

**REVISED/ADDITIONAL
DOCUMENTATION
PART 8**

2017SSH019

DA17/0467

1-21 Dillwynnia Grove, Heathcote

- **CONTAMINATED ASSESSMENT PHASE
REVISED PLANS**
- **GEOTECHNICAL REPORT REVISED**
- **STORMWATER MANAGEMENT PLAN REVISED**
- **TRAFFIC AND PARKING IMPACT ASSESSMENT
REVISED**
- **WASTE MANAGEMENT PLAN**



Fuzortinn Pty Ltd Heathcote Hall Services Phase 1 Contamination Assessment

October 2017

Executive summary

GHD Pty Ltd (GHD) was commissioned by Fuzortinn Pty Ltd (Fuzortinn) to undertake a Phase 1 Contamination Assessment of a property located at 1-21 Dillwynnia Grove, Heathcote, NSW (the Site).

GHD understand that Fuzortinn is planning to undertake a residential redevelopment of the site to include townhouses and two apartment blocks with two basement parking levels. Sutherland Shire Council has requested a preliminary geotechnical and environmental assessment to inform the development application decision process.

The objectives of this Phase 1 Contamination Assessment were to assess the likelihood for contamination to exist on the site from past or present activities.

- The scope of work developed to meet this objective included a review of site history information and site walkover. The results of the desk study and site walkover were interpreted and assessed with respect to these objectives.

Site history information indicates that the site and the surrounding area has been used for predominately residential purposes. Other activities have occurred on site including horse stabling, storage of construction materials (e.g. bricks, concrete, timber, etc.) and vehicle maintenance. Fill materials appear to have been utilised on along the western and eastern portions of the site and have an unknown origin and quality. There are some gaps identified in the site history, which cannot preclude other potentially contaminating activities occurring or additional structures having been present at the site.

Based upon the findings of this investigation the following four potential areas of environmental concern (AEC) were identified:

- AEC 1: Potential weathering of hazardous building materials, demolition of former stable structures of unknown construction and storage of building materials;
- AEC 2: Maintenance of vehicles and storage of waste oils;
- AEC 3: Potential application of pesticides around buildings and former stables; and
- AEC 4: Importing fill of unknown quality, quantity and origin.

Potential Asbestos Containing Material (ACM) fragments in a small area within the south-western corner of the garden area on site was observed (AEC 1); and assessed to have a high likelihood of contamination present in that area of the site. Remaining AEC's, the likelihood of contamination was assessed low to moderate.

Further investigation is recommended prior to redevelopment of the site to assess these potential linkages.

A detailed site contamination investigation (DSI) is recommended to be undertaken to assess fill materials and potential surface soils contamination associated with the identified historical site activities. The DSI will target the AEC and assess whether COPC are at concentrations that may pose an unacceptable risk to human health and the environment with respect to residential land use

Please note that Phase 1 Contamination Assessments provide a preliminary overview of the subject site which may require further investigation at a later stage. Therefore, we recommend that crucial decisions are not based on the outcomes of a Phase 1 Contamination Assessment.

This report is subject to, and must be read in conjunction with, the limitations set out in Section 1.4 and the assumptions and qualifications contained throughout the Report.

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Appendix A – Lotsearch Report (inc. Aerial Photos, Land Titles, Groundwater register and EPA registers)

Appendix B – Aerial Photos Summary and Interview Notes

Appendix C – Section 149 Certificates

Appendix D – SafeWork NSW Dangerous Goods Search

Appendix E – Council Records Extract

Appendix F – Photographs

1. Introduction

1.1 Introduction

GHD Pty Ltd (GHD) was commissioned by Fuzortinn Pty Ltd (Fuzortinn) to undertake a Phase 1 Contamination Assessment of a property located at 1-21 Dillwynnia Grove, Heathcote, NSW (the Site).

GHD understand that Fuzortinn is planning to undertake a residential redevelopment of the site to include townhouses and two apartment blocks with two basement parking levels. Sutherland Shire Council (Council) has requested a preliminary geotechnical and environmental assessment to inform the development application decision process. The following report contains the findings of the Phase 1 Contamination Assessment, the findings of the geotechnical assessment are reported separately (GHD, 2017).

1.2 Purpose

The objectives of this Phase 1 Contamination Assessment were to assess the likelihood for contamination to exist on the site from past or present activities.

1.3 Scope of work

In order to meet the stated objectives GHD completed the following scope of works.

- A site history and desk study to identify potential Areas of Concern (AECs) and Contaminants of Potential Concern (COPCs) including:
 - review of historical land title records Council planning records (inc. Section 149 Certificates), selected aerial photographs, published geological, soil and topographic maps, and search of NSW EPA and SafeWork NSW Dangerous Goods licence databases;
 - interviewing people familiar with the history of the site (and surrounding sites, if available);
 - identification of nearby registered groundwater bores;
 - Collation of this information.
- A site walkover to visually assess potential sources of contamination, observe surrounding land uses, topography, drainage, nearby sensitive environments, to add to potential AECs and COPCs; and
- Preparation of this report summarising results of the desk study and site walkover and making conclusions and recommendations with respect to the objectives outlined in Section 1.2.

1.4 Limitations

This report: has been prepared by GHD for Fuzortinn Pty Ltd and may only be used and relied on by Fuzortinn Pty Ltd for the purpose agreed between GHD and the Fuzortinn Pty Ltd as set out in section 1.2 of this report.

GHD otherwise disclaims responsibility to any person other than Fuzortinn Pty Ltd arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

Except as otherwise expressly stated in this Report GHD makes no warranty or representation as to the presence or otherwise of asbestos and/or asbestos containing materials ("ACM") on the site. If fill material has been imported on to the site at any time, or if any buildings constructed prior to 1970 have been demolished on the site or material from such buildings disposed of on the site, the site may contain asbestos or ACM.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD as described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by Fuzortinn Pty Ltd and others who provided information to GHD (including Government authorities)], which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

2. Site information

2.1 Site identification

Site identification information is provided in Table 2-1. The site location is shown in Figure 1. Lotsearch was engaged to collate site information and Lotsearch Report No. LS002165 is included as Appendix A. Further details pertaining to the Site and surrounding environment are provided in Section 4 and photos included as Appendix F.

Table 2-1: Site Identification Summary

Information	Site Details
Street Address	1-21 Dillwynnia Grove, Heathcote NSW
Title Identifier (Lot and DP number)	Lot 1 & 2 DP 725184
Site Area (Approximate)	17,500 m ²
Current Land-Use Zoning	E4 (Environmental Living)
Proposed land use	Residential (e.g. townhouses, apartment blocks, basement parking)
Local Government Area	Sutherland Shire Council
County	Cumberland
Parish	Heathcote
Grid Coordinates	316920 m E, 6226367 m N
Adjoining land uses	North: Boronia Grove, followed by low density residential South: Dillwynnia Grove, followed by low density residential and the Royal National park West: Low density residential East: Tecoma Street, followed by low density residential and the Royal National Park.

2.2 Topography, drainage, soil, geology & hydrogeology

Table 2-2 summarises topography, drainage, geology, and hydrogeology associated with the site. Topography, drainage, soil and geology information was obtained from Lotsearch Report No. LS002165 included in Appendix A and published maps listed in Section 7.

Table 2-2: Site Topography, Drainage, Soil, Geology and Hydrogeology

Elevation:	Between 217 m (near south eastern corner of site) and 209 m (near the south western corner of site) above Australian Height Datum (AHD) (Based on Google Earth Pro)
General slope direction:	The site is positioned on a localised topographic high point with a general slope within the site down towards the south-west. Overall the surrounding area slopes towards a valley south and east of the site.
Closest surface water body:	Heathcote Brook, a tributary of Kangaroo Creek and the Hacking River, flows west to east and is located approximately 500 m south of the site. The closest drainage channels into Heathcote Brook are present behind houses south of the site.
Drainage:	Surface water across the site is likely to infiltrate into the site soils. Excess surface water not absorbed into the ground is likely to follow topography, flowing towards the south and west. The excess water is likely to eventually discharge into Heathcote Brook approximately 500 m away.

Regional Soil Landscape:	The soil landscape map indicates that the site lies within the GyMEA erosional soil landscape. The landscape is characterised by undulating to rolling rises and low hills on Hawkesbury Sandstone. Local relief is 20-80 m with slopes 10-25%. The landscape contains, broad convex crests, moderately inclined sideslopes with wide benches and localised rock outcrop on low broken scarps. Vegetation is extensively cleared open-forest (dry sclerophyll forest) and eucalypt woodland. Landscape limitations include localised steep slopes, high soil erosion hazard, rock outcrop, shallow highly permeable soil and very low soil fertility.
Regional geology:	The geological map indicates that the majority of the site is underlain by a sub-unit of the Hawkesbury Sandstone described as a claystone, siltstone and laminite. The remaining southern portion of the site is underlain by a sub-unit described as medium to coarse grained quartz sandstone, very minor shale and laminite lenses.
Site specific geology:	<p>Below is a summary of subsurface conditions encountered during the concurrent geotechnical investigation (GHD, 2017):</p> <ul style="list-style-type: none"> • Fill/Topsoil – 0 m to 0.5 m – Gravelly silty CLAY/gravelly sandy CLAY, low to medium plasticity, brown, greyish brown, orange mottled, fine to medium sand, fine to medium angular to sub-angular, rounded to sub-rounded gravels, trace of rootlets, foreign materials including bricks, steel and concrete visible at surface; • Residual – 0.1 m to 7.4 m – Silty CLAY/Gravelly Silty CLAY, stiff to hard, medium to high plasticity, brown, red-brown, pale grey to white, orange mottled, fine to coarse angular to sub-angular, rounded to sub-rounded gravel, trace of fine to medium sand, trace of carbonaceous deposits. • Weathered rock – 7.4 m to beyond 11.5 m – SHALE: pale grey to dark grey.
Groundwater bore search:	<p>A search of groundwater bores within 500 m of the site identified no registered bores.</p> <p>Search results are included in Appendix A.</p>
Depth to groundwater:	Perched water, if present, is likely to exist within fill and/or natural soils in discontinuous pockets and be encountered at depths near the fill/natural soil and soil/rock interfaces. Regional groundwater is expected to exist within the underlying formation depending on local fracturing and porosity.
Inferred groundwater flow direction:	South and easterly direction (based on topography).

3. Site history

3.1 Summary of site history

Information on the Site history was obtained from:

- Review of selected aerial photographs (1943 to 2014);
- A historical land title search to review previous landowners and possible past uses of the Site;
- Interview with Mr Nathan Fuz, the owner of the site, who is familiar with some recent site activities.
- A search of NSW EPA register for listings of the Site and nearby sites;
- A review of Sutherland Shire Council records and Section 149 planning certificate; and
- A search of dangerous goods licenses held by SafeWork NSW.

The Site history information is presented in Appendix A to Appendix E and a summary is provided below. Relevant historical details are shown on Figure 2.

Table 3-1: Summary of site history

Historical land use:	A chronology of the historical land use is summarised below:
	<ul style="list-style-type: none">• 1889 to 1943: Limited information is available. Multiple site owners were registered on title including a brick manufacturer, builder, merchant and accountant. Council records did not indicate commercial activities took place on the site and that it was primarily used for residential purposes during this period.• 1943 to today: The property was held for the majority of this period (1945 to 2016) by the Farrelly family. Council records indicate that the property was used as a stables between 1978 and the early 2000's. This was supported by visible stable structures within aerial imagery from this time. The majority of stable structures appear to have been removed between 1994 and 2004.• Council records also indicate that the site was used for the construction of timber pallets between 1973 and 1974. The current owner also indicated that some vehicle maintenance may have taken place on the site in the vicinity of the remaining stables.• Recent site uses since 2016 appear to include storage of construction hoarding by the current site owner.
Filling Activities:	The site appears to have undergone fill activities in the western and eastern section of site to provide current levels based upon observations made during the concurrent geotechnical investigation (GHD, 2017). Total extents are difficult to assess however appeared to be between 1 m and 2 m thick along the western edge of the site. Council records indicate 150 m ³ of fill material placed within the site, though the location of this fill was not provided.

Chemical usage & storage:	At the time of the site visit, a range of abandoned drums and small containers with oil were observed on the site including two 44 gallon drums. Container volumes were estimated to be in excess of 400 L however containers were only partially filled. The volume of liquid stored in the containers was estimated to be less than 150 L. The containers may have been associated with small scale vehicle maintenance activities.
Waste management:	<p>Waste materials generated as part of current site uses appear to be managed through the removal of waste from the site upon completion of any works on the site.</p> <p>A septic tank was identified on the site. There was no evidence of a soak away trench suggesting it was a pump out septic tank system.</p>
NSW EPA Registers (Appendix A)	No listing for site or immediate surrounds.
Section 149 Planning Certificate (Appendix C)	Land not subject to any notifications under the Contaminated Land Management Act 1997.
SafeWork NSW Dangerous goods licence (Appendix D)	None identified.
Offsite considerations	Surrounding site uses are low density residential. The likelihood of contaminating activities occurring from these surrounding residential properties or from the site to surrounding properties is considered low.

3.2 Gaps in the site history

The following gaps in the site history were identified:

- Fill of unknown quality and origin. Based on visual observations, Council records and the results of the concurrent geotechnical investigation, fill material is present on the site, particularly in the western areas of the site. Whilst a volume of 150 m³ was reported in Council records, the source and exact location of the potential fill areas are unknown.
- Chemicals such as pesticides and herbicides may have been used over the years particularly given the extensive use of the site as a stables. The frequency and type of chemicals that may have been applied are unknown.

4. Site observations

An Environmental Scientist from GHD visited the site on Wednesday 18th October 2017. Relevant information is shown on Figure 2 and Photographs 1 to 8, presented in Appendix F. The following observations were made:

- The majority of the site is occupied with shrubs and large trees with several structures, small to large, were dispersed throughout the site. The site was readily accessible with existing fencing, where present, was dilapidated.
- The largest site structure was the heritage listed Heathcote Hall located in the south eastern corner of the site. The building appeared to be constructed of wood, brick with a tiled and corrugated steel roof.
- Remaining structures were small to medium in size and included sheds, stables and an outhouse of corrugated iron, fibro (potentially containing asbestos) and timber construction. Site structures were in a general dilapidated state; however fibro sheeting where present appeared to be in moderate to good condition, with no significant damage observed (Photographs 5 and 6). Flaking paint was noted on the exterior of some site structures. (Photographs 1 and 2).
- Potential asbestos containing material fragments were noted on ground surfaces in a small area (<1 m²) in the vicinity of the south-west entrance to the garden area.
- A septic tank was observed outside the garden area, adjacent to the outhouse. Ground surfaces west of the septic tank were observed to be wet with a small amount of standing water present (Photograph 7). The total area impacted at surface was <1 m².
- Hardstand surfacing exists in the vicinity of the hall, remaining site surfaces are natural soil or fill materials and are generally overgrown with grasses and weeds. Some vegetation dieback was observed however the site owner indicated that this was the result of an extended dry period and not the application of herbicides.
- General litter (e.g. food wrappers and plastic bags) and some small stockpiles containing building materials in multiple areas within the site (Photograph 3). Building materials comprised bricks and concrete with some steel, foam and tile fragments. Except for the above mentioned fibro fragments, no other potential asbestos containing materials (ACM) were noted at the time of the walkover.
- Two 44 gallon drums as well as small containers holding oil were noted in the vicinity of stable structures (Photograph 2). No staining or obvious vegetative stress were noted in this area that would indicate spillage.
- At present the site northern portion is being used for the storage of construction materials (e.g. concrete weights and timber Photograph 8). The south eastern portion of the site is being used for storage of caravans, a boat and some tools.
- Fill material was noted across the western and eastern areas of the site, based on elevations of embankments within the site this fill material is up to 2 m thick in the south west corner of the site, adjacent to Dillwynnia Grove (Photograph 4). The fill material was observed to contain bricks, concrete, tile fragments, tyres, steel and woodchip at the surface. No suspected ACM was noted within the fill. Foreign materials were not observed within boreholes drilled through this fill area.

5. Preliminary conceptual site model

A conceptual site model (CSM) is a representation of site-related information regarding potential contamination sources, receptors and exposure pathways between those sources and receptors. A CSM provides the framework for identifying contamination sources and how potential receptors may be exposed to contamination. Based on the information collected as part of this PSI, the following preliminary CSM has been developed for the site.

5.1 Potential contamination source

Site history information and site observations indicate that a number of potentially contaminating activities have occurred at the site. These activities and potential sources of include:

- AEC 1: Potential weathering of hazardous building materials, demolition of former stable structures of unknown construction and storage of building materials;
- AEC 2: Maintenance of vehicles and storage of waste oils;
- AEC 3: Potential application of pesticides around buildings and former stables; and
- AEC 4: Importing fill of unknown quality, quantity and origin.

The likelihood of these activities and potential sources of contamination occurring onsite and associated contaminants of potential concern (COPC) based on site history and observation information is discussed in Table 5-1. The potential areas of environmental concern (AECs) are shown on Figure 2.

5.2 Primary release mechanisms

The following primary release mechanisms have been identified:

- Leaching
- Spills
- Dust following prolonged dry weather periods
- Weathering/damage (e.g. damage to hazardous building materials place onsite or found within fill)

5.3 Potential exposure pathways

The following potential exposure pathways for contaminants have been identified:

- Dermal/direct contact.
- Ingestion.
- Inhalation of airborne particles or vapours.

5.4 Potential receptors

5.4.1 On-site

In consideration of site history, site activities, evidence of potential contamination and building condition the following exposure pathways were identified for on-site receptors:

- Proposed future medium density residential land use. In consideration of sensitive and non-sensitive land uses for the site, the potential human receptors are:
 - Users of the site under this setting through various pathways (e.g. dermal contact, inhalation, ingestion, etc.).
 - Construction / intrusive maintenance workers in shallow sub-surface trenches via dust movement and direct contact with impacted soils.
- Ecological receptors including soil biota, flora and fauna:
 - The site is located within close proximity to the Royal National Park and within an area zoned as Environmental Living. Transitory wildlife within the site is known to include native wildlife (e.g. birds, possums) and feral animals (e.g. deer, cats, rodents). Possums and birds are likely to spend the majority of time above ground in either the shed roof or in trees.
 - The majority of the site is occupied by vegetation. It is expected that it will be cleared to allow redevelopment to proceed thus leaving only remnant pockets in designated landscaped areas. Some vegetation could be sensitive to higher concentrations of certain chemicals. Some dieback was observed on-site but is considered likely to be associated with an extended dry period rather than potential impacts from historical activities.
- No current on-site use of groundwater was identified. The area is serviced by town water thus making it less likely groundwater would be used for this purpose in future. No groundwater was encountered above the maximum depth of investigation of 10.5 m during the concurrent geotechnical investigation (GHD, 2017). Given the expected depth to groundwater and clay subsoils impacts to groundwater via top-down contamination laydown mechanism is considered to be unlikely.

