixed use	4: Very high	E.paniculata/S.glomuliferaE.resinifera/E.punctata	269m	South West
S_WSF01	S_WSF01: Blue Gum High Forest	Blue Gum High Forest	Blue Gum High Forest (possible)	11: Semi sheltered dry/mesic	24: Urban mixed use	3: High	E.salignaE.pilularis/S.glomullifera/E.paniculata/A.costata	329m	East
S_WSF09	S_WSF09: Sydney Turpentine-Ironbark Forest	Sydney Turpentine Ironbark Forest	Turpentine Ironbark Forest (possible)	00: Not assessed	24: Urban mixed use	4: Very high	E.pilularis/S.glomuliferaA.costata/E.resinifera	401m	North
S_WSF02	S_WSF02: Coastal Enriched Sandstone Moist Forest			10: Mesic/rainforest	24: Urban mixed use	4: Very high	E.pilularis/S.glomuliferaA.costata/E.resinifera	412m	West
S_WSF02	S_WSF02: Coastal Enriched Sandstone Moist Forest			24: Urban and hard surface	24: Urban mixed use	4: Very high	E.pilularis/S.glomuliferaA.costata/E.resinifera	415m	South West
S_WSF06	S_WSF06: Coastal Shale-Sandstone Forest			24: Urban and hard surface	24: Urban mixed use	4: Very high	E.resinifera/E.pilularis/A.costata/S.glomulifera	417m	South West
S_WSF01	S_WSF01: Blue Gum High Forest	Blue Gum High Forest	Blue Gum High Forest (possible)	00: Not assessed	24: Urban mixed use	4: Very high	E.saligna/S.glomuliferaE.pilularis	444m	North
S_WSF09	S_WSF09: Sydney Turpentine-Ironbark Forest	Sydney Turpentine Ironbark Forest	Turpentine Ironbark Forest (possible)	24: Urban and hard surface	24: Urban mixed use	4: Very high	E.resinifera/E.pilularis/A.costata/S.glomulifera	469m	South East
S_WSF09	S_WSF09: Sydney Turpentine-Ironbark Forest	Sydney Turpentine Ironbark Forest	Turpentine Ironbark Forest (possible)	11: Semi sheltered dry/mesic	24: Urban mixed use	4: Very high	E.pilularis/S.glomuliferaA.costata/E.resinifera	506m	West
S_WSF01	S_WSF01: Blue Gum High Forest	Blue Gum High Forest	Blue Gum High Forest (possible)	11: Semi sheltered dry/mesic	24: Urban mixed use	2: Moderate	E.salignaE.pilularis/S.glomullifera/E.paniculata/A.costata	530m	North West
S_WSF06	S_WSF06: Coastal Shale-Sandstone Forest			13: Dry shrubs and grasses	13: Weeds	2: Moderate	E.pilularis/A.costata/C.gummiferaE.resinifera	546m	South

Map ID	Map Unit Name	Threatened Ecological Community NSW	Threatened Ecological Community EPBC Act	Understorey	Disturbance	Disturbance Index	Dominant Species	Dist	Dir
S_WSF02	S_WSF02: Coastal Enriched Sandstone Moist Forest			10: Mesic/rainforest	24: Urban mixed use	3: High	E.pilularis/S.gomuliferaA.costata/E.resinifera	553m	West
S_WSF01	S_WSF01: Blue Gum High Forest	Blue Gum High Forest	Blue Gum High Forest (possible)	00: Not assessed	24: Urban mixed use	4: Very high	E.salignaE.pilularis/S.glomullifera/E.paniculata/A.costata	560m	North East
S_WSF01	S_WSF01: Blue Gum High Forest	Blue Gum High Forest	Blue Gum High Forest (possible)	11: Semi sheltered dry/mesic	24: Urban mixed use	4: Very high	E.saligna/S.gomuliferaE.pilularis	561m	West
S_WSF09	S_WSF09: Sydney Turpentine-Ironbark Forest	Sydney Turpentine Ironbark Forest	Turpentine Ironbark Forest (possible)	11: Semi sheltered dry/mesic	24: Urban mixed use	3: High	E.paniculata/S.gomuliferaE.resinifera/E.punctata	570m	North West
S_WSF01	S_WSF01: Blue Gum High Forest	Blue Gum High Forest	Blue Gum High Forest (possible)	11: Semi sheltered dry/mesic	13: Weeds	1: Low	E.salignaE.pilularis/S.glomullifera/E.paniculata/A.costata	572m	South East
S_WSF09	S_WSF09: Sydney Turpentine-Ironbark Forest	Sydney Turpentine Ironbark Forest	Turpentine Ironbark Forest (possible)	11: Semi sheltered dry/mesic	13: Weeds	1: Low	E.paniculata/S.gomuliferaE.resinifera/E.punctata	582m	North West
S_WSF06	S_WSF06: Coastal Shale-Sandstone Forest			13: Dry shrubs and grasses	24: Urban mixed use	4: Very high	E.resinifera/E.pilularis/A.costata/S.glomulifera	626m	West
S_WSF02	S_WSF02: Coastal Enriched Sandstone Moist Forest			10: Mesic/rainforest	13: Weeds	2: Moderate	E.pilularis/S.gomuliferaA.costata/E.resinifera	635m	West
S_WSF06	S_WSF06: Coastal Shale-Sandstone Forest			13: Dry shrubs and grasses	13: Weeds	1: Low	E.resinifera/E.pilularis/A.costata/S.glomulifera	654m	South East
S_WSF09	S_WSF09: Sydney Turpentine-Ironbark Forest	Sydney Turpentine Ironbark Forest	Turpentine Ironbark Forest (possible)	11: Semi sheltered dry/mesic	13: Weeds	2: Moderate	E.pilularis/S.gomuliferaA.costata/E.resinifera	724m	West
S_DSF04	S_DSF04: Coastal Enriched Sandstone Dry Forest			11: Semi sheltered dry/mesic	13: Weeds	1: Low	E.piperita/A.costaE.pilularis	741m	South
S_WSF06	S_WSF06: Coastal Shale-Sandstone Forest			13: Dry shrubs and grasses	25: Edge disturbances only	1: Low	E.pilularis/S.gomuliferaA.costata/E.resinifera	757m	South
S_WSF02	S_WSF02: Coastal Enriched Sandstone Moist Forest			10: Mesic/rainforest	13: Weeds	2: Moderate	E.pilularis/A.costata/C.gummiferaE.resinifera	771m	South
S_WSF09	S_WSF09: Sydney Turpentine-Ironbark Forest	Sydney Turpentine Ironbark Forest	Turpentine Ironbark Forest (possible)	11: Semi sheltered dry/mesic	24: Urban mixed use	3: High	E.pilularis/S.gomuliferaA.costata/E.resinifera	777m	South
S_RF02	S_RF02: Coastal Sandstone Gallery Rainforest			10: Mesic/rainforest	13: Weeds	2: Moderate	C.apetalum/T.laurina/C.serratifolia	786m	South
S_WSF06	S_WSF06: Coastal Shale-Sandstone Forest			13: Dry shrubs and grasses	99: No visible disturbance	5: No visible disturbance	E.resinifera/E.pilularis/A.costata/S.glomulifera	822m	South East
S_DSF04	S_DSF04: Coastal Enriched Sandstone Dry Forest			11: Semi sheltered dry/mesic	24: Urban mixed use	3: High	E.piperita/A.costaE.pilularis	846m	South West
S_WSF02	S_WSF02: Coastal Enriched Sandstone Moist Forest			10: Mesic/rainforest	13: Weeds	3: High	E.pilularis/S.gomuliferaA.costata/E.resinifera	914m	South West

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

1 Kissing Point Road, Turramurra, NSW 2074

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

1 Kissing Point Road, Turramurra, NSW 2074

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

1 Kissing Point Road, Turramurra, NSW 2074

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	Heleioporus australiacus	Giant Burrowing Frog	Vulnerable	Not Sensitive	Vulnerable	
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	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Not Sensitive	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 tenuirostris	Short-tailed Shearwater	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	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Endangered	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Endangered Population, Vulnerable	Category 3	Not Listed	
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Calyptorhynchus lathami	Glossy Black-Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Cecropis daurica	Red-rumped Swallow	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
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	Ephippiorhynchus asiaticus	Black-necked Stork	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Falco hypoleucos	Grey Falcon	Endangered	Category 2	Not Listed	
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	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	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Category 3	Critically Endangered	
Animalia	Aves	Limicola falcinellus	Broad-billed Sandpiper	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
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	Menura alberti	Albert's Lyrebird	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Nettapus coromandelianus	Cotton Pygmy-Goose	Endangered	Not Sensitive	Not Listed	
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 minutus	Little Curlew	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Onychoprion fuscata	Sooty Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pachycephala olivacea	Olive Whistler	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	Petroica phoenicea	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
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	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	Rhipidura fuliginosa	New Zealand Fantail (Lord Howe Is. subsp.)	Presumed Extinct	Not Sensitive	Extinct	
Animalia	Aves	Stagonopleura guttata	Diamond Firetail	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Sterna hirundo	Common Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Thalasseus bergii	Crested Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Tyto tenebricosa	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Gastropoda	Pommerhelix duralensis	Dural Land Snail	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Cercartetus nanus	Eastern Pygmy-possum	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Mammalia	Eubalaena australis	Southern Right Whale	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Isoodon obesulus obesulus	Southern Brown Bandicoot (eastern)	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Macropus parma	Parma Wallaby	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petauroides volans	Greater Glider	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pseudomys gracilicaudatus	Eastern Chestnut Mouse	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Pseudomys novaehollandiae	New Holland Mouse	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheathtail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Vespadelus troughtoni	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	Myuchelys bellii	Western Sawshelled Turtle, Bell's Turtle	Endangered	Not Sensitive	Vulnerable	
Animalia	Reptilia	Uvidicolus sphyrurus	Border Thick-tailed Gecko	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Varanus rosenbergi	Rosenberg's Goanna	Vulnerable	Not Sensitive	Not Listed	
Fungi	Flora	Camarophyllopsis kearneyi		Endangered	Not Sensitive	Not Listed	
Fungi	Flora	Hygrocybe anomala var. ianthinomarginata		Vulnerable	Not Sensitive	Not Listed	
Fungi	Flora	Hygrocybe aurantipes		Vulnerable	Not Sensitive	Not Listed	
Fungi	Flora	Hygrocybe austropratensis		Endangered	Not Sensitive	Not Listed	
Fungi	Flora	Hygrocybe lanecovensis		Endangered	Not Sensitive	Not Listed	
Fungi	Flora	Hygrocybe reesiae		Vulnerable	Not Sensitive	Not Listed	
Fungi	Flora	Hygrocybe rubronivea		Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia cluniesrossiae	Kanangra Wattle	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Acacia pubescens	Downy Wattle	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia terminalis subsp. Eastern Sydney	Sunshine wattle	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Argyrotegium nitidulum	Shining Cudweed	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Vulnerable	Category 3	Not Listed	
Plantae	Flora	Cryptostylis hunteriana	Leafless Tongue Orchid	Vulnerable	Category 2	Vulnerable	
Plantae	Flora	Darwinia biflora		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Darwinia peduncularis		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Deyeuxia appressa		Endangered	Not Sensitive	Endangered	
Plantae	Flora	Dillwynia tenuifolia		Endangered Population, Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Diuris bracteata		Endangered	Category 2	Extinct	
Plantae	Flora	Epacris purpurascens var. purpurascens		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Epacris sparsa	Sparse Heath	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus camfieldii	Camfield's Stringybark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus leucoxylon subsp. pruinosa	Yellow Gum	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus scoparia	Wallangarra White Gum	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Galium australe	Tangled Bedstraw	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Genoplesium baueri	Bauer's Midge Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	Genoplesium plumosum	Tallong Midge Orchid	Critically Endangered	Category 2	Endangered	
Plantae	Flora	Grammitis stenophylla	Narrow-leaf Finger Fern	Endangered	Category 3	Not Listed	
Plantae	Flora	Grevillea caleyi	Caley's Grevillea	Critically Endangered	Category 3	Critically Endangered	
Plantae	Flora	Grevillea hilliana	White Yiel Yiel	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Grevillea juniperina subsp. juniperina	Juniper-leaved Grevillea	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Haloragodendron lucasii		Endangered	Not Sensitive	Endangered	
Plantae	Flora	Hibbertia puberula		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Hibbertia spanantha	Julian's Hibbertia	Critically Endangered	Category 2	Critically Endangered	
Plantae	Flora	Hibbertia superans		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Isotoma fluviatilis subsp. fluviatilis		Not Listed	Not Sensitive	Extinct	
Plantae	Flora	Kunzea rupestris		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Lasiopetalum joyceae		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Leptospermum deanei		Vulnerable	Not Sensitive	Vulnerable	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Lindsaea incisa	Slender Screw Fern	Endangered	Category 3	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	Microtis angusii	Angus's Onion Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	Persoonia hirsuta	Hairy Geebung	Endangered	Category 3	Endangered	
Plantae	Flora	Persoonia marginata	Clandulla Geebung	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Persoonia mollis subsp. maxima		Endangered	Not Sensitive	Endangered	
Plantae	Flora	Persoonia pauciflora	North Rothbury Persoonia	Critically Endangered	Category 3	Critically Endangered	
Plantae	Flora	Pimelea curviflora var. curviflora		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Prostanthera marifolia	Seaforth Mintbush	Critically Endangered	Category 3	Critically Endangered	
Plantae	Flora	Pterostylis nigricans	Dark Greenhood	Vulnerable	Category 2	Not Listed	
Plantae	Flora	Rhizanthella slateri	Eastern Australian Underground Orchid	Vulnerable	Category 2	Endangered	
Plantae	Flora	Rhodamnia rubescens	Scrub Turpentine	Critically Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Senecio behrianus		Presumed Extinct	Not Sensitive	Endangered	
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	Wilsonia backhousei	Narrow-leafed Wilsonia	Vulnerable	Not Sensitive	Not Listed	

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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    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 – Council Planning Certificates

60/716

BARNETT R.C

(1) Hand basins are to be provided in outside W.C. compartments.

(2) Separate toilets are to be provided for the use of the residents in each individual dwelling above the shop premises; plans of these structures are to be submitted to Council for approval.

POST CARD

STAMP
HERE

TO—

Town Clerk,

Municipality of Ku-ring-gai

Council Chambers,

Gordon.

ORDINANCE 71, CLAUSE 83 (A). C

1 B. S.		3 ENG.	
2 H. I.		4 D.T.C.	

Date.....

Address.....

THE TOWN CLERK,
MUNICIPALITY OF KU-RING-GAI

Builder's Phone No.....

Sir,

With reference to the building I am erecting on Lot.....

Street.....Locality.....

for Mr....., I hereby give notice, in accordance with Ordinance 71, that same will be complete and ready for inspection on

.....

Application No. 60/716

.....

Contractor.

N.B.—Notice is required to be given at least 48 hours prior to inspection and any person who fails to give such notice shall be liable to a penalty of £5.

POST CARD

STAMP
HERE

TO—

Town Clerk,

Municipality of Ku-ring-gai

Council Chambers,

Gordon.

ADDN

ORDINANCE 71, CLAUSE 4H **D**

Date.....

Address.....

THE TOWN CLERK,
MUNICIPALITY OF KU-RING-GAI Builder's Phone No.....

Sir,

With reference to the building I am erecting on Lot.....

Street.....Locality.....

for Mr....., I hereby give notice, in accordance with Ordinance 71, that the drains are now laid and left open ready for inspection.

Application No. 60/716 .....Contractor

N.B.—Notice is required to be given at least 48 hours prior to inspection and any person who **fails to give such notice shall be liable to a penalty of £5.**

POST CARD

STAMP
HERE

TO—

Town Clerk,

Municipality of Ku-ring-gai

Council Chambers,

Gordon.

ADDN.

LOCAL GOVERNMENT ACT, 1919 **SECTION 305 (1)**

Date.....

Address.....

THE TOWN CLERK,

MUNICIPALITY OF KU-RING-GAI Builder's Phone No.....

Sir,

With reference to the building I am erecting on Lot.....

Street..... Locality.....

for Mr....., I hereby give notice, in accordance with the Local Govt. Act, 1919, that the roof timbers are in position ready for covering and will be ready for inspection on.....*

Application No. 60/716. .....Contractor

N.B.—Notice is required to be given at least 48 hours prior to inspection and any person who **fails to give such notice shall be liable to a penalty of £5**

*Ventilation should be provided to all rooms **PRIOR TO** this inspection being made

POST CARD

STAMP
HERE

TO —

Town Clerk,

Municipality of Ku-ring-gai

Council Chambers,

Gordon.

ORDINANCE 71, CLAUSE 4H

ADDN.
F.D.

Date.....

Address.....

THE TOWN CLERK,
MUNICIPALITY OF KU-RING-GAI

Builder's Phone No.....

Sir,

With reference to the building I am erecting on Lot.....

Street..... Locality.....

for Mr....., I hereby give notice, in accordance with Ordinance 71, that the foundations, including sub-floor ventilators, are complete, and dampcourse will be laid on the.....

Application No. 60/716 .....Contractor

N.B.— Notice is required to be given at least 48 hours prior to inspection and any person who **fails to give such notice shall be liable to a penalty of £5**

POST CARD

STAMP
HERE

TO —

Town Clerk,

Municipality of Ku-ring-gai

Council Chambers,

Gordon.

ORDINANCE 71, CLAUSE 4H

ADDN
T

Date.....

Address.....

THE TOWN CLERK,
MUNICIPALITY OF KU-RING-GAI

Builder's Phone No.....

Sir,

With reference to the building I am erecting on Lot..... Street..... Locality..... for Mr....., I hereby give notice, in accordance with Ordinance 71, that the trenches or footings for the foundation will be ready for inspection on the.....

Application No. 60/716

.....

Contractor.

N.B.— Notice is required to be given at least 48 hours prior to inspection and any person who fails to give such notice shall be liable to a penalty of £5.

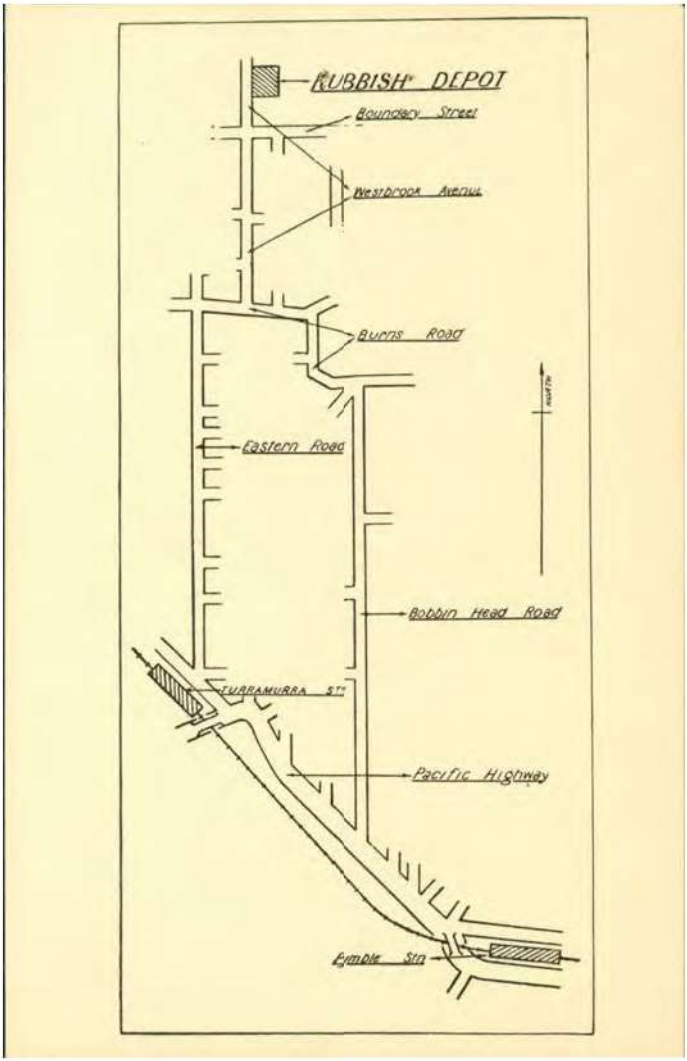
MUNICIPALITY OF KU-RING-GAI

Builders are advised that building refuse and rubbish must not be deposited in any place whatsoever other than at the Municipal Dump situated at the end of Westbrook Avenue, Wahroonga. (See map on back hereof.)

Persons apprehended for unauthorised dumping on either public places or private lands will be prosecuted.

[redacted]

Town Clerk.


"RUBBISH" DEPOT
Boundary Street
Westbrook Avenue
Burns Road
Eastern Road
Bobbin Head Road
TURRAMURRA ST.
Pacific Highway
Gymble Stn

KU-RING-GAI MUNICIPAL COUNCIL

BUILDING APPLICATION – REPORT SHEET

Owner [redacted] Site 1390-1396, Lot 1-4 Pacific Highway TMA. Application No. 60/716

Proposal OUTHOUSES

DETAIL	REPORT	OFFICER'S INITIALS
BRICK OR TIMBER AREA	BML	[redacted]
SUITABILITY OF SITE	O.K.	
BUILDING LINE RECOMMENDED	As Existing.	
CONDITION OF FOOTPATH	Nill.	
C.C.C. AREA CLASSIFICATION	LA	
COUNCIL PLAN SCHEME	OIL.	
ROAD WIDENING PROPOSALS	NIL.	
EASEMENTS/WATERCOURSES	NIL	
RIBBON DEVELOPMENT	OIL.	

Inspecting Officer's Report Site Inspection O.K.

12

Cleared of all proposals for parking scheme as read by Mr Rosebladd [redacted]

Recommended that the following be applied as conditions of approval :-

1. That hand basins be provided in outside W C compartments
2. That a Toilet be provided, for use by the residents of each dwelling, above each shop premises.

[redacted]

[redacted]

Inspecting Officer
2/5/60

Building Surveyor's Comments

[redacted]

[redacted]

Building Surveyor
13/5/60.

BUILDING APPLICATION

LOCAL GOVERNMENT ACT, 1919 (ORDINANCE 71)

Date.....

No. 60/716

THE TOWN CLERK,

KU-RING-GAI RECEIVED 19 APR 1960 MUNICIPAL COUNCIL

MUNICIPALITY OF KU-RING-GAI

Sir.—

I, the undersigned, hereby make application for the approval of the Council to plans and specifications (two copies supplied herewith) of a building which I propose to erect and complete within twelve months from date of approval.

Particulars are as follows — LAUNDRY & TOILET OUTHOUSES-

Class of Building.....

Here state whether detached, semi-detached, dwelling, flats, shop and dwelling, garage, stable, additions, or as the case may be.

State whether new or second-hand materials are to be used (OLD BRICKS) OTHERWISE NEW

STATE WHETHER THERE IS A STRUCTURE EXISTING ON THE LAND.....

Location of Building

Name or No. of Building 1390, 1394 / 1396 (if any) Lot 1, 2, 3, 4 D.P. 16463 Street or Road PACIFIC HIGHWAY.

Town or Locality TURRAMURRA Located between KISSING PT RD, DUFF Streets

Frontage 67' 2" Depth 368' 2¾"

NAME OF OWNER MISSES REC. BARNETT Address 2 KINGSCLERE "GREENKNOWE AVE POTTS PT.

Telephone No. FL 2164

NAME OF BUILDER..... Address .....

NOT DECIDED Telephone No.....

SUMMARY OF SPECIFICATION

Note: Sizes must be given

The following information is required for the Industrial Commissioner and must be supplied in so far as it applies to the application being lodged

Building Line in respect of this application STREET FRONTAGE

Number and particulars of all rooms and outhouses (*if additions etc. show proposed new work only*)

2 OUTLONGS ON BOUNDARIES OF LOTS 4 & 3 & 1 & 2 Consisting of separate Laundries & W.C. (1 Laundry & W.C. in each)

Foundation Cove Slab No. of Stories 1 Damp Proof Course Material Alcor

Material of Outer Walls brick Partition Walls brick Material of Roofs — Main A. Cement

Roofs — Subsidiary timber Verandah NIL Bearers NIL

Floor Joists NIL Wall Plates NIL Ceiling Joists 5" x 2" Rafters 5" x 1"

Corner Studs NIL Other Studs — Height of Rooms, floor to ceiling 7'6 - 8'6"

Proposed Method of Ventilation (*a*) Air Vents? Natural Pipes (*b*).....

Proposed Method of Lighting (*a*) Window? yes (*b*) electric

Proposed Method of Drainage (*a*) Roofwater? yes to street (*b*) Sullage? to Sewer

Particulars of Closet Accommodation 4 W.C's. Is Sewer Available? yes

(Closet must be strictly in accordance with Local Government Ordinance 44)

Is Bathroom or Laundry detached? Laundry yes Position of Clothes Hoist or Lines —

Strike out any of the following not included in the cost of Building: Water Supply, Sewerage, Fencing.

Total Value of New Buildings £ 1,500 / 0 / 0

Alterations

Cost of Fencing £ / / Value of Allotment £ / /

Height and Description of Fencing (*a*) Front and Returns existing.

(*b*) Rear, and Sides from Returns existing

Note — *Block Plan showing Building and Outhouses must be shown on back hereof if not included on Plans, including adjacent dwellings*

Applicant to state whether builder, owner or architect

BASIL L. BEIRMAN
ARCHITECT
CNR. CANOON ROAD & TAROOR ... TURRA
PHONE ...

[redacted]
B. Signature of Applicant

NOTE — The form below this line is for the use of Council only

Plans 2 Specifications..... No. Sq. Feet.....

Location of Site.....

Building Fee £3-0-0 Paid on 28-4-1960

Crossing Permit £1-0-0 to come Paid on.....

Addnl. Stamping Fee..... Paid on.....

[redacted]

.....Building Surveyor

REPORT LIKELY? ~~YES~~/NO

Dealt with by Council 13/5/ 1960 Result approved

Advised of Approval on 25-5-1960 to Architect by card

Plans and Specifications returned on 6/7/1960 to Mrs A

See back hereof.

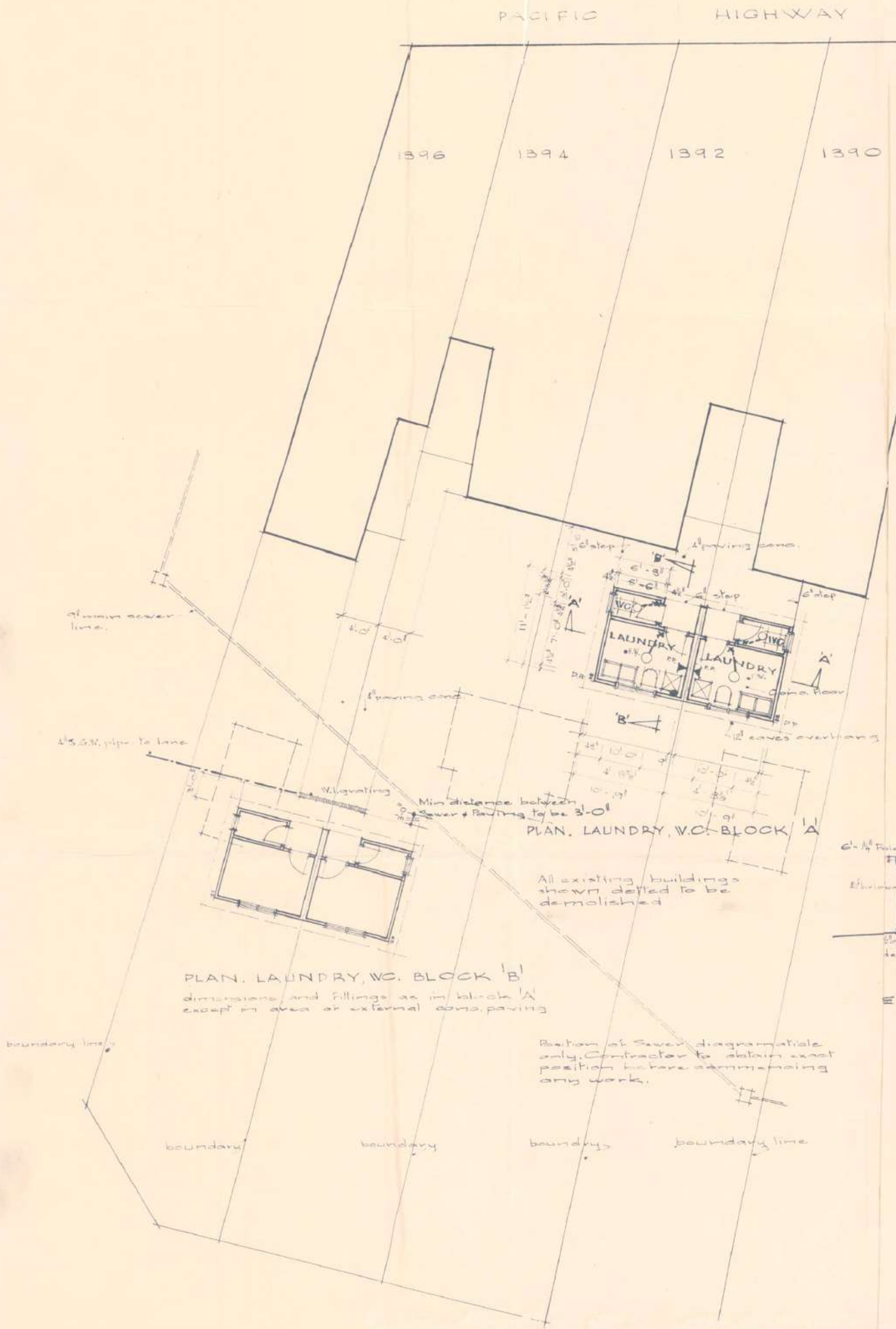
BLOCK PLAN OF ALLOTMENT AND PLAN OF PROPOSED BUILDING THEREON

Applicant must show hereunder, if not included on main plan, a Block Plan of the Allotment, drawn to scale in ink, showing dimensions of allotment, the street to which it fronts and position of proposed building thereon, including outhouses. The distances between buildings and boundaries of the allotment to be marked on plan. *Also positions of any buildings on adjoining lots* and proposed method of drainage where sewer is not available

Scale.....inches to the foot.

.....
Signature of Applicant

K132 - GWH - 7/59 (6569

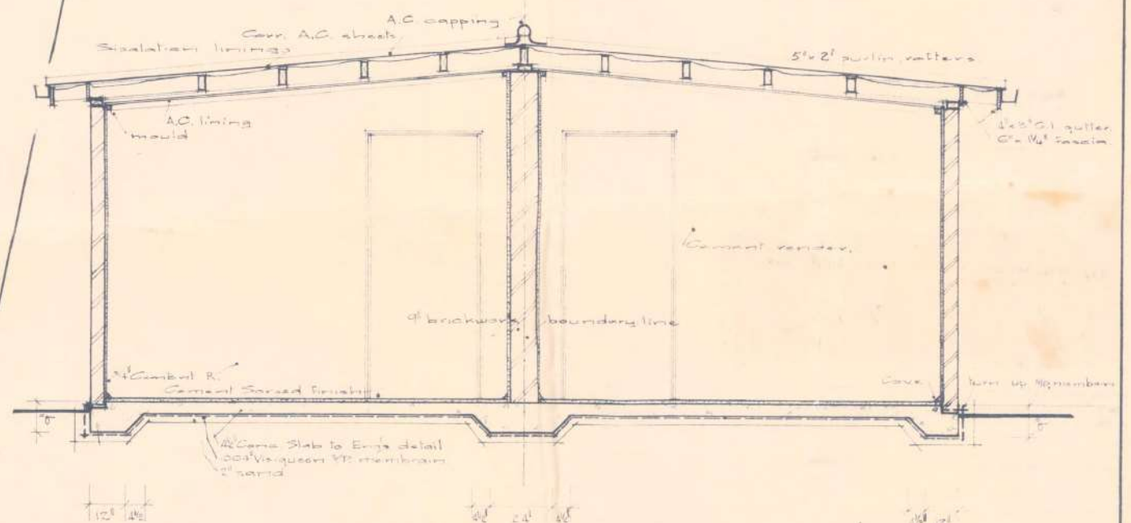


PLAN. LAUNDRY, W.C. BLOCK 'A'

PLAN. LAUNDRY, W.C. BLOCK 'B'

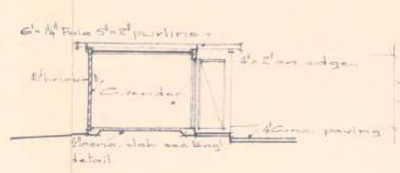
dimensions and fittings as in block 'A' except in area of external conc. paving

Position of Sewer diagrammatic only. Contractor to obtain exact position before commencing any work.

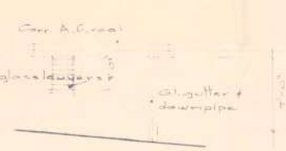


CROSS SECTION 'A-A'

Scale 1½"=1'-0"



ECTION 'B-B'



SIDE ELEVATION



END ELEVATION

Reuse bricks from demolished structures on site

Scale ⅛"=1'-0"

ALTERATIONS AT REAR OF EXISTING BUILDINGS AT 1390 - 1396 PACIFIC HIGHWAY TURRAMURRA FOR MISSES K. & R. BARNETT.

DWG. No A1/1
Drawn By R.F.M.
Date 22-3-60
Scale ⅛"=1'-0" & ¼"=1'-0"

BASIL L. BEIRMAN
ARCHITECT
LANSDOWNE ROAD &
PACIFIC H.W. TURRAMURRA
PHONE JJ 5786

60/716

MUNICIPALITY OF KILDARE (E)

Building application No. 60/716

(1) Council have given 48 hours notice in writing to commence the erection of Clauses 4(1) and 4(2) (Amended 71).

(2) Provisions of Sect. 13 Public Health Act 1919.

(3) Conditions as attached hereunder.

N. L. GRIFFITH,
Town Clerk.

Fee £6

Date of Approval 13-5-1960.

L. O'Connell
for Chairman.

(1) Hand basins are to be provided in outside W.C. compartments.

(2) Separate toilets are to be provided for the use of the residents in each individual dwelling above the shop premises; plans of these structures are to be submitted to Council for approval.

Builders are required to keep a True Copy of the Approved Plans at all times on the site. These Plans to be available to Council's Officers on request.

WARNING

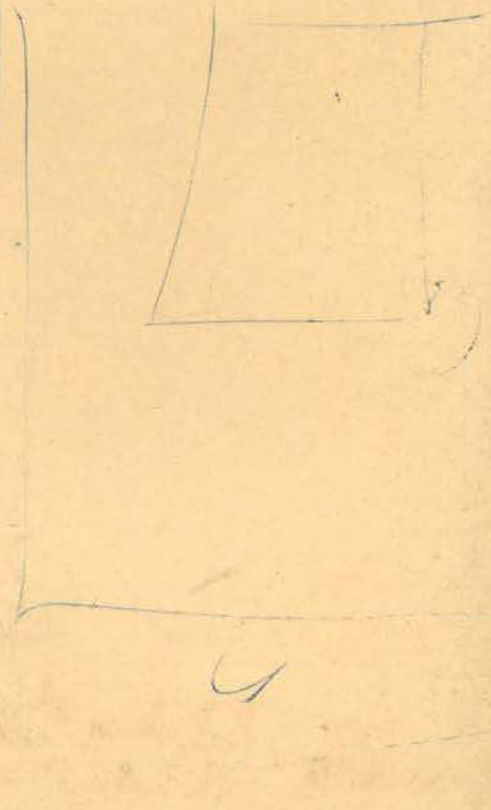
The fixing of any Building Materials on Council's Footpath or Roadway is Prohibited and under no Circumstances must any Building Operation be carried out on the Footpath or Roadway without Council's prior consent.

Provide Guttering and Downpipes, and connect same to existing Roadwater Drains, to Officers of Roadways as may be directed by Council's Officers.

F007899756
Government Records Repository







B009840

KU-RING-GAI COUNCIL

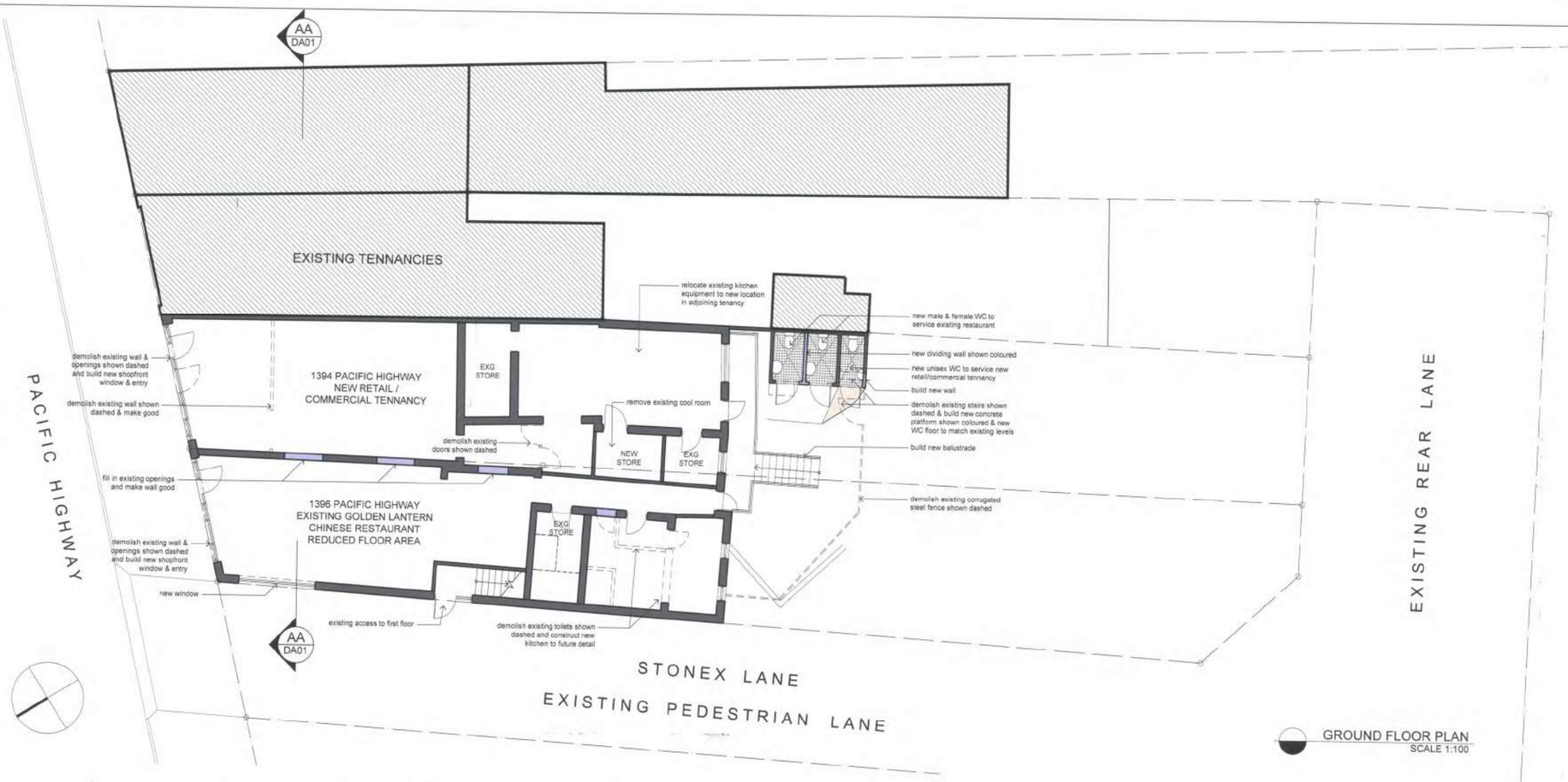
DEVELOPMENT FILE

Address: 1396 Pacific Highway Turramurra

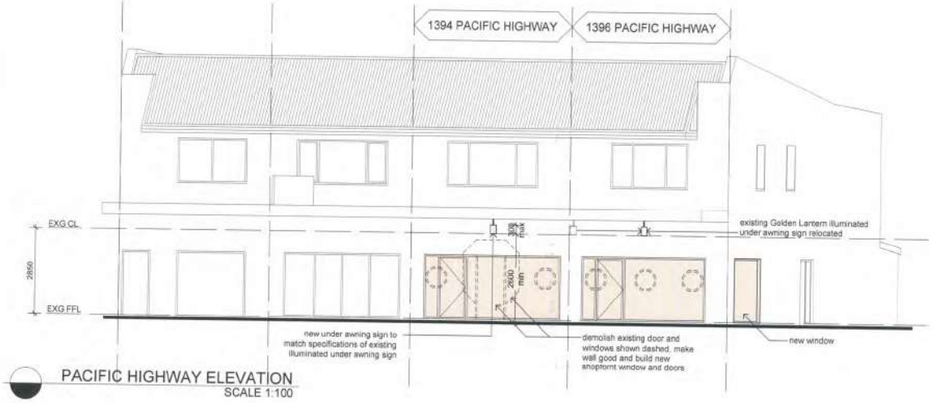
DA No.: 70/06

Allocated Officer: [redacted]

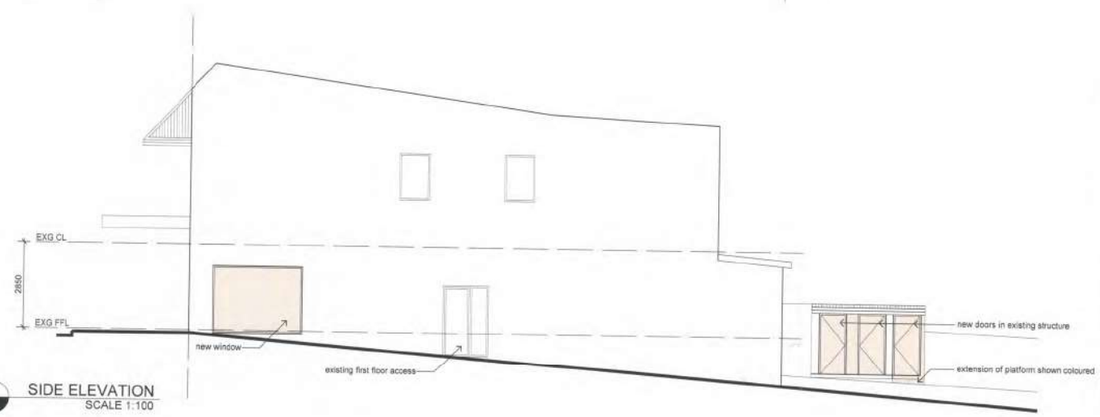
Approvals



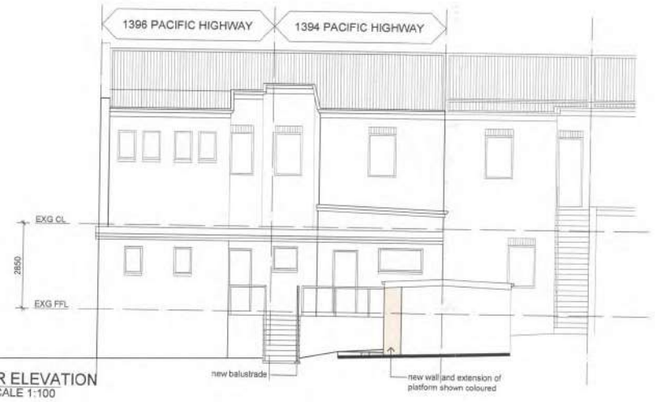
GROUND FLOOR PLAN
SCALE 1:100



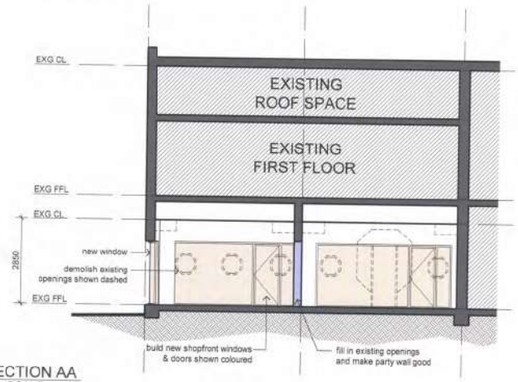
PACIFIC HIGHWAY ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100



SECTION AA
SCALE 1:100

1394 - 1396
PACIFIC HIGHWAY
TURRAMURRA, NSW

LOT 3 & 4, DP 16463

REVISIONS		
A	30.01.06	FOR DEVELOPMENT APPLICATION

bergstrom ARCHITECTS

BERGSTROM ARCHITECTS PTY. LTD. (ABN 75 095 092 989)
SUITE 9, LEVEL 2, 9 MYRTLE STREET,
NORTH SYDNEY NSW 2060
Ph. 02.8920.1499 Fax. 02.8920.1599

PROJECT
PROPOSED SHOP RENOVATION

31 JAN 2006

DRAWING
PLAN, SECTION & ELEVATIONS

SCALE	DWG. NO.	REV.
1 : 100 @ A1	DA101	A

DATE: 30.01.06
DRAWN BY: PVW
JOB NUMBER: -

Statement of Environmental Effects

for

1394 - 1396 Pacific Highway, Turramurra

Lot 3 & 4, DP 16463

RECEIVED
31 JAN 2006

Prepared for: Mr Harry Charalambous
Date: 30 .01.2006
Issue: 2A
Prepared by: Bergstrom Architects Pty. Ltd.
Abn 75 095 092 989
9/9 Myrtle Street
North Sydney, NSW 2060
Ph. 02.8920.1499 Fax. 02.8920.1599

The Site:

The site, being 1394 - 1396 Pacific Highway, Turramurra, consists of Lots 3 & 4 in DP 16463. The site is located on the south western corner of the intersection of Pacific Highway and Ray Street. There is an existing double storey brick commercial property on the site that extends from its frontage onto Pacific Highway to a lane at its southern end. This DA is concerned with the ground floor of 1394 – 1396 Pacific Highway, which is currently occupied by the Golden Lantern Chinese restaurant.

The Proposal:

The proposal is to separate the consolidated lots along an existing wall that appears to be the original dividing party wall, by filling in the existing openings. Minor internal alterations are proposed to better utilise the internal spaces of both tenancies, which includes demolishing existing toilets in lot 4 that serviced the entire Golden Lantern Chinese restaurant when it occupied both lots. An existing WC & storage room at the rear of the site on Lot 3 is to be renovated to accommodate three toilets – a male & female facility for the restaurant, which is to continue operating in Lot 3 and a unisex WC for the proposed retail/commercial tenancy in Lot 4. A new window is proposed in Lot 4 on the side elevation of the building that fronts the adjoining Stonex Lane. Finally, the Pacific Highway façade across both tenancies is to be opened-up by removing the existing openings and building new shop front windows and entry doors.

Site suitability:

The site is suitable for the proposed development as the use will remain the same. The Floor Site Ratio will remain unchanged.

Development Compliance:

The FSR & GFA on the property remain unchanged.

The height of the building remains unchanged.

Access and Traffic:

No change is proposed to existing parking on the site. Access to the parking will remain from the council car park at the rear.

Privacy, Views and Over Shadowing:

As the alterations are either internal or involve new shop front windows, there will be no impact on privacy or overshadowing.

Trees:

The existing planting at the rear of the site will remain.

Air and Noise:

The proposed development will not adversely impact on the air or noise levels in the surrounding area. During construction appropriate construction methods and working hours will be maintained to control any construction noise and debris.

Energy and Waste:

The proposal will not significantly increase energy consumption nor should there be any increase in waste generated from the property as the existing restaurant waste will be reduced and general waste will be generated by the proposed retail space.

Construction waste will be managed as described in the waste management plan submitted with the DA.

Conclusion:

The proposed work will not significantly impact the surrounding environment. As the proposed alterations are predominantly internal, the impact on adjoining properties should be negligible. The proposed changes to the façades and the reinstatement of the existing party wall will increase the amenity of the property and increase diversity on the site.

Site Photos

for

1394 - 1396 Pacific Highway, Turramurra

Lot 3 & 4, DP 16463

RECEIVED
31 JAN 2006

Prepared for: Mr Harry Charalambous
Date: 24.01.2006
Issue: A
Prepared by: Bergstrom Architects Pty. Ltd.
Abn 75 095 092 989
9/9 Myrtle Street
North Sydney, NSW 2060
Ph. 02.8920.1499 Fax. 02.8920.1599



A. Pacific Highway Elevation.



B. 1394 – 1396 Pacific Highway, side elevation – existing under awning sign visible.



C. 1394 - 1396 Pacific Highway, rear elevation.



D. Existing WC and storage facilities at rear of Lot 3.

DETERMINATION

[redacted]

From: [redacted]
Sent: Tuesday, 18 April 2006 7:46 AM
To: [redacted]
Subject: DA 70/06 & 71/06

Dear [redacted]

It has come to our attention that there is a minor error in the two DA consents issued on the 6th April. DA 70/06 which has conditions retaiting to the retained restaurant references our drawing number DA101B which has the two retail/commercial tenancies. Similarly DA 71/06 references our drawing DA201B which shows the retained restaurant, yet has no conditions relating to food services requirements.

Could you re-issue the two consents with the plan numbers switched so that 70/06 references drawing DA201B and 71/06 references drawing DA101B. I can stop by later today to collect the revised documents.

Kind regards,

[redacted]
Bergstrom Architects Pty. Ltd.
ABN 75 095 092 989
Suite 9, 9 Myrtle Street, North Sydney NSW 2060
P. 02.8920.1499 F. 02.8920.1599
Nominated Architect NSW: Thomas Bergstrom reg. no. 7052

DA 71/06 ⇒

STAMPING REQUEST SHEET

DCO: _____ **EXTN:** _____ **DATE:** _____

DA No: 70/06 **PROPOSAL:** Divide restaurant ~~cafe~~ to form reduced restaurant & new retail unit & change of use via provision

I have signed the 'Approved by' section of the DA File	YES	NO
Owners signature of consent is provided	YES	NO
Builders Indemnity Insurance is required	YES	NO
Builders Indemnity Insurance has been submitted	YES	NO

FEES

Landscape Fees/Bonds are required for this DA **YES** **NO**

- ☐ Landscape Establishment Bond (Condition T46) Amount: _____
- ☐ Tree Protection Bond (Condition T47) Amount: _____
- ☐ Landscape Assessment Fee (Condition T42) Amount: _____

Section 94 Fees are required for this DA. **YES** **NO**

What is the occupancy rate?

○ 1.25 ○ 1.75 ○ 2.75 ○ 3.5

CC RELEASE

☐ Are conditions of consent complied with?	YES	NO
☐ Can Construction Certificate be released?	YES	NO
☐ I have signed the Construction Certificate for release	YES	NO

PLANS

Please stamp:

They should provide written authority from applicant

- ☐ All Plans
- ☑ Plans as marked/indicated.
- ☐ Other, Please Specify: _____

PLAN RELEASE

- ☐ Please post to Applicant
- ☑ Please contact the applicant for collection:

Details: Please ring Tom Bergstrom Architects Tel 8920 1499

[redacted]

DCO's Signature: _____

Ku-ring-gai Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone: (02) 9424 0888, Fax: (02) 9418 1117
DX 8703 GORDON

Contact: [redacted]

In reply please quote: DA 70/06

6 April 2006

[redacted]
WAHROONGA NSW 2076

Dear Sir

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION
SECTION 81(1)(A) ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
DEVELOPMENT APPLICATION N^{O} 70/06

Applicant's Name and Address:	[redacted] WAHROONGA NSW 2076
Land to be Developed:	Lots 3 & 4, DP 16463, 1394-1396 Pacific Highway, Turramurra
Proposed Development:	Divide restaurant to form reduced in size restaurant and new retail unit via change of use provision
Date of Determination:	4 April 2006
Date from which Consent Operates:	6 April 2006
Date of Expiry of Consent:	7 April 2008

This application is determined by the granting of consent subject to the conditions in the **attached** Schedule of Consent Conditions.

You are advised of your right of review of this determination by Council under Section 82A of the Environmental Planning and Assessment Act 1979.

You are advised that if you are dissatisfied with the determination you have a right of appeal to the Land and Environment Court within 12 months of the date you receive this Notice.

Yours faithfully

[redacted]
Team Leader
Development Assessment - North

Attachments
DA 70-06 APPROVAL.doc/sr/1

SCHEDULE OF CONSENT CONDITIONS
DEVELOPMENT APPLICATION N^{O} 70/06
PREMISES: LOTS 3 & 4, DP 16463, 1394-1396 PACIFIC HIGHWAY, TURRAMURRA

GENERAL CONDITIONS

The issue of this consent does not permit any construction work to commence on the site until such time as a construction certificate has been obtained.

Detailed working drawings and specifications, which are consistent with the Development Consent and conditions, must be submitted for consideration of the issue of a construction certificate.

Alterations, modification or variations to this consent can only be effected where Council approves an application to modify the Consent under Section 96 of the Environment Planning and Assessment Act.

This consent shall lapse and be void if the building work or use to which it refers is not physically commenced prior to the date of expiry of the consent.

1. This consent relates to work shown in colour on plans referenced ***Job No. 05-029 DA 101B***, drawn by ***Bergstrom Architects***, dated ***3 March 2006***, received by Council on***7 March 2006***, and endorsed with Council's approval stamp, except where amended by the following conditions:

2. No external signage is to be erected without the prior consent of Council.

3. The applicant is to provide one extra car parking space to the rear of the site (to number six car spaces in total) with these spaces being dedicated in the following way:

   One on-site car space is to be allocated for the exclusive use of the restaurant with two on-site car spaces to be allocated for the exclusive use of the retail unit.

4. The building construction shall comply with the requirements of Type B Construction detailed in Section C of the Building Code of Australia.

5. The walls separating the occupancies shall have an FRL level of 90/90/90. A report shall be submitted with the Construction Certificate Application detailing how this is to be achieved.

6. Smoke alarm system shall be provided to the entire building. Smoke alarm installation shall comply with the requirements of E2.2 of the Building Code of Australia. Details of the system to be installed shall be submitted with the Construction Certificate Application.

7. All building works shall comply with the Building Code of Australia.

8. The submission of the approved plans to Sydney Water, before any work is commenced to ensure that the proposed structure meets that Authority's By-Laws. Failure to submit these plans before commencing work will render the owner liable to a penalty and may result in the demolition of work.

9. The approved building shall not be occupied unless the development has been completed in accordance with all conditions of consent and the approved plans and an Occupation Certificate has been issued.

10. The opening of any footway, roadway, road shoulder or any part of the road reserve shall not be carried out without a Road Opening Permit being obtained from the Council (upon payment of the required fee) beforehand.

11. For the purpose of ensuring the compliance with the terms of the approval, an approved copy of the plan and this Consent and Construction Certificate shall be kept on site at all times.

12. For the purpose of safety and amenity of the area, no building materials, plant or the like are to be stored on the road or footpath without the written approval being obtained from the Council beforehand. The pathway shall be kept in a clean, tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the applicant/owner/builder, as the case may be.

13. HOURS OF WORK: For the purpose of residential amenity, noise generating work carried out in connection with building and construction operation, including deliveries of building materials and equipment, is restricted to the following hours: Mondays to Fridays inclusive: 7.00am to 5.30pm. Saturdays: 8.00am to 12.00 noon. Sundays and Public Holidays: Not Permitted. The use of the following items of plant on the site is also restricted to the abovementioned hours: compressors, bulldozers, power operated woodworking machines, excavators and loaders, jackhammers, Ramset guns, concrete mixers and concrete delivery wagons, hoists, winches, welding and riveting plant.

    Whilst work on Saturdays may be performed until 5.30pm, such work or any associated activities shall not involve the use of any noise generating processes or equipment.

14. For the purpose of public safety, a sign shall be erected on the site prior to any work commencing which is clearly visible from a public place stating that unauthorised entry to the site is not permitted and showing the name of the builder or another person responsible for the site and a telephone number for contact outside working hours. The sign may only be removed on satisfactory completion of the works.

15. A sign shall be erected in a prominent position on the site which states the name and contact details of the Principal Certifying Authority.

16. All excavations shall be properly guarded and protected with hoardings or fencing to prevent them from being dangerous to life and property.

17. Toilet facilities are to be provided, within the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

18. The demolition is to be carried out in accordance with the guidelines contained in Australian Standard 2601-1991: The Demolition of Structures.

19. A person taking down or demolishing or causing to be taken down or demolished any building or part thereof shall, upon identifying or suspecting that asbestos is present in the building, immediately notify the Workcover Authority. The Authority is the controlling body for the safe removal, handling and disposal of asbestos. The Authority supervises and monitors contractors engaged in asbestos removal.

The requirements and standards imposed by the Authority, its consultants or contractors shall be complied with.

20. Dust control measures shall be taken on all demolition sites so as to avoid a nuisance to adjoining properties and harm to the environment.

    a. A person taking down or demolishing or causing to be taken down or demolished any building or portion of any building shall:

        i. cause the windows or other openings in the external walls to be close boarded or otherwise covered;
        ii. cause screens of canvas, hessian, boards, mats or other suitable material to be fitted in appropriate locations;
        iii. cause areas, components and debris to be wetted down; in such a manner as to minimise, as far as practicable, the nuisance arising from the escape of dust during such taking down or demolition.

    b. Such person shall not chute, throw or let fall or cause to chute, throw or let fall from the floor to floor or into any basement of such building any building materials or any other matter so as to cause dust to escape from the building or cause any such material to fall or cast upon a public way to the annoyance, inconvenience, or danger of persons using such public way.

21. All combustible material shall be removed from the site on a daily basis. Material shall not be burnt on the site.

22. Materials salvaged from a demolition may be stored on site provided they are non combustible, neatly and safety stockpiled and not likely to become a harbourage for vermin.

23. Adequate precautions shall be taken to ensure the protection of adjoining premises and persons therein from damage and injury during the process of demolition.

24. Buildings built prior to the 1970's may contain lead based paint. Lead dust is a hazardous substance. You are advised to follow the attached WorkCover guidelines to prevent personal and environmental contamination.

25. All demolition materials of value for re-use either on-site or elsewhere, shall be separated and made available for re-cycling.

26. Detailed plans of the construction and fit-out of the premises are to be submitted with the Construction Certificate. These plans are to be to the satisfaction of the Principal Certifying Authority and must comply with the requirements of the Food Act 2003, Food Standards Code Clause 3.2.3 (Food Premises and Equipment), Australian Standard AS4674-2004 (Design, Construction and Fit-out of Food Premises), Sydney Water Corporation (Trade Waste Section), Protection of the Environment Operations Act 1997, and the Building Code of Australia.

27. To facilitate the cleaning and maintenance of the food premises and to ensure the premises are adequate for the safe handling of food, all work is to comply with the Food Act 2003, Food Regulations 2004, Food Standards Code (Food Safety Standards) and Australian Standard AS4674-2004.

28. The hours of operation for the restaurant remain as existing.
The hours of operation for the new retail unit are to be restricted to :

-	Monday to Saturday (not including. Thurs)	8:00 am-6:00 pm
-	Thursday	8:00 am-9:00 pm
-	Sunday and Public Holidays	9:00 am-2:00 pm

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

29. The Long Service Levy is to be paid to Council in accordance with the provisions of Section 34 of the Building and Construction Industry Payments Act 1986 prior to the issue of the Construction Certificate.

Note: Required if cost of works exceed $25,000.00.

30. The Infrastructure Restorations Fee calculated in accordance with the Council's adopted schedule of Fees and Charges is to be paid to the Council prior to any earthworks or construction commencing. The applicant or builder/developer will be held responsible for and liable for the cost any damage caused to any Council property or for the removal of any waste bin, building materials, sediment, silt, or any other article as a consequence of doing or not doing anything to which this consent relates. "Council Property" includes footway, footpath paving, kerbing, guttering, crossings, street furniture, seats, litter bins, trees, shrubs, lawns mounds, bushland, and similar structures or features on road reserves or any adjacent public place. Council will undertake minor restoration work as a consequence of the work at this site in consideration of the "Infrastructure Restorations Fee" lodged with the Council prior to the release of the Construction Certificate. This undertaking by the Council does not absolve the applicant or Builder/developer of responsibility for ensuring that work or activity at this site does not jeopardise the safety or public using adjacent public areas or of making good or maintaining "Council property" (as defined) during the course of this project.

31. Prior to commencing any construction or subdivision work, the following provisions of the Environmental Planning & Assessment Act, 1979 (the 'Act') are to be complied with:

a. A Construction Certificate is to be obtained in accordance with Section 81A(2)(a) of the Act.
b. A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A(2)(b) of the Act.
c. Council is to be notified in writing, at least two (2) days prior to the intention of commencing buildings works, in accordance with Section 81A(2)(c) of the Act.
d. Should the development be certified by a Principal Certifying Authority other than Council, a fee for each Part 4A Certificate is to be paid to Council on lodgement of those Certificates with Council.

32. Detailed plans of the construction and fit-out of the premises to include but not be limited to:

Any structural alterations to the fabric of the building
Any alterations to the internal layout of the building
Location and method of installation of all fittings and equipment
Wall, floor and ceiling finishes
Lighting of work areas and customer areas for cleaning purposes

Relevant sections and elevations
Staff facilities including an area for clothing and personal effects
Trade waste storage area or designated room or enclosure
Location of any floor wastes or grease arrestor
Location of adequate storage areas for dry foods and takeaway containers

33. Details prepared by a qualified practising mechanical ventilation engineer of all air handling, kitchen and toilet compartment exhausts and air conditioning systems. These details are to comply with the requirements of Australian Standard AS1668 Pts 1 & 2

CONDITIONS TO BE COMPLIED WITH PRIOR TO WORK COMMENCING

34. Prior to the commencement of any work, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder who intends to carry out the approved works.

35. External finishes and colours are to be sympathetic to the surrounding environment.

CONDITIONS TO BE COMPLIED WITH PRIOR TO OCCUPATION

36. Submission of relevant Certificates of Compliance by suitably qualified persons for the following works. The Certificate is to identify the work it relates to and the relevant Code, Legislation or Policy with which the works are required to comply.

Areas constructed for the preparation and storage of food
Any alterations to or new mechanical ventilation systems
Trade Waste (grease trap) disposal systems

BUILDING CONDITIONS

Note: If Council is the Principal Certifying Authority, the following building conditions shall form part of this consent.

37. The food preparation and storage areas shall be inspected at critical stages during construction by the Principal Certifying Authority and a Compliance Certificate issued prior to proceeding to the subsequent stage of construction, including but not limited to the following:

- Internal walls in solid construction with services chased into the walls and floor prior to covering
- Floor, wall and ceiling finishes. Floor graded to floor wastes. Flooring covering coved to walls and plinths. Walls tiled and painted. Ceilings of food preparation and storage areas set plasterboard with flush mounted light fittings and painted
- Installation of equipment
- Final inspection, with hot and cold water connected to enable temperature checks, and refrigeration, mechanical ventilation and heating equipment working.

38. The building construction shall comply with the requirements of Type B Construction detailed in Section C of the Building Code of Australia.

39. The walls separating the occupancies shall have an FRL level of 90/90/90. A report shall be submitted with the Construction Certificate Application detailing how this is to be achieved.

40. Smoke alarm system shall be provided to the entire building. Smoke alarm installation shall comply with the requirements of E2.2 of the Building Code of Australia. Details of the system to be installed shall be submitted with the Construction Certificate Application.

*****END OF CONDITIONS*****

TYPING REQUEST SHEET
~ CONSENT (& CC) ~

Were there any submissions? ☐ **YES (See below)** ☑ **NO**

B101 Use All Submissions Names & Addresses — Use Attached Names & Addresses
Other (eg B105) _____ (Please attach sheet with details to be incorporated

B215 ☐ Integrated Notification of Approved Letter

Contact: [redacted] **File No:** DA 70/06.

APPLICANTS & PROPERTY DETAILS

Applicant Name: [redacted]

Applicant Address: [redacted]

Wahroonga 2076

Premises - Lot: 3 & 4 DP: 16463

Street Address: 1394 & 1396 Pacific Hwy T'murra

Development: Divide restaurant to form reduced in size restaurant & new retail unit via change of use provision

Class: 6

Is this an Integrated Development? If so, by which Authority?: ☐ DIPNR ☐ RFS ☐ FMA ☐ MSC

☐ EPA ☐ SYD WATER ☐ HA ☐ NPWS ☐ RTA ☐ Other _____

COMPLETE ALL DETAILS IN THIS SECTION

Date of Determination:	Date of Typing	Other ↑
Date Consent Operates from:	Date of Typing ✓	Other 4/04/06
Date of Expiry:	Date of Typing ✓ (+ 2yrs and 1day)	Other

PLAN DETAILS (INCLUDING CONSTRUCTION CERTIFICATE DETAILS)

THIS SECTION MUST BE COMPLETED REGARDLESS OF ANY CC APPLICATION (DETAILS APPEAR IN CONSENT)*

Plans prepared by: Refer Report

Plan Reference (numbers): _____

Dated: _____ Lodged: _____

1. GENERAL CONDITIONS

2. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE (If Applicable)

3. CONDITIONS TO BE COMPLIED WITH PRIOR TO WORK COMMENCING (If Applicable)

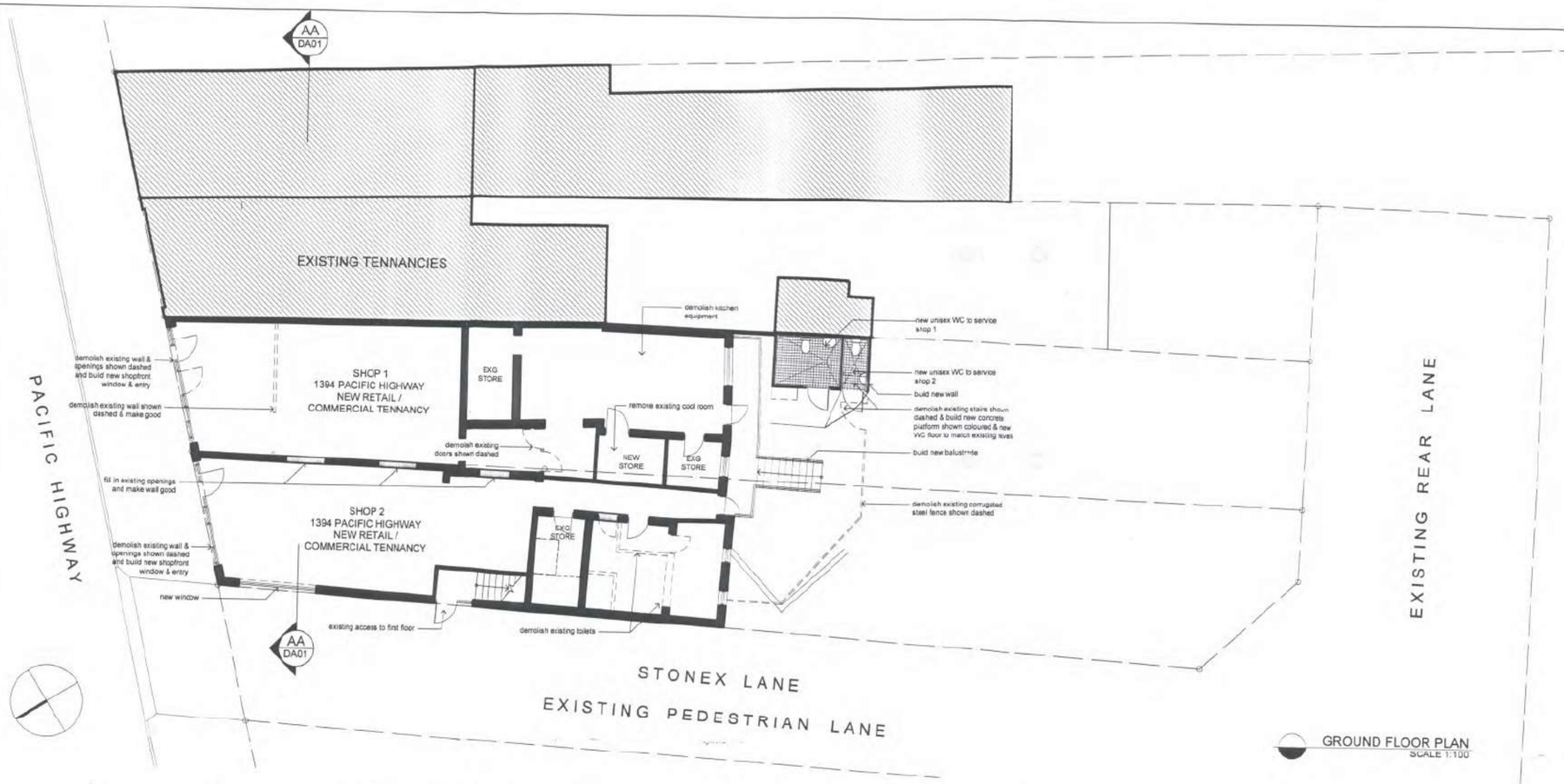
4. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE (If Applicable)

5. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF THE FINAL COMPLIANCE CERTIFICATE (If Applicable)

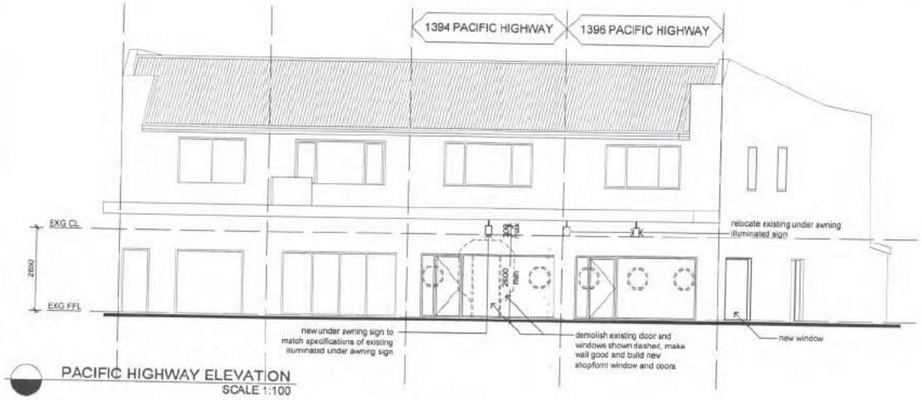
6. CONDITIONS TO BE COMPLIED WITH PRIOR TO OCCUPATION (If Applicable)

7. BUILDING CONDITIONS

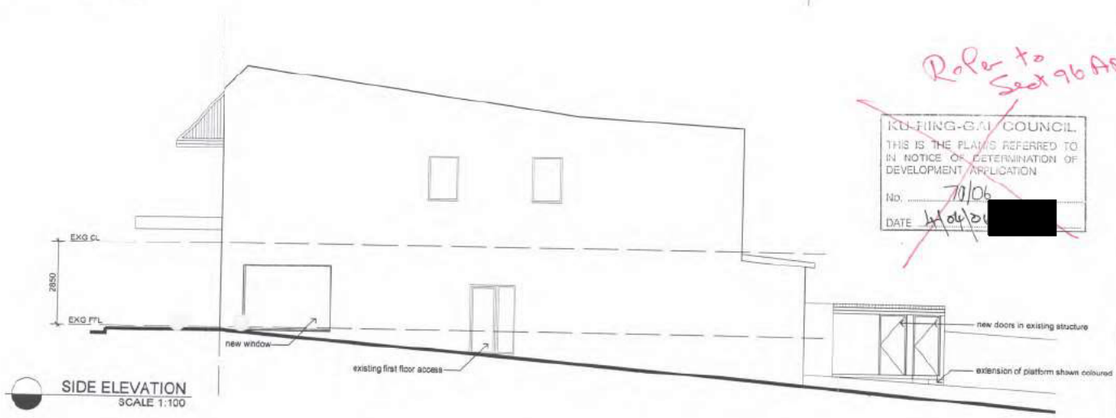
ASSESSMENT



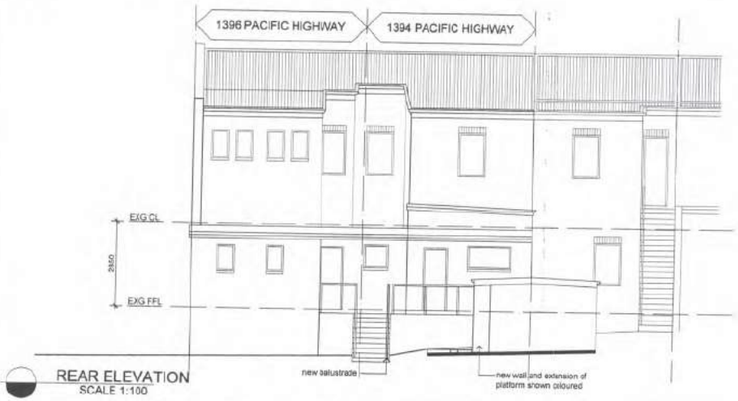
GROUND FLOOR PLAN
SCALE 1:100



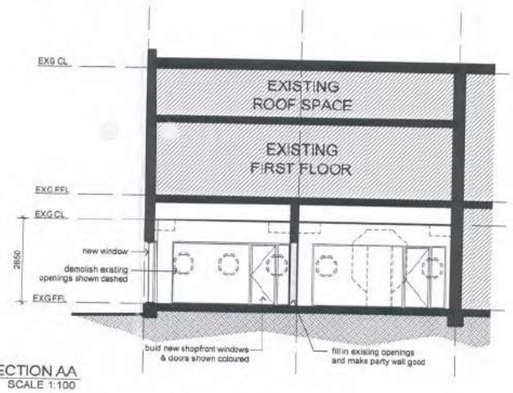
PACIFIC HIGHWAY ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100



SECTION AA
SCALE 1:100

Refer to Sect 96 Application

KU-RING-GAI COUNCIL
THIS IS THE PLANS REFERRED TO IN NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION
No. 70/06
DATE 4/04/2006

1394 - 1396
PACIFIC HIGHWAY
TURRAMURRA, NSW

LOT 3 & 4, DP 16463

REVISIONS		
B	03.03.2006	DELETED RESTAURANT AND REPLACED WITH NEW RETAIL/COMMERCIAL TENANCY
A	30.01.06	FOR DEVELOPMENT APPLICATION

bergstrom ARCHITECTS

BERGSTROM ARCHITECTS PTY. LTD. (ABN 75 096 092 989)
SUITE 9, LEVEL 2 , 9 MYRTLE STREET,
NORTH SYDNEY NSW 2060
Ph. 02.8920.1499 Fax. 02.8920.1599

PROJECT
PROPOSED SHOP RENOVATION

RECEIVED
- 7 MAR 2006
CUSTOMER SERVICE CENTRE

DRAWING
PLAN, SECTION & ELEVATIONS

SCALE	DWG. NO.	REV.
1 : 100 @ A1	DA101	B

DATE: 03.03.2006
DRAWN BY: PVW
JOB NUMBER: 05-029

DELEGATED REPORT

• ***FILE No.***	DA70/06 & 71/06
• ***ADDRESS:***	Ground floor, 1394 – 1396 Pacific Highway, Turramurra
• ***PROPOSAL:***	**DA70/06** Divide combined Shop Nos. 1394 and 1396 into a reduced restaurant in 1394 and a business retail unit in 1396 via Change of Use provisions. **DA71/06** Divide combined Shop Nos. 1394 and 1396 from restaurant into two separate business retail units via Change of Use provisions
• ***APPLICANT:***	[redacted]
• ***OWNER:***	[redacted]
• ***PLAN REF:***	Bergstrom Architects DA 201B & 101B
• ***DATE LODGED:***	31 January 2006
• ***AMENDED:***	3/03/06 (provision for partially disabled)
• ***AUTHOR:***	[redacted]

1. EXECUTIVE SUMMARY

• ***Zoning:***	3(a) – A2 Retail services
• ***Permissible Under:***	KPSO
• ***Integrated Development:***	N/A
• ***Bushfire Prone Lane:***	YES
• ***Heritage Item:***	NO
• ***In the vicinity of a Heritage Item***	NO
• ***Conservation Area:***	NO
• ***Issues:***	Nil
• ***Submissions***	No submission received
• ***Recommendation***	Approval

2. PROPOSED DEVELOPMENT

The sites, Numbers 1394 and 1396 Pacific Highway (Lots 3 & 4 DP 16463) Turramurra, contain matching two storey retail-business units that are located on the corner of the Pacific Hwy and Stonex Lane. Together with two other similar shops, they form a two storey *shoptop* block that is part of the Turramurra village shopping centre on the southern side of the Pacific Highway.

The subject units Numbers 1394 and 1396 are combined into one at ground floor that serves as the Red Lantern restaurant. Both the ground floor and upper floors are owned by the same person Mr M Wong, who now wishes to divide the restaurant again into two units, serving either as

- a reduced restaurant continuing to operate in No 1394 with a business retail unit in No 1396 **(DA0070/06)** or

- both Nos. 1394 and 1396 operating as business retails units **(DA0071/06)**.

DA0070/06 Separate the combined Shops Nos. 1394 and 1396 to form a reduced in size, restaurant in No 1394 and through *Change of Use* provision, a Business –Retail Unit in No 1396 Pacific Hwy.
Details of the proposed development are as follows:

- brick in all openings in the common dividing wall,
- remove the internal toilets that services the restaurant located in No. 1396 and
- construct new toilets within No. 1394 and
- refurbish external toilet located to the rear of No. 1394 for use by the new tenants of No 1396.
- construct new external steps to access external WC
- Hours of trading for the restaurant remain unchanged at
  - Sunday, Tuesday & Wednesday 5.30-9.30 pm
  - Thursday 5.30-10.00pm
  - Friday & Saturday 5.30-10.30pm
- Hours of trading for the retail unit will be from 8.00 am to 6.00 pm, Monday to Saturday but with Thursday extended to 9 pm and Sunday, 9.00 am to 2.00 pm.

DA0071/06 Divide the combined Shops Nos. 1394 and 1396 that service the restaurant, to form two separate Business –Retail Units through *Change of Use* provision.
Details of the proposed development are as follows:

- brick in all openings in the common dividing wall,
- internal modifications to both units
- remove the internal toilets that services the restaurant located in No. 1396 and
- refurbish external toilets located to the rear of No. 1394 for use by the new tenants of both No. 1394 and 1396 and
- construct new external steps to access external WC.
- Hours of operation will be from 8.00 am to 6.00 pm, Monday to Saturday but with Thursday extended to 9 pm and Sunday, 9.00 am to 2.00 pm.

All changes are to be contained within the existing buildings. There will be no increase in FSR.

- **3. REFERRALS**

Rural Fire Service:

OK – No Cond
Comment: The application was referred to the RFS for comment. The RFS has commented *that no concerns or special consideration in relation to bushfire matters for the proposed development.*

Engineering:

OK – No Cond

Comment: Council's Development Engineer provided an appropriate condition at the DRU.

Building:
OK – Std Cond
Comment: The application was referred to Council's Building Unit for comment. In response, some conditions have been provided.
Health:
Comment: The application was referred to Council's Environmental Health for comment. In response, conditions have been provided.

Community Services:
The matter was referred directly to Martin Butcher of Community Services regarding the provision for toilets available to the Disabled. The applicant has amended the proposal to incorporate toilets for the partially disabled to that Departments satisfaction.

4. ENVIRONMENTAL ASSESSMENT UNDER S.79C

The relevant matters for consideration under section 79C of the *Environmental Planning and Assessment Act* 1979 are assessed under the following headings:

4.1 INTEGRATED DEVELOPMENT

N/A

• 4.2 STATE/REGIONAL INSTRUMENTS AND LEGISLATION

- **SEPPs**

N/A

- **REPs**

N/A

• 4.3 KU-RING-GAI PLANNING SCHEME ORDINANCE

- **Permissibility**

Both proposals are permissible within the Business 3(a)-(A2) Retail Services zone.

Aims and Objectives for the Business 3(a)-(A2) Retail Services Zones

The development is considered to have satisfied objectives of the zone.

The above matters are considered in detail within this report.

Development Standard	Proposals Numeric Compliance	Complies
Site Area: 497.4m²		
Height of Buildings		
• Building Height: #m	Existing – no changes	**N/A**
• Building Height Plane: 30⁰ from horizontal at any point 1.5m above boundary to land within ares. Or open space zone.	Existing – no changes	**N/A**
FSR #:1 (max)	Existing – no changes	**N/A**

The following is a detailed discussion of the above relevant matters:

Height of Buildings (cl.30A)
N/A

FSR (cl.30B)
N/A

Heritage /Conservation Areas (cl.61D – 61I)
The subject land and the dwelling is not heritage listed and not located in the vicinity of heritage items or within a conservation area.

4.4 DEVELOPMENT IN BUSINESS ZONES – DCP 14

Development Control	Proposals Numeric Compliance	Complies
Site Area = 497.4m²		
Height of Buildings (Part 12)		
• Building Height: #m	Existing – no changes	**N/A**
• Building Height Plane: 30⁰ from horizontal at any point 1.5m above boundary to land within ares. Or open space zone.	Existing – no changes	**N/A**
• Solar Access 3h solar access to adjoining residential properties between 9am to 3pm	Existing – no changes	**N/A**
FSR (Part 13)		

• Max FSR: #:1 • Non-Residential (FSR): 0.5:1	Existing – no changes	**N/A**
Building Setbacks (Part 14)		
• Building Line: 3m (min)	Existing – no changes	**N/A**
• Building Line: 8m(Ave)	Existing – no changes	**N/A**
• Setback to adjoining buildings: 7m(min)	Existing – no changes	**N/A**
• Building Line: Prevailing	Built to front boundary(existing)	**YES**
Car Parking (Part 18)		
• No. of parking spaces: 9 required	3 existing spaces for first floor	**NO**

The following is a detailed discussion of the above relevant matters:

Development Considerations (Part 11)

The development satisfies the relevant maters for considerations under Part 11.2 of the DCP.

The above mentioned matters are discussed further in this report.

Height of Buildings (Part 12)
N/A, the existing external configuration of the premises will not be changed.

Floor Space Ratio (Part 13)
N/A, the proposed development will not result in increased FSR.

Building Setbacks (Part 14)
N/A

Landscaping (Part 15)
No tree impact

Alterations and Additions to Existing Premises (Part 16)
The proposed development involves internal building works as described in earlier parts of this report and in the submitted documentation..

Vehicular Access and Circulation (Part 17)
No vehicle access is available directly from Pacific Highway but the premises are accessed via Duff Street which adjoins with Council's public car parking at the rear of the subject premises. The existing vehicle access arrangement is acceptable.

Car Parking (Part 18)

Council's parking requirements as per DCP 43 would be the following for both development Applications i.e. either for reduced restaurant plus retail (DA70/06) or for two retail units (DA71/06)

- fitness centre (recently approved) First floor Nos. 1394-1396 = 7 car spaces
- reduced in size restaurant No. 1394 at 1 space /28m^2 (minor change to existing) = 4 car space and
  retail No.1396 at 1 space /28m^2 (minor change to existing) = 3.6 spaces
  Total required =15 car spaces

However, there are 5 car parking spaces in total on the subject site which will be increased by a further car space with the removal of a rear colorbond fence. This is considered acceptable for the following reasons:

- There are approximately 150 marked public car spaces available to the rear of the site within the Turramurra Plaza and access road.
- No gross floor area change is proposed.
- Turramurra Railway Station is approximately 250 m by foot and there are bus stops close by.
- Because the restaurant operates in the evening, parking needs will be further reduced during office hours.

In summary, there is 228 m^2 of commercial space, the use of which is to be changed from restaurant to retail.

As no additional floor space is being proposed and because of the change of use from restaurant to retail (parking requirements are less) there is no need to provide additional parking other than, as exists.

Conditions of consent (DA70/06) will require that two car spaces are to be dedicated to the proposed retail unit (trading hours only), three car spaces for the Fitness Centre (first floor) and one car space for the restaurant.

Where the applicant has sought to convert the existing restaurant into two separate shops i.e. retail/business units (DA71/06), a condition of consent will require that three car spaces are to be dedicated to the proposed retail units (trading hours only) and three car spaces for the Fitness Centre (first floor)

Developer Contributions (Part 19)

N/A, as the proposal will not increase in FSR.

Heritage Conservation (Part 20)

Addressed above.

Urban Design (Part 21)

The appearance of the buildings will not be changed and the existing character of the building will remain unaltered.

Colour (Part 22)

Not proposed.

Signs & Advertising Structures (Part 23)
None proposed

Plant (Part 24)
N/A

Open Space and Pedestrian Access (Part 25)
The existing pedestrian access will remain unaltered.

Solar Access (Part 26)
No residential properties surround the development site.

Facilities for the Disabled and the Elderly (Part 27)
The matter was referred directly to Martin Butcher of Community Services regarding the provision for toilets available to the Disabled in the newly refurbished restaurant. The applicant has amended the proposal to incorporate toilets for the partially disabled to that Departments satisfaction.

Facilities for Cyclists (Part 28)
N/A

Community Facilities (Part 29)
N/A

Services (Part 30)
All existing services will remain provided.

Stormwater Drainage (Part 31)
The proposal will result in no increase in BUA. Council's Development Engineer raises no issues and supports the application.

Controls During Construction (Part 32)
Minor internal construction only

Site Consolidation (Part 33)
N/A

Railway Land (Part 34)
N/A

4.5 OTHER DCPS, CODES AND POLICIES

- DCP47 and DCP40 have been considered within the discussion under DCP14.
-

• 4.6 SECTION 94 CONTRIBUTION

N/A

• 5. APPLICABLE REGULATIONS

The proposal will comply by condition.

- **6. THE LIKELY IMPACTS OF THE PROPOSAL**

All likely impacts of the proposal have been assessed elsewhere in this report.

- **7. THE SUITABILITY OF THE SITE**

The site is suitable for the proposed development.

- **8. SUBMISSIONS**

The proposal was advertised and notified in accordance with the **Ku-ring-gai Notification Policy** between 8 February and 2 March 2006. In response no submissions were received:

9. UNAUTHORISED WORKS

N/A

- **10. CONCLUSION**

The proposal is acceptable against the relevant consideration under s79C and would be in the public interest.

- **RECOMMENDATION:**
- **Pursuant to Section 80(1) of the Environmental Planning and Assessment Act, 1979**

1. APPROVAL – NO SEPP 1 REQUIRED

DA0070/06

THAT the Council, as the consent authority, grant development consent to DA 0070/06 for alterations and additions to divide combined Shops Nos. 1394 and 1396 to form, a reduced in size, restaurant in No 1394 and through *Change of Use* provision, a Business –Retail Unit in No 1396 Pacific Hwy.
on land at ground floor, 1394-1396 Pacific Highway, Turramurra, subject to the relevant standard conditions and the following special conditions:

DA0071/06

THAT the Council, as the consent authority, grant development consent to DA 0071/06 for alterations and additions to divide combined Shops Nos. 1394 and 1396 that service an existing restaurant, to form two separate Business –Retail Units by *Change of Use* provision on land at ground floor, 1394-1396 Pacific Highway, Turramurra, subject to the relevant standard conditions and the following special conditions:

NON-STANDARD CONDITIONS

General Conditions

ADDRESS:

[redacted]

[redacted]

Could you type up these details for [redacted]

NTH

REFERRAL SHEET

- ☐ Urban Design/ [redacted]
- ☐ Heritage/ [redacted]
- ☐ Heritage Committee
- ☐ Other
- ☐ Environmental Health
- ☐ Traffic
- ☐ Traffic Committee
- ☑ Building Unit – [redacted]

Address: 396 PACIFIC H'WAY TURRAMURRA Date Referred: 8/2/06 – Due 18/2/06

Ward: NTH DA No: 70/06 DCC [redacted]

Applicant/Contact: Original Comments by

Stage: ☑ DA ☐ CC ☐ S96 ☐ Other

TYPE OF DEVELOPMENT

- ☐ SEPP 5 ☐ Subdivision ☐ Dual Occ ☐ New Dwelling
- ☐ Adds & Alts ☐ Tennis Court ☐ Pool ☑ Other ONE TENANCY INTO 2

REASON FOR REFERRAL:

- ☑ General assessment for comments & conditions
- ☐ Assess attached drainage / driveway / amended / other ..... Plans
- ☐ Report to Council ☐ Conditions only
- ☐ Satisfy Construction Certificate ☐ Final Inspection
- ☐ Further / other reasons.....

Result / Comments / Conditions:

Result: No objection from Building Unit. Conditions detailed below to apply

☐ See attached memo to: [redacted] Dated:

Signed: [redacted] Date: 9/3/06

Conditions to apply.

1. The Building shall comply with the requirements of Part B Construction detailed in the Building Code of Australia.
2. The wall separating the separate occupancies shall have a FRL of 90/90/90. Report shall be attached to Construction Certificate application detail compliance with this item.
3. Smoke alarm system shall be provided to the entire building. Smoke alarm installation to comply with requirements of Fe.2 of the Building Code of Australia. Details of system to be installed shall be submitted to the PCA and approved prior to issue of Construction Certificate.