5.4.2 Off-site

Typical potential exposure pathways for offsite humans and the environment are associated with the transportation of potential contamination via groundwater, surface water and airborne to offsite areas. Potential contamination (if present) has been assessed as likely to be localised to near surface soils and fill material, further to this no registered groundwater use was identified within the area near the site. The extensive vegetation ground cover, clay soils and likely shallow depth of any impact, is considered to reduce the likelihood for off-site migration to pose a risk to off-site receptors including ecological and recreational users of Kangaroo Creek.

During redevelopment, removal of vegetation cover along with increased vehicle movements and excavation activities may increase the potential for impacts to offsite receptors through dust movement offsite.

Table 5-1: Potential areas of environmental concern (AEC) and contaminants of potential concern (COPC)

AEC	Potential Contamination Activity	Sub-Component Description	Potential Areas of Environmental Concern (See Figure 2)	Likelihood of Contamination*		COPC
1	Weathering, demolition and stockpiling of hazardous building materials	Weathering and demolition of stables and other structures containing asbestos	<p>Based on aerial photographs the former stable structures occupied much of the western and northern portion of the site.</p> <p>Sheds and outhouse structures in the vicinity of the hall were observed to be of fibre cement construction and potential asbestos containing material fragments were identified within the south-western corner of the garden area.</p> <p><i>Near surface soils potentially affected.</i></p>	Moderate to High	<p>No suspected asbestos containing materials were observed within the footprint of the former stables and remaining structures were observed to be of timber and corrugated steel construction.</p> <p>Potential ACM fragments were observed on ground surfaces within the garden area.</p> <p>Hazardous building material removal practices were less regulated prior to 1980. Inappropriate or incomplete removal of hazardous building materials may have resulted in possible soil contamination with fragments of fibre cement (potentially containing asbestos) entering nearby soils</p>	Asbestos
		Weathering of lead paint galvanised iron	<p>Flaking paint was noted on site structures in the south-west corner of the site. Lead paint contamination, if present, will be present in soils in the vicinity of these structures.</p> <p><i>Near surface soils potentially affected.</i></p>	Moderate	<p>Based on the age and history of the premises there is potential that lead containing paints have been utilised on the site. Further to this, the dilapidated state of the structures suggests that any lead containing paints have not been encapsulated by later painting.</p>	Lead, zinc
		Current and historical storage of building materials and timber	<p>Stockpiles of waste building materials were identified in numerous locations on site, storage of timber and concrete. Council records indicate that the site was used for the construction of timber pallets for a short period in the 1970s with photos showing the construction taking place in the vicinity of the hall.</p> <p><i>Near surface soils potentially affected.</i></p>	Low	<p>Based on site observations, no potentially hazardous building materials were stockpiled onsite.</p> <p>Historical use of the site to construct timber pallets, which typically do not use treated timber.</p>	Asbestos, Metals
2	Maintenance of vehicles and storage of waste oils	N/A	<p>Based upon site observations, containers for the storage of oil holding small volumes remain present near the stable in a central location on the sites. Some vehicle maintenance may have taken place on the site in this area.</p> <p><i>Near surface soils potentially affected.</i></p>	Moderate	<p>Waste oil is currently being stored onsite. Based on site history information vehicle maintenance was a relatively small scale activity. Additionally, there was no evidence of surface oil staining within the maintenance area or in vicinity of stored waste oil. Limited information on other activities such as use of solvents and replacement of brake pads was available.</p> <p>The potential for contamination in these areas is moderate but localised.</p>	TRH, BTEX, PAHs, Metals, VHC's, Asbestos
3	Historical application of pesticides	Application of pesticides around current and former site structures	<p>Areas in the vicinity of former and current structures as described above.</p> <p><i>Near surface soils potentially affected.</i></p>	Low	<p>No records exist suggesting the application of pesticides on the site and no containers were identified during the site walkover. Quantities of pesticides, if used, are likely to be relatively small</p> <p>Limited information is available concerning the type of pesticides used in 1950s or 1960s, which may have been more persistent than modern pesticides. Although DDT is persistent, it does degrade slowly, and it is unlikely that significant concentrations would still be present after more than 50 years. Residual heavy metals may still be present in near surface soils.</p>	OCP, OPP, Metals
4	Potential imported fill of unknown origin	Fill potentially imported and used to establish site levels.	<p>Fill materials were observed across the site during the walkover and concurrent geotechnical investigation to a depth of 0.5m below ground surface.</p> <p><i>Soils potentially affected.</i></p>	Moderate	<p>Limited information is available on the origin and quality of the fill. However, brick, concrete, metal and other building materials were observed protruding from the western site embankment. The presence of building waste may indicate a higher potential for ACM.</p> <p>Given the expected depth to groundwater and clay subsoil, impacts to groundwater via top-down contamination release mechanisms are considered to be unlikely.</p>	TRHs, BTEX, PAHs, OCP, OPP, Metals, Asbestos

*It is important to note that this is not an assessment of financial risk associated with the AEC in the event contamination is detected, but a qualitative assessment of the probability of contamination being detected at the potential AEC, based on the site history study and field observations.

TRH Total recoverable hydrocarbons
OPP Organophosphorus Pesticides

Metals Arsenic, cadmium, chromium, copper, lead, nickel, mercury, zinc
OCP Organochlorine Pesticides

BTEX Benzene, Toluene, Ethylbenzene, Xylene

PAH Polycyclic Aromatic Hydrocarbons

Table 5-2 - Preliminary conceptual site model

AEC ID	Potential Contamination Source	COPCs	Primary Release Mechanism	Media Potentially Impacted					Exposure pathway						Potential Receptor based on future residential land use							
				Soil	Groundwater	Surface Water	Indoor Air	Ambient Air	Dermal/Direct Contact	Ingestion	Inhalation (via vapour intrusion)	Inhalation (airborne dust or particles)	Migration of surface water	Migration of groundwater	On-site						Off-site	
															Residents, maintenance workers & other site visitors in buildings	Residents, maintenance workers & other site visitors in outdoor areas	Maintenance workers in subsurface trenches	Ecological	Groundwater users	Underground infrastructure	Groundwater users	Kangaroo Creek/Hacking River (ecological and recreational)
1	Weathering, demolition and stockpiling of hazardous building materials	Asbestos, lead, zinc	Weathering, dust	X	-	-	-	-	X	X	-	X	-	-	PL	PL	PL	PL	NA	NC	NA	NC
2	Maintenance of vehicles and storage of waste oils	TRH, BTEX, PAH, metals	Dust, leaching, spills	X	-	-	-	-	X	X	-	X	-	-	NC	PL	PL	PL	NA	NC	NA	NC
3	Historical application of pesticides	OCP, OPP, metals	Leaching, dust	X	-	-	-	-	X	X	-	X	-	-	NC	PL	PL	PL	NA	NC	NA	NC
4	Importing fill of unknown origin and quality	TRH, BTEX, PAH, OCP, OPP, metals, asbestos	Leaching, dust	X	-	-	-	-	X	X	-	X	-	-	NC	PL	PL	PL	NA	NC	NA	NC

NC – Pathway unlikely to be complete

PL – Potentially complete – Localised

PW – Potentially complete – Widespread

NA or “-” – Not applicable

Note that although BTEX and TRH have been identified as COPC, the potential for a vapour intrusion pathway to be complete in a future redeveloped residential scenario has not been identified in Table 5-2 for the following reasons:

- There are no subsurface sources of hydrocarbon impact identified, and any localised spills would be assumed to be small in volume, and confined to surface soils where attenuation via volatilisation would occur relatively rapidly.
- Redevelopment works are likely result in further attenuation of any surface impacts through aeration via regrading/disturbance etc., and surface soils may even be disposed of off-site.

6. Conclusions and recommendations

Site history information indicates that the site and the surrounding area has been used for predominately residential purposes. Other activities have occurred onsite including horse stabling, storage of construction materials (e.g. bricks, concrete, timber, etc.) and vehicle maintenance. Fill materials appear to have been utilised on along the western and eastern portions of the site and have an unknown origin and quality. There were some gaps identified in the site history, which cannot preclude other potentially contaminating activities occurring or additional structures having been present at the site.

Based upon the findings of this investigation four potential areas of environmental concern (AEC) were identified and have been summarised in Table 6-1:

Table 6-1: Summary of site history

AEC	Potential Contamination Activity	Potential Impacted Areas	Likelihood of Contamination	Potential Chemicals of Concern
1	Weathering and demolition of hazardous building materials	Whole site – in former stables footprint and ground surfaces in the vicinity of current site structures	Moderate to High	Asbestos, lead and zinc
2	Maintenance of vehicles and storage of waste oils	Central site area in the vicinity of former stables	Moderate	TRHS, BTEX, PAHs, Metals, VHC's, Asbestos
3	Historical application of pesticides	Northern and western site area – in the former stables footprint.	Low	Pesticides, Metals
4	Importing fill of unknown origin and quality	Western and eastern portion of the site.	Moderate	TRHs, BTEX, PAHs, Pesticides, Metals, Asbestos

Potential Asbestos Containing Material (ACM) fragments in a small area within the south-western corner of the garden area on site was observed (AEC 1); and assessed to have a high likelihood of contamination present in that area of the site. Remaining AEC's, the likelihood of contamination was assessed low to moderate.

Given the information available to date and the site's proposed future land use (residential), the conceptual site model indicates potentially complete source-pathway-receptor linkages may be present including:

- Direct contact with potentially impacted soil on-site;
- Ingestion of potentially impacted soils on site; and
- Inhalation of dust from potentially impacted soils on site.

Further investigation is recommended prior to redevelopment of the site to assess these potential linkages.

A detailed site contamination investigation (DSI) is recommended be undertaken to assess fill materials and potential surface soils contamination associated with the identified historical site activities. The DSI will target the AEC and assess whether COPC are at concentrations that may pose an unacceptable risk to human health and the environment with respect to residential land use

In order to assist this investigation surface vegetation cover should be removed to allow a better visual assessment of potential surface ACM that may be present.

7. References

1. GHD Pty Ltd (2017) Geotechnical Investigation, 1-21 Dillwynnia Grove, Heathcote, NSW (Report Ref: 2316195-76650)
2. Hazelton, P.A. & Tille, P.J, (1990) Soil Landscapes of the Wollongong-Port Hacking 1:100,000 Sheet, Soil Conservation Service of NSW, Sydney
3. NEPC (2013) National Environmental Protection (Assessment of Site Contamination) Measure 1999, as amended in 2013, National Environment Protection Council;
4. NSW OEH (2011) Guidelines for Reporting on Contaminated Sites;
5. NSW EPA (2017) Contaminated Land Management - Guidelines for the NSW Auditor Scheme, 3rd Ed
6. Sherwin, L. & Holmes, G.G. (1985) Geology of the Wollongong and Port Hacking 1:100,000 Sheets 9029-9129, NSW Dept. of Mineral Resources
7. SIX Viewer <https://maps.six.nsw.gov.au/>

Figures



Appendices

Appendix A – Lotsearch Report (inc. Aerial Photos, Land Titles, Groundwater register and EPA registers)



Environmental Risk and Planning Report

21 Dillwynnia Grove, Heathcote, NSW 2233

Report Date: 05 Oct 2017 12:35:12

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.

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Location Confidences

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

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

Dataset Listing

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

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	Department Finance, Services & Innovation	05/10/2017	05/10/2017	Daily	-	-	-	-
Topographic Data	Department Finance, Services & Innovation	10/04/2015	01/04/2015	As required	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	25/09/2017	04/09/2017	Monthly	1000	0	0	3
Contaminated Land: Records of Notice	Environment Protection Authority	03/10/2017	03/10/2017	Monthly	1000	0	0	0
Former Gasworks	Environment Protection Authority	24/09/2017	16/01/2017	Monthly	1000	0	0	0
National Waste Management Site Database	Geoscience Australia	24/09/2017	07/03/2017	Quarterly	1000	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	24/09/2017	24/09/2017	Monthly	2000	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	24/09/2017	24/09/2017	Quarterly	1000	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	04/10/2017	04/10/2017	Monthly	1000	0	0	1
Delicensed POEO Activities still Regulated by the EPA	Environment Protection Authority	04/10/2017	04/10/2017	Monthly	1000	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	04/10/2017	04/10/2017	Monthly	1000	0	0	4
UPSS Environmentally Sensitive Zones	Department of Environment, Climate Change and Water	14/04/2015	12/01/2010	As required	1000	1	1	1
UBD Business to Business Directory 1991 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business to Business Directory 1991 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business to Business Directory 1986 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business to Business Directory 1986 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory 1982 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1982 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory 1978 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1978 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory 1975 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	1	1
UBD Business Directory 1975 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory 1970 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	2	2
UBD Business Directory 1970 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory 1965 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1965 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory 1961 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1961 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory 1950 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1950 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory Drycleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	1000	0	0	6

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
UBD Business Directory Drycleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	1000	-	0	12
Points of Interest	Department Finance, Services & Innovation	01/02/2017	01/02/2017	Annually	1000	1	1	24
Tanks (Areas)	Department Finance, Services & Innovation	01/02/2017	01/02/2017	Annually	1000	0	0	0
Tanks (Points)	Department Finance, Services & Innovation	01/02/2017	01/02/2017	Annually	1000	0	0	1
Major Easements	Department Finance, Services & Innovation	01/02/2017	01/02/2017	As required	1000	0	3	14
State Forest	Department Finance, Services & Innovation	01/02/2017	29/06/2016	As required	1000	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment and Heritage	01/02/2017	31/12/2016	Annually	1000	0	1	1
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1000	1	1	1
Groundwater Boreholes	NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation; Commonwealth of Australia (Bureau of Meteorology) 2015	21/03/2016	01/12/2015	Annually	2000	0	0	33
Geological Units 1:100,000	NSW Department of Industry, Resources & Energy	20/08/2014		None planned	1000	2	-	2
Geological Structures 1:100,000	NSW Department of Industry, Resources & Energy	20/08/2014		None planned	1000	0	-	0
Naturally Occurring Asbestos Potential	NSW Department of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000	0	0	0
Soil Landscapes	NSW Office of Environment and Heritage	12/08/2014		None planned	1000	1	-	5
Standard Local Environmental Plan Acid Sulfate Soils	NSW Planning and Environment	07/10/2016	07/10/2016	As required	500	0	-	-
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000	0	0	0
Dryland Salinity Potential of Western Sydney	NSW Office of Environment and Heritage	12/05/2017	01/01/2002	None planned	1000	-	-	-
Mining Subsidence Districts	Department Finance, Services & Innovation	13/07/2017	01/07/2017	As required	1000	0	0	0
SEPP 14 - Coastal Wetlands	NSW Planning and Environment	17/12/2015	24/10/2008	Annually	1000	0	0	0
SEPP 26 - Littoral Rainforest	NSW Planning and Environment	17/12/2015	05/02/1988	Annually	1000	0	0	0
SEPP 71 - Coastal Protection	NSW Planning and Environment	17/12/2015	01/08/2003	Annually	1000	0	0	0
SEPP Major Developments 2005	NSW Planning and Environment	09/03/2013	25/05/2005	Under Review	1000	0	0	0
SEPP Strategic Land Use Areas	NSW Planning and Environment	01/08/2017	28/01/2014	Annually	1000	0	0	0
LEP - Land Zoning	NSW Planning and Environment	23/09/2017	23/09/2017	Quarterly	1000	1	4	42
LEP - Minimum Subdivision Lot Size	NSW Planning and Environment	23/09/2017	23/09/2017	Quarterly	0	1	-	-
LEP - Height of Building	NSW Planning and Environment	23/09/2017	23/09/2017	Quarterly	0	1	-	-
LEP - Floor Space Ratio	NSW Planning and Environment	23/09/2017	23/09/2017	Quarterly	0	1	-	-
LEP - Land Application	NSW Planning and Environment	23/09/2017	23/09/2017	Quarterly	0	1	-	-
LEP - Land Reservation Acquisition	NSW Planning and Environment	23/09/2017	23/09/2017	Quarterly	0	0	-	-
State Heritage Items	NSW Office of Environment and Heritage	01/08/2017	27/05/2016	Quarterly	1000	1	1	1
Local Heritage Items	NSW Planning and Environment	23/09/2017	23/09/2017	Monthly	1000	1	2	9
Bush Fire Prone Land	NSW Rural Fire Service	24/09/2017	06/09/2017	Quarterly	1000	1	2	2
Native Vegetation of the Sydney Metropolitan Area	NSW Office of Environment and Heritage	01/03/2017	16/12/2016	As required	1000	1	3	12
RAMSAR Wetlands	Commonwealth of Australia Department of the Environment	08/10/2014	24/06/2011	As required	1000	0	0	0
ATLAS of NSW Wildlife	NSW Office of Environment and Heritage	05/10/2017	05/10/2017	Daily	10000	-	-	-

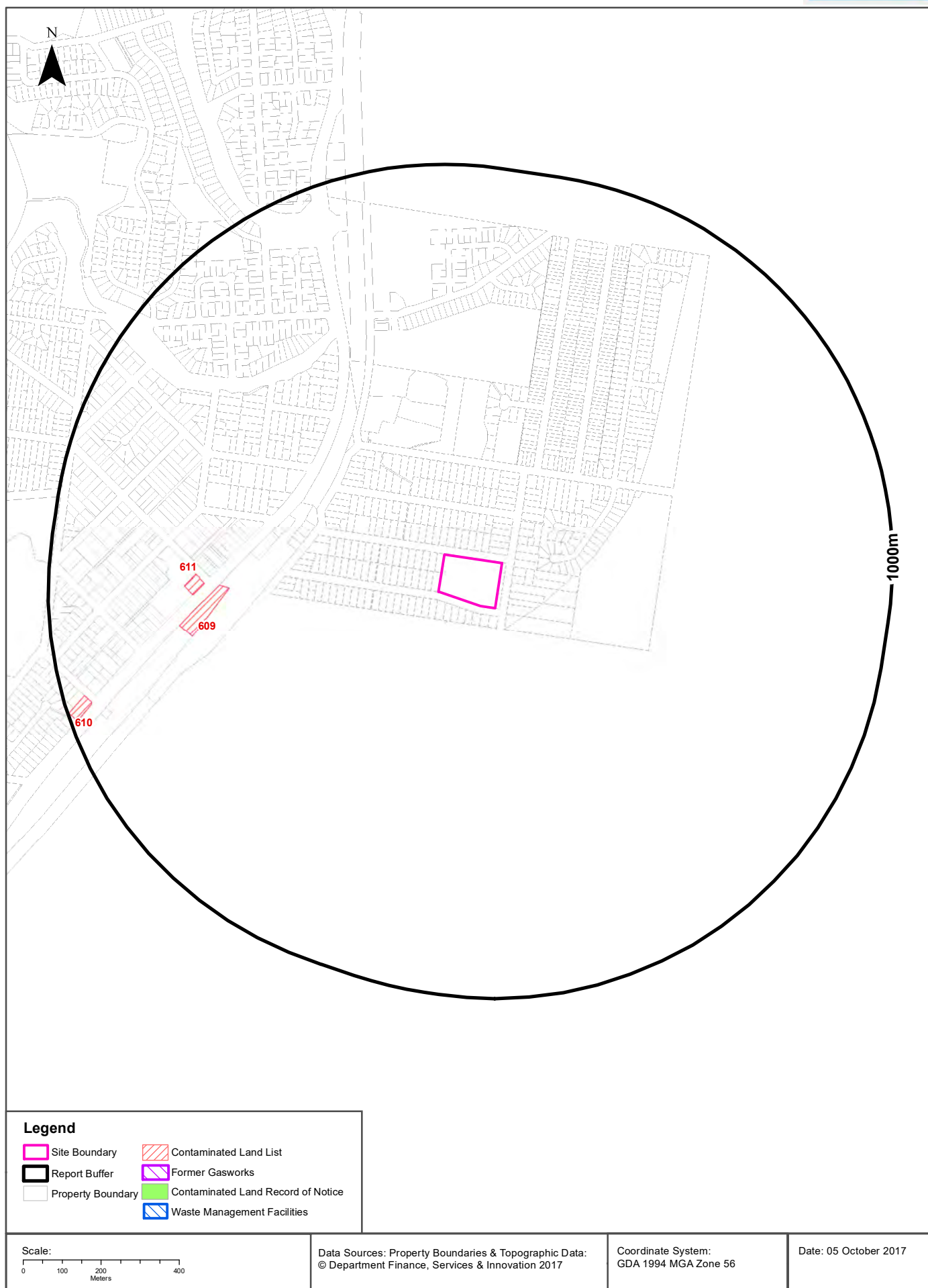
Aerial Imagery 2016

21 Dillwynnia Grove, Heathcote, NSW 2233



Contaminated Land & Waste Management Facilities

21 Dillwynnia Grove, Heathcote, NSW 2233



Contaminated Land & Waste Management Facilities

21 Dillwynnia Grove, Heathcote, NSW 2233

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 (m)	Direction
609	Caltex Service Station	1344 Princes Highway	Heathcote	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	537m	West
611	Shell Coles Express Service Station	1355 Princes Highway	Heathcote	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	600m	West
610	Caltex Service Station	1403 Princes Highway	Heathcote	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	933m	West

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 & Waste Management Facilities

21 Dillwynnia Grove, Heathcote, NSW 2233

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

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 (m)	Direction
N/A	No records in buffer											

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

EPA PFAS Investigation Program

21 Dillwynnia Grove, Heathcote, NSW 2233

EPA PFAS Investigation Program

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

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

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

EPA Other Sites with Contamination Issues

21 Dillwynnia Grove, Heathcote, NSW 2233

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

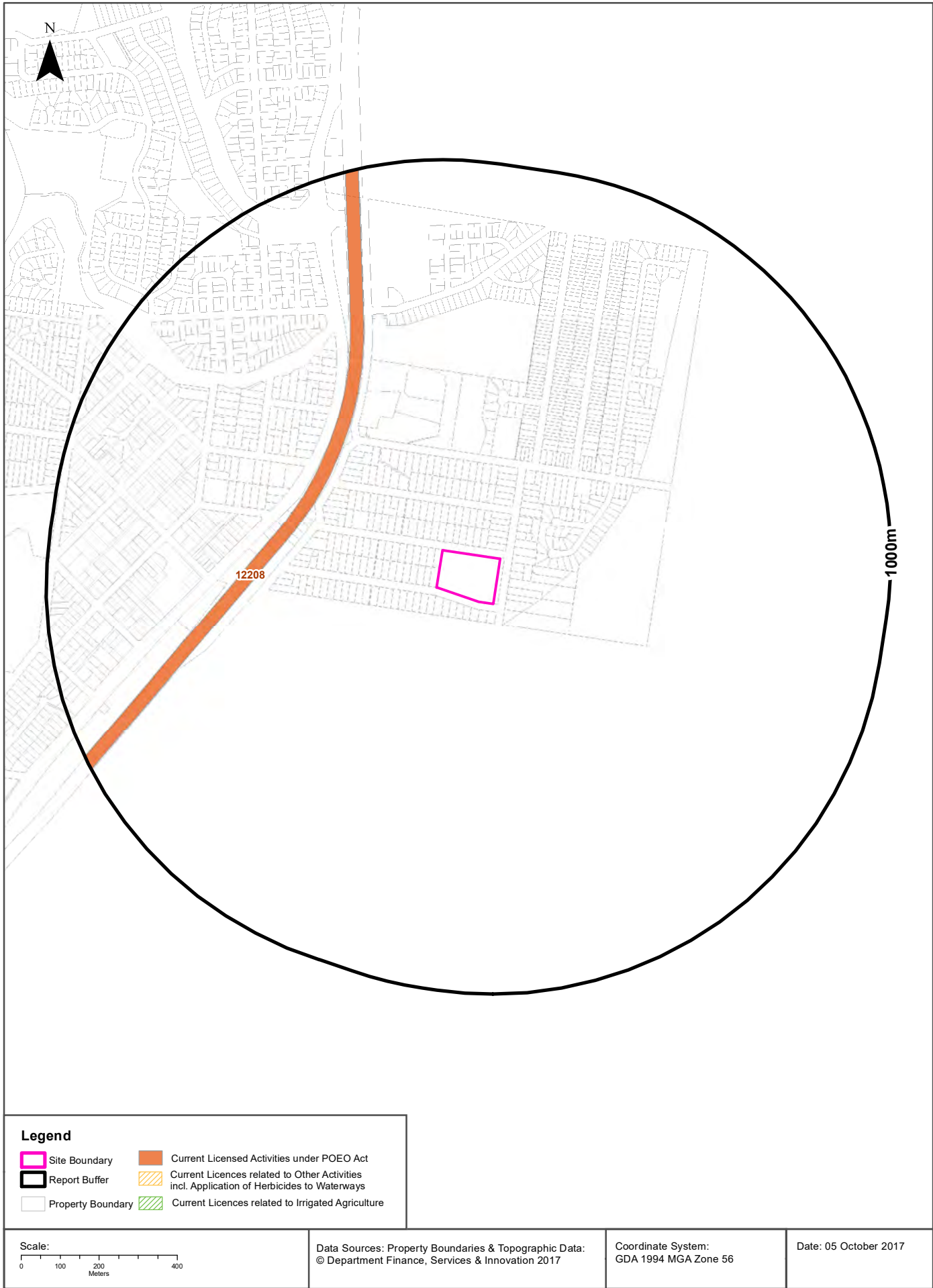
Sites within the dataset buffer:

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

21 Dillwynnia Grove, Heathcote, NSW 2233



EPA Activities

21 Dillwynnia Grove, Heathcote, NSW 2233

Licensed Activities under the POEO Act 1997

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

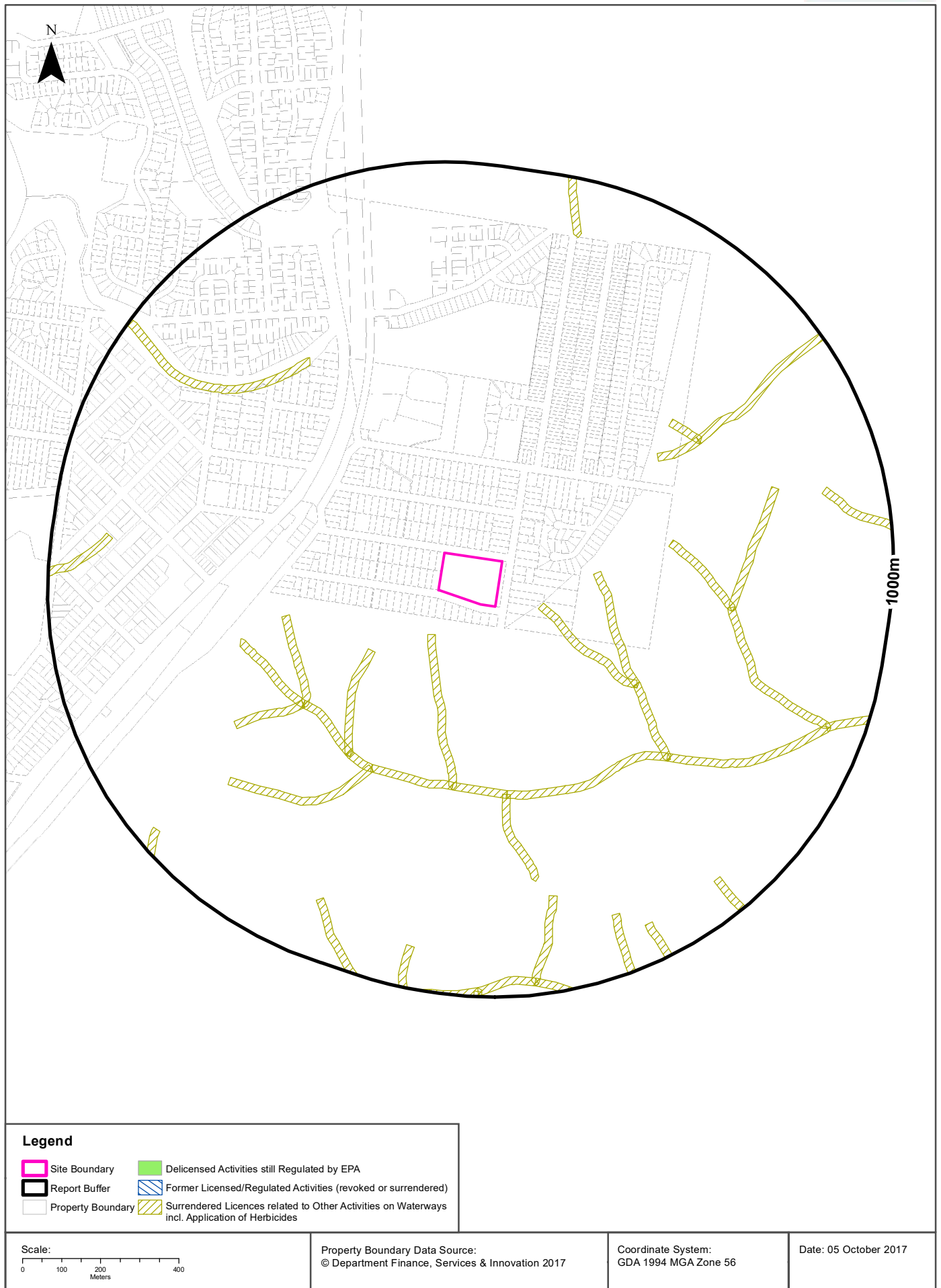
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
12208	SYDNEY TRAINS		PO BOX K349, HAYMARKET, NSW 1238		Railway systems activities	3	345m	North

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

21 Dillwynnia Grove, Heathcote, NSW 2233



EPA Activities

21 Dillwynnia Grove, Heathcote, NSW 2233

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

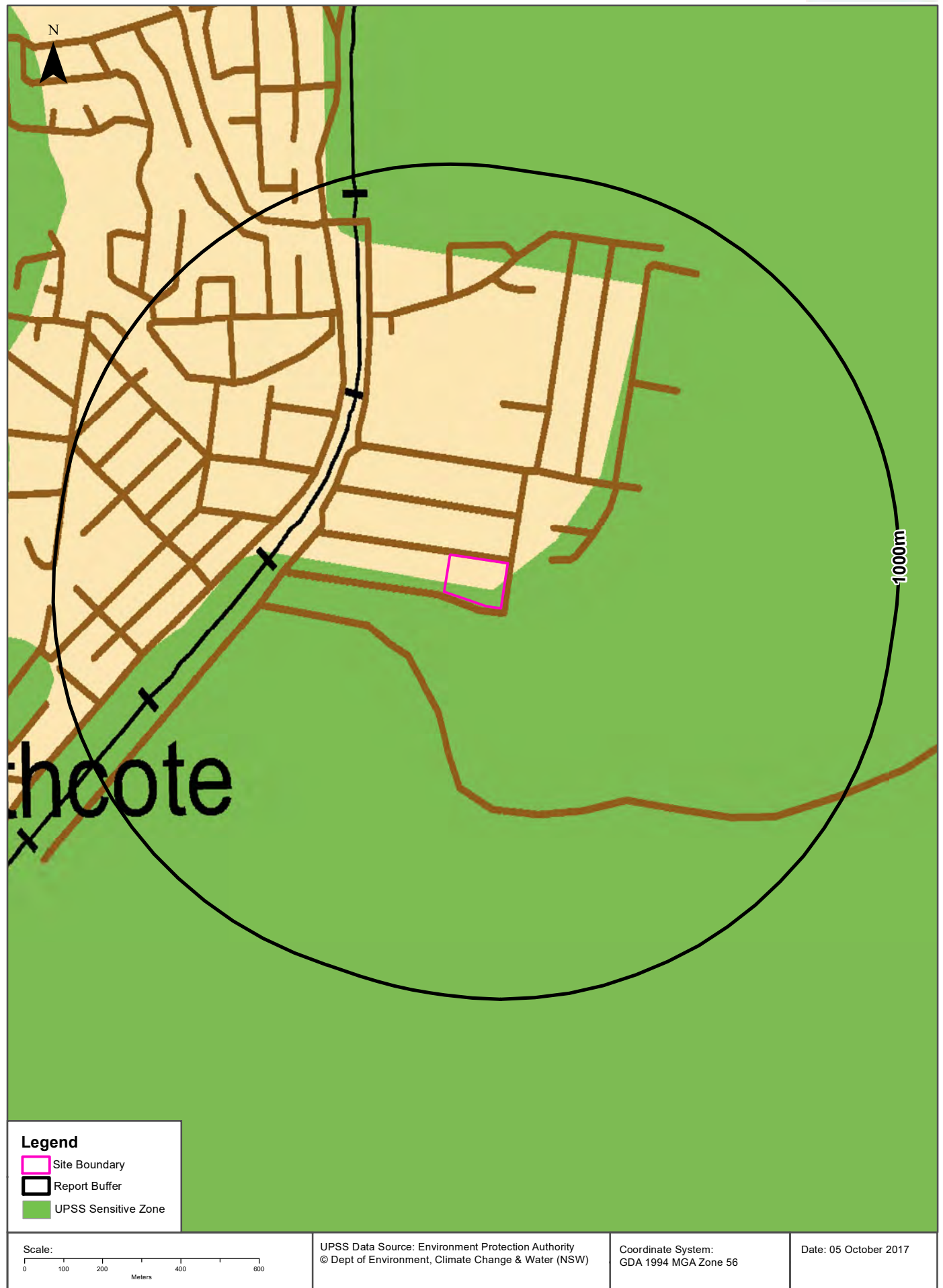
Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	109m	-
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	109m	-
6375	SUTHERLAND SHIRE COUNCIL	WATERWAYS OF SUTHERLAND SHIRE COUNCIL AREA	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	109m	-
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	109m	-

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

UPSS Sensitive Zones

21 Dillwynnia Grove, Heathcote, NSW 2233



Historical Business Directories

21 Dillwynnia Grove, Heathcote, NSW 2233

1991 Business to Business Directory Records Premise or Road Intersection Matches

Records from the 1991 UBD Business to Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Organisation	Address	Ref No.	Location Confidence	Distance to Feature Point	Direction
N/A	No records in buffer					

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1991 Business to Business Directory Records Road or Area Matches

Records from the 1991 UBD Business to Business Directory, 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:

Business Activity	Organisation	Address	Ref No.	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer				

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

Historical Business Directories

21 Dillwynnia Grove, Heathcote, NSW 2233

1986 Business to Business Directory Records Premise or Road Intersection Matches

Records from the 1986 UBD Business to Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
N/A	No records in buffer				

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1986 Business to Business Directory Records Road or Area Matches

Records from the 1986 UBD Business to Business Directory, 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:

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

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

Historical Business Directories

21 Dillwynnia Grove, Heathcote, NSW 2233

1982 Business Directory Records Premise or Road Intersection Matches

Records from the 1982 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
N/A	No records in buffer				

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1982 Business Directory Records Road or Area Matches

Records from the 1982 UBD Business Directory, 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:

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

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

Historical Business Directories

21 Dillwynnia Grove, Heathcote, NSW 2233

1978 Business Directory Records Premise or Road Intersection Matches

Records from the 1978 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
N/A	No records in buffer				

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1978 Business Directory Records Road or Area Matches

Records from the 1978 UBD Business Directory, 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:

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

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1975 Historical Business Directory Records

21 Dillwynnia Grove, Heathcote, NSW 2233



Historical Business Directories

21 Dillwynnia Grove, Heathcote, NSW 2233

1975 Business Directory Records Premise or Road Intersection Matches

Records from the 1975 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
ELECTRICAL CONTRACTORS-LICENSED.	Andrews, A., 26 Tecoma St., Heathcote.	25786	Premise Match	61m	East

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1975 Business Directory Records Road or Area Matches