Golden Lantern
RESTAURANT

Come in or phone 9988 3883 to place an order

TRADING HOURS

Sunday, Tues & Wed	5.30 – 9.30 pm
Thursday	5.30 – 10.00 pm
Friday & Saturday	5.30 – 10.30 pm

On License Restaurant:

[redacted]

Phone: 9988 3883 or 9144 1465


Golden Lantern
RESTAURANT
Curves





INFOMASTER GE



DA 70/06

3 April 2006

MEMORANDUM

TO: [redacted]
Development Assessment Officer

FROM: [redacted]

SUBJECT: **RE: Building Code of Australia Assessment**
Property: 1396 Pacific Highway, Turramurra
Development Application: 70/06

The Building Unit raises no objection to the proposed development outlined in Development Application 70/06.

It is recommended that the conditions detailed below be imposed:

- The building construction shall comply with the requirements of Type B Construction detailed in Section C of the Building Code of Australia.
- The walls separating the occupancies shall have an FRL level of 90/90/90. A report shall be submitted with the Construction Certificate Application detailing how this is to be achieved.
- Smoke alarm system shall be provided to the entire building. Smoke alarm installation shall comply with the requirements of E2.2 of the Building Code of Australia. Details of the system to be installed shall be submitted with the Construction Certificate Application.

[redacted]
TEAM LEADER-BUILDING UNIT

Pull up these in Bldg Conditions as per [redacted] 5/04/05

/1

Lighting of work areas and customer areas for cleaning purposes
Relevant sections and elevations
Staff facilities including an area for clothing and personal effects
Trade waste storage area or designated room or enclosure
Location of any floor wastes or grease arrestor
Location of adequate storage areas for dry foods and takeaway containers
Details prepared by a qualified practising mechanical ventilation engineer of all air handling, kitchen and toilet compartment exhausts and air conditioning systems. These details are to comply with the requirements of Australian Standard AS1668 Pts 1 & 2

Conditions to be imposed prior to issue of the Occupation Certificate

Submission of relevant Certificates of Compliance by suitably qualified persons for the following works. The Certificate is to identify the work it relates to and the relevant Code, Legislation or Policy with which the works are required to comply.

Areas constructed for the preparation and storage of food
Any alterations to or new mechanical ventilation systems
Trade Waste (grease trap) disposal systems

BUILDING CONDITIONS

The food preparation and storage areas shall be inspected at critical stages during construction by the Principal Certifying Authority and a Compliance Certificate issued prior to proceeding to the subsequent stage of construction, including but not limited to the following:

Internal walls in solid construction with services chased into the walls and floor prior to covering
Floor, wall and ceiling finishes. Floor graded to floor wastes. Flooring covering coved to walls and plinths. Walls tiled and painted. Ceilings of food preparation and storage areas set plasterboard with flush mounted light fittings and painted
Installation of equipment
Final inspection, with hot and cold water connected to enable temperature checks, and refrigeration, mechanical ventilation and heating equipment working.

[redacted]

ENVIRONMENTAL HEALTH OFFICER

DA0070/06

27 March 2006

MEMORANDUM

TO: [redacted]
Development Control Officer

FROM: [redacted] Environmental Health Officer

SUBJECT: **1394-1396 Pacific Highway Pymble - Reduction in size of restaurant and creation of new business occupancy.**

The restaurant kitchen will remain basically as is. However there will be some alterations to the toilet accommodation, internal and external. There should be basic food/BCA conditions imposed as below. NB These are our standard food conditions and while it may be argued by the applicant that some do not apply, we still need to impose them.

General Conditions:

Detailed plans of the construction and fit-out of the premises are to be submitted with the Construction Certificate. These plans are to be to the satisfaction of the Principal Certifying Authority and must comply with the requirements of the Food Act 2003, Food Standards Code Clause 3.2.3 (Food Premises and Equipment), Australian Standard AS4674-2004 (Design, Construction and Fit-out of Food Premises), Sydney Water Corporation (Trade Waste Section), Protection of the Environment Operations Act 1997, and the Building Code of Australia.

To facilitate the cleaning and maintenance of the food premises and to ensure the premises are adequate for the safe handling of food, all work is to comply with the Food Act 2003, Food Regulations 2004, Food Standards Code (Food Safety Standards) and Australian Standard AS4674-2004.

Conditions to be imposed prior to issue of the Construction Cert ificate

Detailed plans of the construction and fit-out of the premises to include but not be limited to:

Any structural alterations to the fabric of the building
Any alterations to the internal layout of the building
Location and method of installation of all fittings and equipment
Wall, floor and ceiling finishes

/1

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF THE CC

Administration

☑ A1 ☑ A7 ☑ A8

Trim 595788 for DA70/06 only

CONDITIONS TO BE COMPLIED WITH PRIOR TO WORK COMMENCING

Administration

☑ A4

Swimming Pool

☐ B18

Construction

☑ C22 delete last sentence

CONDITIONS TO BE COMPLIED WITH PRIOR TO OCCUPATION

Trim 595788 for DA70/06 only

BUILDING CONDITIONS

Trim 595788 for DA70/06 only

Trim 598348 for DA70/06 and DA71/06

STANDARD CONDITION SET

GENERAL CONDITIONS

Administration

- [x] A3
- [x] A5

Construction

- [x] C3
- [x] C4
- [x] C5
- [x] C7
- [x] C9
- [x] C10
- [ ] C11
- [ ] C15
- [ ] C17
- [ ] C26
- [ ] C27
- [ ] C28
- [ ] C29
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- [ ] C40
- [ ] C43
- [ ] C44
- [ ] C46
- [ ] C48
- [x] C49
- [ ] C50
- [ ] C51
- [ ] C52
- [ ] C53
- [ ] C55
- [ ] C57

Demolition

- [x] D1
- [ ] D2
- [ ] D3
- [ ] D4
- [x] D5
- [ ] D6
- [x] D7
- [ ] D8
- [ ] D9
- [x] D10
- [x] D11
- [x] D12
- [ ] D13
- [ ] D14
- [x] D15
- [ ] D16
- [x] D17
- [ ] D18
- [ ] D19
- [ ] D20
- [x] D21

Food

Trim 595788 for DA70/06 only

Special

For DA70/06

The hours of operation for the restaurant remain as existing.

The hours of operation for the new retail unit are to be restricted to:

- Monday to Saturday (not includ. Thurs) 8.00am - 6.00pm
- Thursday 8.00am – 9.00pm
- Sunday and Public Holidays 9.00am -2.00pm

For DA71/06

The hours of operation for both retail units are to be restricted to:

- Monday to Saturday (not includ. Thurs) 8.00am - 6.00pm
- Thursday 8.00am – 9.00pm
- Sunday and Public Holidays 9.00am -2.00pm

Development in Accordance with Plans (Alterations and Additions)
DA0070/06

1. This consent relates to work shown in colour on plans referenced Job No. 05-029 DA 101B, drawn by Bergstrom Architects, dated 3 March 2006, received by Council on7 March 2006, and endorsed with Council's approval stamp, except where amended by the following conditions:

2. No external signage is to be erected without the prior consent of Council.

3. The applicant is to provide one extra car parking space to the rear of the site (to number six car spaces in total) with these spaces being dedicated in the following way:
One on-site car space is to be allocated for the exclusive use of the restaurant with two on-site car spaces to be allocated for the exclusive use of the retail unit

Add Building Unit conditions (Trim 598348).

Add also Health Unit conditions to DA70/06 only, as attached.

DA0071/06

1. This consent relates to work shown in colour on plans referenced Job No. 05-029 DA 201B, drawn by Bergstrom Architects, dated 3 March 2006, received by Council on7 March 2006, and endorsed with Council's approval stamp, except where amended by the following conditions:

2. No external signage is to be erected without the prior consent of Council.

3. The applicant is to provide one extra car parking space to the rear of the site (to number six car spaces in total) with these spaces being dedicated in the following way:
Three on-site car spaces are to be allocated for the exclusive use of the two retail units.

Add Building Unit conditions (Trim 598348).

[redacted] [redacted]

ASSESSMENT OFFICER **TEAM LEADER**
DETERMINATION DATE: 4/4/06.

DA 70/06

3 April 2006

MEMORANDUM

TO: [redacted]
DEVELOPMENT ASSESSMENT OFFICER

FROM: [redacted]

SUBJECT: **RE: BUILDING CODE OF AUSTRALIA ASSESSMENT**
PROPERTY: 1396 PACIFIC HIGHWAY, TURRAMURRA
DEVELOPMENT APPLICATION: 70/06

The Building Unit raises no objection to the proposed development outlined in Development Application 70/06.

It is recommended that the conditions detailed below be imposed:

- The building construction shall comply with the requirements of Type B Construction detailed in Section C of the Building Code of Australia.
- The walls separating the occupancies shall have an FRL level of 90/90/90. A report shall be submitted with the Construction Certificate Application detailing how this is to be achieved.
- Smoke alarm system shall be provided to the entire building. Smoke alarm installation shall comply with the requirements of E2.2 of the Building Code of Australia. Details of the system to be installed shall be submitted with the Construction Certificate Application.

[redacted]
TEAM LEADER-BUILDING UNIT

TRIM DOC NO: 598348

/1

DA 70/06 NTH DA.

REFERRAL SHEET

- ☐ Urban Design/ [redacted]
- ☐ Heritage [redacted]
- ☐ Heritage Committee
- ☑ Other – HEALTH [redacted]
- ☐ Environmental Health
- ☐ Traffic
- ☐ Traffic Committee
- ☐ Building Unit – [redacted]

Address: 1394-1396 P/HWAY TUGGERAH Date Referred: 16/3/06 – Due 26/3/06

Ward: NTH DA No: 70/06 DCO:

Applicant/Contact: Original Comments by

Stage: ☑ DA ☐ CC ☐ S96 ☐ Other

TYPE OF DEVELOPMENT

- ☑ SEPP 5
- ☐ Subdivision
- ☐ Dual Occ
- ☐ New Dwelling
- ☐ Adds & Alts
- ☐ Tennis Court
- ☐ Pool
- ☑ Other CONVERT RESTAURANT INTO 2 SITES

REASON FOR REFERRAL:

- ☑ General assessment for comments & conditions
- ☐ Assess attached drainage / driveway / amended / other ..... Plans
- ☐ Report to Council
- ☐ Conditions only
- ☐ Satisfy Construction Certificate
- ☐ Final Inspection
- ☐ Further / other reasons.....

Result / Comments / Conditions:

Result:

☐ See attached memo to: Dated:

Signed: Date:

Referral attached

DA Sheet numbers on plans are back to front!

[redacted]

ADDRESS:

[redacted]

DA0070/06

27 March 2006

MEMORANDUM

TO: [redacted] DEVELOPMENT CONTROL OFFICER

FROM: [redacted] - ENVIRONMENTAL HEALTH OFFICER

SUBJECT: **1394-1396 PACIFIC HIGHWAY PYMBLE - REDUCTION IN SIZE OF RESTAURANT AND CREATION OF NEW BUSINESS OCCUPANCY.**

The restaurant kitchen will remain basically as is. However there will be some alterations to the toilet accommodation, internal and external. There should be basic food/BCA conditions imposed as below. NB These are our standard food conditions and while it may be argued by the applicant that some do not apply, we still need to impose them.

GENERAL CONDITIONS:

Detailed plans of the construction and fit-out of the premises are to be submitted with the Construction Certificate. These plans are to be to the satisfaction of the Principal Certifying Authority and must comply with the requirements of the Food Act 2003, Food Standards Code Clause 3.2.3 (Food Premises and Equipment), Australian Standard AS4674-2004 (Design, Construction and Fit-out of Food Premises), Sydney Water Corporation (Trade Waste Section), Protection of the Environment Operations Act 1997, and the Building Code of Australia.

To facilitate the cleaning and maintenance of the food premises and to ensure the premises are adequate for the safe handling of food, all work is to comply with the Food Act 2003, Food Regulations 2004, Food Standards Code (Food Safety Standards) and Australian Standard AS4674-2004.

CONDITIONS TO BE IMPOSED PRIOR TO ISSUE OF THE CONSTRUCTION CERT IFICATE

Detailed plans of the construction and fit-out of the premises to include but not be limited to:

Any structural alterations to the fabric of the building
Any alterations to the internal layout of the building
Location and method of installation of all fittings and equipment
Wall, floor and ceiling finishes

Lighting of work areas and customer areas for cleaning purposes
Relevant sections and elevations
Staff facilities including an area for clothing and personal effects
Trade waste storage area or designated room or enclosure
Location of any floor wastes or grease arrestor
Location of adequate storage areas for dry foods and takeaway containers
Details prepared by a qualified practising mechanical ventilation engineer of all air handling, kitchen and toilet compartment exhausts and air conditioning systems. These details are to comply with the requirements of Australian Standard AS1668 Pts 1 & 2

CONDITIONS TO BE IMPOSED PRIOR TO ISSUE OF THE OCCUPATION CERTIFICATE

Submission of relevant Certificates of Compliance by suitably qualified persons for the following works. The Certificate is to identify the work it relates to and the relevant Code, Legislation or Policy with which the works are required to comply.

Areas constructed for the preparation and storage of food
Any alterations to or new mechanical ventilation systems
Trade Waste (grease trap) disposal systems

BUILDING CONDITIONS

The food preparation and storage areas shall be inspected at critical stages during construction by the Principal Certifying Authority and a Compliance Certificate issued prior to proceeding to the subsequent stage of construction, including but not limited to the following:

Internal walls in solid construction with services chased into the walls and floor prior to covering
Floor, wall and ceiling finishes. Floor graded to floor wastes. Flooring covering coved to walls and plinths. Walls tiled and painted. Ceilings of food preparation and storage areas set plasterboard with flush mounted light fittings and painted
Installation of equipment
Final inspection, with hot and cold water connected to enable temperature checks, and refrigeration, mechanical ventilation and heating equipment working.

[redacted]

[redacted]
ENVIRONMENTAL HEALTH OFFICER

Additional Information for Statement of Effects – DA 70/2006

Prepared by [redacted]
27 March, 2006
Revision B

Staff

Restaurant: It is anticipated that there will be 3 staff working at the Golden Lantern Restaurant during typical operations.

Retail Tenancy: It is anticipated that there would be 1-2 staff working in the retail shop during normal trading times.

Car Parking

Currently the property has five functioning car spaces. The five spaces service the fitness centre on the first floor and the existing restaurant which currently occupies the entire ground floor area. Part of the proposed renovations includes removing the existing colorbond fence from the rear of the property. This will reinstate an additional car space for a total of six car spaces.

Currently there are 2 car spaces allocated for the fitness centre on the first floor. The remaining 4 car spaces will be shared between the restaurant and the retail space.

The proposed alterations to the ground floor tenancies do not increase the floor area and propose reducing the size of the restaurant by half. Changing half the existing ground floor from restaurant to retail use will reduce the demand for parking on the property. This combined with the fact that the proposed alterations will increase the car parking from 5 to 6 spaces on the site means that there will be a reduced impact on car parking as a result of the proposed changes.

DCP 43 requires the following car parking allowances:

Retail (within 400m of train station)	1 space per 26 sqm floor area
Restaurant	1 space per 17 sqm floor area

The current restaurant occupies the entire floor area which is approximately 228 sqm gross floor area. This would require 13.4, or 13 car spaces. Currently there are three car spaces allocated, which is a deficiency of 10 spaces.

The proposed development which would have a restaurant area reduced to 125 sqm gross floor area and a retail area with a floor area of approximately 103 sqm. This equates to a required car parking of 7 for the restaurant and 4 for the retail for a total of 11 spaces. The proposal will have 4 spaces allocated which will only be deficient by 7. Further, the peak use for the restaurant and the retail is likely to be at different times, which will allow for some cross-over use of the car spaces. This will work to reduce the parking load or spill over to the public car parking at the rear from what it currently is.

Statement of Environmental Effects

for

1394 - 1396 Pacific Highway, Turramurra

Lot 3 & 4, DP 16463



Prepared for: [redacted]
Date: 06.03.2006
Issue: 2B
Prepared by: [redacted]

The Site:

The site, being 1394 - 1396 Pacific Highway, Turramurra, consists of Lots 3 & 4 in DP 16463. The site is located on the south western corner of the intersection of Pacific Highway and Ray Street. There is an existing double storey brick commercial property on the site that extends from its frontage onto Pacific Highway to a lane at its southern end. This DA is concerned with the ground floor of 1394 – 1396 Pacific Highway, which is currently occupied by the Golden Lantern Chinese restaurant.

The Proposal:

It is proposed to divide the current tenancy into two separate tenancies and change the use from restaurant to general retail/commercial use. The tenancies will each have separate toilet facilities at the rear of the property.

The proposed hours of operation will be:

Monday:	8:00 AM to 6:00 PM
Tuesday:	8:00 AM to 6:00 PM
Wednesday:	8:00 AM to 6:00 PM
Thursday:	8:00 AM to 9:00 PM
Friday:	8:00 AM to 6:00 PM
Saturday:	9:00 AM to 5:00 PM
Sunday:	9:00 AM to 2:00 PM

Site suitability:

The site is suitable for the proposed development as the new retail use is consistent with the shops in the surrounding buildings. The floor space ratio will remain unchanged.

Development Compliance:

The FSR & GFA on the property remain unchanged.

The height of the building remains unchanged.

Access and Traffic:

The existing restaurant on the site currently has 5 car spaces. The car spaces will remain unchanged. The proposed retail/commercial use will have a lower car parking demand than the existing restaurant, thus the existing parking will be adequate for the proposed development.

Privacy, Views and Over Shadowing:

As the alterations are either internal or involve new shop front windows, there will be no impact on privacy or overshadowing.

Trees:



The existing planting at the rear of the site will remain.

Air and Noise:

The proposed development will not adversely impact on the air or noise levels in the surrounding area. During construction appropriate construction methods and working hours will be maintained to control any construction noise and debris.

Energy and Waste:

The proposal will not significantly increase energy consumption nor should there be any increase in waste generated from the property as the existing restaurant waste will be reduced and general waste will be generated by the proposed retail space.

Construction waste will be managed as described in the waste management plan submitted with the DA.

Conclusion:

The proposed work will not significantly impact the surrounding environment. As the proposed alterations are predominantly internal, the impact on adjoining properties should be negligible. The proposed changes to the façades and the reinstatement of the existing party wall will increase the amenity of the property.

The change of use from restaurant to retail/commercial will reduce the demand on the car parking and will thus be a benefit to the other shops in the area and to the customers shopping in the local area.

RECEIVED
- 7 MAR 2006
CUSTOMER SERVICE CENTRE

Bergstrom ARCHITECTS

6 March, 2006

Ku-ring-gai Council
Locked Bag 1056
Pymble, NSW 2073

Attn: [redacted]

Dear Sir;

Re: 1394-1396 Pacific Highway, Turramurra

We write to submit revised plans and statement of effects for the above development applications.

Enclosed with this cover letter are:

1. Two copies of architectural plans DA101B
2. Two copies of architectural plans DA201B
3. Two copies of the revised statement of effects for the change of use application

We trust this information is sufficient for Council to finalise the two applications.

Kind regards,

[redacted]

cc. [redacted]



FILENAME \p F:\Bergstrom\Jobs\05-029 Plan Assist Pty. Ltd. Turramurra\KMC 060303.doc

BERGSTROM ARCHITECTS PTY LIMITED ABN 75 095 092 989 / NOMINATED ARCHITECT NSW: THOMAS BERGSTROM NO. 7052
SUITE 9, 9 MYRTLE STREET, NORTH SYDNEY NSW 2060 T 02 8920 1499 F 02 8920 1599 E info@bergstromarchitects.com.au www.bergstromarchitects.com.au

Statement of Environmental Effects

for

1394 - 1396 Pacific Highway, Turramurra

Lot 3 & 4, DP 16463



Prepared for: [redacted]
Date: 06.03.2006
Issue: 2B
Prepared by: [redacted]

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Statement of Environmental Effects

for

1394 - 1396 Pacific Highway, Turramurra

Lot 3 & 4, DP 16463

Prepared for: [redacted]
Date: 06.03.2006
Issue: 2B
Prepared by: [redacted]

RECEIVED
- 7 MAR 2006
CUSTOMER SERVICE CENTRE

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Ku-ring-gai Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone: (02) 9424 0888, Fax: (02) 9418 1117
DX 8703 GORDON

Contact: [redacted]

In reply please quote: DA 70/06

8 February 2006

NSW Rural Fire Services
Ku-ring-gai Rural Fire District
Hornsby Fire Control Centre
PO Box 472
HORNSBY NSW 2077

Dear Sir/Madam

PREMISES: 1396 PACIFIC HIGHWAY TURRAMURRA
LOT: 1, DP: 629520
PROPOSAL: INTERNAL MODIFICATIONS - ONE TENANCY INTO TWO
DEVELOPMENT APPLICATION N^{O} 70/06

Council is in receipt of a Development Application for proposed INTERNAL MODIFICATIONS - ONE TENANCY INTO TWO on the above mentioned property. In view of the proximity of the development to a bushfire hazard the matter is referred to your Department for assessment in accordance with the provisions of the Environmental Planning and Assessment Act.

Should you have any further enquiries in this regard, please contact the above nominated officer on telephone 9424 0888 or facsimile 9418 1117. As staff are required for field work and to attend pre-arranged interviews, the preferred time to contact specific staff is between the hours of 8.30am and 10.00am or 4.00pm and 4.30pm Monday to Friday.

Yours faithfully,

[redacted]

Development & Assessment – North

Development Review Unit

THIS CHECKLIST IS TO BE COMPLETED BY THE TEAM LEADER
AT THE FIRST DRU SESSION AFTER THE RECEIPT OF THE DA.

DA No:	70/06
Property Address:	1396 PACIFIC H'WAY TURRAMURRA
Description of works:	INTERNAL MODIFICATIONS - one tenancy into two

INFORMATION

Is the information adequate:

- ☐ No
- ☑ Yes *(Specify below the further information that is required)*

Should the application be rejected due to insufficient information: Yes / No

Rejection letter Yes / No	**Stop the clock letter** Yes / No

REFERRALS

Formal referrals are required for the following once any stop the clock requirements have been met:

Internal Bodies	Required	Date Sent	Date Due	External Bodies	Required	Date Sent	Date Due
Landscape				Waterways			
Engineers				RTA			
Health				Police			
Urban Design				NPWS			
Heritage				Heritage Council			
Environment				Rural Fire Services	RFS	8/2/06	29/2/06
Traffic Committee				DIPNR			
Building:	✓	8/2/06	18/2/06	Other			
Other							

Note: Date of referral & signature of administration officer to be provided if nominated for referral.

Development Assessment

KEY ISSUES FOR CONSIDERATION

- check parking

Assessment Officer:	[redacted]	Notification Category:	C
Team Leader:	[redacted]	Date:	7/2/06

Administration	
AS400 description as per description provided:	☐ Yes ☒ No
If No, AS400 description updated:	☒ Yes ☐ No ☐ N/A
All referrals prepared and sent as indicated	☐ Yes ☐ No ☐ N/A
Stop the clock letter / rejection letter prepared and sent	☐ Yes ☐ No ☐ N/A
Administration Officer [redacted]	Date: 8/2/06

NTH

This form is to only be completed by a Development Engineer, except the formal referral date

Development Review Unit (DRU) form - Development Engineering

Date: 7 / 2 / 06 DRU Development Engineer: _____

DA Number: 70 / 06 WARD: NTH DCO: HL-

Property address: 1396 PACIFIC H'WAY TURRAMURRA

Brief description of works: INTERNAL MODIFICATIONS

Is the information reviewed at DRU satisfactory to make an informed *engineering* assessment?

Yes or No: YES

If no, the additional *engineering information* to be submitted (via a *Stop Clock* letter) is as follows:

Engineering stop clock **code description table** found in **N:\Document Library\rhoward\DRU Information\Stop Clock table new.doc**

Where required, please refer this DA to Engineers when all requested *Stop Clock* information is submitted.

Where the submitted information is satisfactory at DRU, is a *formal referral* to Development Engineers required?

Yes or No: NO Date formally referred to Engineers (where required): ___/___/___

☐ After Stop Clock info arrives Date to be returned by Development Engineers: ___/___/___

If referring, please refer a copy of ALL documents provided with the DA **except for shadow diagrams**

Brief reason from DRU Engineer for taking a referral, or alternatively not taking a referral, at DRU:

Are there any standard engineering conditions to be applied *without* a formal referral to Engineers?

Yes or Nil _____

- *General:*
- *Prior to Construction Certificate issue:*
- *Prior to final or Occupation Certificate issue:*

Signed at DRU: [redacted]

Comments by the Development Engineer as a result of a formal assessment? :

Date returned to DCO : ___/___/___ *REFER TRIM MEMO #:* _____ *D.E* _____

Note: This assessment has been carried out under the time constraints of DRU. The Development Control Officer should liaise with a Development Engineer if there are any questions that arise out of the DRU assessment, or if new information is brought to light (such as the result of a site inspections, or discrepancy/changes in plans and the like).

Any questions at all – please see a Development Engineer.

RE- referral – Development Engineers

This is to be filled out when information needs to be re-referred to Development Engineers a first or second time

Date of 1st re-referral:_____/_____/_____

Reason for 1st re-referral:_____

Result of 2nd Engineering Assessment (Development Engineer to complete):

TRIM #:_____

Signed: _____ **Date:** ____/_____/____

Date of 2nd re-referral:_____/_____/_____

Reason for 2nd re-referral:_____

Result of 3rd Engineering Assessment (Development Engineer to complete)::

TRIM #:_____

Signed: _____ **Date:** ____/_____/____

This form is to only be completed by a Landscape Officer, except the formal referral date NTH

Development Review Unit (DRU) form - Landscaping

Date: 7/2/06

DRU Landscape Officer: _____

DCO ML

DA Number: 70/06

Property address: 1396 PACIFIC H'WAY TURRAMURRA

Description of works: INTERNAL MODIFICATIONS

Is the information submitted satisfactory to make an informed Landscape assessment?

Yes or No: YES

If no, the additional landscaping information is to be submitted (via a *Stop Clock* letter) is as follows:

_____

_____

_____

_____

_____

Where submitted information is satisfactory, is a *formal* referral to Landscape Assessment required?

Yes or No: NO

Date formally referred by DCO (if required): _____

Brief reason for referral or non-referral from Landscape Officer:

_____

_____

Date returned to DCO (if taken): _____ *TRIM MEMO #:* _____

Are there any standard landscaping conditions to be applied without a formal referral?

Yes or Nil _____

- *General:* _____
- *Prior to Construction Certificate issue:* _____
- Prior to final or occupation certificate issue: _____

Any further comments by the Landscaping Officer as a result of DRU assessment? :

_____

_____ See over

Signed: [redacted]

Note: This assessment has been carried out under the time constraints of DRU. The Development Control Officer should liaise with a Landscape Officer if there are any questions that arise out of the DRU assessment, or if new information is brought to light (such as the result of a site inspections, or discrepancy in plans and the like).

Any questions at all – please see a Landscape Assessment Officer.

RE- referral – Landscaping

This is to be filled out when information needs to be re-referred to Landscaping a first or second time

Date of 1st re-referral:_____/_____/_____

Reason for 1st re-referral:_____

Result of 2nd Landscaping Assessment (Landscape assessment officers to complete):

TRIM #:_____

Signed: _____ **Date:** ____/_____/____

Date of 2nd re-referral:_____/_____/_____

Reason for 2nd re-referral:_____

Result of 3rd Landscaping Assessment (Landscaping Officer to complete)::

TRIM #:_____

Signed: _____ **Date:** ____/_____/____

NOTIFICATION &
OBJECTIONS

Ku-ring-gai Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone: (02) 9424 0888, Fax: (02) 9418 1117
DX 8703 GORDON

Contact: [redacted]

In reply please quote: DA 70/06

8 February 2006

[redacted]

Dear Sir/Madam

PREMISES: 1396 PACIFIC HIGHWAY TURRAMURRA
APPLIC. N^{O}: 70/06
PROPOSAL: INTERNAL MODIFICATIONS – ONE TENANCY INTO TWO

Council is in receipt of your application as indicated.

Council has notified your neighbours that the application has been submitted. They have been supplied with a reduced copy of the plan excluding the floor plans and have been invited to examine the full-scale plans of the same at Council's office if they wish to do so.

The neighbours have been advised that should they wish to make comments in respect to the proposal they must put these comments in writing and submit them to Council within fourteen (14) calendar days. Any comments made will be considered during the assessment of the application. Submissions are not confidential, as the details will be included in Council reports.

Should you, in the future, elect to submit revised plans to amend your application prior to Council's determination, additional fees for processing, assessing, notifying and/or advertising or referring will be applicable. Any such revised plans must be accompanied with detailed written particulars identifying the changes. Eight (8) copies of A4 reduced plans will also be required for notification purposes.

Please be advised that your application, as referenced above, has been referred to Council's Development Control Officer, [redacted] for consideration and assessment in accordance with the Environmental Planning and Assessment Act 1979.

Should it be necessary to contact Council regarding this application please telephone between the hours of 8.30am – 10.00am. However, information will be limited as the application is on exhibition and will not have been assessed in any way.

Yours faithfully,

[redacted]

Development & Assessment – North

Ku-ring-gai Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone: (02) 9424 0888, Fax: (02) 9418 1117
DX 8703 GORDON

Contact: [redacted]

In reply please quote: DA 70/06
8 February 2006

[redacted]
ST IVES NSW 2075

Dear Sir/Madam

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APPLIC. N°: 70/06
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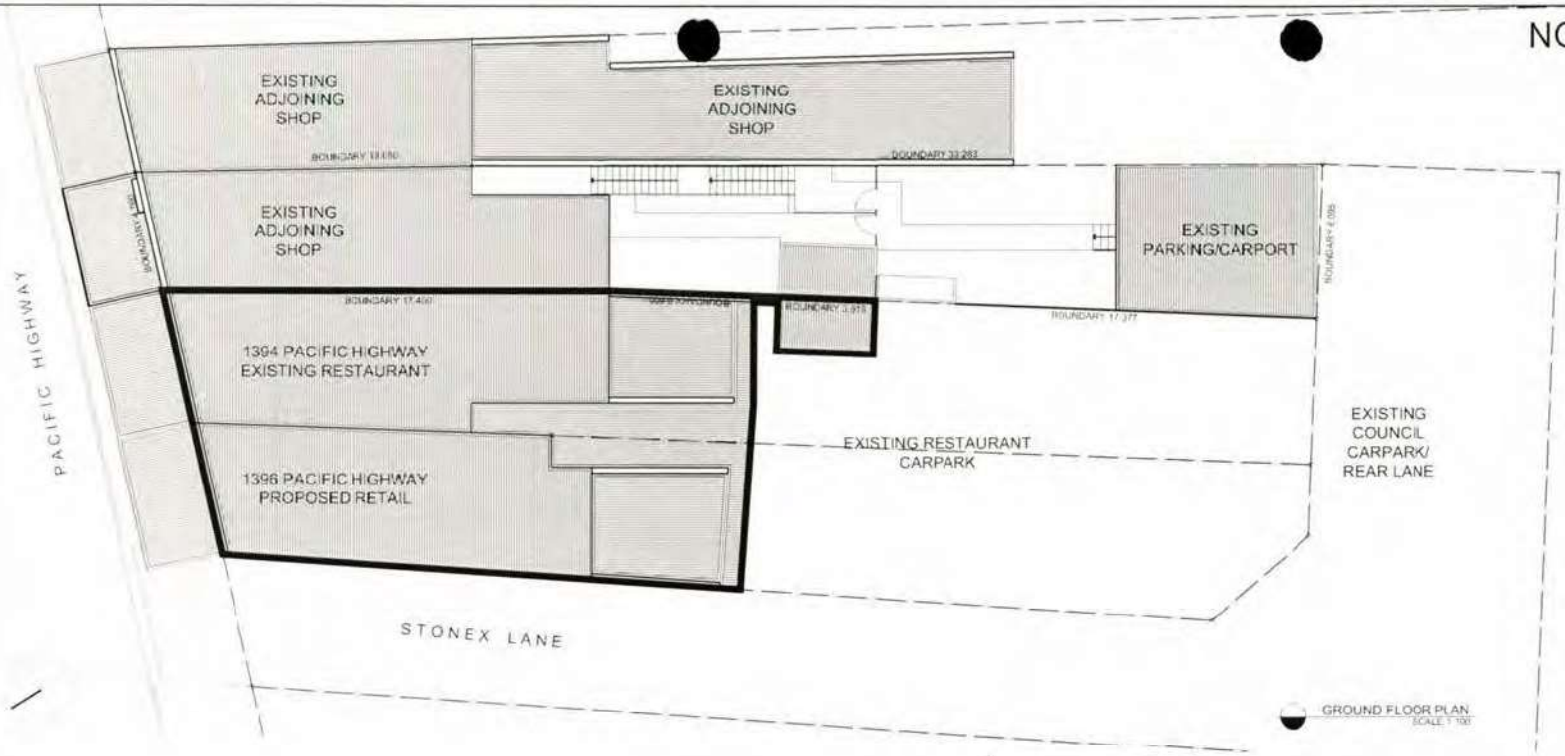
[redacted]
Development & Assessment – North

Council is using recycled paper in the interest of the environment.

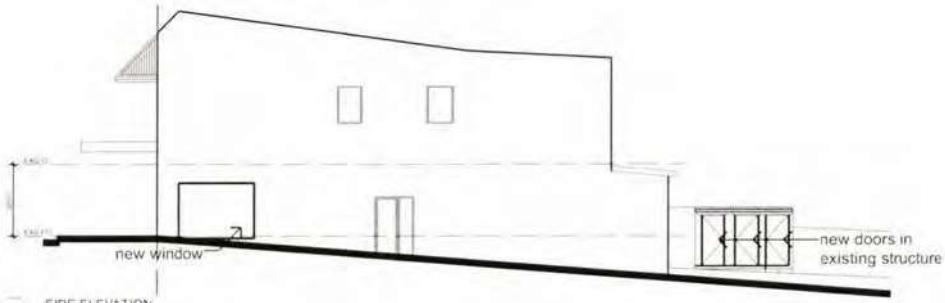
NOT TO SCALE

1394 - 1396
PACIFIC HIGHWAY
TURRAMURRA, NSW

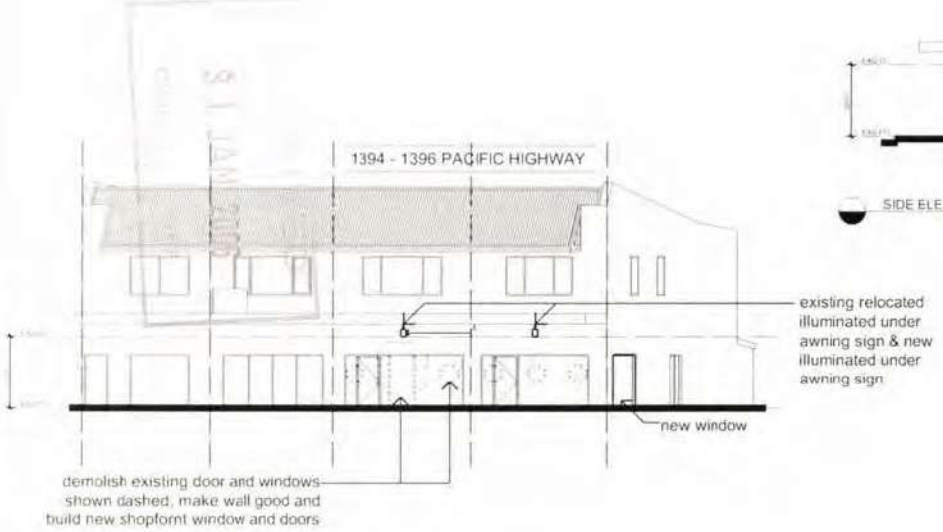
LOT 3 & 4, DP 16463



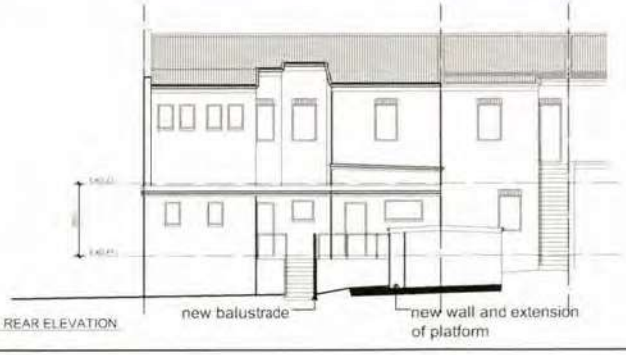
GROUND FLOOR PLAN
SCALE 1:100



SIDE ELEVATION

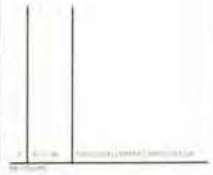


PACIFIC HIGHWAY ELEVATION



REAR ELEVATION

PRELIMINARY



bergstrom ARCHITECTS

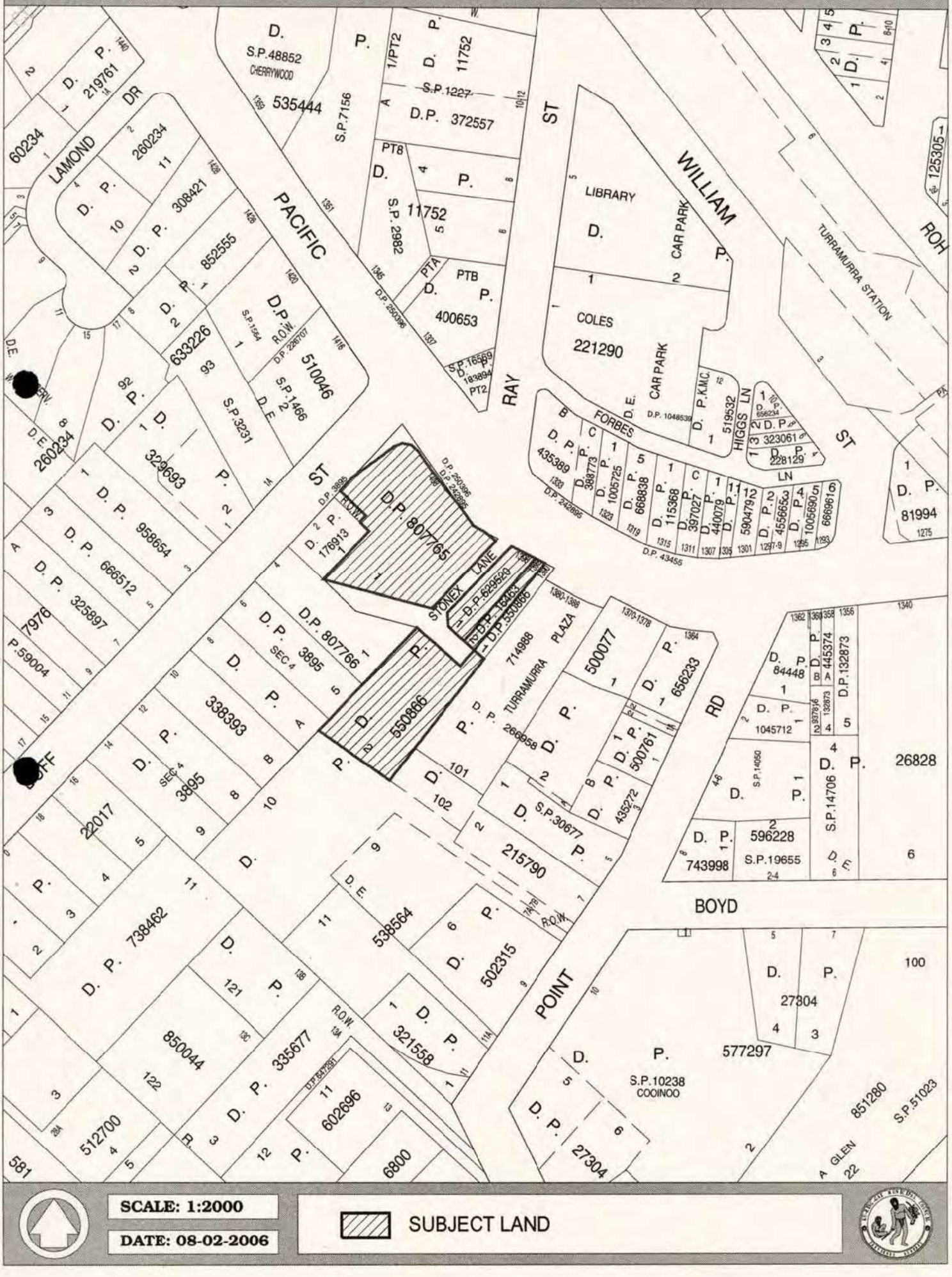
PROPOSED SHOP RENOVATION

NEIGHBOUR NOTIFICATION

SCALE	DWG. No.	REV.
NOT TO SCALE	DA203	A

LOCATION SKETCH

1396 Pacific Highway, TURRAMURRA NSW



DA DOCUMENTATION

115

Development Application

Ku-ring-gai Council

Section 78A, *Environmental Planning and Assessment Act* 1979

DA: 70/06 DA

Date: 31/1/06

About this form

Use this form to apply for development consent to:

- erect, alter or demolish a building or structure
- change the use of land or a building
- carry out earthworks
- subdivide land
- strata subdivide a building
- erect or display advertising

Documentation

Our DA Guide explains which plans and other documents you must provide with this application. Refer also to our lodgment requirements matrix on the back of this form.

Other approvals

Your proposal may also require other approvals. Questions 12 & 13 of this form will help you determine whether you need approvals from other government agencies. Question 14 enables you to apply for other Council approvals that are required for certain activities.

Lodgment & fees

Please follow the instructions on Page 4.

Any questions?

Phone Customer Services on (02)9424 0770, or call in to Council (see Page 3).

Application and site details

1. Applicant name, address and contact details.

Title: Mr ☑ Mrs ☐ Miss ☐ Ms ☐ Other ☐ .....

Name: [redacted]

Company

ABN: ....

Postal ad

.....

Phone (B

Phone (H

E-mail

2. Your architect or consultant

In case we need to discuss design or other issues

Name: [redacted]

Compa

Phone

Phone

E-mail

3. Location & title description of the property

This will help us to correctly identify the land. You must identify the Lot and Plan number

Unit, shop or suite:..... Street No: 1394-1396 Street: Pacific Highway

Suburb: Turramurra

Lot(s): 3 & 4 Section: .....

Deposited plan(s): 16463 Strata plan: .....

Other: .....

Obtain these details from rate notices, property deed or our property maps.

Development details

4. Type of development

Tick the relevant box

- ☒ A. Building or structure
- ☒ B. Demolition
- ☐ C. Earthworks or similar
- ☐ D. Subdivision (land)
- ☒ E. New use or change of use
- ☒ F. Sign or advertisement
- ☐ G. Strata subdivision
- ☐ H. Other .....

5. What is the property used for at present?

GROUND FLOOR - GOLDEN LANTERN CHINESE RESTAURANT
FIRST FLOOR - COMMERCIAL / OFFICES

Date use commenced: ?

6. Number of employees

If applicable

☐ N/A
☐ Applicable: (existing).....
(proposed).....

7. Hours of Operation

If applicable

☐ N/A

	Existing	Proposed
Monday		
Tuesday		
Wednesday		
Thursday		
Friday		
Saturday		
Sunday		

8. Description of the proposed development

Tell us exactly what you propose to do, describe all proposed works very clearly

PROPOSED INTERNAL & FACADE MODIFICATIONS TO GROUND FLOOR - SPLIT SINGLE TENANCY INTO TWO RETAIN EXIST. RESTAURANT IN ONE & ADD NEW RETAIL/COMMERCIAL TENANCY IN OTHER. MODIFY TOILETS AT REAR

If it is a building, for what purpose will it be used? EXISTING RESTAURANT AND RETAIL COMMERCIAL

9. Additional floor space

Only applicable for building works

☐ New building – total proposed floor space _____ m^2

☒ Existing building – total additional floor space proposed 0 m^2

10. Impacts on trees

Are any building works or excavation proposed within 3m of any trees that are more than 8m in height? ☐ Yes ☒ No

Will the proposed development require the removal of any trees that are more than 8m in height? ☐ Yes ☒ No

*If you answered 'yes' to either of the above questions, an arborist's report will be required (see **point 2C** of DA Guide).*

11. Estimated cost of development

Must be a true market value. If no construction is proposed the value of works will be nil

Your estimate of the total development cost – see **Step 6D** of the DA Guide:

$ ____ , 24,000 .00

Council use only - Our estimate based on Reed Construction Data Guide (market value):

$ ____ , ____ , ____ .00

*Note: Unless a signed contract is provided, our estimate will prevail when calculating DA assessment fees (refer to **point 6D** of DA Guide).*

12. Integrated Development

*Refer to **step 2G** of the DA Guide. Please tick the relevant box if applicable*

☐ Heritage Council of NSW (section 58 of the *Heritage Act 1977*)
☐ Roads & Traffic Authority (section 138 of the *Roads Act 1943*)
☐ Environment Protection Authority (sections 43(a), 43(b), 43(d), 47, 48, 55 and 122 *Protection of the Environment Operations Act 1997*)
☐ Department of Infrastructure Planning and Natural Resources (sections 10, 13A, 18F, 20B, 20CA, 20L, 116 and Part 8 of the *Water Act 1912* or a Permit under Part 3A of the *Rivers and Foreshores Improvement Act 1948*)
☐ National Parks & Wildlife Service (s.90, *National Parks and Wildlife Act 1974*)
☐ Rural Fire Service (section 100B of the *Rural Fires Act 1997*)

If you ticked any of the above boxes, the proposal will also require approval from another approval body. Refer to Page 18 of the Development Application Guide. 2 additional sets of plans and documentation and a cheque to the sum of $250 made out to the relevant authority We strongly recommend that you consult with any approval bodies before lodging this application.

13. DAs that require concurrence from another agency.

Refer to Step 2H of the DA Guide

Some DA's require the concurrence of another government agency. They are not integrated but still require us to seek agreement from an external agency. If the following State Environmental Planning Policies (SEPP's) or Sydney Regional Environmental Planning Policies (SREP's) apply to your development, you need to provide us with two additional sets of plans and supporting documentation. Please tick the relevant box if applicable;

- ❑ SEPP 11- traffic generating developments
- ❑ SEPP 65- design quality of residential flat buildings
- ❑ SREP 23- Sydney and middle harbours

If you ticked any of the above boxes, the proposal will also require concurrence from another approval body. Refer to **Step 2I** of the Development Application Guide. 2 additional sets of plans and documentation must be provided so we can refer the application to the relevant authority. We strongly recommend that you consult with any approval bodies before lodging this application.

14. Local Government Act approval

Tick relevant box if the works will require approval under the Local Government Act. Call our Duty Planning Officer for further details

- ❑ A. N/A
- ❑ B. Water supply, sewerage and stormwater drainage work
- ❑ C. Management of waste
- ❑ D. Community land
- ❑ E. Public roads
- ❑ F. Structures or places of public entertainment
- ❑ G. Other (please specify):.....

15. Are you applying for a Construction Certificate with your DA?

❑ Yes – We strongly recommend that you do not lodge your Construction Certificate Application (CC) with your DA as it will cause delays. Combined DA & CC applications require you to prepare final construction drawings and engineer's specifications upfront which are costly. If any design modifications are required to your DA, your CC will be sent back to you as we cannot approve it if it is inconsistent with anything in the DA consent.

☑ No – If proposing physical works, you will have to apply at a later date.

Note: Combined applications for development consent and construction certificate should only be made where the DA is for very minor physical works.

Signatures

16. Owner's consent

Must be signed by the owner of the land. If more than one owner, every owner must sign.

If the owner is a company or owner's association, this form must be signed in accordance with s127 of the Corporations Act 2001. If the building is a strata building, the application must be stamped with the strata seal and signed by a authorised authority

As owner of the land to which this application relates, I consent to this application. I also give consent for authorised Council officers to enter the land to carry out inspections for the purpose of this development application.

☒ Name: [redacted]

Signat

Addres

☒ Name: .....Phone.....

Signature: ..... Date: ____ / ____ / 20____

Address: .....Phone.....

☒ Name: .....

Signature: ..... Date: ____ / ____ / 20____

Address: .....

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❑ I am signing on behalf of the owner as the owner's legal representative. The nature of my legal authority (e.g., power of attorney, executor, trustee, company director) is:

.....

Documentary evidence is required to confirm your legal authority if you sign on behalf of the owner.

17. Applicant's declaration

If the applicant is a company or owner's association, this section must be signed in accordance with s127 of the Corporations Act 2001.

[redacted] pply for consent to carry out the development described in this application. I declare that all the information supplied is true and correct. I also understand that:

- if incomplete, the application will not be accepted, and that
- more information may be requested to enable the proper consideration of the application.

✍ Signature: [redacted] Date: 24 / 1 / 2006

Note: You are also required to sign the declaration at the end of the DA lodgment Checklist (following).

How to lodge this application

Lodge the application by either of the following methods:

Post: General Manager
Ku-ring-gai Council
Locked Bag 1056
Pymble NSW 2073

Courier or personal delivery: Council Chambers
818 Pacific Highway
Gordon NSW 2072

Contacting Council:

Phone: (02) 9424 0888
Fax: (02) 9424 0755
Email: kmc@kmc.nsw.gov.au
Web: www.kmc.nsw.gov.au

Hours:

Lodging a DA: - Monday – Friday, 8:30am – 5:00pm

Duty Planning Officer – telephone or visit Tuesday- Thursday, 9.00am-12pm & 2pm-5pm.

We recommend that you consult with the Duty Planning Officer prior to lodging your DA or take advantage of our formal pre-DA advice service, available from 1 November 2004.

Acknowledgement:

You will receive a receipt for the amount paid. Soon after lodgment, we will also acknowledge lodgment of your application by providing you with its registered DA file number and the name of the development assessment officer who will assess your application.

Fees

Fees are calculated based on the contract value of the work including GST.

Payment methods

You may pay by cash, eftpos or cheque. Make cheques payable to 'Ku-ring-gai Council'. Separate cheques made out to the relevant authority are required for any integrated development application (refer to the DA Guide **step 2H** to identify who the cheque should be made out to). Please do not send cash in the mail.

Transport and Parking

Bus or Rail: The Council is located within five minutes walking distance from Gordon train station. From the station, head west up via St Johns Ave to the Pacific Highway. Turn right and walk to the end of the block along the Pacific Highway. Cross the Pacific Highway at the lights and walk right to Council Chambers.

Parking: Short term customer parking spaces are available on site. On-street parking in nearby streets is also available.

Disability Access: Disability parking and a wheelchair accessible ramp are located at the Radford Place entrance to Council. A lift may be taken to the front counter.

Privacy notification

The personal information requested in this form is required under the *Environmental Planning and Assessment Act 1979* and will only be used in connection with the requirements of this legislation. If you do not provide the information, we will not be able to process your application. Under the Act, it will be available to Councillors, Council Officers, and members of the public. Council is to be regarded as the agency that holds the information. You may request amendment of any personal information held by us that is incorrect.

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Ku-ring-gai Council

DA Lodgment Checklist
Ku-ring-gai Council

THIS CHECKLIST MUST BE COMPLETED BY THE YOU PRIOR TO DA LODGMENT

The numbering on this Checklist relates to Ku-ring-gai's DA Guide. The DA Guide provides instructions to enable you to identify exactly which plans and supporting documents you will need to provide. Copies of the DA Guide are available either from our Customer Service (in person or call 9424 0770) or from our web-page at www.kmc.nsw.gov.au. **We will not accept your application if you fail to provide all relevant information or if you fail to complete this checklist.**

General requirements		Checked by Applicant Yes	No
DA Guide	Have you thoroughly read and followed our DA Guide?	☑	☐
Application form	Has the application form been completed correctly?	☑	☐
	Has the consent of all owners been provided?	☑	☐
	Has the proposal been clearly and fully described?	☑	☐
Copies of documentation	Are eight (8) A4 reduced copies of all submitted plans provided?	☑	☐
	Are six copies of all other scaled plans and documentation provided in pre-made sets?	☑	☐
Standard of documentation	Is all documentation presented in a clear and accurate manner?	☑	☐
	Do all plans include a title block containing all required information?	☑	☐
See DA Guide – "Appendix 1 - Standard of Documentation" for our requirements	Is a north point included on all plans?	☑	☐
	Are all measurements in metric?	☑	☐
	Are the plans to a scale of 1:100?	☑	☐
	Have all plans been coloured in accordance with standard building colours to show proposed alterations / additions?	☑	☐

Preliminary investigation			
Refer to DA Guide Step 2 for the submission requirements referred to below			
2B. Survey plan	Have you submitted a recent survey plan, prepared by a registered surveyor?	☐	☑
	Does the survey plan contain all the required information?	☐	☐
2C. Arborist's report	Is an arborist's report required?	☐	☑
	Has an arborist's report been provided addressing all required points?	☐	☐
2D. Eight part test	Is it necessary to undertake an eight part test?	☐	☑
	Has an eight part test been undertaken and is it included with your DA?	☐	☐
2H. Integrated Development	Is the development Integrated? If yes, answer below:	☐	☑
	Have two additional copies of all documentation been provided?	☐	☐
	Has a cheque for $250.00 been made out to the relevant authority?	☐	☐
2I. DAs that require concurrence	Does your application require concurrence from another government authority? If yes, answer below:	☐	☑
	Have two additional copies of all documentation been provided?	☐	☐
2J. Site analysis	Is a site analysis required?	☑	☐
	Has a site analysis been provided, including all the required information?	☑	☐

Plans			
Refer to DA Guide Step 4 for the submission requirements referred to below			
4A. Site plan	Is a site plan required?	☑	☐
	Has a site plan been provided showing all the required information?	☑	☐
4B. Floor plans	Are floor plans required?	☑	☐
	Have floor plans been provided showing all the required information?	☑	☐
4C. Elevations and sections	Are elevations and sections required?	☑	☐
	Are elevations / sections provided showing all the required information?	☑	☐
4D. A4 notification plans	Are A4 notification plans required?	☑	☐
	Have notification plans been provided showing all required information?	☑	☐

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4E. Landscape plan	Is a landscape plan required?	☐	☑
	Has a landscape plan been provided with all the required information?	☐	☐
4F. Stormwater management plan	Is a stormwater management plan required?	☐	☑
	Has a stormwater management plan been provided containing all required information?	☐	☑
4G. Shadow diagrams	Are shadow diagrams required?	☐	☑
	Have shadow diagrams been provided containing all required information?	☐	☐
4H. Subdivision plan	Is a subdivision plan required?	☐	☑
	Has a subdivision plan been provided containing all the required information?	☐	☐
4I. Env't site management plan	Is an environmental site management plan required?	☐	☑
	Has an environmental site management plan been provided containing all the required information?	☐	☐

Supporting material & documentation

Refer to DA Guide Step 5 for the submission requirements referred to below

5A. Statement of environmental effects (SEE)	Has a statement of environmental effects (SEE) been submitted addressing all the relevant issues? **(See Appendix 2 of DA Guide for requirements.)**	☑	
5B. BASIX certificate	Is a BASIX certificate required?	☐	☑
	Has a BASIX certificate been supplied?	☐	☐
5C. Stormwater drainage statement	Is a stormwater drainage statement required?	☐	☐
	Has a stormwater drainage statement been supplied addressing all the requirements?	☐	☐
5D. Heritage impact statement	Is a heritage impact statement (HIS) required?	☐	☑
	Has a HIS been supplied addressing all relevant issues?	☐	☐
5E. Waste management plan	Is a waste management plan required?	☑	☐
	Has a waste management plan been provided addressing all relevant issues?	☑	☐
5F. SEPP 1 objection	Is a SEPP 1 objection required?	☐	☑
	Has a SEPP 1 objection been supplied addressing all requirements?	☐	☐
5G. Bushfire report	Is a bushfire report required?	☐	☑
	Has a bushfire report been provided addressing all relevant issues?	☐	☐
5H. Fire safety schedule	Is a fire safety schedule required?	☐	☑
	Has a fire safety schedule with all relevant information been provided?	☐	☐
5I. Access report	Is an access report required?	☐	☑
	Has an access report been provided addressing all relevant issues?	☐	☐
5J. Design verification statement (SEPP 65)	Is a design verification statement required?	☐	☑
	Has a design verification statement been provided addressing all relevant issues?	☐	☐
5K. Geotechnical report	Is a geotechnical report required?	☐	☑
	Has a geotechnical report been provided addressing all relevant issues?	☐	☐
5L. Remedial action plan	Is a remedial action plan (RAP) required?	☐	☑
	Has a RAP been provided addressing all relevant issues?	☐	☐
5M. Bush regenerator's report	Is a bush regenerator's report required?	☐	☑
	Has a bush regenerator's report been provided addressing all the relevant issues?	☐	☐
5N. 3D model	Is a three dimensional model required?	☐	☑
	Has a 3D model of the required standard been supplied?		
5O. Photo montage	Is a photo montage required?	☐	☑
	Has a photo montage been provided to the required standard?	☐	☐
5P. Sample board	Is a sample board required?	☐	☑
	Has a sample board been provided showing all required information?		
5Q. Site Photos	Have you provided the relevant site photographs?	☐	

31 JAN 2006

Warning: The development application will not be accepted if all required information has not been provided. Further information will be requested if not initially provided.

Declaration by applicant

I declare that, to the best of my knowledge and belief, the particulars stated on this application form are correct in every detail an[redacted]

Name (printed)[redacted]

Certification of Statement of Environmental Effects

I declare that, I have accurately and clearly considered the development proposal against all relevant considerations and controls prescribed by the EPAA 1979, including but not limited to SEPP's, SREP's the KPSO, and our DCP's and codes. All non-compliances with controls and objectives of the above mentioned environmental planning instruments have been quantified and qualified with proper justification in support of the non-compliances being provided in the SEE.

Name (printed[redacted]

Capacity: Town Planner/ Architect/ Other .....

Customer Service officer check

Application checked and lodged by:

Name (printed):..... Date:.....

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Appendix 3 – DA Lodgment requirements Matrix

	Prelim. Investing.			Plans									Supporting material and documentation																			
	2B. Site survey	2C. Arborist's report	2J. Site analysis	4A. Site plan	4B. Floor plans	4C. Elevations & sections	4D. Notification plans (A4 size)	4E. Landscape plan	4F. Stormwater management plan	4G. Shadow diagrams	4H. Subdivision plan	4I. Environmental site mng't plan	5A. Statement of env'l effects	5B. BASIX certificate	5C. Stormwater drainage statement	5D. Heritage impact statement	5E. Waste management plan	5F. SEPP 1 objection	5G. Bushfire report	5H. Fire safety schedule	5I. Access report	5J. Design verification statement	5K. Geotechnical report	5L. Remedial action plan	5M. Bush regenerator's report	5N. 3D model	5O. Photo montage	5P. Sample board	5Q. Site photographs
Alterations and additions	✓	★	✓	✓	✓	✓	✓	★	★	★		★	✓		★	★	✓	★	★				★	★					✓
Carports and garages	✓	★	✓	✓	✓	✓	✓	★				★	✓		✓	★	✓	★	★				★	★					✓
Change of use	✓		✓	✓	✓		✓						✓			★				✓									✓
Commercial / business / retail	✓	★	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			★	✓	★	★	✓	✓	✓	★	★		✓	✓	✓	✓
Dual occupancies	✓	★	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓		★	✓	★					★	★			✓	✓	✓
Front fences	✓	★	✓	✓		✓	✓	★					✓			★	✓		★										✓
Landscaping/ retaining walls	✓	★	✓	✓		✓	✓	✓				✓	✓		✓	★	✓	★					★	★	★				✓
Residential flat buildings	✓	★	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓		★	✓	★	★	✓	✓	✓	★	★	★	✓	✓	✓	✓
SEPP Seniors Housing	✓	★	✓	✓	✓	✓	✓	✓	✓			✓	✓	✓		★	✓	★		✓	✓		★	★	★	✓	✓	✓	✓
Signage	✓			✓	✓	✓	✓						✓			★													✓
Single (new) dwellings	✓	★	✓	✓	✓	✓	✓	✓	✓	★		✓	✓	✓		★	✓	★	★				★	★	★			✓	✓
Subdivision (land)	✓	★	✓	✓			✓		✓		✓	✓	✓			★		★	★				★	★	★				✓
Strata Subdivision	✓										✓		✓							✓									
Checked By Customer Service																													

★ Indicates that this item may be required under certain circumstances. Full details are provided in our DA Guide or call our Duty Planning Officer for assistance.

Appendix 3 – DA Lodgment requirements Matrix. continued

	Prelim. Investig.			Plans									Supporting material and documentation																				
	2B. Site survey	2C. Arborist's report	2J. Site analysis	4A. Site plan	4B. Floor plans	4C. Elevations & sections	4D. Notification plans (A4 size)	4E. Landscape plan	4F. Stormwater management plan	4G. Shadow diagrams	4H. Subdivision plan	4I. Environmental site mng't plan	5A. Statement of environmental effects	5B. BASIX certificate	5C. Stormwater drainage statement	5D. Heritage impact statement	5E. Waste management plan	5F. SEPP 1 objection	5G. Bushfire report	5H. Fire safety schedule	5I. Access report	5J. Design verification statement	5K. Geotechnical report	5L. Remedial action plan	5M. Bush regenerator's report	5N. 3D model	5O. Photo montage	5P. Sample board	5Q. Site photographs
Swimming Pool	✓	★	✓	✓		✓	✓	✓	✓			✓	✓			★	✓						★	★					✓
Tennis courts	✓	★	✓	✓		✓	✓	✓	✓			✓	✓			★	✓	★					★	★	★				✓
Townhouses/villas	✓	★	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓		★	✓	★	★		✓		★	★	★	✓	✓	✓	✓
Hospitals	✓	★	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			★	✓	★	★	✓	✓		★	★	★	✓	✓	✓	✓
Deck/ Pergola/ Shade structure	✓	★	✓	✓		✓	✓						✓		✓	★													✓
Demolition	✓	★					✓					✓	✓			★	✓												✓
Checked by Customer Service																													

★ Indicates that this item may be required under certain circumstances. Full details are provided in our DA Guide or call our Duty Planning Officer for assistance.

31 JAN 2005

APR200 **DEVELOPMENT APPLICATION LODGEMENT** 31/01/06

9:11:05

Property.. **1396 PACIFIC HIGHWAY, TURRAMURRA NSW 2074**

Type..... **DO DC COMMERCIAL ADDS/ALTS**

	Fee Code/Dimension		Calculated	Accepted	Sequence
_	**00457**	**CONSTRUCTION CERTIFICATES**	**500.00**	**500.00**	**5**
_	**00441**	**INSPECTIONS/COMPLIANCE CERTS.**	**352.00**	**352.00**	**6**
_	**00449**	**OCC.CERT/COMP.CERT-COMMERCIAL**	**100.00**	**100.00**	**7**

Total: **1441.00** **1441.00**

●Exempt N-Not Applicable

F3=Exit F9=Dimensions F12=Page Back F16=Original Calc F19=Swap Roll

APR200 **DEVELOPMENT APPLICATION LODGEMENT** 31/01/06

9:11:05

Property.. **1396 PACIFIC HIGHWAY, TURRAMURRA NSW 2074**

Type..... **DO DC COMMERCIAL ADDS/ALTS**

	Fee Code/Dimension		Calculated	Accepted	Sequence
N	00333	ADVERTISING-OTHER			
_	00065	DC&HS - LONG SERVICE LEVY			
_	00379	S.94 COMM CHILD CARE			
_	00380	S.94 RETAIL CHILD CARE			
N	00451	OCC.CERT - MAJOR DEVELOPMENTS			
_	00039	TREE PROTECTION BOND			
_	00040	LANDSCAPE ESTABLISHMENT BOND			
_	00338	Engineer Bond Infrastructure			
_	00301	DEVELOPMENT APPLICATION FEES	224.00	224.00	1
_	00857	ARC/SCAN-GST INCL,COMMERC USE	50.00	50.00	2
_	00306	DA NOTIFICATION FEE	90.00	90.00	3
_	00067	RESTORATION - COMM **GST INC**	125.00	125.00	4
+					
		Total:	1441.00	1441.00	

E-Exempt N-Not Applicable

F3=Exit F9=Dimensions F12=Page Back F16=Original Calc F19=Swap Rol
l

31 JAN 2006

PAID
Ref No: 71734
Receipt:
Date: 31/1

Waste Management Plan

DEMOLITION, CONSTRUCTION & USE OF PREMISES

To facilitate waste management and reduction Council requires on-site sorting and storage of waste products pending reuse or collection.

The applicable sections of this table must be completed and submitted with your Development Application, or applications to erect a building, demolish a building or place a waste storage container in a public place.

Completing this table will assist you in identifying the type of waste that will be generated and in advising Council how you intend to reuse, recycle or dispose of the waste.

The information provided on the form (and on your plans) will be **assessed against the Objectives of the Guidelines** (eg. to maximise reuse and minimise disposal) and the Performance Criteria for your particular use.

If space is insufficient in the table please provide attachments.

Outline of Proposal

Site Address: 1394-1396 PACIFIC HIGHWAY, TURRAMURRA.

Applicant's name and address: [redacted]

Phone: [redacted]

Buildings and other structures currently on the site: TWO + TWO STOREY COMMERCIAL TERRACES.

Brief Description of Proposal: DIVIDE GROUND FLOOR TENANCY INTO TWO, MINOR ALTS & ADDNS

The details provided on this form are the intentions for managing waste relating to this project

Signature of Applicant: [redacted] Date: 24-1-06.

SECTION ONE – DEMOLITION STAGE

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
TYPE OF MATERIAL	ESTIMATED VOLUME (m^3)	ON-SITE *Specify proposed reuse or on-site recycling methods *See page 18 for suggestions	OFF-SITE *Specify contractor and recycling outlet	*Specify contractor and landfill site
Excavation Material	0			
Green Waste	0			
Bricks	$3m^3$			TO BE DETERMINED BY BUILDER
Concrete	0			

(continued over page....)

(SECTION ONE – DEMOLITION STAGE Continued)

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
TYPE OF MATERIAL	ESTIMATED VOLUME (m^3)	ON-SITE *Specify proposed reuse or on-site recycling methods *See page 18 for suggestions	OFF-SITE *Specify contractor and recycling outlet	*Specify contractor and landfill site
Timber – Please specify:	$1\ m^3$			To be determined by Builder
Plasterboard	0			
Metals – Please specify:	0			
Other – Please specify:	6			

Note: Details of site area to be used for onsite separation, treatment and storage (including weather protection) should be provided on the plan drawings accompanying your application.

SECTION TWO – CONSTRUCTION STAGE

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
EXPECTED WASTE MATERIALS	ESTIMATED VOLUME (m^3)	ON-SITE *Specify proposed reuse or on-site recycling methods *See page 18 for suggestions	OFF-SITE *Specify contractor and recycling outlet	*Specify contractor and landfill site
Excavation Material	0			
Green Waste	0			
Bricks	0			
Concrete	.5 m^3			TO BE DETERMINED BY BUILDER.

(continued over page....)

(SECTION TWO – CONSTRUCTION STAGE Continued)

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
EXPECTED WASTE MATERIALS	ESTIMATED VOLUME (m^3)	ON-SITE *Specify proposed reuse or on-site recycling methods *See page 18 for suggestions	OFF-SITE *Specify contractor and recycling outlet	*Specify contractor and landfill site
Timber – Please specify:	$1\ m^3$			TO BE DETERMINED BY BUILDER
Plasterboard	$1\ m^3$			TO BE DETERMINED BY BUILDER
Metals – Please specify:	0			
Other – Please specify:	0			

31 JAN 2006

Note: Details of site area to be used for onsite separation, treatment and storage (including weather protection) should be provided on the plan drawings accompanying your application.

SECTION THREE – USE OF PREMISES

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES	DESTINATION
Please specify. For example: glass, paper, food waste, offcuts, etc.	*Litres or m^3 *See Appendix A for estimates	For example: *waste storage and recycling area *garbage chute *on-site composting *compaction equipment	*recycling *disposal *specify contractor
FOOD WASTE LIQUID / GREASE PAPER GENERAL WASTE	SAME AS EXISTING ~~EXISTING GREASE~~ SAME AS EXISTING MAX $1\ m^3$ $1\ m^3$	EXISTING STORAGE BINS. EXISTING GREASE TRAP. EXISTING PAPER RECYCLING BIN. EXISTING GARBAGE BINS	EXISTING WASTE CONTRACTOR EXISTING RECYCLING CONTRACTOR EXIST. RECYCLING CONTRACTOR. EXISTING WASTE CONTRACTOR.

31 JAN 2008

Note: Details of on-site waste management facilities should be provided on the plan drawings accompanying your application.

SECTION FOUR – ON-GOING MANAGEMENT

Describe how you intend to ensure on-going management of waste on-site (eg. lease conditions, caretaker/manager on-site).

EACH TENANT WILL BE RESPONSIBLE FOR OWN WASTE & RECYCLING.

RESTAURANT WASTE & RECYCLING TO REMAIN UNCHANGED.

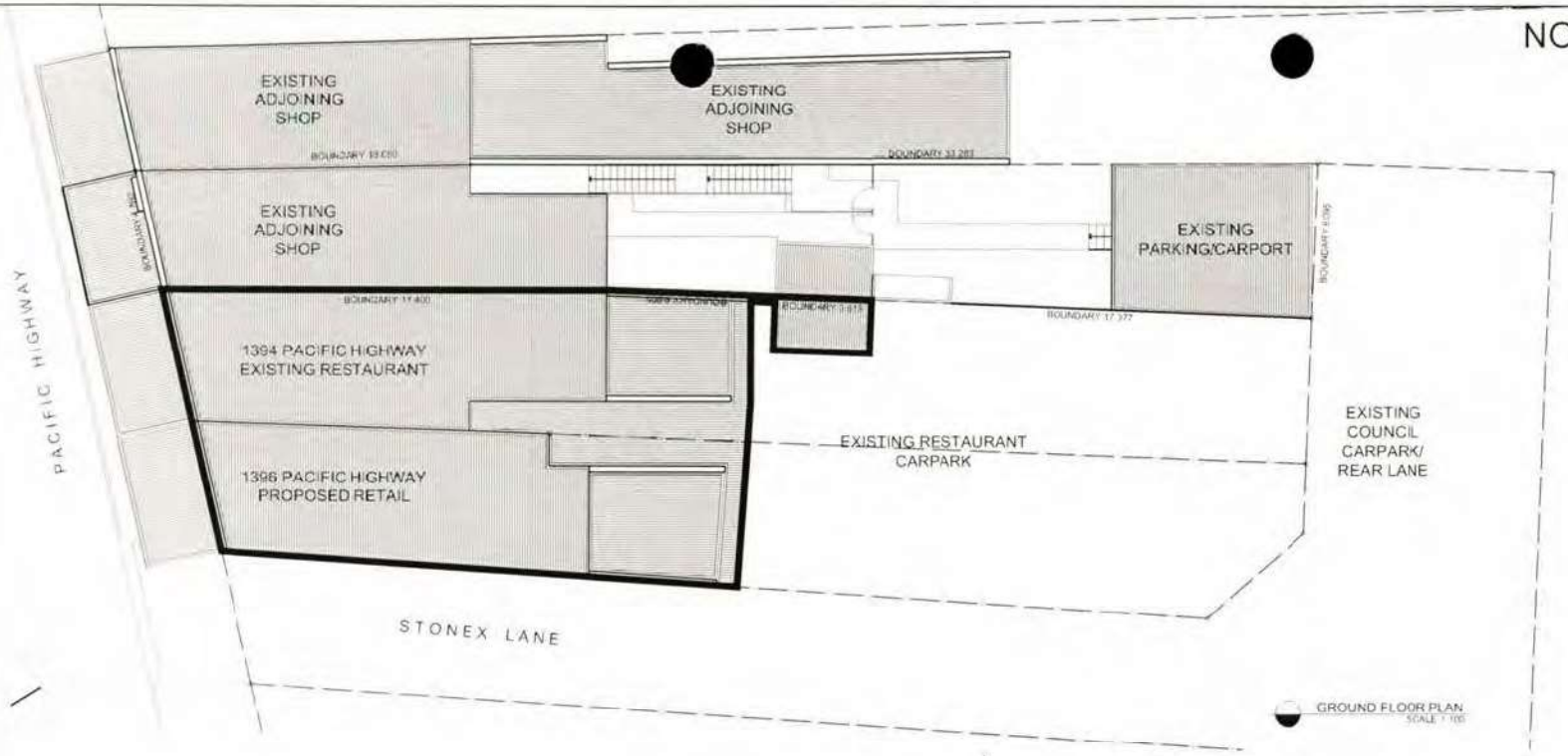
31 JAN 2003

Thank you for the information.

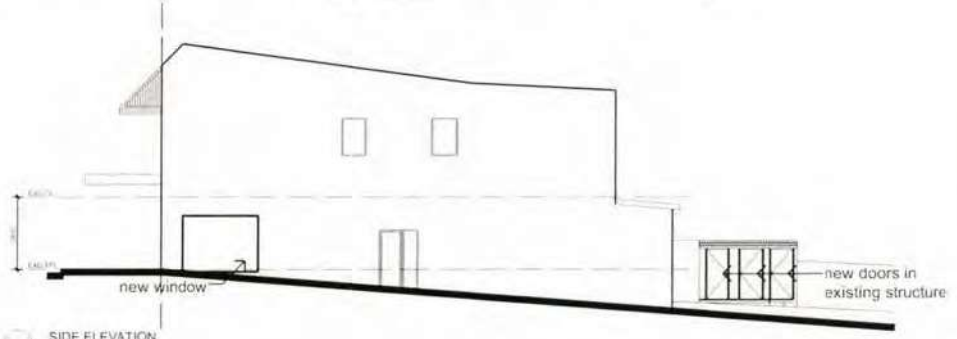
NOT TO SCALE

1394 - 1396
PACIFIC HIGHWAY
TURRAMURRA, NSW

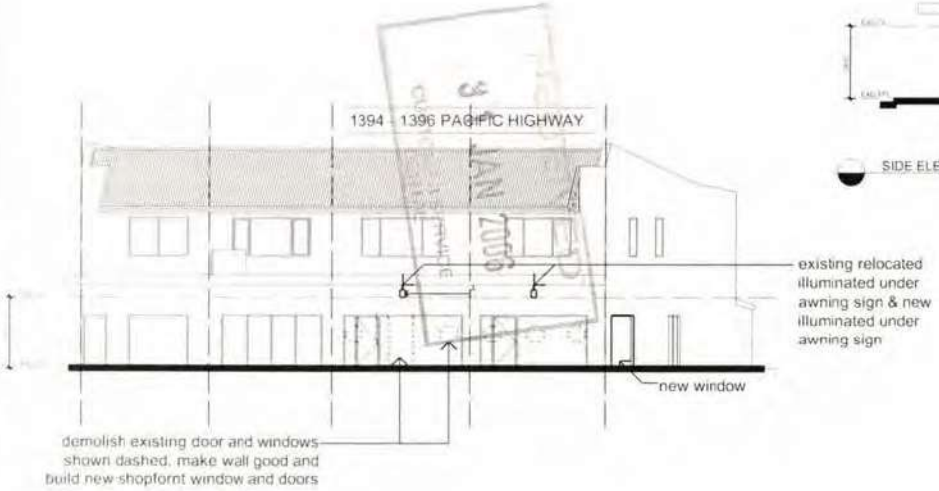
LOT 3 & 4, DP 16463



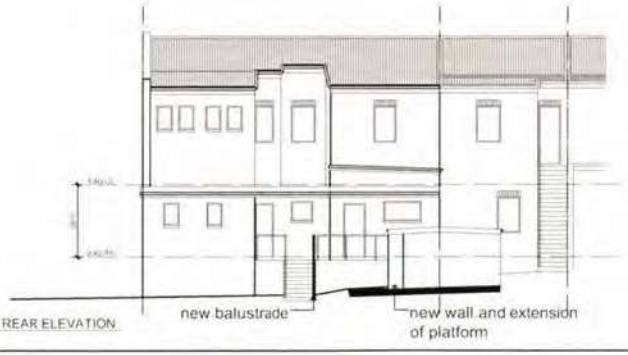
GROUND FLOOR PLAN
SCALE 1:100



SIDE ELEVATION

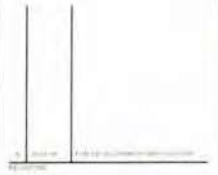


PACIFIC HIGHWAY ELEVATION



REAR ELEVATION

PRELIMINARY



bergstrom ARCHITECTS

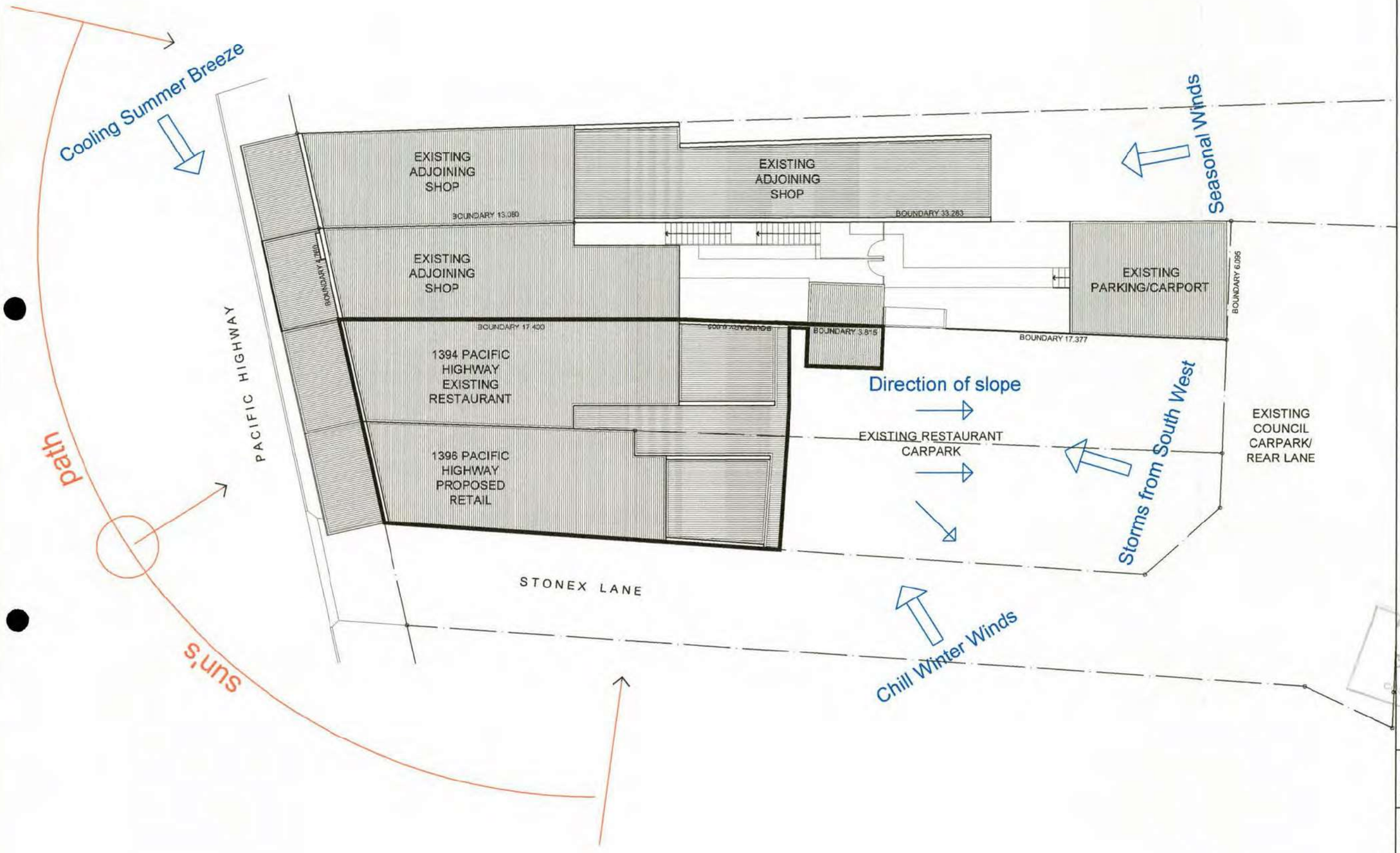
PROPOSED SHOP RENOVATION

NEIGHBOUR NOTIFICATION

NOT TO SCALE	DA203	A

1394 - 1396
PACIFIC HIGHWAY
TURRAMURRA, NSW

LOT 3 & 4, DP 16463



SITE ANALYSIS PLAN
SCALE 1:200

RECEIVED
31 JAN 2006

REVISIONS		
A	30.01.06	FOR DEVELOPMENT APPLICATION

bergstrom ARCHITECTS

BERGSTROM ARCHITECTS PTY. LTD. (ABN 75 095 092 998)
SUITE 8, LEVEL 2, 9 MYRTLE STREET,
NORTH SYDNEY NSW 2060
Ph. 02.9920.1499 Fax. 02.9920.1599

PROJECT
PROPOSED SHOP RENOVATION

DRAWING
SITE ANALYSIS PLAN

SCALE	DWG. NO.	REV.
1 : 200 @ A3	DA202	A

DATE: 30.01.06
DRAWN BY: PVW
JOB NUMBER: -

Statement of Environmental Effects

for

1394 - 1396 Pacific Highway, Turramurra

Lot 3 & 4, DP 16463

RECEIVED
31 JAN 2006

Prepared for: [redacted]
Date: 30 .01.2006
Issue: 2A
Prepared by: [redacted]

The Site:

The site, being 1394 - 1396 Pacific Highway, Turramurra, consists of Lots 3 & 4 in DP 16463. The site is located on the south western corner of the intersection of Pacific Highway and Ray Street. There is an existing double storey brick commercial property on the site that extends from its frontage onto Pacific Highway to a lane at its southern end. This DA is concerned with the ground floor of 1394 – 1396 Pacific Highway, which is currently occupied by the Golden Lantern Chinese restaurant.

The Proposal:

The proposal is to separate the consolidated lots along an existing wall that appears to be the original dividing party wall, by filling in the existing openings. Minor internal alterations are proposed to better utilise the internal spaces of both tenancies, which includes demolishing existing toilets in lot 4 that serviced the entire Golden Lantern Chinese restaurant when it occupied both lots. An existing WC & storage room at the rear of the site on Lot 3 is to be renovated to accommodate three toilets – a male & female facility for the restaurant, which is to continue operating in Lot 3 and a unisex WC for the proposed retail/commercial tenancy in Lot 4. A new window is proposed in Lot 4 on the side elevation of the building that fronts the adjoining Stonex Lane. Finally, the Pacific Highway façade across both tenancies is to be opened-up by removing the existing openings and building new shop front windows and entry doors.

Site suitability:

The site is suitable for the proposed development as the use will remain the same. The Floor Site Ratio will remain unchanged.

Development Compliance:

The FSR & GFA on the property remain unchanged.

The height of the building remains unchanged.

Access and Traffic:

No change is proposed to existing parking on the site. Access to the parking will remain from the council car park at the rear.

Privacy, Views and Over Shadowing:

As the alterations are either internal or involve new shop front windows, there will be no impact on privacy or overshadowing.

Trees:

The existing planting at the rear of the site will remain.

Air and Noise:

The proposed development will not adversely impact on the air or noise levels in the surrounding area. During construction appropriate construction methods and working hours will be maintained to control any construction noise and debris.

Energy and Waste:

The proposal will not significantly increase energy consumption nor should there be any increase in waste generated from the property as the existing restaurant waste will be reduced and general waste will be generated by the proposed retail space.

Construction waste will be managed as described in the waste management plan submitted with the DA.

Conclusion:

The proposed work will not significantly impact the surrounding environment. As the proposed alterations are predominantly internal, the impact on adjoining properties should be negligible. The proposed changes to the façades and the reinstatement of the existing party wall will increase the amenity of the property and increase diversity on the site.

Site Photos

for

1394 - 1396 Pacific Highway, Turramurra
Lot 3 & 4, DP 16463

RECEIVED
31 JAN 2006

Prepared for: [redacted]
Date: 24.01.2006
Issue: A
Prepared by: [redacted]



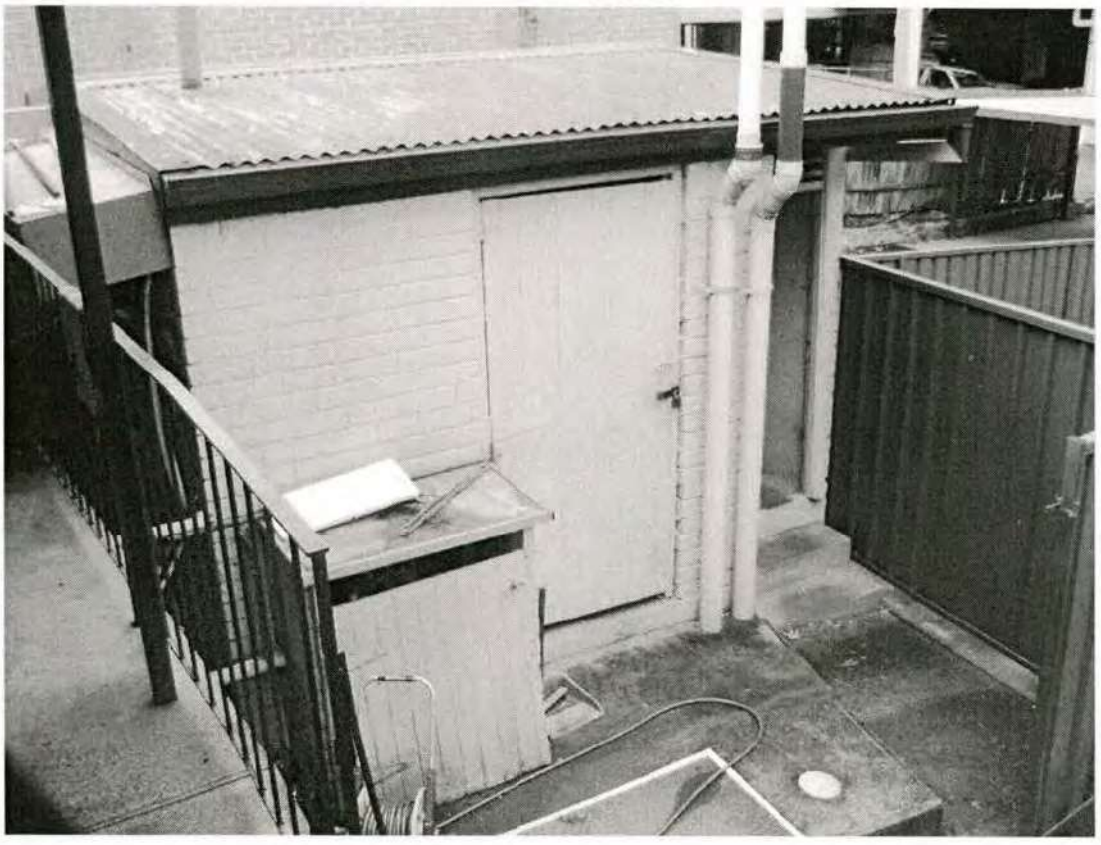
A. Pacific Highway Elevation.



B. 1394 – 1396 Pacific Highway, side elevation – existing under awning sign visible.



C. 1394 - 1396 Pacific Highway, rear elevation.



D. Existing WC and storage facilities at rear of Lot 3.

٢٥/٥٧

Government Records Repository
F005635124
Rolls Millennium Manilla Board
Rolls Filing Systems – (02) 8850 3444

20/06

KU-RING-GAI COUNCIL

DEVELOPMENT FILE

Address: 1394 - 1396 Pacific Hwy, Turramurra

DA No.: 70/06A

Allocated Officer: _____

Approvals

19 May - rang to advise ready
for collection

Ku-ring-gai Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone: (02) 9424 0888. Fax: (02) 9418 1117
DX 8703 GORDON

Contact: [redacted]

In reply please quote: DA 70/06A

19 May 2006

[redacted]

Dear Sir/Madam

NOTICE OF DETERMINATION OF MODIFIED DEVELOPMENT APPLICATION
SECTION 96(1A) ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
DEVELOPMENT APPLICATION N^{O} 70/06A

Applicant's Name and Address: [redacted]

Land to be Developed:	Lot 1, DP 629520, 1394-1396 Pacific Highway, Turramurra
Proposed Development:	Divide restaurant to form reduced in size restaurant and new retail unit
Date of Determination of Modification:	11 May 2006
Date of Expiry:	7 April 2008
Other Approvals Integrated with this Consent:	N/A

This determination is granted subject to the conditions or terms in the **attached** Schedule.