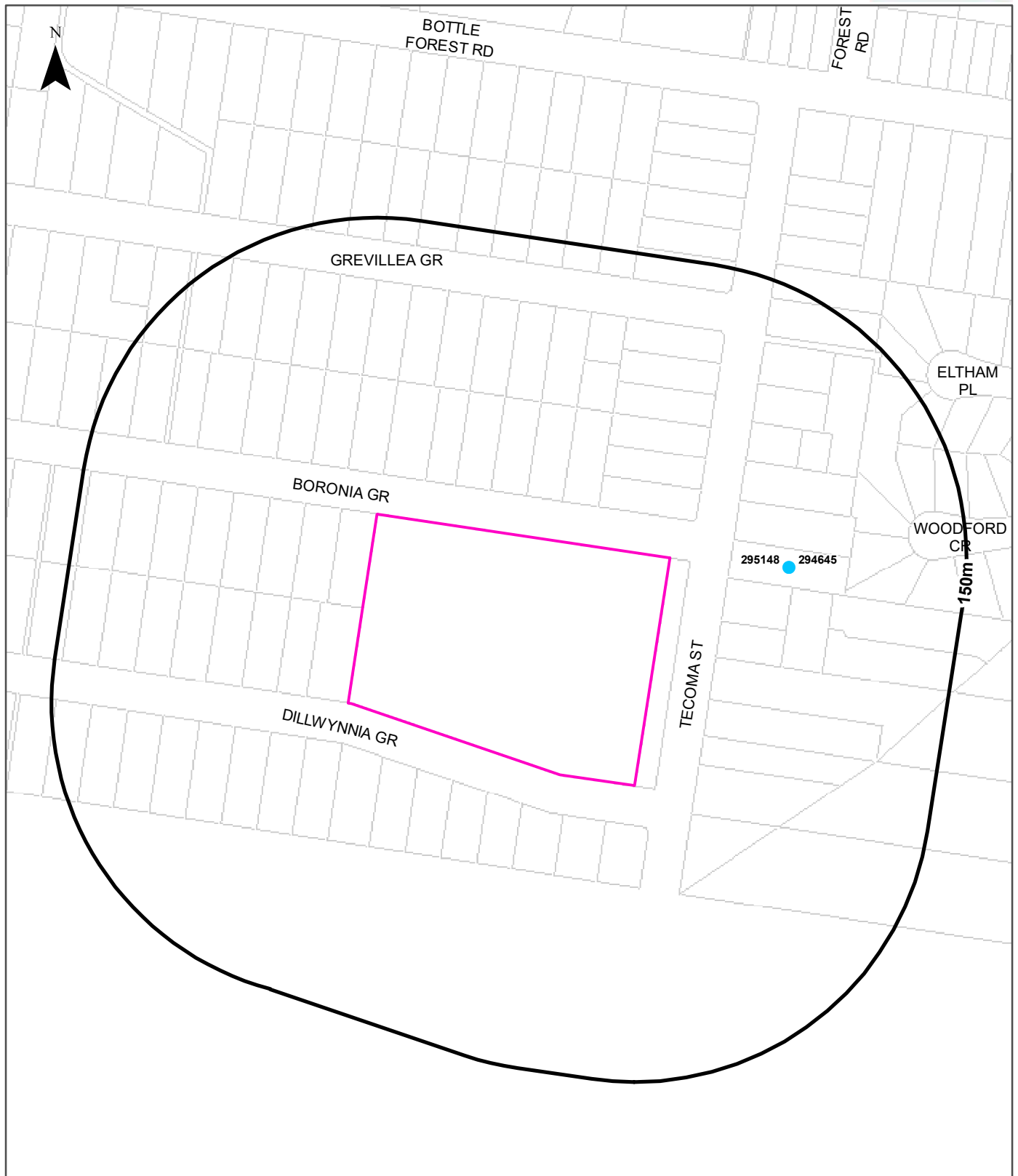
Records from the 1975 UBD Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

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

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1970 Historical Business Directory Records

21 Dillwynnia Grove, Heathcote, NSW 2233



Legend

Site Boundary

Report Buffer

Property Boundary

● 1970 Business Directory Activities
Records Mapped to Specific Premise

■ 1970 Business Directory Activities
Records Mapped to Road Intersection

▲ 1970 Business Directory Activities
Records Mapped to Road Corridor

1970 Business Directory Activities
Records Mapped to a General Area

<p>Scale:</p> <p>0 20 40 80 120 Meters</p>	<p>Data Sources: Universal Business Directories (UBD) - Derived Data Licensed from Hardie Grant. Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2017</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 05 October 2017</p>
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Historical Business Directories

21 Dillwynnia Grove, Heathcote, NSW 2233

1970 Business Directory Records Premise or Road Intersection Matches

Records from the 1970 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
ELECTRICAL CONTRACTORS-LICENSED (E300)	Andrews,A.,26 Tecoma St.HEATHCOTE	294645	Premise Match	61m	East
ELECTRICAL CONTRACTORS-LICENSED (E300)	Andrews,A.,26 Tecoma St.HEATHCOTE	295148	Premise Match	61m	East

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1970 Business Directory Records Road or Area Matches

Records from the 1970 UBD Business Directory, 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:

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

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

Historical Business Directories

21 Dillwynnia Grove, Heathcote, NSW 2233

1965 Business Directory Records Premise or Road Intersection Matches

Records from the 1965 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
N/A	No records in buffer				

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1965 Business Directory Records Road or Area Matches

Records from the 1965 UBD Business Directory, 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:

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

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

Historical Business Directories

21 Dillwynnia Grove, Heathcote, NSW 2233

1961 Business Directory Records Premise or Road Intersection Matches

Records from the 1961 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
N/A	No records in buffer				

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1961 Business Directory Records Road or Area Matches

Records from the 1961 UBD Business Directory, 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:

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

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

Historical Business Directories

21 Dillwynnia Grove, Heathcote, NSW 2233

1950 Business Directory Records Premise or Road Intersection Matches

Records from the 1950 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
N/A	No records in buffer				

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

1950 Business Directory Records Road or Area Matches

Records from the 1950 UBD Business Directory, 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:

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

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

Historical Business Directories

21 Dillwynnia Grove, Heathcote, NSW 2233

Dry Cleaners, Motor Garages & Service Stations 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:

Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Feature Point	Direction
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Gumtree Service Station (Ampol), 1403 Princes H'way., Heathcote.2233.	56922	1982	Premise Match	964m	West
MOTOR GARAGES & SERVICE STATIONS.	Gumtree Service Station (Ampol), 1403 Princes H'way., Heathcote.	64833	1986	Premise Match	965m	West
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Gumtree Service Station (Ampol), 1403 Princes H'way. Heathcote.	50211	1978	Premise Match	965m	West
MOTOR SERVICE STATIONS - PETROL, OIL	Gumtree Service Station, 1403 Princes H'way. Heathcote.	61811	1975	Premise Match	965m	West
MOTOR SERVICE STATIONS- PETROL,OIL,Etc. (M716)	Gumtree Service Station,1403 Princes Highway.HEATHCOTE	341187	1970	Premise Match	966m	West
Motor Garages & Engineers - Heathcote	Heathcote Service Station Pty. Ltd., 1403-1409 Princes Hghwy.	122766	1965	Premise Match	969m	West

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

Historical Business Directories

21 Dillwynnia Grove, Heathcote, NSW 2233

Dry Cleaners, Motor Garages & Service Stations Road or Area Matches

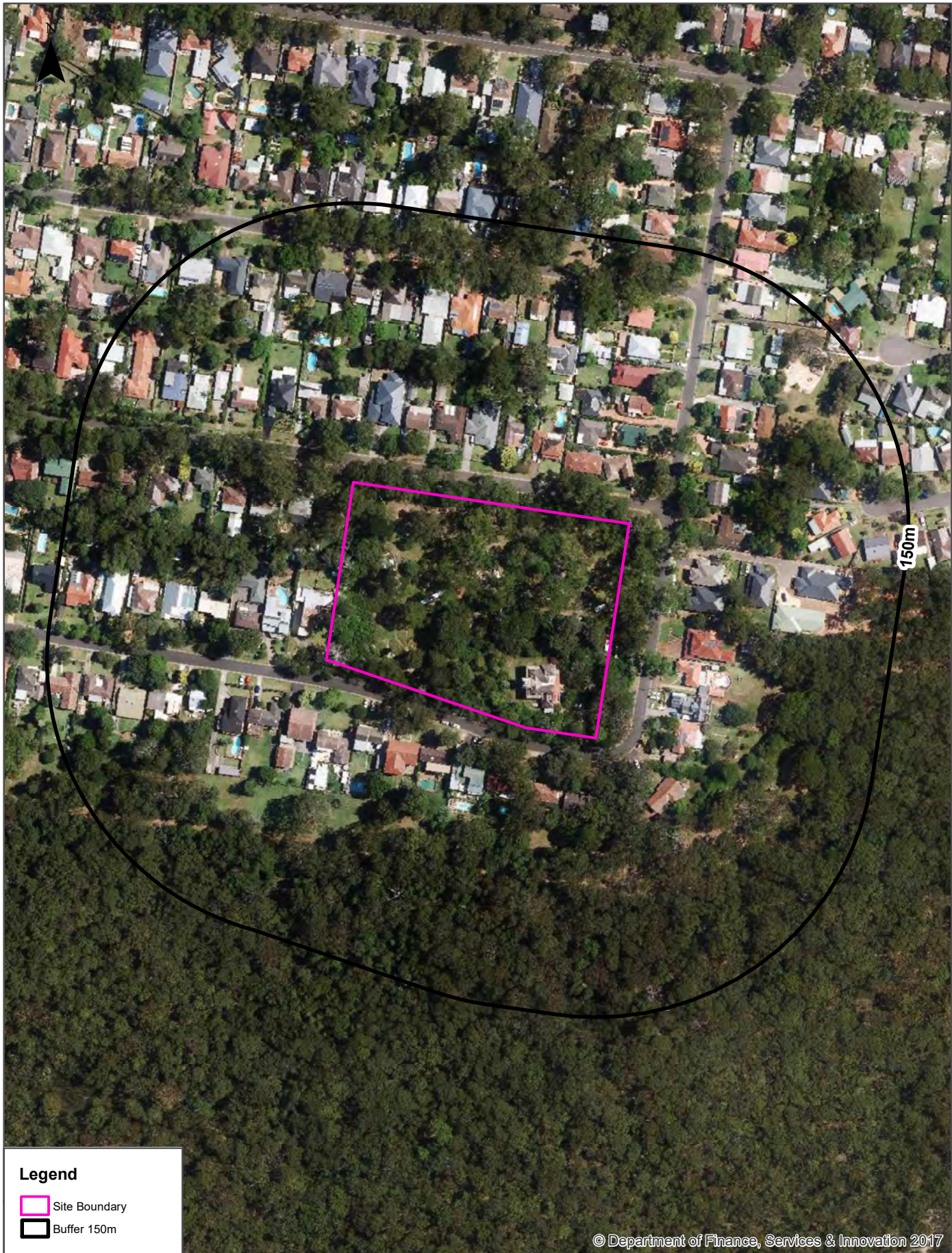
Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
MOTOR GARAGES &/OR ENGINEERS	Busy Bee Service Station, Prince Hwy., Helensburgh Wollongong	565489	1970	Road Match	383m
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Heathcote Auto Port, Princes H'way, Heathcote.	50238	1978	Road Match	383m
MOTOR GARAGES & SERVICE STATIONS.	Heathcote Auto Port, Princes H'way., Heathcote.	64856	1986	Road Match	383m
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Heathcote Auto Port, Princes H'way., Heathcote. 2233.	56953	1982	Road Match	383m
MOTOR GARAGES &/OR ENGINEERS.	Engadine Motorway, Princes H'way, Engadine.	58797	1975	Road Match	932m
MOTOR GARAGES &/OR ENGINEERS.	Gardeners Garage. Princes H'way, Loftus.	58912	1975	Road Match	932m
Motor Service Stations - Petrol, Oil, Etc. - Heathcote	Heathcote Auto Port, Princes Hwy.	125764	1965	Road Match	932m
MOTOR GARAGES &/OR ENGINEERS.	Heathcote Auto Port, Princes H'way, Heathcote.	59035	1975	Road Match	932m
MOTOR GARAGES & SERVICE STATIONS.	Mobile Kirrawee, 5/3 Princes H'way , Kirrawee.	65136	1986	Road Match	932m
MOTOR GARAGES & SERVICE STATIONS.	Tynan Motors Pty. Ltd., 640 Princes Hwy., Sutherland.	65651	1986	Road Match	932m
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Tynan Motors Pty. Ltd., 640 Princes Hwy., Sutherland.	51028	1978	Road Match	932m
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Tynan Motors Pty. Ltd., 640 Princes Hwy., Sutherland. 2232.	57779	1982	Road Match	932m

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

Aerial Imagery 2014

21 Dillwynnia Grove, Heathcote, NSW 2233



Legend

Site Boundary

Buffer 150m

Scale:

0 25 50 100 150

Meters

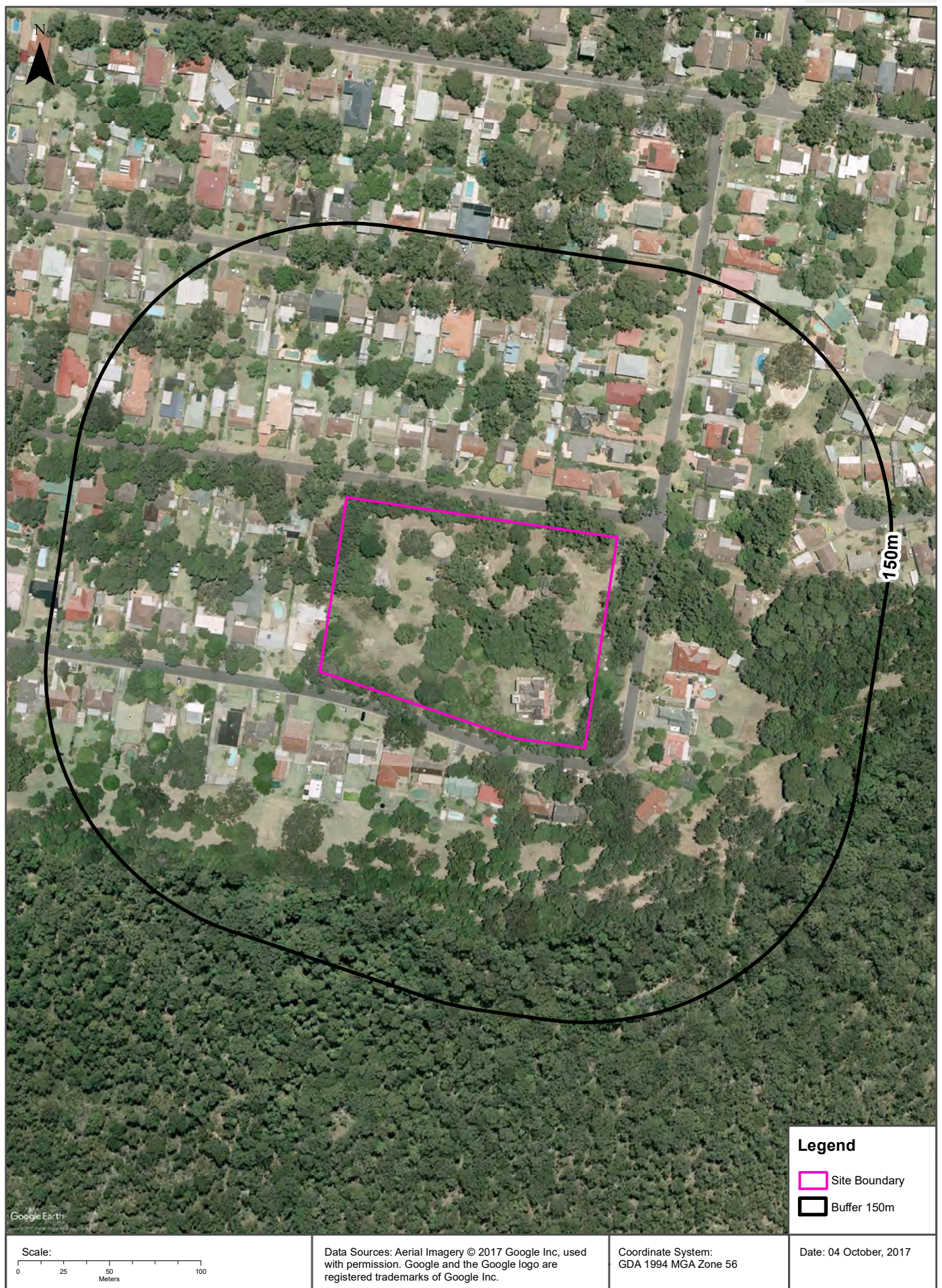
Data Sources: Historical Aerials: © Department Finance, Services & Innovation