You are advised of your right of review of this determination by Council under Section 82A of the Environmental Planning and Assessment Act 1979.

You are advised that if you are dissatisfied with the determination you have a right of appeal to the Land and Environment Court within 12 months of the date you receive this Notice.

Yours faithfully

[redacted]

Team Leader
Development Assessment - North

Attachments

Council is using recycled paper in the interest of the environment.

SCHEDULE A TO SECTION 96(1A) APPLICATION TO MODIFY DEVELOPMENT APPLICATION N^{O} 70/06A
PREMISES: LOT 1, DP 629520, 1394-1396 PACIFIC HIGHWAY, TURRAMURRA

The issue of this consent does not permit any construction work to commence on the site until such time as a construction certificate has been issued by Council or a private accredited certifier.

In accordance with the provisions of Clauses 145 and 146 of the Environmental Planning & Assessment Regulation 2000, Council or a private accredited certifier must not issue a construction certificate until they are satisfied that the works detailed on the plans submitted to accompany the construction certificate application will comply with the Development Consent and the Building Code of Australia. In addition, any conditions prescribed by the Development consent as to be satisfied prior to any earthworks or construction commencing must be addressed to the satisfaction of Council or the private accredited certifier prior to any earthworks or construction commencing.

Detailed working drawings and specifications which are consistent with the Development Consent and conditions must be submitted prior to the issue of a construction certificate. Any variation from the approved Development Consent plans must be clearly coloured or otherwise clearly distinguished.

1. Condition No. 1 is modified so as to read as follows:

   *This consent relates to work shown in colour on plans referenced **Job No. 05-029 DA 201B**, drawn by **Bergstrom Architects**, dated **3 March 2006**, received by Council on **11 May 2006**, and endorsed with Council 's approval stamp, except where amended by the following conditions:*

2. All other conditions remain unchanged.

*****END OF CONDITIONS*****

TYPING REQUEST SHEET
~ SECTION 96 CONSENT (& CC) ~

Were there any submissions? ☐ **YES (See below)** ☑ **NO**

☐ **B101**

☐ **USE ALL OBJECTORS NAMES & ADDRESSES**

☐ **USE ATTACHED NAMES & ADDRESSES**

☐ **OTHER (ie B105)** _____ **(Please attach sheet with details to be incorporated)**

Contact: [redacted] **File No:** DA 70/06A

APPLICANTS & PROPERTY DETAILS

Applicant Name: [redacted]

Applicant Address

Premises - Lot: 1 DP: 629520.

Street Address: 1394 & 1396 Pacific Hwy T'murra.

Development: Divide restaurant to form reduced in size restaurant and new retail unit.

Class: 6

Is this an Integrated Development? If so, by which Authority?: ☐ DIPNR ☐ RFS ☐ OTHER _____

COMPLETE ALL DETAILS IN THIS SECTION

Date of Modification: ☐ Date of Typing ☐ Other 11/05/06 as signed

Date of Expiry: ☐ N/A (if works have commenced) ☐ Other 7 April 2008 (ie, the date the original DA expires)

PLAN DETAILS... Please complete reverse side.

1. The development to comply in all respects with Development Application No DA 70/06
and Development Application plans prepared by .....
reference/s .....
.....
dated ..... and lodged with Council on.....

and amended Development Application No 70/06A
and Development Application plans prepared by Bergstrom Architects P/L
reference/s Job No 05-029 DA 2d B
.....
dated 3 March 2006 and lodged with Council on 7 March 2006.

ANY ADDITIONAL CONDITIONS:

Refer Report

*****END OF CONDITIONS*****

DA70/06A Volume 2
Environmental & Regulatory Services
10 May 2006

MEMORANDUM

TO: **FILE**
FROM: [redacted]
SUBJECT: **DEVELOPMENT APPLICATION 70/06A VOLUME 2, SECTION 96 APPLICATION TO MODIFY CONDITION**

Background
The above application seeks approval to modify Development Consent No.70/06 (approved 4 April 2006 along with a joint application DA71/06) by substituting the approved plan for another as approved for DA71/06 (and vice versa) and amending the standard condition that refers to the substituted plan.

Discussion
As per Environmental Planning & Assessment Act 1979 the following matters are considered:

Section 96(1A) *Modifications involving minimal environmental impact*; such as changes to the external building envelope, windows are moved, heights are changed etc.

Not Applicable

Section 96 (1) *Minor Modifications* such as errors or miscalculations:

This section is applicable to the application.

Condition 1 states:

This consent relates to work shown in colour on plans referenced ***Job No. 05-029 DA 101B****, drawn by* ***Bergstrom Architects****, dated* ***3 March 2006****, received by Council on7* ***March 2006****, and endorsed with Council 's approval stamp, except where amended by the following conditions:*

The plan that relates to this Consent is DA201B and not DA101B which contains a design to convert the restaurant into two retail units as per the joint Consent DA71/06.

Notification: Not applicable. The substitution of the plan was a clerical error and does not relate to any changes to the actual development and therefore does not impact upon the surrounding neighbourhood.

Referrals: Not Applicable. The Development Application was not subject to Integrated Development.

RECOMMENDATION: Pursuant to Section 96 of the Environmental Planning and Assessment Act, 1979

THAT Council, as the consent authority, modify development consent to Development Application No. DA 70/06 for ***Divide restaurant to form reduced in size restaurant and new retail unit*** on land at 1394-1396 Pacific Highway Turramurra in the following manner:

1. Condition No. 1 is modified so as to read as follows:

   This consent relates to work shown in colour on plans referenced ***Job No. 05-029 DA 201B****, drawn by* ***Bergstrom Architects****, dated* ***3 March 2006****, received by Council on* ~~***7 March 2006***~~ 11 MAY 2006 *, and endorsed with Council 's approval stamp, except where amended by the following conditions:*

2. All other conditions remain unchanged.

[redacted]

Assessing officer

[redacted]

Team Leader, North Team

11/5/06

Development Review Unit

THIS CHECKLIST IS TO BE COMPLETED BY THE TEAM LEADER
AT THE FIRST DRU SESSION AFTER THE RECEIPT OF THE DA.

NTH

DA No:	70/06A
Property Address:	1394-1396 PACIFIC H'WAY TURRAMURRA
Description of works:	AMENDMENT - ALTER REFERENCED PLAN IN COND 1

INFORMATION

Is the information adequate:

- ☐ No
- ☑ Yes *(Specify below the further information that is required)*

Should the application be rejected due to insufficient information: Yes / No

Rejection letter Yes / No | **Stop the clock letter** Yes / No

REFERRALS

Formal referrals are required for the following once any stop the clock requirements have been met:

Internal Bodies	Required	Date Sent	Date Due	External Bodies	Required	Date Sent	Date Due
Landscape	NO			Waterways			
Engineers	NO			RTA			
Health				Police			
Urban Design				NPWS			
Heritage				Heritage Council			
Environment				Rural Fire Services			
Traffic Committee				DIPNR			
Building:				Other			
Other							

Note: Date of referral & signature of administration officer to be provided if nominated for referral.

Development Assessment

KEY ISSUES FOR CONSIDERATION

- ensure submitted plans is identical to that originally consented to.

Assessment Officer: [redacted]		Notification Category:	ND
Team Leader: [redacted]		Date:	9/5/06

Administration	
AS400 description as per description provided:	□ Yes □ No
If No, AS400 description updated:	□ Yes □ No □ N/A
All referrals prepared and sent as indicated	□ Yes □ No □ N/A
Stop the clock letter / rejection letter prepared and sent	□ Yes □ No □ N/A
Administration Officer _____	Date: _____

NTH

This form is to only be completed by a Development Engineer, except the formal referral date

Development Review Unit (DRU) form - Development Engineering

Date: ____/____/_____ DRU Development Engineer: _____

DA Number: 10/06A WARD: NTH DCO: MK

Property address: 1394-1396 PACIFIC H'WAY TURRAMURRA

Brief description of works: AMENDMENT - ALTER REFERENCED PLAN IN COND. 1

Is the information reviewed at DRU satisfactory to make an informed *engineering* assessment?

Yes or No: _____

If no, the additional *engineering information* to be submitted (via a *Stop Clock* letter) is as follows:

_____

_____

_____

Engineering stop clock **code description table** found in **N:\Document Library\rhoward\DRU Information\Stop Clock table new.doc**

Where required, please refer this DA to Engineers when all requested *Stop Clock* information is submitted.

Where the submitted information is satisfactory at DRU, is a *formal referral* to Development Engineers required?

Yes or No: _____ Date formally referred to Engineers (where required): ____/____/_____

☐ After Stop Clock info arrives Date to be returned by Development Engineers: ____/____/_____

If referring, please refer a copy of ALL documents provided with the DA **except for shadow diagrams**

Brief reason from DRU Engineer for taking a referral, or alternatively not taking a referral, at DRU:

_____

_____

_____

N/A

Are there any standard engineering conditions to be applied *without* a formal referral to Engineers?

Yes or Nil _____

- *General:* _____
- *Prior to Construction Certificate issue:* _____
- *Prior to final or Occupation Certificate issue:* _____

Signed at DRU: _____

Comments by the Development Engineer as a result of a formal assessment? :

_____

_____

Date returned to DCO :___/___/___ REFER TRIM MEMO #:_____ D.E_____

Note: This assessment has been carried out under the time constraints of DRU. The Development Control Officer should liaise with a Development Engineer if there are any questions that arise out of the DRU assessment, or if new information is brought to light (such as the result of a site inspections, or discrepancy/changes in plans and the like).

Any questions at all – please see a Development Engineer.

RE- referral – Development Engineers

This is to be filled out when information needs to be re-referred to Development Engineers a first or second time

Date of 1st re-referral:_____/_____/_____

Reason for 1st re-referral:_____

Result of 2nd Engineering Assessment (Development Engineer to complete):

TRIM #:_____

Signed: _____ **Date:** ____/_____/____

Date of 2nd re-referral:_____/_____/_____

Reason for 2nd re-referral:_____

Result of 3rd Engineering Assessment (Development Engineer to complete)::

TRIM #:_____

Signed: _____ **Date:** ____/_____/____

This form is to only be completed by a Landscape Officer, except the formal referral date ' NTH

Development Review Unit (DRU) form - Landscaping

Date: ____/____/____

DRU Landscape Officer: _____

DCO _____

DA Number: 10 / 06A

Property address: 1394-1396 PACIFIC HWAY TURRAMURRA

Description of works: AMENDMENT - ALTER REFERENCED PLAN IN COND 1

Is the information submitted satisfactory to make an informed Landscape assessment?

Yes or No: _____

If no, the additional landscaping information is to be submitted (via a *Stop Clock* letter) is as follows:

_____

_____

_____

_____

_____

Where submitted information is satisfactory, is a *formal* referral to Landscape Assessment required?

Yes or No: _____ Date formally referred by DCO (if required): _____

Brief reason for referral or non-referral from Landscape Officer:

_____

_____

Date returned to DCO (if taken): _____ *TRIM MEMO #:* _____

Are there any standard landscaping conditions to be applied without a formal referral?

Yes or Nil _____ N/A

- *General:* _____
- *Prior to Construction Certificate issue:* _____
- Prior to final or occupation certificate issue: _____

Any further comments by the Landscaping Officer as a result of DRU assessment? :

_____

_____ See over

Signed: _____

Note: This assessment has been carried out under the time constraints of DRU. The Development Control Officer should liaise with a Landscape Officer if there are any questions that arise out of the DRU assessment, or if new information is brought to light (such as the result of a site inspections, or discrepancy in plans and the like).

Any questions at all – please see a Landscape Assessment Officer.

RE- referral – Landscaping

This is to be filled out when information needs to be re-referred to Landscaping a first or second time

Date of 1st re-referral:_____/_____/_____

Reason for 1st re-referral:_____

Result of 2nd Landscaping Assessment (Landscape assessment officers to complete):

_____

TRIM #:_____

Signed: _____ **Date:** ____/_____/____

Date of 2nd re-referral:_____/_____/_____

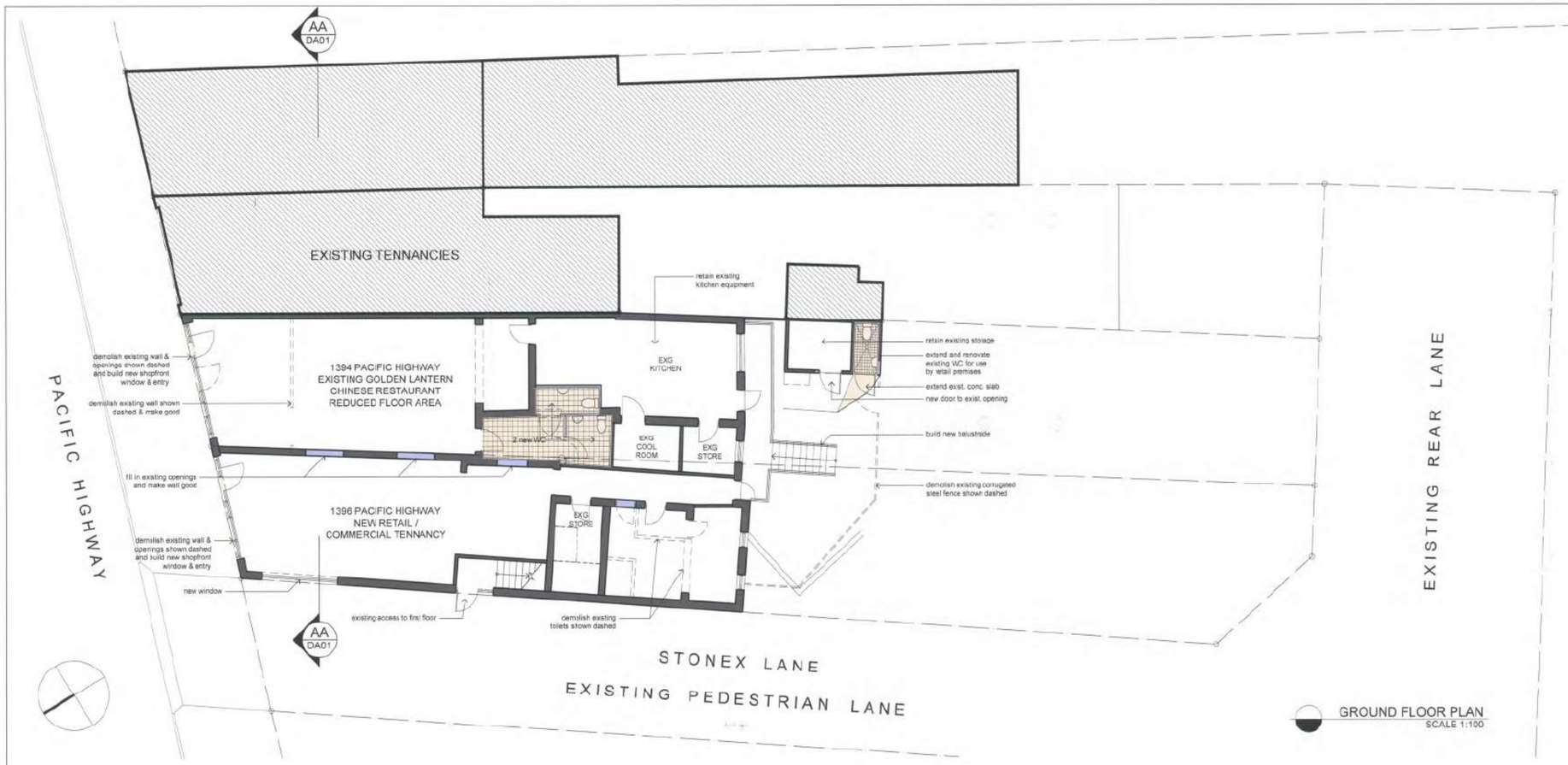
Reason for 2nd re-referral:_____

Result of 3rd Landscaping Assessment (Landscaping Officer to complete)::

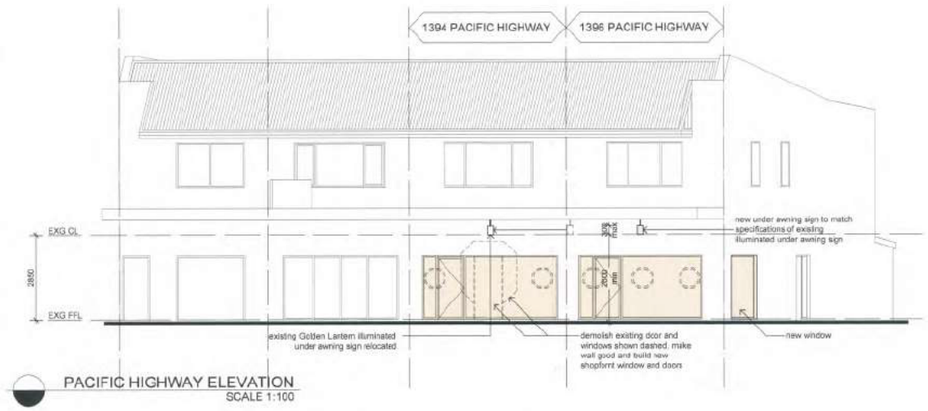
_____

TRIM #:_____

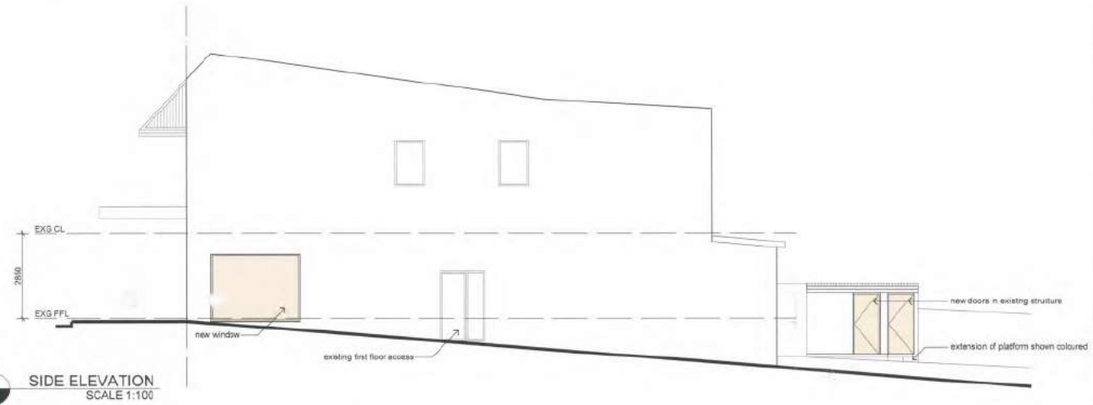
Signed: _____ **Date:** ____/_____/____



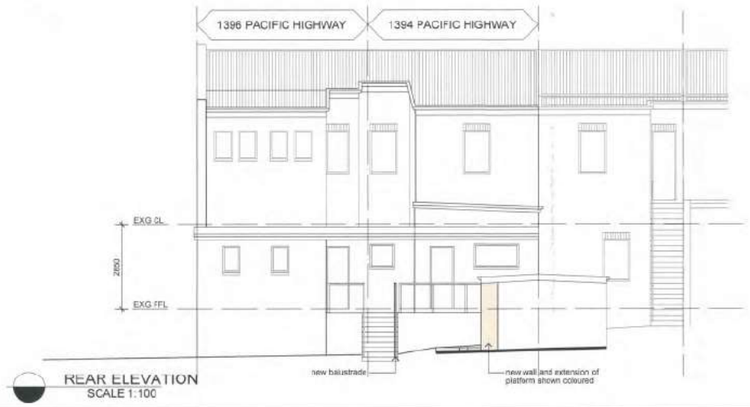
GROUND FLOOR PLAN
SCALE 1:100



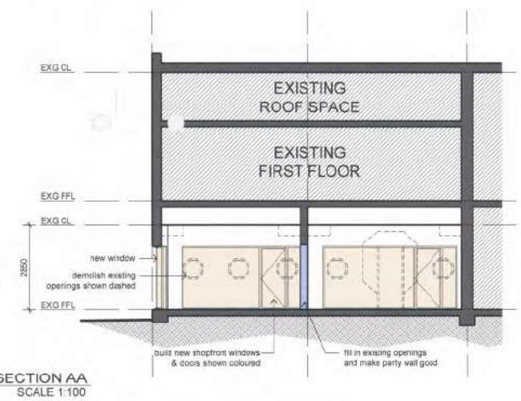
PACIFIC HIGHWAY ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100



SECTION AA
SCALE 1:100

1394 - 1396
PACIFIC HIGHWAY
TURRAMURRA, NSW

LOT 3 & 4, DP 16463

KU-RING-GAI COUNCIL
THIS IS THE PLAN/S REFERRED TO IN NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION
No. 70/06A
DATE 11/05/[redacted]

REVISIONS		
B	03.03.2006	REVISED BATHROOM LAYOUT TO RESTAURANT
A	30.01.06	FOR DEVELOPMENT APPLICATION

RECEIVED
11 MAY 2006

bergstrom ARCHITECTS

BERGSTROM ARCHITECTS PTY. LTD. (ABN 75 095 092 989)
SUITE 9, LEVEL 2 , 9 MYRTLE STREET,
NORTH SYDNEY NSW 2060
Ph. 02.8920.1499 Fax. 02.8920.1599

PROJECT
PROPOSED SHOP RENOVATION

DRAWING
PLAN, SECTION & ELEVATIONS

SCALE	DWG NO.	REV.
1 : 100 @ A1	DA201	B

DATE: 03.03.2006
DRAWN BY: PWW
JOB NUMBER: 05-029

ASSESSMENT

NOTIFICATION &
OBJECTIONS

DA DOCUMENTATION

Ku-ring-gai Council
818 Pacific Highway, Gordon
Phone: 9424 0888 Facsimile: 9424 0880
EMAIL: kmc@kmc.nsw.gov.au

RECEIVED
- 2 MAY 2006
CUSTOMER SERVICE CENTRE

APPLICATION TO MODIFY A DEVELOPMENT CONSENT

Section 96 Environmental Planning and Assessment Act

Date Received: 02/05/06 DA No: 70/06A

Use this form to apply to modify a development consent. If the changes you propose mean the development will not be substantially the same as originally approved, you need to submit a new development application. (Please do not use this form.)

To complete the form, please place a cross in the boxes ☐ and fill out the white sections as appropriate. To minimise delay in receiving a decision about your application, please ensure you submit all relevant information.

You need to submit the application to the consent authority that originally gave its consent. You will receive a notice of determination once this application has been assessed.

1. Details of the applicant

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

[redacted]

State: NSW Postcode: 2060

[redacted]

2. Identify the land

Flat/street no.: 1394-1396 Street name: PACIFIC HIGHWAY

Suburb or town: TURRAMURRA Postcode: 2074

Lot no.: 1 Section:

DP/MPS no.: 629520 Volume/folio:

You can find the lot no., section DP no. and volume/folio details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or map with these details.

3. Details of the original development consent

Describe what the original consent allows

DIVIDE EXISTING TENANCY INTO TWO, 1 REDUCED RESTAURANT ONE NEW RETAIL/COMMERCIAL SHOP

What is the development application no.? 70/06

What is the date of the consent? 6/4/2006

4. Describe the modification you propose to make

Please indicate the type of modification you propose to make by placing a cross in the appropriate box ☐.

☒ A modification to correct a minor error, misdescription or miscalculation

Describe the error, misdescription or miscalculation

ALTER REFERENCED PLAN IN CONDITION 1

☐ A modification that will have minimal environmental impact
Describe the modification and its expected impact

☐ Any other modification
Describe the modification and its expected impact

Will the modified development be substantially the same as the development that was originally approved?

No ☐

Yes ☒ Please provide evidence that the development will remain substantially the same. (If you need to attach additional pages, please list the material attached).

WILL ONLY ALTER INCORRECT PLAN REFERENCE

5. Signatures

The owner(s) of the land being developed must sign the application.

If you are not the owner of the land, you must ask the owner(s) of the land to sign the application.
If the land is Crown land, an officer of the Department of Land and Water Conservation must sign the application.

As the owner(s) of the above property, I/we consent to this application:

Further, we waive the requirements of Section 118C of the Environmental Planning and Assessment Amendment Act 1997 regarding notice of entry by Council and instead consent to Ku-ring-gai Councilás authorised person entering the premises, without first giving notice, for the purpose of carrying out all or any inspections which it may deem necessary and appropriate in connection with the assessment, processing and determination of the Development Application or Construction Certificate, or Compliance Certificate/s for the property and in connection with any inspections during the completion of the development.

Signature

Name

Date

Signature

Name

Date

Address of owner if not the same as applicant

The applicant, or the applicantás agent, must sign the application.

[redacted]

In what capacity are you signing if you are not the applicant?

Date

20·4·2006

6. Privacy policy

The information you provide in this application will enable your application to be assessed by the consent authority and any relevant state agency. If the information is not provided, your application may not be accepted. Your application may be advertised to the public for comment if the development is designated development, advertised development, or is required to be advertised by a development control plan. The application will also be kept in a register by the council that can be viewed by the public at any time. Please contact the council if the information you have provided in your application is incorrect or changes.

Government Records Repository
F0056351125
Rolls Milleanium Manilla Board
Rolls Filing Systems – (02) 8850 3444

KU-RING-GAI COUNCIL

DEVELOPMENT FILE

Address: 1396 Pacific Highway Turramurra

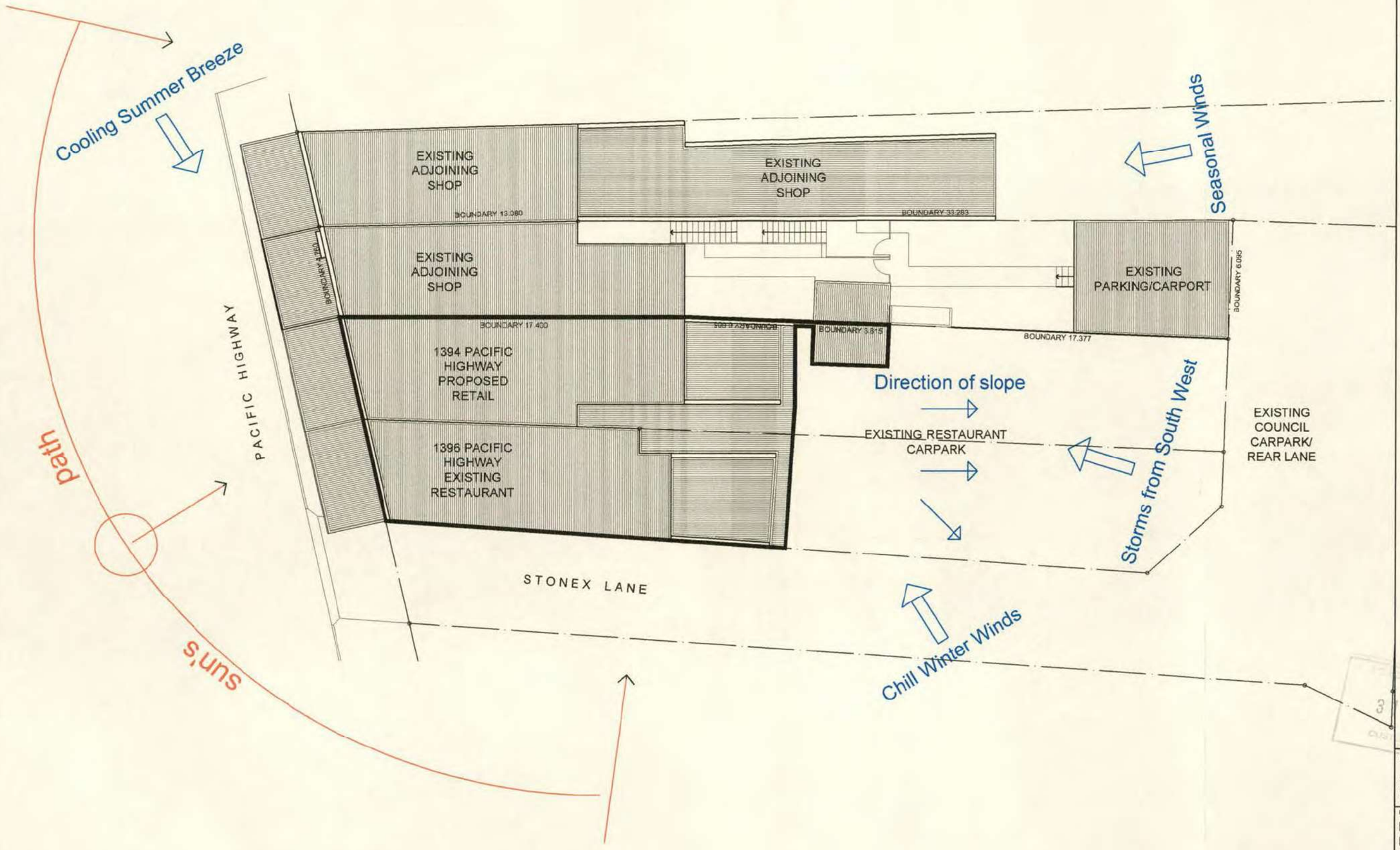
DA No.: 71/06

Allocated Officer: [redacted]

Approvals

1394 - 1396
PACIFIC HIGHWAY
TURRAMURRA, NSW

LOT 3 & 4, DP 16463



SITE ANALYSIS PLAN
SCALE 1:200

RECEIVED
31 JAN 2006

REVISIONS		
A	30.01.06	FOR DEVELOPMENT APPLICATION

bergstrom ARCHITECTS

BERGSTROM ARCHITECTS PTY. LTD. (ABN 75 096 092 989)
SUITE 9, LEVEL 2 , 9 MYRTLE STREET,
NORTH SYDNEY NSW 2060
Ph. 02.8920.1499 Fax. 02.8920.1599

PROJECT
PROPOSED SHOP RENOVATION

DRAWING
SITE ANALYSIS PLAN

SCALE	DWG. NO.	REV.
1 : 200 @ A3	DA102	A

DATE: 30.01.06
DRAWN BY: PVW
JOB NUMBER: -

DETERMINATION

STAMPING REQUEST SHEET

DCO: _____ **EXTN:** _____ **DATE:** _____

DA No: 71/06 **PROPOSAL:** Divide restaurant to form 2 new retail units via change of use provision

I have signed the 'Approved by' section of the DA File	YES	NO
Owners signature of consent is provided	YES	NO
Builders Indemnity Insurance is required	YES	NO
Builders Indemnity Insurance has been submitted	YES	NO

FEES

Landscape Fees/Bonds are required for this DA **YES** **NO**

- ☐ Landscape Establishment Bond (Condition T46) Amount: _____
- ☐ Tree Protection Bond (Condition T47) Amount: _____
- ☐ Landscape Assessment Fee (Condition T42) Amount: _____

Section 94 Fees are required for this DA. **YES** **NO**

What is the occupancy rate?

○ 1.25 ○ 1.75 ○ 2.75 ○ 3.5

CC RELEASE

☐ Are conditions of consent complied with?	YES	NO
☐ Can Construction Certificate be released?	YES	NO
☐ I have signed the Construction Certificate for release	YES	NO

PLANS

Please stamp:

- ☐ All Plans
- ☑ Plans as marked/indicated.
- ☐ Other, Please Specify: _____

They should provide written authority to pick up Consents from the applicant.

PLAN RELEASE

- ☐ Please post to Applicant
- ☑ Please contact the applicant for collection:

Details: [redacted]

[redacted]

DCO's Signature: _____

Ku-ring-gai Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone: (02) 9424 0888, Fax: (02) 9418 1117
DX 8703 GORDON

Contact: [redacted]

In reply please quote: DA 71/06

6 April 2006

[redacted]
WAHROONGA NSW 2076

Dear Sir

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION
SECTION 81(1)(A) ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
DEVELOPMENT APPLICATION N^{O} 71/06

Applicant's Name and Address:	[redacted] WAHROONGA NSW 2076
Land to be Developed:	Lots 3 & 4, DP 16463, 1394-1396 Pacific Highway, Turramurra
Proposed Development:	Divide restaurant to form 2 new retail units via change of use provisions
Date of Determination:	4 April 2006
Date from which Consent Operates:	6 April 2006
Date of Expiry of Consent:	7 April 2008

This application is determined by the granting of consent subject to the conditions in the **attached** Schedule of Consent Conditions.

You are advised of your right of review of this determination by Council under Section 82A of the Environmental Planning and Assessment Act 1979.

You are advised that if you are dissatisfied with the determination you have a right of appeal to the Land and Environment Court within 12 months of the date you receive this Notice.

Yours faithfully

[redacted]
Team Leader
Development Assessment - North

Attachments

Council is using recycled paper in the interest of the environment.

SCHEDULE OF CONSENT CONDITIONS
DEVELOPMENT APPLICATION N^{O} 71/06
PREMISES: LOTS 3 & 4, DP 16463, 1394-1396 PACIFIC HIGHWAY, TURRAMURRA

GENERAL CONDITIONS

The issue of this consent does not permit any construction work to commence on the site until such time as a construction certificate has been obtained.

Detailed working drawings and specifications, which are consistent with the Development Consent and conditions, must be submitted for consideration of the issue of a construction certificate.

Alterations, modification or variations to this consent can only be effected where Council approves an application to modify the Consent under Section 96 of the Environment Planning and Assessment Act.

This consent shall lapse and be void if the building work or use to which it refers is not physically commenced prior to the date of expiry of the consent.

1. This consent relates to work shown in colour on plans referenced ***Job No. 05-029 DA 201B***, drawn by ***Bergstrom Architects***, dated ***3 March 2006***, received by Council on ***7 March 2006***, and endorsed with Council's approval stamp, except where amended by the following conditions:

2. No external signage is to be erected without the prior consent of Council.

3. The applicant is to provide one extra car parking space to the rear of the site (to number six car spaces in total) with these spaces being dedicated in the following way:

   Three on-site car spaces are to be allocated for the exclusive use of the two retail units.

4. All building works shall comply with the Building Code of Australia.

5. The submission of the approved plans to Sydney Water, before any work is commenced to ensure that the proposed structure meets that Authority's By-Laws. Failure to submit these plans before commencing work will render the owner liable to a penalty and may result in the demolition of work.

6. The approved building shall not be occupied unless the development has been completed in accordance with all conditions of consent and the approved plans and an Occupation Certificate has been issued.

7. The opening of any footway, roadway, road shoulder or any part of the road reserve shall not be carried out without a Road Opening Permit being obtained from the Council (upon payment of the required fee) beforehand.

8. For the purpose of ensuring the compliance with the terms of the approval, an approved copy of the plan and this Consent and Construction Certificate shall be kept on site at all times.

9. For the purpose of safety and amenity of the area, no building materials, plant or the like are to be stored on the road or footpath without the written approval being obtained from the Council beforehand. The pathway shall be kept in a clean, tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the applicant/owner/builder, as the case may be.

10. HOURS OF WORK: For the purpose of residential amenity, noise generating work carried out in connection with building and construction operation, including deliveries of building materials and equipment, is restricted to the following hours: Mondays to Fridays inclusive: 7.00am to 5.30pm. Saturdays: 8.00am to 12.00 noon. Sundays and Public Holidays: Not Permitted. The use of the following items of plant on the site is also restricted to the abovementioned hours: compressors, bulldozers, power operated woodworking machines, excavators and loaders, jackhammers, Ramset guns, concrete mixers and concrete delivery wagons, hoists, winches, welding and riveting plant.

    Whilst work on Saturdays may be performed until 5.30pm, such work or any associated activities shall not involve the use of any noise generating processes or equipment.

11. For the purpose of public safety, a sign shall be erected on the site prior to any work commencing which is clearly visible from a public place stating that unauthorised entry to the site is not permitted and showing the name of the builder or another person responsible for the site and a telephone number for contact outside working hours. The sign may only be removed on satisfactory completion of the works.

12. A sign shall be erected in a prominent position on the site which states the name and contact details of the Principal Certifying Authority.

13. All excavations shall be properly guarded and protected with hoardings or fencing to prevent them from being dangerous to life and property.

14. Toilet facilities are to be provided, within the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

15. The demolition is to be carried out in accordance with the guidelines contained in Australian Standard 2601-1991: The Demolition of Structures.

16. A person taking down or demolishing or causing to be taken down or demolished any building or part thereof shall, upon identifying or suspecting that asbestos is present in the building, immediately notify the Workcover Authority. The Authority is the controlling body for the safe removal, handling and disposal of asbestos. The Authority supervises and monitors contractors engaged in asbestos removal.

    The requirements and standards imposed by the Authority, its consultants or contractors shall be complied with.

17. Dust control measures shall be taken on all demolition sites so as to avoid a nuisance to adjoining properties and harm to the environment.

    a. A person taking down or demolishing or causing to be taken down or demolished any building or portion of any building shall:

i. cause the windows or other openings in the external walls to be close boarded or otherwise covered;
ii. cause screens of canvas, hessian, boards, mats or other suitable material to be fitted in appropriate locations;
iii. cause areas, components and debris to be wetted down; in such a manner as to minimise, as far as practicable, the nuisance arising from the escape of dust during such taking down or demolition.

b. Such person shall not chute, throw or let fall or cause to chute, throw or let fall from the floor to floor or into any basement of such building any building materials or any other matter so as to cause dust to escape from the building or cause any such material to fall or cast upon a public way to the annoyance, inconvenience, or danger of persons using such public way.

18. All combustible material shall be removed from the site on a daily basis. Material shall not be burnt on the site.

19. Materials salvaged from a demolition may be stored on site provided they are non combustible, neatly and safety stockpiled and not likely to become a harbourage for vermin.

20. Adequate precautions shall be taken to ensure the protection of adjoining premises and persons therein from damage and injury during the process of demolition.

21. Buildings built prior to the 1970's may contain lead based paint. Lead dust is a hazardous substance. You are advised to follow the attached WorkCover guidelines to prevent personal and environmental contamination.

22. All demolition materials of value for re-use either on-site or elsewhere, shall be separated and made available for re-cycling.

23. The hours of operation for both retail units are to be restricted to :

- Monday to Saturday (not include Thursday) 8:00 am - 6:00 pm
- Thursday 8:00 am - 9:00 pm
- Sunday and Public Holidays 9:00 am - 2:00 pm

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

24. The Long Service Levy is to be paid to Council in accordance with the provisions of Section 34 of the Building and Construction Industry Payments Act 1986 prior to the issue of the Construction Certificate.

Note: Required if cost of works exceed $25,000.00.

25. The Infrastructure Restorations Fee calculated in accordance with the Council's adopted schedule of Fees and Charges is to be paid to the Council prior to any earthworks or construction commencing. The applicant or builder/developer will be held responsible for and liable for the cost any damage caused to any Council property or for the removal of any waste bin, building materials, sediment, silt, or any other article as a consequence of doing or not doing anything to which this consent relates. "Council Property" includes footway, footpath paving, kerbing, guttering, crossings, street furniture, seats, litter bins, trees, shrubs, lawns mounds, bushland, and similar structures or features on road reserves or any adjacent public place. Council will undertake minor restoration work as a consequence of the work at this site in consideration of the "Infrastructure Restorations Fee" lodged with the Council prior to the release of the Construction Certificate. This undertaking by the Council does not absolve the applicant or Builder/developer of responsibility for ensuring that work or activity at this site does not jeopardise the safety or public using adjacent public areas or of making good or maintaining "Council property" (as defined) during the course of this project.

26. Prior to commencing any construction or subdivision work, the following provisions of the Environmental Planning & Assessment Act, 1979 (the 'Act') are to be complied with:

    a. A Construction Certificate is to be obtained in accordance with Section 81A(2)(a) of the Act.
    b. A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A(2)(b) of the Act.
    c. Council is to be notified in writing, at least two (2) days prior to the intention of commencing buildings works, in accordance with Section 81A(2)(c) of the Act.
    d. Should the development be certified by a Principal Certifying Authority other than Council, a fee for each Part 4A Certificate is to be paid to Council on lodgement of those Certificates with Council.

CONDITIONS TO BE COMPLIED WITH PRIOR TO WORK COMMENCING

27. Prior to the commencement of any work, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder who intends to carry out the approved works.

28. External finishes and colours are to be sympathetic to the surrounding environment.

BUILDING CONDITIONS

Note: If Council is the Principal Certifying Authority, the following building conditions shall form part of this consent.

29. The building construction shall comply with the requirements of Type B Construction detailed in Section C of the Building Code of Australia.

30. The walls separating the occupancies shall have an FRL level of 90/90/90. A report shall be submitted with the Construction Certificate Application detailing how this is to be achieved.

31. Smoke alarm system shall be provided to the entire building. Smoke alarm installation shall comply with the requirements of E2.2 of the Building Code of Australia. Details of the system to be installed shall be submitted with the Construction Certificate Application.

*****END OF CONDITIONS*****

TYPING REQUEST SHEET
~ CONSENT (& CC) ~

Were there any submissions? ☐ **YES (See below)** ☐ **NO**

B101 Use All Submissions Names & Addresses — Use Attached Names & Addresses
Other (eg B105) _____ (Please attach sheet with details to be incorporated

B215 ☐ Integrated Notification of Approved Letter

Contact: [redacted] **File No:** DA 71/06

APPLICANTS & PROPERTY DETAILS

Applicant Name: [redacted]

Applicant Address: [redacted]

Premises - Lot: 324 DP: 16463

Street Address: 1394-1396 Pacific Hwy T'murra

Development: Divide restuarant to form 2 new retail units via change of use provisions

Class: 6

Is this an Integrated Development? If so, by which Authority?: ☐ DIPNR ☐ RFS ☐ FMA ☐ MSC

☐ EPA ☐ SYD WATER ☐ HA ☐ NPWS ☐ RTA ☐ Other _____

COMPLETE ALL DETAILS IN THIS SECTION

Date of Determination:	Date of Typing	Other 4/04/06
Date Consent Operates from:	Date of Typing	Other ✓
Date of Expiry:	Date of Typing (+ 2yrs and 1day)	Other ✓

PLAN DETAILS (INCLUDING CONSTRUCTION CERTIFICATE DETAILS)

THIS SECTION MUST BE COMPLETED REGARDLESS OF ANY CC APPLICATION (DETAILS APPEAR IN CONSENT)*

Plans prepared by: Refer report.

Plan Reference (numbers): _____

Dated: _____ Lodged: _____

1. GENERAL CONDITIONS

2. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE (If Applicable)

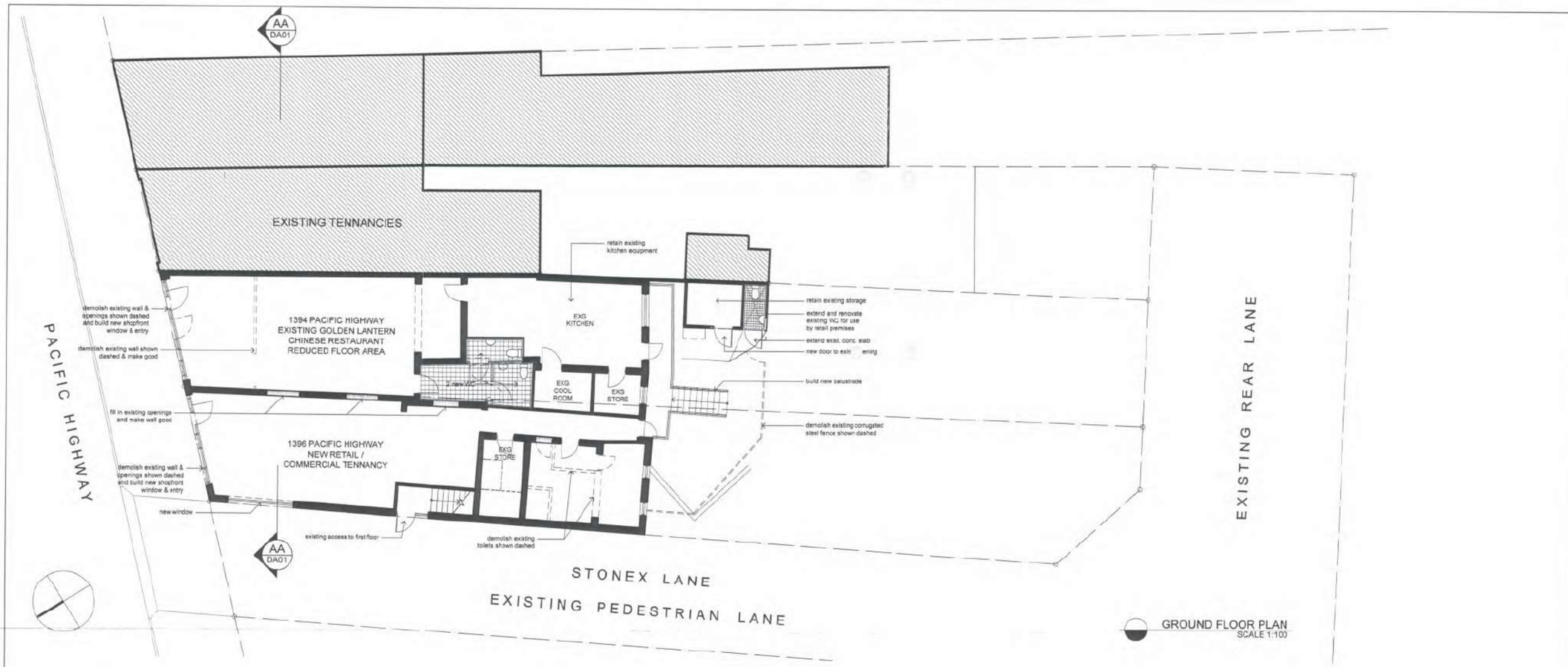
3. CONDITIONS TO BE COMPLIED WITH PRIOR TO WORK COMMENCING (If Applicable)

4. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE (If Applicable)

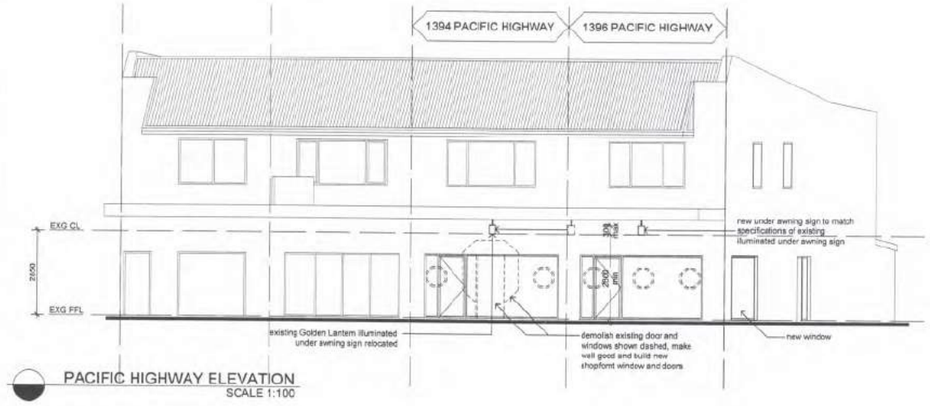
5. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF THE FINAL COMPLIANCE CERTIFICATE (If Applicable)

6. CONDITIONS TO BE COMPLIED WITH PRIOR TO OCCUPATION (If Applicable)

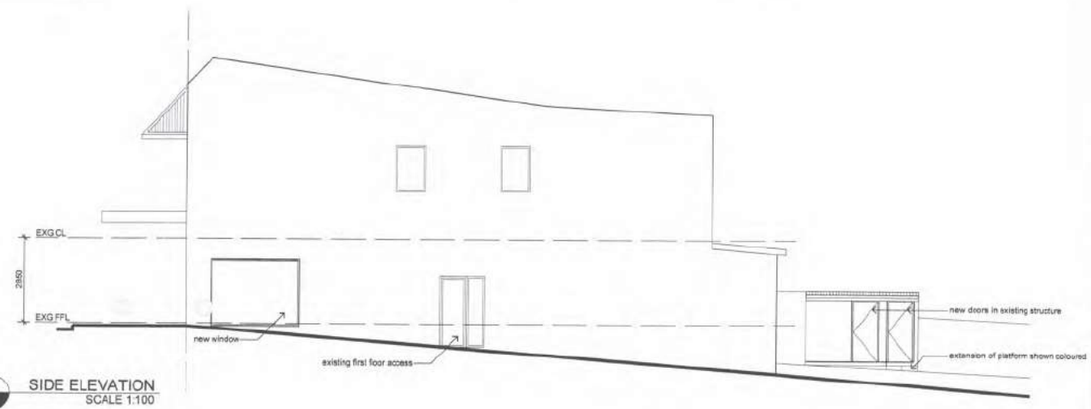
7. BUILDING CONDITIONS



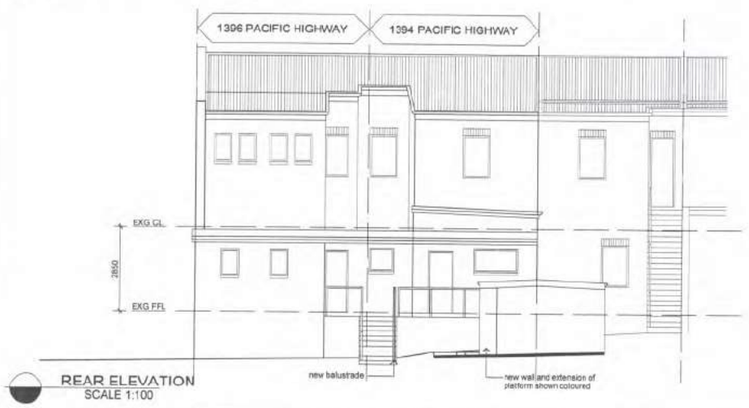
GROUND FLOOR PLAN
SCALE 1:100



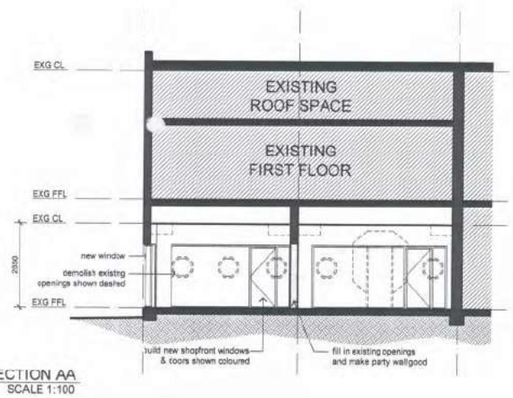
PACIFIC HIGHWAY ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100



SECTION AA
SCALE 1:100

Refer to Ltr dated 26 March 2006

KU-RING-GAI COUNCIL
THIS IS THE PLAN/S REFERRED TO IN NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION
No. 710
DATE 4/04/06 [redacted]

1394 - 1396
PACIFIC HIGHWAY
TURRAMURRA, NSW

LOT 3 & 4, DP 16463

REVISIONS		
B	03.03.2006	REVISED BATHROOM LAYOUT TO RESTAURANT
A	30.01.06	FOR DEVELOPMENT APPLICATION

bergstrom ARCHITECTS

BERGSTROM ARCHITECTS PTY. LTD. (ABN 75 095 003 989)
SUITE 9, LEVEL 2 , 9 MYRTLE STREET,
NORTH SYDNEY NSW 2060
Ph. 02.9929.1499 Fax. 02.9929.1599

PROJECT
PROPOSED SHOP RENOVATION

RECEIVED
3 MAR 2006
CUSTOMER SERVICE CENTRE

DRAWING
PLAN, SECTION & ELEVATIONS

SCALE	DWG. NO.	REV.
1 : 100 @ A1	DA201	B

DATE: 03.03.2006
DRAWN BY: PVW
JOB NUMBER: 05-029

ASSESSMENT

Additional Information for Statement of Effects – DA 71/2006

Prepared by [redacted]
27 March, 2006
Revision B

Staff

It is anticipated that each of the two new retail tenancies will operate with 1-2 staff during normal trading hours.

Car Parking

Currently the property has five car spaces. The five spaces service the first floor fitness centre and the existing restaurant which currently occupies the entire ground floor area. Part of the proposed renovations includes removing the existing colorbond fence from the rear of the property. This will reinstate an additional car space for a total of 6 car spaces.

Currently there are 2 car spaces allocated for the fitness centre on the first floor. The remaining 4 car spaces will be shared between the two retail tenancies.

The proposed alterations to the ground floor tenancies will not increase the floor area. Changing the ground floor from restaurant to retail will reduce the demand for parking on the property. This combined with the fact that the proposed alterations will increase the car parking from 5 to 6 spaces on the site means that there will be a reduced impact on the public car parking as a result of the proposed changes.

DCP 43 requires the following car parking allowances:

Retail (within 400m of train station)	1 space per 26 sqm floor area
Restaurant	1 space per 17 sqm floor area

The current restaurant occupies the entire floor area which is approximately 228 sqm gross floor area. This would require 13.4, or 13 car spaces. Currently there are three car spaces allocated, which is a deficiency of 10 spaces.

The proposed development which would have no restaurant and two retail shops, one with an area of 125 sqm gross floor area and the second with an area with a floor area of approximately 103 sqm. This equates to a required car parking of 5 for shop 1 and 4 for shop 2 for a total of 9 spaces. The proposal will have 4 spaces allocated which will only be deficient by 5. This deficiency is half the current deficiency, which will reduce the parking load on the public car parking at the rear.

[redacted]

From: [redacted]
Sent: Wednesday, 22 March 2006 9:41 AM
To: [redacted]
Subject: Additional Information for 1394 - 1396 Pacific Highway Turramurra

Dear [redacted]

As per your request I am sending information on the operational hours of the restaurant & retail spaces.

Restaurant;

~~as per existing hours which are approximately 11:00 AM to 9:00 PM~~ Refer Trading hours as described.

Retail;

Monday:	8:00 AM to 6:00 PM
Tuesday:	8:00 AM to 6:00 PM
Wednesday:	8:00 AM to 6:00 PM
Thursday:	8:00 AM to 9:00 PM
Friday:	8:00 AM to 6:00 PM
Saturday:	9:00 AM to 5:00 PM
Sunday:	9:00 AM to 2:00 PM

I apologise foe not sending this information with the fax but I was not aware at that point that it was required.

If you require any more information,
please do not hesitate to contact our office.

Kind Regards,

[redacted]

20 DA.
10 Main Stree. Write up
6 Chase Write up finalized

1396 } Parking
1394 }

Finalized
Waiting for Parking Resolution

37 Broadway Waiting for amendments to Joint petition

18 Evelyn - to withdraw

15 Vernon Alts & Addls

Bergstrom ARCHITECTS

31 January, 2006

Ku-ring-gai Council
Locked Box 1056
Pymble, NSW 2073

Ku-ring-gai Council
Records
Document No: S79134
File Number: DA0070/06
File Location:

DA0071/06
(S79137)

Attn: The Customer Service Manager

Dear Sir/Madam;

Re: Further information submitted for referral to the Rural Fire Service for DA70/06 & DA71/06 – 1394 – 1396 Pacific Highway Turramurra.

As requested on lodgement of the Development Application for the above mentioned property, enclosed please find 1 copy of the DA drawings & Statement of Environmental Effects for referral to the Rural Fire Service.

Please note that two development applications have been lodged for this property, DA70/06 & DA71/06.

Should you have any questions please do not hesitate to contact our office.

Kind regards,

[redacted]

RECEIVED
2006

FILE No: 70/06+71/06
LETTER No: 582607

F:\Bergstrom\Jobs\05-006 Charalambous-Turramurra 3\2006\Text\Council 060131.doc

RECEIVED
07 FEB 2006

BERGSTROM ARCHITECTS PTY LIMITED ABN 75 095 092 989 / NOMINATED ARCHITECT NSW: THOMAS BERGSTROM NO. 7052
SUITE 9, 9 MYRTLE STREET, NORTH SYDNEY NSW 2060 T 02 8920 1499 F 02 8920 1599 E info@bergstromarchitects.com.au www.bergstromarchitects.com.au

Bergstrom ARCHITECTS

31 January, 2006

Ku-ring-gai Council
Locked Box 1056
Pymble, NSW 2073

Attn: The Customer Service Manager

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Should you have any questions please do not hesitate to contact our office.

Kind regards,

[redacted]



F:\Bergstrom\Jobs\05-006 Charalambous-Turramurra 3\2006\Text\Council 060131.doc

BERGSTROM ARCHITECTS PTY LIMITED ABN 75 095 092 989 / NOMINATED ARCHITECT NSW: THOMAS BERGSTROM NO. 7052
SUITE 9, 9 MYRTLE STREET, NORTH SYDNEY NSW 2060 T 02 8920 1499 F 02 8920 1599 E info@bergstromarchitects.com.au www.bergstromarchitects.com.au

Statement of Environmental Effects

for

1394 - 1396 Pacific Highway, Turramurra

Lot 3 & 4, DP 16463

Prepared for: [redacted]
Date: 30 .01.2006
Issue: 1A
Prepared by: [redacted]

The Site:

The site, being 1394 - 1396 Pacific Highway, Turramurra, consists of Lots 3 & 4 in DP 16463. The site is located on the south western corner of the intersection of Pacific Highway and Ray Street. There is an existing double storey brick commercial property on the site that extends from its frontage onto Pacific Highway to a lane at its southern end. This DA is concerned with the ground floor of 1394 – 1396 Pacific Highway, which is currently occupied by the Golden Lantern Chinese restaurant.

The Proposal:

The proposal is to separate the consolidated lots along an existing wall that appears to be the original dividing party wall, by filling in the existing openings. Minor internal alterations are proposed to better utilise the internal spaces of both tenancies and to allow for a new kitchen in lot 4 where the Golden Lantern Chinese restaurant is to continue operating. An existing WC & storage room at the rear of the site on Lot 3 is to be renovated to accommodate three toilets – a male & female facility for the restaurant and a unisex WC for the proposed retail/commercial tenancy in Lot 3. A new window is proposed in Lot 4 on the side elevation of the building that fronts the adjoining Stonex Lane. Finally, the Pacific Highway façade across both tenancies is to be opened-up by removing the existing openings and building new shop front windows and entry doors.

Site suitability:

The site is suitable for the proposed development as the use will remain the same. The Floor Site Ratio will remain unchanged.

Development Compliance:

The FSR & GFA on the property remain unchanged.

The height of the building remains unchanged.

Access and Traffic:

No change is proposed to existing parking on the site. Access to the parking will remain from the council car park at the rear.

Privacy, Views and Over Shadowing:

As the alterations are either internal or involve new shop front windows, there will be no impact on privacy or overshadowing.

Trees:

The existing planting at the rear of the site will remain.

Air and Noise:

The proposed development will not adversely impact on the air or noise levels in the surrounding area. During construction appropriate construction methods and working hours will be maintained to control any construction noise and debris.

Energy and Waste:

The proposal will not significantly increase energy consumption nor should there be any increase in waste generated from the property as the existing restaurant waste will be reduced and general waste will be generated by the proposed retail space.

Construction waste will be managed as described in the waste management plan submitted with the DA.

Conclusion:

The proposed work will not significantly impact the surrounding environment. As the proposed alterations are predominantly internal, the impact on adjoining properties should be negligible. The proposed changes to the façades and the reinstatement of the existing party wall will increase the amenity of the property and increase diversity on the site.

Statement of Environmental Effects

for

1394 - 1396 Pacific Highway, Turramurra

Lot 3 & 4, DP 16463

Prepared for: [redacted]
Date: 30 .01.2006
Issue: 1A
Prepared by: [redacted]

The Site:

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The proposal is to separate the consolidated lots along an existing wall that appears to be the original dividing party wall, by filling in the existing openings. Minor internal alterations are proposed to better utilise the internal spaces of both tenancies and to allow for a new kitchen in lot 4 where the Golden Lantern Chinese restaurant is to continue operating. An existing WC & storage room at the rear of the site on Lot 3 is to be renovated to accommodate three toilets – a male & female facility for the restaurant and a unisex WC for the proposed retail/commercial tenancy in Lot 3. A new window is proposed in Lot 4 on the side elevation of the building that fronts the adjoining Stonex Lane. Finally, the Pacific Highway façade across both tenancies is to be opened-up by removing the existing openings and building new shop front windows and entry doors.

Site suitability:

The site is suitable for the proposed development as the use will remain the same. The Floor Site Ratio will remain unchanged.

Development Compliance:

The FSR & GFA on the property remain unchanged.

The height of the building remains unchanged.

Access and Traffic:

No change is proposed to existing parking on the site. Access to the parking will remain from the council car park at the rear.

Privacy, Views and Over Shadowing:

As the alterations are either internal or involve new shop front windows, there will be no impact on privacy or overshadowing.

Trees:

The existing planting at the rear of the site will remain.

Air and Noise:

The proposed development will not adversely impact on the air or noise levels in the surrounding area. During construction appropriate construction methods and working hours will be maintained to control any construction noise and debris.

Energy and Waste:

The proposal will not significantly increase energy consumption nor should there be any increase in waste generated from the property as the existing restaurant waste will be reduced and general waste will be generated by the proposed retail space.

Construction waste will be managed as described in the waste management plan submitted with the DA.

Conclusion:

The proposed work will not significantly impact the surrounding environment. As the proposed alterations are predominantly internal, the impact on adjoining properties should be negligible. The proposed changes to the façades and the reinstatement of the existing party wall will increase the amenity of the property and increase diversity on the site.

Statement of Environmental Effects

for

1394 - 1396 Pacific Highway, Turramurra

Lot 3 & 4, DP 16463

Prepared for: [redacted]
Date: 30 .01.2006
Issue: 2A
Prepared by: [redacted]

The Site:

The site, being 1394 - 1396 Pacific Highway, Turramurra, consists of Lots 3 & 4 in DP 16463. The site is located on the south western corner of the intersection of Pacific Highway and Ray Street. There is an existing double storey brick commercial property on the site that extends from its frontage onto Pacific Highway to a lane at its southern end. This DA is concerned with the ground floor of 1394 – 1396 Pacific Highway, which is currently occupied by the Golden Lantern Chinese restaurant.

The Proposal:

The proposal is to separate the consolidated lots along an existing wall that appears to be the original dividing party wall, by filling in the existing openings. Minor internal alterations are proposed to better utilise the internal spaces of both tenancies, which includes demolishing existing toilets in lot 4 that serviced the entire Golden Lantern Chinese restaurant when it occupied both lots. An existing WC & storage room at the rear of the site on Lot 3 is to be renovated to accommodate three toilets – a male & female facility for the restaurant, which is to continue operating in Lot 3 and a unisex WC for the proposed retail/commercial tenancy in Lot 4. A new window is proposed in Lot 4 on the side elevation of the building that fronts the adjoining Stonex Lane. Finally, the Pacific Highway façade across both tenancies is to be opened-up by removing the existing openings and building new shop front windows and entry doors.

Site suitability:

The site is suitable for the proposed development as the use will remain the same. The Floor Site Ratio will remain unchanged.

Development Compliance:

The FSR & GFA on the property remain unchanged.

The height of the building remains unchanged.

Access and Traffic:

No change is proposed to existing parking on the site. Access to the parking will remain from the council car park at the rear.

Privacy, Views and Over Shadowing:

As the alterations are either internal or involve new shop front windows, there will be no impact on privacy or overshadowing.

Trees:

The existing planting at the rear of the site will remain.

Air and Noise:

The proposed development will not adversely impact on the air or noise levels in the surrounding area. During construction appropriate construction methods and working hours will be maintained to control any construction noise and debris.

Energy and Waste:

The proposal will not significantly increase energy consumption nor should there be any increase in waste generated from the property as the existing restaurant waste will be reduced and general waste will be generated by the proposed retail space.

Construction waste will be managed as described in the waste management plan submitted with the DA.

Conclusion:

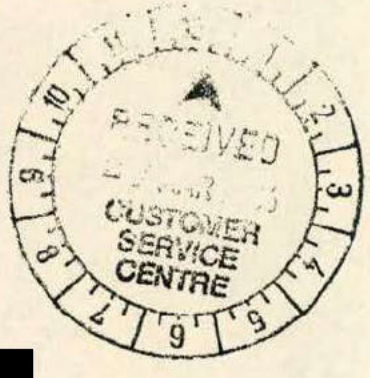
The proposed work will not significantly impact the surrounding environment. As the proposed alterations are predominantly internal, the impact on adjoining properties should be negligible. The proposed changes to the façades and the reinstatement of the existing party wall will increase the amenity of the property and increase diversity on the site.

Statement of Environmental Effects

for

1394 - 1396 Pacific Highway, Turramurra

Lot 3 & 4, DP 16463



Prepared for: [redacted]
Date:
Issue: 2B
Prepared by: [redacted]

The Site:

The site, being 1394 - 1396 Pacific Highway, Turramurra, consists of Lots 3 & 4 in DP 16463. The site is located on the south western corner of the intersection of Pacific Highway and Ray Street. There is an existing double storey brick commercial property on the site that extends from its frontage onto Pacific Highway to a lane at its southern end. This DA is concerned with the ground floor of 1394 – 1396 Pacific Highway, which is currently occupied by the Golden Lantern Chinese restaurant.

The Proposal:

It is proposed to divide the current tenancy into two separate tenancies and change the use from restaurant to general retail/commercial use. The tenancies will each have separate toilet facilities at the rear of the property.

The proposed hours of operation will be:

Monday:	8:00 AM to 6:00 PM
Tuesday:	8:00 AM to 6:00 PM
Wednesday:	8:00 AM to 6:00 PM
Thursday:	8:00 AM to 9:00 PM
Friday:	8:00 AM to 6:00 PM
Saturday:	9:00 AM to 5:00 PM
Sunday:	9:00 AM to 2:00 PM

Site suitability:

The site is suitable for the proposed development as the new retail use is consistent with the shops in the surrounding buildings. The floor space ratio will remain unchanged.

Development Compliance:

The FSR & GFA on the property remain unchanged.

The height of the building remains unchanged.

Access and Traffic:

The existing restaurant on the site currently has 5 car spaces. The car spaces will remain unchanged. The proposed retail/commercial use will have a lower car parking demand than the existing restaurant, thus the existing parking will be adequate for the proposed development.

Privacy, Views and Over Shadowing:

As the alterations are either internal or involve new shop front windows, there will be no impact on privacy or overshadowing.

Trees:



The existing planting at the rear of the site will remain.

Air and Noise:

The proposed development will not adversely impact on the air or noise levels in the surrounding area. During construction appropriate construction methods and working hours will be maintained to control any construction noise and debris.

Energy and Waste:

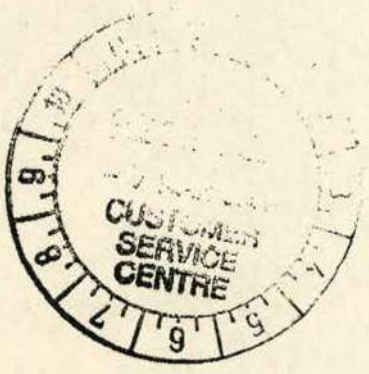
The proposal will not significantly increase energy consumption nor should there be any increase in waste generated from the property as the existing restaurant waste will be reduced and general waste will be generated by the proposed retail space.

Construction waste will be managed as described in the waste management plan submitted with the DA.

Conclusion:

The proposed work will not significantly impact the surrounding environment. As the proposed alterations are predominantly internal, the impact on adjoining properties should be negligible. The proposed changes to the façades and the reinstatement of the existing party wall will increase the amenity of the property.

The change of use from restaurant to retail/commercial will reduce the demand on the car parking and will thus be a benefit to the other shops in the area and to the customers shopping in the local area.



Statement of Environmental Effects

for

1394 - 1396 Pacific Highway, Turramurra

Lot 3 & 4, DP 16463

Prepared for: [redacted]
Date: 06.03.2006
Issue: 2B
Prepared by: [redacted]

RECEIVED
- 7 MAR 2006
CUSTOMER SERVICE CENTRE

The Site:

The site, being 1394 - 1396 Pacific Highway, Turramurra, consists of Lots 3 & 4 in DP 16463. The site is located on the south western corner of the intersection of Pacific Highway and Ray Street. There is an existing double storey brick commercial property on the site that extends from its frontage onto Pacific Highway to a lane at its southern end. This DA is concerned with the ground floor of 1394 – 1396 Pacific Highway, which is currently occupied by the Golden Lantern Chinese restaurant.

The Proposal:

It is proposed to divide the current tenancy into two separate tenancies and change the use from restaurant to general retail/commercial use. The tenancies will each have separate toilet facilities at the rear of the property.

The proposed hours of operation will be:

Monday:	8:00 AM to 6:00 PM
Tuesday:	8:00 AM to 6:00 PM
Wednesday:	8:00 AM to 6:00 PM
Thursday:	8:00 AM to 9:00 PM
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Saturday:	9:00 AM to 5:00 PM
Sunday:	9:00 AM to 2:00 PM

Site suitability:

The site is suitable for the proposed development as the new retail use is consistent with the shops in the surrounding buildings. The floor space ratio will remain unchanged.

Development Compliance:

The FSR & GFA on the property remain unchanged.

The height of the building remains unchanged.

Access and Traffic:

The existing restaurant on the site currently has 5 car spaces. The car spaces will remain unchanged. The proposed retail/commercial use will have a lower car parking demand than the existing restaurant, thus the existing parking will be adequate for the proposed development.

Privacy, Views and Over Shadowing:

As the alterations are either internal or involve new shop front windows, there will be no impact on privacy or overshadowing.

Trees:

The existing planting at the rear of the site will remain.

Air and Noise:

The proposed development will not adversely impact on the air or noise levels in the surrounding area. During construction appropriate construction methods and working hours will be maintained to control any construction noise and debris.

Energy and Waste:

The proposal will not significantly increase energy consumption nor should there be any increase in waste generated from the property as the existing restaurant waste will be reduced and general waste will be generated by the proposed retail space.

Construction waste will be managed as described in the waste management plan submitted with the DA.

Conclusion:

The proposed work will not significantly impact the surrounding environment. As the proposed alterations are predominantly internal, the impact on adjoining properties should be negligible. The proposed changes to the façades and the reinstatement of the existing party wall will increase the amenity of the property.

The change of use from restaurant to retail/commercial will reduce the demand on the car parking and will thus be a benefit to the other shops in the area and to the customers shopping in the local area.

Bergstrom Architects

6 March, 2006

Ku-ring-gai Council
Locked Bag 1056
Pymble, NSW 2073

Attn: [redacted]

Dear Sir;

Re: 1394-1396 Pacific Highway, Turramurra

We write to submit revised plans and statement of effects for the above development applications.

Enclosed with this cover letter are:

1. Two copies of architectural plans DA101B
2. Two copies of architectural plans DA201B
3. Two copies of the revised statement of effects for the change of use application

We trust this information is sufficient for Council to finalise the two applications.

Kind regards,

[redacted]

RECEIVED
- 7 MAR 2006
CUSTOMER SERVICE CENTRE

FILENAME \p F:\Bergstrom\Jobs\05-029 Plan Assist Pty. Ltd. Turramurra\KMC 060303.doc

BERGSTROM ARCHITECTS PTY LIMITED ABN 75 095 092 989 / NOMINATED ARCHITECT NSW: THOMAS BERGSTROM NO. 7052
SUITE 9, 9 MYRTLE STREET, NORTH SYDNEY NSW 2060 T 02 8920 1499 F 02 8920 1599 E info@bergstromarchitects.com.au www.bergstromarchitects.com.au

[redacted]

From: [redacted]
Sent: Thursday, 9 March 2006 3:37 PM
To: [redacted]
Subject: RE: TRIM: 1394 Pac. Hwy. Turramurra

Dear [redacted]

Regarding the above DA's, I dropped off revised plans and a revised statement of effects with the proposed hours of operation and carparking impact for the change of use to retail/commercial.

Our understanding is that:

1. One application will retain the Golden Lantern Restaurant with the revised toilet layout as submitted and a retail/commercial tenancy in the adjoining shop.
2. The other applicaiton will be approved for change of use of both tenancies to general retail/commercial use with two separate toilets at the rear.

Please let me know if you need any further papework.

Kind regards,

[redacted]

-----Or[redacted]
From: [redacted]
Sent: Friday, 24 February 2006 11:45 AM
To: [redacted]
Subject: RE: TRIM: 1394 Pac. Hwy. Turramurra

[redacted]

Regarding the two development applications that were submitted and we discussed your client withdrawing one of them. However upon consideration Council would prefer that DA07/06 contain the development as proposed while DA06/06 should be modified for a Change of Use application i.e. the unit affected changes from restaurant to commercial/retail premise.
With this you must provide us with a Statement of Environmental Effects that includes proposed hours of trading and a consideration of the car parking, noting that the development is existing and that car parking requirements will be reduced etc.

regards [redacted]

From: [redacted]
Sent: Wednesday, 22 February 2006 3:40 PM
To: [redacted]
Subject: TRIM: 1394 Pac. Hwy. Turramurra

[redacted]

Following our conversation a moment ago, I checked the height of the step in front of the shop. The step is 150mm. Which would require a 3.0 metre ramp. This would be too long to be feasable as a temporary ramp that would be moved in and out from the footpath area.

Please give me a call to confirm if you agree with not proceeding with a temporary disabled ramp.

Kind regards,

[redacted]

DA No : 70/06

FILE RECORD OF CONVERSATION

Subject: Non-compliances with renovation of commercial premises

Conversation With: [redacted]	**By (indicate thus)** ☐
	Personal Interview ☐
of (Name of Dept/Firm) [redacted]	**Telephone: Call to: Yes** ☐
	Call from: ☐

Place (if personal interview)	Date	Time	Telephone
	16/012/06	3.15 pm	[redacted] Ext:

Details: Advised them that the proposal to relocate the toilets at a lower level with access thru kitchen is not supported. Also advised him that since renovation costs were below $50 k provision for handicapped wc not required , however since existing wc are on street level, this level of access cannot be reduced as per person with zimmer frame. Suggested he might look at converting the store and cool room nearest dining areas and construct new store to rear. Would brief client.

☺

Prepared By: [redacted] Title:

[redacted]

From: [redacted]
Sent: Friday, 17 February 2006 4:39 PM
To: [redacted]
Subject: Proposed Amendment to DA for 1394-1396 Pacific Hghwy



rop Ammend to DA 060217.pdf (...

Dear [redacted]

as per your conversation earlier today with Tom from our office, attached please find, in PDF format, the proposed amendment to the Development Application that we submitted for 1394 - 1396 Pacific Highway on 31/01/2006.
The DA no. will be either 70/06 or 71/06 as two DAs were lodged for these properties.

We have not included a disabled toilet as the proposed work is so minor and in its current state, the properties do not have disabled access as there is a step across the front entry.
The existing outdoor toilet has also been retained to be utilised by the intended retail/commercial space.

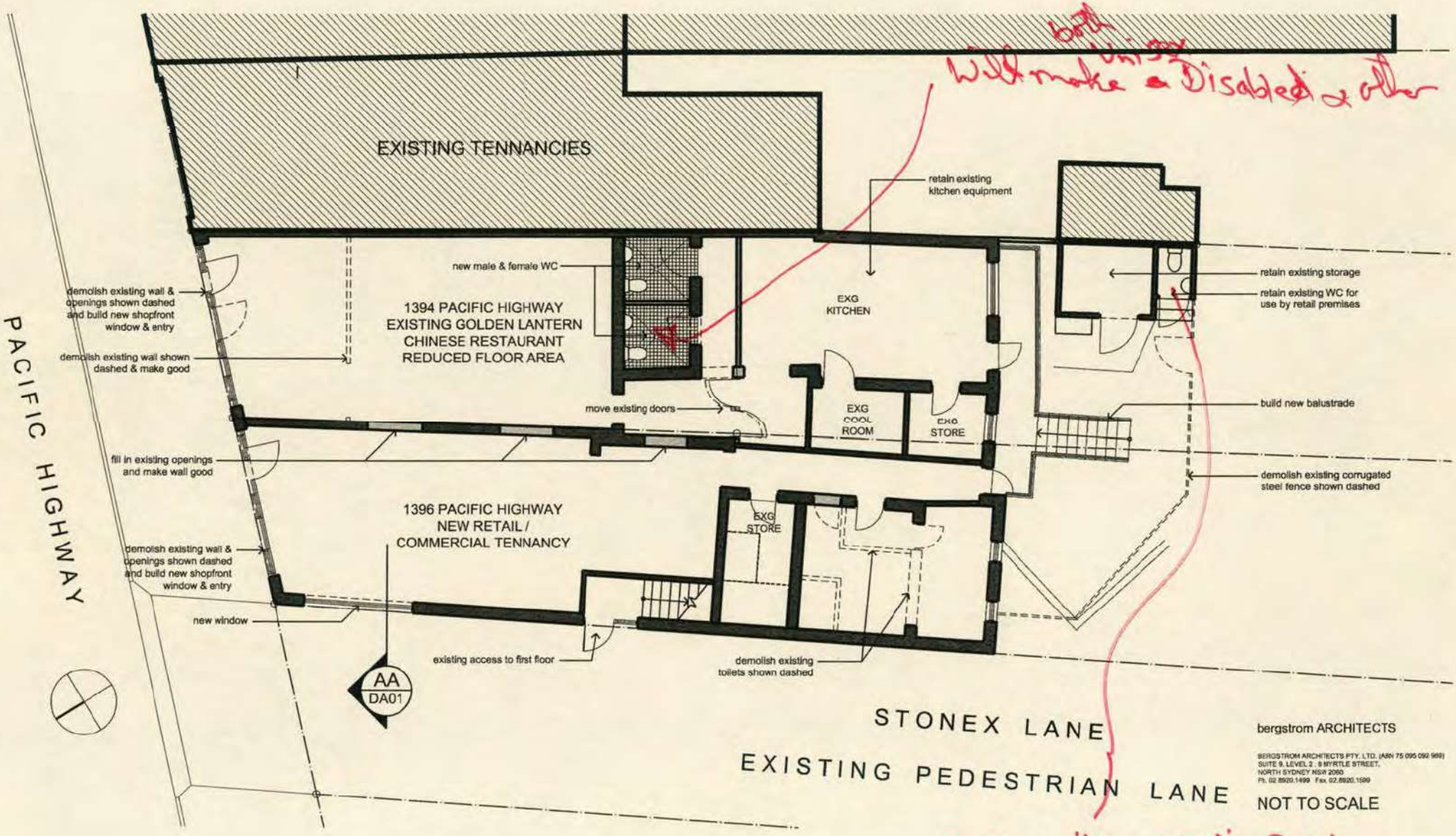
Could you please let us know if this amendment is sufficient to satisfy Council's issues with the current proposal so that we can issue amended DA drawings and send them to you.

If you have any questions regarding the attached drawing, please do not hesitate to contact our office.

Kind Regards,

[redacted]

22.02.06
Referred sketches to Scott Cox (Because Mark absent) about conversion of one to retail & continuing to use W.C. in rear yard while providing as near as possible a Disabled unisex one 'OK'.
Also referred sketch to Martin Butler - would be pleased if they provide W.C. disabled & but off dia not need temporary ramp if only 1 step up.
Spoke to [redacted] & he would modify 71/06 & [redacted] DA 70/06



Will make a Disabled & other

O.K with Martin Butcher

checked with Scott. O.K.

Ku-ring-gai Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone: (02) 9424 0888, Fax: (02) 9418 1117
DX 8703 GORDON

Contact: [redacted]

In reply please quote: DA 71/06

14 February 2006

NSW Rural Fire Services
Ku-ring-gai Rural Fire District
Hornsby Fire Control Centre
PO Box 472
HORNSBY NSW 2077

Dear Sir/Madam

PREMISES: 1396 PACIFIC HIGHWAY TURRAMURRA
LOT: 1, DP: 629520
PROPOSAL: INTERNAL MODIFICATIONS TO - SPLIT TENANCY INTO TWO
DEVELOPMENT APPLICATION N^{O} 71/06

Council is in receipt of a Development Application for proposed INTERNAL MODIFICATIONS TO - SPLIT TENANCE INTO TWO on the above mentioned property. In view of the proximity of the development to a bushfire hazard the matter is referred to your Department for assessment in accordance with the provisions of the Environmental Planning and Assessment Act.

Should you have any further enquiries in this regard, please contact the above nominated officer on telephone 9424 0888 or facsimile 9418 1117. As staff are required for field work and to attend pre-arranged interviews, the preferred time to contact specific staff is between the hours of 8.30am and 10.00am or 4.00pm and 4.30pm Monday to Friday.

Yours faithfully,

[redacted]

Development & Assessment - North

/1

Council is using recycled paper in the interest of the environment.

Development Review Unit

THIS CHECKLIST IS TO BE COMPLETED BY THE TEAM LEADER
AT THE FIRST DRU SESSION AFTER THE RECEIPT OF THE DA.

DA No:	71/06
Property Address:	1396 PACIFIC H'WAY TURRAMURRA
Description of works:	INTERNAL MODIFICATIONS

INFORMATION

Is the information adequate:

- ☐ No
- ☑ Yes *(Specify below the further information that is required)*

Should the application be rejected due to insufficient information: Yes / No

Rejection letter Yes / No	**Stop the clock letter** Yes / No

REFERRALS

Formal referrals are required for the following once any stop the clock requirements have been met:

Internal Bodies	Required	Date Sent	Date Due	External Bodies	Required	Date Sent	Date Due
Landscape	NO			Waterways			
Engineers	NO			RTA			
Health				Police			
Urban Design				NPWS			
Heritage				Heritage Council			
Environment				Rural Fire Services	YES	14/2/06	7/3/06
Traffic Committee				DIPNR			
Building:	✓	9/2/06	19/2/06	Other			
Other							

Note: Date of referral & signature of administration officer to be provided if nominated for referral.

Development Assessment

KEY ISSUES FOR CONSIDERATION

Assessment Officer:	[redacted]	Notification Category:	C
Team Leader:	[redacted]	Date:	7/2/06

Administration	
AS400 description as per description provided:	□ Yes ~~□ No~~
If No, AS400 description updated:	~~□ Yes~~ □ No □ N/A
All referrals prepared and sent as indicated	~~□ Yes~~ □ No □ N/A
Stop the clock letter / rejection letter prepared and sent	□ Yes □ No □ N/A
Administration Officer [redacted]	Date: 14/2/06

N TH

This form is to only be completed by a Development Engineer, except the formal referral date

Development Review Unit (DRU) form - Development Engineering

Date: 7 / 2 06 DRU Development Engineer: _____

DA Number: 91 / 06 WARD: N TH DCO: YL -

Property address: 1396 PACIFIC H'WAY TURRAMURRA

Brief description of works: INTERNAL MODIFICATIONS

Is the information reviewed at DRU satisfactory to make an informed *engineering* assessment?

Yes or No: Yes

If no, the additional *engineering information* to be submitted (via a *Stop Clock* letter) is as follows:

Engineering stop clock **code description table** found in **N:\Document Library\rhoward\DRU Information\Stop Clock table new.doc**

Where required, please refer this DA to Engineers when all requested *Stop Clock* information is submitted.

Where the submitted information is satisfactory at DRU, is a *formal referral* to Development Engineers required?

Yes or No: NO Date formally referred to Engineers (where required): ____/____/____

☐ After Stop Clock info arrives Date to be returned by Development Engineers: ____/____/____

If referring, please refer a copy of ALL documents provided with the DA **except for shadow diagrams**

Brief reason from DRU Engineer for taking a referral, or alternatively not taking a referral, at DRU:

Are there any standard engineering conditions to be applied *without* a formal referral to Engineers?

Yes or Nil _____

- *General:*
- *Prior to Construction Certificate issue:*
- *Prior to final or Occupation Certificate issue:*

Signed at DRU: [redacted]

Comments by the Development Engineer as a result of a formal assessment? :

Date returned to DCO : ___/___/___ *REFER TRIM MEMO #:* _____ *D.E* _____

Note: This assessment has been carried out under the time constraints of DRU. The Development Control Officer should liaise with a Development Engineer if there are any questions that arise out of the DRU assessment, or if new information is brought to light (such as the result of a site inspections, or discrepancy/changes in plans and the like).

Any questions at all – please see a Development Engineer.

RE- referral – Development Engineers

This is to be filled out when information needs to be re-referred to Development Engineers a first or second time

Date of 1st re-referral:_____/_____/_____

Reason for 1st re-referral:_____

Result of 2nd Engineering Assessment (Development Engineer to complete):

TRIM #:_____

Signed: _____ **Date:** ____/____/____

Date of 2nd re-referral:_____/_____/_____

Reason for 2nd re-referral:_____

Result of 3rd Engineering Assessment (Development Engineer to complete)::

TRIM #:_____

Signed: _____ **Date:** ____/____/____

This form is to only be completed by a Landscape Officer, except the formal referral date NTH

Development Review Unit (DRU) form - Landscaping

Date: 7/2/06

DRU Landscape Officer: _____

DCO HK

DA Number: 71/06

Property address: 1396 PACIFIC H'WAY TURRAMURRA

Description of works: INTERNAL MODIFICATIONS

Is the information submitted satisfactory to make an informed Landscape assessment?

Yes or No: Yes

If no, the additional landscaping information is to be submitted (via a *Stop Clock* letter) is as follows:

_____

_____

_____

_____

_____

Where submitted information is satisfactory, is a *formal* referral to Landscape Assessment required?

Yes or No: _____ Date formally referred by DCO (if required): _____

Brief reason for referral or non-referral from Landscape Officer:

_____

_____

Date returned to DCO (if taken): _____ *TRIM MEMO #:* _____

Are there any standard landscaping conditions to be applied without a formal referral?

Yes or Nil NO

- *General:* _____
- *Prior to Construction Certificate issue:* _____
- Prior to final or occupation certificate issue: _____

Any further comments by the Landscaping Officer as a result of DRU assessment? :

_____

_____ See over

Signed: [redacted]

Note: This assessment has been carried out under the time constraints of DRU. The Development Control Officer should liaise with a Landscape Officer if there are any questions that arise out of the DRU assessment, or if new information is brought to light (such as the result of a site inspections, or discrepancy in plans and the like).

Any questions at all – please see a Landscape Assessment Officer.

RE- referral – Landscaping

This is to be filled out when information needs to be re-referred to Landscaping a first or second time

Date of 1st re-referral:_____/_____/_____

Reason for 1st re-referral:_____

Result of 2nd Landscaping Assessment (Landscape assessment officers to complete):

TRIM #:_____

Signed: _____ **Date:** ____/_____/____

Date of 2nd re-referral:_____/_____/_____

Reason for 2nd re-referral:_____

Result of 3rd Landscaping Assessment (Landscaping Officer to complete)::

TRIM #:_____

Signed: _____ **Date:** ____/_____/____

NOTIFICATION &
OBJECTIONS

Ku-ring-gai Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone: (02) 9424 0888, Fax: (02) 9418 1117
DX 8703 GORDON

Contact: [redacted]

In reply please quote: DA 71/06

14 February 2006

[redacted]

Dear Sir/Madam

PREMISES: 1396 PACIFIC HIGHWAY TURRAMURRA
APPLIC. N°: 71/06
PROPOSAL: INTERNAL MODIFICATIONS – SPLIT TENANCY INTO TWO

Council is in receipt of your application as indicated.

Council has notified your neighbours that the application has been submitted. They have been supplied with a reduced copy of the plan excluding the floor plans and have been invited to examine the full-scale plans of the same at Council's office if they wish to do so.

The neighbours have been advised that should they wish to make comments in respect to the proposal they must put these comments in writing and submit them to Council within fourteen (14) calendar days. Any comments made will be considered during the assessment of the application. Submissions are not confidential, as the details will be included in Council reports.

Should you, in the future, elect to submit revised plans to amend your application prior to Council's determination, additional fees for processing, assessing, notifying and/or advertising or referring will be applicable. Any such revised plans must be accompanied with detailed written particulars identifying the changes. Eight (8) copies of A4 reduced plans will also be required for notification purposes.

Please be advised that your application, as referenced above, has been referred to Council's Development Control Officer, [redacted] for consideration and assessment in accordance with the Environmental Planning and Assessment Act 1979.

Should it be necessary to contact Council regarding this application please telephone between the hours of 8.30am – 10.00am. However, information will be limited as the application is on exhibition and will not have been assessed in any way.

Yours faithfully,

[redacted]

Development & Assessment - North

Ku-ring-gai Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone: (02) 9424 0888, Fax: (02) 9418 1117
DX 8703 GORDON

Contact: [redacted]

In reply please quote: DA 71/06

14 February 2006

[redacted]

Dear Sir/Madam

PREMISES: 1396 PACIFIC HIGHWAY TURRAMURRA
APPLIC. N^{O}: 71/06
PROPOSAL: INTERNAL MODIFICATIONS – SPLIT TENANCY INTO TWO

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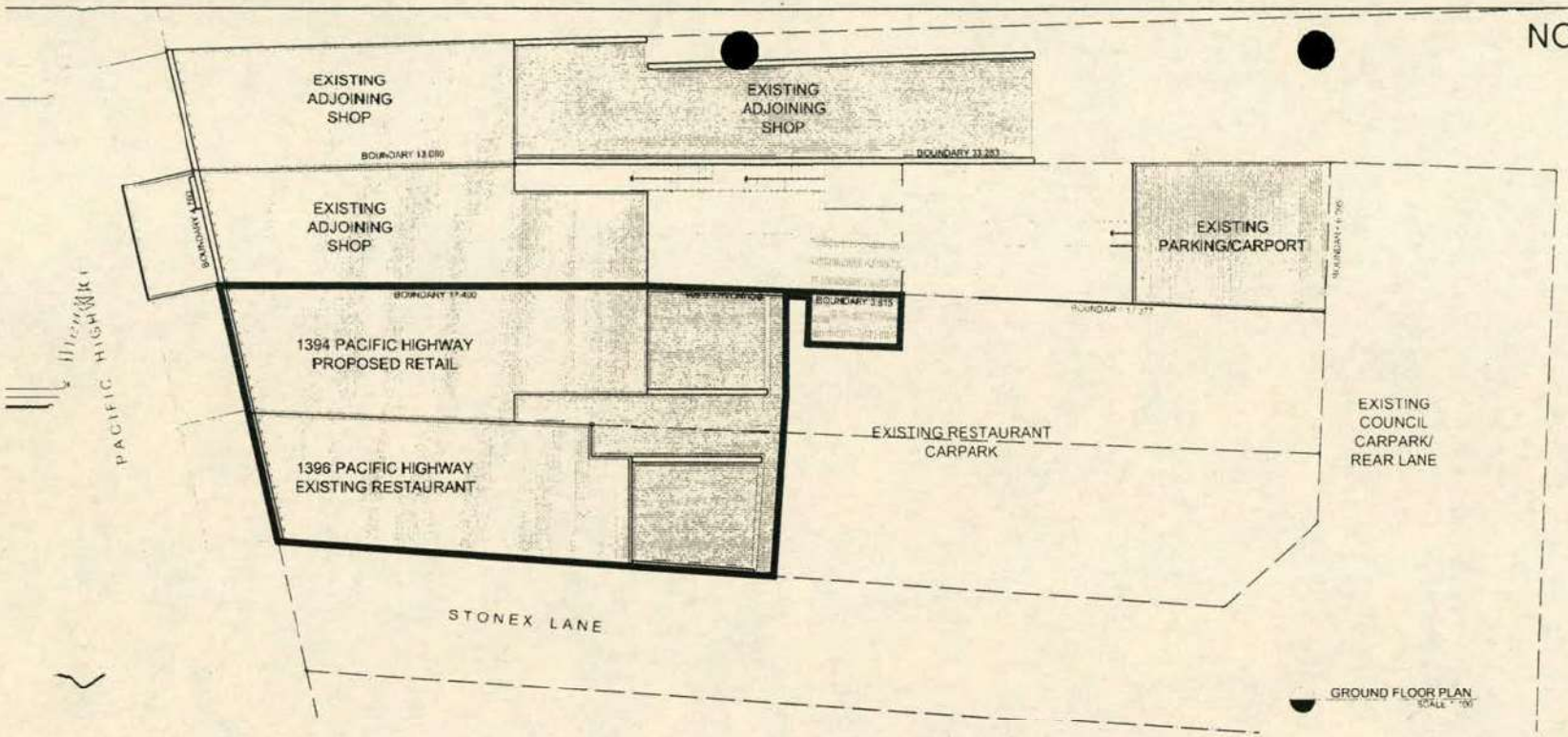
[redacted]

Development & Assessment - North

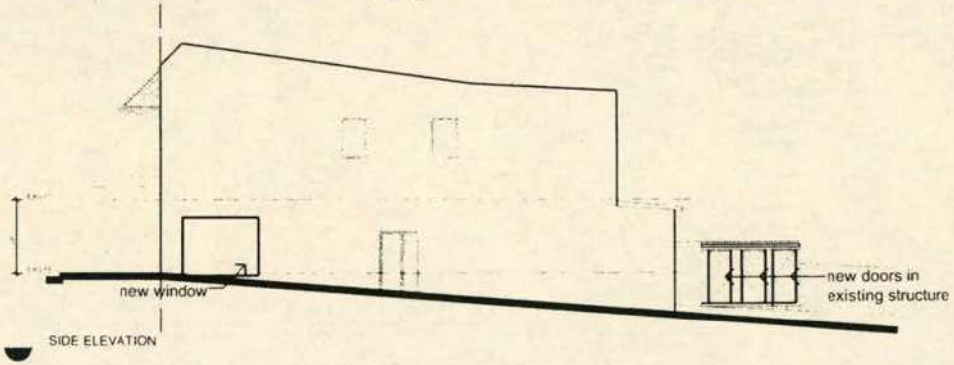
NOT TO SCALE

1394 - 1396
PACIFIC HIGHWAY
TURRAMURRA NSW

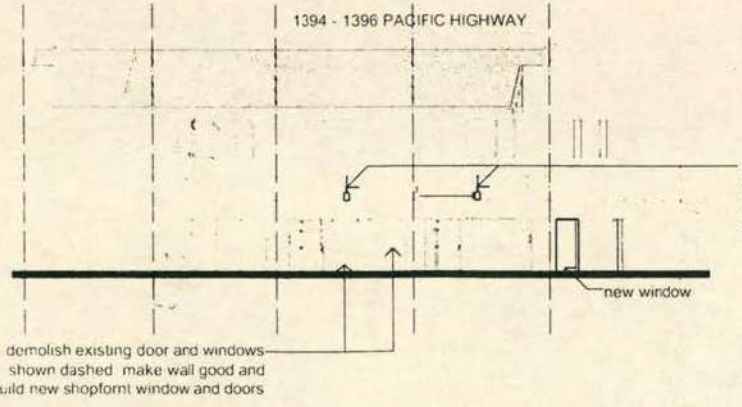
LOT 3 & 4 DP 16463



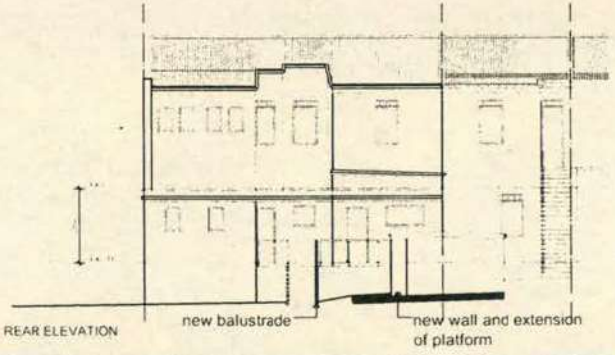
GROUND FLOOR PLAN



SIDE ELEVATION

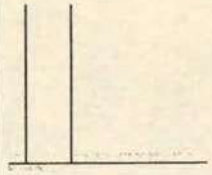


PACIFIC HIGHWAY ELEVATION



REAR ELEVATION

PRELIMINARY



bergstrom ARCHITECTS

PROPOSED SHOP RENOVATION

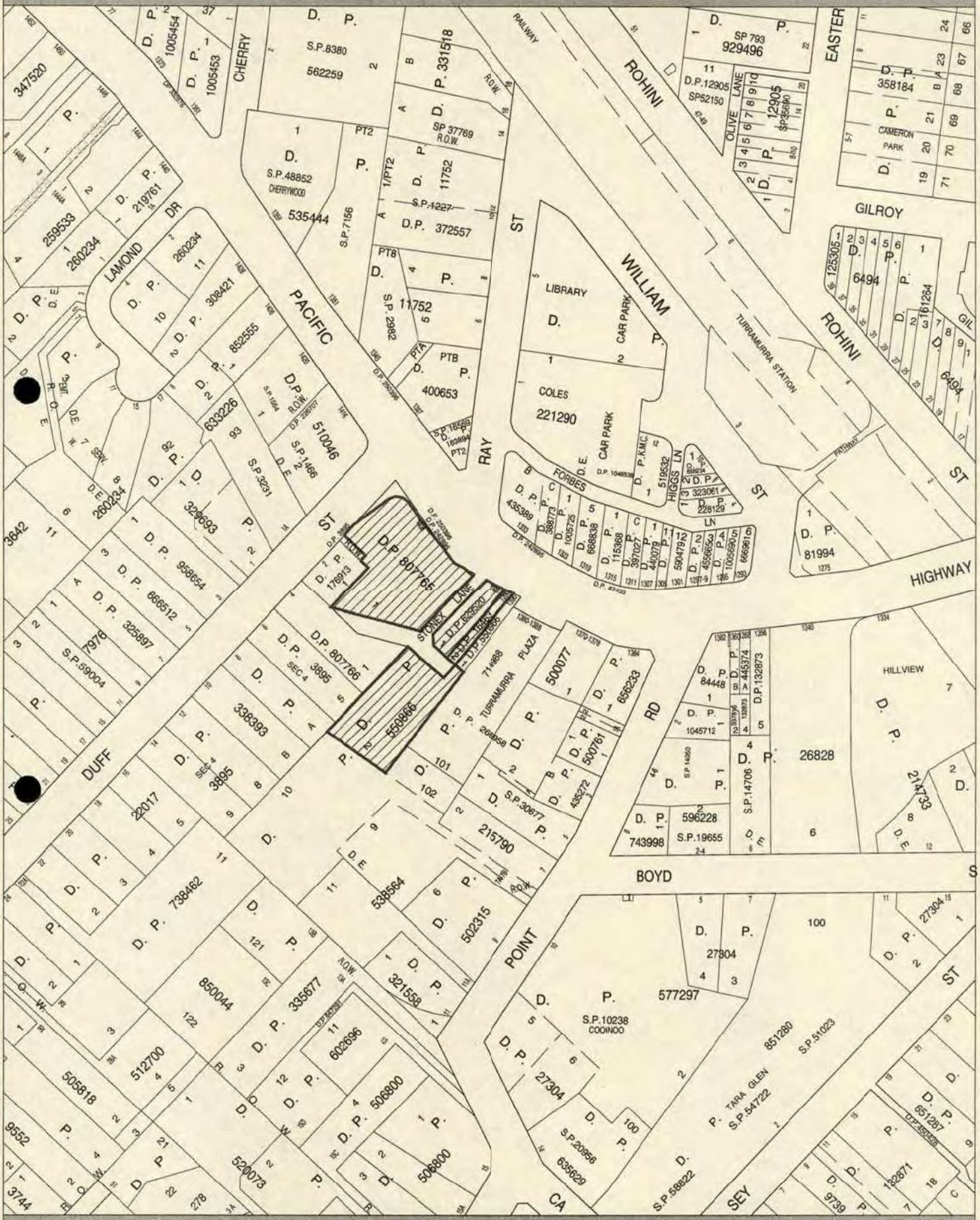
NEIGHBOUR NOTIFICATION

NOT TO SCALE	DA'03	A

Owner	Address1	Address2	Address3	Address4	Address5
[redacted]					

LOCATION SKETCH

1396 Pacific Highway, TURRAMURRA



DA DOCUMENTATION

Development Application

Ku-ring-gai Council

Section 78A *Environmental Planning and Assessment Act* 1979

DA: 211/06 DA

Date: 31/1/06

About this form

Use this form to apply for development consent to:

- erect, alter or demolish a building or structure
- change the use of land or a building
- carry out earthworks
- subdivide land
- strata subdivide a building
- erect or display advertising

Documentation

Our DA Guide explains which plans and other documents you must provide with this application. Refer also to our lodgment requirements matrix on the back of this form.

Other approvals

Your proposal may also require other approvals. Questions 12 & 13 of this form will help you determine whether you need approvals from other government agencies. Question 14 enables you to apply for other Council approvals that are required for certain activities.

Lodgment & fees

Please follow the instructions on Page 4.

Any questions?

Phone Customer Services on (02)9424 0770, or call in to Council (see Page 3).

Application and site details

1. Applicant name, address and contact details.

Title: Mr ☑ Mrs ☐ Miss ☐ Ms ☐ Other ☐ .....

Name: [redacted]

Compan

ABN: ...

Postal a

.....N

Phone (

Phone (

E-mail

2. Your architect or consultant

In addition to your, to assist design or other issues

Name: [redacted]

Compa

Phone

Phone

E-mail

3. Location & title description of the property

This will help us to identify the land. You must identify the [illegible] number.

Unit, shop or suite: ..... Street No: 1394-1396 Street: Pacific Highway

Suburb: Turramurra

Lot(s): 3 & 4 Section: .....

Deposited plan(s): 16463 Strata plan: .....

Other: .....

Obtain these details from rate notices, property deed or our property maps.

JAN 2006

Development details

4. Type of development

Tick the [illegible]

- ☒ A. Building or structure
- ☒ B. Demolition
- ☐ C. Earthworks or similar
- ☐ D. Subdivision (land)
- ☒ E. New use or change of use
- ☒ F. Sign or advertisement
- ☐ G. Strata subdivision
- ☐ H. Other .....

5. What is the property used for at present?

GROUND FLOOR - GOLDEN LANTERN CHINESE RESTAURANT
FIRST FLOOR - COMMERCIAL / OFFICES
Date use commenced: ?

6. Number of employees

If applicable

- ☐ N/A
- ☐ Applicable: (existing)
  (proposed)

7. Hours of Operation

If applicable

- ☐ N/A

	Existing	Proposed
Monday		
Tuesday		
Wednesday		
Thursday		
Friday		
Saturday		
Sunday		

8. Description of the proposed development

PROPOSED INTERNAL & FACADE MODIFICATIONS TO GROUND FLOOR - SPLIT SINGLE TENANCY INTO TWO RETAIN EXIST. RESTAURANT IN ONE & ADD NEW RETAIL/COMMERCIAL TENANCY IN OTHER, MODIFY TOILETS AT REAR

If it is a building, for what purpose will it be used? EXISTING RESTAURANT AND RETAIL COMMERCIAL

9. Additional floor space

- ☐ New building – total proposed floor space _____ m^2
- ☒ Existing building – total additional floor space proposed 0 m^2

10. Impacts on trees

Are any building works or excavation proposed within 3m of any trees that are more than 8m in height? ☐ Yes ☒ No

Will the proposed development require the removal of any trees that are more than 8m in height? ☐ Yes ☒ No

*If you answered 'yes' to either of the above questions, an arborist's report will be required (see **point 2C** of DA Guide).*

11. Estimated cost of development

Your estimate of the total development cost – see **Step 6D** of the DA Guide: $ 24,000.00

Council use only - Our estimate based on Reed Construction Data Guide (market value): $ _____.00

*Note: Unless a signed contract is provided, our estimate will prevail when calculating DA assessment fees (refer to **point 6D** of DA Guide).*

12. Integrated Development

- ☐ Heritage Council of NSW (section 58 of the *Heritage Act 1977*)
- ☐ Roads & Traffic Authority (section 138 of the *Roads Act 1943*)
- ☐ Environment Protection Authority (sections 43(a), 43(b), 43(d), 47, 48, 55 and 122 *Protection of the Environment Operations Act 1997*)
- ☐ Department of Infrastructure Planning and Natural Resources (sections 10, 13A, 18F, 20B, 20CA, 20L, 116 and Part 8 of the *Water Act 1912* or a Permit under Part 3A of the *Rivers and Foreshores Improvement Act 1948*)
- ☐ National Parks & Wildlife Service (s.90, *National Parks and Wildlife Act 1974*)
- ☐ Rural Fire Service (section 100B of the *Rural Fires Act 1997*)

If you ticked any of the above boxes, the proposal will also require approval from another approval body. Refer to Page 18 of the Development Application Guide. 2 additional sets of plans and documentation and a cheque to the sum of $250 made out to the relevant authority We strongly recommend that you consult with any approval bodies before lodging this application.

13. DAs that require concurrence from another agency.

Refer to Step 2H of the DA Guide

Some DA's require the concurrence of another government agency. They are not integrated but still require us to seek agreement from an external agency. If the following State Environmental Planning Policies (SEPP's) or Sydney Regional Environmental Planning Policies (SREP's) apply to your development, you need to provide us with two additional sets of plans and supporting documentation. Please tick the relevant box if applicable:

- ❑ SEPP 11- traffic generating developments
- ❑ SEPP 65- design quality of residential flat buildings
- ❑ SREP 23- Sydney and middle harbours

If you ticked any of the above boxes, the proposal will also require concurrence from another approval body. Refer to **Step 2I** of the Development Application Guide. 2 additional sets of plans and documentation must be provided so we can refer the application to the relevant authority. We strongly recommend that you consult with any approval bodies before lodging this application.

14 Local Government Act approval

- ❑ A. N/A
- ❑ B. Water supply, sewerage and stormwater drainage work
- ❑ C. Management of waste
- ❑ D. Community land
- ❑ E. Public roads
- ❑ F. Structures or places of public entertainment
- ❑ G. Other (please specify):.....

15. Are you applying for a Construction Certificate with your DA?

❑ Yes – We strongly recommend that you do not lodge your Construction Certificate Application (CC) with your DA as it will cause delays. Combined DA & CC applications require you to prepare final construction drawings and engineer's specifications upfront which are costly. If any design modifications are required to your DA, your CC will be sent back to you as we cannot approve it if it is inconsistent with anything in the DA consent.

☑ No – If proposing physical works, you will have to apply at a later date.

Note: Combined applications for development consent and construction certificate should only be made where the DA is for very minor physical works.

Signature

16. Owner's consent

As owner of the land to which this application relates, I consent to this application. I also give consent for authorised Council officers to enter the land to carry out inspections for the purpose of this development application.

☒ Name: [redacted]

Signature: ..... Date: ____ / ____ / 20____

Address: ..... Phone: .....

☒ Name: .....

Signature: ..... Date: ____ / ____ / 20____

Address: .....

❑ I am signing on behalf of the owner as the owner's legal representative. The nature of my legal authority (e.g., power of attorney, executor, trustee, company director) is:

.....

Documentary evidence is required to confirm your legal authority if you sign on behalf of the owner.

17. Applicant's declaration

If the applicant is a company or owner's association, this section must be signed in accordance with s127 of the Corporations Act 2001.

[redacted] apply for consent to carry out the development described in this application. I declare that all the information supplied is true and correct. I also understand that:

- if incomplete, the application will not be accepted, and that
- more information may be requested to enable the proper consideration of the application.

☒ Signature: [redacted]

Note: You are also required to sign the declaration at the end of the DA lodgment Checklist (following).

How to lodge this application

Lodge the application by either of the following methods:

Post: General Manager
Ku-ring-gai Council
Locked Bag 1056
Pymble NSW 2073

Courier or personal delivery: Council Chambers
818 Pacific Highway
Gordon NSW 2072

Contacting Council:

Phone: (02) 9424 0888
Fax: (02) 9424 0755
Email: kmc@kmc.nsw.gov.au
Web: www.kmc.nsw.gov.au

Hours:

Lodging a DA: - Monday – Friday, 8:30am – 5:00pm
Duty Planning Officer – telephone or visit Tuesday- Thursday, 9.00am-12pm & 2pm-5pm.

We recommend that you consult with the Duty Planning Officer prior to lodging your DA or take advantage of our formal pre-DA advice service, available from 1 November 2004.

Acknowledgement:

You will receive a receipt for the amount paid. Soon after lodgment, we will also acknowledge lodgment of your application by providing you with its registered DA file number and the name of the development assessment officer who will assess your application.

Fees

Fees are calculated based on the contract value of the work including GST.

Payment methods

You may pay by cash, eftpos or cheque. Make cheques payable to 'Ku-ring-gai Council' Separate cheques made out to the relevant authority are required for any integrated development application (refer to the DA Guide **step 2H** to identify who the cheque should be made out to). Please do not send cash in the mail.

Transport and Parking

Bus or Rail: The Council is located within five minutes walking distance from Gordon train station. From the station, head west up via St Johns Ave to the Pacific Highway. Turn right and walk to the end of the block along the Pacific Highway. Cross the Pacific Highway at the lights and walk right to Council Chambers.

Parking: Short term customer parking spaces are available on site. On-street parking in nearby streets is also available.

Disability Access: Disability parking and a wheelchair accessible ramp are located at the Radford Place entrance to Council. A lift may be taken to the front counter.

Privacy notification

The personal information requested in this form is required under the *Environmental Planning and Assessment Act 1979* and will only be used in connection with the requirements of this legislation. If you do not provide the information, we will not be able to process your application. Under the Act, it will be available to Councillors, Council Officers, and members of the public. Council is to be regarded as the agency that holds the information. You may request amendment of any personal information held by us that is incorrect.

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DA Lodgment Checklist

Ku-ring-gai Council

THIS CHECKLIST MUST BE COMPLETED BY THE YOU PRIOR TO DA LODGMENT

The numbering on this Checklist relates to Ku-ring-gai's DA Guide. The DA Guide provides instructions to enable you to identify exactly which plans and supporting documents you will need to provide. Copies of the DA Guide are available either from our Customer Service (in person or call 9424 0770) or from our web-page at www.kmc.nsw.gov.au. **We will not accept your application if you fail to provide all relevant information or if you fail to complete this checklist.**

General requirements		Checked by Applicant Yes	No
DA Guide	Have you thoroughly read and followed our DA Guide?	☑	☐
Application form	Has the application form been completed correctly?	☑	☐
	Has the consent of all owners been provided?	☑	☐
	Has the proposal been clearly and fully described?	☑	☐
Copies of documentation	Are eight (8) A4 reduced copies of all submitted plans provided?	☑	☐
	Are six copies of all other scaled plans and documentation provided in pre-made sets?	☑	☐
Standard of documentation See DA Guide "Appendix 1 Standard of Documentation" for our requirements	Is all documentation presented in a clear and accurate manner?	☑	☐
	Do all plans include a title block containing all required information?	☑	☐
	Is a north point included on all plans?	☑	☐
	Are all measurements in metric?	☑	☐
	Are the plans to a scale of 1:100?	☑	☐
	Have all plans been coloured in accordance with standard building colours to show proposed alterations / additions?	☑	☐

Preliminary investigation			
Refer to DA Guide Step 2 for the submission requirements referred to below			
2B. Survey plan	Have you submitted a recent survey plan, prepared by a registered surveyor?	☐	☑
	Does the survey plan contain all the required information?	☐	☐
2C. Arborist's report	Is an arborist's report required?	☐	☑
	Has an arborist's report been provided addressing all required points?	☐	☐
2D. Eight part test	Is it necessary to undertake an eight part test?	☐	☑
	Has an eight part test been undertaken and is it included with your DA?	☐	☐
2H. Integrated Development	Is the development Integrated? If yes, answer below:	☐	☑
	Have two additional copies of all documentation been provided?	☐	☐
	Has a cheque for $250.00 been made out to the relevant authority?	☐	☐
2I. DAs that require concurrence	Does your application require concurrence from another government authority? If yes, answer below:	☐	☑
	Have two additional copies of all documentation been provided?	☐	☐
2J. Site analysis	Is a site analysis required?	☑	☐
	Has a site analysis been provided, including all the required information?	☑	☐

Plans			
Refer to DA Guide Step 4 for the submission requirements referred to below			
4A. Site plan	Is a site plan required?	☑	☐
	Has a site plan been provided showing all the required information?	☑	☐
4B. Floor plans	Are floor plans required?	☑	☐
	Have floor plans been provided showing all the required information?	☑	☐
4C. Elevations and sections	Are elevations and sections required?	☑	☐
	Are elevations / sections provided showing all the required information?	☑	☐
4D. A4 notification plans	Are A4 notification plans required?	☑	☐
	Have notification plans been provided showing all required information?	☑	☐

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4E. Landscape plan	Is a landscape plan required?	☐	☑
	Has a landscape plan been provided with all the required information?	☐	☐
4F. Stormwater management plan	Is a stormwater management plan required?	☐	☑
	Has a stormwater management plan been provided containing all required information?	☐	☑
4G. Shadow diagrams	Are shadow diagrams required?	☐	☑
	Have shadow diagrams been provided containing all required information?	☐	☐
4H. Subdivision plan	Is a subdivision plan required?	☐	☑
	Has a subdivision plan been provided containing all the required information?	☐	☐
4I. Env't site management plan	Is an environmental site management plan required?	☐	☑
	Has an environmental site management plan been provided containing all the required information?	☐	☐

Supporting material & documentation

Refer to DA Guide Step 5 for the submission requirements referred to below

5A. Statement of environmental effects (SEE)	Has a statement of environmental effects (SEE) been submitted addressing all the relevant issues? **(See Appendix 2 of DA Guide for requirements.)**	☑	
5B. BASIX certificate	Is a BASIX certificate required?	☐	☑
	Has a BASIX certificate been supplied?	☐	☐
5C. Stormwater drainage statement	Is a stormwater drainage statement required?	☐	☐
	Has a stormwater drainage statement been supplied addressing all the requirements?	☐	☐
5D. Heritage impact statement	Is a heritage impact statement (HIS) required?	☐	☑
	Has a HIS been supplied addressing all relevant issues?	☐	☐
5E. Waste management plan	Is a waste management plan required?	☑	☐
	Has a waste management plan been provided addressing all relevant issues?	☑	☐
5F. SEPP 1 objection	Is a SEPP 1 objection required?	☐	☑
	Has a SEPP 1 objection been supplied addressing all requirements?	☐	☐
5G. Bushfire report	Is a bushfire report required?	☐	☑
	Has a bushfire report been provided addressing all relevant issues?	☐	☐
5H. Fire safety schedule	Is a fire safety schedule required?	☐	☑
	Has a fire safety schedule with all relevant information been provided?	☐	☐
5I. Access report	Is an access report required?	☐	☑
	Has an access report been provided addressing all relevant issues?	☐	☐
5J. Design verification statement (SEPP 65)	Is a design verification statement required?	☐	☑
	Has a design verification statement been provided addressing all relevant issues?	☐	☐
5K. Geotechnical report	Is a geotechnical report required?	☐	☑
	Has a geotechnical report been provided addressing all relevant issues?	☐	☐
5L. Remedial action plan	Is a remedial action plan (RAP) required?	☐	☑
	Has a RAP been provided addressing all relevant issues?	☐	☐
5M. Bush regenerator's report	Is a bush regenerator's report required?	☐	☑
	Has a bush regenerator's report been provided addressing all the relevant issues?	☐	☐
5N. 3D model	Is a three dimensional model required?	☐	☑
	Has a 3D model of the required standard been supplied?		
5O. Photo montage	Is a photo montage required?	☐	☑
	Has a photo montage been provided to the required standard?	☐	☐
5P. Sample board	Is a sample board required?	☐	☑
	Has a sample board been provided showing all required information?		
5Q. Site Photos	Have you provided the relevant site photographs?	☐	

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Warning: The development application will not be accepted if all required information has not been provided. Further information will be requested if not initially provided.

Declaration by applicant

I declare that, to the best of my knowledge and belief, the particulars stated on this application form are correct in every detail and that all the information required has been supplied.

Name (printed): [redacted]

Certification of Statement of Environmental Effects

I declare that, I have accurately and clearly considered the development proposal against all relevant considerations and controls prescribed by the EPAA 1979, including but not limited to SEPP's, SREP's the KPSO, and our DCP's and codes. All non-compliances with controls and objectives of the above mentioned environmental planning instruments have been quantified and qualified with proper justification in support of the non-compliances being provided in the SEE.

Name (printed): [redacted]

Capacity: Town Planner/ Architect/ Other .....

Customer Service officer check

Application checked and lodged by:

Name (printed):..... Date:.....

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Appendix 3 – DA Lodgment requirements Matrix

	Prelim. Investing.			Plans									Supporting material and documentation																			
	2B. Site survey	2C. Arborist's report	2J. Site analysis	4A. Site plan	4B. Floor plans	4C. Elevations & sections	4D. Notification plans (A4 size)	4E. Landscape plan	4F. Stormwater management plan	4G. Shadow diagrams	4H. Subdivision plan	4I. Environmental site mng't plan	5A. Statement of env'l effects	5B. BASIX certificate	5C. Stormwater drainage statement	5D. Heritage impact statement	5E. Waste management plan	5F. SEPP 1 objection	5G. Bushfire report	5H. Fire safety schedule	5I. Access report	5J. Design verification statement	5K. Geotechnical report	5L. Remedial action plan	5M. Bush regenerator's report	5N. 3D model	5O. Photo montage	5P. Sample board	5Q. Site photographs
Alterations and additions	✓	★	✓	✓	✓	✓	✓	★	★	★		★	✓		★	★	✓	★	★				★	★					✓
Carports and garages	✓	★	✓	✓	✓	✓	✓	★				★	✓		✓	★	✓	★	★				★	★					✓
Change of use	✓		✓	✓	✓		✓						✓			★				✓									✓
Commercial / business / retail	✓	★	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			★	✓	★	★	✓	✓	✓	★	★		✓	✓	✓	✓
Dual occupancies	✓	★	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓		★	✓	★					★	★			✓	✓	✓
Front fences	✓	★	✓	✓		✓	✓	★					✓			★	✓		★										✓
Landscaping/ retaining walls	✓	★	✓	✓		✓	✓	✓				✓	✓		✓	★	✓	★					★	★	★				✓
Residential flat buildings	✓	★	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓		★	✓	★	★	✓	✓	✓	★	★	★	✓	✓	✓	✓
SEPP Seniors Housing	✓	★	✓	✓	✓	✓	✓	✓	✓			✓	✓	✓		★	✓	★		✓	✓		★	★	★	✓	✓	✓	✓
Signage	✓			✓	✓	✓	✓						✓			★													✓
Single (new) dwellings	✓	★	✓	✓	✓	✓	✓	✓	✓	★		✓	✓	✓		★	✓	★	★				★	★	★			✓	✓
Subdivision (land)	✓	★	✓	✓			✓		✓		✓	✓	✓			★		★	★				★	★	★				✓
Strata Subdivision	✓										✓		✓							✓									
Checked By Customer Service																													

★ Indicates that this item may be required under certain circumstances. Full details are provided in our DA Guide or call our Duty Planning Officer for assistance.

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Appendix 3 – DA Lodgment requirements Matrix. continued

	Prelim. Investig.			Plans									Supporting material and documentation																		
	2B. Site survey	2C. Arborist's report	2J. Site analysis	4A. Site plan	4B. Floor plans	4C. Elevations & sections	4D. Notification plans (A4 size)	4E. Landscape plan	4F Stormwater management plan	4G. Shadow diagrams	4H. Subdivision plan	4I. Environmental site mng't plan	5A. Statement of environmental effects	5B. BASIX certificate	5C. Stormwater drainage statement	5D. Heritage impact statement	5E. Waste management plan	5F. SEPP 1 objection	5G. Bushfire report	5H. Fire safety schedule	5I. Access report	5J. Design verification statement	5K. Geotechnical report	5L. Remedial action plan	5M. Bush regenerator's report	5N. 3D model	5O. Photo montage	5P. Sample board	5Q. Site photographs
Swimming Pool	✓	★	✓	✓		✓	✓	✓	✓			✓	✓			★	✓						★	★					✓
Tennis courts	✓	★	✓	✓		✓	✓	✓	✓			✓	✓			★	✓	★					★	★	★				✓
Townhouses/villas	✓	★	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓		★	✓	★	★		✓		★	★	★	✓	✓	✓	✓
Hospitals	✓	★	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			★	✓	★	★	✓	✓		★	★	★	✓	✓	✓	✓
Deck/ Pergola/ Shade structure	✓	★	✓	✓		✓	✓						✓		✓	★													✓
Demolition	✓	★					✓					✓	✓			★	✓												✓
Checked by Customer Service																													

★ Indicates that this item may be required under certain circumstances. Full details are provided in our DA Guide or call our Duty Planning Officer for assistance.

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Customer Service Centre

Waste Management Plan

DEMOLITION, CONSTRUCTION & USE OF PREMISES

To facilitate waste management and reduction Council requires on-site sorting and storage of waste products pending reuse or collection.

The applicable sections of this table must be completed and submitted with your Development Application, or applications to erect a building, demolish a building or place a waste storage container in a public place.

Completing this table will assist you in identifying the type of waste that will be generated and in advising Council how you intend to reuse, recycle or dispose of the waste.

The information provided on the form (and on your plans) will be **assessed against the Objectives of the Guidelines** (eg. to maximise reuse and minimise disposal) and the Performance Criteria for your particular use.

If space is insufficient in the table please provide attachments.

Outline of Proposal

Site Address: 1394-1396 Pacific Highway, Turramurra.

Applicant's name and address: PLAN ASSIST PTY LTD
PO BOX 990
WAHROONGA NSW 2076

Phone: 9449 2333 Fax: 9449 2355

Buildings and other structures currently on the site: TWO TWO STORY COMMERCIAL TERRACES.

Brief Description of Proposal: DIVIDE GROUND FLOOR TENANCY INTO TWO, MINOR ALTS & ADDNS

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The details provided on this form are the intentions for managing waste relating to this project

Signature of Applicant: [redacted] Date: 24-1-06

SECTION ONE – DEMOLITION STAGE

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
TYPE OF MATERIAL	ESTIMATED VOLUME (m^3)	ON-SITE *Specify proposed reuse or on-site recycling methods *See page 18 for suggestions	OFF-SITE *Specify contractor and recycling outlet	*Specify contractor and landfill site
Excavation Material	0			
Green Waste	0			
Bricks	$3m^3$			TO BE DETERMINED BY BUILDER
Concrete	0			

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(continued over page....)

(SECTION ONE – DEMOLITION STAGE Continued)

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
TYPE OF MATERIAL	ESTIMATED VOLUME (m^3)	ON-SITE *Specify proposed reuse or on-site recycling methods *See page 18 for suggestions	OFF-SITE *Specify contractor and recycling outlet	*Specify contractor and landfill site
Timber – Please specify:	$1 m^3$			TO BE DETERMINED BY BUILDER
Plasterboard	0			
Metals – Please specify:	0			
Other – Please specify:	0			

Note: Details of site area to be used for onsite separation, treatment and storage (including weather protection) should be provided on the plan drawings accompanying your application.

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SECTION TWO – CONSTRUCTION STAGE

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
EXPECTED WASTE MATERIALS	ESTIMATED VOLUME (m^3)	ON-SITE *Specify proposed reuse or on-site recycling methods *See page 18 for suggestions	OFF-SITE *Specify contractor and recycling outlet	*Specify contractor and landfill site
Excavation Material	0			
Green Waste	0			
Bricks	0			
Concrete	1.5 m^3			TO BE DETERMINED BY BUILDER

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(continued over page....)

(SECTION TWO – CONSTRUCTION STAGE Continued)

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
EXPECTED WASTE MATERIALS	ESTIMATED VOLUME (m^3)	ON-SITE *Specify proposed reuse or on-site recycling methods *See page 18 for suggestions	OFF-SITE *Specify contractor and recycling outlet	*Specify contractor and landfill site
Timber – Please specify:	$1 m^3$			TO BE DETERMINED BY BUILDER
Plasterboard	$1 m^3$			TO BE DETERMINED BY BUILDER
Metals – Please specify:	6			
Other – Please specify:	6			

Note: Details of site area to be used for onsite separation, treatment and storage (including weather protection) should be provided on the plan drawings accompanying your application.

SECTION THREE – USE OF PREMISES

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES	DESTINATION
Please specify. For example: glass, paper, food waste, offcuts, etc.	*Litres or m^3 *See Appendix A for estimates	For example: *waste storage and recycling area *garbage chute *on-site composting *compaction equipment	*recycling *disposal *specify contractor
FOOD WASTE	SAME AS EXISTING	EXISTING STORAGE BINS	EXISTING WASTE CONTRACTOR
LIQUID / GREASE	SAME AS EXIST.	EXIST. GREASE TRAP	EXISTING CONTRACTOR.
PAPER	MAX $1m^3$	EXIST. PAPER BIN	EXIST. RECYCLING CONTRACTOR
GENERAL WASTE	MAX $1m^3$	EXIST. WASTE BIN	EXIST. CONTRACTOR

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Note: Details of on-site waste management facilities should be provided on the plan drawings accompanying your application.

SECTION FOUR – ON-GOING MANAGEMENT

Describe how you intend to ensure on-going management of waste on-site (eg. lease conditions, caretaker/manager on-site).

Thank you for the information

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CUSTOMER SERVICE CENTRE

APR200 **DEVELOPMENT APPLICATION LODGEMENT** 31/01/06

9:18:09

Property.. **1396 PACIFIC HIGHWAY, TURRAMURRA NSW 2074**

Type..... **DO DC COMMERCIAL ADDS/ALTS**

	Fee Code/Dimension		Calculated	Accepted	Sequence
_	**00457**	**CONSTRUCTION CERTIFICATES**	**500.00**	**500.00**	**5**
_	**00441**	**INSPECTIONS/COMPLIANCE CERTS.**	**352.00**	**352.00**	**6**
_	**00449**	**OCC.CERT/COMP.CERT-COMMERCIAL**	**100.00**	**100.00**	**7**

Total: **1441.00** **1441.00**

E-Exempt N-Not Applicable

F3=Exit F9=Dimensions F12=Page Back F16=Original Calc F19=Swap Roll

31 JAN 2006

APR200 **DEVELOPMENT APPLICATION LODGEMENT** 31/01/06

9:18:09

Property.. **1396 PACIFIC HIGHWAY, TURRAMURRA NSW 2074**

Type..... **DO DC COMMERCIAL ADDS/ALTS**

	Fee Code/Dimension		Calculated	Accepted	Sequence
N	00333	ADVERTISING-OTHER			
_	00065	DC&HS - LONG SERVICE LEVY			
_	00379	S.94 COMM CHILD CARE			
_	00380	S.94 RETAIL CHILD CARE			
N	00451	OCC.CERT - MAJOR DEVELOPMENTS			
_	00039	TREE PROTECTION BOND			
_	00040	LANDSCAPE ESTABLISHMENT BOND			
_	00338	Engineer Bond Infrastructure			
_	00301	DEVELOPMENT APPLICATION FEES	224.00	224.00	1
_	00857	ARC/SCAN-GST INCL,COMMERC USE	50.00	50.00	2
_	00306	DA NOTIFICATION FEE	90.00	90.00	3
_	00067	RESTORATION - COMM **GST INC**	125.00	125.00	4
+					

Total: 1441.00 1441.00

E-Exempt N-Not Applicable

F3=Exit F9=Dimensions F12=Page Back F16=Original Calc F19=Swap Roll

PAID
Ref No:
Receipt:
Date: 7739 31/1

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CUSTOMER SERVICE CENTRE

Statement of Environmental Effects

for

1394 - 1396 Pacific Highway, Turramurra

Lot 3 & 4, DP 16463

Prepared for: [redacted]
Date:
Issue: 1A
Prepared by: [redacted]

31 JAN 2006
CENTRE

The Site:

The site, being 1394 - 1396 Pacific Highway, Turramurra, consists of Lots 3 & 4 in DP 16463. The site is located on the south western corner of the intersection of Pacific Highway and Ray Street. There is an existing double storey brick commercial property on the site that extends from its frontage onto Pacific Highway to a lane at its southern end. This DA is concerned with the ground floor of 1394 – 1396 Pacific Highway, which is currently occupied by the Golden Lantern Chinese restaurant.

The Proposal:

The proposal is to separate the consolidated lots along an existing wall that appears to be the original dividing party wall, by filling in the existing openings. Minor internal alterations are proposed to better utilise the internal spaces of both tenancies and to allow for a new kitchen in lot 4 where the Golden Lantern Chinese restaurant is to continue operating. An existing WC & storage room at the rear of the site on Lot 3 is to be renovated to accommodate three toilets – a male & female facility for the restaurant and a unisex WC for the proposed retail/commercial tenancy in Lot 3. A new window is proposed in Lot 4 on the side elevation of the building that fronts the adjoining Stonex Lane. Finally, the Pacific Highway façade across both tenancies is to be opened-up by removing the existing openings and building new shop front windows and entry doors.

Site suitability:

The site is suitable for the proposed development as the use will remain the same. The Floor Site Ratio will remain unchanged.

Development Compliance:

The FSR & GFA on the property remain unchanged.

The height of the building remains unchanged.

Access and Traffic:

No change is proposed to existing parking on the site. Access to the parking will remain from the council car park at the rear.

Privacy, Views and Over Shadowing:

As the alterations are either internal or involve new shop front windows, there will be no impact on privacy or overshadowing.

31 JAN 2013

Trees:

The existing planting at the rear of the site will remain.

Air and Noise:

The proposed development will not adversely impact on the air or noise levels in the surrounding area. During construction appropriate construction methods and working hours will be maintained to control any construction noise and debris.

Energy and Waste:

The proposal will not significantly increase energy consumption nor should there be any increase in waste generated from the property as the existing restaurant waste will be reduced and general waste will be generated by the proposed retail space.

Construction waste will be managed as described in the waste management plan submitted with the DA.

Conclusion:

The proposed work will not significantly impact the surrounding environment. As the proposed alterations are predominantly internal, the impact on adjoining properties should be negligible. The proposed changes to the façades and the reinstatement of the existing party wall will increase the amenity of the property and increase diversity on the site.

Site Photos

for

1394 - 1396 Pacific Highway, Turramurra
Lot 3 & 4, DP 16463

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31 JAN 2006
Customer Service Centre

Prepared for: [redacted]
Date:
Issue: A
Prepared by: [redacted]



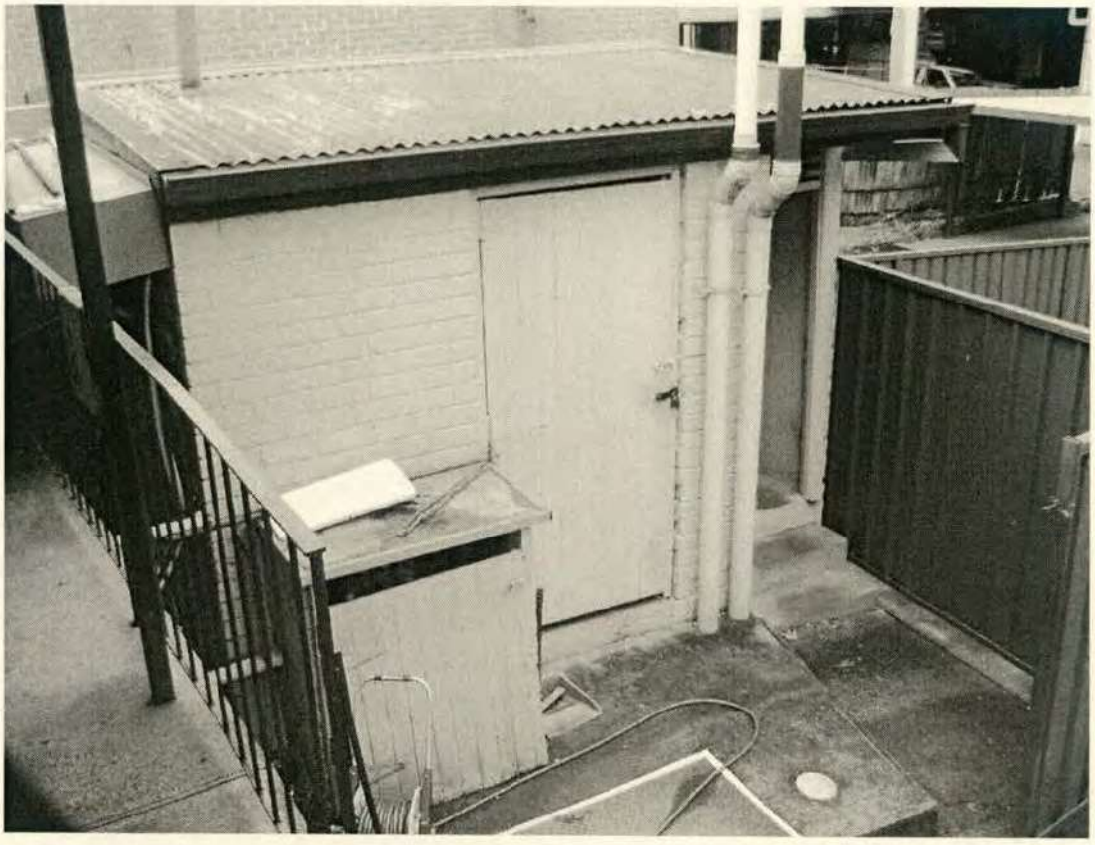
A. Pacific Highway Elevation.



B. 1394 – 1396 Pacific Highway, side elevation – existing under awning sign visible.



C. 1394 - 1396 Pacific Highway, rear elevation.

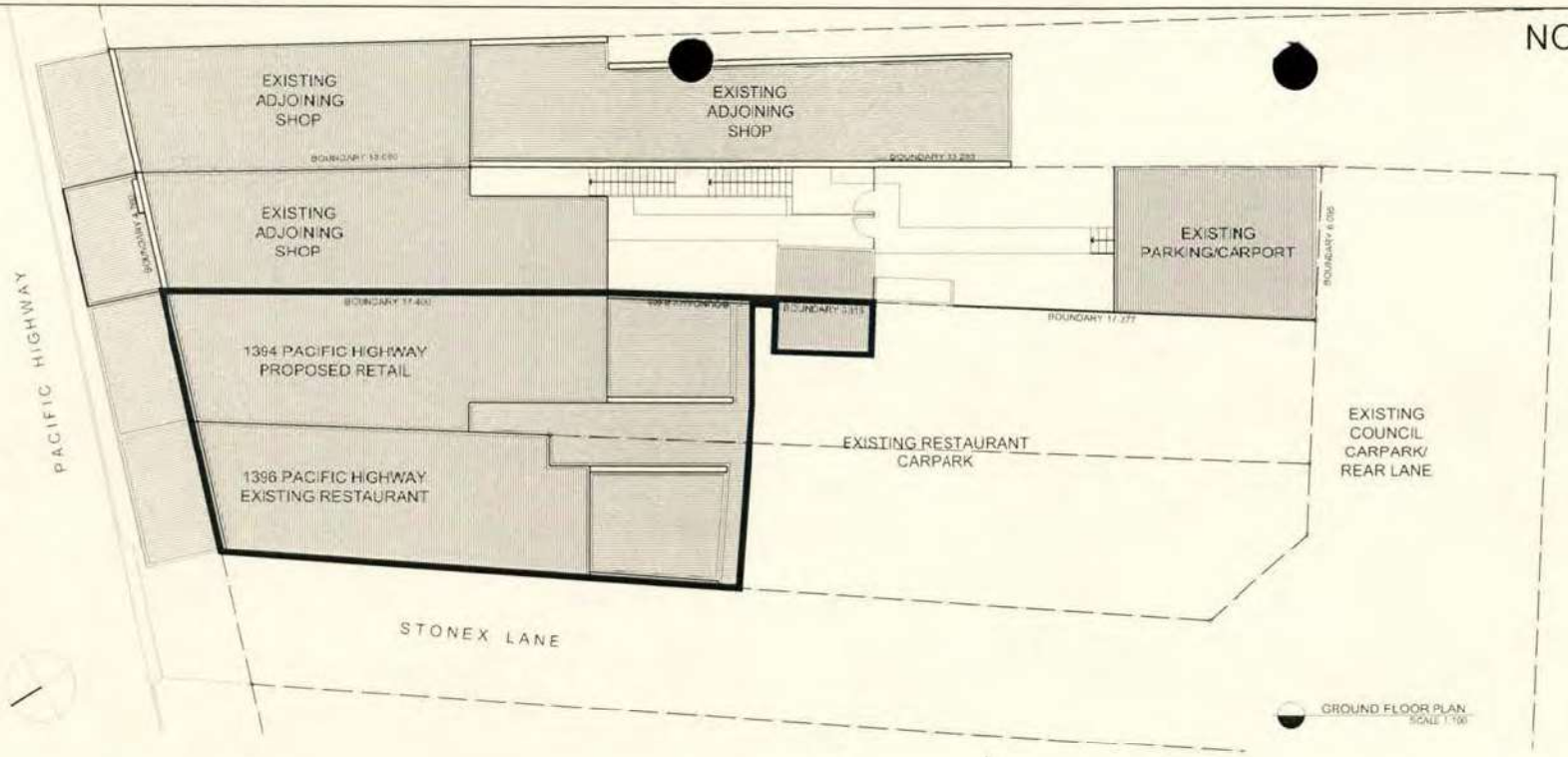


D. Existing WC and storage facilities at rear of Lot 3.

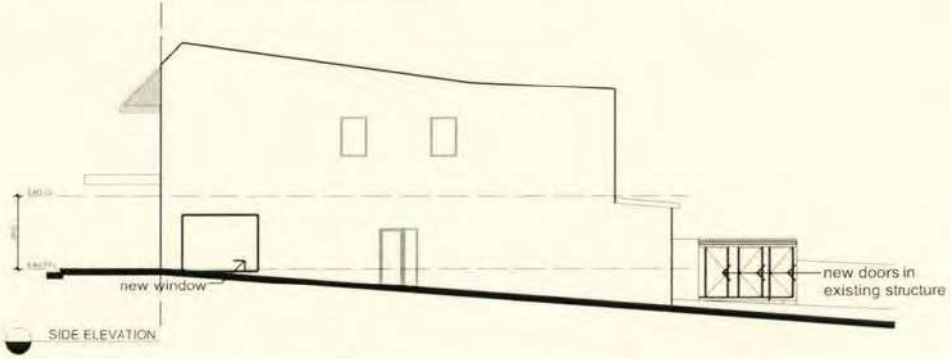
NOT TO SCALE

1394 - 1396
PACIFIC HIGHWAY
TURRAMURRA, NSW

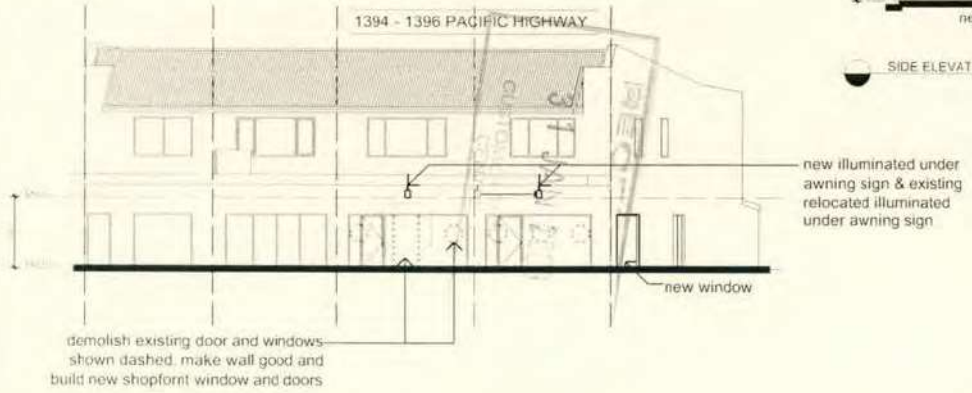
LOT 3 & 4, DP 16463



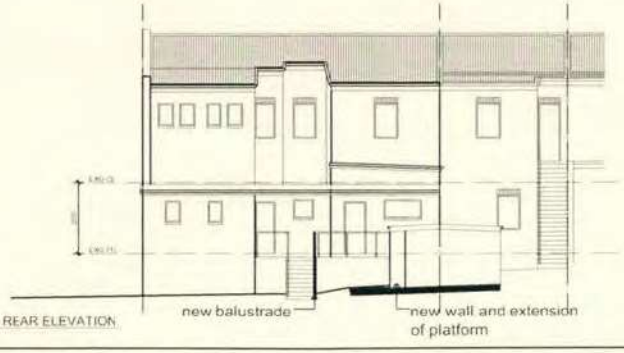
GROUND FLOOR PLAN
SCALE 1:100



SIDE ELEVATION



PACIFIC HIGHWAY ELEVATION



REAR ELEVATION

PRELIMINARY



bergstrom ARCHITECTS

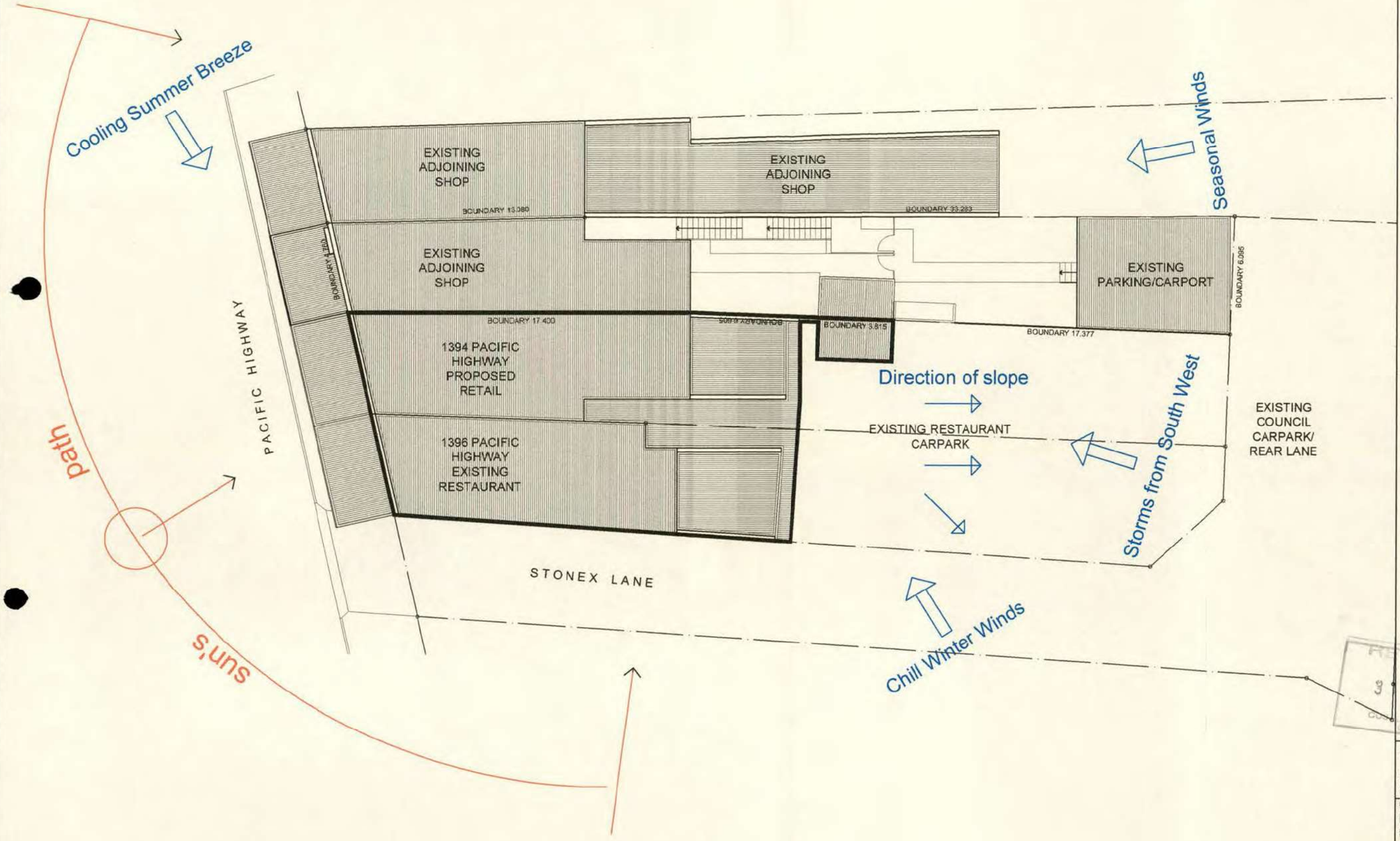
PROPOSED SHOP RENOVATION

NEIGHBOUR NOTIFICATION

NOT TO SCALE	DA103	A

1394 - 1396
PACIFIC HIGHWAY
TURRAMURRA, NSW

LOT 3 & 4, DP 16463



SITE ANALYSIS PLAN
SCALE 1:200

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3 JAN 2006
COUNCIL

REVISIONS		
A	30.01.06	FOR DEVELOPMENT APPLICATION

bergstrom ARCHITECTS

BERGSTROM ARCHITECTS PTY. LTD. (ABN 76 095 092 989)
SUITE 9, LEVEL 2 , 9 MYRTLE STREET,
NORTH SYDNEY NSW 2060
Ph. 02.9920.1499 Fax. 02.9920.1599

PROJECT
PROPOSED SHOP RENOVATION

DRAWING
SITE ANALYSIS PLAN

SCALE	DWG. NO.	REV.
1 : 200 @ A3	DA102	A

DATE: 30.01.06
DRAWN BY: PVW
JOB NUMBER: -

C-109

Government Records Repository
F0056351 26
Rolls Millennium Manilla Board
Rolls Filing Systems – (02) 8850 3444

KU-RING-GAI COUNCIL

DEVELOPMENT FILE

Address: 1394-1396 Pacific Hwy, Turramurra

DA No.: 71/06 A

Allocated Officer: _____

Approvals.

PLANS STAMPED + C.C. RELEASED TO APPLICANT 23/5/06 JEH

Specification for Building Works

at

1394 & 1396 Pacific Highway, Turramurra

Prepared for: [redacted]

Date: 9 May, 2006

Prepared by: [redacted]



1 GENERAL REQUIREMENTS

1.1 GENERAL

Interpretation

Owner: Means the same as "principal" or "proprietor".

Builder: Means the same as "contractor".

Supply: Means "supply only" - do not install.

Provide: Means "supply and install".

Required: Means required by the contract documents or by the local council or statutory authorities.

Proprietary: Means identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.

Standards

Use referenced Australian or other standards (including amendments) which are current one month before the date of the contract except where other editions or amendments are required.

Manufacturers' or suppliers' recommendations

Select, store, handle and install proprietary products or systems in accordance with the current published recommendations of the manufacturer or supplier.

Bushfire protection

If required, provide protection to AS 3959-1999 (*Construction of buildings in bushfire prone areas*).

1.2 CONTRACTS AND FINANCE

General conditions >

Payment and adjustment of contract sum

At commencement of the building work, submit a schedule of anticipated progress claims which will be made throughout the contract.

Progress claims break-down: With each progress claim, submit a statement of amounts claimed in respect of each worksection or trade heading designated in the specification.

1.3 AUTHORITIES AND ESTABLISHMENT

Prior applications and approvals >

Existing services

Attend to existing services as follows:

- If the service is to be continued, repair, divert or relocate as required. If such a service crosses the line of a required trench, or will lose support when the trench is excavated, provide permanent support for the existing service.
- If the service is to be abandoned, cut and seal or disconnect, and make safe.

Temporary services and works

Provide temporary toilet accommodation. Connect to the sewer main if required by the Local Authority.

Use of existing services

Existing services may be used as temporary services for the performance of the contract. >

Signs

Provide a signboard displaying the owners name, the lot number and the builder's name, address and licence number.

Occupied premises

For the parts of the site which are occupied premises

- allow occupants to continue in secure possession and occupancy of the premises for the required period;
- make available safe access for occupants;
- arrange work to minimise nuisance to occupants and ensure their safety; and
- protect occupants against weather, dust, dirt, water or other nuisance, by such means as temporary screens. >

1.4 EXECUTION AND COMPLETION

Survey marks

Preserve and maintain the owners survey marks in their true positions.

Rectification: If the proprietor's survey marks are disturbed or obliterated, immediately give notice and rectify the disturbance or obliteration.

Hours of work >

Order of work >

Removal of temporary work, services and plant

Remove temporary work services and construction plant within 10 working days after practical completion.

Rectification: Clean and repair damage caused by the installation or use of temporary work and services and restore existing facilities used during construction to original condition.

Final cleaning

Remove rubbish and surplus material from the site and clean the work throughout.

Warranties

Name the owner as warrantee and give the owner copies of manufacturers' warranties.

Instruction manuals

Give the owner manufacturers' instruction manuals.

Operation

Ensure moving parts operate safely and smoothly.

Surveyor's certificate

Give the owner a certificate which confirms that the work, including boundary fences, has been correctly located.

Services layout

Give the owner a plan which shows the location of underground services.

Authorities' approvals

Give the owner evidence of approval of the local council and statutory authorities whose requirements apply to the work.

Keys

Give the owner two keys for each set of locks keyed alike and two keys for each lock keyed to differ.

1.5 TERMITE PROTECTION

General

Standard: To AS 3660.1-2000 (*Termite management - New buildings*).

Chemical soil barriers - reticulation systems: Submit evidence that the system has been type tested to AS 3660.1-2000 (*Termite management - New buildings*) Appendix E.

Termite barrier notice: Provide a durable notice permanently fixed in a prominent location to BCAVolume 2 clause 3.1.3.2 (b) and AS 36601.1 – 2000 (*Termite management – New buildings*) Appendix A.

1.6 TIMBER GENERALLY

Unseasoned timber

If unseasoned timber is provided, or variations in moisture content are likely, make allowance for shrinkage, swelling and differential movement.

Durability

General: Provide timbers with natural durability appropriate to the conditions of use, or preservative-treated timbers of equivalent durability.

Natural durability classification: To AS 1604.1-2000 (*Specification for preservative treatment - Sawn and round timber*) Table F2.

Minimum requirements:

- Class 1: Timbers in contact with the ground.
- Class 2: Timbers above ground, not in continuous contact with moisture, well ventilated, protected from moisture but exposed to the weather.

- Class 3: Timbers above ground, not in continuous contact with moisture, well ventilated, protected with a finish, and well maintained.
- Class 4: Timbers fully protected from moisture, indoors, above ground, and well ventilated.

Preservative treatment

Standard: To AS 1604.1-2000 (*Specification for preservative treatment - Sawn and round timber*).

Hazard classification: To AS 1604.1-2000 (*Specification for preservative treatment - Sawn and round timber*) Table D1.

CCA (copper chrome arsenic) preservative: Type 1.

2 SITE PREPARATION

2.1 GENERAL

Standard

Groundworks for slabs and footings: To AS 2870-1996 (*Residential slabs and footings – Construction*).

Interpretation

Rock: Monolithic material with volume greater than 0.5 m^3 which cannot be removed until broken up by mechanical means such as rippers or percussion tools.

Bad ground: Ground unsuitable for the work, including fill liable to subsidence, ground containing cavities, faults or fissures, ground contaminated by harmful substances and ground which is, or becomes, soft, wet or unstable.

Line of influence: A line extending downward and outward from the bottom edge of a footing, slab or pavement and defining the extent of foundation material having influence on the stability or support of the footings, slab or pavement.

Subgrade: The trimmed or prepared portion of the formation on which the pavement or slab is constructed.

Immediate notice

If rock or bad ground is encountered, advise the owner immediately.

Explosives

Do not use explosives.

2.2 DEMOLITION

Standard

Demolition: To AS 2601-2001 (*The demolition of structures*).

Demolition items

Fences and external walls:	> refer to drawings
External buildings:	> refer to drawings
Other items for demolition:	> refer to drawings
Materials to be salvaged:	> refer to drawings

Demolished materials

Except for materials to be salvaged and retained by the owner or re-used, take possession of demolished materials and remove them from the site. Do not burn or bury demolished materials on the site.

Support

Provide temporary support for sections of existing buildings which are to be altered and which rely for support on work to be demolished.

Weather protection

If walls or roofs are opened for alterations and additions, or the surfaces of adjoining buildings are exposed, provide temporary covers to prevent water penetration.

Security

If walls or roofs are opened for alterations or additions, provide security against unauthorised entry.

2.3 TREES TO BE RETAINED

Existing trees, plants and shrubs

Trees, plants and shrubs to be retained:	> all
Trees, plants and shrubs to be removed:	> none

Marking

Mark trees which are required to be retained using suitable non-injurious, easily visible and removable means of identification. Remove the identification on completion.

Protection

Protect from damage trees which are required to be retained. Do not remove topsoil from the area within the dripline of the trees and keep this area free of construction material and debris.

Excavation

If excavating near trees required to be retained, use hand methods to locate, expose and cleanly remove the roots on the line of excavation.

2.4 ENVIRONMENTAL PROTECTION

Erosion control

Avoid erosion, contamination, and sedimentation of the site, surrounding areas, and drainage systems.

Dewatering

Keep the site free of water and prevent water flow over new work.

2.5 SITE CLEARING

Extent

Limit clearing to areas to be occupied by construction, paving or landscaping.

Clearing operations

Remove everything on or above the site surface, including rubbish, scrap, grass, vegetable matter and organic debris, scrub, trees, timber, stumps, boulders and rubble. Remove grass to a depth just sufficient to include the root zone.

Grubbing

Grub out or grind stumps and roots over 75 mm diameter to a minimum depth of 500 mm below subgrade under construction, and 300 mm below the finished surface in unpaved areas.

Removal of topsoil

General: Remove the topsoil layer of the natural ground which contains substantial organic matter over the areas to be occupied by construction and paving.

Maximum depth: 100 mm.

Topsoil stockpiles

Stockpile site topsoil required for re-use. Protect stockpiles from contamination by other excavated material, weeds and building debris.

Surplus material

Take possession of surplus material and remove it from the site.

2.6 EXCAVATION

Extent

Excavate to give the levels and profiles required for construction, site services, paving, and landscaping. Allow for compaction or settlement.

Foundations

After excavation, confirm that the bearing capacity is adequate.

Under-floor access

Provide a minimum clearance to underside of timber bearers of 400 mm.

Bearing surfaces

Provide even plane bearing surfaces for load-bearing elements including footings. Step for level changes. Make the steps to the appropriate courses if supporting masonry.

Reinstatement

If excavation exceeds the required depth, or deteriorates, reinstate with fill to the correct depth, level and bearing value.

Existing footings

If excavation is required below the line of influence of an existing footing, use methods which maintain the support of the footing and ensure that the structure and finishes supported by the footing are not damaged.

Grading

Grade the ground surface externally and under suspended floors to drain ground or surface water away from buildings without ponding.

2.7 SURFACE PREPARATION

General

Before placing fill, ground slabs or load-bearing elements, remove loose material, debris and organic matter and compact the ground to achieve the required density.

Placing fill

Place fill in layers and compact each layer to achieve the required density.

Moisture content

If necessary to achieve the required density or moisture content, adjust the moisture content of the fill before compaction.

2.8 PILING

Bored piers

After excavating bored piers, remove loose material and water from the base and confirm the bearing capacity. Do not allow loose material to fall down the hole before or during concreting; provide a liner if necessary.

Timber piled footing system

Provide a proprietary system designed to AS 2870-1996 (*Residential slabs and footings – Construction*).

Screw-in foundations

Provide a proprietary system designed to AS 2159-1995 (*Piling - Design and installation*).

2.9 SERVICE TRENCHES

Excavation

Generally, make trenches straight between manholes, inspection points and junctions, with vertical sides and uniform grades.

Trench widths

Keep trench widths to the minimum consistent with the laying and bedding of the relevant service and construction of manholes and pits.

Backfilling

General: Backfill service trenches as soon as possible after laying the service. Place backfill in layers. Compact each layer to a density sufficient to minimise settlement.

Backfill material: Excavated spoil or well graded inorganic material with maximum particle size of 75 mm.

- Next to services: Do not place any particles greater in size than 25 mm within 150 mm of services.
- Under paved areas: Coarse sand, controlled low strength material or fine crushed rock.
- In reactive clay sites classified M, H or E to AS 2870-1996 (*Residential slabs and footings – Construction*): Impervious material.

3 CONCRETE CONSTRUCTION

3.1 GENERAL

Cross reference

Refer to the *General requirements* worksection for termite protection.

Standards

Concrete structures generally: To AS 3600-2000 (*Concrete structures*).

Ground slabs and footings: To AS 2870-1996 (*Residential slabs and footings - Construction*).

3.2 GROUND SLAB VAPOUR BARRIER

Material

General: Provide a proprietary vapour barrier which consists of high impact resistant polyethylene film minimum 0.2 mm thick which has been pigmented and branded by the manufacturer.

Type: >

Base preparation

Blind the surface with sufficient sand to cover any hard projections. Wet the sand just before placing the vapour barrier.

3.3 REINFORCEMENT

Minimum lap

Splice as follows:

- Mesh generally: 225 mm.
- Trench mesh: 500 mm.
- Bars: Greater of either 500 mm or 25 x bar diameter.
- Strip footing intersections and corners: For full width of intersecting reinforcement.

Minimum cover

Unprotected by membrane on ground or external surfaces: 40 mm.

Protected by membrane on ground: 30 mm.

Internal surfaces: 20 mm.

Aggressive soil or salty environment: 65 mm.

3.4 CONCRETE

Ready mixed supply

Standard: To AS 1379-1997 (*Specification and supply of concrete*).

Maximum slump: 100 mm.

Concrete placing

Depth: If concrete is deeper than 350 mm, place it in layers so that each succeeding layer is blended into the preceding one by the compaction process.

Slabs and pavements: Place concrete uniformly over the width of the slab so that the face is generally vertical and normal to the direction of placing.

Compaction

Vibrate concrete to remove entrapped air, but avoid over-vibration that may cause segregation.

Curing

Protection: Protect concrete from premature drying and from excessive hot, cold and/or windy conditions.

Method: Cure concrete by

- using a proprietary curing compound; or
- keeping it covered and moist for the following periods:
  - In-ground footings: 2 days.
  - Exposed footings, beams and slabs: 7 days.

Formwork removal

Remove timber formwork.

Stripping times

Leave formwork for suspended structures in place after pouring concrete for the following periods:

- Vertical surfaces: 2 days.
- Bottom surfaces: 7 days with shoring and backprops left in position for 21 days.

3.5 JOINTS

Construction joints

Joint preparation: Roughen and clean the hardened concrete joint surface, remove loose or soft material, free water and foreign matter. Dampen the surface before placing the concrete.

Slip joints

If concrete slabs are supported on masonry, provide proprietary pre-lubricated slip joints.

3.6 CONCRETE BEARER SUPPORTS

General

Provide proprietary precast stumps to support bearers at 1800 mm maximum centres.

Concrete stumps

General: Set stumps 25 to 50 mm into concrete pad footings.

Marking: Maker's name on one face.

Bracing: Brace stumps which project above the ground by more than 12 times the width of their smallest face.

Concrete stump construction table

In areas with a wind speed of not more than W33, provide sizes and reinforcement as follows:

Length (mm)	Size (mm)	Reinforcement
Up to 1400	100 x 100 x 110 diameter	One 5 mm hard drawn wire
1401 - 1800	100 x 100 or 110 diameter	Two 5 mm hard drawn wires
1801 - 3000	125 x 125 or 140 diameter	Two 5 mm hard drawn wires

4 TIMBER AND STEEL CONSTRUCTION

4.1 GENERAL

Cross references

Refer to the following worksections:

- *General requirements*, for termite protection and timber durability.
- *Concrete construction*, for concrete bearer supports.
- *Brick and block construction*, for clearance for timber frame shrinkage and masonry bearer supports.
- *Block and tile finishes*, for waterproofing of wet areas.
- *Painting*, for priming of steel and timber before fixing, and repair of zinc-coated steel after cutting and welding.

Standards

Timber framing and flooring: To AS 1684.4-1999 (*Residential timber-framed construction - Simplified - Non-cyclonic*) or AS 1720.1-1997 (*Timber structures – Design methods*).

Structural steelwork: To AS 4100-1998 (*Steel structures*).

Cold-formed steel framing: Provide a proprietary system designed to AS 3623-1993 (*Domestic metal framing*).

Preparation of metal surfaces: To AS 1627- Various (*Metal finishing - Preparation and pretreatment of surfaces*).

4.2 MATERIALS AND COMPONENTS

Cold-formed steel framing

Cold-form sections from zinc-coated steel or aluminium/zinc alloy coated steel to AS 1397-2001 (*Steel sheet and strip - Hot-dipped zinc-coated or aluminium/zinc-coated*)/Z200 or AZ175.

Self-drilling screws

Standard: To AS 3566-1988 (*Screws - Self-drilling - For the building and construction industries*) corrosion resistance class 2.

Flashings and damp-proof courses

Standard: To AS/NZS 2904-1995 (*Damp-proof courses and flashings*).

Timber fasteners

Metal washers: Provide washers to the heads and nuts of all bolts and coach screws.

Steel straps: Zinc-coated steel to AS 1397-2001 (*Steel sheet and strip - Hot-dipped zinc-coated or aluminium/zinc-coated*)/Z275, minimum size 25 x 1 mm or 30 x 0.8 mm.

Galvanizing

Galvanize mild steel components (including fasteners) to AS 1214-1983 (Hot-dip galvanized coatings on threaded fasteners (ISO metric coarse thread series)) or AS/NZS 4680-1999 (*Hot-dip galvanized (zinc) coatings on fabricated ferrous articles*), as appropriate, if

- exposed to weather;
- embedded in masonry; or
- in contact with chemically treated timber.

4.3 CONSTRUCTION GENERALLY

Welding

Standard: To AS/NZS 1554.1-1995 (*Structural steel welding - Welding of steel structures*).

Grommets

Provide grommets to isolate piping and wiring from cold-formed steel framing.

Swarf

Remove swarf and other debris from cold-formed steel framing immediately after it is deposited.

CCA (copper chrome arsenic)-treated timber

Greasing: Before placing bolts in contact with CCA-treated timber, coat the shank of the bolt in grease or a bituminous coating.

Steel framing: Do not fix CCA-treated timber in contact with cold-formed steel framing.

Priming steel

Before fixing, prime steel which is not galvanized or zinc-coated.

4.4 FLOORS

General

Standard: To AS 1684.4-1999 (*Residential timber-framed construction – Simplified – Non-cyclonic*).

Strip flooring

Weather: Do not fix strip flooring until the work is weathertight.

Type: >

Particleboard flooring

Standards: To AS/NZS 1859.1-1997 (*Reconstituted wood-based panels - Particleboard*) and install to AS 1860-1998 (*Installation of particleboard flooring*).

Junctions: Sand junctions lightly to a smooth, level surface.

Fibre cement flooring

Compressed sheets: To AS/NZS 2908.2-2000 (*Cellulose-cement products - Flat sheets*), Type A, Category 5.

Minimum thickness:

- Joist spacing up to 450 mm: 15 mm.
- Joist spacing 450 - 600 mm: 18 mm.

Plywood flooring

Standard: To AS/NZS 2269-1994 (*Plywood – Structural*), bond type A, tongue and grooved.

Minimum thickness (F8):

- Joist spacing up to 450 mm: 14 mm.
- Joist spacing 450 - 600 mm: 19.5 mm.

Minimum thickness (F11):

- Joist spacing up to 450 mm: 13 mm.
- Joist spacing 450 - 600 mm: 18.5 mm.

4.5 WALL FRAMING

Timber wall framing

Provide gauged timbers for studs, noggings and plates in double-faced walls.

Additional support

General: Provide additional support in the form of noggings, trimmers and studs for fixing lining, cladding, hardware, accessories, fixtures and fittings as necessary.

Maximum spacing of noggings: 1350 mm centres.

Vermin barriers for suspended floors

Masonry veneer barrier: Secure 10 mm galvanized wire mesh to the underside of the bottom plate of external stud walls, extending across the cavity for building into brickwork.

Damp-proof courses

Clad-frame walls: Provide damp-proof courses under the bottom plate of external clad-frame walls built off slabs or masonry dwarf walls.

Flashings

Provide flashings to external openings sufficient to prevent the entry of moisture.

4.6 ROOF AND CEILING FRAMING

Wall plates

Fixing: Fix timber wall plates to masonry, with either straps or bolts.

Steel zinc-coated straps: In cavities. Build bottom end 75 mm into brickwork, 1200 mm below plate. Bend top end over plate and fix with galvanized fastenings.

- Coating class: Z275.
- Size: 25 x 1 mm or 30 x 0.8 mm.

Bolts: 10 mm diameter hot dip galvanized steel, embedded at least 150 mm into the wall structure of solid masonry external walling or the top bond beam of load-bearing hollow block external walling.

Nailing strips

Where timber joists, rafters or purlins bear on steel members, provide 50 mm thick nailing strips bolted to the flange of the steel member at 450 mm maximum centres.

Strutted framing

General: Construct traditional timber pitched roof framing consisting of rafters and ceiling joists supported at intermediated points by a system of underpurlins strutted off walls or strutting beams and braced by collar ties, and ceiling hanging beams.

Beam framing

General: Construct framing for flat or pitched roofs where the ceiling follows the roof line, consisting of rafters or purlins acting as beams to support both ceiling and roof covering.

Blocking: Where the depth of rafters or purlins is at least 4 x width, provide solid blocking between them at the support points and at 1.8 mm maximum intervals between supports.

Ridge straps: Butt ends of rafters together at ridge, and strap each pair together with 900 mm long steel strap passing over the ridge, triple-nailed to each rafter.

Supports for water containers

Where a water container or heater is located in the roof space, provide a support platform to AS/NZS 3500.4.2-1997 (*National Plumbing and Drainage - Hot water supply systems - Acceptable solutions*) clause 4.5.

Additional support

Provide a frame member behind every joint in fibre cement sheeting or lining.

Anti-ponding boards

Standard: To AS/NZS 4200.2-1994 (*Pliable building materials and underlays - Installation requirements*).

4.7 TIMBER ROOF TRIM

Priming timber

Prime exposed timber all round before fixing and re-prime cut edges if trimmed in-situ.

Fascia, valley gutter and barge boards

Minimum thickness:

- Fixed at up to 600 mm centres: 19 mm.
- Fixed at 600 - 900 mm centres: 32 mm.

5 BRICK AND BLOCK CONSTRUCTION

5.1 GENERAL

Cross references

Refer to the following worksections:

- *General requirements*, for termite protection.
- *Timber and steel construction*, for structural steelwork.

Standard

Masonry generally: To AS 3700-2001 (*Masonry structures*).

Masonry units: To AS/NZS 4455-1997 (*Masonry units and segmental pavers*).

5.2 MATERIALS AND COMPONENTS

Steel components

Galvanizing: Galvanize mild steel components (including fasteners) to AS 1214-1983 (*Hot-dip galvanized coatings on threaded fasteners (ISO metric coarse thread series)*), or AS/NZS 4680-(*Hot-dip galvanized (zinc) coatings on fabricated ferrous articles*), as appropriate.

Durability requirements: To AS/NZS 2699.2 (*Built-in components for masonry construction – Connectors and accessories*)

Masonry units

Type: > to be determined by proprietor

Manufacturer: > to be determined by proprietor

Size: > to be determined by proprietor

Colour: > to be determined by proprietor

Feature colour: > to be determined by proprietor

Clay bricks durability

Below damp-proof course: Use exposure category to AS/NZS 4456.10-1997 (*Masonry units and segmental pavers – Method of test – Method 10: Determining resistance to salt attack*) Appendix A (Salt attack resistance categories)

Wall ties

Standard: To AS/NZS 2699.1 (*Built-in components for masonry construction – Wall ties*)

Non-seismic areas: Type A.

Seismic areas: Type B.

Flashings and damp-proof courses

Standard: To AS/NZS 2904-1995 (*Damp-proof courses and flashings*).

Mortar materials

Sand: Fine aggregate with a low clay content and free from efflorescing salts, selected for grading and colour for facework.

Additives: Do not provide additives unless required.

Mortar colour: > to be determined by proprietor

Mortar mix table

Provide mortar mixes as follows:

Location	Mortar proportions (cement:lime:sand)	Mortar type to AS 3700
Concrete or calcium silicate masonry	1:0:5 + water thickener	M3
Grouted and reinforced masonry	1:0:4 + water thickener	M4
Underpinning, high strength masonry	1:0 - 0.25:3	M4
Other masonry	1:1:6	M3

5.3 CONSTRUCTION GENERALLY

Joints and cutting

Set out masonry with joints of uniform width and the minimum cutting of masonry units.

Joints

Externally: Tool to give a dense water-shedding finish.

Internally: Rake to give a key if wall is to be plastered.

Type: >

Rod

76 mm high bricks: 7 courses to 600 mm.

90 mm high bricks: 6 courses to 600 mm.

190 mm high blocks: 3 courses to 600 mm.

Bond

Single leaf construction: Stretcher bond.

Perpends

Keep perpends in alternate courses vertically aligned and fill them completely with mortar.

Colour mixing

In facework, distribute the colour range of units evenly to prevent colour concentrations.

Sills and thresholds

Solidly bed masonry sills and thresholds and lay them so that the top surfaces drain away from the building.

Appearance

Leave facework clear of mortar smears, stains and discolouration. Do not clean using an acid solution and do not erode joints if using pressure spraying.

Chimneys and fireplaces

Follow the guidelines given in SAA HB33-1992 (*Domestic open fire places*).

5.4 BEARER SUPPORTS

Bearer piers table

Provide engaged or free standing unreinforced masonry piers as follows to support bearers at 1800 mm maximum centres:

Type	Minimum size (mm)
Engaged	230 x 110 bonded or tied to walls
Freestanding up to 1500 mm high	230 x 230
Freestanding 1500 mm to 2700 mm high	350 x 350

Access openings

In internal walls below suspended ground floors, leave door-width openings beneath doorways to give access to underfloor areas.

Air vents

General: Provide air vents to give adequate cross ventilation to the space under suspended ground floors. In cavity walls, provide an equal number of matching vents in the internal leaves located as near as practicable to the air vents in the external leaves.

Minimum provision: 7300 mm^2 net ventilation area per linear metre of wall.

5.5 DAMP-PROOF COURSES

Location

Provide damp-proof courses in the following locations:

- Walls adjoining infill floor slabs on membranes: In the course above the underside of the slab in internal walls and inner leaves of cavity walls. Project 40 mm and dress down over the membrane turned up against the wall.
- Cavity walls built off slabs on ground: In the bottom course of the outer leaf, continuous horizontally across the cavity and up the inner face bedded in mortar, turned 30 mm into the inner leaf one course above; or, in masonry veneer construction, fastened to the inner frame 75 mm above floor level.
- Internal walls built off slabs on ground: In the first course above floor level.
- At timber floors: In the first course below the level of the underside of ground floor timbers in internal walls and inner leaves of cavity walls.

Installation

Lay in long lengths. Lap the full width of angles and intersections and 150 mm at joints. Step as necessary, but not more than two courses per step. Preserve continuity of damp-proofing at junctions of damp-proof courses and waterproof membranes. Install at least 150 mm above adjacent finished ground. Sandwich damp-proof courses between mortar.

5.6 CAVITY MASONRY WALLS

Minimum cavity width

Masonry walls: 50 mm ± 10 mm.

Masonry veneer walls: 25 mm between the masonry leaf and the load-bearing frame and 40 mm between the masonry leaf and sheet bracing, if any.

Openings

Do not close the cavity at the jambs of external openings.

Cavity flashings

Location: Provide flashings in the following locations:

- Floors: Full width of outer leaf immediately above slab, continuous across cavity and up the inner face bedded in mortar, turned 30 mm into the inner leaf two courses above.
- Under sills: 30 mm into the outer leaf bed joint one course below the sill, extending up across the cavity and under the sill in the inner leaf or the frame. Extend at least 150 mm beyond the reveals on each side of the opening.
- Over lintels to openings: Full width of outer leaf immediately above the lintel, continuous across cavity, 30 mm into the inner leaf two courses above or turned up against the frame and fastened to it. Extend at least 150 mm beyond the ends of the lintels.
- At abutments with structural frames or supports: Vertical flashing in the cavity from 150 mm wide material, wedged and grouted into a groove in the frame opposite the cavity.
- At roof abutments with cavity walls: Cavity flashing immediately above the roof and over flash the roof apron flashing.

Installation: Sandwich flashings between mortar except where on lintels.

Pointing: Point up joints around flashings to fill voids.

Weepholes

General: At ground floors, provide weepholes in the form of open perpends to external leaves of cavity walls in the course above cavity flashings.

Maximum spacing: Every third perpend.

Clearance for timber frame shrinkage

In seasoned timber frame brick veneer construction, leave the following clearances between window frames and brick sill and between roof frames and the brick veneer:

- Single storey frames and ground floor windows (not for slab on ground): 10 mm.
- Two storey frames and upper floor windows: 20 mm.
- Additional clearance: Accommodate additional shrinkage of unseasoned floor timbers.

5.7 WALL TIES

Tie spacing table

Space ties to the following maximum intervals:

Masonry	Generally	Around openings and joints
76 mm high bricks		
- vertically	7 courses	Alternate 3 and 4 courses
- horizontally	2½ bricks	Alternate 1 and 1½ bricks
90 mm high bricks		
- vertically	6 courses	3 courses
- horizontally	2 bricks	1 brick
190 mm high blocks		
- vertically	3 courses	Alternate 1 and 2 courses

Masonry	Generally	Around openings and joints
- horizontally	1 block	½ block

Masonry veneer walls

Top row of ties: Half the horizontal spacing and locate within 250 mm of top of wall.

First row of ties above a horizontal floor support where veneer continuous past support: Half the horizontal spacing and locate within 250 mm of support.

Embedment

Embed at least 50 mm into mortar and ensure mortar cover is 15 mm minimum to the outside face of the mortar.

Wall tie application table

Provide wall ties as follows:

Category to AS/NZS 2699.1	Application
Light duty	Masonry veneer
Medium duty	Normal cavity brick construction and at abutments

5.8 CONTROL OF MOVEMENT

Ageing of bricks and concrete

Minimum age of clay bricks: 7 days.

Minimum age of concrete supports to clay bricks: 28 days.

Control joints for clay brickwork

Maximum length of continuous wall: 12 m.

Minimum width of control joint: 15 mm.

Control joints for calcium silicate and concrete masonry

Maximum length of continuous wall: 8 m.

Minimum width of control joint: 10 mm.

Flexible ties and anchors

If ties or anchors extend across control joints, provide ties or anchors which maintain the stability of the masonry without impairing the effectiveness of the joint.

Joint material

Installation: Clean the joints thoroughly and insert an easily compressible backing material before sealing.

Sealant depth: Fill the joints with a gun-applied flexible sealant for a depth of at least two-thirds the joint width.

5.9 STEEL LINTELS

Cold-formed lintels

General: Proprietary cold-formed flat-based type designed to AS/NZS 4600-1996 (*Cold-formed steel structures*).

Material: Mild steel galvanized to AS/NZS 4680-1989 ((*Hot-dip galvanized (zinc) coatings on fabricated ferrous articles*), minimum coating mass 600 g/m^2. Do not cut after galvanizing.

Steel flats and angles

General: Comply with Figure 3.3.3.5 of BCA Volume 2.

Material: Mild steel galvanized to AS/NZS 4680, minimum coating mass 600 g/m^2. Do not cut after galvanizing.

Installation

General: Install with the longest leg vertical. Keep lintels 5 mm clear of heads and frames. Pack mortar between the angle upstand and supported masonry units.

Propping: To prevent deflection or excessive rotation, temporarily prop proprietary cold-formed lintels until the masonry reaches its required strength.

Minimum propping period: 3 days.

5.10 BAGGING

Joints

Cut joints flush before bagging.

Dry bagging

Apply laying mortar to the surface using a hessian bag or similar to a consistent thickness. Flush up irregularities, but leave the minimum possible amount of mortar on the masonry surface.

6 INSULATION AND SARKING

6.1 GENERAL

Interpretation

Sarking-type material: Flexible membrane material normally used for waterproofing, vapour retarding or thermal reflective insulation.

6.2 MATERIALS AND COMPONENTS

Bulk insulation

Cellulosic fibre: To AS 2462-1981 (*Cellulosic fibre thermal insulation*).

Mineral wool batts and blankets: To AS 3742-1990 (*Mineral wool thermal insulation - Batt and blanket*).

Mineral wool in loose fill: To AS 2461-1981 (*Mineral wool thermal insulation - Loose fill*).

Polystyrene: To AS 1366.4-1989 (*Rigid cellular plastics sheets for thermal insulation - Rigid cellular polystyrene - Extruded (RC/PS-E)*).

Wool: To AWRAP/A202-1993 (*Mandatory Woolmark Specifications for building insulation material*).

Sarking material

Standard: To AS/NZS 4200.1-1994 (*Pliable building materials and underlays – Materials*).

Floor insulation: Provide perforated material.

Insulation types and ratings

Wall: >

Roof: >

Ceiling: >

6.3 INSTALLATION

Bulk insulation

Standard: To AS 3999-1992 (*Thermal insulation of dwellings - Bulk insulation - Installation requirements*).

Batts: Fit tightly between framing members. If support is not otherwise provided, secure nylon twine to the framing and stretch tight.

Loose fill: Provide boxing to retain loose fill on external edges, cavities and penetrations, and to prevent spilling.

Sarking material

Standard: To AS/NZS 4200.2-1994 (*Pliable building materials and underlays – Installation requirements*).