Coordinate System:
GDA 1994 MGA Zone 56

Date: 05 October 2017

Aerial Imagery 2009

21 Dillwynnia Grove, Heathcote, NSW 2233



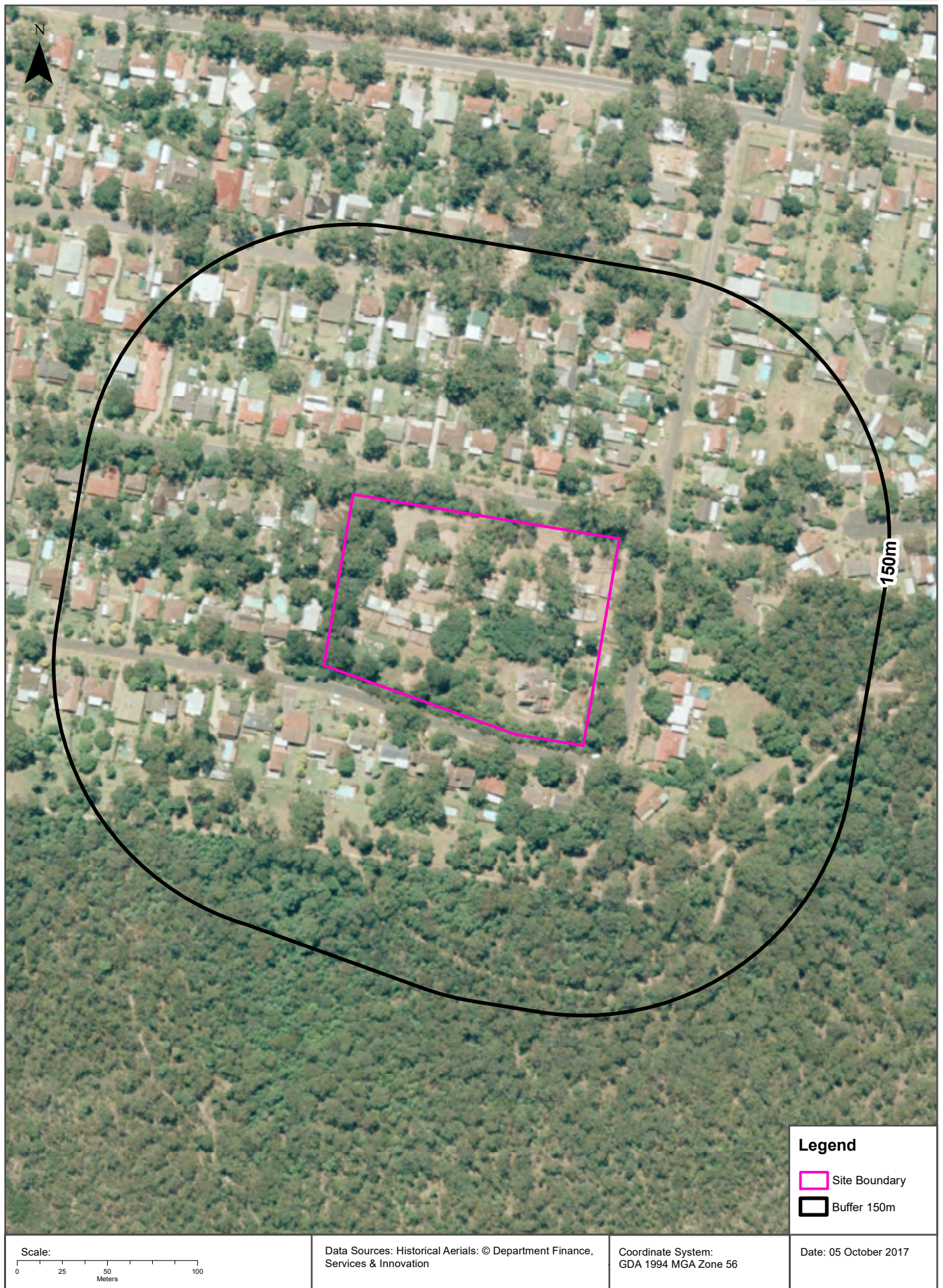
Aerial Imagery 2004

21 Dillwynnia Grove, Heathcote, NSW 2233



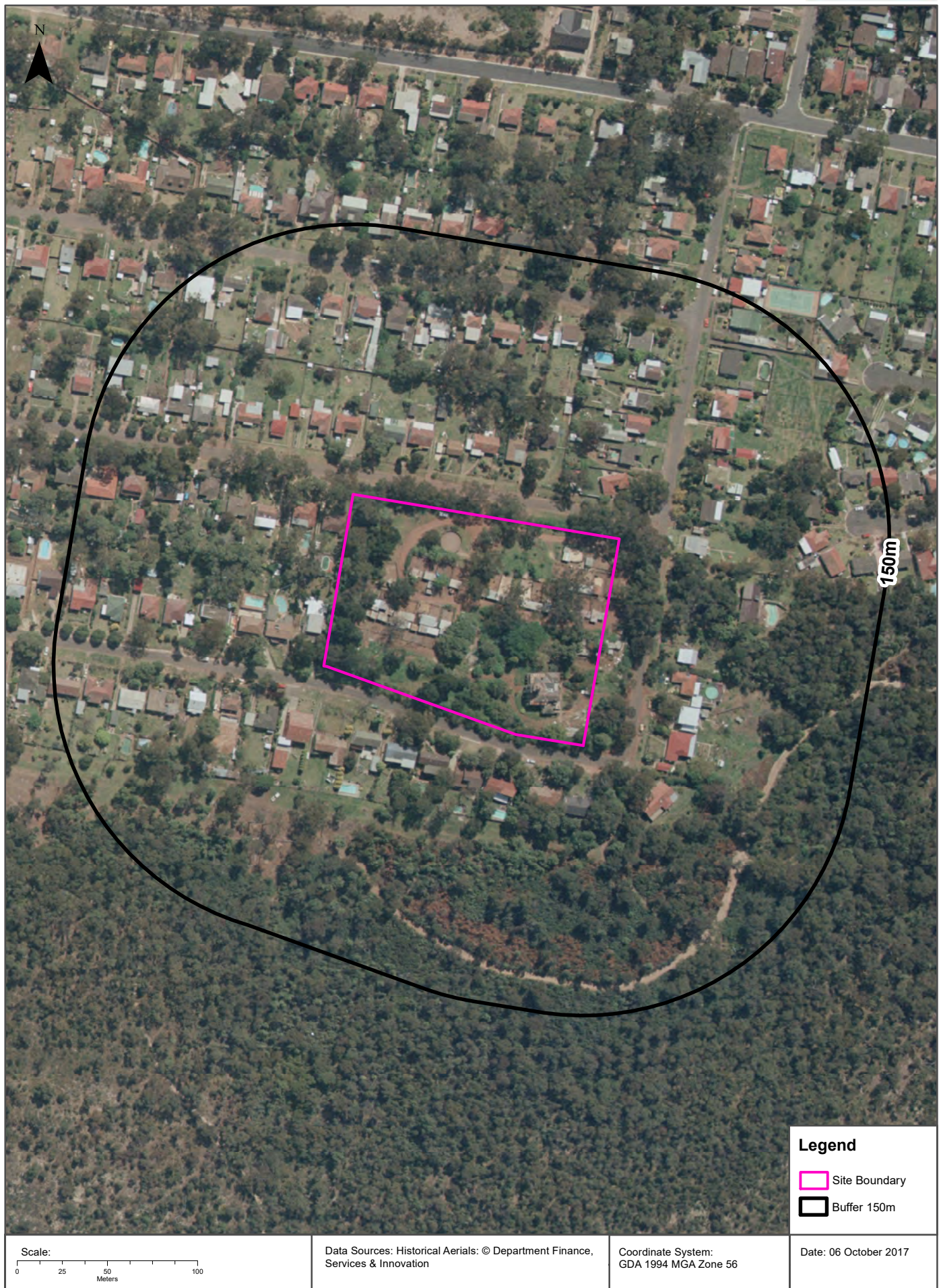
Aerial Imagery 1994

21 Dillwynnia Grove, Heathcote, NSW 2233



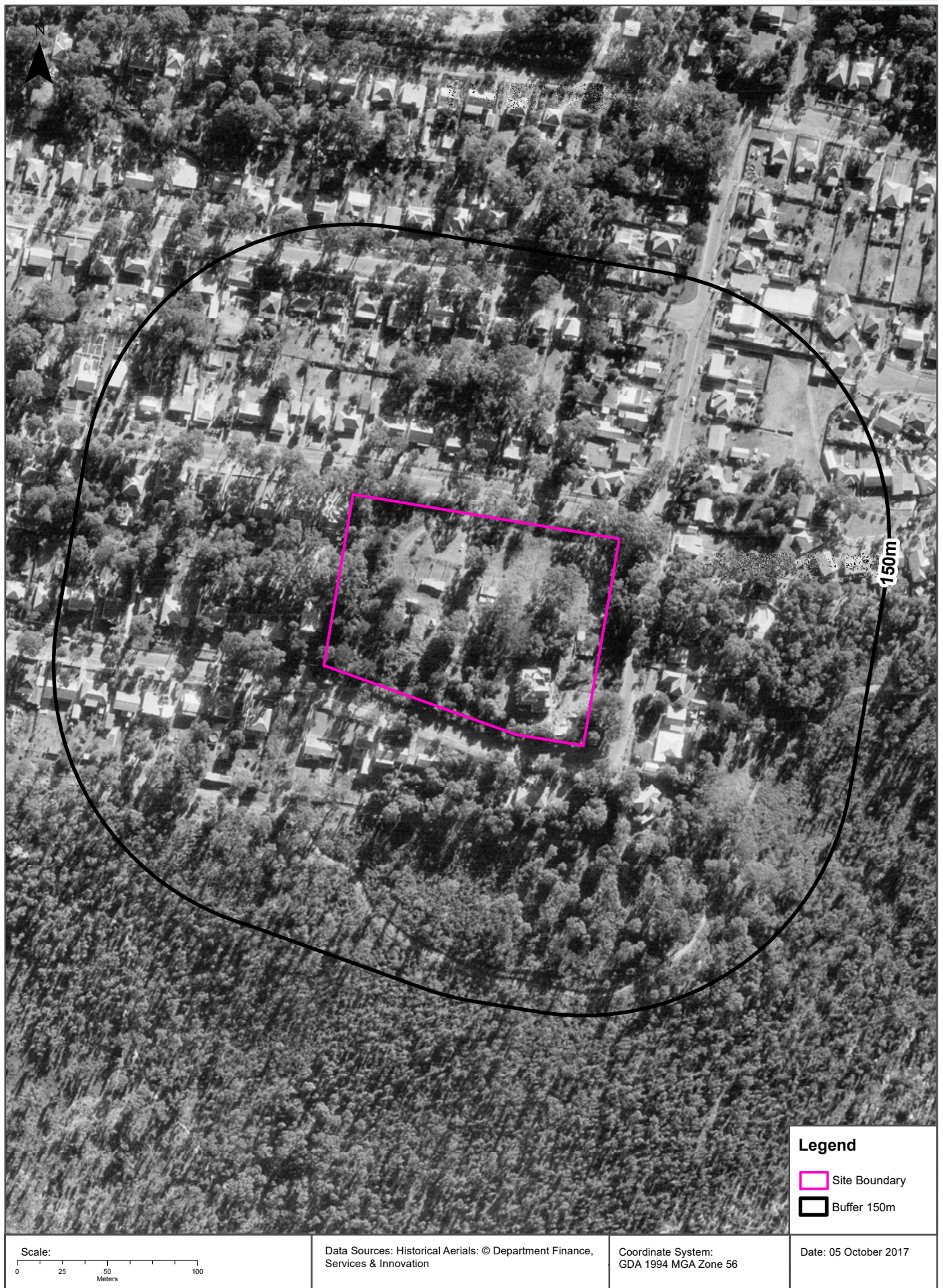
Aerial Imagery 1984

21 Dillwynnia Grove, Heathcote, NSW 2233



Aerial Imagery 1970

21 Dillwynnia Grove, Heathcote, NSW 2233



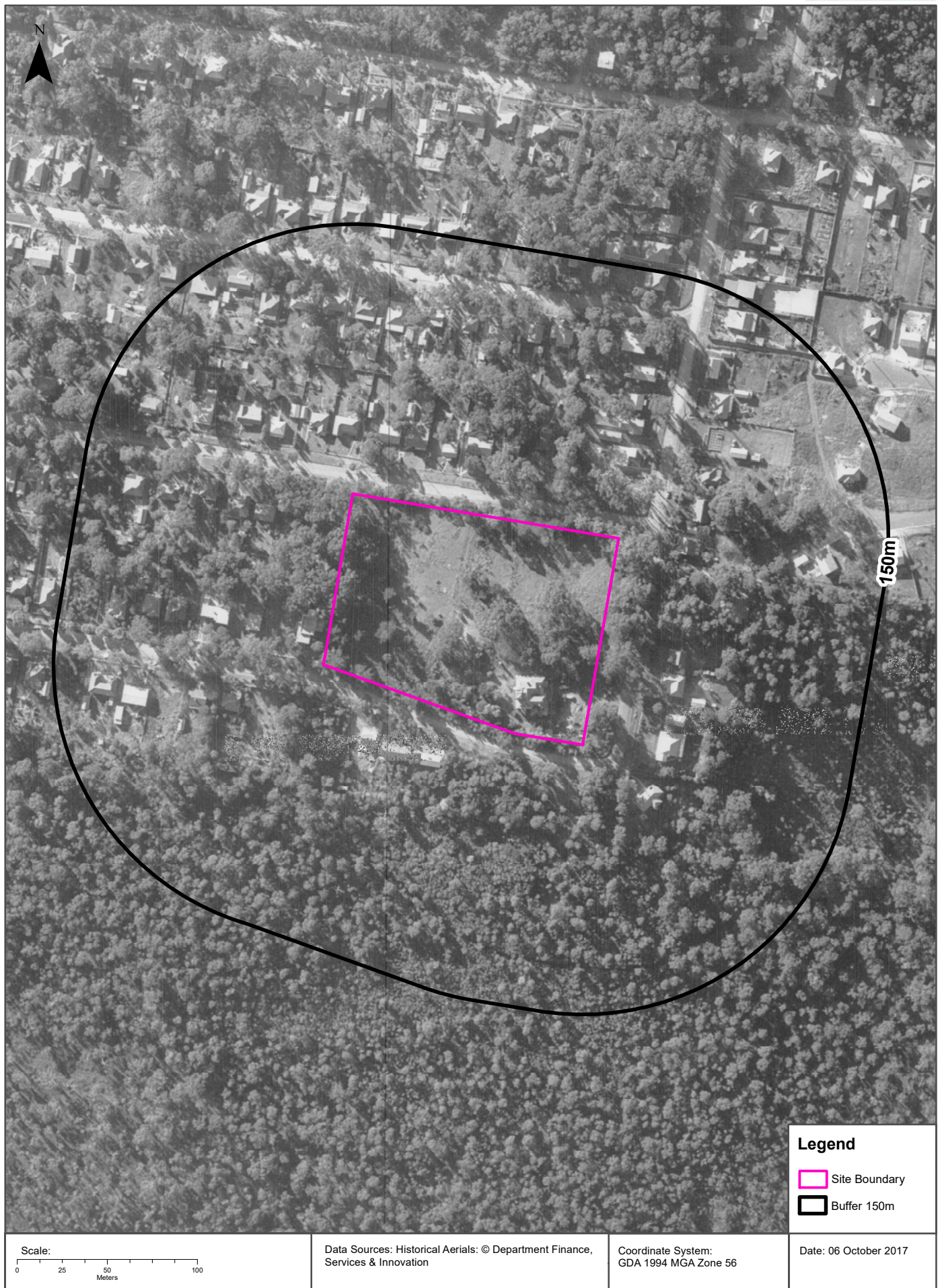
Aerial Imagery 1966

21 Dillwynnia Grove, Heathcote, NSW 2233



Aerial Imagery 1961

21 Dillwynnia Grove, Heathcote, NSW 2233



Aerial Imagery 1956

21 Dillwynnia Grove, Heathcote, NSW 2233



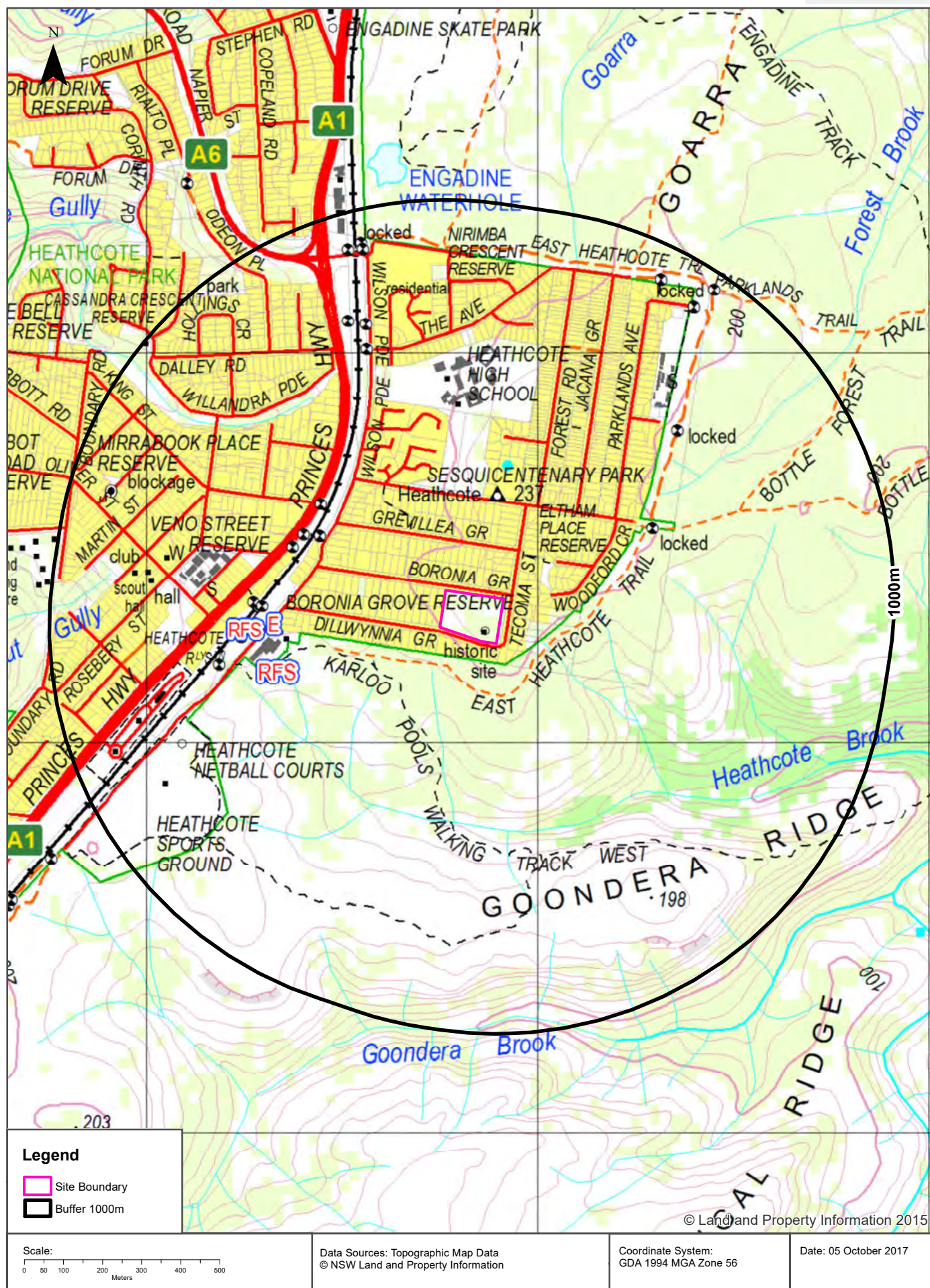
Aerial Imagery 1943

21 Dillwynnia Grove, Heathcote, NSW 2233



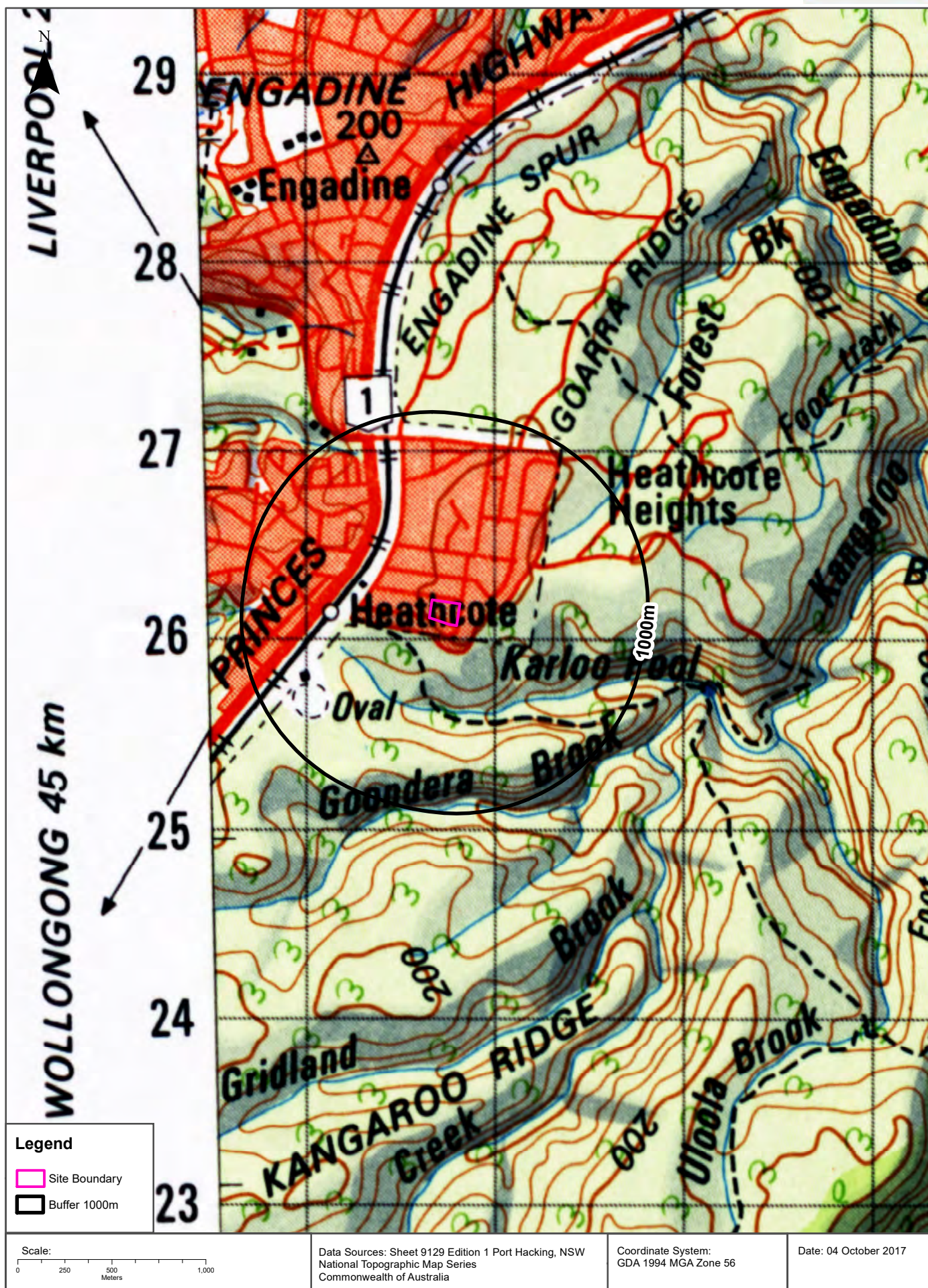
Topographic Map 2015

21 Dillwynnia Grove, Heathcote, NSW 2233



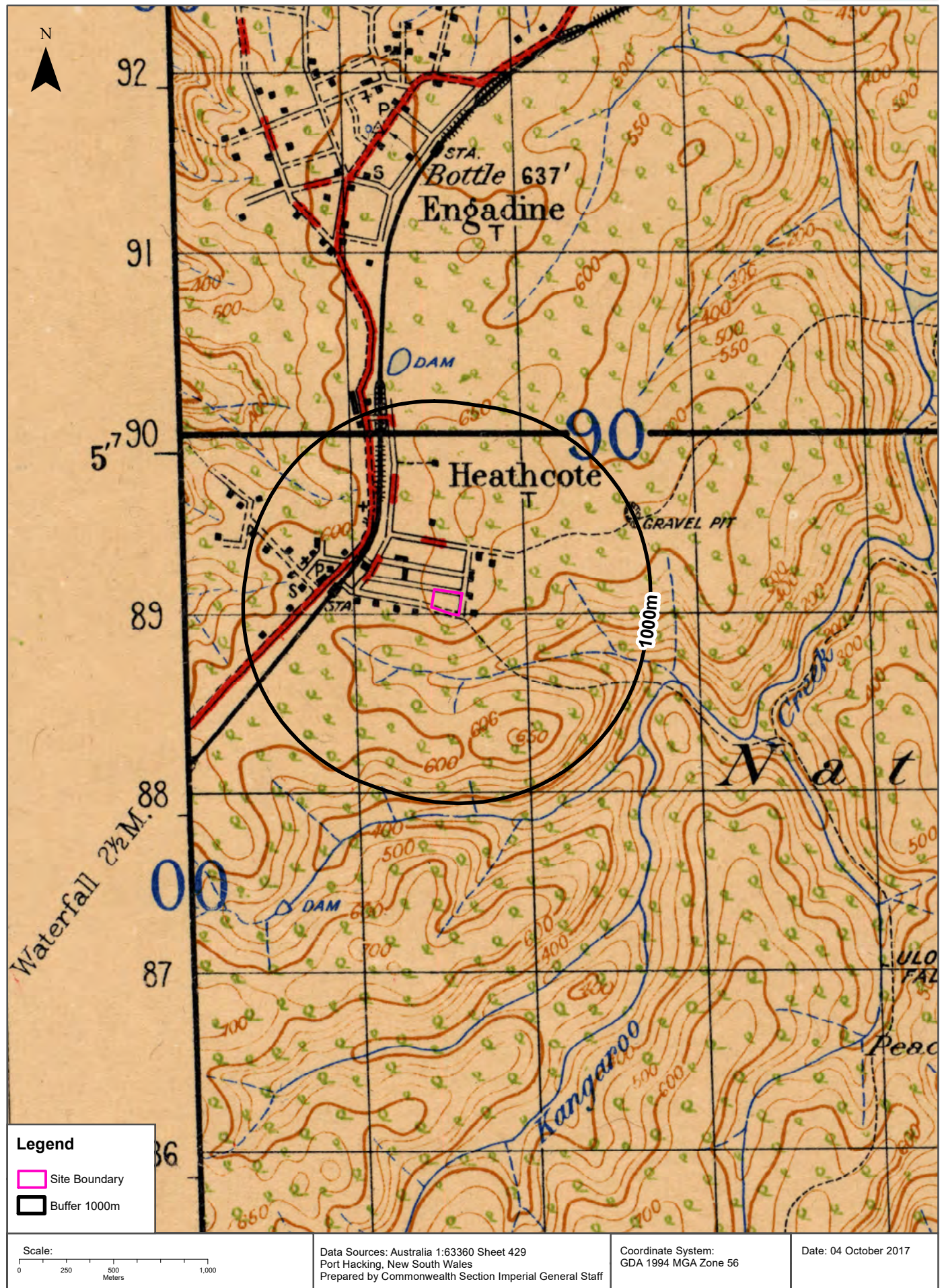
Historical Map 1976

21 Dillwynnia Grove, Heathcote, NSW 2233



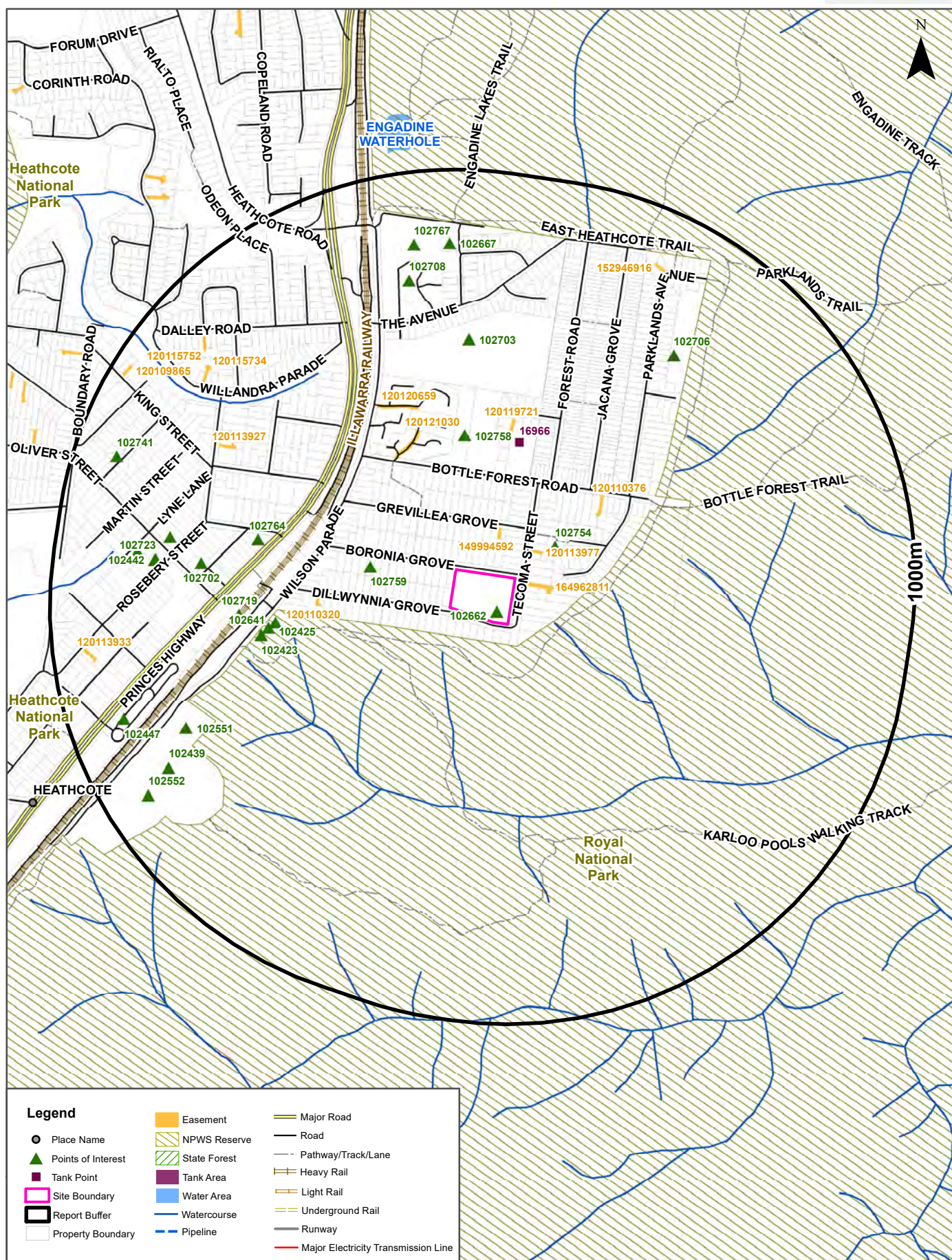
Historical Map ca.1935

21 Dillwynnia Grove, Heathcote, NSW 2233



Topographic Features

21 Dillwynnia Grove, Heathcote, NSW 2233



Topographic Features

21 Dillwynnia Grove, Heathcote, NSW 2233

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
102662	Historic Site	HEATHCOTE HOUSE	0m	Onsite
102754	Park	ELTHAM PLACE RESERVE	127m	North East
102759	Park	BORONIA GROVE RESERVE	212m	West
102758	Park	SESQUICENTENARY PARK	335m	North
102641	SES Facility	SUTHERLAND SES	437m	West
102425	Firestation - Bush	SUTHERLAND FIRE CONTROL CENTRE	456m	West
102423	Firestation - Bush	HEATHCOTE HEADQUARTERS RFB	476m	West
102764	Park	VENO STREET RESERVE	499m	West
102719	Railway Station	HEATHCOTE RAILWAY STATION	527m	West
102703	High School	HEATHCOTE HIGH SCHOOL	576m	North
102702	Primary School	HEATHCOTE PUBLIC SCHOOL	631m	West
102706	Primary School	HEATHCOTE EAST PUBLIC SCHOOL	684m	North East
102638	Place Of Worship	ANGLICAN CHURCH	717m	West
102551	Sports Court	HEATHCOTE NETBALL COURTS	724m	South West