Wall sarking

General: Provide vapour-permeable sarking under cladding which does not provide a permanent weatherproof seal, including

- boards fixed vertically or diagonally;
- boards or planks fixed in exposed locations where wind-driven rain can penetrate the joints; and
- unpainted or unsealed cladding.

Installation: Apply to the outer face of external stud walls from the top plate down over the bottom plate and flashing. Run across the studs and lap at least 150 mm at joints.

7 DOORS AND WINDOWS

7.1 GENERAL

Cross references

Refer to the following worksections

- *Lining*, for architraves.
- *Painting*, for priming of frames and doors before installation.

7.2 MATERIALS AND COMPONENTS

Flashings

Standard: To AS/NZS 2904-1995 (*Damp-proof courses and flashings*).

Metal finishes

Zinc plating: To AS 1789-1984 (*Electroplated coatings - Zinc on iron or steel*), at least service condition number 2.

Anodising: To AS 1231-2000 (*Aluminium and aluminium alloys – Anodic oxidation coatings*), at least class AA10.

Thermoset powder coating: To AS 3715-1989 (*Metal finishing - Thermoset powder coatings for architectural applications*), or AS 4506-1998 (*Metal finishing – Thermoset powder coatings*) as appropriate.

Glass

Selection and installation: To AS 1288-1994 (*Glass in buildings - Selection and installation*).

Doorsets

Timber doors: To AS 2688-1984 (*Timber doors*).

Timber frames and jamb linings: To AS 2689-1984 (*Timber doorsets*).

Security screen doors: To AS/NZS 2803.1-1994 (*Doors - Security Screen – Hinged*) or AS/NZS 2803.2- (*Doors - Security Screen – Sliding*).

Windows

Selection: To AS 2047-1999 (*Windows in buildings - Selection and installation*).

Preglazing

If possible, preglaze doors and windows.

Windows and sliding external doors

Manufacturer:	> to be determined by proprietor
Material:	> to be determined by proprietor
Type:	> to be determined by proprietor
Prefinish type:	> to be determined by proprietor
Prefinish colour:	> to be determined by proprietor
Glass:	> to be determined by proprietor
Insect screen:	> to be determined by proprietor

Main entrance door

Manufacturer:	> to be determined by proprietor
Type:	> to be determined by proprietor
Glass:	> to be determined by proprietor

Other external doors

Manufacturer:	> to be determined by proprietor
Type:	> to be determined by proprietor
Glass:	> to be determined by proprietor

Security screen doors

Manufacturer:	> to be determined by proprietor
Type:	> to be determined by proprietor
Prefinish colour:	> to be determined by proprietor

7.3 CONSTRUCTION GENERALLY

Standards

Doorset installation: To AS 1909-1984 (*Installation of timber doorsets*).

Window installation: To AS 2047-1999 (*Windows in buildings - Selection and installation*).

Security screen doors installation: To AS/NZS 2804.1-1995 (*Installation of security screen doors – Hinged*) or AS/NZS 2804.2 –1996 (*Installation of security screen doors – Sliding*)

Flashings and weatherings

Install flashings, weather bars, drips, storm moulds, caulking and pointing so that water is prevented from penetrating the building between frames and the building structure.

Installation

Install doorsets and windows so they

- are plumb, level, straight and true;
- are adequately fixed or anchored to the building structure; and
- will not carry building loads, including loads caused by structural deflection or shortening.

Fixing

Packing: Pack behind fixing points with durable full width packing.

Prepared masonry openings: If fixing of timber windows to prepared anchorages is by fastening from the frame face, conceal the fasteners by sinking the heads below the surface and filling the sinking flush with a material compatible with the surface finish.

Linings

Provide reveal and jamb linings as necessary.

7.4 TIMBER DOORS

Door thickness

Generally: 35 mm.

External doors and doors over 900 mm wide: 40 mm.

Door construction

External doors: Solid construction.

Internal doors: Flush panel cellular core.

Medium density fibreboard doors: Board designated by the manufacturer as having a moisture resistance which is suitable for the exposure of the door.

Timber internal doors

Manufacturer: >

Type: >

Priming

Prime timber doors on top and bottom edges before installation.

Door stops

Install door stops to prevent door furniture striking the wall or other surface.

Hinge table

Provide 3 hinges for external doors and door leafs over 2040 mm in height or 820 mm in width and as follows:

Thickness of door (maximum)	Weight of door (maximum)	Number of hinges (per door leaf)	Size of hinges (steel)
35 mm	35 kg	2	85 x 60 x 1.6 mm
40 mm	68 kg	3	100 x 75 x 1.6 mm

7.5 SLIDING INTERNAL DOORS

General

Suspend sliding doors from overhead tracks and wheel carriages appropriate to the size and mass of the doors.

Accessories

General: Provide overhead track supports and head and jamb linings appropriate to the arrangement of the door, and removable pelmets at the head to allow access to the wheel carriages for adjustment.

Wheel carriages: Fully adjustable precision ball race type providing smooth, quiet operation.

8 LINING

8.1 GENERAL

Cross reference

Refer to the *Block and tile finishes* worksection for waterproofing of wet areas.

8.2 MATERIALS AND COMPONENTS

Plasterboard

Standard: To AS/NZS 2588-1998 (*Gypsum plasterboard*).

Sheet thickness: >

Fibre cement

Standard: To AS/NZS 2908.2-2000 (*Cellulose-cement products - Flat sheets*). Type B Category 2.

Sheet thickness: >

Fibrous plaster products

Standard: To AS 2185-1978 (*Fibrous plaster products*).

Sheet thickness: >

8.3 SHEET LINING

Supports

Install timber battens or proprietary cold-formed galvanized steel furring channels

- if framing member spacing exceeds the recommended spacing;
- if direct fixing of the sheeting is not possible due to the arrangement or alignment of the framing or substrate; and
- to support fixtures.

Installation

Plasterboard: To AS/NZS 2589.1-1997 (*Gypsum linings in residential and light commercial construction - Application and finishing - Gypsum plasterboard*).

Framed construction: Screw or nail or combine with adhesive.

Masonry construction: Adhesive-fix direct to masonry.

Wet areas: Do not use adhesive.

Joints

General: Provide recessed edge sheets and finish flush with perforated reinforcing tape.

External corner joints: Make over zinc-coated steel corner beads.

Wet areas: Provide the flashings, trim and sealants necessary to ensure wet areas are waterproofed.

Joints in tiled areas: Do not apply a topping coat after bedding perforated paper tape in bedding compound.

Control joints: Install purpose-made zinc-coated control joint beads in walls and ceilings at the following maximum centres and to coincide with structural movement joints:

- Plasterboard: 12 m.
- Fibre cement: 7.2 m.

8.4 TONGUE AND GROOVE LINING

Installation

Stained or clear finished boards: Select board to give a random pattern. At corners, return the same board to give a continuous grain pattern.

Fixing: Nail twice to each crossing except for secret nailed profiles.

Nailheads: Treat visible nailheads as follows:

- In stained or clear finishes: Drive flush.
- In opaque finishes: Punch below surface and fill flush with putty after the surface has been primed.

Joints

End grain joints: Install boards so that butt joints are in compression.

9 TROWELLED COATINGS

9.1 GENERAL

Cross references

Refer to the following worksections:

- *Block and tile finishes*, for waterproofing of wet areas.
- *Painting*, for priming of embedded steel.

9.2 MATERIALS AND COMPONENTS

Plaster materials

Cement: To AS 3972-1997 (*Portland and blended cements*), type GP.

Lime: To AS 1672.1-1997 (*Limes and limestones - Limes for building*).

Sand: Fine aggregate with a low clay content, selected for grading.

Gypsum plaster: To AS 2592-1983 (*Gypsum plaster for building purposes*).

Metal lath: Expanded metal to AS 1397-1993 (*Steel sheet and strip - Hot-dipped zinc-coated or aluminium/zinc-coated*)/Z275.

Lime putty mixes

Make a coarse mix of lime putty and sand 16 hours before use and do not allow to dry out.

Gauged mixes

To improve workability, mixes required to contain only cement and sand may be gauged by the addition of lime up to 25% of the cement content (i.e. not as a substitute for the cement).

Autoclaved aerated concrete walls

Provide a proprietary render or premixed plaster recommended by the wall system manufacturer.

9.3 SUBSTRATE

Correction of substrate

Before plastering, make good defects in the substrate. Hack off excessive projections. Fill voids and hollows with a mix not stronger than the substrate nor weaker than the first coat.

Untrue substrate

If one-coat application is required, but the substrate is not sufficiently true to comply with the thickness limits for one coat, or has excessively uneven suction resulting from variations in the composition of the substrate, apply 2 coats.

Cleaning

Remove loose material and leave the surface clean and dust-free.

Embedded items

Sheath water pipes and other embedded items to permit thermal movement. If ungalvanized steel items are to be embedded in plaster, prime before fixing.

Chases

If chases or recesses are more than 50 mm wide, cover with metal lath extending at least 75 mm beyond each side of the recess.

Metal backgrounds

Fix metal lath to provide a key for plaster.

Concrete

Apply a proprietary bonding agent before plastering.

9.4 PLASTERING

Thickness limits

One-coat work: 12 - 15 mm.

Multi-coat work:

- First coat: 9 - 15 mm.
- Floating coat (if any): 9 - 15 mm.
- Finishing coat (except setting coat): 6 - 9 mm.
- Setting coat: 2 - 3 mm.

Cement rendering

Proportions by volume (cement:lime:sand) for clay and dense concrete brick:

- Clay and dense concrete brick: 1:0.25:4.

Two or three-coat set plaster

Proportions by volume:

- Undercoats: 1:1:6 cement:lime putty:sand.
- Setting coat: 1:1 lime putty:gypsum plaster.

Tolerances

Finish plane surfaces within a tolerance of 6 mm in 3 m, determined using a 3 m straight edge placed anywhere in any direction. Finish corners, angles, edges and curved surfaces within equivalent tolerances.

Curing

Do not allow rapid or uneven drying out.

V-joints

Provide V-joints at the following locations:

- Junctions between different substrate materials.
- Abutments with other finishes.
- Joints in the structure.

Edge trim

Provide purpose-made zinc-coated steel sections as corner beads and stop beads.

9.5 CEMENT BASED FLOOR TOPPINGS (GRANO)

Preparing hardened surfaces

If toppings are to be applied to hardened concrete surfaces, scabble the surface to expose the aggregate. Thoroughly dampen and leave free of standing water. Immediately before placing, scrub a coat of neat cement grout into the surface, or apply a suitable adhesive.

Placing

General: Spread the topping mix, compact and float.

Thickness: 20 ± 5 mm.

Monolithic placing: Spread the topping mix as soon as surface water has disappeared from the base.

Curing

Use a method which prevents cracking or crazing resulting from drying shrinkage without impairing the adhesion of subsequent finishes.

Granolithic topping

Mix proportions: 1:1:1.5 (cement : fine aggregate : 5 mm coarse aggregate).

Water:cement ratio: 0.5 maximum.

Slump: 50 mm maximum.

Margins to toppings

Integral margins: Form margins to cementitious toppings integrally in the topping material.

Coved skirtings: Form the cove in topping material, and finish the top to a neatly struck line. Mitre internal and external angles.

10 BLOCK AND TILE FINISHES

10.1 GENERAL

Standards

Follow the guidance given in AS 3958.1-1991 (*Ceramic tiles - Guide to the installation of ceramic tiles*) and AS 3958.2-1992 (*Ceramic tiles - Guide to the selection of a ceramic tiling system*).

10.2 MATERIALS AND COMPONENTS

Exposed edges

If available, provide purpose-made border tiles with the exposed edge (whether round, square or cushion) glazed to match the tile face.

Accessories

If available, provide tile accessories such as round edge tiles, cove tiles, step treads and nosings to stairs, landings, and thresholds, skirtings, sills, copings and bath vents, which match the surrounding tiles, composition, colour and finish.

Adhesives

Standard: To AS 2358-1990 (*Adhesives - For fixing ceramic tiles*).

PVA (polyvinyl acetate)-based adhesives: Do not use in wet areas or externally.

Mortar materials

Cement: To AS 3972-1997 (*Portland and blended cements*), type GP.

Sand: Fine aggregate with a low clay content selected for grading.

Bedding mortar

Proportioning: Select proportions from the range 1:3 to 1:4 cement:sand to obtain satisfactory adhesion. Provide minimum water.

Grout

Cement-based proprietary grout: Mix with water. Fine sand may be added as a filler in wider joints.

Portland cement-based grout: Mix with fine sand. Provide minimum water consistent with workability.

Proportioning:

- For joints up to 3 mm: 1:2 cement:sand.
- For joints over 3 mm: 1:3 cement:sand.

Preparation

Prepare the substrates, including the following:

- Remove deleterious and loose material and leave the surface dust-free and clean.
- For mortar bedding, wet the substrate as necessary to achieve suitable suction. Alternatively, apply a proprietary bonding agent to the substrate to improve adhesion.

Block and tile schedule

Location	Floor	Wall/skirting	Accessories	Grout
Front entry				
Rear/side entry				
Kitchen/family				
Laundry				
Bathroom				
WC				
Ensuite				
Terrace				

10.3 WATERPROOFING WET AREAS

Standard

General: To AS 3740-1994 (*Waterproofing of wet areas within residential buildings*).

Membrane

Provide a proprietary liquid applied or sheet membrane system which

- has a current Australian Building Products and Systems Certification Scheme certificate; or
- has a current appraisal report issued by the CSIRO Building Products and Systems Appraisals stating that the system is suitable for use as a waterproofing system for use in wet areas, shower recess bases and associated floors and wall/floor junctions which are to be tiled.

Installation

Floor wastes: Turn membrane down onto the floor waste puddle flanges, and adhere.

Hobs: Extend membrane over the hob and into the room at least 50 mm. For hobless showers extend 1800 mm into the room.

External tiling: Provide a waterproof membrane under external floor tiling, to balconies and over habitable rooms, which forms a drained tank suitable for continuous immersion. Do not run under bounding walls.

Curing: Allow membrane to cure fully before tiling.

10.4 TILING

Cutting and laying

Cut tiles neatly to fit around fixtures and fittings, and at margins where necessary. Drill holes without damaging tile faces. Rub edges smooth without chipping. Return tiles into sills, reveals and openings. Butt up to returns, frames, fittings, and other finishes.

Variations

Distribute variations in hue, colour, or pattern uniformly, by mixing tiles or tile batches before laying.

Protection

Keep traffic off floors until the bedding has set and attained its working strength.

Setting out

General: Set out tiles to give uniform joint widths within the following limits:

- Internal ceramic tiling: 1.5 - 3 mm.
- Mosaic tiling: As dictated by pattern.
- Quarry tiles: 6 - 12 mm.
- Vitrified floor tiles: 3 - 5 mm.

Joint alignment: Set out tiling with joints accurately aligned in both directions and wall tiling joints level and plumb.

Joint position: Set out tiles from the centre of the floor or wall to be tiled and, if possible, ensure cut tiles are a half tile or larger.

Fixtures: If possible, position tiles so that holes for fixtures and other penetrations occur at the intersection of horizontal and vertical joints or in the centre of tiles.

Falls and levels

General: Grade floor tiling to even and correct falls generally, and to floor wastes and elsewhere as required. Make level junctions with walls. If falls are not required, lay level.

Minimum fall generally: 1:100.

Minimum fall in shower areas: 1:60.

Change of finish: Maintain finished floor level across changes of floor finish including carpet.

Preparation of tiles

Adhesive bedding: Fix tiles dry.

Mortar bedding: Soak porous tiles in water for half an hour and then drain until the surface water has disappeared.

Floor finish dividers

Finish tiled floors at junctions with differing floor finishes with a corrosion-resistant metal dividing strip fixed to the substrate. If changes of floor finish occur at doorways, make the junction directly below the closed door.

Bath ventilation

Ventilate the space below fully enclosed baths with at least 2 ventilating tiles.

Sealed joints

Fill joints with silicone sealant and finish flush with the tile surface where tiling joins sanitary fixtures and at corners of walls in showers.

11 FLOOR COATINGS AND COVERINGS

11.1 GENERAL

Cross reference

Refer to the *Painting* worksection for finishing of sanded timber floors and cork tiles.

11.2 MATERIALS AND COMPONENTS

Hardboard underlay

Standard: To AS/NZS 1859.4-1997 (*Reconstituted wood-based panels – Hardboard*), standard hardboard Type RD, manufactured as flooring underlay.

Resilient underlay alternatives

Needled underfelt: Provide a felt composed of 60% animal fibre and 40% jute, reinforced with polypropylene scrim with a minimum mass of 50 g/m^2, or hessian fabric with a minimum mass of 150 g/m^2.

Synthetic foam underlay: Provide a high density synthetic latex flat cushion foam sandwiched between reinforced carrier fabric.

Rubber underlay: Provide a heavy-duty natural rubber, waffle pattern, with a backing of reinforcing fabric, either hessian, spun nylon, or polyester.

Hot-melt adhesive tape

Provide a glass fibre and cotton thermoplastic adhesive-coated tape 60 mm wide on a 90 mm wide metal foil base and backed with silicon-coated release paper.

Carpet

Minimum class: Domestic Medium Duty under the Australian Carpet Classification Scheme.

Manufacturer:	> to be determined by proprietor
Colour:	> to be determined by proprietor
Underlay:	> to be determined by proprietor

Resilient finish

Manufacturer:	> to be determined by proprietor
Colour:	> to be determined by proprietor
Underlay:	> to be determined by proprietor

11.3 SUBSTRATE

Substrate preparation

Prepare the substrate including the following:

- Stripping and cleaning: Remove deleterious and loose material, including existing floor coverings and any surface treatment which could adversely affect adhesion.
- Repairs: Make good to the surface finish as necessary. Fill depressions with a suitable filler, and remove high spots and projections. If necessary lay a steel-trowelled underlay to concrete substrate.
- Fixtures and fittings: Remove door stops and other fixtures, and refix in position undamaged on completion of the installation.
- Basic sanding: Produce an even plane sanded surface on strip flooring to be covered with carpet or resilient sheet or tile. Lightly sand the junctions of sheet flooring.
- Fine sanding: If flooring is to be clear finished, stop with matching filler and produce a smooth sanded surface free from irregularities and suitable to receive the finish.

11.4 LAYING CARPET

Standard

General: To AS/NZS 2455.1-1995 (*Textile floor coverings - Installation practice – General*).

Setting out

General: Lay the carpet in continuous lengths without cross joins in the body of the area. Make unavoidable cross joins at doorways under the closed door.

Joints in underlay: Ensure joints in underlay do not coincide with carpet joints. Do not carry underlay over carpet grippers or edge strips.

Seaming methods

Woven carpet: Machine or hand sew.

Tufted carpet: Provide hot-melt adhesive tapes.

Fixing

Gripper strip: Provide preformed gripper strip and tackless edge strip. Space fixings at 150 mm maximum centres.

Permanent stick method: Immediately after laying, and again one hour later, roll the carpet from the centre diagonally towards each edge using a 65 kg multi-wheeled roller. Do not roll foam-backed carpet.

Edge strip

Provide a proprietary aluminium edge strip at exposed edges of the carpet. If edge strips occur at doorways, make the junction underneath the closed door.

11.5 LAYING RESILIENT FINISHES

Standard

General: To AS 1884-1985 (*Floor coverings - Resilient sheet and tiles - Laying and maintenance practices*).

Sheet set out

Set out sheets to give the minimum number of joints. Run sheet joints parallel with the long sides of floor areas.

Tile set out

Set out tiles from the centre of the area. Match edges and align patterns. Arrange the material so that variation in appearance is minimised.

Joints

Butt edges together to form tight neat joints showing no visible open seam and cold weld.

Junctions

Scribe neatly up to returns, edges, fixtures and fittings. Finish flush with adjoining surfaces.

Cleaning and protection

Keep traffic off floors until bonding has set or for 24 hours after laying, whichever period is the longer. Do not allow water in contact with the finish for 7 days.

12 PAINTING

12.1 GENERAL

Standards

Follow the guidance given in AS/NZS 2311-2000 (*Guide to the painting of buildings*) and AS/NZS 2312-1994 (*Guide to the protection of iron and steel against exterior atmospheric corrosion*).

12.2 MATERIALS AND COMPONENTS

Combinations

Do not combine paints from different manufacturers in a paint system.

Delivery

Deliver paints to the site in the manufacturers' labelled containers. Ensure containers are marked with the APAS (Australian Paint Approvals Scheme) specification number.

Autoclaved aerated concrete walls

Do not apply oil-based paints.

12.3 PAINTING

Order of work

Complete clear timber finishes before commencing opaque paint finishes in the same area.

Protection

Remove door furniture, switch plates, light fittings and other fixtures before starting to paint, and refix in position on completion of painting.

Restoration

Clean off marks, paint spots and stains progressively. Touch up damaged decorative paintwork or misses with the paint batch used in the original application.

Substrate preparation

Provide a filler tinted to match the substrate if the finish is transparent.

Paint application

Apply the first coat immediately after substrate preparation and before contamination of the substrate can occur. Ensure each coat of paint or clear finish is uniform in colour, gloss, thickness and texture, and free of runs, sags, blisters, or other discontinuities.

Priming before fixing

Timber: Apply a first coat (two coats to end grain) to exposed roof trim, timber doors and window frames, tops and bottoms of doors, associated trims and glazing beads before fixing in position.

Steel: Apply a priming coat of zinc-rich organic binder to GPC C-29/16-1997 (*Long life protective systems for steel - Organic zinc rich coatings*).

Repair of galvanizing

If galvanized or zinc-coated surfaces have been cut or welded after galvanizing, prime the affected area with a zinc-rich organic binder to GPC C-29/16-1997 (*Long life protective systems for steel - Organic zinc rich coatings*).

Finishing timber and cork floors

After sanding, finish with 3 coats of clear floor sealer to GPC P-205-1996 (*One pack clear moisture cured polyurethane finish for timber floors*).

Paint system description

If a system is referred to only by its final coat (for example by the manufacturer's brand name, the APAS specification code or the generic name) provide stains, primers, sealers and undercoats which are suitable for the substrate and are compatible with the finish coat and each other.

Paint final coat table

Provide paints as follows:

Final coat	Use paint to APAS specification
Interior	
Full gloss solvent-borne	GPC E-15/4-1995 (*Full gloss enamel (buildings) - For interior use*)

Final coat	Use paint to APAS specification
Flat latex	GPC L-26/6-1995 (*Latex paint, interior and exterior (buildings) - Washable flat finish for interior use*)
Low gloss latex	GPC L-26/5-1995 (*Latex paint, interior and exterior (buildings) - Low gloss finish for interior use*)
Semi-gloss latex	GPC L-27-1995 (*Semi gloss interior latex paint (Buildings)*)
Gloss latex	GPC L-164-1995 (*Interior Gloss Latex Paint (Buildings)*)
Exterior	
Full gloss solvent-borne	GPC E-15/3-1995 *(Full gloss enamel (buildings) – Exterior quality*)
Flat latex	GPC L-26/3-1995 (*Latex paint, interior and exterior (buildings) - Flat or low gloss finish for exterior use*)
Low gloss latex	GPC L-26/3-1995 (*Latex paint, interior and exterior (buildings) - Flat or low gloss finish for exterior use*)
Gloss latex	GPC L-28-1995 (*Gloss exterior latex paint (buildings)*)
Stain, lightly pigmented	GPC V-115/1-1997 (*Ranch finish for exterior timber - Lightly pigmented solvent borne finish*)
Latex stain, opaque	GPC V-115/3-1997 (*Ranch finish for exterior timber - Heavily pigmented latex finish - low gloss*)
Semi-gloss latex	GPC L-169-1995 (*Semi Gloss Latex Paint, Exterior (Buildings)*)
Paving	
Semi gloss	GPC P-200/1-1996 (*One pack pigmented solvent borne paving paint – Semigloss*)
Gloss	GPC P-200/2-1996 (*One pack pigmented solvent borne paving paint – Gloss*)

13 TIMBER FIXTURES

13.1 GENERAL

Cross references

Refer to the following worksections:

- *General requirements*, for timber durability.
- *Doors and windows*, for timber doors and reveal and jamb linings.

13.2 MATERIALS AND COMPONENTS

Moisture content

Make milled products from timbers seasoned

- to within 3% of the equilibrium moisture content appropriate to the timber and its intended conditions of use; and
- with no more than 3% difference between any 2 pieces in any one group.

Finished sizes

Provide milled timbers with actual dimensions which are at least the required dimensions, except for dimensions qualified by a term such as "nominal" or "out of" to which industry standards for finished sizes apply.

Hardboard

Standard: To AS/NZS 1859.4-1997 (*Reconstituted wood-based panels – Hardboard*).

Particleboard

Standard: To AS/NZS 1859.1-1997 (*Reconstituted wood-based panels – Particleboard*).

Medium density fibreboard

Standard: To AS/NZS 1859.2-1997 (*Reconstituted wood-based panels - Medium density fibreboard (MDF)*).

Decorative overlaid wood panels

Standard: To AS/NZS 1859.3-1996 (*Reconstituted wood-based panels - Decorative overlaid wood panels*).

High pressure decorative laminate sheets

Standard: To AS/NZS 2924.1-1987 (*High pressure decorative laminates - Sheets made from thermosetting resins - Classification and specifications*).

High pressure decorative laminate sheet application table

Provide classes as follows:

Class to AS/NZS 2924-1987 (High pressure decorative laminates - Sheets made from thermosetting resins)	Application
HGS or HGP	Kitchen work-tops
VGS or VGP	Kitchen front panels
VLS	Other locations

Hardware

Handles: > to be determined by proprietor

Locks: > to be determined by proprietor

13.3 CONSTRUCTION GENERALLY

General

Construction: Build components square and install plumb.

Joints: Provide materials in single lengths whenever possible. If joints are necessary, make them over supports.

Fasteners and adhesives

General: Provide fasteners, adhesives or both to transmit the loads imposed and ensure the rigidity of the assembly. Do not split, discolour or otherwise damage timber or sheets.

Visibility: Do not provide visible fixings except in the following locations:

- Inside cupboards and drawer units.
- Inside open units, in which case provide proprietary caps to conceal fixings.

Finishing

Junctions with structure: Scribe plinths, benchtops, splashbacks, ends of cupboards, kickboards and returns to follow the line of floors or walls.

13.4 TIMBER STAIRS AND BALUSTRADES

Closed strings

Trench for treads and risers.

Cut strings

Profile for treads and risers. Mitre riser ends.

Treads

Dress nosings to a pencil-round. Return nosings at cut strings. Groove for riser tongue in closed riser stair. Set riser 19 mm back from nosing.

Top tread

Flush with finished floor, otherwise to match stair treads. Provide similar tread section as nosing to floor edges around stair well.

Risers

Tongue to tread. Mitre to string in cut-string stairs.

Joints

Glue joints in internal work. In closed riser stairs, wedge treads and risers to strings. Plant 2 glue-blocks behind each tread to riser junction. Trim floors to carry ends of stairs and around stairwell.

Fascia

Of depth sufficient to overlap 19 mm below ceiling, and fixed to floor joists hard up under nosing.

Soffit lining

Fix to 38 x 38 mm nailing battens notched and nailed to the underside of treads and risers of closed rise stairs at the centre of flights and at each side.

Newels

Halve and bolt to strings.

Handrail

Stub tenon to newels.

Balusters

Stub tenon to handrail at top and to tread or floor at the bottom.

13.5 DOMESTIC KITCHEN ASSEMBLIES

Standard

General: To AS/NZS 4386.1-1996 (*Domestic kitchen assemblies – Kitchen units*).

13.6 CUPBOARD AND DRAWER UNITS

Plinths, carcasses, drawer fronts, shelves and doors

Material: Provide melamine overlaid high moisture-resistant particleboard or melamine overlaid high moisture-resistant medium density fibreboard.

Minimum thickness: 16 mm.

Finish: Provide decorative laminated sheet if necessary

- to conceal fasteners; or
- to provide selected colours.

Installation: Secure plinths and carcasses to floors, walls, or both at not more than 600 mm centres.

Drawer fronts: Rout for drawer bottoms.

Adjustable shelves: Support on proprietary pins in holes bored at 32 mm centres vertically.

Drawer and door hardware

Hinges: Provide concealed all-metal hinges with the following features:

- Adjustable for height, side and depth location of door.
- Self-closing action.
- Hold-open function.
- Nickel plated.

Slides: Provide metal runners and plastic rollers with the following features:

- 30 kg loading capacity.

- Closure retention.
- White thermoset powder coating or nickel plated.

13.7 BENCHTOPS

Laminated benchtops

Material: Provide high moisture-resistant particleboard or medium density fibreboard.

Minimum thickness: 32 mm.

Finish: Decorative laminated sheet adhesive fixed.

Sealing underside: Laminate undersides of benchtops if

- likely to be subject to excessive moisture from equipment such as dishwashers; or
- the benchtop is not restrained against warping by cupboard carcass or support framing.

Installation: Fix to carcass at least twice per 600 mm length of benchtop.

Joint sealing: Fill joints with sealant matching the finish colour and clamp with proprietary mechanical connectors.

Edge sealing: Seal to walls and carcasses with a sealant which matches the finish colour.

13.8 CEILING AND UNDER FLOOR ACCESS

Ceiling

Trim an opening and provide a loose access panel of minimum size 600 x 400 mm.

Under floor

Provide a frame and a door, minimum size 720 mm wide x 600 mm high, complete with padbolt.

13.9 SCHEDULE

Joinery schedule

Location/Item	Manufacturer	Material	Colour

14 PLUMBING AND DRAINAGE

14.1 GENERAL

Cross references

Refer to the following worksections:

- *Site preparation*, for service trenches.
- *Roofing*, for roof plumbing and rainwater tanks.
- *Block and tile finishes*, for waterproofing of wet areas.
- *Painting*, for priming steel or iron before installation and exposed piping required to be painted.

Standard

Plumbing and drainage products: To SAA MP52-2001 (*Manual of authorization procedures for plumbing and drainage products*).

Connections

Excavate to locate and expose the connection points and connect to the authorities' mains. On completion, backfill and compact the excavation and reinstate surfaces and elements which have been disturbed such as roads, pavements, kerbs, footpaths and nature strips.

14.2 MATERIALS AND COMPONENTS

Water supply pipes

Material: > to be determined by proprietor

Kitchen sink

Tap holes: > to be determined by proprietor

Water heater

Type: > to be determined by proprietor

Manufacturer: > to be determined by proprietor

Model/capacity: > to be determined by proprietor

Finishes

Finish exposed piping, including fittings and supports as follows:

- Internal locations such as toilet and kitchen areas: Bright chrome plate.
- Externally: Paint.
- Concealed but accessible spaces (including cupboards and non-habitable enclosed spaces): Leave unpainted except for required identification marking.

Valves

Finish valves to match connected piping.

Sanitaryware and tapware schedule

Location	Manufacturer	Type	Colour

14.3 CONSTRUCTION GENERALLY

General

Install piping in straight lines and to uniform grades. Arrange and support the piping so that it remains free from vibration and water hammer, while permitting thermal movement. Keep the number of joints to a minimum. Prevent direct contact between incompatible metals.

Concealment

If practicable, conceal piping and fittings requiring maintenance or servicing so that they are accessible within non-habitable enclosed spaces such as roof spaces, subfloor spaces and ducts. Keep pipelines in subfloor spaces at least 150 mm above ground and ensure access can be provided throughout for inspection. Provide at least 25 mm clearance between adjacent pipelines (measured from the piping insulation where applicable).

Building penetrations

If piping passes through building elements provide purpose-made metal or plastic sleeves formed from pipe sections. Prime steel or iron before installation.

Pipe supports

Materials: The same as the piping, or galvanized or non-ferrous metals, with bonded PVC or glass fibre woven tape sleeves where needed to separate dissimilar metals.

Cover plates

Where exposed piping emerges from wall, floor or ceiling finishes, provide cover plates of non-ferrous metal, finished to match the piping, or of stainless steel.

14.4 STORMWATER

Standard

General: To AS/NZS 3500.3.2-1998 (*National Plumbing and Drainage - Stormwater drainage - Acceptable solutions*) or AS/NZS 3500.5 (*National Plumbing and Drainage – Domestic installations*).

Cleaning

During construction, use temporary covers to openings and keep the system free of debris. On completion, flush the system using water and leave it clean.

Pipelaying

Lay pipelines with the spigot ends in the direction of flow.

Downpipe connections

Turn up drain branch pipelines to finish 50 mm above finished ground or pavement level.

Subsoil drains

Connection: Connect subsoil drains to the stormwater drainage system.

Trench width: Minimum 450 mm.

Subsoil drains: Provide proprietary perforated plastic pipe.

Filter fabric: Provide a polymeric fabric formed from a plastic yarn containing stabilisers or inhibitors to make the filaments resistant to deterioration due to ultraviolet light.

Filter sock: Provide a polyester permeable sock capable of retaining particles of 0.25 mm size. Securely fit or join the sock at each joint.

Backfilling: Backfill with 20 mm nominal size washed screenings, to the following depths:

- To the underside of the bases of overlying structures such as pavements, slabs and channels.
- To within 75 mm of the finished surface of unpaved or landscaped areas.

Pits

Cover levels: Locate the top of covers or gratings, including frames as follows:

- In paved areas: Flush with the paving surface.
- In landscaped areas: 25 mm above finished surface.
- Gratings taking surface water runoff: Set to receive the runoff without ponding.

14.5 WASTEWATER

Standard

General: To AS/NZS 3500.2.2-1996 (*National Plumbing and Drainage - Sanitary plumbing and sanitary drainage - Acceptable solutions*) or AS/NZS 3500.5 (*National Plumbing and Drainage – Domestic installations*).

Cleaning

During construction, use temporary covers to openings and keep the system free of debris. On completion, flush the system using water and leave it clean.

Septic tanks

Precast concrete or glass fibre reinforced plastic septic tank: To AS/NZS 1546.1-1998 (*On-site domestic wastewater treatment - Septic tanks*).

Effluent disposal: To AS/NZS 1547-2000 (*On-site domestic wastewater management*).

Vent pipes

Staying to roof: If fixings for stays penetrate the roof covering, seal the penetrations and make watertight.

Terminations: Provide bird-proof vent cowls made of the same material and colour as the vent pipe.

14.6 FRESHWATER

Standards

General: To AS/NZS 3500.1.2-1998 (*National Plumbing and Drainage - Water supply – Acceptable solutions*) and AS/NZS 3500.4.2-1997 (*National Plumbing and Drainage - Hot water supply systems – Acceptable solutions*) or AS/NZS 3500.5 (*National Plumbing and Drainage – Domestic installations*).

Tap positions

Locate hot tap to the left of, or above, the cold water tap.

Accessories

Provide the accessories and fittings necessary for the proper functioning of the plumbing systems, including taps, valves, outlets, pressure and temperature control devices, strainers, gauges and pumps.

Heater installation

Location: Locate water heaters where they can be maintained or replaced without damaging adjacent structures, fixtures or finishes.

Oil-fired heaters: To AS 1691-1985 (*Domestic oil-fired appliances – Installation*).

Solid fuel heaters: To AS/NZS 2918-2001 (*Domestic solid fuel burning appliances – Installation*).

Temperature

Maximum temperature at ablution outlets: 50°C.

Isolating valves

Provide isolation valves to water heaters.

Cleaning

On completion, flush the pipelines using water and leave them clean.

14.7 RAINWATER TANKS

General

Type: Provide a proprietary reinforced concrete, plastic or coated steel tank with flat base and pitched roof for storage of rainwater

Installation: To AS/NZS 3500.1.2-1998 (*National Plumbing and Drainage - Water supply – Acceptable solutions*).

Coated steel tank: Fully support the tank above ground level.

– Material: Hot-dipped zinc-coated steel or aluminium/zinc-coated steel.

Reinforced concrete or plastic tank: Trim and compact the ground and place a level bed of sand at least 50 mm thick to support the tank.

14.8 GAS

Standard

General: To AS 5601-2000 (*Gas Installation Code*).

Buried pipes

Warning tape: During backfilling, lay plastic warning tape above and for the full length of buried gas pipes.

– Type: Minimum 100 mm wide, with "GAS PIPE UNDER" marked continuously.

Commissioning

On completion of installation and testing, turn on isolating and control valves and purge and charge the installation.

15 ELECTRICAL INSTALLATIONS

15.1 GENERAL

Cross references

Refer to the *Site preparation* worksection for service trenches.

Standard

Electrical installation: To AS/NZS 3018-2001 (*Electrical installations – Domestic installations).*

Interpretation

ED S&IR: The Electricity Distributor's Service and Installation Rules.

RCD: Residual Current Device.

15.2 COMPONENTS

Standards

Circuit breakers: To AS 3947.2-1997 *(Low-voltage switchgear and controlgear – Circuit-breakers).*

Electrical accessories: To AS/NZS 3100-1997 *(Approval and test specification General requirements for electrical equipment).*

Luminaires: To AS 3137-1992 *(Approval and test specification - Luminaires (lighting fittings))*

Smoke detectors: To AS 3786-1993 *(Smoke alarms).*

Switchboards: To AS 3439.1-1993 (*Low-voltage switchgear and controlgear - Type-tested and partially type-tested assemblies*) or AS 3439.3-1995 (*Low-voltage switchgear and controlgear - Particular requirements for low-voltage switchgear and controlgear assemblies intended to be installed in places where unskilled persons have access for their use – Distribution Boards)*, as appropriate.

Telecommunications accessories: To ACA TS 008-1997 *(Requirements for Authorised Cabling Products).*

Television antenna: To AS 1417.1-1987 *(Receiving antennas for radio and television in the frequency range 30 MHz to 1 GHz - Construction and installation)* and AS 1417.2-1991 (*Receiving antennas for radio and television in the frequency range 30 MHz to 1 GHz – Performance).*

Telecommunications system

Telephony cable only - Speech and low band frequencies (= 100 kHz)

Small office/home office cable class

Class A Speech and low band frequencies (= 100 kHz)

Class B Medium bit rate data (= 1 MHz)

Class C High bit rate data (= 16 MHz)

Class D Very high bit rate data (= 100 MHz)

Automatic fire detection system **> refer to drawings**

Security system **> to be determined by proprietor**

Spare conduits

For future audio and television cable installation: > to be determined by proprietor

15.3 INSTALLATION

General

Submit all necessary applications for electricity supply. Liaise with the electricity distributor and comply with the ED S&IR.

Telecommunications installation

Standard: To AUSTEL TS 009-1997 (*Installation Requirements for Customer Cabling (Wiring Rules)*) and the recommendations of SAA HB29-2000 (*Communications Cabling Handbook*).

Submissions: Submit required applications for telecommunications services to the telecommunications services carrier. Liaise with the carrier and submit the Telecommunications Cabling Advice (TCA1) to the Australian Communications Cabling Authority (ACA).

Consumers mains and metering

Provide consumers mains and connect them to the electricity distributor mains.

Consumer mains phases: > TBC

Electricity distributor's requirements: Provide metering, protection, and control equipment as required by the ED S&IR.

Metering switchboard location: > TBC

Switchboards

Distribution switchboard location(s): > TBC

Do not locate a switchboard in a position prohibited by AS/NZS 3018-2001 *(Electrical installations – Domestic installations)* or the ED S&IR. Verify that any proposed location complies, and if the location is not compliant, recommend a suitable location to the owner.

Construction: Enclosed type with a hinged lid. Provide circuit breakers and RCDs.

Maximum demand and spare capacity

Calculate the maximum demand of the installation in accordance with AS/NZS 3018-2001 *(Electrical installations – Domestic installations)* and give the owner a copy of the calculations.

Spare capacity: Provide

- > 10% spare capacity in mains and submains; and
- > 25% spare capacity in final subcircuits.

Load balancing: Spread electrical load equally across circuits to prevent overloading and inadvertent circuit breaker operation.

Fixed and stationary appliances: Treat socket outlets supplying fixed or stationary appliances likely to cause an RCD to trip due to earth leakage currents in accordance with AS/NZS 3018-2001 *(Electrical installations – Domestic installations)*. Do not connect to circuits that supply socket outlets intended for hand held or portable appliances.

Spare spaces: Provide switchboards with ≥ 2 spare positions for future single phase circuit breakers.

Electrical and telecommunications accessories

Provide electrical accessories necessary for a complete installation including but not limited to switches, dimmers, socket outlets, and telecommunications outlets.

Mounting: Flush mount accessories to the wall (or ceiling) unless noted otherwise. Provide proprietary wall boxes in masonry and wall brackets in stud walls.

Wet areas: Position accessories in locations containing baths showers or other fixed water containers to comply with the requirements of AS/NZS 3018-2001 *(Electrical installations – Domestic installations)*.

Wiring

Conceal cables and conduits. Provide conduits as necessary to allow wiring replacement without structural work or the removal of cladding, lining, plaster or cement rendering.

Sequence of work: Install conduits and cables before the installation of wall and ceiling linings, and before any external landscaping works.

Installation: Do not penetrate damp-proof courses. Arrange wiring such that it does not bridge the cavity in external masonry.

Conduit sizes: Provide conduits of sufficient internal diameter and arranged so that cables are not subject to undue mechanical stress during installation.

Minimum conduit diameter: 20 mm.

Conduits for future use: Provide a non-metallic drawstring having a breaking strain > 100 kg.

Luminaires

Non-specified luminaires: Provide a bayonet cap batten holder at each lighting point location where no luminaire is specified.

Dimmers and control devices

Locate dimmers and control devices for future access. Provide ventilation and acoustic treatment to suit the device characteristics.

Telecommunications

Installations requiring telephony only: To AUSTEL TS 009.

Small office/home office installations: To AUSTEL TS 009 and AS/NZS 3086-1996 (*Telecommunications installations - Integrated communications cabling systems for small office/home office premises*) and in accordance with the recommendations of SAA HB29-2000 (*Communications Cabling Handbook*).

Television and audio systems

Installation and testing: To AS/NZS 1367-2000 *(Coaxial cable systems for the distribution of analogue television and sound signals in single and multiple unit installations)*.

Antennas: Provide and locate antennas to receive all locally available free-to-air television stations. Provide a coaxial cabling system.

Conduits for future cabling: ≥ 25 mm diameter with drawstrings.

Smoke detection

Installation and testing: To AS 1670.1-1995 *(Fire detection, warning, control and intercom systems - System design, installation and commissioning – Fire)*.

Provision: Provide smoke detectors to the requirements of the Building Code of Australia. Connect smoke detectors to mains power.

Testing and certification

Electrical installations: Test to AS/NZS 3017-1996 (*Electrical installations - Testing guidelines)*. Give the owner a certificate showing test results and certifying compliance with AS/NZS 3018-2001 (*Electrical installations – Domestic installations)*.

Telecommunications cabling: To AS/NZS 3086-1996 (*Telecommunications installations - Integrated communications cabling systems for small office/home office premises*) and the recommendations of SAA HB29-2000 (*Communications Cabling Handbook*). Test the cable link performance in accordance with the recommendations of SAA HB29-2000 (*Communications Cabling Handbook*) at the maximum frequency and data rate for the cable class, and the cable category. Give the owner a certificate showing test results and certifying compliance with AS/NZS 3086-1996 (*Telecommunications installations - Integrated communications cabling systems for small office/home office premises*).

Television and audio systems: To AS/NZS 1367-2000 *(Coaxial cable systems for the distribution of analogue television and sound signals in single and multiple unit installations)*. Test the complete television and audio system. Give the owner a certificate showing test results and certifying compliance.

16 MECHANICAL INSTALLATIONS

16.1 GENERAL

Interpretation

AIRAH: Australian Institute of Refrigeration and Air Conditioning and Heating.

AREMA: Air Conditioning and Refrigeration Equipment Manufacturers Association of Australia.

ASHRAE: American Society of Heating, Refrigeration and Air Conditioning Engineers.

Cross references

Refer to the *Electrical installations* worksection for electrical exhaust fan requirements.

Refer to the *Windows* worksection for external louvres.

Standards

Mechanical ventilation: To AS 1668.2-1991 (*The use of ventilation and airconditioning in buildings - Mechanical ventilation for acceptable indoor quality*).

Refrigeration systems: To AS 1677.2-1998 (*Refrigerating systems - Safety requirements for fixed applications*) and the recommendations of SAA HB40.1-1997 (*The Australian Refrigeration and Air Conditioning Code of Good Practice - Reduction of Emissions of Fluorocarbon Refrigerants in Commercial and Industrial Refrigeration and Airconditioning Applications*) and SAA HB40.2-1997 (*The Australian Refrigeration and Air Conditioning Code of Good Practice - Reduction of Emissions of Fluorocarbons in Residential Airconditioning Applications*).

16.2 AIRCONDITIONING DESIGN

Airconditioning load calculations

Calculate the cooling and heating loads using one of the following:

- Manual methods: AREMA/CSIRO, AIRAH DA9-1998 (*Load estimation and psychometrics*) ASHRAE or Carrier.
- Electronic proprietary methods: ACADS-BSG Koala or Camel, Carrier E20 or Trane Trace.

Design basis

Outside design conditions: Use outdoor design conditions listed in AIRAH DA9-1998 (*Load estimation and psychometrics*), Table 1 or Table 1A for the location geographically closest to the site and Comfort or non-critical process conditions.

Inside design conditions:

- Summer: 24°C dry bulb, 50% relative humidity.
- Winter: 21°C dry bulb.

Temperature variation: Limit the temperature difference in airconditioned spaces served by the same zone or system to 3K

- between any 2 points in the space from floor level to 1.5 m above floor level, > 2 m from cooking equipment and > 1 m from any other appliance;
- when outside conditions are in the range specified above;
- after the plant has been operating for one hour; and
- with the temperatures measured in the same 5 minute period.

Zoning: Divide the systems into temperature controlled zones to meet the specified permissible temperature variation and scheduled system divisions.

Fresh air: Supply fresh air to spaces with airconditioning systems via the air handling system.

Heating: Reverse cycle.

Windows, walls, floors and roofs: Refer to drawings for construction and insulation.

Internal window shading

Type: > to be determined by proprietor

Ambient noise emitted: Lower than the level that can be heard within a habitable room in any neighbouring residential premises (regardless of whether any door or window to that room is open).

Duct design

Size ductwork on the following basis:

- Rigid sheet metal duct: ≤ 6 m/s and ≤ 1.2 Pa/m.
- Flexible duct: ≤ 4.0 m/s.

16.3 AIRCONDITIONING EQUIPMENT

Standards

Non-ducted airconditioners: To AS/NZS 3823.1.1-1998 (*Performance of electrical appliances - Room airconditioners - Non-ducted airconditioners and heat pumps - Testing and rating for performance*).

Ducted airconditioners: To AS/NZS 3823.1.2-2001 (*Performance of electrical appliances - Airconditioners and heat pumps - Ducted airconditioners and air-to-air heat pumps - Testing and rating for performance*).

Equipment

Supply equipment that

- is made by a manufacturer with a demonstrated ability to provide spare parts and service promptly to the site;
- will operate within the specified range of outdoor design conditions under the calculated loads without excessive head pressure or icing; and
- for equipment ≥ 7.5 kW nominal capacity, has been tested and certified under laboratory conditions in accordance with the requirements of the Association of Air Conditioning and Refrigeration Equipment Manufacturers of Australia (AREMA).

Reverse cycle units: Provide effective outdoor coil defrost facility that prevents room temperature dropping more than 2°C during defrost.

Cabinet: Aluminium, powder coated steel or moulded acrylonitrile-butadiene-styrene (ABS) plastic with zinc-coated steel or stainless steel fasteners. Insulate and vapour seal cabinet and drain trays to prevent external condensation under all operating conditions.

Drain trays: Aluminium, stainless steel or plastic to collect all moisture inside unit indoor and outdoor units.

Filters: Washable panel type with minimum average efficiency to AS 1324.2-1996 (*Air filters for use in general ventilation and airconditioning - Methods of test*) Test Dust No. 4 of 80%.

Coils: Copper tube with aluminium plate fins.

Controls

Provide the following functions:

- Temperature control for each zone located to accurately sense zone temperature.
- Fan speed selection for multi and variable speed fans.
- Day/night zone changeover if scheduled.
- Time switch for each system with ≥ 6 temperature programs per day, separate programs for each day of the week, manual set point over ride and 'Vacation' temperature set back.

Non-ducted airconditioning system schedule

System designation
Plant location and room served
Split system or one-piece
Outdoor plant location

Ducted airconditioning system schedule

System designation
Rooms served
Split system or one-piece
Plant location
Day/night zone changeover required?
Rooms on day zone
Rooms on night zone

16.4 REFRIGERATION PIPEWORK

General

Pipes: To AS/NZS 1571-1995 (*Copper - Seamless tubes for airconditioning and refrigeration*).

Deemed to comply: Split system manufacturer's standard pre-charged piping kit.

Pipe insulation

Insulate all refrigerant and drain piping that may sweat with chemically blown closed cell nitrile rubber in tubular form to ASTM C534-2001 (*Standard Specification for Preformed Flexible Elastomeric Cellular Thermal Insulation in Sheet and Tubular Form*). Protect insulation from sunlight and mechanical damage.

Insulation thickness: 13 mm for pipes < DN 20, 19 mm otherwise.

Condensate drains

Provide trapped ≥ DN 20 condensate drains to AS/NZS 3666.1-1995 (*Air-handling and water systems of buildings - Microbial control - Design, installation and commissioning*) from each indoor coil and safety tray. Provide drains from each reverse cycle outdoor coil unless casing freely drains to a roof or other location where condensate will not cause damage or pond.

16.5 UNIT INSTALLATION

General

Outdoor equipment: Provide clearance around units for condenser air flow and maintenance access. Ensure discharge air does not short-circuit to condenser intake.

Equipment at ground level: Mount on concrete plinth or similar impervious material.

Duct connections: Provide internal or external flexible duct connections at indoor unit.

Vibration isolation

Suspended units: Provide ≥ 4 metal spring or rubber-in-shear isolation mountings with ≥ 25 mm static deflection and 98% isolation efficiency.

Floor mounted units: Provide neoprene waffle pads. Bolt in place.

Safety trays

If leaks or condensation from equipment could cause nuisance or damage to the building or its contents provide a galvanized steel safety tray under the equipment.

16.6 DUCTWORK

Standard

Ductwork: To AS 4254-1995 (*Ductwork for air-handling systems in buildings*).

Insulation: To AS 4508-1999 (*Thermal resistance of insulation for ductwork used in building airconditioning*).

Rigid duct

Material: Zinc-coated steel sheet to AS 1397-2001 (*Steel sheet and strip - Hot-dipped zinc-coated or aluminium/zinc-coated*), coating class G2/Z275.

Flexible duct

Material: Alumidised fabric clamped on formed metal helix with insulation blanket wrapped around duct and covered with an outer vapour barrier.

Installation: Install flexible duct as straight as possible with minimum number of bends. Maximise bend radius. Check for and rectify crushed flexible duct.

Supports: To AS 4254-1995 (*Ductwork for air-handling systems in buildings*). Limit sag to < 40 mm/m.

Duct insulation

Insulate ducts to minimise heat gain and prevent condensation. Provide continuous vapour barrier around ducts carrying conditioned air.

Grilles and diffusers

Location: To provide even air distribution and temperatures with no draughts.

Supply diffusers

Type: > to be determined by proprietor

Material: > to be determined by proprietor

Return air grille

Type: > to be determined by proprietor

Material: > to be determined by proprietor

16.7 COMPLETION

Commissioning

Commission the systems to manufacturer's recommendations using recently calibrated instruments. Check ductwork for leaks. Submit signed commissioning check list on completion.

Cleaning

Clean interior of ductwork progressively during installation. Clean filters, outdoor coils, grilles and diffusers on completion.

Operating and maintenance instructions

Provide written operating and maintenance instructions for the day to day operation of the installation and setting of time switches. Include a schedule of recommended maintenance and drawing of the system as installed.

Maintenance

Provide corrective and preventative maintenance on the installation.

Maintenance period: The greater of 12 months from the date of commissioning of the systems and the duration of the Defects Liability Period.

Corrective maintenance: Attend site and undertake corrective maintenance within 24 hours of receipt of verbal or written advice.

Preventative maintenance: Provide preventative maintenance recommended by the equipment manufacturer. Provide all materials including consumable items and refrigerant.

Summer preventative maintenance visit: Provide at least one preventative maintenance visit during the months of December, January or February. Carry out preventative maintenance and provide electronic data logger or thermohydrograph to record temperatures at one location in each zone a period of 7 days. Submit results. If the temperature recorded is outside the specified tolerance identify and correct the cause and repeat test.

Maintenance reports: Provide a signed maintenance report setting out the work done and any measured values after each visit.

17 FENCES AND EXTERNAL WALLS

17.1 GENERAL

Cross reference

Refer to the *General requirements* worksection for timber durability.

17.2 MATERIALS AND COMPONENTS

Galvanizing

Galvanize mild steel components as follows:

- Threaded fasteners: To AS 1214-1983 (*Hot-dip galvanized coatings on threaded fasteners (ISO metric coarse thread series)*).
- Other components: To AS 4680-1999 ((*Hot-dip galvanized (zinc) coatings on fabricated ferrous articles*).

Concrete

Standard: To AS 1379-1997 (*Specification and supply of concrete*) or proprietary packaged mix.

Steel panel fencing

Self-drilling screws: To AS 3566-1988 (*Screws - Self-drilling - For the building and construction industries*) corrosion resistant class 3.

Steel framing: Zinc-coated or aluminium/zinc alloy coated steel to AS 1397-1993 (*Steel sheet and strip - Hot-dipped zinc-coated or aluminium/zinc-coated*)/Z450 or AZ150.

Steel sheeting: Prepainted to AS/NZS 2728-1997 (*Prefinished/prepainted sheet metal products for interior/exterior building applications - Performance requirements*).

Height: >

Prefinish colour: >

Steel posts

Galvanize to AS 4680-1999 ((*Hot-dip galvanized (zinc) coatings on fabricated ferrous articles*).

Concrete posts

Reinforce and precast from concrete to AS 1379-1997 (*Specification and supply of concrete*).

Timber fencing size table

Provide timber members as follows:

Member	Preservative treated softwood picket (mm)	Preservative treated softwood paling/lap & cap (mm)	Hardwood or cypress pine paling/lap & cap (mm)
Maximum height	1200	1800	1800
End/corner gate posts	90 x 90	100 x 100	125 x 125 or 100 x 100
Intermediate posts	90 x 90	140 x 45 or 100 x 75	125 x 50 or 100 x 75
Maximum post spacing	2400	2400/2700*	2700
Rails	70 x 40	75 x 50 or 100 x 38	75 x 50 or 100 x 38
Picket/paling size	70 x 19	75, 100 or 150 x 15*	100 or 150 x 13*
Capping	-	125 x 35	100 x 50

* three rail fences only

Timber fencing

Height: >

Material: >

Type: >

17.3 CONSTRUCTION GENERALLY

Clearing

Clear vegetation on the fence alignment. Grub out the stumps and roots of removed trees or shrubs and trim the grass to ground level, but do not remove the topsoil.

Excavation

Excavate footings so that they have vertical sides and a firm base.

Minimum footing size

Generally: 200 diameter x 600 mm deep.

In loose material: 250 diameter x 900 mm deep.

In rock: 250 diameter x 300 mm deep.

Line and level

Erect posts vertically to follow the contours of the natural ground.

Earth footings

Place 100 mm of gravel in the footing base under posts and backfill with earth around posts, compacting firmly by hand or machine in 150 mm deep layers.

Concrete footings

Place mass concrete around posts and finish with a weathered top falling from the post to ground level.

Steel panel fencing

Ensure bottom rails have drain holes and are at least 50 mm clear of the ground.

Timber fencing

General: Mortice posts, taper splice rails and nail twice in mortices. Set pickets and palings clear of the ground.

Picket fence: Nail twice to each rail.

Plain paling fence: Use 2 rails for fences up to 1.8 m high. Close butt palings and nail twice to each rail.

Lap and cap paling fence: Use 3 rails for fences up to 1.8 m high with the top rail located to receive the capping. Close butt larger palings and nail twice to each rail. Fix smaller palings over joints and nail twice to each rail. Nail capping to the top rail.

17.4 GATES

General

Construction: Construct gates as follows:

- Ledges and braces: To match fence rails.
- Pickets or palings: To match fencing.

Hardware: Provide the following:

- Drop bolt and ferrule to each leaf of double gates.
- Latch to one leaf of double gates.
- Provision for locking by padlock.
- Hinges to ensure smooth operation.

Hand access: Provide hand holes to give access from outside to reach locking provision.

Size: >

Type: >

17.5 BRICK FENCES

Standards

Follow the guidance given in Clay Brick and Paver Institute Technical Notes 21A, and 21B.

Masonry units

Type: >

Manufacturer: >

Size: >

Colour: >

Feature colour: >

Mortar colour: >

Mortar joints: >

Construction generally

Provide a structurally sound brickwork fence composed of

- footings;

- brickwork panels; and
- lateral support where necessary in the form of piers, posts or return walls.

18 PAVING AND ROADS

18.1 GENERAL

Cross reference

Refer to the *General requirements* worksection for timber durability.

Footpath crossing

Provide a footpath and kerb crossing to local council requirements.

18.2 MATERIALS AND COMPONENTS

Mortar materials

Sand: Use a fine aggregate with a low clay content selected for grading.

Cement: To AS 3972-1997 (*Portland and blended cements*), type GP.

Mortar

Mix proportions: 1:3 cement:sand.

18.3 CONSTRUCTION GENERALLY

Grading

General: Grade paving to even falls to drain away from buildings to drainage outlets without ponding. Minimum fall for drainage: 1:100.

18.4 BASE COURSE

Preparation

Prepare the subgrade to suit the thickness of the base course and paving. If necessary, loosen the ground to a depth of 200 mm and adjust the moisture content before compaction. Compact the ground to a firm, even surface using at least 2 passes of a vibrating plate compactor or roller. Remove and replace soft areas.

Base course material

Provide well-graded crushed rock or gravel, free of deleterious material, with a maximum particle size of 26.5 mm, uniformly graded and with a maximum clay content of 6% by mass.

Placing

Spread and compact the base course to a firm, tight, close textured surface using at least 3 passes of a vibrating plate compactor or roller. Adjust the moisture content as needed to facilitate compaction.

Base course minimum thickness table

Comply with the following minimum thicknesses:

	Site classification to AS 2870			
	Unit paving		Bituminous paving	
	A	S&M	A	S&M
Foot and bicycle traffic	0	0	50 mm	100 mm
Light domestic traffic occasionally up to 3 tonne gross	0	75 mm	100 mm	150 mm

18.5 UNIT PAVING

Masonry and segmental pavers

General: Provide paving units of clay, natural stone or concrete masonry, purpose-made for use as paving, or units made for bonded masonry construction but suitable for paving.

Standard: To AS/NZS 4455-1997 (*Masonry units and segmental pavers*).

Minimum thickness:

- Foot and bicycle traffic: 40 mm.
- Light domestic traffic occasionally up to 3 tonne gross: 50 mm.

Cutting units: Cut paving units to maintain sharp edges and accurate joints and margins.

Manufacturer: >

Size: >

Colour: >

Laying unit paving

General: Over the base course, lay the units on bedding sand screeded to a uniform thickness not exceeding 30 mm, and to the required falls and levels. Do not disturb the screeded sand bedding before the units are laid. Provide a gap of 1-3 mm wide between adjoining units. After laying, tamp the units using a vibrating plate compactor.

Dry joints: Fill the joints flush with clean, fine sand or screened bedding sand passing a 1.2 mm sieve, vibrate into the joints and then make 2 further passes of the vibrating plate compactor.

Edge restraint

Provide edge restraint where needed to support the sand bedding and maintain the paving shape. Bed units in mortar at least 40 mm thick.

18.6 IN SITU CONCRETE PAVING

Concrete

Standard: To AS 1379-1997 (*Specification and supply of concrete*).

Colour: >

Aggregate: >

Minimum thickness

Foot and bicycle traffic: 75 mm.

Light domestic traffic occasionally up to 3 tonne gross: 100 mm.

Preparation

Trim the ground to suit the required thickness of concrete and compact to a firm, even surface.

Control joints

Form tooled joints at maximum 2 m spacing.

Expansion joints

Cast-in 10 mm thick bitumen impregnated fibreboard joint filler at maximum 6 m spacing.

Abutment with building

Where concrete paving more than 1.5 m wide abuts the wall of a building, provide a strip of 10 mm thick bitumen impregnated fibreboard between the paving and the wall.

Finishing methods

Broom finishing: Wood float and broom to an even textured slip-resistant surface with steel tooled margins. On gradients steeper than 10%, roughen the surface by scoring.

Exposed aggregate finish: Steel trowel to a smooth surface. After final set use clean water and brushes to remove the surface film of mortar until the aggregate is uniformly exposed without under cutting of the matrix.

Sponge finish: After floating, produce an even textured sand finish by wiping the surface using a damp sponge.

Stamper pattern: Use a proprietary system.

Finish type: >

19 REFERENCED DOCUMENTS

AS 1214	1983	Hot-dip galvanized coatings on threaded fasteners (ISO metric coarse thread series)
AS 1231	2000	Aluminium and aluminium alloys – Anodic oxidation coatings
AS 1288	1994	Glass in buildings - Selection and installation
AS 1324		Air filters for use in general ventilation and airconditioning
AS 1324.2	1996	Methods of test
AS 1366		Rigid cellular plastics sheets for thermal insulation
AS 1366.4	1989	Rigid cellular polystyrene - Extruded (RC/PS-E)
AS/NZS 1367	2000	Coaxial cable systems for the distribution of analogue television and sound signals in single and multiple unit installations
AS 1379	1997	Specification and supply of concrete
AS 1397	2001	Steel sheet and strip - Hot-dipped zinc-coated or aluminium/zinc-coated
AS 1417		Receiving antennas for radio and television in the frequency range 30 MHz to 1 Ghz
AS 1417.1	1987	Construction and installation
AS 1417.2	1991	Performance
AS/NZS 1546		On-site domestic wastewater treatment units
AS/NZS 1546.1	1998	Septic tanks
AS 1547	2000	On site domestic wastewater management
AS/NZS 1554		Structural steel welding
AS/NZS 1554.1	2000	Welding of steel structures
AS 1562		Design and installation of sheet roof and wall cladding
AS 1562.1	1992	Metal
AS/NZS 1562.3	1996	Plastic
AS/NZS 1571	1995	Copper - Seamless tubes for airconditioning and refrigeration
AS 1604		Specification for preservative treatment
AS 1604.1	2000	Sawn and round timber
AS 1627	Various	Metal finishing - Preparation and pretreatment of surfaces
AS 1668		The use of mechanical ventilation and air-conditioning in buildings
AS 1668.2	1991	Mechanical ventilation for acceptable indoor-air quality
AS 1670		Fire detection, warning, control and intercom systems – System design, installation, and commissioning
AS 1670.6	1997	Smoke alarms
AS 1672		Limes and limestones
AS 1672.1	1997	Limes for building
AS 1684		Residential timber-framed construction
AS 1684.4	1999	Simplified – Non-cyclonic
AS 1691	1985	Domestic oil-fired appliances - Installation
AS 1670		Fire detection, warning control and intercom systems - System design, installation and commissioning
AS 1670.1	1995	Fire
AS 1677		Refrigerating systems
AS 1677.2	1998	Safety requirements for fixed applications
AS 1720		Timber structures
AS 1720.1	1998	Design methods
AS 1789	1984	Electroplated coatings - Zinc on iron or steel
AS/NZS 1859		Reconstituted wood-based panels
AS/NZS 1859.1	1997	Particleboard

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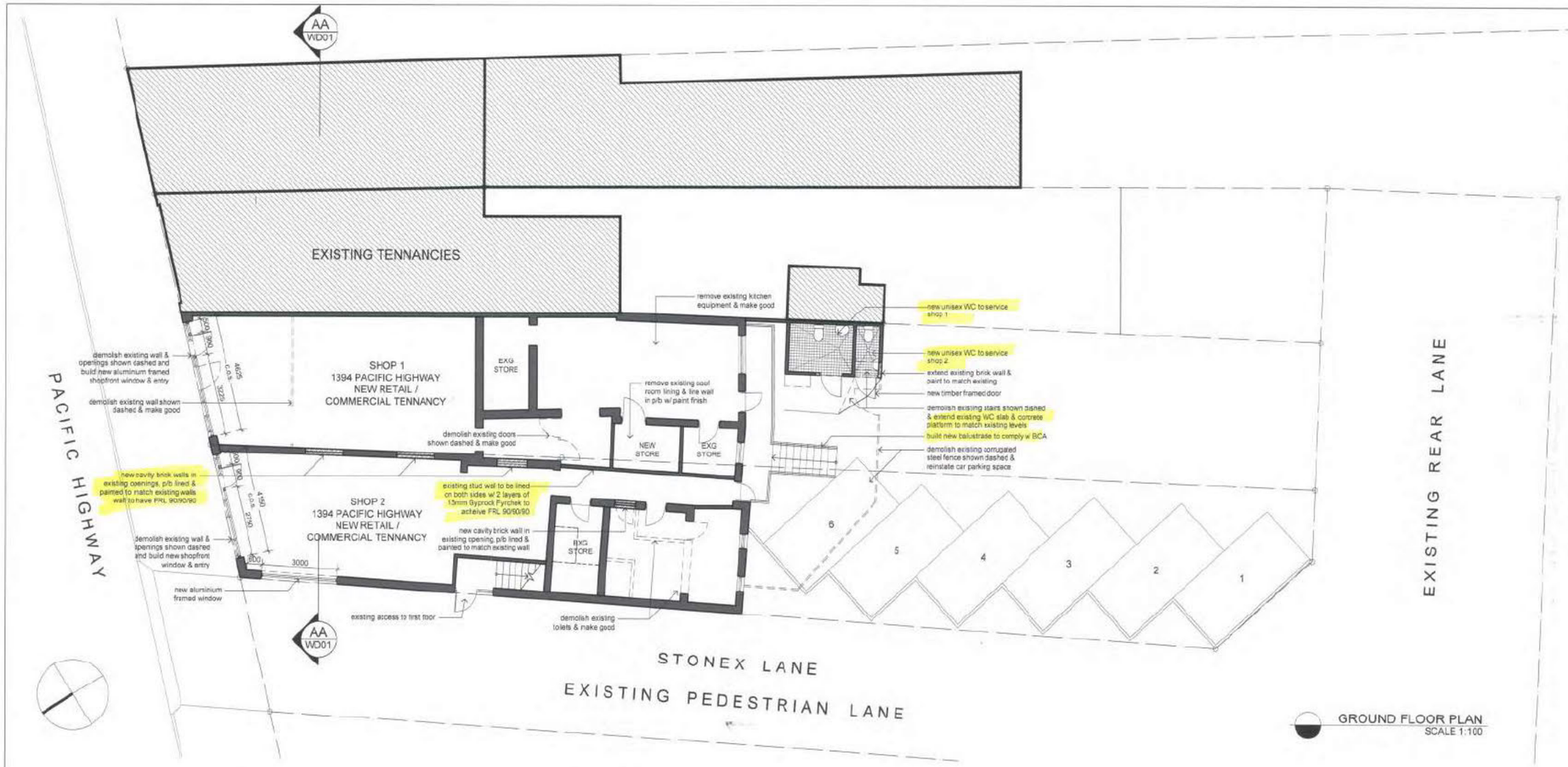
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AS 1397	2001	Steel sheet and strip - Hot-dipped zinc-coated or aluminium/zinc-coated
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AS/NZS 1859		Reconstituted wood-based panels
AS/NZS 1859.1	1997	Particleboard

AS/NZS 1859.2	1997	Medium density fibreboard (MDF)
AS/NZS 1859.3	1996	Decorative overlaid wood panels
AS/NZS 1859.4	1997	Hardboard
AS 1860	1998	Installation of particleboard flooring
AS 1884	1985	Floor coverings - Resilient sheet and tiles - Laying and maintenance practices
AS 1909	1984	Installation of timber doorsets
AS 2047	1999	Windows in buildings - Selection and installation
AS 2049	1992	Roof tiles
AS 2050	1995	Installation of roofing tiles
AS 2159	1995	Piling - Design and installation
AS/NZS 2179		Specification for rainwater goods, accessories and fasteners
AS/NZS 2179.2		
(Int) 1998		PVC rainwater goods and accessories
AS 2185	1978	Fibrous plaster products
AS/NZS 2269	1994	Plywood - Structural
AS/NZS 2311	2000	Guide to the painting of buildings
AS/NZS 2312	1994	Guide to the protection of iron and steel against exterior atmospheric corrosion
AS 2358	1990	Adhesives - For fixing ceramic tiles
AS/NZS 2455		Textile floor coverings - Installation practice
AS/NZS 2455.1	1995	General
AS 2461	1981	Mineral wool thermal insulation - Loose fill
AS 2462	1981	Cellulosic fibre thermal insulation
AS/NZS 2588	1998	Gypsum plasterboard
AS/NZS 2589		Gypsum linings in residential and light commercial construction - Application and finishing
AS/NZS 2589.1	1997	Gypsum plasterboard
AS 2592	1983	Gypsum plaster for building purposes
AS 2601	2001	The demolition of structures
AS 2688	1984	Timber doors
AS 2689	1984	Timber doorsets
AS/NZS 2699		Built in components for masonry construction
AS/NZS 2699.1	2000	Wall ties
AS/NZS 2699.2	2000	Connectors and accessories
AS/NZS 2728	1997	Prefinished/prepainted sheet metal products for interior/exterior building applications - Performance requirements
AS 2734	1984	Asphalt (hot-mixed) paving - Guide to good practice
AS/NZS 2803		Doors - Security Screen
AS/NZS 2803.1	1994	Hinged
AS/NZS 2803.2	1995	Sliding
AS/NZS 2804		Installation of security screen doors
AS/NZS 2804.1	1995	Hinged
AS/NZS 2804.2	1996	Sliding
AS 2870	1996	Residential slabs and footings - Construction
AS/NZS 2904	1995	Damp-proof courses and flashings
AS/NZS 2908		Cellulose-cement products
AS/NZS 2908.2	2000	Flat sheets
AS 2913	2000	Evaporative airconditioning equipment
AS/NZS 2918	2001	Domestic solid fuel burning appliances - Installation
AS/NZS 2924		High pressure decorative laminates - Sheets made from thermosetting resins
AS/NZS 2924.1	1998	Classification and specifications

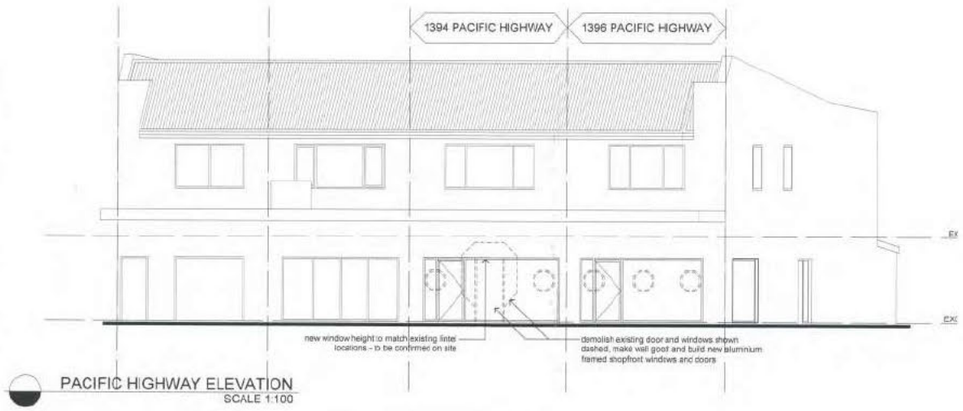
AS/NZS 1859.2	1997	Medium density fibreboard (MDF)
AS/NZS 1859.3	1996	Decorative overlaid wood panels
AS/NZS 1859.4	1997	Hardboard
AS 1860	1998	Installation of particleboard flooring
AS 1884	1985	Floor coverings - Resilient sheet and tiles - Laying and maintenance practices
AS 1909	1984	Installation of timber doorsets
AS 2047	1999	Windows in buildings - Selection and installation
AS 2049	1992	Roof tiles
AS 2050	1995	Installation of roofing tiles
AS 2159	1995	Piling - Design and installation
AS/NZS 2179		Specification for rainwater goods, accessories and fasteners
AS/NZS 2179.2 (Int)	1998	PVC rainwater goods and accessories
AS 2185	1978	Fibrous plaster products
AS/NZS 2269	1994	Plywood - Structural
AS/NZS 2311	2000	Guide to the painting of buildings
AS/NZS 2312	1994	Guide to the protection of iron and steel against exterior atmospheric corrosion
AS 2358	1990	Adhesives - For fixing ceramic tiles
AS/NZS 2455		Textile floor coverings - Installation practice
AS/NZS 2455.1	1995	General
AS 2461	1981	Mineral wool thermal insulation - Loose fill
AS 2462	1981	Cellulosic fibre thermal insulation
AS/NZS 2588	1998	Gypsum plasterboard
AS/NZS 2589		Gypsum linings in residential and light commercial construction - Application and finishing
AS/NZS 2589.1	1997	Gypsum plasterboard
AS 2592	1983	Gypsum plaster for building purposes
AS 2601	2001	The demolition of structures
AS 2688	1984	Timber doors
AS 2689	1984	Timber doorsets
AS/NZS 2699		Built in components for masonry construction
AS/NZS 2699.1	2000	Wall ties
AS/NZS 2699.2	2000	Connectors and accessories
AS/NZS 2728	1997	Prefinished/prepainted sheet metal products for interior/exterior building applications - Performance requirements
AS 2734	1984	Asphalt (hot-mixed) paving - Guide to good practice
AS/NZS 2803		Doors - Security Screen
AS/NZS 2803.1	1994	Hinged
AS/NZS 2803.2	1995	Sliding
AS/NZS 2804		Installation of security screen doors
AS/NZS 2804.1	1995	Hinged
AS/NZS 2804.2	1996	Sliding
AS 2870	1996	Residential slabs and footings - Construction
AS/NZS 2904	1995	Damp-proof courses and flashings
AS/NZS 2908		Cellulose-cement products
AS/NZS 2908.2	2000	Flat sheets
AS 2913	2000	Evaporative airconditioning equipment
AS/NZS 2918	2001	Domestic solid fuel burning appliances - Installation
AS/NZS 2924		High pressure decorative laminates - Sheets made from thermosetting resins
AS/NZS 2924.1	1998	Classification and specifications

AS/NZS 3017	1996	Electrical installations - Testing guidelines
AS/NZS 3018	2001	Electrical installations - Domestic installations
AS/NZS 3086	1996	Telecommunications installations - Integrated communications cabling systems for small office/home office premises
AS/NZS 3100	1997	Approval and test specification - General requirements for electrical equipment
AS 3137	1992	Approval and test specification - Luminaires (lighting fittings)
AS 3439		Low-voltage switchgear and controlgear
AS 3439.1	1993	Type-tested and partially type-tested assemblies
AS 3439.3	1995	Particular requirements for low-voltage switchgear and controlgear assemblies intended to be installed in places where unskilled persons have access for their use - Distribution
AS/NZS 3500		National Plumbing and Drainage
AS/NZS 3500.1.2	1998	Water supply – Acceptable solutions
AS/NZS 3500.2.2	1996	Sanitary plumbing and sanitary drainage - Acceptable solutions
AS/NZS 3500.3.2	1998	Stormwater drainage - Acceptable solutions
AS/NZS 3500.4.2	1997	Hot water supply systems - Acceptable solutions
AS/NZS 3500.5	2000	Domestic installation
AS 3566	1988	Screws - Self-drilling - For the building and construction industries
AS 3600	2000	Concrete structures
AS 3623	1993	Domestic metal framing
AS 3660		Termite management
AS 3660.1	2000	New buildings
AS 3700	2001	Masonry structures
AS 3715	1989	Metal finishing - Thermoset powder coatings for architectural applications
AS 3740	1994	Waterproofing of wet areas within residential buildings
AS 3742	1990	Mineral wool thermal insulation - Batt and blanket
AS 3786	1993	Smoke alarms
AS/NZS 3823		Performance of electrical appliances – Room airconditioners
AS/NZS 3823.1.1	1998	Testing and rating for performance
AS/NZS 3823.1.2	2001	Ducted airconditioners and air-to-air heat pumps - Testing and rating for performance
AS 3947		Low voltage switchgear and controlgear
AS 3947.2	1997	Circuit-breakers
AS 3958		Ceramic tiles
AS 3958.1	1991	Guide to the installation of ceramic tiles
AS 3958.2	1992	Guide to the selection of a ceramic tiling system
AS 3959	1999	Construction of buildings in bushfire prone areas
AS 3972	1997	Portland and blended cements
AS 3999	1992	Thermal insulation of dwellings - Bulk insulation - Installation requirements
AS 4100	1998	Steel structures
AS/NZS 4200		Pliable building materials and underlays
AS/NZS 4200.1	1994	Materials
AS/NZS 4200.2	1994	Installation requirements
AS/NZS 4256		Plastic roof and wall cladding materials
AS/NZS 4256.3	1994	Glass fibre reinforced polyester (GRP)
AS/NZS 4256.4	1995	Unplasticized polyvinyl chloride (uPVC) wall cladding boards
AS/NZS 4256.5	1996	Polycarbonate

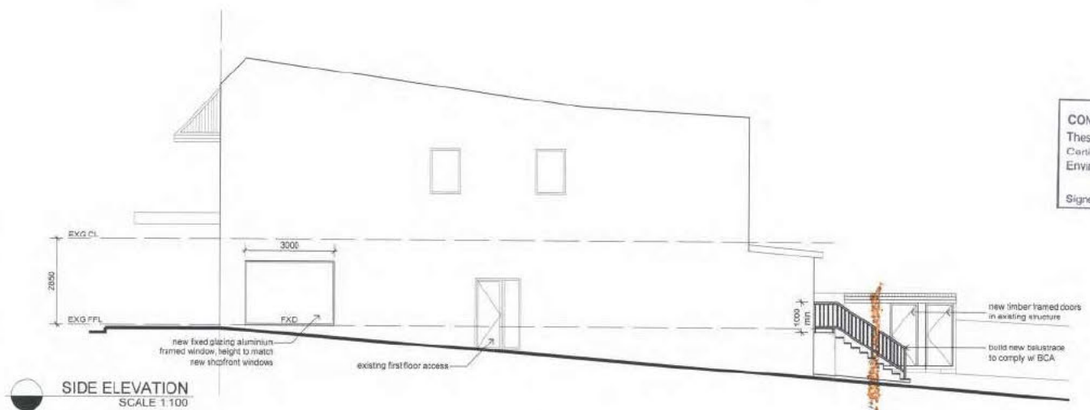
AS/NZS 4386		Domestic kitchen assemblies
AS/NZS 4386.1	1996	Kitchen units
AS 4440	1997	Installation of nailplated timber trusses
AS/NZS 4455	1997	Masonry units and segmental pavers
AS/NZS 4456		Masonry units and segmental pavers – Method of test
AS/NZS 4456.10	1997	Method 10: Determining resistance to salt attack
AS/NZS 4505	1998	Domestic garage doors
AS/NZS 4600	1996	Cold-formed steel structures
AS/NZS 4680	1999	Hot-dip galvanized (zinc) coatings on fabricated ferrous articles
AS 5601	2000	Gas installation code
SAA HB29	1998	Telecommunications Cabling Handbook
SAA HB33	1992	Domestic open fireplaces
SAA HB40		The Australian Refrigeration and Air Conditioning Code of Good Practice
SAA HB40.1	1997	Reduction of Emissions of Fluorocarbon Refrigerants in Commercial and Industrial Refrigeration and Airconditioning Applications
SAA HB40.2	1997	Reduction of Emissions of Fluorocarbons in Residential Airconditioning Applications
SAA MP52	2001	Manual of authorization procedures for plumbing and drainage products
ACA TS 008	1997	Requirements for Authorised Cabling Products
ASTM C534	2001	Standard Specification for Preformed Flexible Elastomeric Cellular Thermal Insulation in Sheet and Tubular Form
AUSTEL TS 009	1997	Installation Requirements for Customer Cabling (Wiring Rules)
AWRAP/A 202	1993	Mandatory Woolmark Specifications for building insulation material
BCA 3.1.3		Acceptable construction – Site preparation – Termite risk management
BCA 3.3.3.5		Acceptable construction – Masonry – Masonry accessories – Lintels supporting roofs and masonry walls
CBPI TN 21A	1985	The Design of Freestanding Clay-Brick Walls
CBPI TN 21B	1985	Brick Beam Garden Fences
GPC-E-15		Full gloss enamel (buildings)
GPC-E-15/3	1995	Exterior quality
GPC-E-15/4	1995	For interior use
GPC-L-26		Latex paint, interior and exterior (buildings)
GPC-L-26/3	1995	Flat or low gloss finish for exterior use
GPC-L-26/5	1995	Low gloss finish for interior use
GPC-L-26/6	1995	Washable flat finish for interior use
GPC-L-27	1995	Semi gloss interior latex paint (Buildings)
GPC-L-28	1995	Gloss exterior latex paint (buildings)
GPC-C-29		Long life protective systems for steel
GPC-C-29/16	1997	Organic zinc rich coatings
GPC-V-115		Ranch finish for exterior timber
GPC-V-115/1	1997	Lightly pigmented solvent borne finish
GPC-V-115/3	1997	Heavily pigmented latex finish - low gloss
GPC-L-164	1995	Interior Gloss Latex Paint (Buildings)
GPC-L-169	1995	Semi Gloss Latex Paint, Exterior (Buildings)
GPC-P-200		One pack pigmented solvent borne paving paint
GPC-P-200/1	1996	Semigloss
GPC-P-200/2	1996	Gloss
GPC-P-205	1996	One pack clear moisture cured polyurethane finish for timber floors



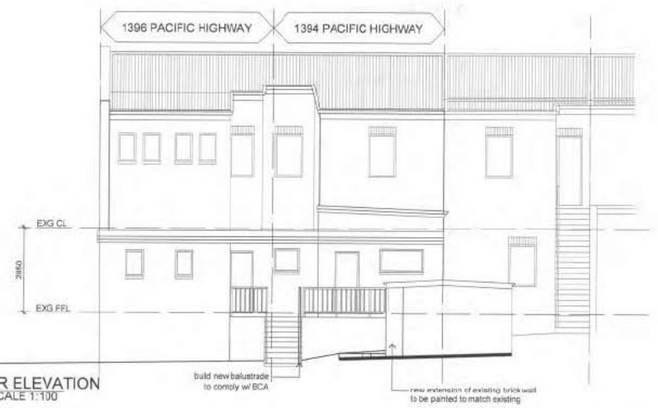
GROUND FLOOR PLAN
SCALE 1:100



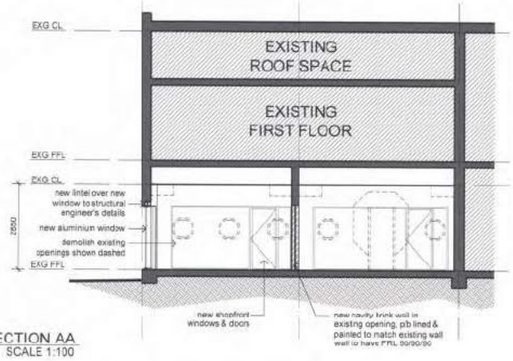
PACIFIC HIGHWAY ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100



SECTION AA
SCALE 1:100

NOTE:

ALL GLAZING TO AS 1288

FIRE SAFETY REPORT:

ALL NEW WORK TO COMPLY WITH TYPE B CONSTRUCTION, SECTION C OF THE BCA

WHERE EXISTING OPENINGS IN THE NEW PARTY WALL HAVE BEEN IN-FILLED, CAVITY BRICK IS TO BE USED TO ACHEIVE AN FRL OF 90/90/90.

WHERE THE PARTY WALL IS A STUD WALL, BOTH SIDES TO BE LINED WITH 2 LAYERS OF 13MM GYPROCK FYRCHEK PLASTER BOARD TO ACHEIVE AN FRL OF 90/90/90.

FIRE SAFETY MEASURES TO BE INSTALLED:

ILLUMINATED EXITS	to E 4.8 of BCA & AS2293
FIRE EXT CO	to E 1.6 of BCA & AS2444-1995
EMERGENCY LIGHTS	to E4.2 of BCA & AS2293.1
SMOKE DETECTORS	to E2.2a of BCA & AS1670
FIRE BLANKET	

CONSTRUCTION CERTIFICATE No. 06/423
These plans form part of the above Construction Certificate issued pursuant to part 4A of the Environmental Planning & Assessment Act 1979.
Signed: [redacted] Date: 22/5/06

REVISIONS		
A	09.05.06	FOR CONSTRUCTION CERTIFICATE

bergstrom ARCHITECTS

BERGSTROM ARCHITECTS PTY. LTD. (ABN 75 095 092 989)
SUITE 9, LEVEL 2, 9 MYRTLE STREET,
NORTH SYDNEY NSW 2060
Ph. 02.8920.1499 Fax. 02.8920.1599

PROJECT

PROPOSED SHOP RENOVATION

1394 - 1396
PACIFIC HIGHWAY
TURRAMURRA, NSW

DRAWING

PLAN, SECTION & ELEVATIONS

SCALE	DWG. NO.	REV.
1 : 100 @ A1	WD01	A

DATE: 09.05.2006
DRAWN BY: PVW
JOB NUMBER: 05-029

C C DOCUMENTS

818 Pacific Highway, Gordon NSW 2072
Locked Bag 1056, Pymble NSW 2073
T 02 9424 0888 F 02 9424 0880
DX 8703 Gordon TTY 02 9424 0875
E kmc@kmc.nsw.gov.au
W www.kmc.nsw.gov.au
ABN 86 408 856 411

Ku-ring-gai Council

FINAL OCCUPATION CERTIFICATE

Issued under the Environmental Planning & Assessment Act 1979
Sections 109C(1)(c) and 109H

Friday, 30 March 2007

APPLICANT	OWNER
[redacted]	[redacted]

DEVELOPMENT APPLICATION (see Note 1)

Development Consent: 71/06 Date of Determination: 4/04/2006

CONSTRUCTION CERTIFICATE

Construction Certificate: 06/00423/C1 Date of Issue: 22/05/2006

SUBJECT LAND

Lot 1 DP 629520
1396 Pacific Highway TURRAMURRA NSW 2074

BUILDING DETAILS

Whole/Part of Building: Split single tenancy into two and façade modifications
Building Code of Australia Class: 6
Use: Commercial
New or Existing: Existing

RIGHT OF APPEAL

Under Section 109K where the certifying authority is Council an applicant may appeal to the Land & Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision.

FINAL CERTIFICATE

Ku-ring-gai Council certifies that:

- Council have been appointed as the Principal Certifying Authority under Section 109E
- A Complying Development Certificate is in force with respect to the building
- The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia

PRINCIPAL CERTIFYING AUTHORITY

Ku-ring-gai Council
818 Pacific Highway
GORDON NSW 2072

[redacted]

Building Unit

Note 1 Before an Occupation Certificate may be issued, the certifying authority must be satisfied that:

- A development consent is in force with respect to the building, and
- A construction certificate has been issued with respect to the plans and specifications for the building

PLAN ASSIST
PTY LTD ABN 47 935 311 303

Level 1, 1392 Pacific Hwy
Turramurra NSW 2074
PO Box 990 Wahroonga NSW 2076
Telephone: 02 9449 2333
Facsimile: 02 9449 2355
www.planassist.com.au
Email: harry@planassist.com.au

[redacted]
Kuringai Council
818 Pacific Highway
Gordon NSW 2072

Fax : 9418 1117

4th April 2007

RE: 1394-1396 Pacific Highway Turramurra
DA No. 71/06A

Dear Sir,

I write in relation to the above-mentioned property and wish to confirm that all building work has been completed in accordance with the approved plans and that the fire separation wall between the two shops is constructed of double full brick construction.

I wish to confirm that a portable fire extinguisher has been installed in each shop.

If you require any further information please contact the undersigned.

Yours Sincerely

[redacted]

BURGESS ARNOTT & GRAVA
A.C.N 072 572 206 Pty. Ltd. A.B.N. 25 072 572 206
Consulting, Civil, Structural & Hydraulic Engineers

7 APRIL 2007
Re:2005-090-01/BA

DEEDAN P/L
PO BOX 372
WAHROONGAH 2076

STRUCTURAL CERTIFICATE

Job No: **2005-098**

Project: **PROPOSED ALTS & ADDS 1394-1396 PACIFIC HWY, TURRAMURRA**

We wish to advise that the following structural components were inspected by our firm and approved:

ITEMS INSPECTED

- **Reinforcement to rear ground slab**

Based on the above it is our opinion that this construction conforms to the relevant Australian Standards and the Building Code of Australia and will be structurally adequate.

APPROVED BY:

[redacted]

61A The Centre, Forestville, N.S.W., 2087 ● P.O. Box 69, Forestville, N.S.W., 2087
T: 9451 4411 – 9451 6772 ● Fax: 9975 2274 ● Email: burgessarnott@nzemail.com.au

ARVO SS

Ku-ring-gai Council

818 Pacific Highway, Gordon, NSW, 2072
Phone: (02) 9424 0888 Facsimile: (02) 9418 1117

Compliance Certificate

Issued under The Environmental Planning & Assessment Act 1979
S109C(1)(a)

Applicant

Name: [redacted]

Address: [redacted]

Phone: [redacted]

Inspection Date Required

Date of Inspection of Building or Subdivision Works

~~4~~ 4/4/07

Inspection Fees Paid Yes / No

Description of Development

Development .....

Lot ..... DP ..... Premises: 1396 PACIFIC HWAY TURRAMURRA

Development Consent	Construction Certificate	Complying Development Certificate
71/06 A	N°:	N°:
Date of Determination:	Date of Determination:	Date of Determination:

Type of Compliance Certificate Requested

☐ Specified building/subdivision work has been completed and complies with plans and specifications

More details of requested Certificate: FINAL INSPECTION

CERTIFICATE

I [redacted] .....(print name) certify that:

☑ the above described building/~~subdivision~~ work has been completed and complies with the attached plans and specifications/specified plans and specifications to the extent referred to in this certificate.

☐ the above certificate was not able to be issued for the following reasons: _____

All building work completed in accordance with the approved plans.
Requires: Statement letter for Fire Separation Wall, portable fire extinguisher (one per shop), Engineers cert for infill slab.

☐ Re-inspection required – Fee $180 to be paid prior to re-inspection

Signature: [redacted] Date: 4/4/07

Privacy Notification
Purpose of Collection: To enable the issue of a Compliance Certificate
Intended Recipients: Council's staff & public access may be available under various legislation
Supply: Legally required
Storage: Council's Main Office

FILE IS WITH [redacted]

DA 71/06

CONSTRUCTION CERTIFICATE RELEASE FORM

TO: [redacted] DA NO: 71/06

LOT NO: 1 DP: 629520

ADDRESS: 1394-1396 PACIFIC HWY, TURRAMURRA

$24,000

ADMINISTRATION PROCEDURES

CHECKLIST		COMMENTS
Have all required fees been paid?	☑ Yes ☐ No	$700 CC PAID $352 INSP. (2 INSP)
Is Builders Indemnity Insurance required?	☑ Yes ☐ No	
Has insurance details been submitted?	☐ Yes ☑ No	PCA $200 - Paid with CC
Has Council been appointed as PCA?	☑ Yes ☐ No	~~NO FEES PAID~~ - CHECK All occupants out $100 paid. ~~Req $100 refund~~

CONSTRUCTION CERTIFICATE ASSESSMENT

CHECKLIST		COMMENTS
Have conditions of DA been satisfied?	☑ Yes ☐ No	
Are landscape and/or drainage details required?	☐ Yes ☑ No	
Do landscape and/or drainage plans satisfy DA consent?	☐ Yes ☐ No ☑ N/A	
Is it in order for the Construction Certificate to be issued?	☐ Yes ☐ No	

NB: This checklist must be completed prior to the issue of Construction Certificate.

[redacted]

BUILDING UNIT OFFICER 22/5/06 DATE

RELEASE PROCESS

☐ Please stamp the attached drawings/documents with the Construction Certificate stamp.

☐ Please post to Applicant

☑ Please contact applicant for collection. If the person collecting the CC is a person other than the applicant the person details are as follows: _____

Signed: [redacted] Date: 22/5/06

☐ AS400 Actioned by: _____ Date: _____

Ku-ring-gai Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone: (02) 9424 0888, Fax: (02) 9418 1117
DX 8703 GORDON

Contact: [redacted]

In reply please quote: DA71A/06

18 May 2006

[redacted]

Dear sir/ Madam

PREMISES: 1394-1396 PACIFIC HWY, TURRAMURRA NSW 2074
DEVELOPMENT APPLICATION: DA71A/06

Council has been appointed as the Principal Certifying Authority under the provision of Clause 81a(2)(b) of the Environmental Planning & Assessment Act 1979 for the proposed development approved under Development Application DA71A/06 at 1394-1396 Pacific Hwy, Turramurra NSW 2074.

The Environmental Planning & Assessment Act requires the Principal Certifying Authority to advise the person with the benefit of the Development Consent that critical stage inspections must be carried out by the Principal Certifying Authority. The critical stage inspections detailed below are to be carried out by Council prior to commencing the next phase of works.

1. Infill slab reinforcement prior to pouring or placement of concrete.
2. Fire wall infill prior to covering.
3. Wet areas for WC.
4. Final for health & building (Occupation Certificate will be issued after this inspection if satisfactory).

Note: The Principal Contractor (builder) is to be advised of the abovementioned critical stage inspections.

- **Prior to commencement of works:**

1. **Engineering reinforcement details for the infill slab to be submitted**
2. **Inspection fees paid for two inspections. Fees to be paid for the remaining two critical stage inspections**

The following information is attached for your information:

- Approved Construction Certificate 2006/423 for Development Application DA71A/06.
- Form 7. This form needs to be completed and forwarded to Council **two days** before works commence on site as the Principal Certifying Authority (Ku-ring-gai Council) is required under the Environmental Planning and Assessment Act 1979 to place a sign on the construction site.

Council is using recycled paper in the interest of the environment

Should you have any further enquiries in this regard, please contact the above nominated officer on telephone 9424 0888 or facsimile 9418 1117. As staff are required for field work, the preferred time to contact specific staff is between the hours of 8.30am and 10.00am Monday to Friday.

Yours faithfully

[redacted]

Team Leader
Building Unit

Ku-ring-gai Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone: (02) 9424 0888, Fax: (02) 9418 1117
DX 8703 GORDON

CONSTRUCTION CERTIFICATE N° 2006/423

APPLICANT

[redacted]

LAND TO BE DEVELOPED

Lot N°: 1
Street: Pacific Highway

DP N°: 629520

House N°: 1394 & 1396
Suburb: Turramurra

PROPOSED DEVELOPMENT

Split single tenancy into two and facade modifications to ground level - class 6

DETAIL PLANS AND SPECIFICATION REFERENCES

Plans prepared by Bergstrom Architects, reference Job No.05-029 DA101B, dated 03/03/2006 and lodged with Council on 11/05/06.

RIGHT OF APPEAL

Under Section 109K of the Environmental Planning & Assessment act where the Certifying Authority is a Council, an applicant may appeal to the Land and Environment Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision.

CONSTRUCTION CERTIFICATE

CERTIFICATE

I certify that if the work is completed in accordance with these plans and specifications it will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in section 81A(5) of the *Environmental Planning & Assessment Act 1979*.

Signature ..... [redacted] ..... Date of Endorsement ..... 22/5/06 .....

Note: PRIOR TO COMMENCEMENT OF WORK SECTIONS 81a(2(b) AND (c), AND/OR SECTION 81A(4)(b) AND (c) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 MUST BE SATISFIED (SEE FORM 7).

CERTIFYING AUTHORITY

Ku-ring-gai Council
818 Pacific Highway, GORDON NSW 2072
Phone (02) 9424 0888 Facsimile (02) 9418 1117

DEVELOPMENT CONSENT

Development Consent No 71A/06 ---------- Date of Determination: 04/04/06

Principal Certifying Authority Service Agreement

Under *Environmental Planning and Assessment Act 1979* Section 81A.

About this form

This is a service agreement to be completed where Ku-ring-gai Council is appointed as the Principal Certifying Authority ("the PCA"), in accordance with section 81A of the *Environmental Planning and Assessment Act 1979*, to carry out nominated inspections of the building works and to issue required Final Occupation Certificates.

Documentation

This agreement must be submitted with the Notice of Commencement where Council is being appointed as the PCA. Ask us for a copy of the Notice of Commencement.

PCA Service and Inspection Fees

Principal Certifying Authority service and inspection fees are payable upon appointment and the fees are detailed in Council's adopted Statement of Fees and Charges, details of which are available from Council's Customer Service section.

Any questions

Phone Customer Service on (02) 9424 0770, or call in personally. (See page 2)

Owner and site details

1 Owner's name, address and contact details

Title: Mr ☑ Mrs ☑ Miss ☐ Ms ☐ Other: .....

Family name (or company): [redacted]

Given names (or ACN): [redacted]

Postal address: [redacted]

Post Code: 2075

Phone (B) (....) [redacted] Fax (....) .....

Phone (H) (....) ..... E-mail: .....

Contact person (Only if a company etc) .....

RECEIVED 1 3 MAY 2006 CUSTOMER SERVICE CENTRE

2 Location and title description of the property

This will help us to correctly identify the land

Unit, shop or suite: ..... Street No: 1394 - 1396 Street: PACIFIC HWY

Suburb: TURRAMURRA

Lot(s): ..... Section: .....

Deposited plan(s): 629520 Strata plan: .....

Other: .....

You can obtain these details from rate notices, property deeds, or Council property maps.

Development approval details

3 Description of development

COMMERCIAL ALTERATIONS

4 Type of work

Building ☑ Subdivision ☐

5 Development Consent

Development Application No: 71/06 Determination Date: 4/4/06

6 Construction Certificate

Construction Certificate No: ..... Issue Date: ...../...../.....

FILE No: 71/06
LETTER No: 610924

Development approval details continued

7 Contract value of development $ 24 000-00

Signatures

8 Owner's signature
Must be signed by the owner of the land. If more than one owner, every owner must sign. If the owner is a company or owner's

As the owner of the land to which this agreement relates, I agree to the appointment of Ku-ring-gai Council as the Principal Certifying Authority under Section 81A of the *Environmental Planning and Assessment act 1979*. I also give consent for authorised Council officers to enter the land to carry out inspections. I declare that all the information given is true and correct.

Signature: ..... Date: .....

Signature: ..... Date: .....

If you are signing on the owner's behalf as the owner's legal representative, please state the nature of your legal authority and attach documentary evidence.

SEE COPIED DOCUMENT ATTACHED.

(Eg, power of attorney, executor, trustee, company director)

9 Council's signature
Council's building surveyor will complete this section.

As Council's Building Surveyor I agree to the provision of services detailed by this agreement subject to the owner supplying plans, specification, engineering/other details, Compliance Certificates, Certificates, Survey Reports and obtaining required public liability insurance in accordance with this agreement.

Building Surveyor's name (printed): [redacted]

Signature: [redacted] Date: 4/9/07

How to lodge this application

Address the application to: The General Manager, Ku-ring-gai Council

You can send it to us by any of the following methods.

Post: Locked Bag 1056, Pymble 2073

DX DX803 Gordon

Courier or personal delivery Council Chambers, 818 Pacific Highway, Gordon 2072

How to contact us by phone, fax or electronically

Phone: (02) 9424 0770
Fax: (02) 9418 1117
Email: kmc@kmc.nsw.gov.au
Web: www.kmc.nsw.gov.au
Who to contact: Regulation and Compliance

If you wish to discuss an agreement with one of our building and compliance officers, it's essential that you arrange an appointment.

Fees
Fees are calculated on a scale based on the contract value of the work.

Payment methods
Pay by cash or cheque. Make cheques payable to "Ku-ring-gai Council" for the relevant Council fees. Separate cheques are required for any integrated development application. Do not send cash in the mail.

Acknowledgement
You will receive a receipt specifying the amount of fees paid. We will acknowledge that we have received your application and provide you with the registered number of the application and the name of the officer who will be dealing with your application.

Making a personal visit?
Ku-ring-gai Council is located at 818 Pacific Highway, Gordon. We look forward to seeing you.

Disability Access
Disability parking and a wheelchair accessible ramp are located at the Radford Pl entrance to Council. A lift ma be take to the front counter.

Bus or Rail: Train to Gordon Station and a short walk .
Parking: Short term customer parking spaces are available on site at the rear of the building. On street parking in nearby streets is also available.

Additional Information

10 Building Inspections

Council building inspections are undertaken at critical phases of the building process.

Council, acting as the PCA, may at any stage request the owner or the owner's builder to provide specialist reports, plans, specifications (e.g. Fire Safety Certificates) and certification of building materials, process or works. Work must not proceed beyond each stage until a satisfactory inspection result is obtained.

Council will provide you with a list of Critical Stage Inspections to be conducted for the development. Please refer to your responsibility under this agreement to ensure that Council is given not less than 48 hours notice (excluding weekends and public holidays) of when works are ready to be inspected/
Ku-ring-gai Council will carry out PCA and inspection services in a professional manner and in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and *Council's Code of Conduct.*

---

11 Other Services

These services will attract additional fees and charges

Ku-ring-gai Council's building surveyors can provide a range of additional PCA services, including issuing of Compliance Certificates, details of compliance with Council's development consent and provision of technical building and fire safety advice. The provisions of these services are not covered by this agreement.

---

12 Compliance with relevant legislation, consent and approvals

Works not in accordance with the approval and Building Code of Australia may result in the refusal to issue an Occupation Certificate. Council may also serve notices and orders to comply with the approval and/or may institute legal proceedings for any breach.

It is the agreed responsibility of the owner and their builder or sub-contractors, where the owner is the builder that they must comply with all relevant legislation, consents and approvals relating to the subject development.
These include but are not limited to the following Acts and Regulations thereunder:

* The *Environmental Planning and Assessment act 1979*
* The *Contaminated Land Management Act 1997*
* The *Protection of the Environment Operations Act 1997*
* The *Local Government Act 1993*
* The *Roads Act 1993*
* The *Traffic Act 1909*

It is agreed that the owner has a duty of disclosure with respect to any known breach of any relevant legislation or matter that may require rectification or remediation. An example being the discovery of land contamination.

---

13 Occupation Certificate

This agreement includes the assessment and determination of the final Occupation Certificate, however, where the owner seeks an interim Occupation Certificate additional fees and charges apply in accordance with Council's adopted fees and charges.

The owner agrees that a final Occupation Certificate must be obtained from Ku-ring-gai Council prior to the occupation or use of a new building (or part of a building) or prior to the change of an existing building use/classification.
An application may be made to the Council for an interim Occupation Certificate, which will be considered in accordance with the provisions of *the Environmental Planning and Assessment act 1979* and conditions of development consent.
An application for an interim or final Occupation Certificate must be accompanied by final or interim fire safety certificates as required by the Environmental Planning and Assessment Act (Form 15). The production of Fire Safety Certificates does not form part of this agreement and is only required for Class 2 to 9 buildings inclusive.

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---

14 Notification of change of address etc

The owner is required to notify Council, in writing, of any change in details of address of the owner, applicant or builder.

---

15 Expiration and cancellation of agreement

The owner agreement shall (unless extended by further agreement) expire two (2) years after the date of the agreement and Ku-ring-gai Council may cancel the agreement without notice if there is a breach of the agreement.

Privacy Act

The personal details requested on this form are required under the *Environmental Planning and Assessment act 1979* and will only be used in connection with the requirements of this legislation. Access to this information is restricted to Ku-ring-gai Council officers and other people authorised under the Act. Council is to be regarded as the agency that holds the information. You may make application for access or amendment to information held by Council. You may also request Council to suppress your personal information from a public register.

APR060C

FEE DETAIL

10/05/06

Receipt Number... **2400700**
Reference..... **D/71/06**
Amount..... 1177.00
Payee..... [redacted]
Narration..... **Applications Receipt**

Applicant... [redacted]
Property.... **1396 PACIFIC HIGHWAY**
TURRAMURRA NSW 2074

Seq	Code	Accepted	Paid(C&N-C)	Deferred	Owing	Allocation
4	00067	125.00	.00	.00	125.00	**125.00**
		RESTORATION - COMM **GST INC**				
5	00457	700.00	.00	.00	700.00	**700.00**
		CONSTRUCTION CERTIFICATES*GST*				
6	00441	352.00	.00	.00	352.00	**352.00**
		INSPECT/COMPL CERTS.GST INC***				
	Totals:	1177.00	.00	.00	1177.00	**1177.00**

F12=Page Back F19=Swap

Roll

Ku-ring-gai Council
ABN: 86-408-856-411
818 Pacific Highway Gordon
Locked Box 1056
Pymble NSW 2073
DX 8703 Gordon
PH 9424-0888 Fax 9424-0880

TAX INVOICE
OFFICIAL RECEIPT

Receipt No: 84601

10/05/2006

To [redacted]
P O Box 990
Wahroonga 2076

Qty/ Applic	Reference	Amount
GL Receipt	964 Infrastruct	$125.00
1 GL Receipt 1	950 Construct c	$454.55
GST		$45.45
1 GL Receipt 1	950 Construct c	$151.82
GST	1 pca agreement	$18.18
1 GL Receipt 1	939 Build Insp F	$320.00
GST		$32.00
GL Receipt		
To GL Receipt:		

Total Amount: **$1,177.00**
Includes GST of: **$95.63**

Amounts Tendered

Cheque	$1,177.00
Total	$1,177.00
Rounding	$0.00
Change	$0.00
Nett	**$1,177.00**

Thank you for your Payment
Printed 10/05/2006 15:49:4

Ku-ring-gai Council
818 Pacific Highway, Gordon
Phone: 9424 0888 Facsimile: 9424 0880
EMAIL: kmc@kmc.nsw.gov.au

APPLICATION FOR A CONSTRUCTION CERTIFICATE

Date received: 10/05/06 DA No: 06/0423

If you want to carry out some building work or subdivision work (such as building roads or a stormwater drainage system), you need a construction certificate before you can start work. You can use this form to apply for a construction certificate. To complete the form, please place a cross in the boxes ☐ and fill out the white sections as appropriate. To minimise delay in receiving a decision about your application, please ensure you submit all relevant information. You need to apply to a certifying authority (either your council or a private certifer).

1. Details of the applicant

Mr ☑ Ms ☐ Mrs ☐ Dr ☐ Other

First name [redacted] Family name [redacted]

Flat/street no. Street name [redacted]

Suburb or town [redacted] State NSW Postcode 2076

Daytime telephone [redacted] Fax Mobile

Email [redacted]

2. Identify the land

Flat/street no. 1394-1396 Street name PACIFIC HWY

Suburb or town TURRAMURRA. Postcode 2074

Lot no. 1 Section

DP/~~MPS~~ no. 629520. Volume/folio

You can find the lot no., section, DP/MPS no. and volume/folio details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or a map with these details.

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3. Estimated cost of the development (including GST)

Applicant's Assessment $24,000-00

Council's Assessment $

* Unless a signed contract is provided. Council's estimate will prevail.

4. Describe the development

What type of work do you propose to carry out?

Building work ☑

Subdivision work ☐

Describe the work

SPLIT SINGLE TENANCY INTO TWO
FACADE MODIFICATIONS TO GROUND FLOOR.

For building work, what is the class of the building under the Building Code of Australia?

TYPE B.

This can be found on the development consent

Has development consent been granted for the development?

No ☐

Yes ☑ What is the development application no.?

71/06.

What date was development consent granted?

4/4/06.

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5. Information to be attached to the application

You need to provide material with your application that is relevant to the type of work you propose to do. Please indicate the material you have attached by placing a cross in the appropriate boxes ☐:

1. If you are going to carry out **building work**:

☐ a copy of any compliance certificates on which you rely

☒ detailed plans of the building (4 copies)

The plans must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:

- show a plan of each floor section
- show each elevation of the building
- show the level of the lowest floor, the level of any yard or unbuilt area on that floor and the level of the ground
- indicate the fire safety and fire resistance measures (if any), and their height, design and construction

Where you propose to alter, add to or rebuild a building that is already on the land, or modify plans that have already been approved, please mark the general plan (by colour or otherwise) to show the change you propose to make.

☒ detailed specifications of the building (4 copies)

The specifications are to:

- describe the construction (including the standards that will be met), the materials which will be used to construct the building and the methods of drainage, sewerage and water supply
- state whether the materials proposed to be used are new or second hand and give details of any second-hand materials to be used.

Where you propose to modify specifications that have already been approved, please mark the approved specifications (by colour or otherwise) to show the modification.

☒ a plan of the existing building, drawn to scale, where the application involves building work to alter, enlarge or extend that building

This plan will assist the certifying authority to assess whether the work will reduce the fire protection capacity of the building.

☐ where you propose to meet the performance requirements of the Building Code of Australia (BCA) by using an alternative solution to the deemed-to-satisfy provisions of the BCA:

- a list of the performance requirements you will meet by using the alternative solution
- the details of the assessment methods you will use to meet those performance requirements
- a copy of any compliance certificates on which you rely

☐ evidence of any accredited component, process or design on which you seek to rely

Components, processes or designs that relate to the erection or demolition of a building are accredited under the Environmental Planning and Assessment Regulation 2000.

☒ details of the fire safety measures, unless you are building a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool). These details are to include:

- a list of any fire safety measures you propose to include in the building or on the land



5. continued

- if you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land

The lists must describe the extent, capability and the basis of design of each measure.

☒ the attached schedule, completed for the development

The information in the schedule will be used by the Australian Bureau of Statistics to report each quarter on the building activity that occurs in the economy. Building statistics allow governments and businesses to accurately identify main areas of population growth and demand for products and services.

☐ a long service levy to construct a building, unless:

- a long service levy has already been paid for the building
- the cost of construction is less than $25,000
- the building will be constructed for a public authority and those who will do the work are employed by that public authority
- the building will be constructed by or for a church or non-profit organisation and will be built wholly or partly by volunteers.

2. If you are going to **carry out work to do a subdivision** (eg building roads or a stormwater drainage system):

☐ the details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)

☐ the details of the consultation you have carried out with the public authorities who provide or will increase the services you will need (like water, road, electricity, sewerage)

☐ the existing ground levels and the proposed ground levels when the subdivision is completed

☐ copies of any compliance certificates on which you rely

☐ detailed engineering plans (4 copies). The detailed plans might include the following:

- earthworks
- roadworks
- road pavement
- road furnishings
- stormwater drainage
- water supply works
- sewerage works
- landscaping works
- erosion control works

Where you propose to modify plans that have already been approved, please mark the approved plans (by colour or otherwise) to show the modification.

3. If you are going to **change the use of a building** or the classification of a building under the Building Code of Australia and you are doing building work (unless the building will now be used as a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool)):

☒ a list of any fire safety measures you propose to include in the building or on the land

☐ if you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land

☒ details as to how the building will comply with the Category One fire safety provisions of the Building Code of Australia

The lists of fire safety measures must describe the extent, capability and the basis of design of each measure.

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6. Signatures

The owner(s) of the land must sign this application if:

- at the time the owner signed the development application, the owner did not give consent to the applicant to lodge a construction certificate, or
- the owner of the land has changed since the owner signed the development application.

As the owner(s) of the above property, I/we consent to this application:

Further, we waive the requirements of Section 118C of the Environmental Planning and Assessment Amendment Act 1997 regarding notice of entry by Council and instead consent to Ku-ring-gai Council's authorised person entering the premises, without first giving notice, for the purpose of carrying out all or any inspections which it may deem necessary and appropriate in connection with the assessment, processing and determination of the Development Application or Construction Certificate, or Compliance Certificate/s for the property and in connection with any inspections during the completion of the development.

Signature

Signature

Name

Date

Date

Address of owner if not the same as applicant

The applicant, or the applicant's agent, must sign the application.

Signature

Name, if you are not the applicant

In what capacity are you signing if you are not the applicant?

Date

9/5/06

7. Privacy policy

The information you provide in this application will enable your application to be assessed by the certifying authority. If the information is not provided, your application may not be accepted. Please contact the council if the information you have provided in your application is incorrect or changes.

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Schedule to application for a construction certificate

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

All new buildings

Please complete the following:

- Number of storeys (including underground floors) ☐
- Gross floor area of new building (m²) ☐
- Gross site area (m²) ☐

Residential buildings only

Please complete the following details on residential structures:

- Number of dwellings to be constructed ☐
- Number of pre-existing dwellings on site ☐
- Number of dwellings to be demolished ☐
- Will the new dwelling(s) be attached to other new buildings? Yes ☐ No ☐
- Will the new building(s) be attached to existing buildings? Yes ☐ No ☐
- Does the site contain a dual occupancy? (NB dual occupancy = two dwellings on the same site) Yes ☐ No ☐

Materials – residential buildings

Please indicate the materials to be used in the construction of the new building(s):

Walls		Code	Roof		Code	Floor		Code	Frame		Code
Brick (double)	☐	11	Tiles	☐	10	Concrete or slate	☐	20	Timber	☐	40
Brick (veneer)	☐	12	Concrete or slate	☐	20	Timber	☐	40	Steel	☐	60
Concrete or stone	☐	20	Fibre cement	☐	30	Other	☐	80	Aluminium	☐	70
Fibre cement	☐	30	Steel	☐	60	Not specified	☐	90	Other	☐	80
Timber	☐	40	Aluminium	☐	70				Not specified	☐	90
Curtain glass	☐	50	Other	☐	80						
Steel	☐	60	Not specified	☐	90						
Aluminium	☐	70									
Other	☐	80									
Not specified	☐	90									

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6. Signatures

The owner(s) of the land must sign this application if:

- at the time the owner signed the development application, the owner did not give consent to the applicant to lodge a construction certificate or
- the owner of the land has changed since the owner signed the development application.

As the owner(s) of the above property, I/we consent to this application:

Further, we waive the requirements of Section 118C of the Environmental Planning and Assessment Amendment Act 1997 regarding notice of entry by Council and instead consent to Ku-ring-gai Council's authorised person entering the premises, without first giving notice, for the purpose of carrying out all or any inspections which it may deem necessary and appropriate in connection with the assessment, processing and determination of the Development Application or Construction Certificate, or Compliance Certificate/s for the property and in connection with any inspections during the completion of the development.

Signature [redacted]

Name [redacted]

Date

Signature [redacted]

Name [redacted]

Date

Address of owner if not the same as applicant [redacted]

The applicant, or the applicant's agent, must sign the application.

Signature [redacted]

Name, if you are not the applicant

In what capacity are you signing if you are not the applicant?

Date 9/5/06

7. Privacy policy

The information you provide in this application will enable your application to be assessed by the certifying authority. If the information is not provided, your application may not be accepted. Please contact the council if the information you have provided in your application is incorrect or changes.

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DETERMINATION

Ku-ring-gai Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone: (02) 9424 0888, Fax: (02) 9418 1117
DX 8703 GORDON

Contact: [redacted]

In reply please quote: DA DA 71/06A

19 May 2006

[redacted]

Dear Sir/Madam

NOTICE OF DETERMINATION OF MODIFIED DEVELOPMENT APPLICATION
SECTION 96(1A) ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
DEVELOPMENT APPLICATION N^{O} DA 71/06A

Applicant's Name and Address: [redacted]

Land to be Developed:	Lot 1, DP 629520, 1394-1396 Pacific Highway, Turramurra
Proposed Development:	Divide restaurant to form two new retail units
Date of Determination of Modification:	11 May 2006
Date of Expiry:	7 April 2007
Other Approvals Integrated with this Consent:	N/A

This determination is granted subject to the conditions or terms in the **attached** Schedule.

You are advised of your right of review of this determination by Council under Section 82A of the Environmental Planning and Assessment Act 1979.

You are advised that if you are dissatisfied with the determination you have a right of appeal to the Land and Environment Court within 12 months of the date you receive this Notice.

Yours faithfully

[redacted]

Team Leader
Development Assessment - North

Attachments

Council is using recycled paper in the interest of the environment.

SCHEDULE A TO SECTION 96(1A) APPLICATION TO MODIFY DEVELOPMENT APPLICATION N^{O} DA 71/06A
PREMISES: LOT 1, DP 629520, 1394-1396 PACIFIC HIGHWAY, TURRAMURRA

The issue of this consent does not permit any construction work to commence on the site until such time as a construction certificate has been issued by Council or a private accredited certifier.

In accordance with the provisions of Clauses 145 and 146 of the Environmental Planning & Assessment Regulation 2000, Council or a private accredited certifier must not issue a construction certificate until they are satisfied that the works detailed on the plans submitted to accompany the construction certificate application will comply with the Development Consent and the Building Code of Australia. In addition, any conditions prescribed by the Development consent as to be satisfied prior to any earthworks or construction commencing must be addressed to the satisfaction of Council or the private accredited certifier prior to any earthworks or construction commencing.

Detailed working drawings and specifications which are consistent with the Development Consent and conditions must be submitted prior to the issue of a construction certificate. Any variation from the approved Development Consent plans must be clearly coloured or otherwise clearly distinguished.

1. Condition No. 1 is modified so as to read as follows:

   *This consent relates to work shown in colour on plans referenced **Job No. 05-029 DA 101B**, drawn by **Bergstrom Architects**, dated **3 March 2006**, received by Council on **11 May 2006**, and endorsed with Council 's approval stamp, except where amended by the following conditions:*

2. All other conditions remain unchanged.

*****END OF CONDITIONS*****

TYPING REQUEST SHEET
~ SECTION 96 CONSENT (& CC) ~

Were there any submissions? ☐ **YES (See below)** ☑ **NO**

☐ **B101** ☐ **USE ALL OBJECTORS NAMES & ADDRESSES**

☐ **USE ATTACHED NAMES & ADDRESSES**

☐ **OTHER (ie B105)** _____ **(Please attach sheet with details to be incorporated)**

Contact: [redacted] **File No:** DA 71/06A

APPLICANTS & PROPERTY DETAILS

Applicant Name: [redacted]

Applicant Address: [redacted]

Premises - Lot: 1 DP: 629520.

Street Address: 1394-1396 Pacific Hwy Turramurra.

Development: Divide restaurant to form two new retail units

Class: 6

Is this an Integrated Development? If so, by which Authority?: ☐ DIPNR ☐ RFS

☐ OTHER _____

COMPLETE ALL DETAILS IN THIS SECTION

Date of Modification: ☐ Date of Typing ☐ Other as signed 11/05/06

Date of Expiry: ☐ N/A (if works have commenced) ☐ Other 7 April 2008 (ie, the date the original DA expires)

PLAN DETAILS... Please complete reverse side.

1. The development to comply in all respects with Development Application No DA 71/06
and Development Application plans prepared by Berrys
reference/s .....
.....
dated ..... and lodged with Council on .....

and amended Development Application No 71/06A
and Development Application plans prepared by Bergstrom Architects P/L
reference/s Job No 05-029 DA 101B
.....
dated 3 March 2006 and lodged with Council on 7 March 2006

ANY ADDITIONAL CONDITIONS:

Refer Report.

*****END OF CONDITIONS*****

DA71/06A Volume 2
Environmental & Regulatory Services
10 May 2006

MEMORANDUM

TO: **FILE**
FROM: [redacted]
SUBJECT: **DEVELOPMENT APPLICATION 71/06A VOLUME 2, SECTION 96 APPLICATION TO MODIFY CONDITION**

Background
The above application seeks approval to modify Development Consent No.71/06 (approved4 April 2006 along with a joint application DA70/06) by substituting the approved plan for another as approved for DA70/06 (and vice versa) and amending the standard condition that refers to the substituted plan.

Discussion
As per Environmental Planning & Assessment Act 1979 the following matters are considered:

Section 96(1A) *Modifications involving minimal environmental impact*; such as changes to the external building envelope, windows are moved, heights are changed etc.

Not Applicable

Section 96 (1) *Minor Modifications* such as errors or miscalculations:

This section is applicable to the application.

Condition 1 states:

This consent relates to work shown in colour on plans referenced ***Job No. 05-029 DA 201B****, drawn by* ***Bergstrom Architects****, dated* ***3 March 2006****, received by Council on7* ***March 2006****, and endorsed with Council 's approval stamp, except where amended by the following conditions:*

The plan that relates to this Consent is DA101B and not DA201B which contains a design to convert the restaurant into a reduced restaurant and a new retail unit as per the joint Consent DA70/06.

Notification: Not applicable. The substitution of the plan was a clerical error and does not relate to any changes to the actual development and therefore does not impact upon the surrounding neighbourhood.

Referrals: Not Applicable. The Development Application was not subject to Integrated Development.

RECOMMENDATION: Pursuant to Section 96 of the Environmental Planning and Assessment Act, 1979

/1

THAT Council, as the consent authority, modify development consent to Development Application No. DA 7[redacted]/06 for ***Divide restaurant to form two new retail units*** on land at 1394-1396 Pacific Highway Turramurra in the following manner:

1. Condition No. 1 is modified so as to read as follows:

   This consent relates to work shown in colour on plans referenced ***Job No. 05-029 DA 101B****, drawn by* ***Bergstrom Architects****, dated* ***3 March 2006****, received by Council on* ~~***7 March 2006***~~ 11 MAY 2006 *, and endorsed with Council 's approval stamp, except where amended by the following conditions:*

2. All other conditions remain unchanged.

[redacted]

Assessing officer

[redacted]

Team Leader, North Team

11/5/06.

Development Review Unit

THIS CHECKLIST IS TO BE COMPLETED BY THE TEAM LEADER
AT THE FIRST DRU SESSION AFTER THE RECEIPT OF THE DA.

NTH

DA No:	71/06A
Property Address:	1394-1396 PACIFIC H'WAY TURRAMURRA
Description of works:	AMENDMENT - ALTER REFERRED PLAN NO IN COND 1

INFORMATION

Is the information adequate:

- ☐ / No
- ☐ / Yes *(Specify below the further information that is required)*

Should the application be rejected due to insufficient information: Yes / (No)

Rejection letter Yes / (No) | **Stop the clock letter** Yes / (No)

REFERRALS

Formal referrals are required for the following once any stop the clock requirements have been met:

Internal Bodies	Required	Date Sent	Date Due	External Bodies	Required	Date Sent	Date Due
Landscape	(10)			Waterways			
Engineers	(10)			RTA			
Health				Police			
Urban Design				NPWS			
Heritage				Heritage Council			
Environment				Rural Fire Services	NO		
Traffic Committee				DIPNR			
Building:				Other			
Other							

Note: Date of referral & signature of administration officer to be provided if nominated for referral.

Development Assessment

KEY ISSUES FOR CONSIDERATION

check submitted plan identical to

Assessment Officer:	[redacted]	Notification Category:	NO
Team Leader:	[redacted]	Date:	9/5/06

Administration	
AS400 description as per description provided:	□ Yes □ No
If No, AS400 description updated:	□ Yes □ No □ N/A
All referrals prepared and sent as indicated	□ Yes □ No □ N/A
Stop the clock letter / rejection letter prepared and sent	□ Yes □ No □ N/A
Administration Officer _____	Date: _____

This form is to only be completed by a Landscape Officer, except the formal referral date NTH

Development Review Unit (DRU) form - Landscaping

Date: ____/____/____

DRU Landscape Officer: _____

DCO LH

DA Number: 71 / 06

Property address: 1394-1396 PACIFIC H'WAY TURRAMURRA

Description of works: AMENDMENT - ALTER REFERRED PLANS NO IN COND 1

Is the information submitted satisfactory to make an informed Landscape assessment?

Yes or No: _____

If no, the additional landscaping information is to be submitted (via a *Stop Clock* letter) is as follows:

_____

_____

_____

_____

_____

Where submitted information is satisfactory, is a *formal* referral to Landscape Assessment required?

Yes or No: _____ Date formally referred by DCO (if required): _____

Brief reason for referral or non-referral from Landscape Officer:

_____

_____

Date returned to DCO (if taken): _____ *TRIM MEMO #:* _____

Are there any standard landscaping conditions to be applied without a formal referral?

Yes or Nil _____

- *General:* _____
- *Prior to Construction Certificate issue:* _____
- Prior to final or occupation certificate issue: _____

Any further comments by the Landscaping Officer as a result of DRU assessment? :

_____

_____ See over

Signed: _____

Note: This assessment has been carried out under the time constraints of DRU. The Development Control Officer should liaise with a Landscape Officer if there are any questions that arise out of the DRU assessment, or if new information is brought to light (such as the result of a site inspections, or discrepancy in plans and the like).

Any questions at all – please see a Landscape Assessment Officer.

RE- referral – Landscaping

This is to be filled out when information needs to be re-referred to Landscaping a first or second time

Date of 1st re-referral:_____/_____/_____

Reason for 1st re-referral:_____

Result of 2nd Landscaping Assessment (Landscape assessment officers to complete):

_____

TRIM #:_____

Signed: _____ **Date:** ____/____/____

Date of 2nd re-referral:_____/_____/_____

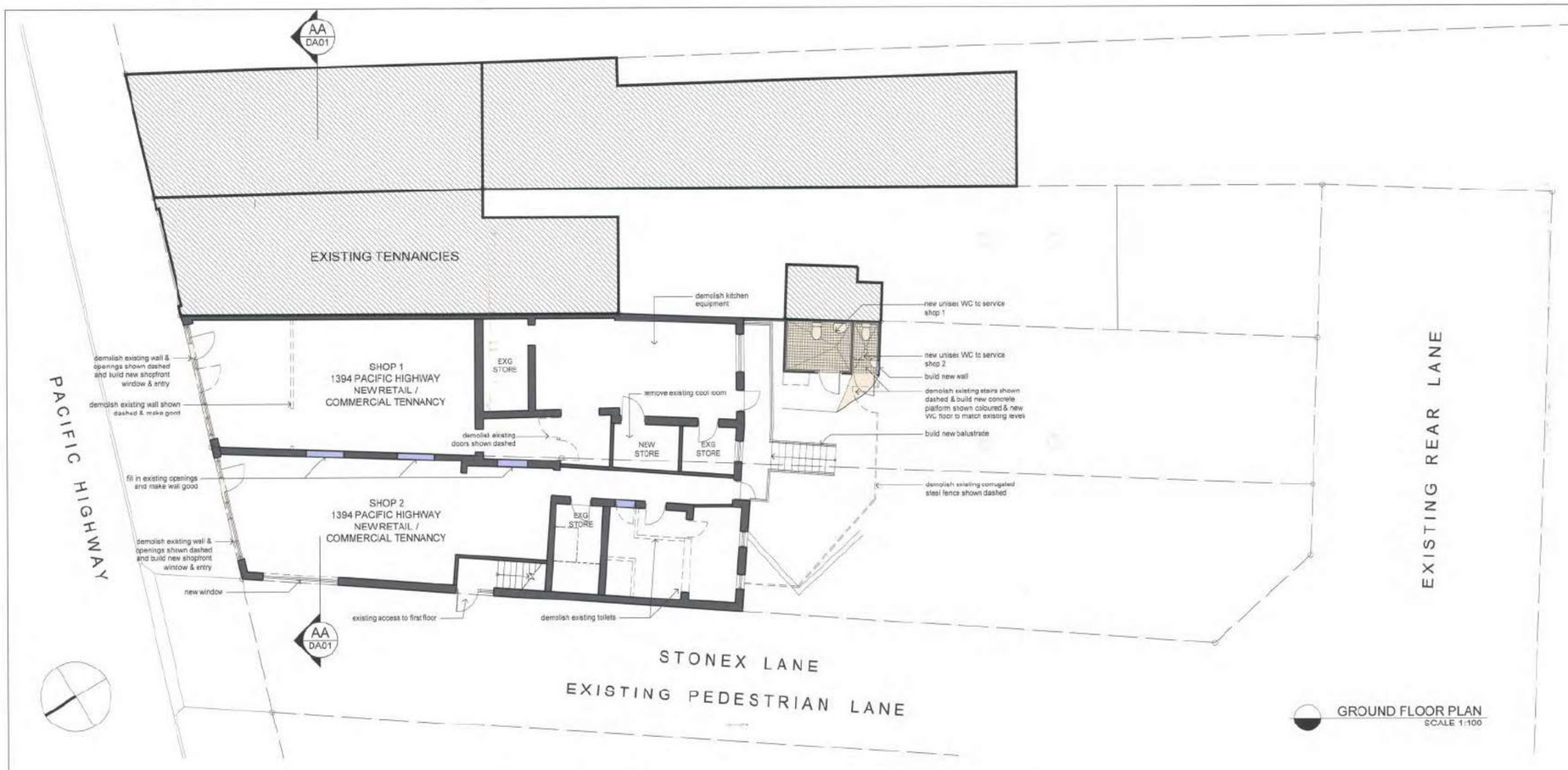
Reason for 2nd re-referral:_____

Result of 3rd Landscaping Assessment (Landscaping Officer to complete)::

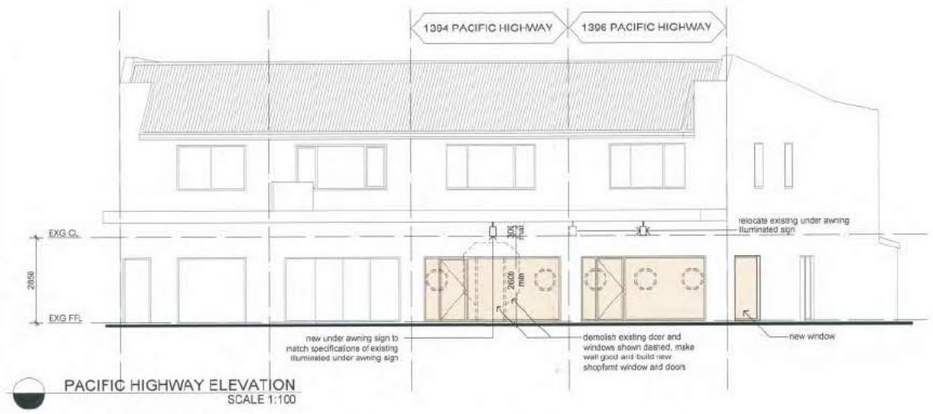
_____

TRIM #:_____

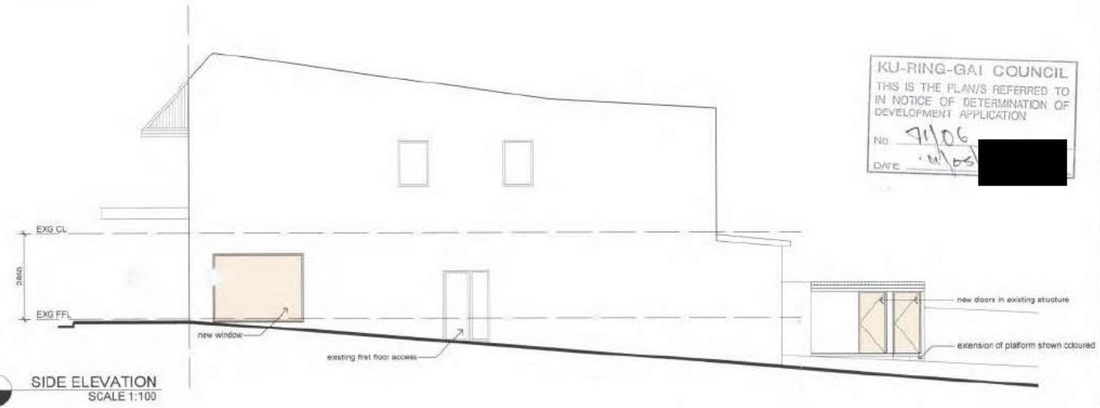
Signed: _____ **Date:** ____/____/____



GROUND FLOOR PLAN
SCALE 1:100



PACIFIC HIGHWAY ELEVATION
SCALE 1:100

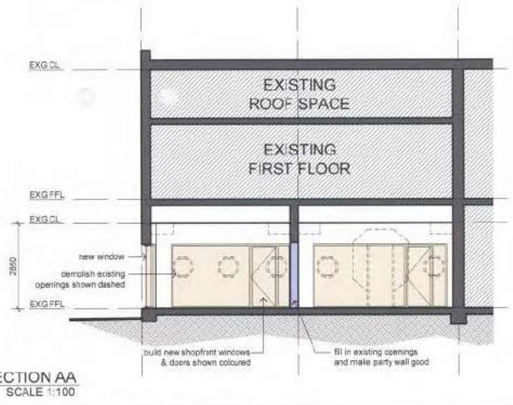


SIDE ELEVATION
SCALE 1:100

KU-RING-GAI COUNCIL
THIS IS THE PLAN/S REFERRED TO IN NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION
No. 71/06
DATE [redacted]



REAR ELEVATION
SCALE 1:100



SECTION AA
SCALE 1:100

RECEIVED
11 MAY 2006

1394 - 1396
PACIFIC HIGHWAY
TURRAMURRA, NSW

LOT 3 & 4, DP 16463

REVISIONS		
B	03.03.2006	DELETED RESTAURANT AND REPLACED WITH NEW RETAIL/COMMERCIAL TENANCY
A	30.01.06	FOR DEVELOPMENT APPLICATION

bergstrom ARCHITECTS

BERGSTROM ARCHITECTS PTY. LTD. (ABN 75 095 092 989)
SUITE 9, LEVEL 2 , 9 MYRTLE STREET,
NORTH SYDNEY NSW 2060
Ph 02.8920.1499 Fax. 02.8920.1599

PROJECT
PROPOSED SHOP RENOVATION

DRAWING
PLAN, SECTION & ELEVATIONS

SCALE	DWG. NO.	REV.
1 : 100 @ A1	DA101	B

DATE: 03.03.2006
DRAWN BY: PWW
JOB NUMBER: 05-029

NOTIFICATION &
OBJECTIONS

DA DOCUMENTATION

Ku-ring-gai Council

818 Pacific Highway, Gordon
Phone: 9424 0888 Facsimile: 9424 0880
EMAIL: kmc@kmc.nsw.gov.au

RECEIVED - 2 MAY 2006 CUSTOMER SERVICE CENTRE

APPLICATION TO MODIFY A DEVELOPMENT CONSENT

Section 96 Environmental Planning and Assessment Act

Date Received: 02/05/06 DA No: 71/06 - A

Use this form to apply to modify a development consent. If the changes you propose mean the development will not be substantially the same as originally approved, you need to submit a new development application. (Please do not use this form.)

To complete the form, please place a cross in the boxes ☐ and fill out the white sections as appropriate. To minimise delay in receiving a decision about your application, please ensure you submit all relevant information.

You need to submit the application to the consent authority that originally gave its consent. You will receive a notice of determination once this application has been assessed.

1. Details of the applicant

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name [redacted]

Flat/street no. Street name [redacted]

Suburb or town [redacted] State NSW Postcode 2060

Mobile [redacted]

Email [redacted]

2. Identify the land

Flat/street no. 1394-1396 Street name PACIFIC HIGHWAY

Suburb or town TURRAMURRA Postcode 2074

Lot no. 1 Section

DP/MPS no. 629520 Volume/folio

You can find the lot no., section DP no. and volume/folio details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or map with these details.

3. Details of the original development consent

Describe what the original consent allows

DIVIDE EXISTING TENANCY INTO TWO RETAIL/COMMERCIAL SHOPS

What is the development application no.? 71/06 What is the date of the consent? 6/04/2006

4. Describe the modification you propose to make

Please indicate the type of modification you propose to make by placing a cross in the appropriate box ☐.

☒ A modification to correct a minor error, misdescription or miscalculation

Describe the error, misdescription or miscalculation

ALTER REFERENCED PLAN NUMBER IN CONDITION 1

☐ A modification that will have minimal environmental impact
Describe the modification and its expected impact

☐ Any other modification
Describe the modification and its expected impact

Will the modified development be substantially the same as the development that was originally approved?

No ☐

Yes ☒ Please provide evidence that the development will remain substantially the same. (If you need to attach additional pages, please list the material attached).

WILL ONLY ALTER INCORRECT PLAN REFERENCE

5. Signatures

The owner(s) of the land being developed must sign the application.

If you are not the owner of the land, you must ask the owner(s) of the land to sign the application.
If the land is Crown land, an officer of the Department of Land and Water Conservation must sign the application.

As the owner(s) of the above property, I/we consent to this application:

Further, we waive the requirements of Section 118C of the Environmental Planning and Assessment Amendment Act 1997 regarding notice of entry by Council and instead consent to Ku-ring-gai Councilâs authorised person entering the premises, without first giving notice, for the purpose of carrying out all or any inspections which it may deem necessary and appropriate in connection with the assessment, processing and determination of the Development Application or Construction Certificate, or Compliance Certificate/s for the property and in connection with any inspections during the completion of the development.

Signature

Name

Date

Signature

Name

Date

Address of owner if not the same as applicant

The applicant, or the applicantâs agent, must sign the application.

Signature

[redacted]

Name, if you are not the applicant

In what capacity are you signing if you are not the applicant?

Date

20/04/2006

6. Privacy policy

The information you provide in this application will enable your application to be assessed by the consent authority and any relevant state agency. If the information is not provided, your application may not be accepted. Your application may be advertised to the public for comment if the development is designated development, advertised development, or is required to be advertised by a development control plan. The application will also be kept in a register by the council that can be viewed by the public at any time. Please contact the council if the information you have provided in your application is incorrect or changes.

A-1064

Government Records Repository
F005635127
Rolls Millennium Manilla Board
Rolls Filing Systems – (02) 8850 3444

N-d105

N

KU-RING-GAI COUNCIL

DEVELOPMENT FILE

Address: 1394-1396 PACIFIC HIGHWAY TURRA MURRA

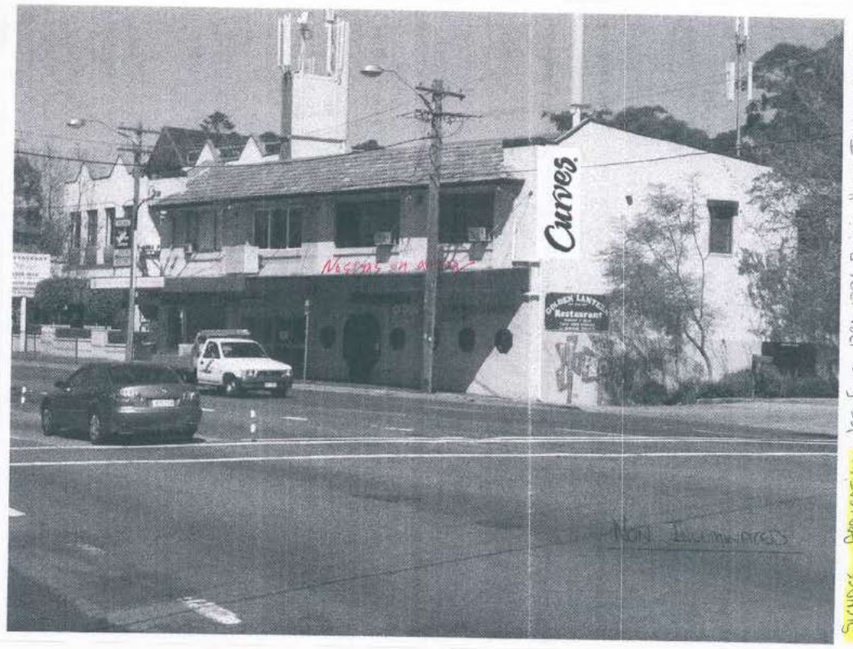
DA No.: 1172/05

Allocated Officer: [redacted]

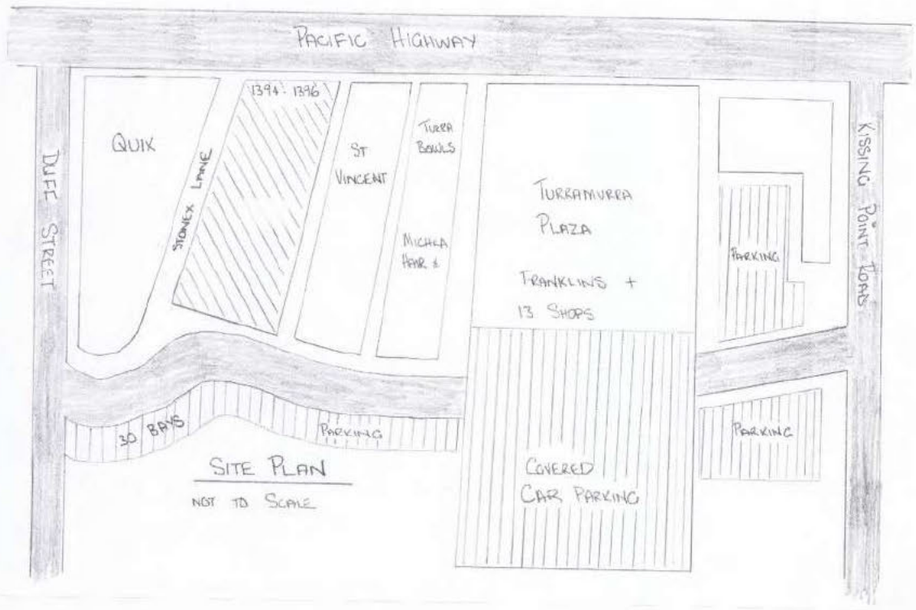
CC stamped/released to applicant 25/1/06

[redacted]

Golden Lantern since 1987



SIGNAGE APPLICATION - 1st FLOOR 1394-1396 PACIFIC HWY, TURRAMURRA.
SIGN DIMENSIONS - 3600mm x 1200mm, INCLINED FLUSH LOGO BACKGROUND.



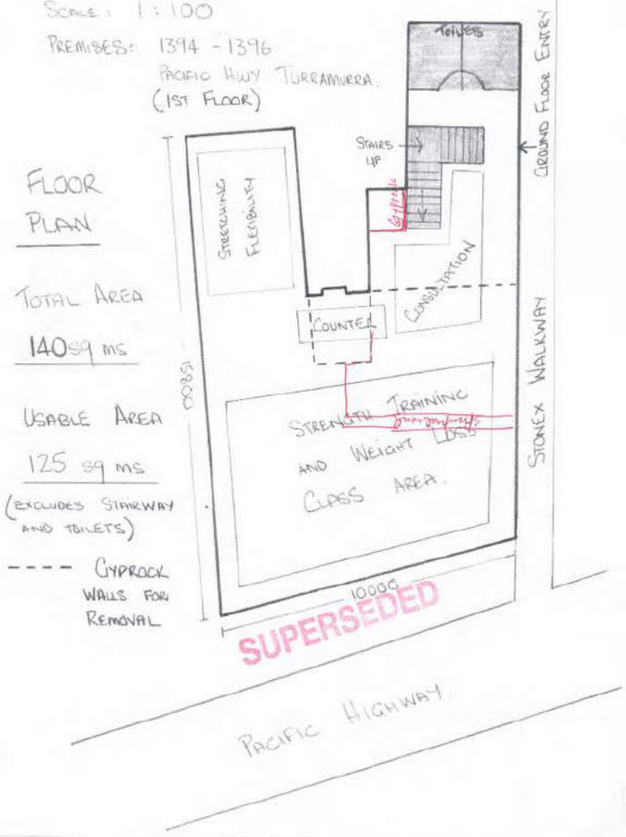
1394 - 1396
PACIFIC HWY,
TURRAMURRA.

- ✱ SITE PLAN
- ✱ FLOORS PLANS
- ✱ FIRE SAFETY.

[redacted]

DRAWINGS:
17TH OCTOBER 2005

DRAWING OCTOBER 2005
SCALE: 1:100
PREMISES: 1394 - 1396
PACIFIC HWY TURRAMURRA.
(1ST FLOOR)

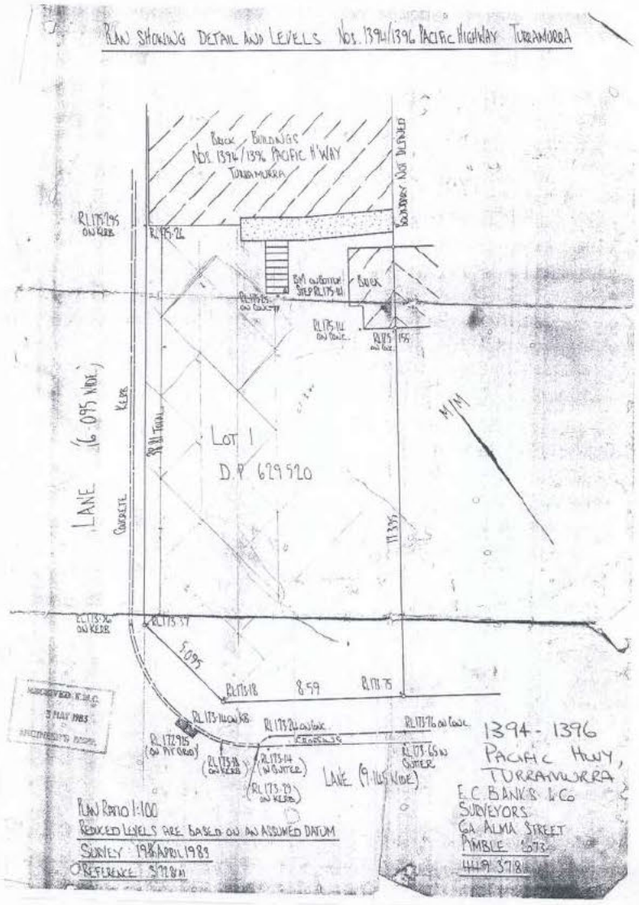


TOTAL AREA
140 sq ms

USABLE AREA
125 sq ms
(EXCLUDES STAIRWAY AND TOILETS)

---- GYPROCK WALLS FOR REMOVAL

PLAN SHOWING DETAIL AND LEVELS Nos. 1394/1396 PACIFIC HIGHWAY TURRAMURRA



TREVOR R HOWSE & ASSOCIATES PTY LTD
ACN 003 753 839
ABN 24 003 753 839
Building Regulations Consultants

SCHEDULE of Fire Safety Measures
For the whole building and the land on which it is situated
Environmental Planning and Assessment Amendment Regulation 1998 (Clause 80c)

Address of Premises: 1394 – 1396 Pacific Highway, Turramurra, NSW 2074

Item No.	PROPOSED MEASURES	Standard of insallation
1.	Exit Signs	AS/NZS 2293.1 - 1998
2.	Portable Fire Extinguishers	AS 2444 - 2001
Others Please specify: None		

I Kate Howse of Trevor R Howse & Associates Pty. Ltd. certify that the above information contained in this Schedule to be correct and accurate.

[redacted]

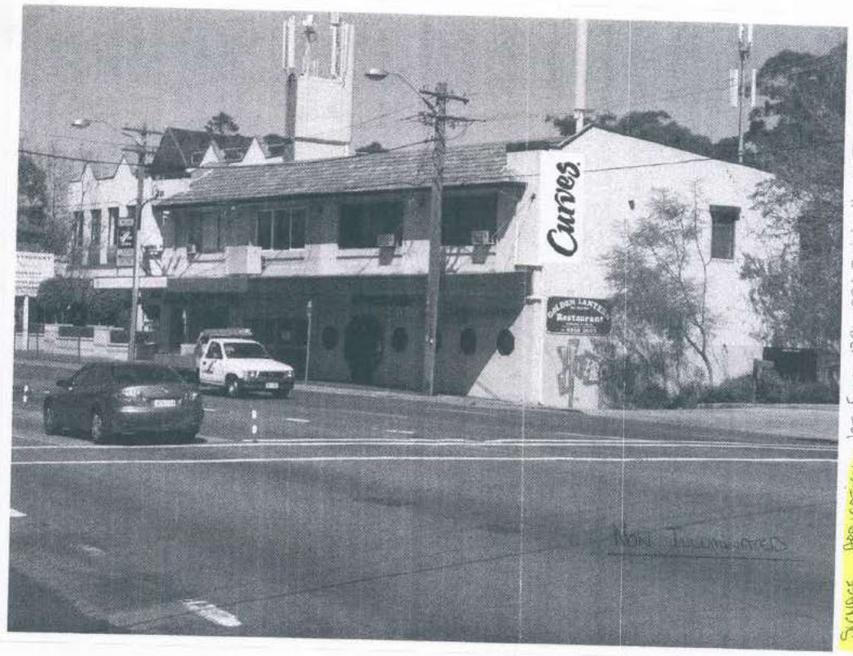
Date of Certificate : 7th October 2005

RECEIVED
18 OCT 2005
CUSTOMER SERVICE CENTRE

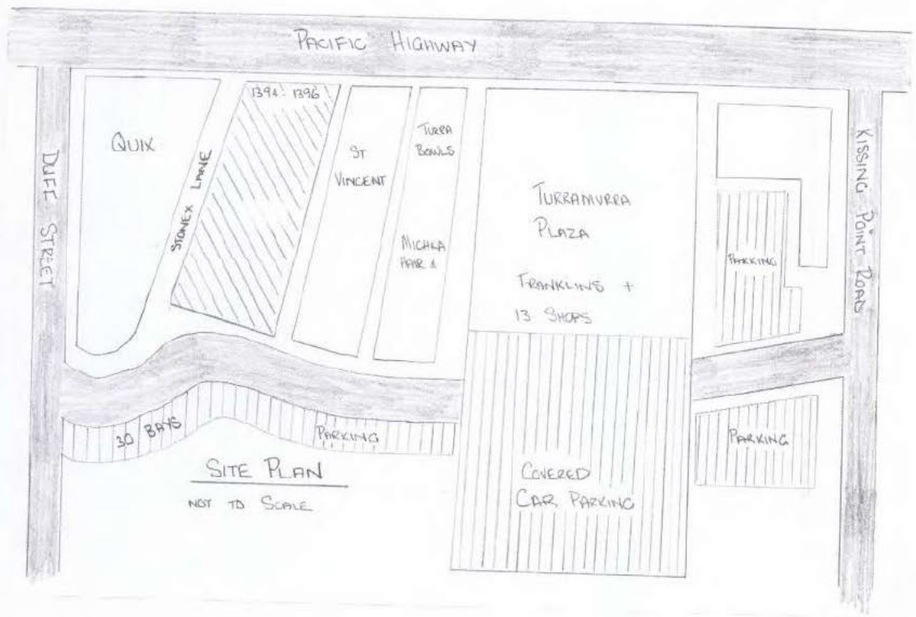
Original Plan

FIRE SAFETY
BUILDING AUDIT
DESIGN ASSESSMENT
CERTIFICATION

Level 8, 210 George St
Sydney, NSW, 2000
PO Box N694
Grosvenor Place, NSW 1220
Telephone (02) 9251 4500
Facsimile (02) 9252 9822
Email trh@trh.com.au



SIGNAGE APPLICATION - 1ST FLOOR 1394 - 1396 PACIFIC HWY, TURRAMURRA.
SIGN DIMENSIONS - 3000mm x 1200mm, MOUNTED FLUSH ONTO BRICKWORK.

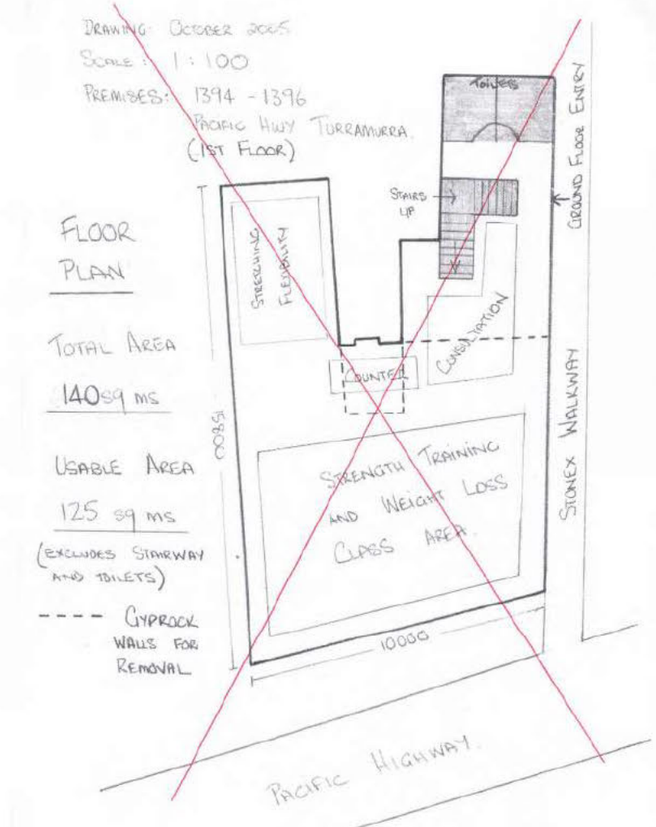


1394 - 1396
PACIFIC HWY,
TURRAMURRA.

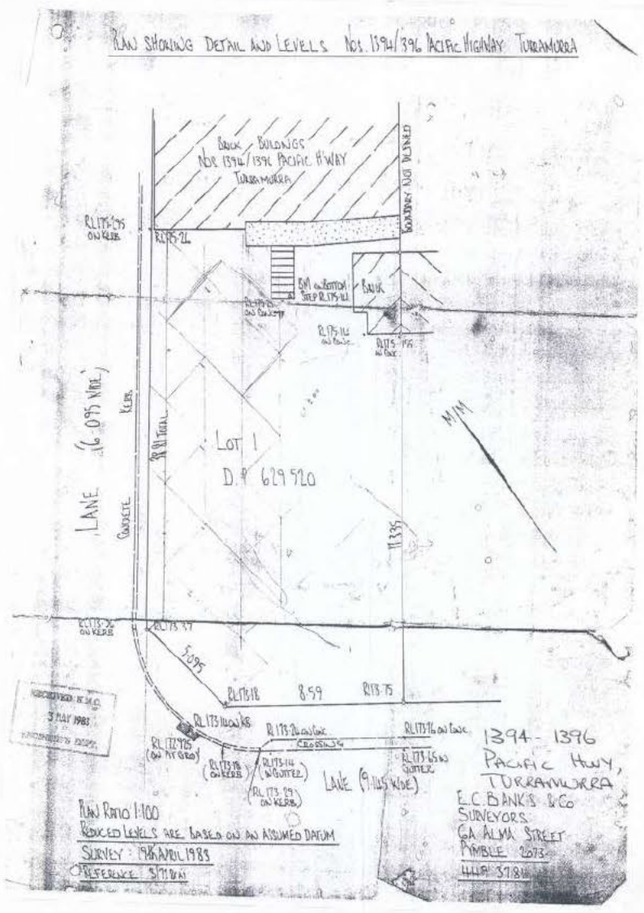
- SITE PLAN
- FLOORS PLANS
- FIRE SAFETY

[redacted]

DRAWINGS:
17TH OCTOBER 2005



Note: This floor plan is not approved. Please refer amended plan submitted with Council on 24th November 2005.



TREVOR R HOWSE & ASSOCIATES PTY LTD
ACN 003 753 839
ABN 24 003 753 839
Building Regulations Consultants

SCHEDULE of Fire Safety Measures
For the whole building and the land on which it is situated
Environmental Planning and Assessment Amendment
Regulation 1998 (Clause 80c)

Address of Premises: 1394 – 1396 Pacific Highway, Turramurra, NSW 2074

Item No.	PROPOSED MEASURES	Standard of installation
1.	Exit Signs	AS/NZS 2293.1 - 1998
2.	Portable Fire Extinguishers	AS 2444 - 2001
Others Please specify : None		

I Kate Howse of Trevor R Howse & Associates Pty. Ltd. certify that the above information contained in this Schedule to be correct and accurate.

KU-RING-GAI COUNCIL
THIS IS THE PLAN'S REFERRED TO IN NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION
No 1172/05
DATE 25/11/05

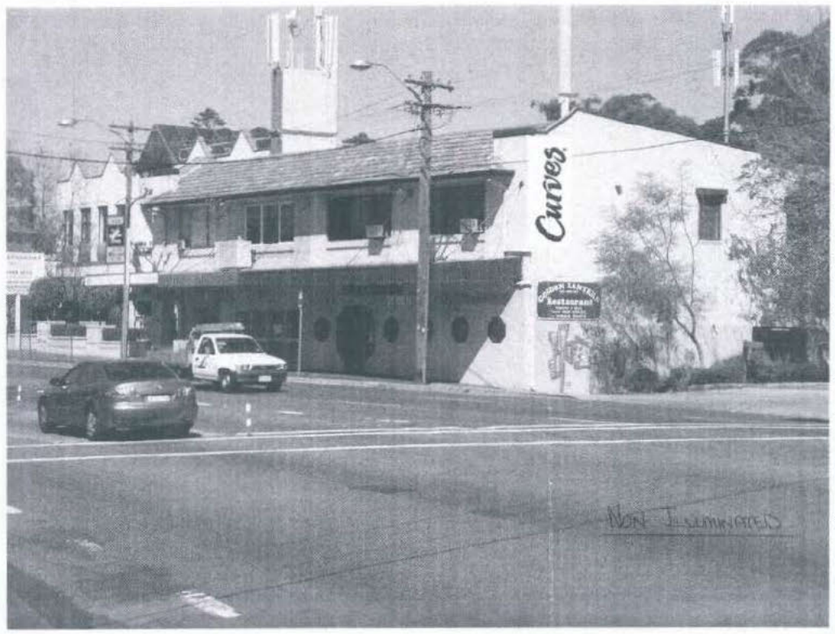
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Date of Certificate : 7th October 2005

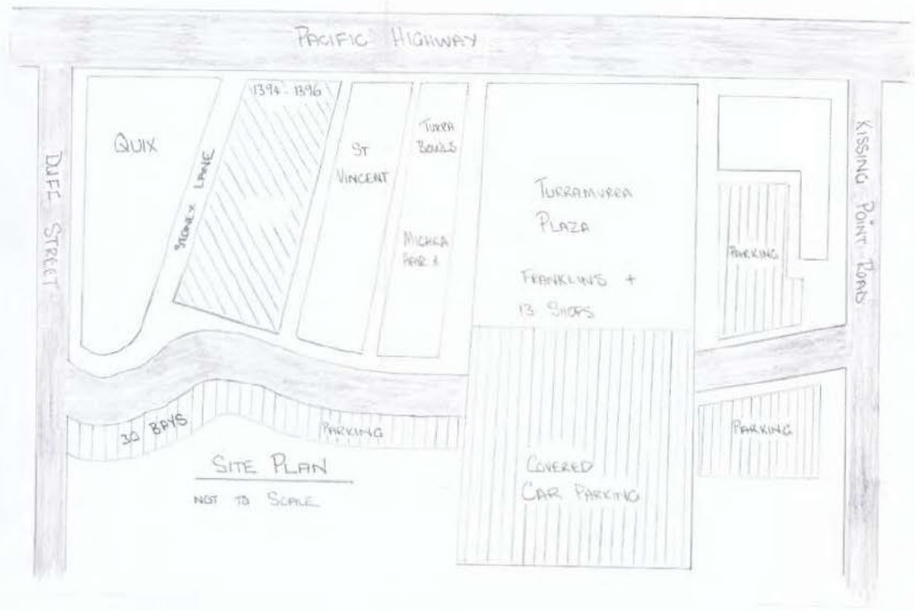
FIRE SAFETY
BUILDING AUDIT
DESIGN ASSESSMENT
CERTIFICATION

Level 8, 210 George St
Sydney, NSW, 2000
PO Box N694
Grosvenor Place, NSW 1220
Telephone (02) 9251 4500
Facsimile (02) 9252 9822
Email trh@trh.com.au

RECEIVED
18 OCT 2005
CUSTOMER SERVICE CENTRE



SIGNAGE APPLICATION - 1ST FLOOR 1394-1396 PACIFIC HWY, TURRAMURRA.
SIGN DIMENSIONS - 3000mm x 1300mm, MOUNTED FLUSH ONTO BALCONY.



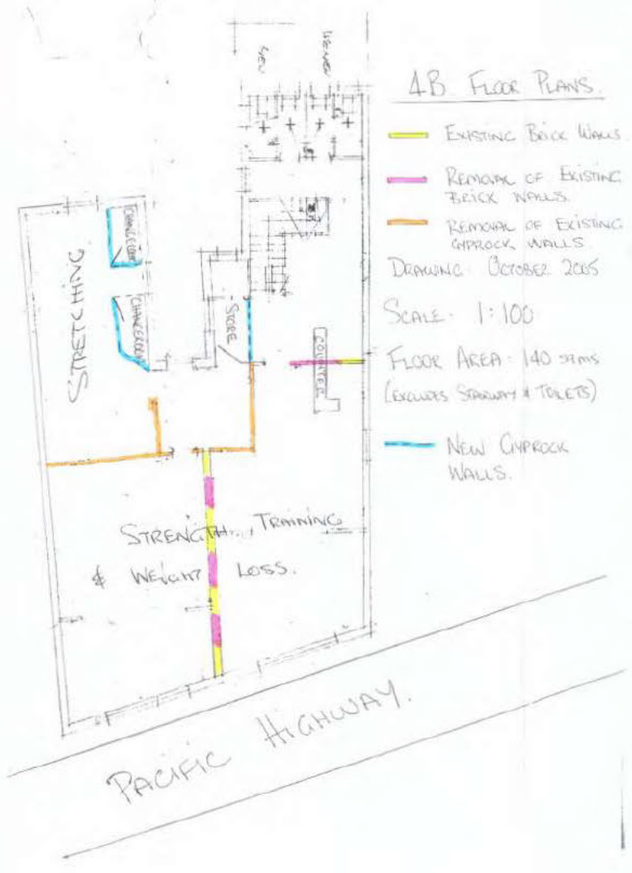
1394 - 1396
PACIFIC HWY,
TURRAMURRA.

- SITE PLAN
- FLOORS PLANS
- FIRE SAFETY.

[redacted]

DRAWINGS:
17TH OCTOBER 2005

[redacted]



4B FLOOR PLANS.

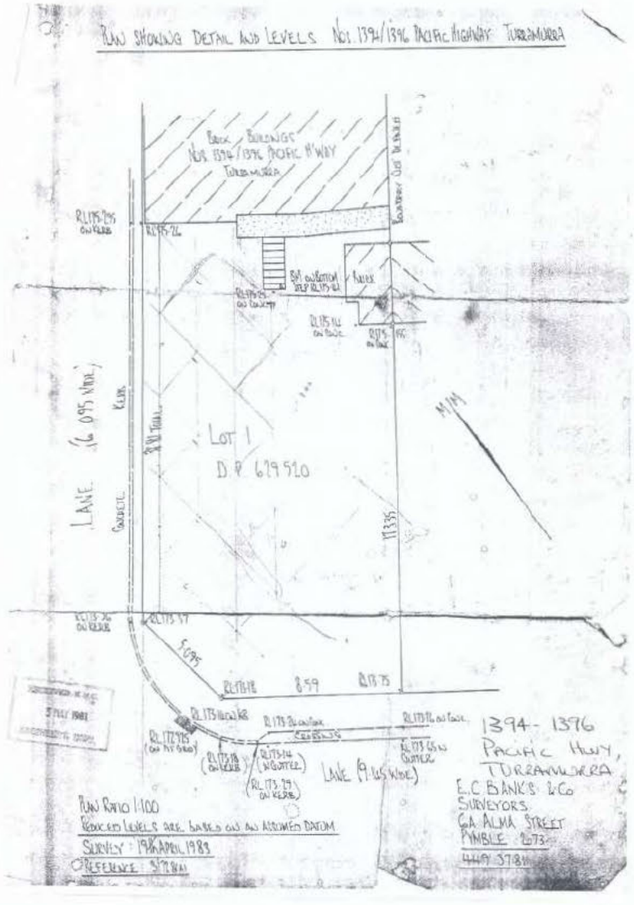
- EXISTING BRICK WALLS
- REMOVAL OF EXISTING BRICK WALLS.
- REMOVAL OF EXISTING GYPROCK WALLS

DRAWING: OCTOBER 2005

SCALE: 1:100

FLOOR AREA: 140 sq mts
(EXCLUDES STAIRWAY & TOILETS)

- NEW GYPROCK WALLS.



TREVOR R HOWSE & ASSOCIATES PTY LTD
ACN 003 753 839
ABN 24 003 753 839
Building Regulations Consultants

SCHEDULE of Fire Safety Measures
For the whole building and the land on which it is situated
Environmental Planning and Assessment Amendment
Regulation 1998 (Clause 80c)

Address of Premises: 1394 – 1396 Pacific Highway, Turramurra, NSW 2074

Item No.	PROPOSED MEASURES	Standard of installation
1.	Exit Signs	AS/NZS 2293.1 - 1998
2.	Portable Fire Extinguishers	AS 2444 - 2001
Others Please specify : None		

I Kate Howse of Trevor R Howse & Associates Pty. Ltd. certify that the above information contained in this Schedule to be correct and accurate.

[redacted]

Date of Certificate : 7th October 2005

FIRE SAFETY
BUILDING AUDIT
DESIGN ASSESSMENT
CERTIFICATION

Level 8, 210 George St
Sydney, NSW 2000
PO Box N694
Grosvenor Place, NSW 1220
Telephone (02) 9251 4500
Facsimile (02) 8252 9802
Email trh@trh.com.au

DA No DA123/05
LETTER No SS6081

First Revised Plan

RECEIVED
16 NOV 2005

4B. FLOOR PLANS

SCALE 1:100

FLOOR AREA : 140 sq ms
(EXCLUDES TOILETS & STAIRWAY)



LEGEND:

- NEW GYPROCK WALLS (STANDARD 90mm STUD)
- EXISTING GYPROCK WALLS (TO BE REMOVED)
- NEW DOORWAYS (CUT INTO EXISTING BRICK WALL)
- EXISTING WINDOWS
- WC EXISTING TOILETS (REMAINING)
- WB EXISTING WASH BASINS (REMAINING)

NOTATIONS:

- NO EXTERNAL CHANGES
- CHANGEROOMS 1200mm x 1600mm
- TO AUSTRALIAN BUILDING STANDARD
- NEW ENQUIRIES COUNTER

RECEIVED
24 NOV 2005
DEVELOPMENT SERVICE CENTRE

FILE No: DA1172/05
LETTER No: 558486

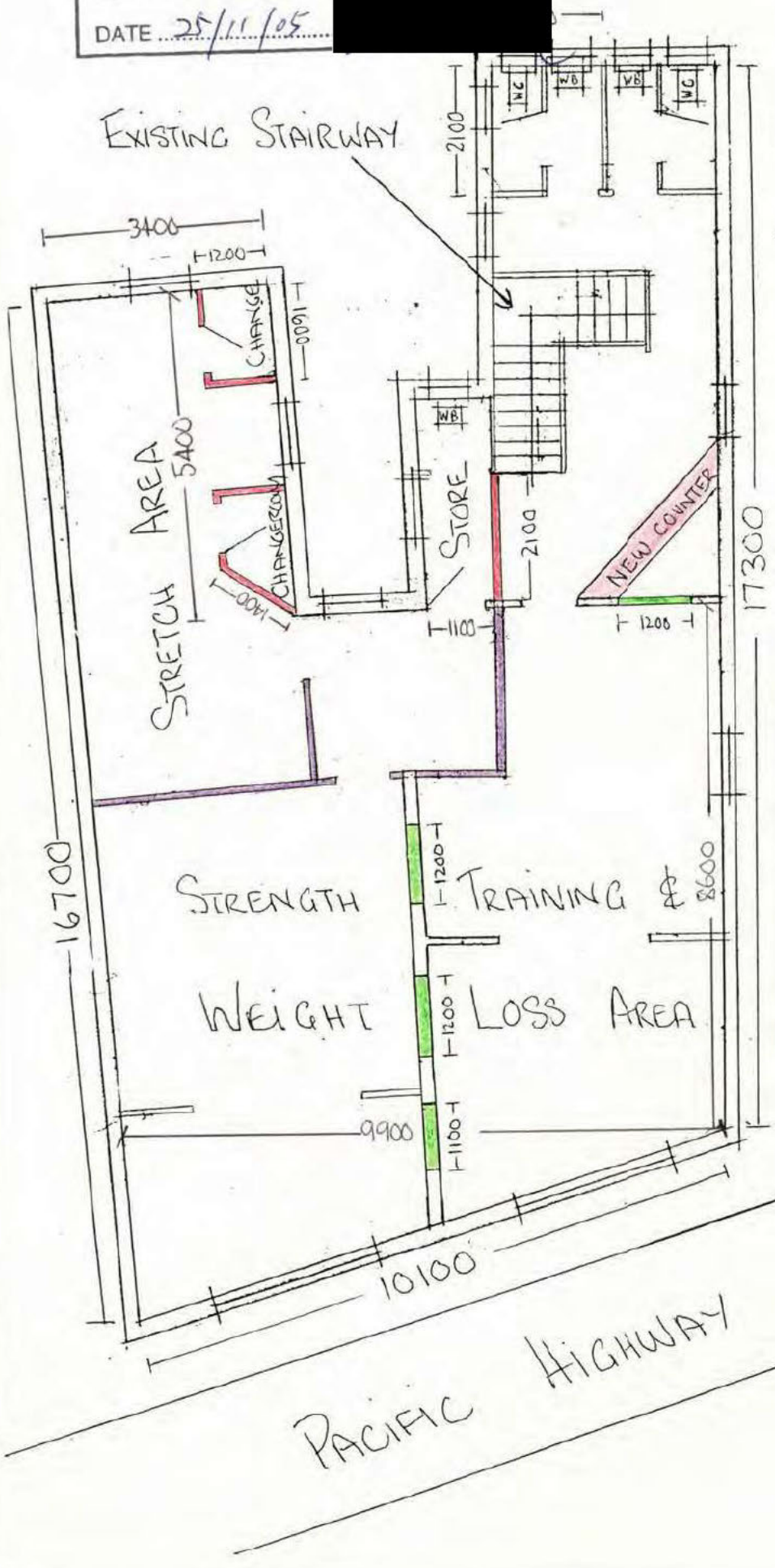
DA 1172/05

KU-RING-GAI COUNCIL
THIS IS THE PLAN/S REFERRED TO IN NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION
No 1172/05
DATE 25/11/05

4B. FLOOR PLANS

SCALE 1:100

FLOOR AREA : 140 sq ms
(EXCLUDES TOILETS & STAIRWAY)



LEGEND:

- NEW GYPROCK WALLS (STANDARD 90mm STUD)
- EXISTING GYPROCK WALLS (TO BE REMOVED)
- NEW DOORWAYS (CUT INTO EXISTING BRICK WALL)
- EXISTING WINDOWS
- WC EXISTING TOILETS (REMAINING)
- WB EXISTING WASH BASINS (REMAINING)

NOTATIONS:

- * NO EXTERNAL CHANGES
- * CHANGEROOMS 1200mm x 1600mm
- * TO AUSTRALIAN BUILDING STANDARD
- * NEW ENQUIRIES COUNTER

RECEIVED
24 NOV 2005
KU-RING-GAI COUNCIL

AH [redacted]

Ku-ring-gai Council

818 Pacific Highway, Gordon, NSW, 2072
Phone: (02) 9424 0888 Facsimile: (02) 9418 1117

Compliance Certificate

Issued under The Environmental Planning & Assessment Act 1979 S109C(1)(a)

Applicant

Name: [redacted]

Address: [redacted]

Phone: [redacted]

16/2/06

Inspection Date Required

Date of Inspection of Building or Subdivision Works

~~FRI 10 FEB 06~~.

Inspection Fees Paid Yes / No

AM

1543

Description of Development

Development .....

Lot .....DP ..... Premises: 1ST FLOOR 1394-1396 PACIFIC HWY, TURRAMURRA

Development Consent	Construction Certificate	Complying Development Certificate
N°: 1172/05	N°:	N°:
Date of Determination:	Date of Determination:	Date of Determination:

Type of Compliance Certificate Requested

- [x] Specified building/subdivision work has been completed and complies with plans and specifications
- [ ] Condition(s) has/have been complied with
- [ ] Classification of building or proposed building
- [ ] Specified aspect of development complies with specified standards or requirements

More details of requested Certificate:

OCCUPATION for 1ST FLOOR

CERTIFICATE

I [redacted] ..... (prirt name) certify that:

- [x] the above described building/~~subdivision work~~ has been completed and complies with the attached plans and specifications/specified plans and specifications to the extent referred to in this certificate.
- [ ] the above condition(s) have been complied with.
- [ ] the building or proposed building designed constructed or adapted for use for the purposes of: ..... would be a Class _____ building under the Building Code of Australia.
- [ ] the above described aspect of development (including design of development) complies with the standards or requirements specified in this certificate.
- [ ] the above certificate was not able to be issued for the followirg reasons: _____
- [x] ~~16/2/06. Work not ready~~

Work Completed as per approved plans. Balustrade to be Stainless

- [ ] Reinspection required – Fee $160 to be paid prior to reinspection

Signature: ..... [redacted] ..... Date: 16/02/06.

Privacy Notification

Purpose of Collection: To enable the issue of a Compliance Certificate
Intended Recipients: Council's staff & public access may be available under various legislation
Supply: Legally required
Storage: Council's Main Office

DEEDAN CONSTRUCTIONS

Phone 9487 8822
Fax 9487 8844
ddarciuli@optusnet.com.au
PO Box 372 Wahroonga NSW 2076
ABN 29 097 390 273
Builders Licence 139 406C

To Ku-Ring-Gai Council

6th Febuary 2006

RE: 1394 Pacific Highway Turramurra,

This statement is to confirm that the lintel installed nearest to the staircase on the first floor is of sufficient strength and complies with Australian building code for bearings.

Yours Faithfully

[redacted]

55

Ku-ring-gai Council

818 Pacific Highway, Gordon, NSW, 2072
Phone: (02) 9424 0888 Facsimile: (02) 9418 1117

Compliance Certificate

Issued under The Environmental Planning & Assessment Act 1979 S109C(1)(a)

Applicant

Name: [redacted]

Address: [redacted]

Phone: [redacted]

Inspection Date Required

Date of Inspection of Building or Subdivision Works

Mon 6/2 am

Inspection Fees Paid Yes / No

Description of Development

Development .....

Lot .....DP ..... Premises: 1396 Pacific Hway Turramurra

Development Consent	Construction Certificate	Complying Development Certificate
N°: 1172/05	N°:	N°:
Date of Determination:	Date of Determination:	Date of Determination:

Type of Compliance Certificate Requested

- ☐ Specified building/subdivision work has been completed and complies with plans and specifications
- ☐ Condition(s) has/have been complied with
- ☐ Classification of building or proposed building
- ☐ Specified aspect of development complies with specified standards or requirements

More details of requested Certificate:

Internal alterations? (looked as frame?)

CERTIFICATE

I [redacted] (print name) certify that:

- ☑ the above described building/subdivision work has been completed and complies with the attached plans and specifications/specified plans and specifications to the extent referred to in this certificate.
- ☐ the above condition(s) have been complied with.
- ☐ the building or proposed building designed constructed or adapted for use for the purposes of: ..... would be a Class _____ building under the Building Code of Australia.
- ☐ the above described aspect of development (including design of development) complies with the standards or requirements specified in this certificate.
- ☐ the above certificate was not able to be issued for the following reasons: _____

Internal Alterations Satisfactory.

(1) 1st floor balustrade to be increased to 1 metre height.

(2) Portable fire extinguisher to be wall mounted.

(3) Builder to confirm in writing the concrete beam across the door way opening.

- ☐ Reinspection required – Fee $1[redacted]

Signature: [redacted] Date: 6/2/06

Privacy Notification

Purpose of Collection: To enable the issue of a Compliance Certificate
Intended Recipients: Council's staff & public access may be available under various legislation
Supply: Legally required
Storage: Council's Main Office

CONSTRUCTION CERTIFICATE RELEASE FORM

TO: Peterson Steve **DA NO:** DA 1172/05

LOT NO: 1 **DP:** DP629520

ADDRESS: 1396 Pacific Highway Turramurra

ADMINISTRATION PROCEDURES

CHECKLIST		COMMENTS
Have all required fees been paid?	☑ Yes ☐ No	
Is Builders Indemnity Insurance required?	☐ Yes ☑ No	
Has insurance details been submitted?	☐ Yes ☑ No	N/A.
Has Council been appointed as PCA?	☑ Yes ☐ No	PCA fees $200 paid.

CONSTRUCTION CERTIFICATE ASSESSMENT

CHECKLIST		COMMENTS
Have conditions of DA been satisfied?	☑ Yes ☐ No	
Are landscape and/or drainage details required?	☐ Yes ☑ No	
Do landscape and/or drainage plans satisfy DA consent?	☐ Yes ☐ No ☑ N/A	
Is it in order for the Construction Certificate to be issued?	☑ Yes ☐ No	

NB: This checklist must be completed prior to the issue of Construction Certificate.

.....

.....

.....

..... [redacted]

..... 25/1/06

BUILDING UNIT OFFICER **DATE**

RELEASE PROCESS

- ☐ Please stamp the attached drawings/documents with the Construction Certificate stamp.
- ☐ Please post to Applicant
- ☐ Please contact applicant for collection. If the person collecting the CC is a person other than the applicant the person details are as follows: [redacted]

Signed: [redacted] Date: 25/1/06

☐ AS400 Actioned by: _____ Date: 25/1/06.