102708	Retirement Village	JOHN PAUL VILLAGE	732m	North
102723	Child Care Centre	HEATHCOTE PRE-SCHOOL	744m	West
102442	Community Facility	HEATHCOTE PUBLIC HALL	747m	West
102629	Club	HEATHCOTE SERVICES AND CITIZENS CLUB	792m	West
102439	Community Facility	HEATHCOTE WARATAH JUNIOR SOCCER CLUB	809m	South West
102667	Park	NIRIMBA CRESCENT RESERVE	815m	North
102767	Nursing Home	JOHN PAUL VILLAGE	818m	North
102447	Tourist Park / Home Village	HEATHCOTE TOURIST PARK	861m	West
102552	Sports Field	HEATHCOTE SPORTS GROUND	888m	South West
102741	Park	MIRRABOOK PLACE RESERVE	893m	West

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

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Topographic Features

21 Dillwynnia Grove, Heathcote, NSW 2233

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
	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
16966	Water	Operational		14/09/2000	337m	North

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
164962811	Primary	Right of way	6m and variable	30m	East
120113977	Primary	Undefined		77m	North East
149994592	Primary	Right of way	4.4 and var	93m	North
120110376	Primary	Undefined		257m	North East
120121030	Primary	Undefined		313m	North West
120110320	Primary	Undefined		324m	West
120119721	Primary	Undefined		348m	North
120120659	Primary	Undefined		410m	North West
120113927	Primary	Undefined		628m	North West
120115734	Primary	Undefined		782m	North West
120115752	Primary	Undefined		831m	North West
152946916	Primary	Right of way	3.65m and VAR	852m	North East
120113933	Primary	Undefined		894m	West
120109865	Primary	Undefined		954m	North West

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

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Topographic Features

21 Dillwynnia Grove, Heathcote, NSW 2233

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: © Land and Property Information (2015)

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National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

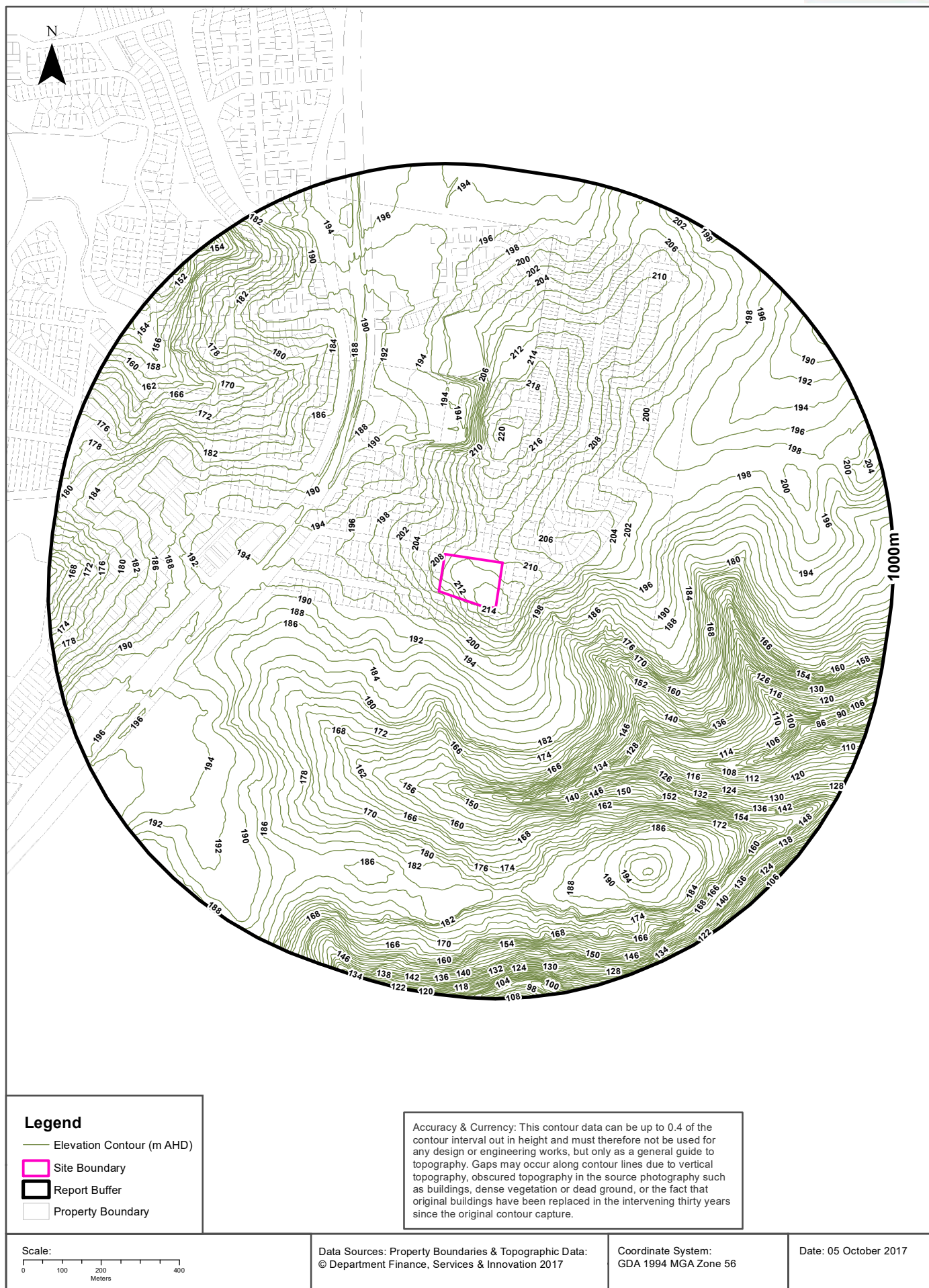
Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N0030	NATIONAL PARK	Royal National Park	01/10/1967	50m	South East