Ku-ring-gai Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone: (02) 9424 0888, Fax: (02) 9418 1117
DX 8703 GORDON

CONSTRUCTION CERTIFICATE N° 2006-31

APPLICANT

[redacted]

LAND TO BE DEVELOPED

Lot N°: 1 DP N°: 629520 House N°: 1344-1396
Street: Pacific Highway Suburb: Turramurra

PROPOSED DEVELOPMENT

Class 6 - Internal alteration to premises creating recreation facility

DETAIL PLANS AND SPECIFICATION REFERENCES

Unreferenced plans submitted to Council on 18 January 2006.

RIGHT OF APPEAL

Under Section 109K of the Environmental Planning & Assessment act where the Certifying Authority is a Council, an applicant may appeal to the Land and Environment Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision.

CONSTRUCTION CERTIFICATE

CERTIFICATE

I certify that if the work is completed in accordance with these plans and specifications it will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in section 81A(5) of the *Environmental Planning & Assessment Act 1979*.

Signature ..... [redacted] .. Date of Endorsement ..... 25 January 2006

Note: PRIOR TO COMMENCEMENT OF WORK SECTIONS 81a(2(b) AND (c), AND/OR SECTION 81A(4)(b) AND (c) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 MUST BE SATISFIED (SEE FORM 7).

CERTIFYING AUTHORITY

Ku-ring-gai Council
818 Pacific Highway, GORDON NSW 2072
Phone (02) 9424 0888 Facsimile (02) 9418 1117

DEVELOPMENT CONSENT

Development Consent No DA1172/05 ---------- Date of Determination: 25 November 2005

Ku-ring-gai Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone: (02) 9424 0888, Fax: (02) 9418 1117
DX 8703 GORDON

Contact: [redacted]

In reply please quote: DA 1172/05

25 January 2006

[redacted]

Dear [redacted]

PREMISES: LOT 1, DP 629520, NO 1394-1396 PACIFIC HIGHWAY, TURRAMURRA
DEVELOPMENT APPLICATION: 1172/05

Council has been appointed as the Principal Certifying Authority under the provision of Clause 81a(2)(b) of the Environmental Planning & Assessment Act 1979 for the proposed development approved under Development Application 1172/05 at Lot 1, DP 629520, No 1394-1396 Pacific Highway, Turramurra.

The Environmental Planning & Assessment Act requires the Principal Certifying Authority to advise the person with the benefit of the Development Consent that critical stage inspections must be carried out by the Principal Certifying Authority. The critical stage inspections detailed below are to be carried out by Council prior to commencing the next phase of works.

1. Commencement.
2. Timber framing prior to lining being fixed.
3. Final (Occupation Certificate will be issued after this inspection if satisfactory).

Note: The Principal Contractor (builder) is to be advised of the abovementioned critical stage inspections.

The following information is attached for your information:

- Approved Construction Certificate 06/31 for Development Application 1172/05.
- Form 7. This form needs to be completed and forwarded to Council **two days** before works commence on site as the Principal Certifying Authority (Ku-ring-gai Council) is required under the Environmental Planning and Assessment Act 1979 to place a sign on the construction site.

Should you have any further enquiries in this regard, please contact the above nominated officer on telephone 9424 0888 or facsimile 9418 1117. As staff are required for field work and to attend pre-arranged interviews, the preferred time to contact specific staff is between the hours of 8.30am and 10.00am Monday to Friday.

Yours faithfully

[redacted]

Team Leader-Building Unit

/1

PCA Agreement ITA: PAID.

Ku-ring-gai Council

818 Pacific Highway, Gordon. Phone: 9424 0888 Fax: 9424 0880
EMAIL: kmc@kmc.nsw.gov.au

RECEIVED 18 JAN 2006 CUSTOMER SERVICE

APPLICATION FOR A CONSTRUCTION CERTIFICATE

Date Received: 18/1/06 CC No: 06/00031/CI

If you want to carry out some building work or subdivision work (such as building roads or a stormwater drainage system), you need a construction certificate before you can start work. You can use this form to apply for a construction certificate. To complete the form, please place a cross in the boxes ☐ and fill out the white sections as appropriate. To minimise delay in receiving a decision about your application, please ensure you submit all relevant information. You need to apply to a certifying authority (either your council or a private certifier).

1. Details of the applicant

Mr ☒ Ms ☐ Mrs ☐ Dr ☐ Other

First name [redacted] Family name

Flat/street no. Street name

Suburb or town [redacted] State NSW Postcode 2070.

Daytime telephone [redacted] Fax Mobile [redacted]

Email [redacted]

2. Identify the land

Flat/street no. 1394 - 1396 Street name (1st FLOOR) PACIFIC HWY,

Suburb or town TURRAMURRA Postcode 2074

Lot no. 1 Section

DP/MPS no. 629520 Volume/folio

You can find the lot no., section, DP no. and volume/folio details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or a map with these details.

FILE No: 1172/05
LETTER No: 574293

3. Estimated cost of the development (including GST)

Applicant's Assessment: $ 14,600—

Council's Assessment: $

* Unless a signed contract is provided. Council's estimate will prevail

4. Desribe the development

What type of work do you propose to carry out?

Building work ☑

Subdivision work ☐

Describe the work

ALTERATIONS & ADDITIONS TO EXISTING INTERNAL GYPROCK & BRICK WALLS. NO EXTERNAL MODIFICATIONS.

For building work what is the class of the building under the Building Code of Australia?

COMMERCIAL.

This can be found on the development consent

Has development consent been granted for the development?

No ☐

Yes ☑ > What is the development application no.?

1172/05

What date was development consent granted?

29 NOV 05.

NB: URGENT PLEASE!

5. continued

2. If you are going to **carry out work to do a subdivision** (eg building roads or a stormwater drainage system)

- ❑ the details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)
- ❑ the details of the consultation you have carried out with the public authorities who provide or will increase the services you will need (like water, road, electricity, sewerage)
- ❑ the existing ground levels and the proposed ground levels when the subdivision is completed
- ❑ copies of any compliance certificates on which you rely
- ❑ detailed engineering plans (4 copies). The detailed plans might include the following:
  - earthworks
  - roadworks
  - road pavement
  - road furnishings
  - stormwater drainage
  - water supply works
  - sewerage works
  - landscaping works
  - erosion control works

Where you propose to modify plans that have already been approved, please mark the approved plans (by colour or otherwise).to show the modification.

3. If you are going to **change the use of a building** or the classification of a building under the Building Code of Australia and you are doing building work (unless the building will now be used as a single dwelling or a no-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool)):

- ❑ a list of any fire safety measures you propose to include in the building or on the land
- ❑ if you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land
- ❑ details as to how the building will comply with the Category One fire safety provisions of the Building Code of Australia

The lists of fire safety measures must describe the extent, capability and the basis of design of each measure.

Schedule to application for a construction certificate

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

All new buildings

Please complete the following:

- Number of storeys (including underground floors) ☐
- Gross floor area of new building (m^2) ☐
- Gross site area (m^2) ☐

Residential buildings only

Please complete the following details on residential structures:

- Number of dwellings to be constructed ☐
- Number of pre-existing dwellings on site ☐
- Number of dwellings to be demolished ☐
- Will the new dwelling(s) be attached to other new buildings? Yes ☐ No ☐
- Will the new building(s) be attached to existing buildings? Yes ☐ No ☐
- Does the site contain a dual occupancy? Yes ☐ No ☐
  (NB dual occupancy = two dwellings on the same site)

Materials – residential buildings

Please indicate the materials to be used in the construction of the new building(s):

Walls		Code	Roof		Code	Floor		Code	Frame		Code
Brick (double)	☐	11	Tiles	☐	10	Concrete or slate	☐	20	Timber	☐	40
Brick (veneer)	☐	12	Concrete or slate	☐	20	Timber	☐	40	Steel	☐	60
Concrete or stone	☐	20	Fibre cement	☐	30	Other	☐	80	Aluminium	☐	70
Fibre cement	☐	30	Steel	☐	60	Not specified	☐	90	Other	☐	80
Timber	☐	40	Aluminium	☐	70				Not specified	☐	90
Curtain glass	☐	50	Other	☐	80						
Steel	☐	60	Not specified	☐	90						
Aluminium	☐	70									
Other	☐	80									
Not specified	☐	90									

5. Information to be attached to the application

You need to provide material with your application that is relevant to the type of work you propose to do. Please indicate the material you have attached by placing a cross in the appropriate boxes ❑ :

1. If you are going to **carry out building work:**

❑ a copy of any compliance certificates on which you rely

❑ detailed plans of the building (4 copies)

The plans must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:

- show a plan of each floor section
- show each elevation of the building
- show the level of the lowest floor, the level of any yard or unbuilt area on that floor and the level of the ground
- indicate the fire safety and fire resistance measures (if any), and their height, design and construction.

Where you propose to alter, add to or rebuild a building that is already on the land, or modify plans that have already been approved, please mark the general plan (by colour or otherwise) to show the change you propose to make.

❑ detailed specifications of the building (4 copies)

The specifications are to:

- describe the construction (including the standards that will be met), the materials which will be used to construct the building and the methods of drainage, sewerage and water supply.
- state whether the materials proposed to be used are new or second hand and give details of any second-hand materials to be used.

Where you propose to modify specifications that have already been approved, please mark the approved specifications (by colour or otherwise) to show the modification.

❑ a plan of the existing building, drawn to scale, where the application involves building work to alter, enlarge or extend that building.

This plan will assist the certifying authority to assess whether the work will reduce the fire protection capacity of the building.

❑ where you propose to meet the performance requirements of the Building Code of Australia (BCA) by using an alternative solution to the deemed-to-satisfy provisions of the BCA.

- a list of the performance requirements you will meet by using the alternative solution
- the details of the assessment methods you will use to meet those performance requirements
- a copy of any compliance certificates on which you rely.

❑ evidence of any accredited component, process or design on which you seek to rely.

Components, processes or designs that relate to the erection or demolition of a bulding are accredited under the Environmental Planning and Assessment Regulations 2000.

❑ details of the fire safety measures, unless you are building a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool). These details are to include:

- a list of any safety measures you propose to include in the building or on the land.
- if you propose to alter, add or rebuild a building that is already on the land, a list of the safety measures that are currently used in the building or on the land.

The lists must describe the extent, capability and the basis of design of each measure.

❑ the attached schedule, completed for the development

The information in the schedule will be used by the Australian Bureau of Statistics to report each quarter on the building activity that occurs in the economy. Building statistics allow governments and businesses to accurately identify main areas of population growth and demand for products and services.

❑ a long service levy, to construct a building, unless:

- a long service levy has already been paid for the building
- the cost of construction is less than $25,000
- the building will be constructed for a public authority and those who will do the work are employed by that public authority
- the building will be constructed by or for a church or non-profit organisation and will be built wholly or partly by volunteers, or
- the building will be constructed by an owner-builder.

6. Signatures

The owner(s) of the land to be developed must sign the application if:

- at the time the owner signed the development application, the owner did not give consent to the applicant to lodge a construction certificate, or
- the owner of the land has changed since the owner signed the development application

As the owner(s) of the above property, I/we consent to this application:

Further, we waive the requirements of section 118C of the Environmental Planning and Assesssment Amendment Act 1997 regarding notice of entry by Council and instead consent to Ku-ring-gai Council's authorised person entering the premises, without first giving notice, for the purpose of carrying out all or any inspections which it may deem necessary and appropriate in connection with the assessment, processing and determination of the Development Application or Construction Certificate, or Compliance Certificate/s for the property and in connection with any inspections during the completion of the development.

Signature

Signature

[redacted]

Name

Date

17TH JAN 2006

Date

Address of owner if not the same as applicant

The applicant, or the applicant's agent, must sign the application.

Signature

In what capacity are you signing if you are not the applicant?

Name, If you are not the applicant

Date

7. Privacy policy

The information you provide in this application will enable your application to be assessed by the certifying authority. If the information is not provided, your application may not be accepted. Please contact the council if the information you have provided in your application is incorrect or changes.

NB: REFER TO 'PRINCIPAL CERTIFYING AGREEMENT' FOR OWNERS SIGNATURE

→ [redacted] APPROVED THIS FORM OF OWNERS SIGNATURE - WEDS 18TH JAN 06

NB: MIX UP WITH FORMS SUPPLIED TO [redacted]

Principal Certifying Authority Service Agreement

Under *Environmental Planning and Assessment Act 1979* Section 81A.

About this form

This is a service agreement to be completed where Ku-ring-gai Council is appointed as the Principal Certifying Authority ("the PCA"), in accordance with section 81A of the *Environmental Planning and Assessment Act 1979*, to carry out nominated inspections of the building works and to issue required Final Occupation Certificates.

Documentation

This agreement must be submitted with the Notice of Commencement where Council is being appointed as the PCA. Ask us for a copy of the Notice of Commencement.

PCA Service and Inspection Fees

Principal Certifying Authority service and inspection fees are payable upon appointment and the fees are detailed in Council's adopted Statement of Fees and Charges, details of which are available from Council's Customer Service section.

Any questions

Phone Customer Service on (02) 9424 0770, or call in personally. (See page 2)

Owner and site details

1 Owner's name, address and contact details

Title: Mr ☑ Mrs ☐ Miss ☐ Ms ☐ Other: .....

Family name (or company): [redacted]

Given names (or ACN): [redacted]

Postal address: [redacted]

..... Post Code: 2075

Phone (B) (....) [redacted] Fax (....) .....

Phone (H) (....) [redacted] E-mail: .....

Contact person (Only if a company etc) .....

2 Location and title description of the property

This will help us to correctly identify the land

Unit, shop or suite: SUITE 1, 1ST FLOOR Street No: 1394-1396 Street: PACIFIC HWY,

Suburb: TURRAMURRA

Lot(s): 1 Section: —

Deposited plan(s): 629520 Strata plan: .....

Other: .....

You can obtain these details from rate notices, property deeds, or Council property maps.

Development approval details

3 Description of development

- ALTERATIONS & ADDITIONS TO EXISTING GYPROCK WALLS.
- CREATE 3 DOORWAYS IN EXISTING BRICK WALL.

4 Type of work

Building ☑ Subdivision ☐

5 Development Consent

Development Application No: DA 1172/05 Determination Date: 29/11/2005.

6 Construction Certificate

Construction Certificate No: ..... Issue Date: ...../...../.....

Development approval details continued

7 **Contract value of development** $ 14,600 –

Signatures

8 **Owner's signature**
Must be signed by the owner of the land. If more than one owner, every owner must sign. If the owner is a company or owner's declaration, must be

As the owner of the land to which this agreement relates, I agree to the appointment of Ku-ring-gai Council as the Principal Certifying Authority under Section 81A of the *Environmental Planning and Assessment act 1979*. I also give consent for authorised Council officers to enter the land to carry out inspections. I declare that all the information given is true and correct.

Signature: [redacted] Date: 17-1-06

Signature: [redacted] Date: 17/1/06

If you are signing on the owner's behalf as the owner's legal representative, please state the nature of your legal authority and attach documentary evidence.

.....

(Eg, power of attorney, executor, trustee, company director)

9 **Council's signature**
Council's building surveyor will complete this section.

As Council's Building Surveyor I agree to the provision of services detailed by this agreement subject to the owner supplying plans, specification, engineering/other details, Compliance Certificates, Certificates, Survey Reports and obtaining required public liability insurance in accordance with this agreement.

Building Surveyor's name (printed): [redacted]

Signature: [redacted] Date: 25/1/06

RECEIVED 18 JAN 2006 CUSTOMER SERVICE

How to lodge this application

Address the application to: The General Manager, Ku-ring-gai Council

You can send it to us by any of the following methods.

Post:	Locked Bag 1056 Pymble 2073
DX	DX803 Gordon
Courier or personal delivery	Council Chambers 818 Pacific Highway Gordon 2072

How to contact us by phone, fax or electronically

Phone:	(02) 9424 0770
Fax:	(02) 9418 1117
Email:	kmc@kmc.nsw.gov.au
Web:	www.kmc.nsw.gov.au
Who to contact:	Regulation and Compliance

If you wish to discuss an agreement with one of our building and compliance officers, it's essential that you arrange an appointment.

Fees
Fees are calculated on a scale based on the contract value of the work.

Payment methods
Pay by cash or cheque. Make cheques payable to "Ku-ring-gai Council" for the relevant Council fees. Separate cheques are required for any integrated development application. Do not send cash in the mail.

Acknowledgement
You will receive a receipt specifying the amount of fees paid. We will acknowledge that we have received your application and provide you with the registered number of the application and the name of the officer who will be dealing with your application.

Making a personal visit?
Ku-ring-gai Council is located at 818 Pacific Highway, Gordon. We look forward to seeing you.

Disability Access
Disability parking and a wheelchair accessible ramp are located at the Radford Pl entrance to Council. A lift ma be take to the front counter.

Bus or Rail: Train to Gordon Station and a short walk .
Parking: Short term customer parking spaces are available on site at the rear of the building. On street parking in nearby streets is also available.

APR060C **FEE DETAIL** 18/01/06

Receipt Number... **2398878** Applicant... [redacted]
Reference..... **D/1172/05** Property.... **1396 PACIFIC HIGHWAY**
Amount..... **1330.50** **TURRAMURRA NSW 2074**
Payee..... [redacted]
Narration..... **Applications Receipt**

Seq	Code		Accepted	Paid(C&N-C)	Deferred	Owing	Allocation
5	00457		700.00	.00	.00	700.00	**700.00**
		CONSTRUCTION CERTIFICATES					
6	00067		102.50	.00	.00	102.50	**102.50**
		RESTORATION - COMM **GST INC**					
10	00441		528.00	.00	.00	528.00	**528.00**
		INSPECTIONS/COMPLIANCE CERTS.					
	Totals:		1330.50	.00	.00	1330.50	**1330.50**

Includes DCP Fee.

F12=Page Back F19=Swap Roll

RECEI
18 JAN 2006
CUSTOM
SERVICE

Construction Certificate Application

DATE: Wednesday,18th January, 2006

PROPERTY: 1st Floor, 1394 – 1396 Pacific Highway, TURRAMURRA

Development Application Approved **1172/05**

Land Owner :
Contact:
Ph:

[redacted]

Scope of Works

All works will be completed by Registered Builders, Deedan Constructions P/L,
1 Mahratta Ave Wahroonga 2076 (02) 9487 8844
Works will conform with Australian Building Standards. Total works incl GST is under $15,000.

Alterations and additions to existing internal Gyprock and brick walls.

There are NO external works beside erection of a sign as per approved DA floor plan (attached).

New Gyprock Walls :

* Timber and gyprock materials. The timber studs will be approximately 90mm in thickness with a 10mm gyprock attached to either side of the studded wall.

Existing Brick wall modification :

* 3 new openings 2000mm high into existing brick walls. These walls have an overall height of approx 3000mm.

Schedule of Fire Safety Measures

* Comply with Specifications as per approved DA
(Trevor Howse & Associates, (Kate Howse 02 9251 4500)

Please call me if any additional information is required as this is an URGENT application.

[redacted]

RECEIVED
18 JAN 2006
CUSTOMER SERVICE

Ku-ring-gai Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone: (02) 9424 0888, Fax: (02) 9418 1117
DX 8703 GORDON, TTY: (02) 9424 0875

[redacted]

1 December 2005

Dear Sir/Madam

PREMISES: 1394-1396 Pacific Highway Turramurra
DEVELOPMENT APPLICATION: DA1172/05

Development Consent has been granted for the project and the Development Consent document is **attached**. The Construction Certificate cannot be issued until:

- ☑ certain conditions/fees of the Development Consent have been satisfied
- ☐ an application has been submitted and appropriate fees have been paid.

The Construction Certificate will be issued when the required information and any fees, as indicated, are received by Council. Please note that **no work in connection with the project can be undertaken until the Construction Certificate is issued**. The Construction Certificate is available from Council only during normal office hours, 8.30am to 4.30pm, Mondays to Fridays, subject to the requirements of the Development Consent and/or as noted hereunder.

THE CONSTRUCTION CERTIFICATE IN RESPECT OF THIS PROJECT CANNOT BE ISSUED UNTIL EVIDENCE HAS BEEN SUBMITTED TO COUNCIL IN RESPECT OF:

- ☐ Builder's Indemnity Insurance to be provided. If builder has not yet been nominated, the insurance must be provided prior to works commencing on site.
- ☐ Payment of Development Application Fee ..... $ _____
- ☐ Payment of Development Application Notification Fee ..... $ _____
- ☑ Payment of Restorations Fee ..... $ 108.50
- ☐ Payment of Swimming Pool Poster ..... $ _____
- ☑ Payment of Inspection Fees ..... $ 523.00
- ☐ Payment of Archiving Fee ..... $ _____
- ☐ Payment of Long Service Levy ..... $ _____
- ☐ Payment of Demolition Fee ..... $ _____
- ☑ Payment of Construction Certificate Fees ..... $ 500.00
- ☑ Payment of Occupation Certificate Fees ..... $ 500.00
- ☐ Payment of Section 94 Contributions ..... $ _____
- ☐ Payment of Landscape Establishment Bond ..... $ _____
- ☐ Payment of Tree Protection Bond ..... $ _____
- ☐ Payment of Landscape Certification Fee ..... $ _____
- ☐ Payment of Subdivision Certificates/Certification ..... $ _____
- ☑ Conditions of Consent
- ☐ Other _____

**** PLEASE SEE SYDNEY WATER REQUIREMENTS ATTACHED****

[redacted] **PRESENT THIS LETTER WHEN CALLING FOR THE CONSTRUCTION CERTIFICATE****

M Miocic
Director Development & Regulation

N:\DevCon\Admin\Forms\Outstanding Fees Sheet - Aug 2005.doc

APR130 **DEVELOPMENT APPLICATION EVALUATION** 1/12/05
11:01:35

Property.. **1396 PACIFIC HIGHWAY, TURRAMURRA NSW 2074**
Application Number **1172/05/DO** **DC COMMERCIAL ADDS/ALTS**

Fees

		Code	Calculated	Accepted	Paid	Owing	Refund	Dm	Seq
N		333							
_		301	197.00	197.00	197.00				1
_	*	857	50.00	50.00	50.00				2
_		306	90.00	90.00	90.00				3
_		457	500.00	500.00		500.00			5
_	*	67	102.50	102.50		102.50			+
_									
Total:			1967.50	1967.50	337.00	1630.50			

E-Exempt N-N/A R-Recalc T-Trans A-Adj G-Guar C-Cont Guar K-Kept P-Paid

Receipts

	Transaction	Number	Date	Amount	Rfnd	Document
_	**Receipt**	**2397555**	**18/10/05**	**337.00**		

X=Select F14=Dim F17=Alloc Enq Roll
F3=Exit F4=Esc F9=Add F12=Pge Bck F15=Allocation F16=Orig Calc F19=Swap

APP130 **DEVELOPMENT APPLICATION EVALUATION** 1/12/05
11:01:35

Property.. **1396 PACIFIC HIGHWAY, TURRAMURRA NSW 2074**
Application Number **1172/05/DO** **DC COMMERCIAL ADDS/ALTS**

Fees

	Code	Calculated	Accepted	Paid	Owing	Refund	Dm	Seq
_	**65**							**7**
_	**379**							**8**
_	**380**							**9**
_	**441**	**528.00**	**528.00**		**528.00**			**10**
_	**449**	**100.00**	**100.00**		**100.00**			**11**
_	**451**	**400.00**	**400.00**		**400.00**			**1** +

Total: **1967.50** **1967.50** **337.00** **1630.50**

E-Exempt N-N/A R-Recalc T-Trans A-Adj G-Guar C-Cont Guar K-Kept P-Paid

Receipts

	Transaction	Number	Date	Amount	Rfnd	Document
_	**Receipt**	**2397555**	**18/10/05**	**337.00**		

X=Select F14=Dim F17=Alloc Enq Roll
F3=Exit F4=Esc F9=Add F12=Pge Bck F15=Allocation F16=Orig Calc F19=Swap

APR130 **DEVELOPMENT APPLICATION EVALUATION** 1/12/05
11:01:35

Property.. **1396 PACIFIC HIGHWAY, TURRAMURRA NSW 2074**
Application Number **1172/05/DO** **DC COMMERCIAL ADDS/ALTS**

Fees

	Code	Calculated	Accepted	Paid	Owing	Refund	Dm	Seq
_	**39**							**13**
_	**40**							**14**
_	**338**							**15**

Total: **1967.50** **1967.50** **337.00** **1630.50**

E-Exempt N-N/A R-Recalc T-Trans A-Adj G-Guar C-Cont Guar K-Kept P-Paid

Receipts

	Transaction	Number	Date	Amount	Rfnd	Document
_	**Receipt**	**2397555**	**18/10/05**	**337.00**		

X=Select F14=Dim F17=Alloc Enq Roll
F3=Exit F4=Esc F9=Add F12=Pge Bck F15=Allocation F16=Orig Calc F19=Swap

STAMPING REQUEST SHEET

DCO: [redacted] **EXTN:** 791 **DATE:** 30/11/05

DA No: 1172/05 **PROPOSAL:** change of use & associated internal alterations

I have signed the 'Approved by' section of the DA File	YES	NO
Owners signature of consent is provided	YES	NO
Builders Indemnity Insurance is required	YES	NO
Builders Indemnity Insurance has been submitted	YES	NO

FEES n/A

Landscape Fees/Bonds are required for this DA **YES** **NO**

- ☐ Landscape Establishment Bond (Condition T46) Amount: _____
- ☐ Tree Protection Bond (Condition T47) Amount: _____
- ☐ Landscape Assessment Fee (Condition T42) Amount: _____

Section 94 Fees are required for this DA. **YES** **NO**

What is the occupancy rate?

○ 1.25 ○ 1.75 ○ 2.75 ○ 3.5

CC RELEASE

☐ Are conditions of consent complied with?	YES	NO
☐ Can Construction Certificate be released?	YES	NO
☐ I have signed the Construction Certificate for release	YES	NO

PLANS

Please stamp:

- ☐ All Plans
- ☑ Plans as marked/indicated.
- ☐ Other, Please Specify: _____

PLAN RELEASE

- ☑ Please post to Applicant
- ☐ Please contact the applicant for collection:

Details: _____

[redacted]

DCO's Signature: _____

Ku-ring-gai Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone: (02) 9424 0888, Fax: (02) 9418 1117
DX 8703 GORDON

Contact: [redacted]

In reply please quote: DA 1172/05

29 November 2005

[redacted]

Dear Sir

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION
SECTION 81(1)(A) ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
DEVELOPMENT APPLICATION N^{O} 1172/05

Applicant's Name and Address: [redacted]

Land to be Developed: Lot 1, DP 629520
1394-1396 Pacific Highway, Turramurra

Proposed Development: Change of use from 'commercial premises' to 'recreation facility' and associated internal alterations

Date of Determination: 25 November 2005
Date from which Consent Operates: 29 November 2005
Date of Expiry of Consent: 30 November 2007

This application is determined by the granting of consent subject to the conditions in the **attached** Schedule of Consent Conditions.

You are advised of your right of review of this determination by Council under Section 82A of the Environmental Planning and Assessment Act 1979.

You are advised that if you are dissatisfied with the determination you have a right of appeal to the Land and Environment Court within 12 months of the date you receive this Notice.

Yours faithfully

[redacted]

Team Leader
Development Assessment - North

Attachments

DA 1172-05 APPROVAL.doc/km/l

Council is using recycled paper in the interest of the environment.

SCHEDULE OF CONSENT CONDITIONS
DEVELOPMENT APPLICATION N^{O} 1172/05
PREMISES: LOT 1, DP 629520, 1394-1396 PACIFIC HIGHWAY, TURRAMURRA NSW 2074

GENERAL CONDITIONS

The issue of this consent does not permit any construction work to commence on the site until such time as a construction certificate has been obtained.

Detailed working drawings and specifications, which are consistent with the Development Consent and conditions, must be submitted for consideration of the issue of a construction certificate.

Alterations, modification or variations to this consent can only be effected where Council approves an application to modify the Consent under Section 96 of the Environment Planning and Assessment Act.

This consent shall lapse and be void if the building work or use to which it refers is not physically commenced prior to the date of expiry of the consent.

1. This consent relates to work shown in colour on plans referenced ***Site Plan, Floors Plans and Fire Safety***, dated ***17 October 2005***, received by Council on ***18 October 2005***, and referenced ***4B Floor Plan***, received by Council on ***24 November 2005***, drawn by [redacted] and endorsed with Council's approval stamp, except where amended by the following conditions:

2. The proposed signage is to be in accordance with the above consent plan. No additional signage is to be erected without the prior consent of Council.

3. All building works shall comply with the Building Code of Australia.

4. The submission of the approved plans to Sydney Water, before any work is commenced to ensure that the proposed structure meets that Authority's By-Laws. Failure to submit these plans before commencing work will render the owner liable to a penalty and may result in the demolition of work.

5. The approved building shall not be occupied unless the development has been completed in accordance with all conditions of consent and the approved plans and a Occupation Certificate has been issued.

6. For the purpose of ensuring the compliance with the terms of the approval, an approved copy of the plan and this Consent and Construction Certificate shall be kept on site at all times.

7. For the purpose of safety and amenity of the area, no building materials, plant or the like are to be stored on the road or footpath without the written approval being obtained from the Council beforehand. The pathway shall be kept in a clean, tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the applicant/owner/builder, as the case may be.

8. HOURS OF WORK: For the purpose of residential amenity, noise generating work carried out in connection with building and construction operation, including deliveries of building materials and equipment, is restricted to the following hours: Mondays to Fridays inclusive: 7.00am to 5.30pm. Saturdays: 8.00am to 12.00 noon. Sundays and Public Holidays: Not Permitted. The use of the following items of plant on the site is also restricted to the abovementioned hours: compressors, bulldozers, power operated woodworking machines, excavators and loaders, jackhammers, Ramset guns, concrete mixers and concrete delivery wagons, hoists, winches, welding and riveting plant.

Whilst work on Saturdays may be performed until 5.30pm, such work or any associated activities shall not involve the use of any noise generating processes or equipment.

9. For the purpose of public safety, a sign shall be erected on the site prior to any work commencing which is clearly visible from a public place stating that unauthorised entry to the site is not permitted and showing the name of the builder or another person responsible for the site and a telephone number for contact outside working hours. The sign may only be removed on satisfactory completion of the works.

10. A sign shall be erected in a prominent position on the site which states the name and contact details of the Principal Certifying Authority.

11. Compliance with the notations overdrawn on the consent plans.

12. The applicant is advised that the Construction Certificate plans and specifications must comply with the provisions of the Building Code of Australia.

13. The demolition is to be carried out in accordance with the guidelines contained in Australian Standard 2601-1991: The Demolition of Structures.

14. Demolition work, including removal of material or debris from the site, on any building in a residential area shall only be carried out during the following hours: Mondays to Fridays inclusive: 7.00am to 5.30pm. Saturdays: 8.00am to 12.00 noon. Sundays and Public Holidays: Not Permitted.

15. A person taking down or demolishing or causing to be taken down or demolished any building or part thereof shall, upon identifying or suspecting that asbestos is present in the building, immediately notify the Workcover Authority. The Authority is the controlling body for the safe removal, handling and disposal of asbestos. The Authority supervises and monitors contractors engaged in asbestos removal.

    The requirements and standards imposed by the Authority, its consultants or contractors shall be complied with.

16. Dust control measures shall be taken on all demolition sites so as to avoid a nuisance to adjoining properties and harm to the environment.

    a. A person taking down or demolishing or causing to be taken down or demolished any building or portion of any building shall:

        i. cause the windows or other openings in the external walls to be close boarded or otherwise covered;
        ii. cause screens of canvas, hessian, boards, mats or other suitable material to be fitted in appropriate locations;
        iii. cause areas, components and debris to be wetted down; in such a manner as to minimise, as far as practicable, the nuisance arising from the escape of dust during such taking down or demolition.

    b. Such person shall not chute, throw or let fall or cause to chute, throw or let fall from the floor to floor or into any basement of such building any building materials or any other matter so as to cause dust to escape from the building or cause any such material to fall or cast upon a public way to the annoyance, inconvenience, or danger of persons using such public way.

17. Adequate precautions shall be taken to ensure the protection of adjoining premises and persons therein from damage and injury during the process of demolition.

18. Buildings built prior to the 1970's may contain lead based paint. Lead dust is a hazardous substance. You are advised to follow the attached WorkCover guidelines to prevent personal and environmental contamination.

19. The burning of undergrowth, foliage, building refuse and like matter on the site is prohibited.

20. Under no circumstances shall building materials, demolition waste, fill, soil or any other material from any source be placed or stored within any public reserve.

21. For the purpose of health and amenity, effective measures are to be taken at all times to prevent any nuisance being caused by noise, vibrations smells, fumes, dust, smoke, waste water products and the like.

22. To prevent pollution, all vehicles making a delivery to or from the site are to be covered to prevent loose materials, dust etc falling from the vehicles.

23. Your attention is directed to the operation of the Commonwealth Disability Discrimination Act 1992, which may impose greater obligations on providing access to disabled persons other than compliance with the Building Code of Australia. You are advised to seek advice from the Human Rights and Equal Opportunity Commission (phone (02) 9284 9600) in respect of your application.

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

24. The Long Service Levy is to be paid to Council in accordance with the provisions of Section 34 of the Building and Construction Industry Payments Act 1986 prior to the issue of the Construction Certificate.

    Note: Required if cost of works exceed $25,000.00.

25. It is a condition of consent that the applicant, builder or developer or person who does the work on this residential building project arrange the Builders Indemnity Insurance and submit the Certificate of Insurance in accordance with the requirements of Part 6 of the *Home Building Act 1989* to the Council or other Principal Certifying Authority for endorsement of the plans accompanying the Construction Certificate. It is the responsibility of the applicant, builder or developer to arrange the Builder's Indemnity Insurance for residential building work over the value of $12,000 and to satisfy the Council or other Principal Certifying Authority by the presentation of the necessary Certificate of Insurance so as to comply with the applicable requirements of Part 6 of the *Home Building Act 1989*. The requirements for the Builder's Indemnity Insurance does not apply to commercial or industrial building work or for residential work less than $12,000, nor to work undertaken by persons holding an Owner/Builder's Permit issued by the Department of Fair Trading (unless the owner/builder's property is sold within 7 years of the commencement of the work).

26. The Infrastructure Restorations Fee calculated in accordance with the Council's adopted schedule of Fees and Charges is to be paid to the Council prior to any earthworks or construction commencing. The applicant or builder/developer will be held responsible for and liable for the cost any damage caused to any Council property or for the removal of any waste bin, building materials, sediment, silt, or any other article as a consequence of doing or not doing anything to which this consent relates. "Council Property" includes footway, footpath paving, kerbing, guttering, crossings, street furniture, seats, litter bins, trees, shrubs, lawns mounds, bushland, and

similar structures or features on road reserves or any adjacent public place. Council will undertake minor restoration work as a consequence of the work at this site in consideration of the "Infrastructure Restorations Fee" lodged with the Council prior to the release of the Construction Certificate. This undertaking by the Council does not absolve the applicant or Builder/developer of responsibility for ensuring that work or activity at this site does not jeopardise the safety or public using adjacent public areas or of making good or maintaining "Council property" (as defined) during the course of this project.

27. Prior to commencing any construction or subdivision work, the following provisions of the Environmental Planning & Assessment Act, 1979 (the 'Act') are to be complied with:

    a. A Construction Certificate is to be obtained in accordance with Section 81A(2)(a) of the Act.
    b. A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A(2)(b) of the Act.
    c. Council is to be notified in writing, at least two (2) days prior to the intention of commencing buildings works, in accordance with Section 81A(2)(c) of the Act.
    d. Should the development be certified by a Principal Certifying Authority other than Council, a fee for each Part 4A Certificate is to be paid to Council on lodgement of those Certificates with Council.

CONDITIONS TO BE COMPLIED WITH PRIOR TO WORK COMMENCING

28. Prior to the commencement of any work, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder who intends to carry out the approved works.

29. External finishes and colours are to be sympathetic to the surrounding environment.

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF THE FINAL COMPLIANCE CERTIFICATE

30. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate, any damaged public infrastructure caused as a result of construction works on the subject site (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub contractors, concrete vehicles) must be fully repaired to the satisfaction of Council Engineers at no cost to Council.

CONDITIONS TO BE COMPLIED WITH PRIOR TO OCCUPATION

31. Prior to the release of any occupation certificate, a compliance certificate must be obtained from an accredited certifier, certifying that the building works for the building to be occupied comply with the plans and specifications approved by this development consent; and any construction certificate associated with this consent for the buildings to be occupied. If the PCA is not the Council, then this compliance certificate must be submitted to the Council at the same time as the occupation certificate is submitted to the Council in accordance with Clause 151(2) of the E P & A Act regulations.

*****END OF CONDITIONS*****

ASSESSMENT

TYPING REQUEST SHEET
~ CONSENT (& CC) ~

Were there any submissions? ☐ **YES (See below)** ☑ **NO**

☐ **B101** ☐ Use All Submissions Names & Addresses ☐ Use Attached Names & Addresses
☐ **Other (eg B105)** _____ (Please attach sheet with details to be incorporated
☐ **B215** Integrated Notification of Approved Letter

Contact: 791 **File No:** DA 1172/05

APPLICANTS & PROPERTY DETAILS

Applicant Name: As per Report

Applicant Address:

Premises - Lot: / DP: 629520

Street Address:

Development: Change of use from 'Commercial premises' to 'Recreation facility' and associated internal alterations

Class:

Is this an Integrated Development? If so, by which Authority?: No ☐ DIPNR ☐ RFS ☐ FMA ☐ MSC
☐ EPA ☐ SYD WATER ☐ HA ☐ NPWS ☐ RTA ☐ Other

COMPLETE ALL DETAILS IN THIS SECTION

Date of Determination: ☐ Date of Typing ☐ Other 25/11/05
Date Consent Operates from: ☑ Date of Typing ☐ Other
Date of Expiry: ☑ Date of Typing (+ 2yrs and 1day) ☐ Other

PLAN DETAILS (INCLUDING CONSTRUCTION CERTIFICATE DETAILS)

THIS SECTION MUST BE COMPLETED REGARDLESS OF ANY CC APPLICATION (DETAILS APPEAR IN CONSENT)

Plans prepared by:

Plan Reference (numbers):

Dated: Lodged: TRIM 557659

1. GENERAL CONDITIONS

2. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE (If Applicable)

3. CONDITIONS TO BE COMPLIED WITH PRIOR TO WORK COMMENCING (If Applicable)

4. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE (If Applicable)

5. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF THE FINAL COMPLIANCE CERTIFICATE (If Applicable)

6. CONDITIONS TO BE COMPLIED WITH PRIOR TO OCCUPATION (If Applicable)

7. BUILDING CONDITIONS

DELEGATED REPORT

FILE No.	DA 1172/05
ADDRESS:	First floor, 1394 – 1396 Pacific Highway, Turramurra
PROPOSAL:	Change of Use (from office to health and weight loss centre. i.e 'Commercial premises' to 'Recreation facility' in the KPSO)
APPLICANT:	[redacted]
OWNER:	
PLAN REF:	Drawing referenced Site Plan, Floors Plans and Fire Safety, dated 17 October 2005, received by Council on 18 October 2005, and referenced 4B Floor Plan, received by Council on 24 November 2005, all drawn by Robert Allan
DATE LODGED:	18 October 2005
AMENDED:	N/A
AUTHOR:	[redacted]

1. EXECUTIVE SUMMARY

Zoning:	3(a) - Retail services
Permissible Under:	KPSO
Integrated Development:	N/A
Bushfire Prone Lane:	YES
Heritage Item:	NO
In the vicinity of a Heritage Item	NO
Conservation Area:	NO
Issues:	Car parking provision
Submissions	No submission received
Recommendation	Approval

2. PROPOSED DEVELOPMENT

- Change of Use from office to health and weight loss centre
- Associated internal alterations including removal of internal wall and erection of partitioning walls (no external works proposed)

3. REFERRALS

~~No Referrals Required:~~ ☐

Rural Fire Service:

☐ OK – No Cond ☒ OK – Std Cond ☒ Ok – Special Cond ☐ Unsatisfactory

Comment: The application was referred to the RFS for comment. The RFS has recommended the following conditions be imposed:

- All openings for doors and windows on the hazard side of the building shall be screened with non corrosive mesh to prevent the entry of wind blown embers.
- The structure shall incorporate gutterless roofing or leafless guttering to prevent the build up of flammable materials.

However I do not concur with the RFS comment and do not consider the above conditions are necessary or reasonable for the following reasons:

- No external works are proposed.
- The subject building is attached to the adjoining properties at 1390 and 1392 Pacific Highway within the same roof. Upgrading of only one section of the building would not be practical or would not to achieve the aims of bushfire protection.
- The RFS raised no concerns or special consideration in relation to bushfire matter for the development (i.e. additions and alterations including external modification) at 1392 Pacific highway under DA244/05 approved by Council on 25 May 2005.

Engineering:

☐ OK – No Cond ☒ OK – Std Cond ☐ Ok – Special Cond ☐ Unsatisfactory

Comment: Council's Development Engineer provided an appropriate condition at the DRU.

Building:

☒ OK – No Cond ☐ OK – Std Cond ☐ Ok – Special Cond ☐ Unsatisfactory

Comment: The application was referred to Council's Building Unit for comment. In response, no special consideration or specific condition was required.

Health:

☒ OK – No Cond ☐ OK – Std Cond ☐ Ok – Special Cond ☐ Unsatisfactory

Comment: The application was referred to Council's Environmental Health for comment. In response, no special consideration or specific condition was required.

4. ENVIRONMENTAL ASSESSMENT UNDER S.79C

The relevant matters for consideration under section 79C of the *Environmental Planning and Assessment Act* 1979 are assessed under the following headings:

4.1 INTEGRATED DEVELOPMENT

#

4.2 STATE/REGIONAL INSTRUMENTS AND LEGISLATION

SEPPs

N/A

REPs

N/A

4.3 KU-RING-GAI PLANNING SCHEME ORDINANCE

Permissibility

The proposal is permissible within the Business 3(a)-(A2) Retail Services zone.

Aims and Objectives for the Business 3(a)-(A2) Retail Services Zones

The development is considered to have satisfied objectives of the zone.

The above matters are considered in detail within this report.

COMPLIANCE TABLE		
Development Standard	**Proposals Numeric Compliance**	**Complies**
Site Area: 497.4m^2		
Height of Buildings		
• Building Height: #m	Existing – no changes	**N/A**
• Building Height Plane: 30^0 from horizontal at any point 1.5m above boundary to land within ares. Or open space zone.	Existing – no changes	**N/A**
FSR #:1 (max)	Existing – no changes	**N/A**

The following is a detailed discussion of the above relevant matters:

Height of Buildings (cl.30A)
N/A

FSR (cl.30B)
N/A

Heritage /Conservation Areas (cl.61D – 61I)
The subject land and the dwelling is not heritage listed and not located in the vicinity of heritage items or within a conservation area.

4.4 DEVELOPMENT IN BUSINESS ZONES – DCP 14

COMPLIANCE TABLE		
Development Control	**Proposals Numeric Compliance**	**Complies**
Site Characteristics		
Site Area = 497.4m^2		
Controls		
Height of Buildings (Part 12)		
• Building Height: #m	Existing – no changes	**N/A**
• Building Height Plane: 30^0 from horizontal at any point 1.5m above boundary to land within ares. Or open space zone.	Existing – no changes	**N/A**
• Solar Access 3h solar access to adjoining residential properties between 9am to 3pm	Existing – no changes	**N/A**
FSR (Part 13)		
• Max FSR: #:1	Existing – no changes	**N/A**
• Non-Residential (FSR): 0.5:1		
Building Setbacks (Part 14)		
• Building Line: 3m (min)	Existing – no changes	**N/A**
• Building Line: 8m(Ave)	Existing – no changes	**N/A**
• Setback to adjoining buildings: 7m(min)	Existing – no changes	**N/A**
• Building Line: Prevailing	Built to front boundary(existing)	**YES**
Car Parking (Part 18)		
• No. of parking spaces: 9 required	3 existing spaces for first floor	**NO**

The following is a detailed discussion of the above relevant matters:

Development Considerations (Part 11)

The development satisfies the relevant maters for considerations under Part 11.2 of the DCP.

The above mentioned matters are discussed further in this report.

Height of Buildings (Part 12)
N/A, the existing external configuration of the premises will not be changed.

Floor Space Ratio (Part 13)
N/A, the proposed development will not result in increased FSR.

Building Setbacks (Part 14)
N/A

Landscaping (Part 15)
No tree impact

Alterations and Additions to Existing Premises (Part 16)
The proposed development involves no external building works and will only remove non-structural internal gyprock wall.

Vehicular Access and Circulation (Part 17)
No vehicle access is available directly from Pacific Highway but the premises are accessed via Duff Street which adjoins with Council's public car parking at the rear of the subject premises. The existing vehicle access arrangement is acceptable.

Car Parking (Part 18)
The proposed development is required to provide 9 car parking spaces in order to comply with Council's Car Parking DCP 43.

However, there are 5 car parking spaces in total on the subject site. The first floor has 3 car spaces on title. The existing car parking arrangement will remain unaltered and is considered acceptable for the following reasons:

- There are approximately 150 marked public car spaces are available within Turramurra Plaza which can be easily used by customers of the proposed development. In fact, it is easy to envisage that most customers will shop at the plaza after and before they use the proposed recreation facility.
- No gross floor area change is proposed.
- Public transport is available including Turramurra Railway Station and bus stops within the vicinity.
- It would be onerous and unreasonable for Council to require demolition of part of the existing building only to provide 9 car spaces to comply with DCP 43.

Developer Contributions (Part 19)
N/A, as the proposal will not increase in FSR.

Heritage Conservation (Part 20)
Addressed above.

Urban Design (Part 21)
The appearance of the buildings will not be changed and the existing character of the building will remain unaltered.

Colour (Part 22)
Not proposed.

Signs & Advertising Structures (Part 23)
The proposed signage (3000mm x 1300mm) on the western side wall is considered acceptable.

Plant (Part 24)
N/A

Open Space and Pedestrian Access (Part 25)
The existing pedestrian access will remain unaltered.

Facilities for the Disabled and the Elderly (Part 27)
The proposed 'Curves' weight loss, health and fitness centre can only be accessed via the existing stairway to Stonex Lane and does not provide a wheelchair access. However the proposed use is not considered to attract the disabled or the elderly. Additionally, it would be too onerous and unnecessary to modify the existing building only to provide such wheelchair access. A precautionary standard condition will be imposed to bring the applicant's attention to the operation of the Commonwealth Disability Discrimination Act 1992.

Facilities for Cyclists (Part 28)
N/A

Community Facilities (Part 29)
The proposed women's health and weight watch centre would provide worthwhile benefits to the community.

Services (Part 30)
All existing services will remain provided.

Stormwater Drainage (Part 31)
The proposal will result in no increase in BUA. Council's Development Engineer raises no issues and supports the application.

Controls During Construction (Part 32)
The demolition of internal partitioning wall will not significantly disturb the neighbouring properties and the environment.

Site Consolidation (Part 33)
N/A

Railway Land (Part 34)
N/A

4.5 OTHER DCPS, CODES AND POLICIES

DCP47 and DCP40 have been considered within the discussion under DCP14.

4.6 SECTION 94 CONTRIBUTION

N/A

5. APPLICABLE REGULATIONS

The proposal will comply by condition.

6. THE LIKELY IMPACTS OF THE PROPOSAL

All likely impacts of the proposal have been assessed elsewhere in this report.

7. THE SUITABILITY OF THE SITE

The site is suitable for the proposed development.

8. SUBMISSIONS

The proposal was advertised and notified in accordance with the **Ku-ring-gai Notification Policy** between 26 October 2005 and 9 October 2005. In response no submissions were received:

9. UNAUTHORISED WORKS

N/A

10. CONCLUSION

The proposal is acceptable against the relevant consideration under s79C and would be in the public interest.

RECOMMENDATION:

Pursuant to Section 80(1) of the Environmental Planning and Assessment Act, 1979

1. APPROVAL – NO SEPP 1 REQUIRED

THAT the Council, as the consent authority, grant development consent to DA 1172/05 for the change of use and associated internal alterations on land at First floor, 1394-1396 Pacific Highway, Turramurra, subject to the relevant standard conditions and the following special conditions:

NON-STANDARD CONDITIONS

General Conditions TRIM 557659

Development in Accordance with Plans (Alterations and Additions)

1. This consent relates to work shown in colour on plans referenced Site Plan, Floors Plans and Fire Safety, dated 17 October 2005, received by Council on 18 October 2005, and referenced 4B Floor Plan, received by Council on 24 November 2005, drawn by Robert Allan, and endorsed with Council's approval stamp, except where amended by the following conditions:

2. The proposed signage is to be in accordance with the above consent plan. No additional signage is to be erected without the prior consent of Council.

Conditions recommended by internal & external referral bodies as attached
Standard conditions as attached

[redacted]

ASSESSMENT OFFICER
DETERMINATION DATE: 25/11/05

[redacted]

Mark Leotta
TEAM LEADER

STANDARD CONDITION SET

SCHEDULE A CONDITIONS

☐ EA1 ☐ EA2 ☐ EA3 ☐ EA4

GENERAL CONDITIONS

Administration

☒ A3 ☐ A5

Swimming Pool

☐ B1	☐ B5	☐ B10	☐ B16
☐ B2	☐ B6	☐ B12	☐ B17
☐ B3	☐ B7	☐ B14	
☐ B4	☐ B8	☐ B15	

Construction

☒ C3	☐ C26	☐ C35	☐ C50
☒ C4	☐ C27	☐ C36	☐ C51
☒ C5	☐ C28	☐ C39	☐ C52
☒ C7	☐ C29	☐ C40	☐ C53
☒ C9	☐ C30	☐ C43	☐ C55
☐ C10	☐ C31	☒ C44	☐ C57
☒ C11	☐ C32	☐ C46	
☐ C15	☐ C33	☐ C48	
☐ C17	☐ C34	☐ C49	

Demolition

☐	☐ D6	☐ D12	☐ D18
☒ D1	☒ D7	☐ D13	☐ D19
☐ D2	☐ D8	☐ D14	☐ D20
☐ D3	☐ D9	☒ D15	☐ D21
☒ D4	☐ D10	☐ D16	
☒ D5	☐ D11	☒ D17	

Engineering

☐	☐ EG8	☐ EG16	☐ EG24
☐ EG1	☐ EG9	☐ EG17	☐ EG25
☐ EG2	☐ EG10	☐ EG18	☐ EG26
☐ EG3	☐ EG11	☐ EG19	☐ EG27
☐ EG4	☐ EG12	☐ EG20	☐ EG28
☐ EG5	☐ EG13	☐ EG21	
☐ EG6	☐ EG14	☐ EG22	
☐ EG7	☐ EG15	☐ EG23	

Food

☐ F1	☐ F17	☐ F32	☐ F46
☐ F2	☐ F18	☐ F33	☐ F47
☐ F3	☐ F19	☐ F34	☐ F48
☐ F5	☐ F20	☐ F35A	☐ F49
☐ F6	☐ F21	☐ F35B	☐ F50
☐ F7	☐ F22	☐ F36	☐ F51
☐ F8	☐ F23	☐ F37	☐ F52
☐ F9	☐ F24	☐ F38	☐ F53
☐ F10	☐ F25	☐ F39	☐ F54
☐ F11	☐ F26	☐ F40	☐ F55
☐ F12	☐ F27	☐ F41	☐ F56
☐ F13	☐ F28	☐ F42	☐ F57
☐ F14	☐ F29	☐ F43	☐ F58
☐ F15	☐ F30	☐ F44	☐ F59
☐ F16	☐ F31	☐ F45	☐ F60

☐ F61	☐ F64	☐ F68	☐ F73
☐ F62A	☐ F65	☐ F69	☐ F75
☐ F62B	☐ F66	☐ F70	☐ F77
☐ F63	☐ F67	☐ F72	☐ F93

SEPP 5

☐ G1	☐ G2	☐ G5
	☐ G3	
	☐ H5	

Shop

Heritage

Hairdressing

☐ K1	☐ K2	☐ K3

Pollution & Environment

☒ P1	☐ P12	☒ P18	☐ P21
☒ P4	☐ P15	☒ P19	☐ P22
☐ P10	☐ P17	☐ P20	

Tennis Court

☐ TC1	☐ TC3	☐ TC5	☐ TC7
☐ TC2	☐ TC4	☐ TC6	☐ TC9

Special

☒ S1	☐ S5	☐ S19	☐ S23
☐ S2	☐ S6	☐ S20	☐ S24
☐ S3	☐ S7	☐ S21	☐ S25
☐ S4	☐ S9	☐ S22	☐ S26

Landscape

☐ T1	☐ T11	☐ T21	☐ T31
☐ T2	☐ T12	☐ T22	☐ T32
☐ T3	☐ T13	☐ T23	☐ T33
☐ T4	☐ T14	☐ T24	☐ T34
☐ T5	☐ T15	☐ T25	☐ T35
☐ T6	☐ T16	☐ T26	☐ T36
☐ T7	☐ T17	☐ T27	☐ T37
☐ T8	☐ T18	☐ T28	☐ T38
☐ T9	☐ T19	☐ T29	☐ T39
☐ T10	☐ T20	☐ T30	☐ T40

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF THE CC

Administration

☒ A1	☒ A6	☒ A7	☒ A8

Swimming Pool

☐ B13

Construction

☐ C16	☐ C23

Engineering

☐ EC1	☐ EC6	☐ EC11	☐ EC16
☐ EC2	☐ EC7	☐ EC12	☐ EC17
☐ EC3	☐ EC8	☐ EC13	☐ EC18
☐ EC4	☐ EC9	☐ EC14	☐ EC19
☐ EC5	☐ EC10	☐ EC15	

Food

☐ F76

Heritage

☐ H1

Pollution & Environment

☐ P23

Special

☐ S11	☐ S13	☐ S14A	☐ S16
☐ S12	☐ S14	☐ S15	

Landscape

☐ T41	☐ T44	☐ T47
☐ T42	☐ T45	☐ T48
☐ T43	☐ T46	☐ T49

CONDITIONS TO BE COMPLIED WITH PRIOR TO WORK COMMENCING

Administration

☒ A4

Swimming Pool

☐ B18

Construction

☐ C21	☐ C45	☐ C58
☒ C22	☐ C54	

omit last sentence

SEPP 5

☐ G2 ☐ G4

Heritage

☐ H2 ☐ H3 ☐ H6

Pollution & Environment

☐ P2	☐ P6	☐ P11	☐ P16
☐ P3	☐ P8	☐ P13	
☐ P5	☐ P9	☐ P14	

Special

☐ S10 ☐ S27

Landscape

☐ T50	☐ T54	☐ T58	☐ T62
☐ T51	☐ T55	☐ T59	
☐ T52	☐ T56	☐ T60	
☐ T53	☐ T57	☐ T61	

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE

Engineering

☐ ES1	☐ ES6	☐ ES11	☐ ES16
☐ ES2	☐ ES7	☐ ES12	☐ ES17
☐ ES3	☐ ES8	☐ ES13	☐ ES18
☐ ES4	☐ ES9	☐ ES14	☐ ES19
☐ ES5	☐ ES10	☐ ES15	☐ ES20

Heritage

☐ H4

Special

☐ S28 ☐ S29

Landscape

☐ T63 ☐ T64 ☐ T65

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF THE FINAL COMPLIANCE CERTIFICATE

Engineering

☐ EF1	☐ EF6	☐ EF11	☐ EF16
☐ EF2	☒ EF7	☐ EF12	☐ EF17
☐ EF3	☐ EF8	☐ EF13	☐ EF18
☐ EF4	☐ EF9	☐ EF14	☐ EF19
☐ EF5	☐ EF10	☐ EF15	☐ EF20

CONDITIONS TO BE COMPLIED WITH PRIOR TO OCCUPATION

Administration

☒ A9

Construction

☐ C14 ☐ C56

SEPP 5

☐ G6	☐ G8	☐ G10
☐ G7	☐ G9	☐ G11

Special

☐ S8 ☐ S17 ☐ S18

Landscape

☐ T66	☐ T68	☐ T70
☐ T67	☐ T69	☐ T71

Tennis Court

☐ TC8

NTH

REFERRAL SHEET

- ☐ Urban Design/ [redacted]
- ☐ Heritage [redacted]
- ☐ Heritage Committee
- ☐ Other
- ☐ Environmental Health
- ☐ Traffic
- ☐ Traffic Committee
- ☑ Building Unit – [redacted]

Address: LEVEL 1 - 1394-1396 PACIFIC HWY TURRAMURRA Date Referred: 25/10/05

Ward: NTH DA No: 1172/05 DCO [redacted]

Applicant/Contact: Original Comments by

Stage: ☑ DA ☐ CC ☐ S96 ☐ Other

TYPE OF DEVELOPMENT

- ☐ SEPP 5 ☐ Subdivision ☐ Dual Occ ☐ New Dwelling
- ☐ Adds & Alts ☐ Tennis Court ☐ Pool ☑ Other CHANGE OF USE TO HEALTH & FITNESS

REASON FOR REFERRAL:

- ☑ General assessment for comments & conditions
- ☐ Assess attached drainage / driveway / amended / other ..... Plans
- ☐ Report to Council ☐ Conditions only
- ☐ Satisfy Construction Certificate ☐ Final Inspection
- ☐ Further / other reasons.....

Result / Comments / Conditions:

Result:

☐ See attached memo to: Dated:

Signed: Date:

No specific condition required. Required fire safety measure are detail on plans.

Apply general conditions - Building works to comply with BCA

[redacted]

2/11/05

ADDRESS:

[redacted]

NTH

REFERRAL SHEET

☐	Urban Design [redacted]	☑	Environmental Health
☐	Heritage [redacted]	☐	Traffic
☐	Heritage Committee	☐	Traffic Committee
☐	Other –	☐	Building Unit – [redacted]

Address: LEVEL 1 - 1394 - 1396 PACIFIC HWAY TURRAMURRA Date Referred: 25/10/05 Due 5/11/05

Ward: NTH DA No: 1172/05 DCO: [redacted]

Applicant/Contact: ..... Original Comments by: .....

Stage: ☑ DA ☐ CC ☐ S96 ☐ Other .....

TYPE OF DEVELOPMENT

☐	SEPP 5	☐	Subdivision	☐	Dual Occ	☐	New Dwelling
☐	Adds & Alts	☐	Tennis Court	☐	Pool	☑	Other

CHANGE OF USE TO - HEALTH & FITNESS

REASON FOR REFERRAL:

☑ General assessment for comments & conditions

☐ Assess attached drainage / driveway / amended / other ..... Plans

☐ Report to Council ☐ Conditions only

☐ Satisfy Construction Certificate ☐ Final Inspection

☐ Further / other reasons .....

.....

.....

Result / Comments / Conditions:

Result: .....

☐ See attached memo to: ..... Dated: .....

Signed: ..... Date: .....

Does not require comment from "Environmental Health", only Building Unit comment.

[redacted]

N:\Document Library\mwilson\DA Referral sheet - General.doc

ADDRESS:

[redacted]

PLAN FORM 1 WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION * OFFICE USE ONLY

Council Clerk's Certificate

I hereby certify that -

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and

*(b) the requirements of section 348 of the *Metropolitan Water, Sewerage, and Drainage Act, 1924, as amended, *Hunter District Water, Sewerage, and Drainage Act, 1938, as amended,

have been complied with by the applicant in relation to the proposed CONSOLIDATED LOT (*Insert "new road", "subdivision" or "consolidated lot") set out hereto.

Subdivision No. [redacted]

Date

(Signature)

*This part of certificate is to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.

†Delete if inapplicable.

Surveyor's Certificate

[redacted]

a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan

is accurate and has been made [illegible] in accordance with the Survey Practice Regulations, 1933, and was completed on †

[redacted]

*Strike out either (1) or (2). †Insert date of survey.

PLAN OF CONSOLIDATION LOTS 3 AND 4 D.P. 16463

Mun./~~Shire~~ City: KU-RING-GAI

Locality: TURRAMURRA

Parish: GORDON

County: CUMBERLAND

Reduction Ratio 1: 250

Lengths are in metres

D.P. 629520

Registered: [redacted] 10-12-198[redacted]

C.A.: No. 82/14 OF 29-4-1982

Title System: TORRENS

Purpose: CONSOLIDATION

Ref. Map: KU-RING-GAI SH. 18

Last Plan: D.P. 16463

Signatures, seals and statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

[redacted]

mortgage under mortgage [illegible]

SIGNED AT SYDNEY THIS 5th DAY OF NOVEMBER [illegible] FOR THE COMMERCIAL BANKING COMPANY

[redacted]

mortgage [illegible] mortgage No. P410189

[redacted]

D.P. 629520

PACIFIC HIGHWAY

LANE (6.095 WIDE)

LANE (9.145 WIDE)

304° 00'

8.57

5.095

359° 37' 38"

35° 47'

38.81

105° 08'

(D.P. 242895)

7.62

(A)

1

497.4 m²

17.335

3.865

6.605

17.44

214° 12'

213° 47'

214° 02'

211° 52'

CENTRE OF PARTY WALL

CENTRE OF PARTY WALL

2

D.P. 16463

(A) RESTRICTION ON USER - SEC. 27E(6) MAIN ROADS ACT, 1924 - N183141.

M.P.D.

SURVEYOR'S REFERENCE S/7281/3315

Table of mms

Plan Drawing only to appear in this space

Plan Drawing only to appear in this space

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.

14th December, 1982

Table of mms

Box:KURI /Doc:DP 0629520 P /Rev:06-Jan-1993 /Sts:OK.OK /Prt:31-Aug-2004 2:59 /Pgs:ALL /Seq:1 of 1
WARNING : Electronic Document Supplied by LPI NSW for Your Internal Use Only.

All communications to be addressed to:

Ku-Ring-Gai FCD
NSW Rural Fire Service
PO Box 472
Hornsby NSW 2077

Telephone: 9485 5000
e-mail: hkhms@rfs.nsw.gov.au

Ku-Ring-Gai FCD
NSW Rural Fire Service
143 Galston Rd
Hornsby Heights NSW 2077

Facsimile: 9485 5052

The General Manager
Ku-ring-gai Council
Locked Bag 1056
Pymble NSW 2073

Your Ref: DA 1172/05
Our Ref: DA05103124881 CM

Attention: [redacted]

Date: 07-Nov-2005

Dear [redacted]

RE: Land Use Application for Lot 1 DP 629520, Level 1, 1394 -1396 Pacific Highway, Turramurra NSW

I refer to your letter dated 26-Oct-2005 seeking our advice in accordance with section S.79C of the Environmental Planning & Assessment Act 1979 for the above property.

Based upon an assessment of the plans and documentation received for the proposal, the NSW Rural Fire Service, in respect to bush fire matters, provides the advice that the development should have the following conditions:

1. All openings for doors and windows on the hazard side of the building shall be screened with non corrosive mesh to prevent the entry of wind blown embers.

2. The structure shall incorporate gutterless roofing or leafless guttering to prevent the build up of flammable materials.

[redacted] egarding this correspondence please contact Cathie Moore.

Fire Control Officer

All communications to be addressed to:

Ku-Ring-Gai FCD
NSW Rural Fire Service
PO Box 472
Hornsby NSW 2077

Telephone: 9485 5000
e-mail: hkhms@rfs.nsw.gov.au

Ku-Ring-Gai FCD
NSW Rural Fire Service
143 Galston Rd
Hornsby Heights NSW 2077

Facsimile: 9485 5052

The General Manager
Ku-ring-gai Council
Locked Bag 1056
Pymble NSW 2073

Your Ref: DA 1172/05
Our Ref: DA05103124881 CM

Attention: [redacted]

Date: 31-Oct-2005

Dear [redacted]

I acknowledge receipt of your recent letter regarding a Development Application for:

Lot 1 DP 629520, Level 1, 1394 -1396 Pacific Highway, Turramurra NSW

The matters raised are receiving appropriate attention and a response will be forwarded to you as soon as possible.

For further information concerning this matter please contact [redacted]

Yours faithfully,

[redacted]

Development Control Officer

Ku-ring-gai Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone: (02) 9424 0888, Fax: (02) 9418 1117
DX 8703 GORDON

Contact: [redacted]

In reply please quote: 1172/05

26 October 2005

[redacted]

Dear Sir,

PREMISES: LEVEL 1, 1394-1396 PACIFIC HIGHWAY TURRAMURRA
PROPOSAL: CHANGE OF USE - TO HEALTH AND FITNESS
DEVELOPMENT APPLICATION N°: 1172/05

I refer to your application for the abovementioned proposal and have to advise that before your application can receive any further consideration it will be necessary for you to submit the following:

- Architectural drawings to a scale of 1:100 (or suitable scale) demonstrating internals and dimensions.

As Council is required by law to deal with your application promptly, you are requested to submit the required information or details within a period of twenty one (21) days from the date hereon. Should the required information not be submitted within that period, Council will have no alternative but to determine the application in its present form.

As inadequate information has been provided to Council for the consideration of this application you are advised that Clause 54 of the Environmental Planning and Assessment Act Regulation 2000 permits Council to *"stop the clock"* this being the 40 day assessment period. The assessment period of this application has now stopped until Council has received the required information outlined above.

Should you have any further enquiries in this regard, please contact the above nominated officer on telephone 9424 0888 or facsimile 9418 1117. As staff are required for field work and to attend pre-arranged interviews, the preferred time to contact specific staff is between the hours of 8.30am and 10.00am or 4.00pm and 4.30pm Monday to Friday.

Yours faithfully,

[redacted]

Development & Assessment – North

/1

Ku-ring-gai Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone: (02) 9424 0888, Fax: (02) 9418 1117
DX 8703 GORDON

Contact: [redacted]

In reply please quote: DA 1172/05

26 October 2005

NSW Rural Fire Services
Ku-ring-gai Rural Fire District
Hornsby Fire Control Centre
PO Box 472
HORNSBY NSW 2077

Dear Sir/Madam

PREMISES: LEVEL 1, 1394-1396 PACIFIC HIGHWAY TURRAMURRA
LOT: 1, DP: 629520
PROPOSAL: CHANGE OF USE - TO HEALTH AND FITNESS
DEVELOPMENT APPLICATION N^{O} 1172/05

Council is in receipt of a Development Application for proposed CHANGE OF USE - TO HEALTH AND FITNESS on the above mentioned property. In view of the proximity of the development to a bushfire hazard the matter is referred to your Department for assessment in accordance with the provisions of the Environmental Planning and Assessment Act.

Should you have any further enquiries in this regard, please contact the above nominated officer on telephone 9424 0888 or facsimile 9418 1117. As staff are required for field work and to attend pre-arranged interviews, the preferred time to contact specific staff is between the hours of 8.30am and 10.00am or 4.00pm and 4.30pm Monday to Friday.

Yours faithfully,

[redacted]

Development & Assessment - North

/1

NTH

Development Review Unit

THIS CHECKLIST IS TO BE COMPLETED BY THE TEAM LEADER
AT THE FIRST DRU SESSION AFTER THE RECEIPT OF THE DA.

DA No:	1172/05
Property Address:	LEVEL 1 1394-1396 PACIFIC H'WAY TURRAMURRA
Description of works:	CHANGE OF USE - TO HEALTH & FITNESS

INFORMATION

Is the information adequate:

- ☑ No
- ☐ Yes *(Specify below the further information that is required)*

- ARCHITECTURAL DRAWINGS TO A SCALE OF 1:100 (OR SUITABLE SCALE) DEMONSTRATING INTERNAL DIMENSIONS.

out 25/10/05
Due - 15/11/05

→ DISCUSS WITH T/L IF REQUIRED.

Should the application be rejected due to insufficient information: Yes / (No)

Rejection letter Yes / (No) | **Stop the clock letter** (Yes) / No

REFERRALS

Formal referrals are required for the following once any stop the clock requirements have been met:

Internal Bodies	Required	Date Sent	Date Due	External Bodies	Required	Date Sent	Date Due
Landscape				Waterways			
Engineers				RTA			
Health	✓	25/10	8/11	Police			
Urban Design				NPWS			
Heritage				Heritage Council			
Environment				Rural Fire Services	YES	25/10/05	15/11/05
Traffic Committee				DIPNR			
Building:	✓	" "	" "	Other			
Other							

Note: Date of referral & signature of administration officer to be provided if nominated for referral.

→ BCA COMPLIANCE

Development Assessment

▷ APPLICANT RELYING ON ADJOINING COUNCIL CARPARK.

KEY ISSUES FOR CONSIDERATION

CARPARKING - S ACCESS
ADMISSIBILITY.
CHECK HISTORY.
CHECK ACCESS.
CHECK GENERATING CHARACTERISTICS.
" PATRONAGE / HOURS OF OPERATION.

Assessment Officer:	[redacted]	Notification Category:	C

Team Leader: [redacted] Date: 25.10.05.

Administration	
AS400 description as per description provided:	☐ Yes ☒ No
If No, AS400 description updated:	☒ Yes ☐ No ☐ N/A
All referrals prepared and sent as indicated	☒ Yes ☐ No ☐ N/A
Stop the clock letter / rejection letter prepared and sent	☐ Yes ☐ No ☐ N/A
Administration Officer [redacted]	Date: 25/10/05

NTH

This form is to only be completed by a Development Engineer, except the formal referral date

Development Review Unit (DRU) form - Development Engineering

Date: 25/10/05 DRU Development Engineer: [redacted]

DA Number: 1142/05 WARD: NTH DCO: HL

Property address: LEVEL 1 - 1394/1396 P/H'WAY TURRAMURRA

Brief description of works: CHANGE OF USE TO HEALTH & FITNESS

Is the information reviewed at DRU satisfactory to make an informed *engineering* assessment?

Yes or No: Yes

If no, the additional *engineering information* to be submitted (via a *Stop Clock* letter) is as follows:

Engineering stop clock **code description table** found in **N:\Document Library\rhoward\DRU Information\Stop Clock table new.doc**

Where required, please refer this DA to Engineers when all requested *Stop Clock* information is submitted.

Where the submitted information is satisfactory at DRU, is a *formal referral* to Development Engineers required?

Yes or No: No Date formally referred to Engineers (where required): ___/___/___

☐ After Stop Clock info arrives Date to be returned by Development Engineers: ___/___/___

If referring, please refer a copy of ALL documents provided with the DA **except for shadow diagrams**

Brief reason from DRU Engineer for taking a referral, or alternatively not taking a referral, at DRU:

check car parking. Ask us if any technical questions.

Are there any standard engineering conditions to be applied *without* a formal referral to Engineers?

Yes or Nil Yes.

- *General:*
- *Prior to Construction Certificate issue:*
- *Prior to final or Occupation Certificate issue:* EF 7.

Signed at DRU: [redacted]

Comments by the Development Engineer as a result of a formal assessment? :

Date returned to DCO : ___/___/___ *REFER TRIM MEMO #:* _____ *D.E* _____

Note: This assessment has been carried out under the time constraints of DRU. The Development Control Officer should liaise with a Development Engineer if there are any questions that arise out of the DRU assessment, or if new information is brought to light (such as the result of a site inspections, or discrepancy/changes in plans and the like).

Any questions at all – please see a Development Engineer.

RE- referral – Development Engineers

This is to be filled out when information needs to be re-referred to Development Engineers a first or second time

Date of 1st re-referral:____/_____/_____

Reason for 1st re-referral:_____

Result of 2nd Engineering Assessment (Development Engineer to complete):

TRIM #:_____

Signed: _____ **Date:** ____/_____/____

Date of 2nd re-referral:____/_____/_____

Reason for 2nd re-referral:_____

Result of 3rd Engineering Assessment (Development Engineer to complete)::

TRIM #:_____

Signed: _____ **Date:** ____/_____/____

This form is to only be completed by a Landscape Officer, except the formal referral date Central

N/A

Development Review Unit (DRU) form - Landscaping

Date: ___/___/___

DRU Landscape Officer: [redacted]

DCO [redacted]

DA Number: 1172/05

Property address: LEVEL 1 - 1394-1396 P/HWAY TURRAMURRA

Description of works: CHANGE OF USE - TO HEALTH & FITNESS

Is the information submitted satisfactory to make an informed Landscape assessment?

Yes or No: Yes

If no, the additional landscaping information is to be submitted (via a *Stop Clock* letter) is as follows:

Where submitted information is satisfactory, is a *formal* referral to Landscape Assessment required?

Yes or No: no

Date formally referred by DCO (if required): _____

Brief reason for referral or non-referral from Landscape Officer:

Date returned to DCO (if taken): _____ *TRIM MEMO #:* _____

Are there any standard landscaping conditions to be applied without a formal referral?

Yes or Nil _____

- *General:*
- *Prior to Construction Certificate issue:*
- Prior to final or occupation certificate issue:

Any further comments by the Landscaping Officer as a result of DRU assessment? :

See over

Signed: [redacted]

Note: This assessment has been carried out under the time constraints of DRU. The Development Control Officer should liaise with a Landscape Officer if there are any questions that arise out of the DRU assessment, or if new information is brought to light (such as the result of a site inspections, or discrepancy in plans and the like).

Any questions at all – please see a Landscape Assessment Officer.

This form is to only be completed by a Landscape Officer, except the formal referral date

RE- referral – Landscaping

This is to be filled out when information needs to be re-referred to Landscaping a first or second time

Date of 1st re-referral:____/____/____

Reason for 1st re-referral:_____

Result of 2nd Landscaping Assessment (Landscape assessment officers to complete):

_____

TRIM #:_____

Signed: _____ **Date:** ___/____/___

Date of 2nd re-referral:____/____/____

Reason for 2nd re-referral:_____

Result of 3rd Landscaping Assessment (Landscaping Officer to complete)::

_____

TRIM #:_____

Signed: _____ **Date:** ___/____/___

Note: This assessment has been carried out under the time constraints of DRU. The Development Control Officer should liaise with a Landscape Officer if there are any questions that arise out of the DRU assessment, or if new information is brought to light (such as the result of a site inspections, or discrepancy in plans and the like).

Any questions at all – please see a Landscape Assessment Officer.

NOTIFICATION &
OBJECTIONS

Ku-ring-gai Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone: (02) 9424 0888, Fax: (02) 9418 1117
DX 8703 GORDON

Contact: [redacted]

In reply please quote:
DA 1172/05
26 October 2005

[redacted]

Dear Sir/Madam

PREMISES: LEVEL 1, 1394-1396 PACIFIC HIGHWAY TURRAMURRA
APPLIC. N^{O}: 1172/05
PROPOSAL: CHANGE OF USE - TO HEALTH AND FITNESS

Council is in receipt of your application as indicated.

Council has notified your neighbours that the application has been submitted. They have been supplied with a reduced copy of the plan excluding the floor plans and have been invited to examine the full-scale plans of the same at Council's office if they wish to do so.

The neighbours have been advised that should they wish to make comments in respect to the proposal they must put these comments in writing and submit them to Council within fourteen (14) calendar days. Any comments made will be considered during the assessment of the application. Submissions are not confidential, as the details will be included in Council reports.

Should you, in the future, elect to submit revised plans to amend your application prior to Council's determination, additional fees for processing, assessing, notifying and/or advertising or referring will be applicable. Any such revised plans must be accompanied with detailed written particulars identifying the changes. Eight (8) copies of A4 reduced plans will also be required for notification purposes.

Please be advised that your application, as referenced above, has been referred to Council's Development Control Officer, [redacted] for consideration and assessment in accordance with the Environmental Planning and Assessment Act 1979.

Should it be necessary to contact Council regarding this application please telephone between the hours of 8.30am – 10.00am. However, information will be limited as the application is on exhibition and will not have been assessed in any way.

Yours faithfully,

[redacted]
Development & Assessment - North

Ku-ring-gai Council

Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone: (02) 9424 0888, Fax: (02) 9418 1117
DX 8703 GORDON

Contact: [redacted]

In reply please quote:
DA 1172/05
26 October 2005

[redacted]

Dear Sir/Madam

PREMISES: LEVEL 1, 1394-1396 PACIFIC HIGHWAY TURRAMURRA
APPLIC. N^{O}: 1172/05
PROPOSAL: CHANGE OF USE - TO HEALTH AND FITNESS

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Should you, in the future, elect to submit revised plans to amend your application prior to Council's determination, additional fees for processing, assessing, notifying and/or advertising or referring will be applicable. Any such revised plans must be accompanied with detailed written particulars identifying the changes. Eight (8) copies of A4 reduced plans will also be required for notification purposes.

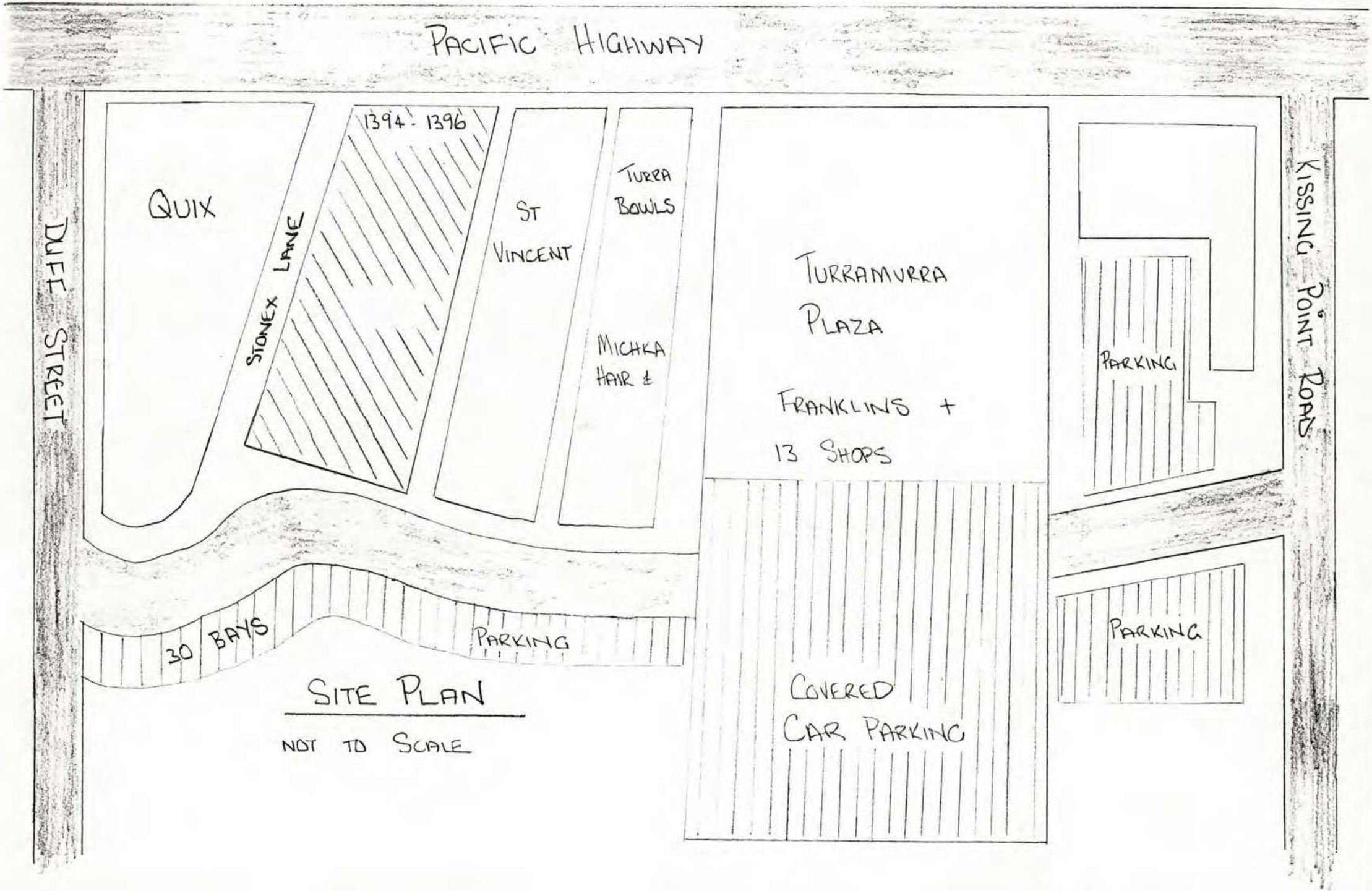
Please be advised that your application, as referenced above, has been referred to Council's Development Control Officer, [redacted]m, for consideration and assessment in accordance with the Environmental Planning and Assessment Act 1979.

Should it be necessary to contact Council regarding this application please telephone between the hours of 8.30am – 10.00am. However, information will be limited as the application is on exhibition and will not have been assessed in any way.

Yours faithfully,

[redacted]

Development & Assessment - North



SITE PLAN

NOT TO SCALE

DRAWING: OCTOBER 2005

SCALE: 1:100

PREMISES: 1394 - 1396
PACIFIC HWY TURRAMURRA.
(1ST FLOOR)

FLOOR PLAN

TOTAL AREA

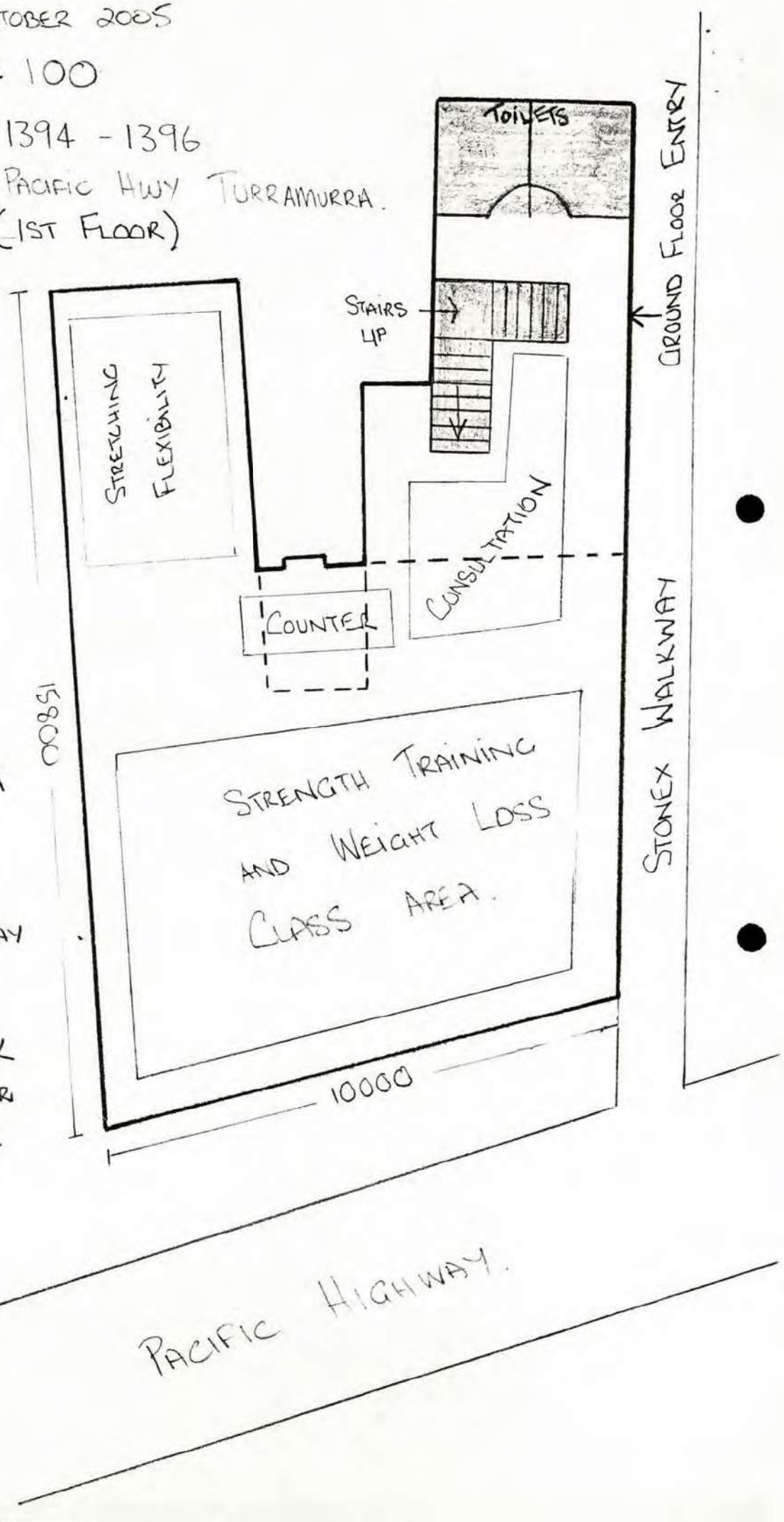
140 SQ MS

USABLE AREA

125 SQ MS

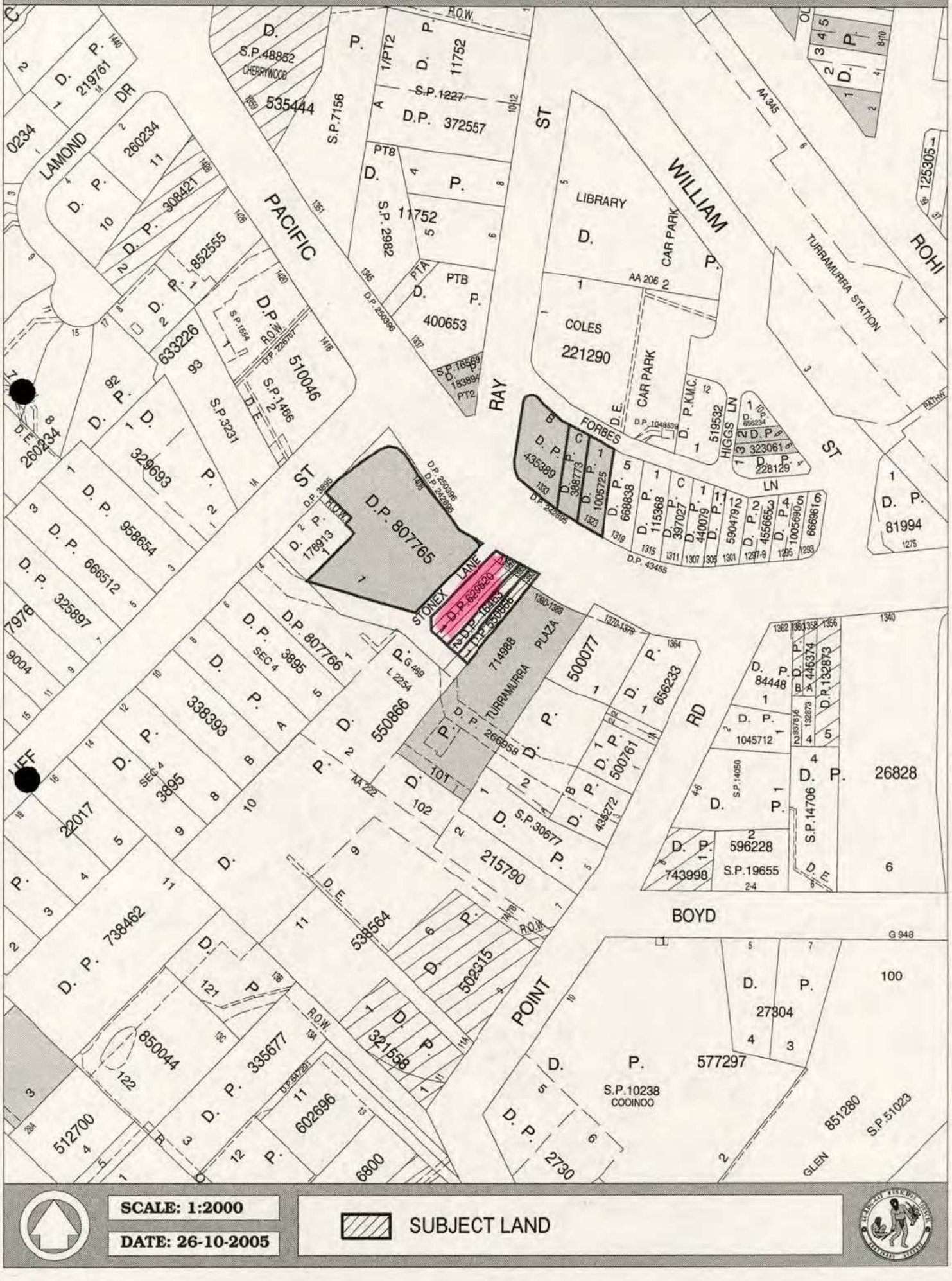
(EXCLUDES STAIRWAY AND TOILETS)

---- GYPROCK WALLS FOR REMOVAL



LOCATION SKETCH

1396 Pacific Highway, TURRAMURRA NSW



DA DOCUMENTATION

DA 1172/05

Development Application

Ku-ring-gai Council

Section 78A, *Environmental Planning and Assessment Act* 1979

DA: .....

Date: 18/10/05

About this form

Use this form to apply for development consent to:

- erect, alter or demolish a building or structure
- change the use of land or a building
- carry out earthworks
- subdivide land
- strata subdivide a building
- erect or display advertising

Documentation

Our DA Guide explains which plans and other documents you must provide with this application. Refer also to our lodgment requirements matrix on the back of this form.

Other approvals

Your proposal may also require other approvals. Questions 12 & 13 of this form will help you determine whether you need approvals from other government agencies. Question 14 enables you to apply for other Council approvals that are required for certain activities.

Lodgment & fees

Please follow the instructions on Page 4.

Any questions?

Phone Customer Services on (02)9424 0770, or call in to Council (see Page 3).

Application and site details

1. Applicant name, address and contact details.

Title: Mr ☑ Mrs ☐ Miss ☐ Ms ☐ Other ☐ .....

Name: [redacted]

Company name: [redacted]

ABN: [redacted]

Postal address: [redacted] Post code: 2070

Phone (B) [redacted] Fax (....) SAME

Phone (H) (....) ..... Mobile phone [redacted]

E-mail [redacted]

2. Your architect or consultant

In case we need to discuss design or other issues

Name: AS ABOVE.

Company name: .....

Phone (B) (....) ..... Fax (....) .....

Phone (H) (....) ..... Mobile phone .....

E-mail .....

3. Location & title description of the property

*This will help us to correctly identify the land. You **must** identify the Lot and Plan number*

Unit, shop or suite: LEVEL 1 Street No: 1394-1396 Street: PACIFIC HWY

Suburb: TURRAMURRA

Lot(s): 1 Section: .....

Deposited plan(s): 629 520 Strata plan: .....

Other: .....

Obtain these details from rate notices, property deed or our property maps.

Development details

4. Type of development

Tick the relevant box

- ☐ A. Building or structure
- ☐ B. Demolition
- ☐ C. Earthworks or similar
- ☐ D. Subdivision (land)
- ☑ E. New use or change of use
- ☐ F. Sign or advertisement
- ☐ G. Strata subdivision
- ☐ H. Other .....

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5. What is the property used for at present?

OFFICE AND CONSULTANTS ROOMS

Date use commenced: .....

6. Number of employees

If applicable

☐ N/A
☑ Applicable: (existing).....
(proposed).....T.W.O.....

7. Hours of Operation

If applicable

☐ N/A

	Existing	Proposed
Monday	8.30 - 5.30pm	7.00AM-12.30, 2-7PM
Tuesday	" "	" " "
Wednesday	" "	" " "
Thursday	" "	" " "
Friday	" "	" " "
Saturday	9AM - 12	7.30 - 11.30;
Sunday	N/A - CLOSED	CLOSED.

8. Description of the proposed development

Tell us exactly what you propose to do, describe all proposed works very clearly

- CHANGE OF USE - OFFICE TO HEALTH & FITNESS
- NO NEW WORKS
- REMOVAL OF 3 INTERNAL GYPROCK WALLS

If it is a building, for what purpose will it be used? .....

9. Additional floor space

Only applicable for building works

☐ New building – total proposed floor space N/A m^2

☐ Existing building – total additional floor space proposed N/A. m^2

10. Impacts on trees

Are any building works or excavation proposed within 3m of any trees that are more than 8m in height? ☐ Yes ☑ No

Will the proposed development require the removal of any trees that are more than 8m in height? ☑ Yes ☐ No

*If you answered 'yes' to either of the above questions, an arborist's report will be required (see **point 2C** of DA Guide).*

11. Estimated cost of development

Must be a true market value. If no construction is proposed the value of works will be nil

Your estimate of the total development cost – see **Step 6D** of the DA Guide:

$ 15,000.00

Council use only - Our estimate based on Reed Construction Data Guide (market value):

$ _____.00

*Note: Unless a signed contract is provided, our estimate will prevail when calculating DA assessment fees (refer to **point 6D** of DA Guide).*

12. Integrated Development

*Refer to **step 2G** of the DA Guide. Please tick the relevant box if applicable*

- ☐ Heritage Council of NSW (section 58 of the *Heritage Act 1977*)
- ☐ Roads & Traffic Authority (section 138 of the *Roads Act 1943*)
- ☐ Environment Protection Authority (sections 43(a), 43(b), 43(d), 47, 48, 55 and 122 *Protection of the Environment Operations Act 1997*)
- ☐ Department of Infrastructure Planning and Natural Resources (sections 10, 13A, 18F, 20B. 20CA, 20L, 116 and Part 8 of the *Water Act 1912* or a Permit under Part 3A of the *Rivers and Foreshores Improvement Act 1948*)
- ☐ National Parks & Wildlife Service (s.90, *National Parks and Wildlife Act 1974*)
- ☐ Rural Fire Service (section 100B of the *Rural Fires Act 1997*)

If you ticked any of the above boxes, the proposal will also require approval from another approval body. Refer to Page 18 of the Development Application Guide. 2 additional sets of plans and documentation and a cheque to the sum of $250 made out to the relevant authority We strongly recommend that you consult with any approval bodies before lodging this application.

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13. DAs that require concurrence from another agency.

Refer to Step 2H of the DA Guide

Some DA's require the concurrence of another government agency. They are not integrated but still require us to seek agreement from an external agency. If the following State Environmental Planning Policies (SEPP's) or Sydney Regional Environmental Planning Policies (SREP's) apply to your development, you need to provide us with two additional sets of plans and supporting documentation. Please tick the relevant box if applicable;

- ☐ SEPP 11- traffic generating developments
- ☐ SEPP 65- design quality of residential flat buildings
- ☐ SREP 23- Sydney and middle harbours

If you ticked any of the above boxes, the proposal will also require concurrence from another approval body. Refer to **Step 2I** of the Development Application Guide. 2 additional sets of plans and documentation must be provided so we can refer the application to the relevant authority. We strongly recommend that you consult with any approval bodies before lodging this application.

14. Local Government Act approval

Tick relevant box if the works will require approval under the Local Government Act. Call our Duty Planning Officer for further details

- ☐ A. N/A
- ☐ B. Water supply, sewerage and stormwater drainage work
- ☐ C. Management of waste
- ☐ D. Community land
- ☐ E. Public roads
- ☐ F. Structures or places of public entertainment
- ☐ G. Other (please specify): .....

15. Are you applying for a Construction Certificate with your DA?

☐ Yes – We strongly recommend that you do not lodge your Construction Certificate Application (CC) with your DA as it will cause delays. Combined DA & CC applications require you to prepare final construction drawings and engineer's specifications upfront which are costly. If any design modifications are required to your DA, your CC will be sent back to you as we cannot approve it if it is inconsistent with anything in the DA consent.

☐ No – If proposing physical works, you will have to apply at a later date.

Note: Combined applications for development consent and construction certificate should only be made where the DA is for very minor physical works.

Signatures

16. Owner's consent

*Must be signed by the owner of the land. If more than one owner, **every** owner must sign.*

If the owner is a company or owner's association, this form must be signed in accordance with s127 of the Corporations Act 2001. If the building is a strata building, the application must be stamped with the strata seal and signed by a authorised authority

As owner of the land to which this application relates, I consent to this application. I also give consent for authorised Council officers to enter the land to carry out inspections for the purpose of this development application.

☒ Name: [redacted] .....Phone [redacted]

Signature: [redacted] Date: 21 / 9 / 2005

Address: [redacted]

☒ Name: [redacted] Phone [redacted]

Signature: [redacted] Date: 21 / 9 / 2005

Address [redacted]

☒ Name: .....

Signature: ..... Date: 21 / 9 / 2005

Address: .....

☐ I am signing on behalf of the owner as the owner's legal representative. The nature of my legal authority (e.g., power of attorney, executor, trustee, company director) is:

.....

Documentary evidence is required to confirm your legal authority if you sign on behalf of the owner.

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17. Applicant's declaration

If the applicant is a company or owner's association, this section must be signed in accordance with s127 of the Corporations Act 2001.

I, [redacted] ..apply for consent to carry out the development described in this application. I declare that all the information supplied is true and correct. I also understand that:

- if incomplete, the application will not be accepted, and that
- more information may be requested to enable the proper consideration of the application.

☒ Signature: ..... [redacted] ..... Date: 18 / 10 / 2005

Note: You are also required to sign the declaration at the end of the DA lodgment Checklist (following).

How to lodge this application

Lodge the application by either of the following methods:

Post: General Manager
Ku-ring-gai Council
Locked Bag 1056
Pymble NSW 2073

Courier or personal delivery: Council Chambers
818 Pacific Highway
Gordon NSW 2072

Contacting Council:

Phone: (02) 9424 0888
Fax: (02) 9424 0755
Email: kmc@kmc.nsw.gov.au
Web: www.kmc.nsw.gov.au

Hours:

Lodging a DA: - Monday – Friday, 8:30am – 5:00pm

Duty Planning Officer – telephone or visit Tuesday- Thursday, 9.00am-12pm & 2pm-5pm.

We recommend that you consult with the Duty Planning Officer prior to lodging your DA or take advantage of our formal pre-DA advice service, available from 1 November 2004.

Acknowledgement:

You will receive a receipt for the amount paid. Soon after lodgment, we will also acknowledge lodgment of your application by providing you with its registered DA file number and the name of the development assessment officer who will assess your application.

Fees

Fees are calculated based on the contract value of the work including GST.

Payment methods

You may pay by cash, eftpos or cheque. Make cheques payable to 'Ku-ring-gai Council'. Separate cheques made out to the relevant authority are required for any integrated development application (refer to the DA Guide **step 2H** to identify who the cheque should be made out to). Please do not send cash in the mail.

Transport and Parking

Bus or Rail: The Council is located within five minutes walking distance from Gordon train station. From the station, head west up via St Johns Ave to the Pacific Highway. Turn right and walk to the end of the block along the Pacific Highway. Cross the Pacific Highway at the lights and walk right to Council Chambers.

Parking: Short term customer parking spaces are available on site. On-street parking in nearby streets is also available.

Disability Access: Disability parking and a wheelchair accessible ramp are located at the Radford Place entrance to Council. A lift may be taken to the front counter.

Privacy notification

The personal information requested in this form is required under the *Environmental Planning and Assessment Act 1979* and will only be used in connection with the requirements of this legislation. If you do not provide the information, we will not be able to process your application. Under the Act, it will be available to Councillors, Council Officers, and members of the public. Council is to be regarded as the agency that holds the information. You may request amendment of any personal information held by us that is incorrect.

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4E. Landscape plan	Is a landscape plan required?	❑	❑
	Has a landscape plan been provided with all the required information?	❑	❑
4F. Stormwater management plan	Is a stormwater management plan required?	❑	❑
	Has a stormwater management plan been provided containing all required information?	❑	❑
4G. Shadow diagrams	Are shadow diagrams required?	❑	❑
	Have shadow diagrams been provided containing all required information?	❑	❑
4H. Subdivision plan	Is a subdivision plan required?	❑	❑
	Has a subdivision plan been provided containing all the required information?	❑	❑
4I. Env't site management plan	Is an environmental site management plan required?	❑	❑
	Has an environmental site management plan been provided containing all the required information?	❑	❑

Supporting material & documentation

Refer to DA Guide Step 5 for the submission requirements referred to below

5A. Statement of environmental effects (SEE)	Has a statement of environmental effects (SEE) been submitted addressing all the relevant issues? **(See Appendix 2 of DA Guide for requirements.)**	❑	
5B. BASIX certificate	Is a BASIX certificate required?	❑	❑
	Has a BASIX certificate been supplied?	❑	❑
5C. Stormwater drainage statement	Is a stormwater drainage statement required?	❑	❑
	Has a stormwater drainage statement been supplied addressing all the requirements?	❑	❑
5D. Heritage impact statement	Is a heritage impact statement (HIS) required?	❑	❑
	Has a HIS been supplied addressing all relevant issues?	❑	❑
5E. Waste management plan	Is a waste management plan required?	❑	❑
	Has a waste management plan been provided addressing all relevant issues?	❑	❑
5F. SEPP 1 objection	Is a SEPP 1 objection required?	❑	❑
	Has a SEPP 1 objection been supplied addressing all requirements?	❑	❑
5G. Bushfire report	Is a bushfire report required?	❑	❑
	Has a bushfire report been provided addressing all relevant issues?	❑	❑
5H. Fire safety schedule	Is a fire safety schedule required?	❑	❑
	Has a fire safety schedule with all relevant information been provided?	❑	❑
5I. Access report	Is an access report required?	❑	❑
	Has an access report been provided addressing all relevant issues?	❑	❑
5J. Design verification statement (SEPP 65)	Is a design verification statement required?	❑	❑
	Has a design verification statement been provided addressing all relevant issues?	❑	❑
5K. Geotechnical report	Is a geotechnical report required?	❑	❑
	Has a geotechnical report been provided addressing all relevant issues?	❑	❑
5L. Remedial action plan	Is a remedial action plan (RAP) required?	❑	❑
	Has a RAP been provided addressing all relevant issues?	❑	❑
5M. Bush regenerator's report	Is a bush regenerator's report required?	❑	❑
	Has a bush regenerator's report been provided addressing all the relevant issues?	❑	❑
5N. 3D model	Is a three dimensional model required?	❑	❑
	Has a 3D model of the required standard been supplied?		
5O. Photo montage	Is a photo montage required?	❑	❑
	Has a photo montage been provided to the required standard?	❑	❑
5P. Sample board	Is a sample board required?	❑	❑
	Has a sample board been provided showing all required information?		
5Q. Site Photos	Have you provided the relevant site photographs?	❑	

Warning: The development application will not be accepted if all required information has not been provided. Further information will be requested if not initially provided.

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DA Lodgment Checklist

Ku-ring-gai Council

THIS CHECKLIST MUST BE COMPLETED BY THE YOU PRIOR TO DA LODGMENT

The numbering on this Checklist relates to Ku-ring-gai's DA Guide. The DA Guide provides instructions to enable you to identify exactly which plans and supporting documents you will need to provide. Copies of the DA Guide are available either from our Customer Service (in person or call 9424 0770) or from our web-page at www.kmc.nsw.gov.au. **We will not accept your application if you fail to provide all relevant information or if you fail to complete this checklist.**

General requirements		Checked by Applicant Yes	No
DA Guide	Have you thoroughly read and followed our DA Guide?	❑	❑
Application form	Has the application form been completed correctly?	❑	❑
	Has the consent of all owners been provided?	❑	❑
	Has the proposal been clearly and fully described?	❑	❑
Copies of documentation	Are eight (8) A4 reduced copies of all submitted plans provided?	❑	❑
	Are six copies of all other scaled plans and documentation provided in pre-made sets?	❑	❑
Standard of documentation	Is all documentation presented in a clear and accurate manner?	❑	❑
	Do all plans include a title block containing all required information?	❑	❑
See DA Guide – "Appendix 1 - Standard of Documentation" for our requirements	Is a north point included on all plans?	❑	❑
	Are all measurements in metric?	❑	❑
	Are the plans to a scale of 1:100?	❑	❑
	Have all plans been coloured in accordance with standard building colours to show proposed alterations / additions?	❑	❑
Preliminary investigation			
Refer to DA Guide Step 2 for the submission requirements referred to below			
2B. Survey plan	Have you submitted a recent survey plan, prepared by a registered surveyor?	❑	❑
	Does the survey plan contain all the required information?	❑	❑
2C. Arborist's report	Is an arborist's report required?	❑	❑
	Has an arborist's report been provided addressing all required points?	❑	❑
2D. Eight part test	Is it necessary to undertake an eight part test?	❑	❑
	Has an eight part test been undertaken and is it included with your DA?	❑	❑
2H. Integrated Development	Is the development Integrated? If yes, answer below:	❑	❑
	Have two additional copies of all documentation been provided?	❑	❑
	Has a cheque for $250.00 been made out to the relevant authority?	❑	❑
2I. DAs that require concurrence	Does your application require concurrence from another government authority? If yes, answer below:	❑	❑
	Have two additional copies of all documentation been provided?	❑	❑
2J. Site analysis	Is a site analysis required?	❑	❑
	Has a site analysis been provided, including all the required information?	❑	❑
Plans			
Refer to DA Guide Step 4 for the submission requirements referred to below			
4A. Site plan	Is a site plan required?	❑	❑
	Has a site plan been provided showing all the required information?	❑	❑
4B. Floor **plans**	Are floor plans required?	❑	❑
	Have floor plans been provided showing all the required information?	❑	❑
4C. Elevations **and sections**	Are elevations and sections required?	❑	❑
	Are elevations / sections provided showing all the required information?	❑	❑
4D. A4 notification plans	Are A4 notification plans required?	❑	❑
	Have notification plans been provided showing all required information?	❑	❑

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Declaration by applicant

I declare that, to the best of my knowledge and belief, the particulars stated on this application form are correct in every detail and that all the information required has been supplied.

Name (printed): ..... Signature: ..... Date: .....

Certification of Statement of Environmental Effects

I declare that, I have accurately and clearly considered the development proposal against all relevant considerations and controls prescribed by the EPAA 1979, including but not limited to SEPP's, SREP's the KPSO, and our DCP's and codes. All non-compliances with controls and objectives of the above mentioned environmental planning instruments have been quantified and qualified with proper justification in support of the non-compliances being provided in the SEE.

Name (printed): ..... Signature: ..... Date: .....

Capacity: Town Planner/ Architect/ Other .....

Customer Service officer check

Application checked and lodged by:

Name (printed):..... Date:.....

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Appendix 3 – DA Lodgment requirements Matrix

	Prelim. Investing.			Plans									Supporting material and documentation																		
	2B. Site survey	2C. Arborist's report	2J. Site analysis	4A. Site plan	4B. Floor plans	4C. Elevations & sections	4D. Notification plans (A4 size)	4E. Landscape plan	4F. Stormwater management plan	4G. Shadow diagrams	4H. Subdivision plan	4I. Environmental site mng't plan	5A. Statement of env'l effects	5B. BASIX certificate	5C. Stormwater drainage statement	5D. Heritage impact statement	5E. Waste management plan	5F. SEPP 1 objection	5G. Bushfire report	5H. Fire safety schedule	5I. Access report	5J. Design verification statement	5K. Geotechnical report	5L. Remedial action plan	5M. Bush regenerator's report	5N. 3D model	5O. Photo montage	5P. Sample board	5Q. Site photographs
Alterations and additions	✓	★	✓	✓	✓	✓	✓	★	★	★		★	✓		★	★	✓	★	★				★	★					✓
Carports and garages	✓	★	✓	✓	✓	✓	✓	★				★	✓		✓	★	✓	★	★				★	★					✓
Change of use	✓		✓	✓	✓		✓						✓			★				✓									✓
Commercial / business / retail	✓	★	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			★	✓	★	★	✓	✓	✓	★	★		✓	✓	✓	✓
Dual occupancies	✓	★	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓		★	✓	★					★	★			✓	✓	✓
Front fences	✓	★	✓	✓		✓	✓	★					✓			★	✓		★										✓
Landscaping/ retaining walls	✓	★	✓	✓		✓	✓	✓				✓	✓		✓	★	✓	★					★	★	★				✓
Residential flat buildings	✓	★	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓		★	✓	★	★	✓	✓	✓	★	★	★	✓	✓	✓	✓
SEPP Seniors Housing	✓	★	✓	✓	✓	✓	✓	✓	✓			✓	✓	✓		★	✓	★		✓	✓		★	★	★	✓	✓	✓	✓
Signage	✓			✓	✓	✓	✓						✓			★													✓
Single (new) dwellings	✓	★	✓	✓	✓	✓	✓	✓	✓	★		✓	✓	✓		★	✓	★	★				★	★	★			✓	✓
Subdivision (land)	✓	★	✓	✓			✓		✓		✓	✓	✓			★		★	★				★	★	★				✓
Strata Subdivision	✓										✓		✓							✓									
Checked By Customer Service																													

★ Indicates that this item may be required under certain circumstances. Full details are provided in our DA Guide or call our Duty Planning Officer for assistance.

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Appendix 3 – DA Lodgment requirements Matrix. continued

	Prelim. Investig.			Plans									Supporting material and documentation																		
	2B. Site survey	2C. Arborist's report	2J. Site analysis	4A. Site plan	4B. Floor plans	4C. Elevations & sections	4D. Notification plans (A4 size)	4E. Landscape plan	4F. Stormwater management plan	4G. Shadow diagrams	4H. Subdivision plan	4I. Environmental site mng't plan	5A. Statement of environmental effects	5B. BASIX certificate	5C. Stormwater drainage statement	5D. Heritage impact statement	5E. Waste management plan	5F. SEPP 1 objection	5G. Bushfire report	5H. Fire safety schedule	5I. Access report	5J. Design verification statement	5K. Geotechnical report	5L. Remedial action plan	5M. Bush regenerator's report	5N. 3D model	5O. Photo montage	5P. Sample board	5Q. Site photographs
Swimming Pool	✓	★	✓	✓		✓	✓	✓	✓			✓	✓			★	✓						★	★					✓
Tennis courts	✓	★	✓	✓		✓	✓	✓	✓			✓	✓			★	✓	★					★	★	★				✓
Townhouses/villas	✓	★	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓		★	✓	★	★		✓		★	★	★	✓	✓	✓	✓
Hospitals	✓	★	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			★	✓	★	★	✓	✓		★	★	★	✓	✓	✓	✓
Deck/ Pergola/ Shade structure	✓	★	✓	✓		✓	✓						✓		✓	★													✓
Demolition	✓	★					✓					✓	✓			★	✓												✓
Checked by Customer Service																													

★ Indicates that this item may be required under certain circumstances. Full details are provided in our DA Guide or call our Duty Planning Officer for assistance.

Ku-ring-gai Council

ABN: 86-408-856-411
818 Pacific Highway Gordon
Locked Box 1056
Pymble NSW 2073
DX 8703 Gordon
PH 9424-0888 Fax 9424-0880

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TAX INVOICE

OFFICIAL RECEIPT

18/10/2005 **Receipt No:** 60704

To [redacted]

[redacted]

DA 1172/05

Qty/ Applic	Reference	Amount
	957 Devol Appl	$197.00
GL Receipt	1	
	958 DA Notific F	$90.00
GL Receipt	1	
1	954 Arch/Scan	$45.45
GL Receipt	1	
	GST	$4.55
GL Receipt		
To GL Receipt:		

[redacted]

Total Amount: **$337.00**

Includes GST of: **$4.55**

Amounts Tendered

Card	$337.00
Total	$337.00
Rounding	$0.00
Change	$0.00
Nett	**$337.00**

Thankyou for your Payment

Printed 18/10/2005 16:49:40

APR060C **FEE DETAIL** 18/10/05

Receipt Number... **2397555** Applicant... [redacted]
Reference..... **D/1172/05** Property.... **1396 PACIFIC HIGHWAY**
Amount..... **337.00** **TURRAMURRA NSW 2074**
Payee..... [redacted]
Narration..... **Applications Receipt**

Seq	Code	Accepted	Paid(C&N-C)	Deferred	Owing	Allocation
1	00301	197.00	.00	.00	197.00	**197.00**
		DEVELOPMENT APPLICATION FEES				
2	00857	50.00	.00	.00	50.00	**50.00**
		ARC/SCAN-GST INCL,COMMERC USE				
3	00306	90.00	.00	.00	90.00	**90.00**
		DA NOTIFICATION FEE				
5	00457	500.00	.00	.00	500.00	.00
		CONSTRUCTION CERTIFICATES				
6	00067	102.50	.00	.00	102.50	.00
		RESTORATION - COMM **GST INC**				+
	Totals:	1967.50	.00	.00	1967.50	337.00

F18=Page Back F19=Swap Roll
NA00100 Name is already attached to this Subsystem and Reference Number

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[redacted]

18th October, 2005

Att : General Manager
Ku-ring-ah Council
Pacific Hwy,
GORDON, NSW, 2101

Dear Sir,

Re: DEVELOPMENT APPLICATION – CHANGE OF USE

1st Floor, 1394 – 1396 Pacific Highway, Turramurra
Lot : 1 DP : 629 520

Please find attached an application our DA submission.

Change of Use

Women's Weight Loss & Health Centre (Permissible Use)

Zoning 3(a) –(A2) Business

Should you require more information, or have any questions, please do not hesitate to contact me. Thank for considering this application and I look forward to hearing from you in the near future.

[redacted]

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Development Application

APPLICANT

[redacted]

CHANGE OF USE – Zoning 3(a)-(A2) BUSINESS PREMISES

1st Floor, 1394 – 1396 Pacific Highway, Turramurra

Lot : 1 DP : 593 385

APPENDIX 1 – PLANS

4A. Site Plan (6 copies Supplied)

4B. Floor Plans (6 copy Supplied)

4D. Notification Plans (8 copies Supplied)

5H. Fire Safety Schedule (6 copies)

APPENDIX 1A - SIGNAGE

Photo of proposed signage

APPENDIX 2 –
STATEMENT OF ENVIROMENTAL EFFECT

1. SITE SUITABILITY

Demographics
Curves is a Health and Weight Loss centre. Curves is a women's club. Curves main customer profile are women aged between 30 to 60 years.

The largest population sector in Turramurra is our customer's profile, women 30 – 60 years of age.

Location
The proposed location is ideal for a number of reasons.
- Next to Turramurra Plaza. Our target market are already here shopping at the Turramurra Plaza. The Curves model is built on consumers living within a 10 minute drive.

- Close to the Turramurra railway station. Within easy walking distance from the train station for commuters

Community Service Needed
- There is nothing else like Curves anywhere in the Turramurra area. The Turramurra community are wanting a health and wellbeing orientated business. Curves has a focus on strength training for mature aged ladies.
- Curves promotes health and wellness and provides a valuable service in the community. Curves offers a comfortable, supportive and nurturing environment for women of all ages to come and improve their health and lose weight. Regular 'gyms' are very large and often intimidating places and many of these women have not set foot in one for 20 or more years. With Curves, they feel accepted, safe and secure, without judgment, no matter what their age or size. It almost becomes a small social club, with health benefits.

2. PRESENT AND PREVIOUS USE

Present Use of this site
The 1st floor is currently used as offices for consultants. The ground floor is a Chinese Restaurant.

Use of adjoining Site
Used as St Vincent's Clothing shop with the 1st floor as offices for consultants.

Proposed Use
The proposed use is a permissible use under this zoning.

3. DEVELOPMENT COMPLIANCE

Building Works
We will remove a coupl of gyprock walls internally within the premises. There will be no structural changes to the interior or appearance changes to the exterior of the building.

Existing Services
All existing services provided by the building will more than adequately service clientele. Customers typical duration of stay is 30 minutes.

4. ACCESS AND TRAFFIC

Existing Access
Existing access to the 1st floor premises are gained via Stonex Walkway. Curves will be the only occupant on the 1st floor.

Pedestrian Amenity
There is security lighting in place at the ground floor entrance.

Public Transport
- Access by Bus
Excellent. Given the location is fronting the Pacific Highway and close to Kissing Point Road, a large sector of the community can easily get to these premises by bus.
- Access by Train
Excellent. Turramurra train station is just a minutes stroll across the Pacific Highway.

Vehicle Access
Excellent. Again, given the location is fronting the Pacific Highway and close to Kissing Point Road.

Car Parking - Within the Turramurra Plaza Precinct
- Council Car Park
There are 150 marked car spaces within the Turramurra Plaza Precinct. Parking duration is a mix of 2 - 3 hours.

Of the 150 car spaces, 30 of these spaces are contained within an area adjacent to our premises. Recently, a survey of these 30 spaces was conducted by Anton of Plan Assist, Property Development Consultants (Ph: 9449 2333) as follows:

5. PRIVACY

Full compliance visual and acoustic privacy.
We will occupy the entire 1st Floor of 1394 – 1396 Pacific Highway.
The public and surrounding occupants will not experience any noise.

6. AIR & NOISE

Full compliance for air and noise.
Again, we would occupy the entire 1st Floor of 1394 – 1396 Pacific Highway.
There are only adjoining occupants are below, the Chinese Restaurant 1392 Pacific Highway. These premises are on a separate title and hence have a separate wall abutting 1394 Pacific Highway wall.

7. OPERATION AND MANAGEMENT

Type of Business
Women's Weight Loss & Health Centre.
For a woman balancing family and work with her own health, Curves offers the ideal fitness solution. In just 30 minutes, women complete a circuit that provides a total body strengthening workout. Weight loss counseling is also a part of Curves.

Staff
Maximum of 2 staff

Customers

Curves busiest period of operation is before school, from 7 am – 8.30 am and after school from 5pm to 6.30 pm. We note these hours are when the Turramurra Plaza is predominantly closed for business, therefore most of the 150 council car spaces are available.

(Traffic study carried out by Robert Allan at Curves Mona Vale during the last week of September 2005 indicate the following usage)

CURVES OPERATION

7 am - 9 am	Average visitations per hour	7.5
9 am – 5 pm	Average visitations per hour	5
5pm – 7 pm	Average visitations per hour	6.5

Trading Hours

Monday – Friday	7 am – 12.30 pm;	2.00 pm – 7.30 pm
Saturday	8 am – 11.30 am;	
Sunday	Closed	

Plant & Machinery

Strength Training Area - 10 women's strength training machines arranged in an oval circuit. These machines are specifically designed for Women. All machines are non electric, hydraulic machines. Fluid is pushed through a cylinder, creating resistance.

Goods / Food
There are no food or goods items available. Hence, no truck movements.

8. N/A

9. N/A

10. N/A

11. FIRE

[redacted] rang the fire department in the prescence of [redacted] at the counter of Kuringai Council. The phone conversation with [redacted] of the NSW Fire Service revealed this ONLY applies to 'Residential' zoning. Therefore, his department did not want plans sent seeing the zoning for this premise was 'commercial'.

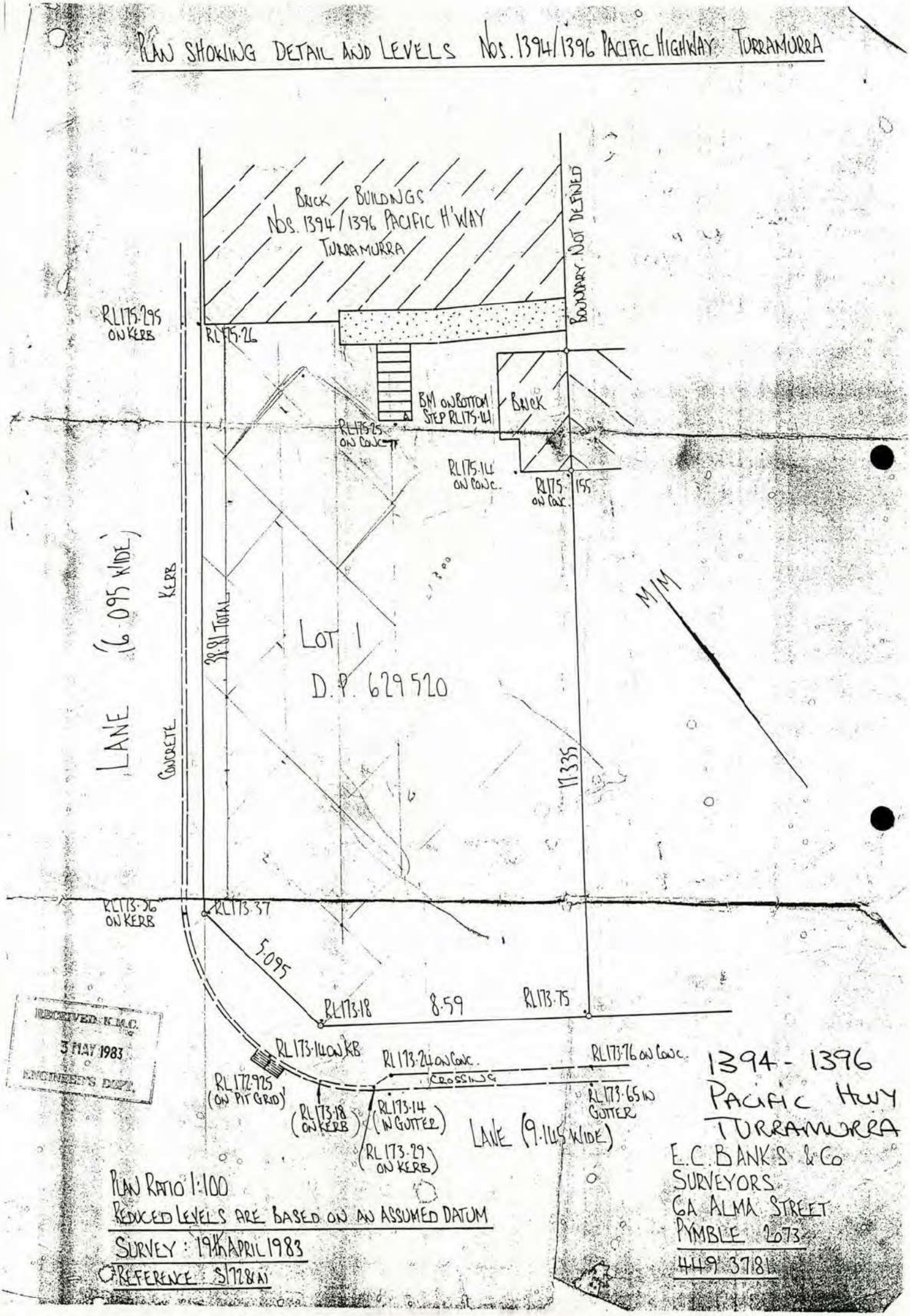
DA PLANS



SITE PLAN

NOT TO SCALE

PLAN SHOWING DETAIL AND LEVELS NOS. 1394/1396 PACIFIC HIGHWAY TURRAMURRA



RECEIVED K.M.C.
3 MAY 1983
ENGINEER'S DEPT.

PLAN RATIO 1:100

REDUCED LEVELS ARE BASED ON AN ASSUMED DATUM

SURVEY: 19TH APRIL 1983

REFERENCE: S7284A1

1394 - 1396
PACIFIC HWY
TURRAMURRA

E.C. BANKS & CO
SURVEYORS
6A ALMA STREET
PYMBLE 2073
449 3781

DRAWING: OCTOBER 2005

SCALE: 1:100

PREMISES: 1394 - 1396
PACIFIC HWY TURRAMURRA.
(1ST FLOOR)

FLOOR PLAN

TOTAL AREA

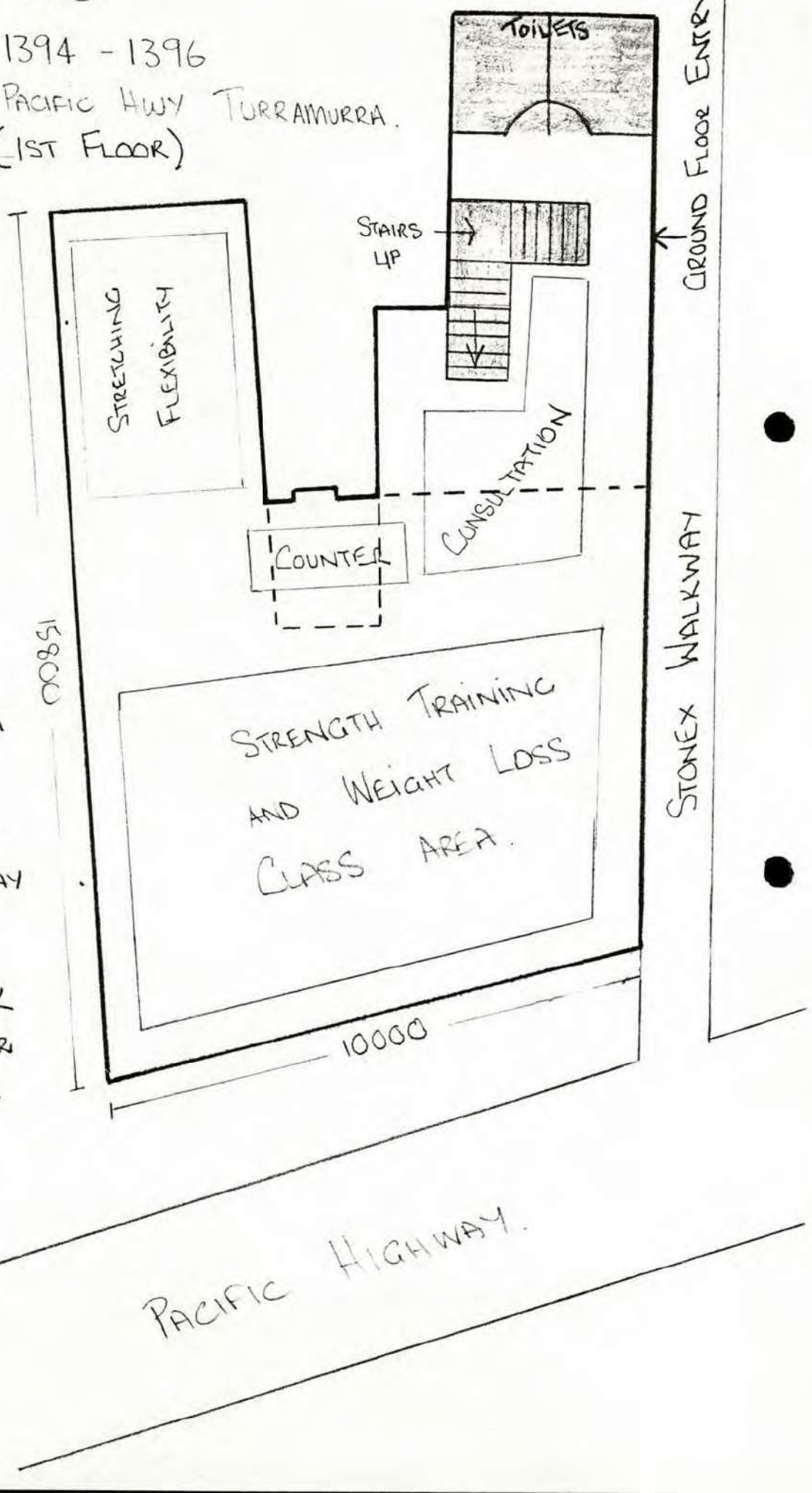
140 SQ MS

USABLE AREA

125 SQ MS

(EXCLUDES STAIRWAY AND TOILETS)

---- GYPROCK WALLS FOR REMOVAL



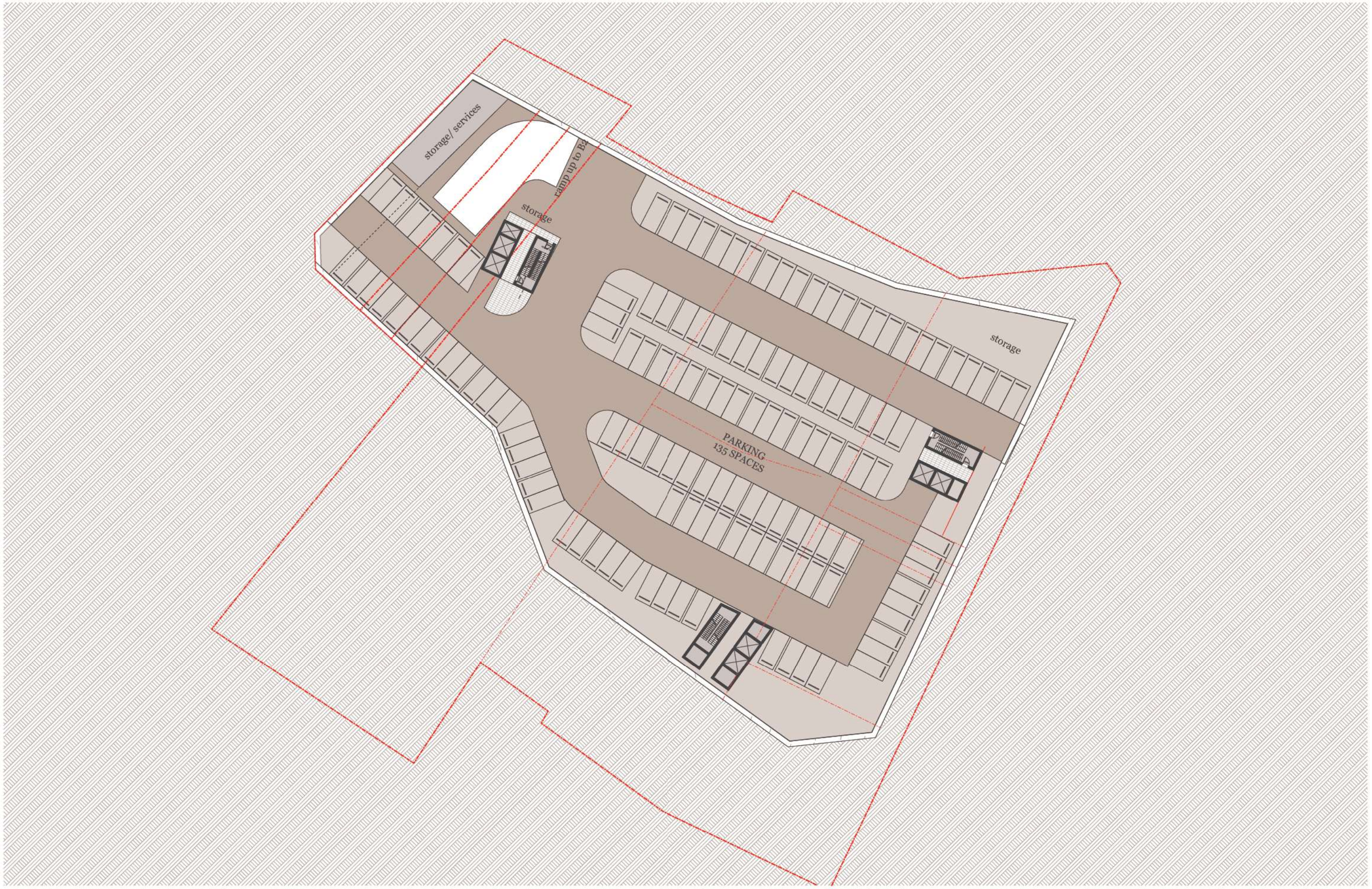
BOR03374

Government Records Repository
F005635331

Rolls Millennium Manilla Board
Rolls Filing Systems – (02) 8850 3444

10/2/015

Appendix E – Proposed Development Plan



DKO

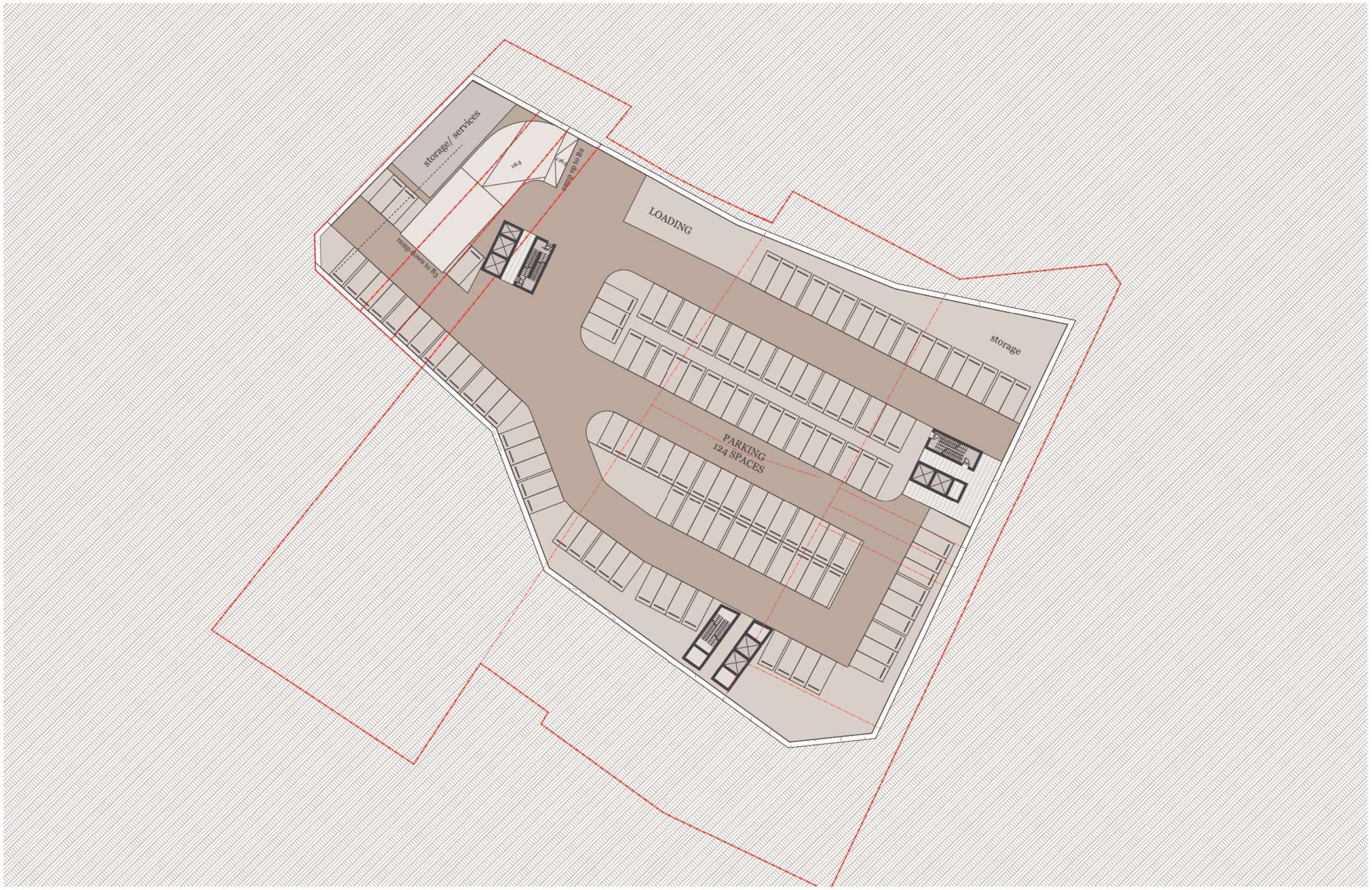
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42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
info@DKO.com.au
www.DKO.com.au

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Rev.	Date	By	Ckd	Description

Project Name	Project Name	Project Number	Project No.
Project Address	1380 Pacific Hwy, Turramurra, NSW 2016	Drawing Name	Basement 3
		Scale	1:500 @ A3
		Date	September 2023
Client	Client Comp. Name	Drawing Number	**FS01.1**
		Revision	



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Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
info@DKO.com.au
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Rev.	Date	By	Ckd	Description

Project Name
Project Address

Project Name
1380 Pacific Hwy,
Turramurra, NSW
2016

Client

Client Comp. Name

Project Number
Drawing Name
Scale
Date

Project No.
Basement 2
1:500 @ A3
September 2023

Drawing Number
Revision

FS01.2



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42 Davies Street
Surry Hills, NSW 2010
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NSW: Nominated Architects
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T +61 2 8346 4500
info@DKO.com.au
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Rev.	Date	By	Ckd	Description

Project Name	Project Name 1380 Pacific Hwy, Turramurra, NSW 2016
Project Address	
Client	Client Comp. Name

Project Number	Project No.
Drawing Name	Basement 1
Scale	1:500 @ A3
Date	September 2023
Drawing Number	**FS01.3**
Revision	



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T +61 2 8346 4500
info@DKO.com.au
www.DKO.com.au

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Project Name	Project Name
Project Address	1380 Pacific Hwy, Turramurra, NSW 2016
Client	Client Comp. Name

Project Number	Project No.
Drawing Name	Ground Floor
Scale	1:500 @ A3
Date	September 2023
Drawing Number	**FS01.4**
Revision	



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ABN: 81956706590
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T +61 2 8346 4500
info@DKO.com.au
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Rev.	Date	By	Ckd	Description

Project Name
Project Address

Project Name
1380 Pacific Hwy,
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2016

Client

Client Comp. Name

Project Number
Drawing Name
Scale
Date

Project No.
Level 1
1:500 @ A3
September 2023

Drawing Number **FS01.5**
Revision



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ABN: 81956706590
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T +61 2 8346 4500
info@DKO.com.au
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Project Name
Project Address

Project Name
1380 Pacific Hwy,
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2016

Client

Client Comp. Name

Project Number
Drawing Name
Scale
Date

Project No.
Level 2
1:500 @ A3
September 2023

Drawing Number **FS01.6**
Revision



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42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

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info@DKO.com.au
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Rev.	Date	By	Ckd	Description

Project Name
Project Address

Project Name
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Turramurra, NSW
2016

Client

Client Comp. Name

Project Number
Drawing Name
Scale
Date

Project No.
Level 3
1:500 @ A3
September 2023

Drawing Number **FS01.7**
Revision



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42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
info@DKO.com.au
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Project Name	Project Name 1380 Pacific Hwy, Turramurra, NSW 2016
Project Address	
Client	Client Comp. Name

Project Number	Project No.
Drawing Name	Level 4-6
Scale	1:500 @ A3
Date	September 2023
Drawing Number	**FS01.8**
Revision	



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Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
info@DKO.com.au
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Project Name	Project Name 1380 Pacific Hwy, Turramurra, NSW 2016
Project Address	
Client	Client Comp. Name

Project Number	Project No.
Drawing Name	Level 7
Scale	1:500 @ A3
Date	September 2023
Drawing Number	**FS01.9**
Revision	



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info@DKO.com.au
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Project Address	
Client	Client Comp. Name

Project Number	Project No.
Drawing Name	Level 8
Scale	1:500 @ A3
Date	September 2023
Drawing Number	**FS01.10**
Revision	



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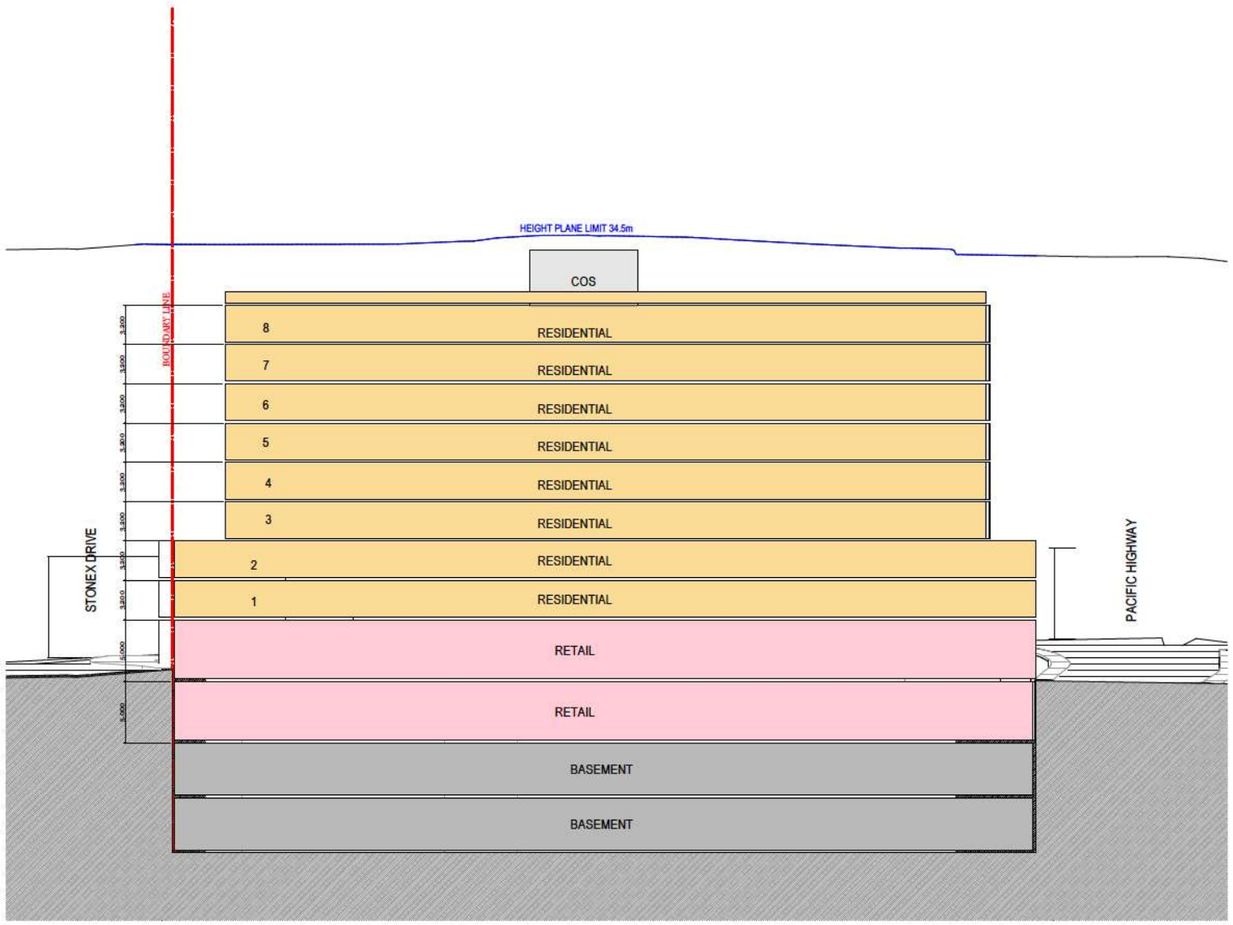
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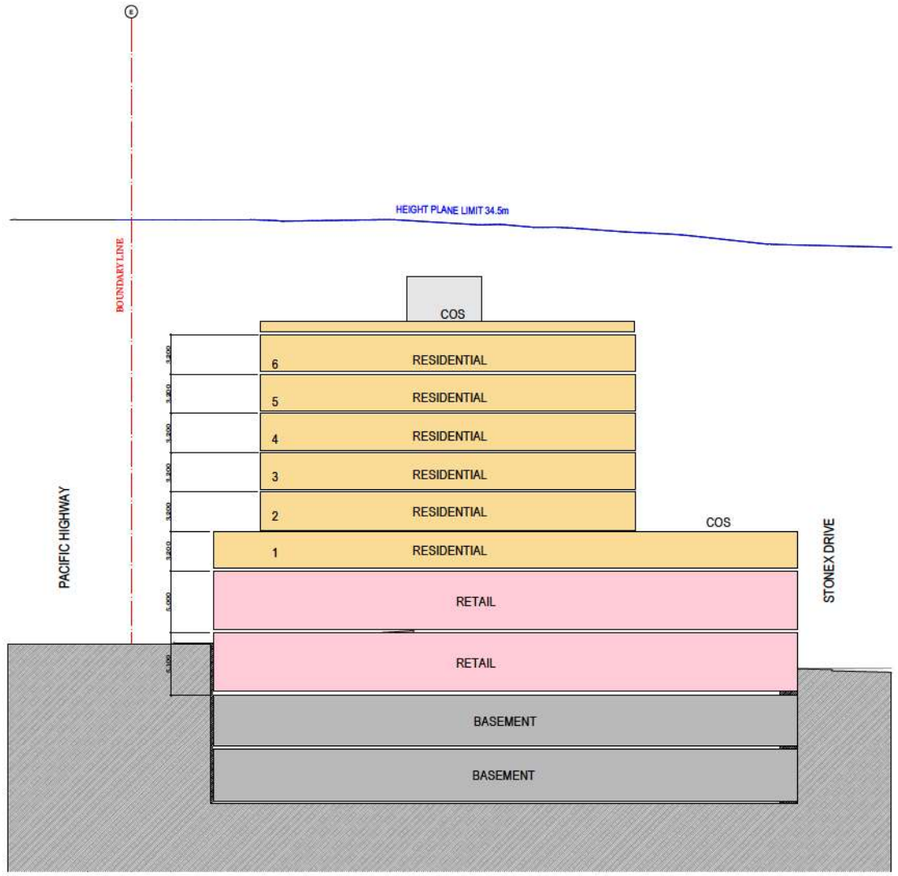
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Project Address	
Client	Client Comp. Name

Project Number	Project No.
Drawing Name	Roof Plan
Scale	1:500 @ A3
Date	September 2023
Drawing Number	**FS01.11**
Revision	



S-01 Section - South East Building 1:500



S-02 Section - North West Building 1:500

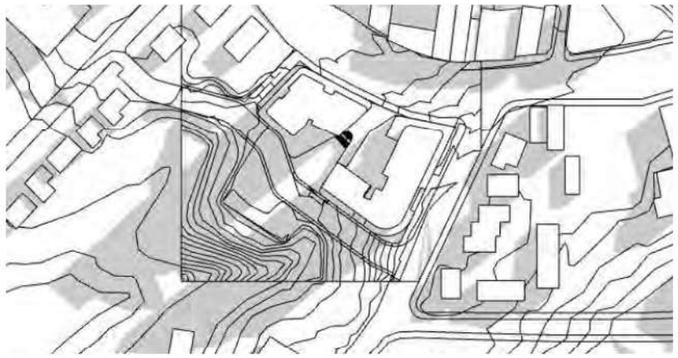
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42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
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T +61 2 8346 4500
info@DKO.com.au
www.DKO.com.au

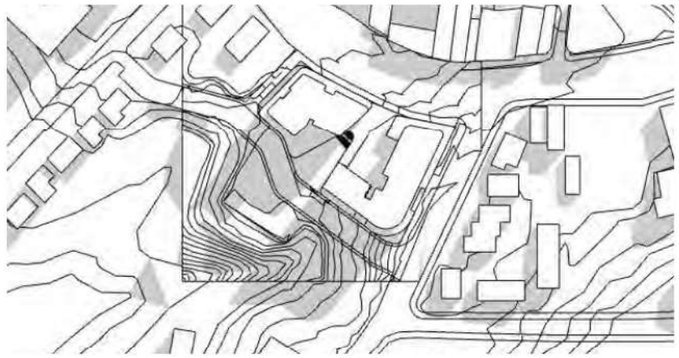
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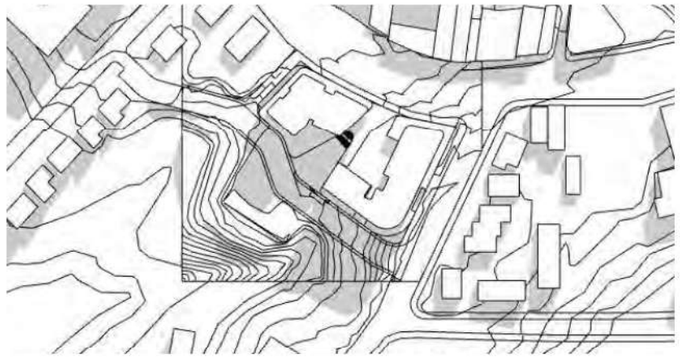
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Project Address	1380 Pacific Hwy, Turramurra, NSW 2016	Drawing Name	Section
		Scale	1:500 @ A3
		Date	September 2023
Client	Client Comp. Name	Drawing Number	FS02.1
		Revision	



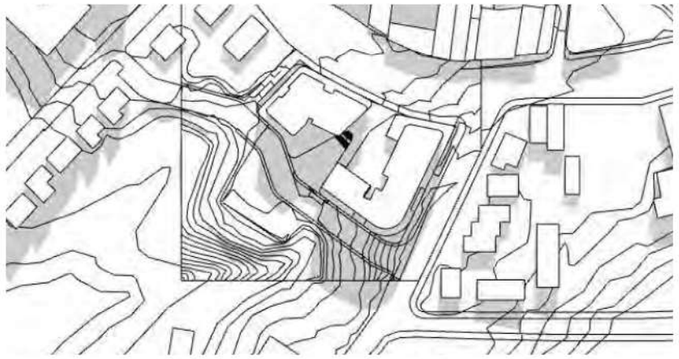
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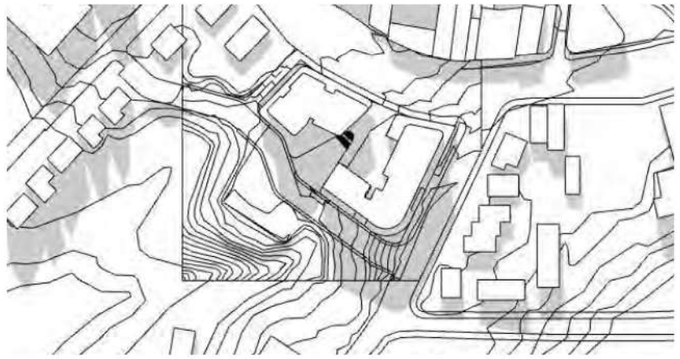
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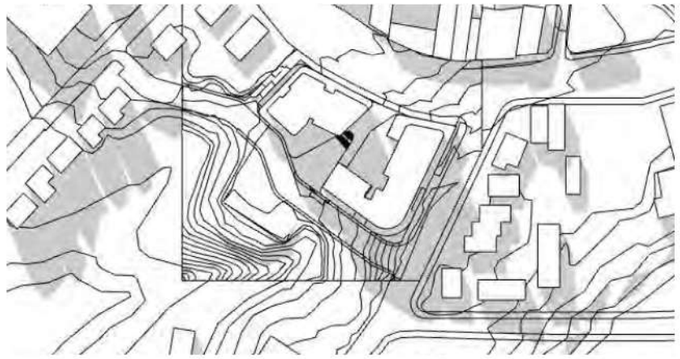
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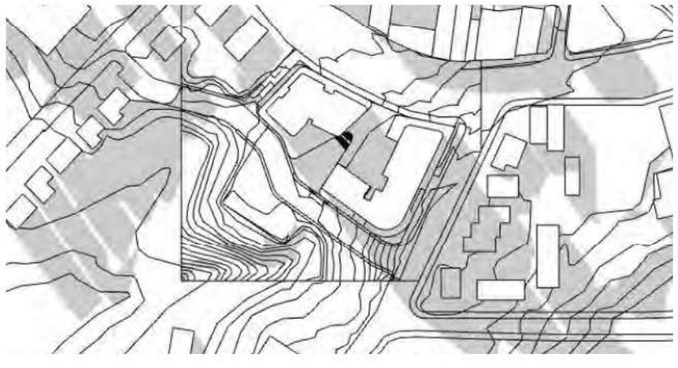
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June 21 - 1:00pm 1:200



June 21 - 2:00pm 1:200



June 21 - 3:00pm 1:200

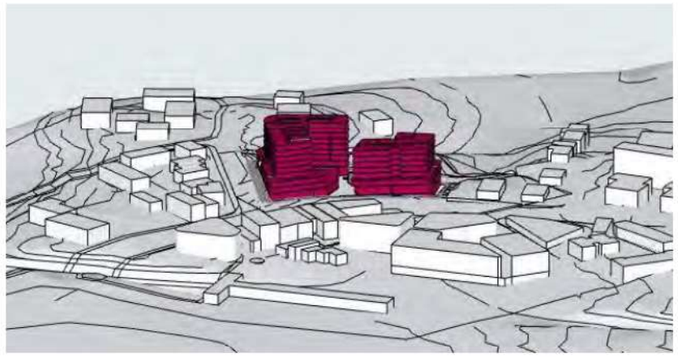
DKO Architecture (NSW) Pty Ltd
42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
info@DKO.com.au
www.DKO.com.au

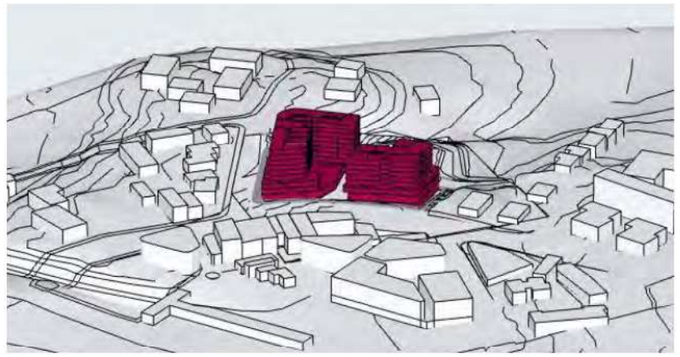
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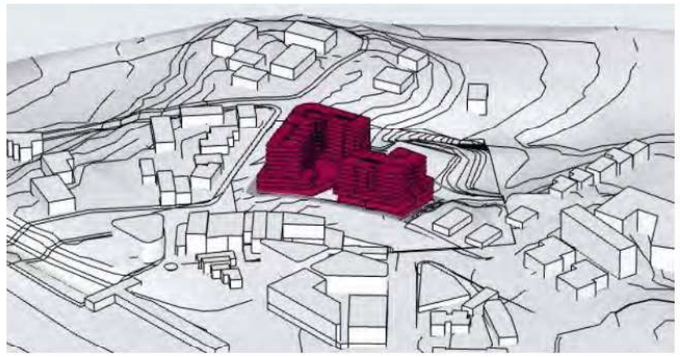
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Project Address	1380 Pacific Hwy, Turramurra, NSW 2016	Drawing Name	Shadow Studies
		Scale	1:500 @ A3
		Date	September 2023
Client	Client Comp. Name	Drawing Number	**FS03.1**
		Revision	



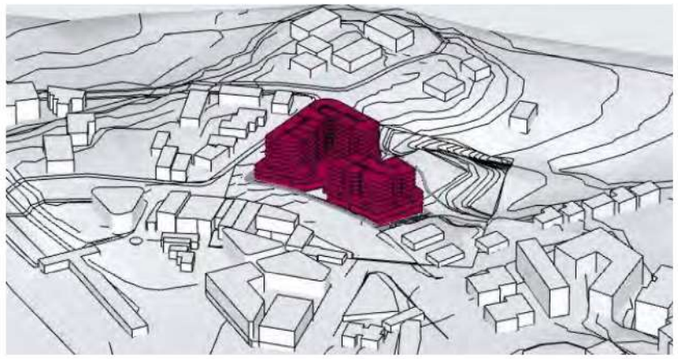
9 am 1:200



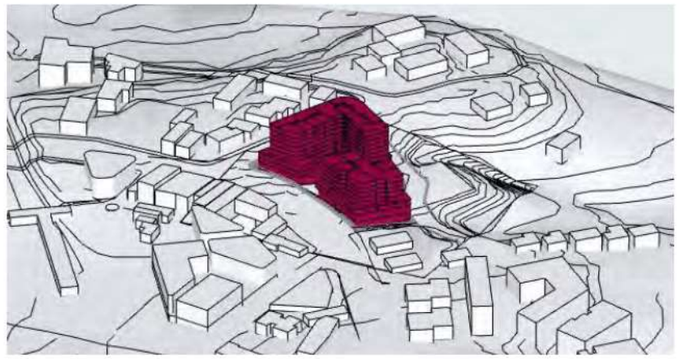
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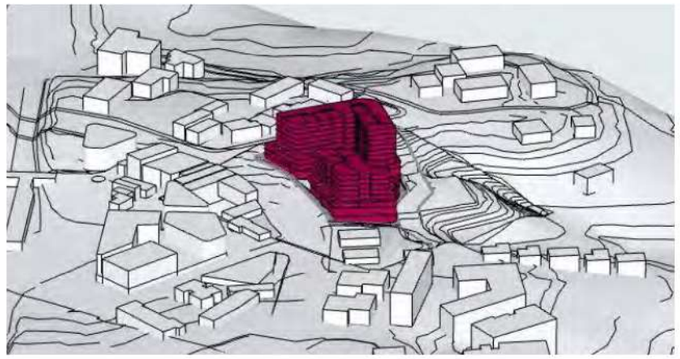
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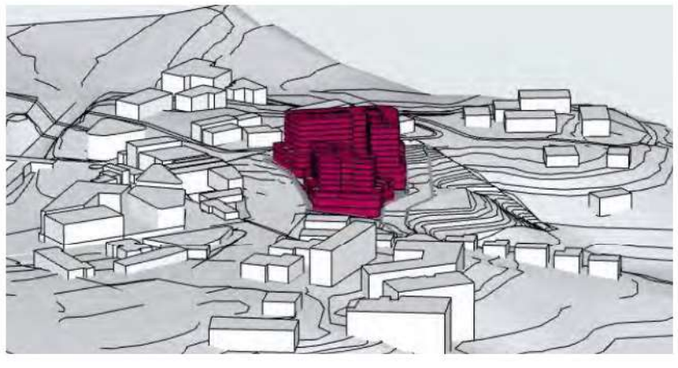
12 pm 1:200



1 pm 1:200



2 pm 1:200



3 pm 1:200

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42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
info@DKO.com.au
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Project Name	Project Name	Project Number	Project No.
Project Address	1380 Pacific Hwy, Turramurra, NSW 2016	Drawing Name	Eye of Sun
		Scale	1:500 @ A3
		Date	September 2023
Client	Client Comp. Name	Drawing Number	**FS03.2**
		Revision	



0. Ground Floor 1:1500



1. Level 1 1:1500



2. Level 2 1:1500



3. Level 3-7 1:1500



8. Level 8 1:1500

DKO Solar	
Home Story	Quantity
Ground Floor	
	2
Level 1	
	20
Level 2	
	18
Level 3	
	16
Level 4	
	16
Level 5	
	16
Level 6	
	19
Level 7	
	10
Level 8	
	14
	131 /180 (73%)

DKO No solar	
Home Story	Quantity
Ground Floor	
	3
Level 1	
	1
Level 2	
	3
Level 3	
	3
Level 4	
	3
Level 5	
	3
Level 6	
	2
Level 7	
	2
	20 /180 (11%)

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42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
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T +61 2 8346 4500
info@DKO.com.au
www.DKO.com.au

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Rev.	Date	By	Ckd	Description

Project Name
Project Address

Project Name
1380 Pacific Hwy,
Turramurra, NSW
2016

Client

Client Comp. Name

Project Number
Drawing Name
Scale
Date

Project No.
Solar Access
1:500 @ A3
September 2023

Drawing Number **FS04.2**
Revision



0. Ground Floor 1:1500



1. Level 1 1:1500



2. Level 2 1:1500



3. Level 3-8 1:1500

DKO Cross Vent	
Home Story	Quantity
Ground Floor	
	4
Level 1	
	15
Level 2	
	16
Level 3	
	16
Level 4	
	16
Level 5	
	16
Level 6	
	16
Level 7	
	10
Level 8	
	10
	119 /180 (66%)

DKO Architecture (NSW) Pty Ltd
42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

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info@DKO.com.au
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Rev.	Date	By	Ckd	Description

Project Name
Project Address

Project Name
1380 Pacific Hwy,
Turramurra, NSW
2016

Client

Client Comp. Name

Project Number
Drawing Name
Scale
Date

Project No.
Cross Vent
1:500 @ A3
September 2023

Drawing Number **FS04.3**
Revision



0. Ground Floor 1:600

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ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

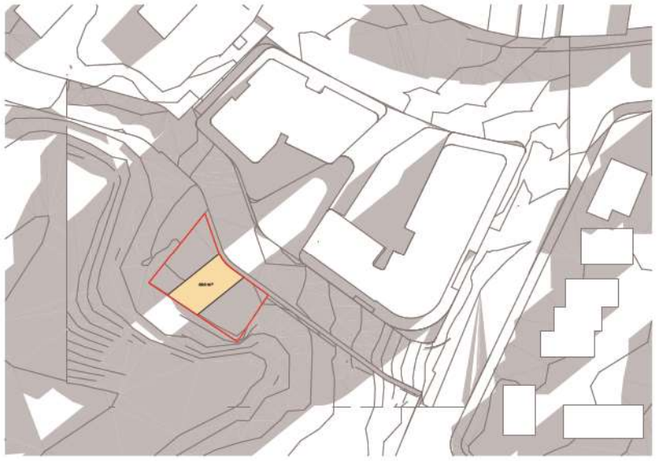
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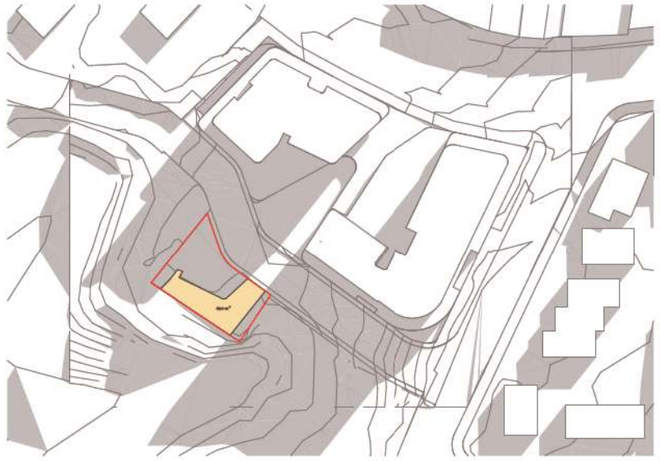
Rev.	Date	By	Ckd	Description

Project Name	Project Name
Project Address	1380 Pacific Hwy, Turramurra, NSW 2016
Client	Client Comp. Name

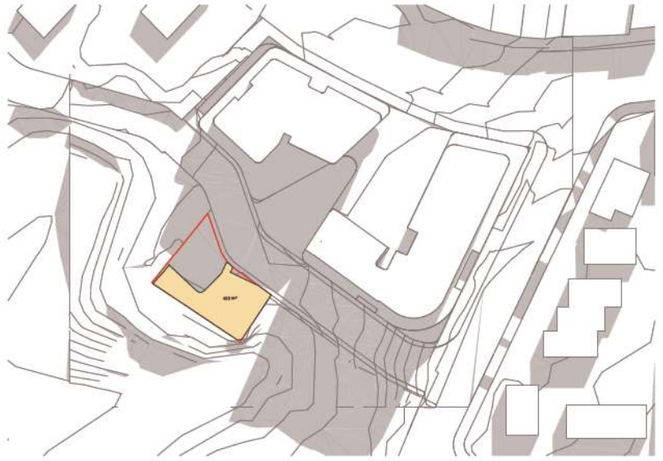
Project Number	Project No.
Drawing Name	New Park
Scale	1:500 @ A3
Date	September 2023
Drawing Number	FS04.4
Revision	



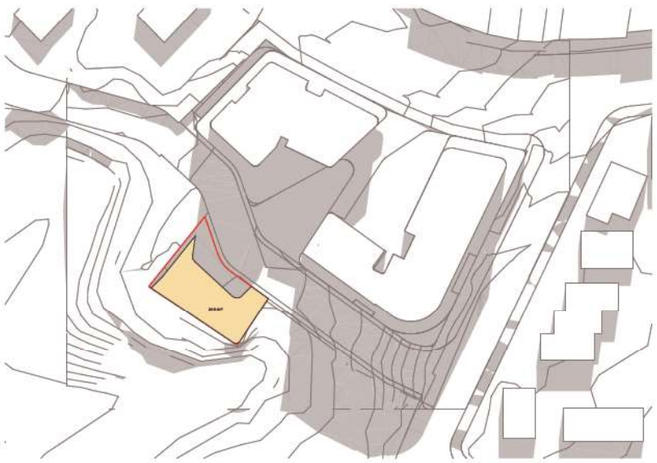
June 21- 9am 222sqm (31.3% of New Park)



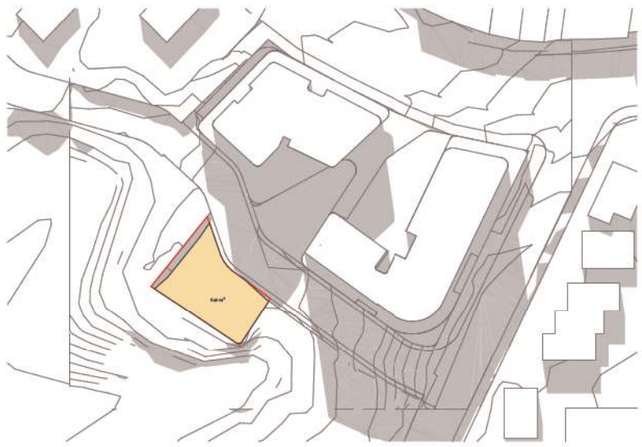
June 21-10am 292sqm (41.2% of New Park)



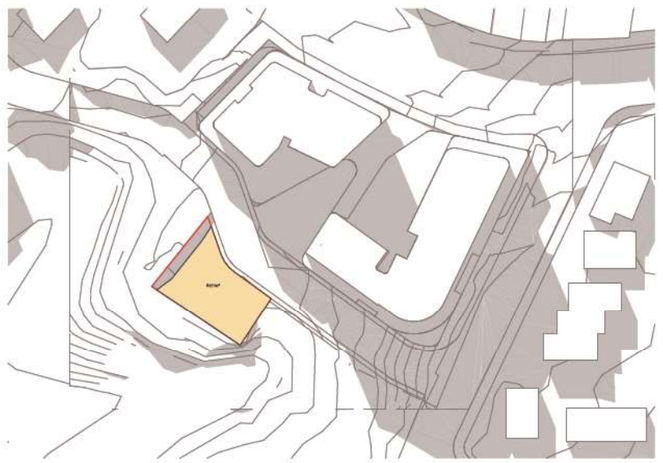
June 21 - 11am 433sqm (61.1% of New Park)



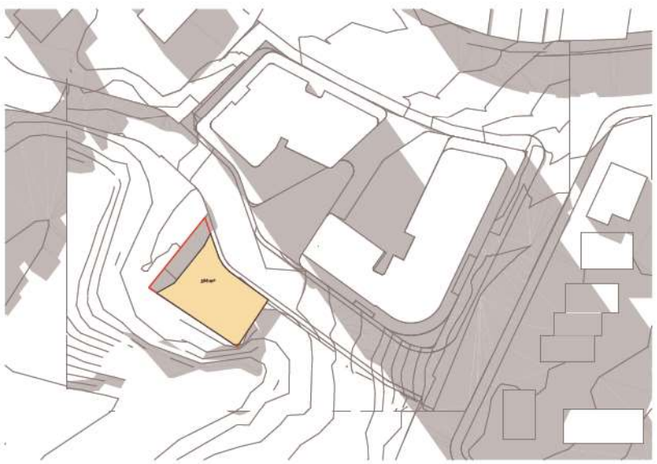
June 21 - 12pm 502sqm (70.9% of New Park)



June 21 - 1pm 640sqm (90.3% of New Park)



June 21 - 2pm 617sqm (87.1% of New Park)



June 21 - 3pm 566sqm (79.9% of New Park)

DKO Architecture (NSW) Pty Ltd
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Surry Hills, NSW 2010
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NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

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info@DKO.com.au
www.DKO.com.au

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Rev.	Date	By	Ckd	Description

Project Name	Project Name	Project Number	Project No.
Project Address	1380 Pacific Hwy, Turramurra, NSW 2016	Drawing Name	Shadow to New Park
		Scale	1:500 @ A3
		Date	September 2023
Client	Client Comp. Name	Drawing Number	FS04.5
		Revision	



Ground Floor

Plaza: 889sqm



Level 1

C.O.S: 597sqm



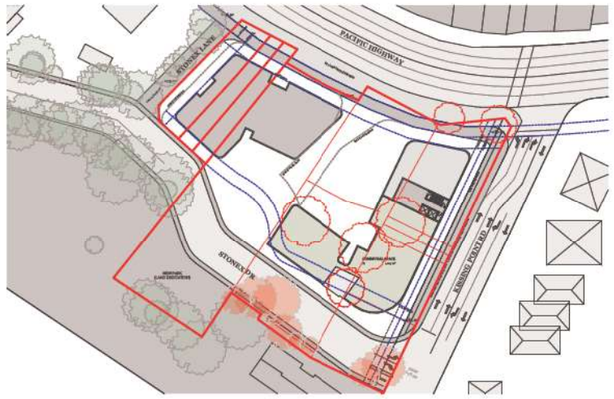
Level 2

C.O.S: 274sqm



Level 7

C.O.S: 954sqm



Level 9

C.O.S: 1,003sqm

GF Plaza: 889sqm

C.O.S: 597sqm

C.O.S: 274sqm

C.O.S: 954sqm

C.O.S: 1,003sqm

Total C.O.S: 3,717sqm (44% of Site area)

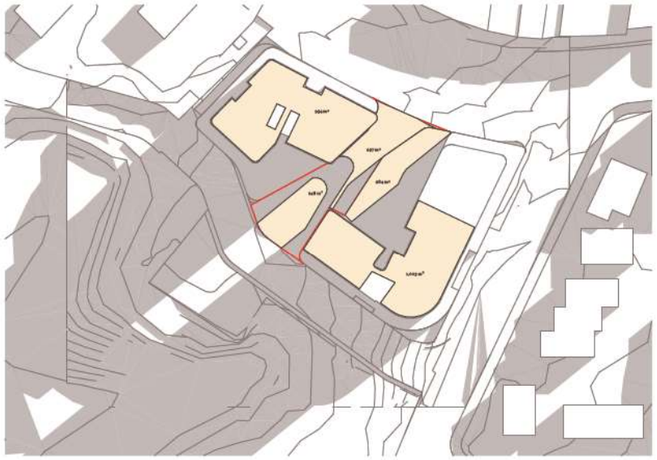
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42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

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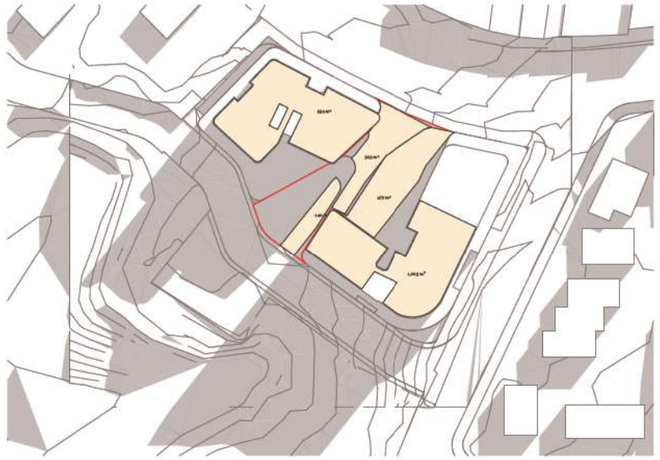
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Rev.	Date	By	Ckd	Description

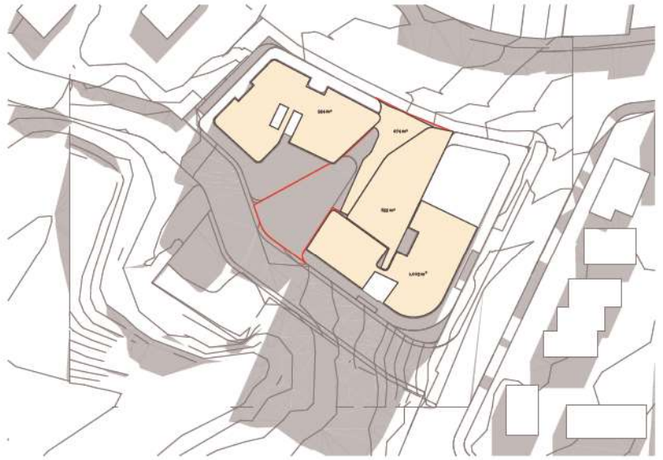
Project Name	Project Name	Project Number	Project No.
Project Address	1380 Pacific Hwy, Turramurra, NSW 2016	Drawing Name	COS
		Scale	1:500 @ A3
		Date	September 2023
Client	Client Comp. Name	Drawing Number	FS04.6
		Revision	



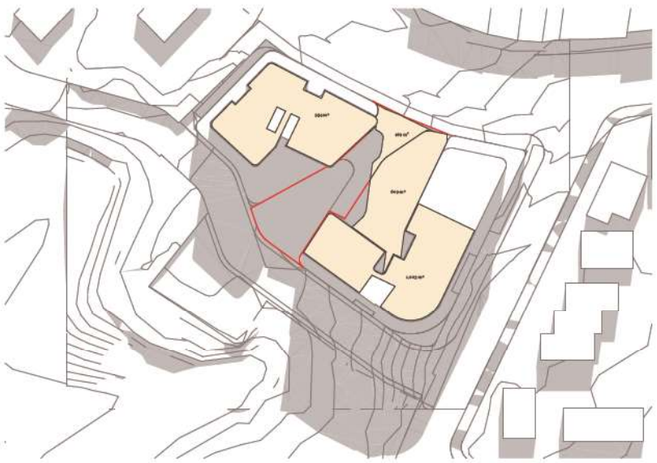
June 21- 9am 2,786sqm (73.3% of C.O.S)



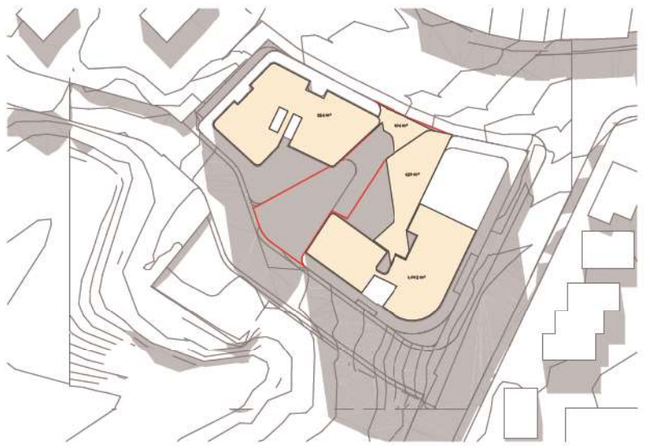
June 21-10am 2,894sqm (76.1% of C.O.S)



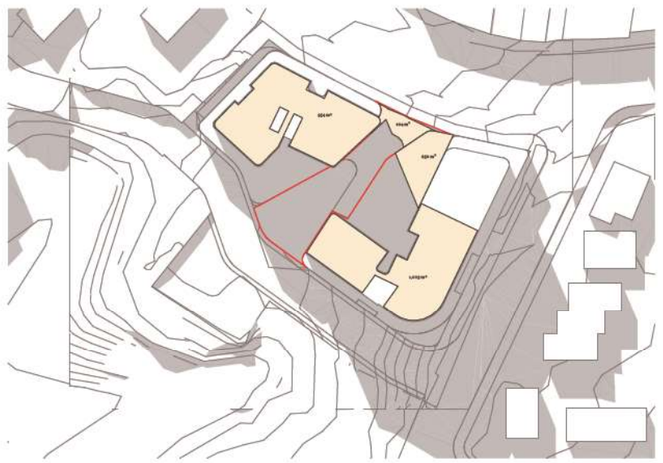
June 21 - 11am 2,886sqm (75.9% of C.O.S)



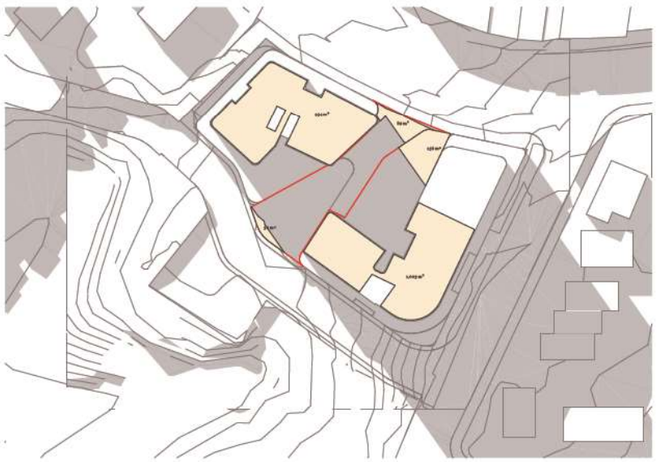
June 21 - 12pm 2,728sqm (71.8% of C.O.S)



June 21 - 1pm 2,531sqm (66.6% of C.O.S)



June 21 - 2pm 2,291sqm (60.3% of C.O.S)



June 21 - 3pm 2,225sqm (58.5% of C.O.S)

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info@DKO.com.au
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Rev.	Date	By	Ckd	Description

Project Name	Project Name	Project Number	Project No.
Project Address	1380 Pacific Hwy, Turramurra, NSW 2016	Drawing Name	Shadow to New Park
		Scale	1:500 @ A3
		Date	September 2023
Client	Client Comp. Name	Drawing Number	FS04.7
		Revision	

Appendix F – Safework Search

From: Licensing
To: [redacted]
Cc:
Subject: SafeWork NSW: 00596156 –Site Search application – Result not found - [ref:_00D281hl6J._5004a4kYsu:ref]
Date: Monday, 25 October 2021 5:41:02 PM

Security Classification: Sensitive Personal

Dear [redacted]

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 for the following site: 1 KISSING POINT ROAD, TURRAMURRA, NSW 2074.

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: 00596156

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

Kind regards

[redacted]
Licensing Representative
SafeWork NSW | Better Regulation Division
Department of Customer Service
p- 13 10 50
e- licensing@safework.nsw.gov.au | www.customerservice.nsw.gov.au
Level 3, 32 Mann Street, Gosford, NSW 2250

<!--[if !vml]--> NSW GOVERNMENT | Customer Service

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.

ref:_00D281hl6J._5004a4kYsu:ref

Appendix G – Groundwater Bore Records And Local Groundwater Use