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

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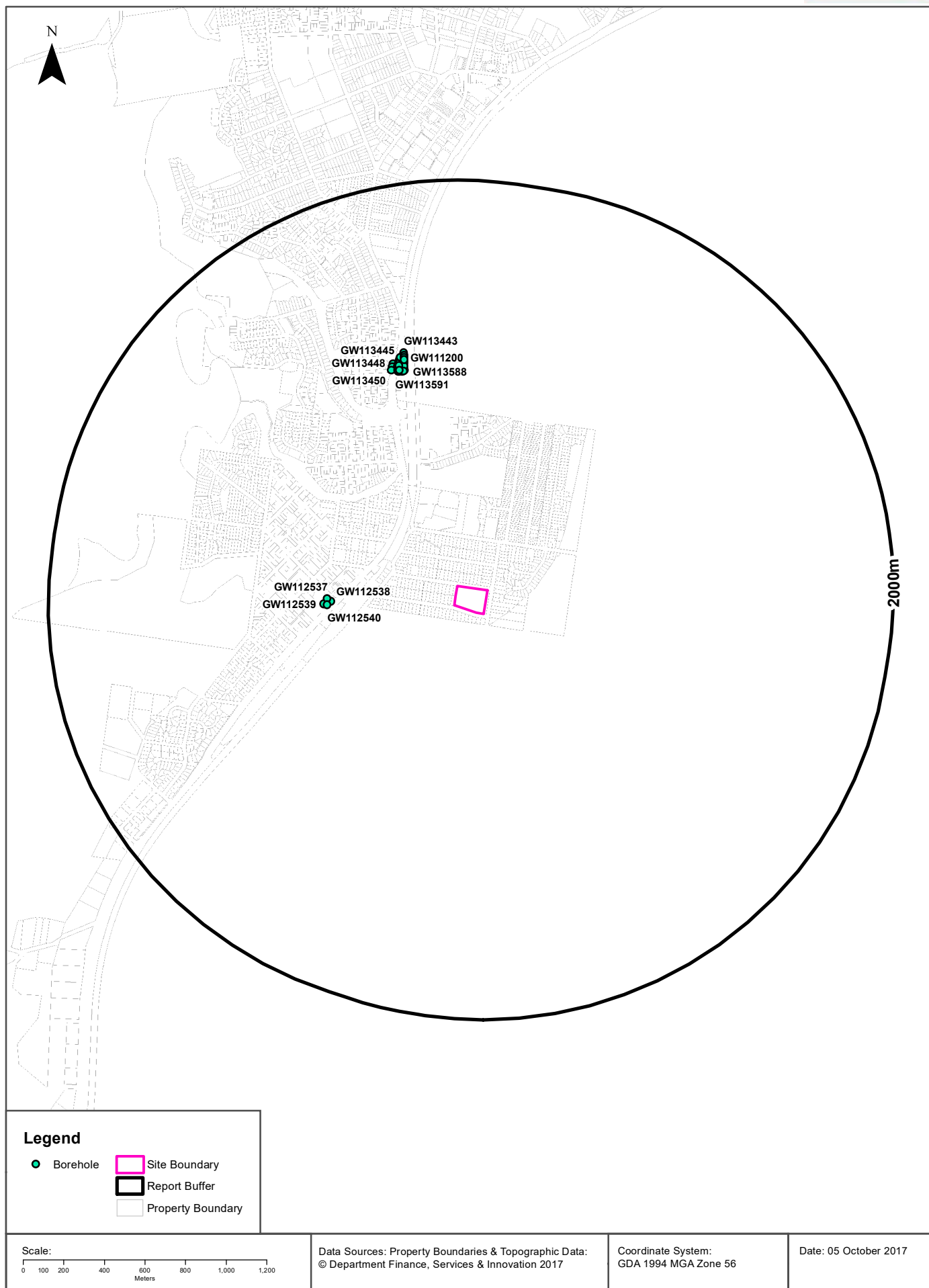
Elevation Contours (m AHD)

21 Dillwynnia Grove, Heathcote, NSW 2233



Groundwater Boreholes

21 Dillwynia Grove, Heathcote, NSW 2233



Hydrogeology & Groundwater

21 Dillwynnia Grove, Heathcote, NSW 2233

Hydrogeology

Description of aquifers on-site:

Description
Porous, extensive aquifers of low to moderate productivity

Description of aquifers within the dataset buffer:

Description
Porous, extensive aquifers of low to moderate productivity

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

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Groundwater Boreholes

Boreholes within the dataset buffer:

GW No.	Licence No	Work Type	Owner Type	Purpose	Contractor	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW112538	10BL602176	Bore	Private	Monitoring	Macquarie Drilling	06/11/2007	8.50	8.50		2.87			608m	West
GW112540	10BL602176	Bore	Private	Monitoring	Macquarie Drilling	07/11/2007	8.00	8.00		2.38			625m	West
GW112537	10BL602176	Bore	Private	Monitoring	Macquarie Drilling	06/11/2007	9.00	9.00		3.82			625m	West
GW112539	10BL602176	Bore	Private	Monitoring	Macquarie Drilling	07/11/2007	8.00	8.00		2.94			642m	West
GW113589	10BL604549	Bore	Private	Monitoring	TERRATEST	19/07/2010	6.00	6.00					1088 m	North
GW113590	10BL604549	Bore	Private	Monitoring	TERRATEST	19/07/2010	6.10	6.10					1089 m	North
GW113588	10BL604549	Bore	Private	Monitoring	TERRATEST	14/07/2010	6.00	6.00					1092 m	North
GW113591	10BL604549	Bore	Private	Monitoring	TERRATEST	20/07/2010	5.90	5.90					1093 m	North
GW113592	10BL604549	Bore	Private	Monitoring	TERRATEST	24/01/2014	5.90	5.90					1094 m	North
GW111202	10BL600630	Bore	Private	Monitoring	Macquarie Drilling	08/09/2006	7.00	7.00					1098 m	North
GW113593	10BL604549	Bore	Private	Monitoring	TERRATEST	21/07/2010	6.00	6.00					1101 m	North
GW113587	10BL604549	Bore	Private	Monitoring	TERRATEST	14/07/2010	6.20	6.20					1101 m	North
GW113594	10BL604549	Bore	Private	Monitoring	TERRATEST	21/07/2010	6.15	6.15					1109 m	North
GW113450	10BL602733	Bore	Private	Monitoring		03/12/2008	5.00	5.00					1111m	North
GW113586	10BL604549	Bore	Private	Monitoring	TERRATEST	13/07/2010	6.00	6.00					1114 m	North
GW111199	10BL600630	Bore	Private	Monitoring	Macquarie Drilling	06/09/2006	7.00	7.00					1114 m	North
GW113447	10BL602733	Bore	Private	Monitoring		16/10/2008	6.00	6.00					1117 m	North
GW113595	10BL604549	Bore	Private	Monitoring	TERRATEST	21/07/2010	6.15	6.15					1118 m	North
GW111198	10BL600630	Bore	Private	Monitoring	Macquarie Drilling	05/09/2006	6.00	6.00					1122 m	North

GW No.	Licence No	Work Type	Owner Type	Purpose	Contractor	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW113449	10BL602733	Bore	Private	Monitoring		04/12/2008	6.00	6.00					1123 m	North
GW113585	10BL604549	Bore	Private	Monitoring	TERRATEST	13/07/2010	6.00	6.00					1126 m	North
GW113446	10BL602733	Bore	Private	Monitoring		15/10/2008	6.00	6.00					1130 m	North
GW113584	10BL604549	Bore	Private	Monitoring	TERRATEST	14/07/2010	7.00	7.00					1133 m	North
GW111197	10BL600630	Bore	Private	Monitoring	Macquarie Drilling	06/09/2006	6.00	6.00					1137 m	North
GW113448	10BL602733	Bore	Private	Monitoring		05/12/2008	6.00	6.00					1138 m	North
GW111200	10BL600630	Bore	Private	Monitoring	Macquarie Drilling	06/09/2006	6.20	6.20					1139 m	North
GW111201	10BL600630	Bore	Private	Monitoring	Macquarie Drilling	08/09/2006	7.00	7.00					1145 m	North
GW113583	10BL604549	Bore	Private	Monitoring	TERRATEST	13/07/2010	6.00	6.00					1145 m	North
GW113445	10BL602733	Bore	Private	Monitoring		13/10/2008	5.80	5.80					1149 m	North
GW113582	10BL604549	Bore	Private	Monitoring	TERRATEST	13/07/2010	6.00	6.00					1155 m	North
GW113444	10BL602733	Bore	Private	Monitoring		09/01/2014	6.00	6.00					1159 m	North
GW113581	10BL604549	Bore	Private	Monitoring	TERRATEST	12/07/2010	6.00	6.00					1166 m	North
GW113443	10BL602733	Bore	Private	Monitoring		16/10/2008	6.50	6.50					1178 m	North

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

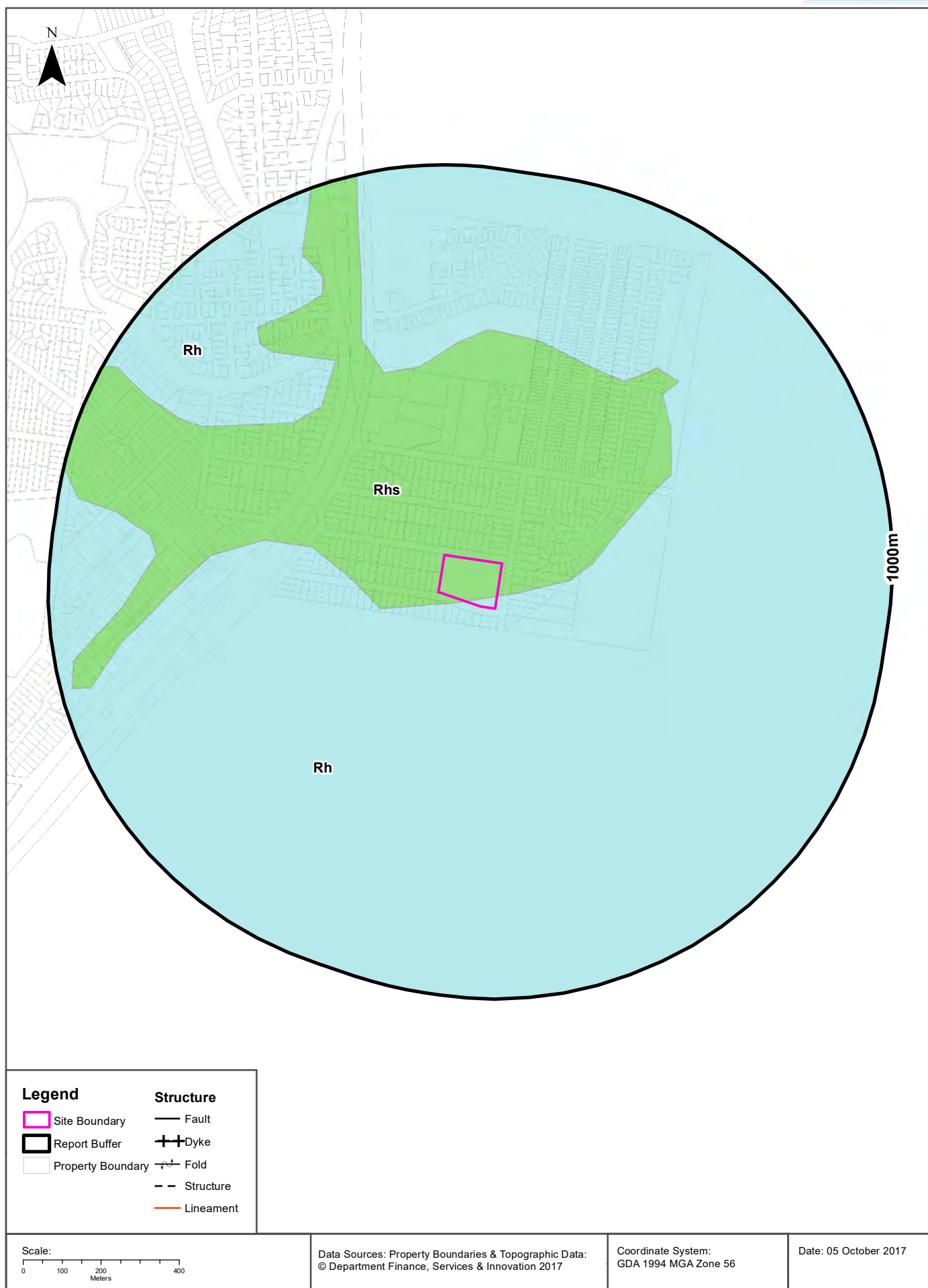
21 Dillwynnia Grove, Heathcote, NSW 2233

Driller's Logs

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

Groundwater No	Drillers Log	Distance	Direction
GW111202	0.00m-0.10m CONCRETE 0.10m-0.20m SAND LIGHT BROWN 0.20m-0.60m CLAY GREY BROWN 0.60m-1.10m IRONSTONE RED HARD, DRY 1.10m-1.80m CLAY WHITE LOW PLASTICITY, DRY 1.80m-7.00m SANDSTONE WHITE AND GREY, FINE GRAINED	1098m	North
GW111199	0.00m-0.60m SAND, BROWN, FINE TO MEDIUM GRAINED 0.60m-1.00m CLAY REDDISH BROWN, M/PLASTICITY 1.00m-1.90m CLAY MOTTLED WHITE, TRACES OF IRONSTONE 1.90m-2.70m CLAY MOTTLED WHITE AND RED WITH IRONSTONE 2.70m-5.80m IRONSTONE RED, HARD, DRY 5.80m-7.00m SANDSTONE, LIGHT REDDISH BROWN, FINE GRAINED, DRY	1114m	North
GW111198	0.00m-0.30m SAND BROWN, FINE TO MED GRAINED 0.30m-0.60m FILL, CONCRET FRAGMENTS 0.60m-1.40m SANDY CLAY DARK REDISH BROWN 1.40m-2.00m CLAY, ANGULAR IRONSTONE FRAGS. 2.00m-2.80m IRONSTONE RED, HARD, DRY 2.80m-4.00m CLAY WHITE, MED. PLASTICITY 4.00m-5.70m CLAY, MOTTLED WHITE, RED AND BROWN 5.70m-6.00m IRONSTONE, RED, HARD, DRY, STRONG HYDROCARBON ODOUR	1122m	North
GW111197	0.00m-0.50m SAND, BROWN TO M/GRAINED, GRAVEL 0.50m-1.20m CLAY DARK REDISH BROWN 1.20m-2.70m CLAY MOTTLED GREY, RED AND WHITE 2.70m-5.00m CLAY MOTTLED GREY, RED AND WHITE, IRONSTONE 5.00m-5.70m CLAY LOW PLASTICITY 5.70m-6.00m SILTY CLAY L/PLASTICITY, MOTT. WHITE AND RED	1137m	North
GW111200	0.00m-0.10m CONCRETE 0.10m-0.20m SAND 0.20m-0.40m CLAY 0.40m-1.40m CLAY MOTTLED RED 1.40m-1.90m CLAY GREY WITH RED STREAKING 1.90m-3.20m CLAY MOTTLED WHITE AND GREY 3.20m-3.40m IRONSTONE RED, HARD 3.40m-5.00m CLAY MOTTLED GREY AND LIGHT RED 5.00m-6.10m SANDSTONE 6.10m-6.20m SANDSTONE WET, NO ODOUR	1139m	North
GW111201	0.00m-0.10m CONCRETE: REINFORCED 0.10m-1.00m SANDY CLAY MOTTLED ORANGE 1.00m-1.60m IRONSTONE RED, HARD, DRY 1.60m-2.60m CLAY WHITE, LOW TO MEDIUM PLASTICITY 2.60m-6.50m IRONSTONE, RED, HARD, DRY, STRONG ODOUR 6.50m-7.00m SANDSTONE, LIGHT RED, NO ODOUR	1145m	North

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

21 Dillwynnia Grove, Heathcote, NSW 2233

Geological Units

What are the Geological Units onsite?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Rh	medium to coarse-grained quartz sandstone, very minor shale and laminite lenses	Hawkesbury Sandstone					Wollongong & Port Hacking	1:100,000
Rhs	shale, laminite	Unnamed					Wollongong & Port Hacking	1:100,000

What are the Geological Units within the dataset buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Rh	medium to coarse-grained quartz sandstone, very minor shale and laminite lenses	Hawkesbury Sandstone					Wollongong & Port Hacking	1:100,000
Rhs	shale, laminite	Unnamed					Wollongong & Port Hacking	1:100,000

Geological Structures

What are the Geological Structures onsite?

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

What are the Geological Structures within the dataset buffer?

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

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

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Naturally Occurring Asbestos Potential

21 Dillwynnia Grove, Heathcote, NSW 2233

Naturally Occurring Asbestos Potential

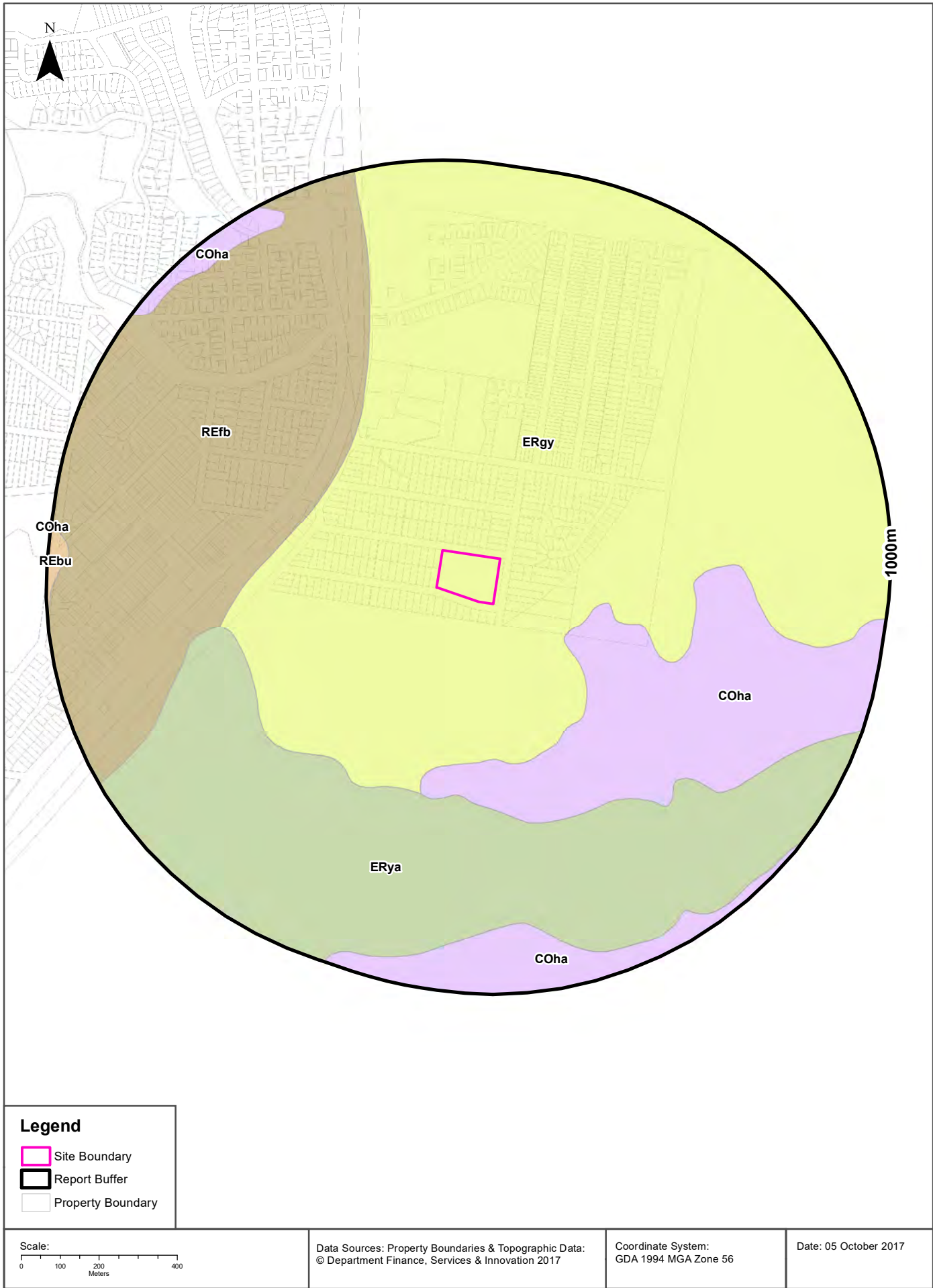
Naturally Occurring Asbestos Potential within the dataset buffer:

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

Mining Subsidence District Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy

Soil Landscapes

21 Dillwynnia Grove, Heathcote, NSW 2233



Soils

21 Dillwynnia Grove, Heathcote, NSW 2233

Soil Landscapes

What are the onsite Soil Landscapes?

Soil Code	Name	Group	Process	Map Sheet	Scale
ERgy	GYMEA		EROSIONAL	Wollongong & Port Hacking	1:100,000

What are the Soil Landscapes within the dataset buffer?

Soil Code	Name	Group	Process	Map Sheet	Scale
COha	HAWKESBURY		COLLUVIAL	Wollongong & Port Hacking	1:100,000
ERgy	GYMEA		EROSIONAL	Wollongong & Port Hacking	1:100,000
ERya	YARRAWARRAH		EROSIONAL	Wollongong & Port Hacking	1:100,000
REbu	BUNDEENA		RESIDUAL	Wollongong & Port Hacking	1:100,000
REfb	FAULCONBRIDGE		RESIDUAL	Wollongong & Port Hacking	1:100,000

Soils Landscapes Data Source : NSW Office of Environment and Heritage

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Standard Local Environmental Plan Acid Sulfate Soils

21 Dillwynnia Grove, Heathcote, NSW 2233

Standard Local Environmental Plan Acid Sulfate Soils

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

Soil Class	Description	LEP
N/A		

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

Soil Class	Description	LEP	Distance	Direction
N/A				

Acid Sulfate Data Source Accessed 07/10/2016: NSW Crown Copyright - Planning and Environment
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Dryland Salinity

21 Dillwynnia Grove, Heathcote, NSW 2233

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	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.

Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

Feature Id	Classification	Description	Distance	Direction
N/A	Outside Data Coverage			

Dryland Salinity Potential of Western Sydney Data Source : NSW Office of Environment and Heritage

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Mining Subsidence Districts

21 Dillwynnia Grove, Heathcote, NSW 2233

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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Environmental Zoning

21 Dillwynnia Grove, Heathcote, NSW 2233

State Environmental Planning Policy Protected Areas

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

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

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

State Environmental Planning Policy Major Developments within the dataset buffer:

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

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

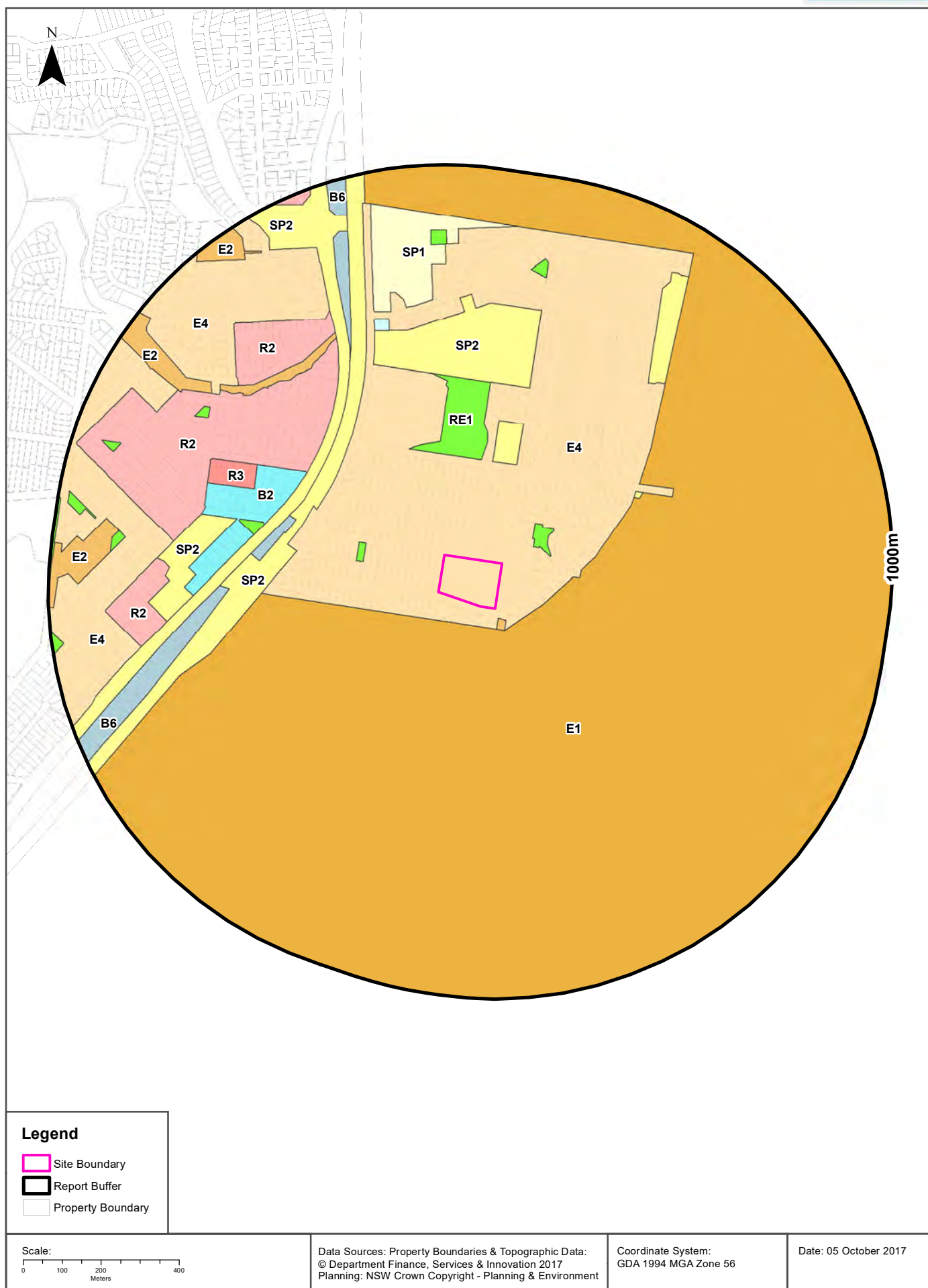
State Environmental Planning Policy Strategic Land Use Areas onsite or within the dataset buffer:

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

SEPP Strategic Land Use Data Source: NSW Department of Planning & Environment
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LEP Planning Zones

21 Dillwynnia Grove, Heathcote, NSW 2233



Local Environmental Plan

21 Dillwynnia Grove, Heathcote, NSW 2233

Land Zoning

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

Zone	Description	Purpose	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
E4	Environmental Living		Sutherland Shire Local Environmental Plan 2015	04/08/2017	04/08/2017	08/09/2017	Amendment No 9	0m	Onsite
E2	Environmental Conservation		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		24m	South East
E1	National Parks and Nature Reserves		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		50m	South East
RE1	Public Recreation		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		90m	North East
RE1	Public Recreation		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		203m	West
RE1	Public Recreation		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		255m	North
SP2	Infrastructure	Maintenance Depot	Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		255m	North
SP2	Infrastructure	Railway	Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		340m	North East
SP2	Infrastructure	Water Supply	Sutherland Shire Local Environmental Plan 2015	04/08/2017	04/08/2017	08/09/2017	Amendment No 9	377m	North East
SP2	Infrastructure	Classified Road	Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		383m	North East
B6	Enterprise Corridor		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		391m	West
B2	Local Centre		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		411m	West
R2	Low Density Residential		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		411m	North West
SP2	Infrastructure	Educational Establishment	Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		456m	North
RE1	Public Recreation		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		469m	West
R3	Medium Density Residential		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		516m	North West
B6	Enterprise Corridor		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		537m	West
SP2	Infrastructure	Educational Establishment	Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		539m	West
B6	Enterprise Corridor		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		560m	North West
E2	Environmental Conservation		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		588m	North West
B1	Neighbourhood Centre		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		592m	North
SP2	Infrastructure	Educational Establishment	Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		595m	North East
R2	Low Density Residential		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		614m	North West
SP1	Special Activities	Seniors Housing	Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		640m	North
E4	Environmental Living		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		678m	North West
R2	Low Density Residential		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		690m	West
E4	Environmental Living		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		691m	West
RE1	Public Recreation		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		700m	North West
E2	Environmental Conservation		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		727m	North West
RE1	Public Recreation		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		741m	North

Zone	Description	Purpose	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		795m	North
RE1	Public Recreation		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		815m	West
E2	Environmental Conservation		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		834m	West
RE1	Public Recreation		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		876m	West
RE1	Public Recreation		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		896m	West
E2	Environmental Conservation		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		905m	North West
B6	Enterprise Corridor		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		907m	North
R2	Low Density Residential		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		968m	North
RE1	Public Recreation		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		969m	West
RE1	Public Recreation		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		992m	West
E4	Environmental Living		Sutherland Shire Local Environmental Plan 2015	04/08/2017	04/08/2017	08/09/2017	Amendment No 9	997m	North
RE1	Public Recreation		Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		999m	North West

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Local Environmental Plan

21 Dillwynnia Grove, Heathcote, NSW 2233

Minimum Subdivision Lot Size

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

Symbol	Minimum Lot Size	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
K	550 m ²	Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	04/08/2017		99.93

Maximum Height of Building

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

Symbol	Maximum Height of Building	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
9	8.50 m	Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	08/09/2017		99.9

Floor Space Ratio

What are the onsite Local Environmental Plan Floor Space Ratios?

Symbol	Floor Space Ratio	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
5	0.55	LEP	23/06/2015	23/06/2015	08/09/2017		99.9

Land Application

What are the onsite Local Environmental Plan Land Applications?

Application Type	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
Included	Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	23/06/2015		100

Land Reservation Acquisition

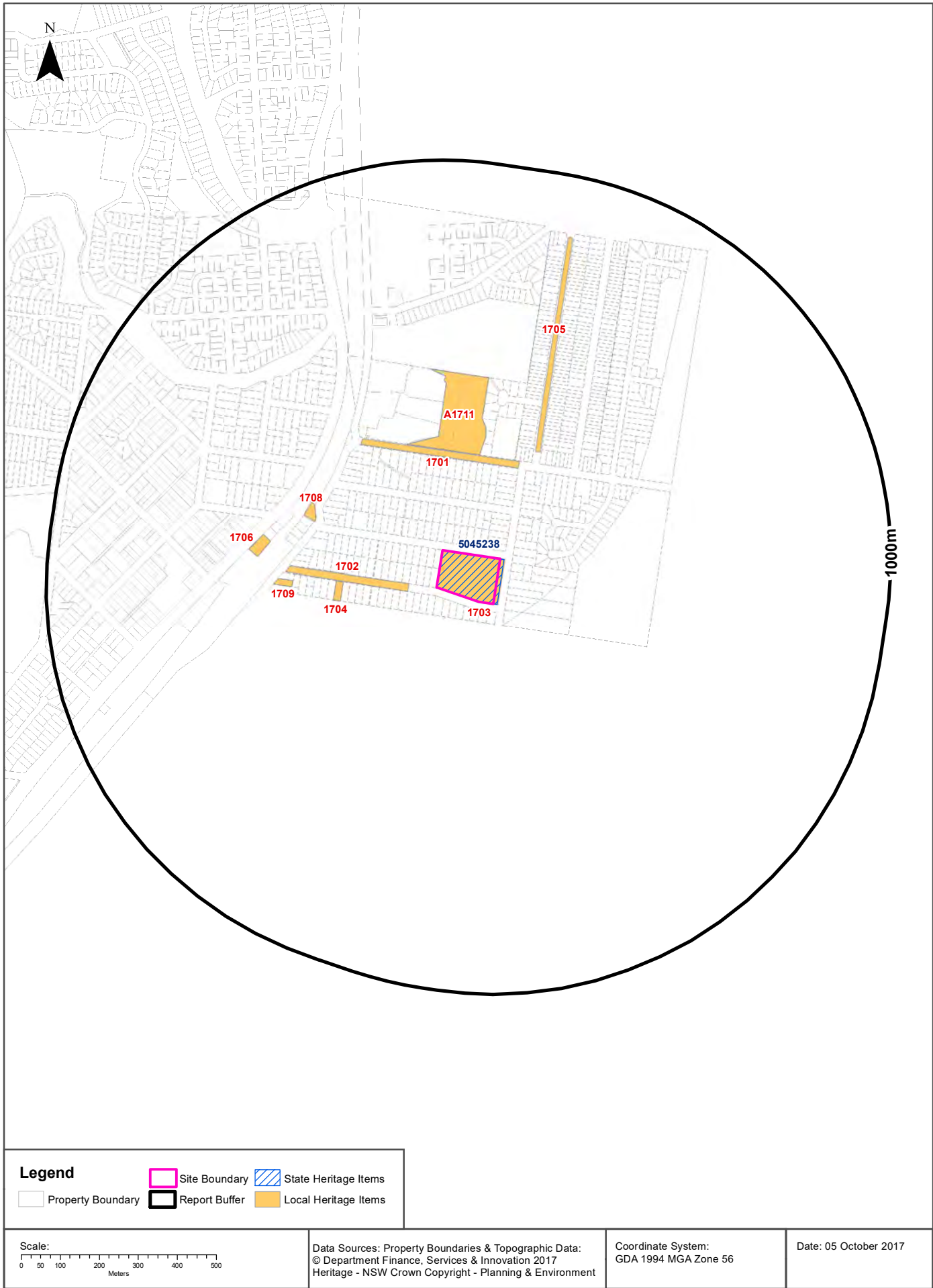
What are the onsite Local Environmental Plan Land Reservation Acquisitions?

Reservation	LEP	Published Date	Commenced Date	Currency Date	Amendment	Comments	Percentage of Site Area
No Data							

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Heritage Items

21 Dillwynnia Grove, Heathcote, NSW 2233



Heritage

21 Dillwynnia Grove, Heathcote, NSW 2233

State Heritage Items

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

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
5045238	Heathcote Hall	1-21 Dillwynnia Grove Heathcote	Sutherland	02/04/1999	191	448	0m	Onsite

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Local Heritage Items

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

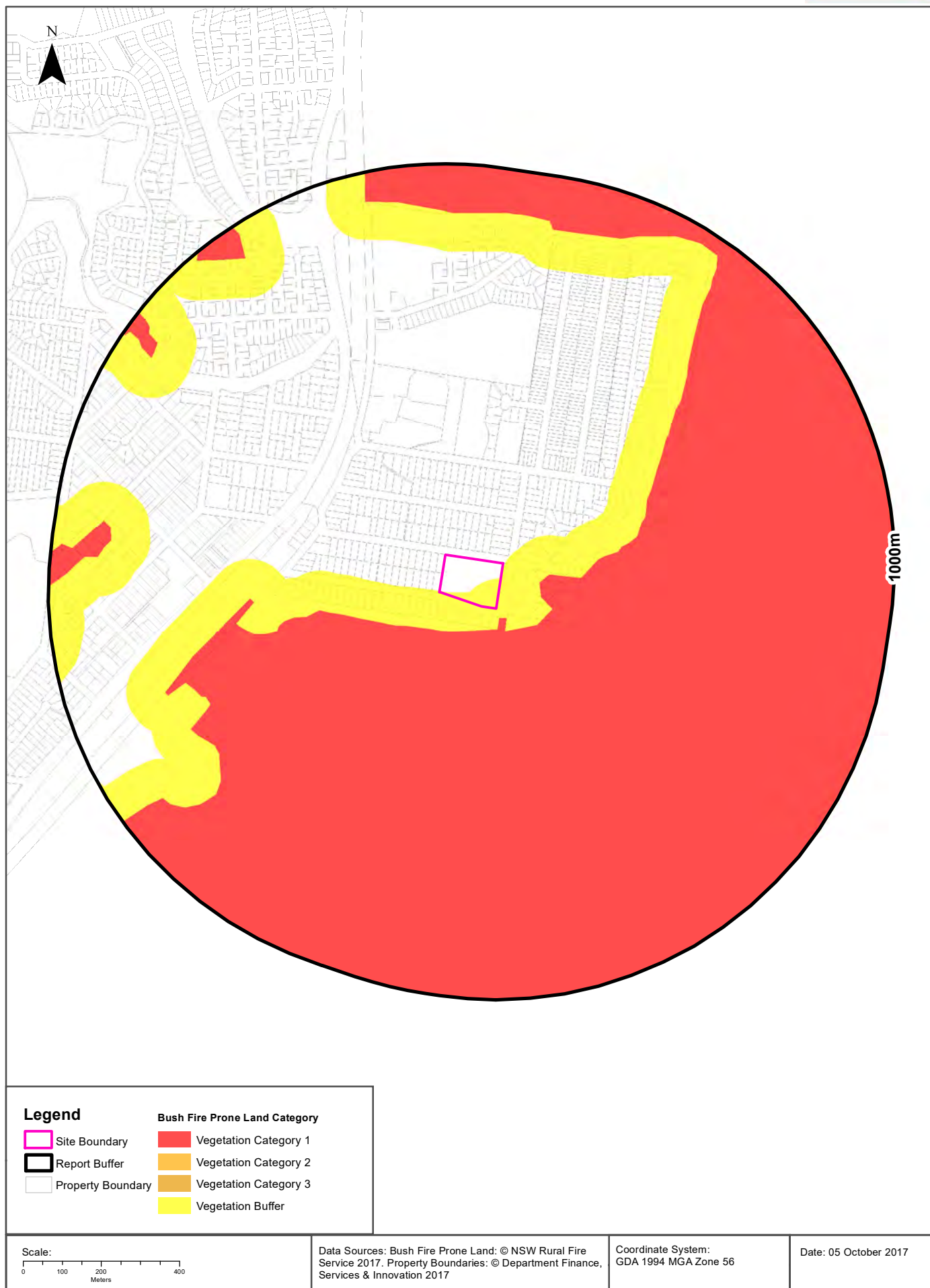
Map Id	Name	Classification	Significance	LEP or Act	Published Date	Commenced Date	Currency Date	Distance	Direction
1703	Heathcote Hall	Item - General	State	Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	04/08/2017	0m	Onsite
1702	Cultural street trees, Lophostemon confertus (Brush Box)	Item - General	Local	Sutherland Shire Local Environmental Plan 2015	28/07/2017	28/07/2017	04/08/2017	73m	West
1701	Street trees, Blue Gum, Eucalyptus pilularis (Blackbutt) and Stringybark	Item - General	Local	Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	04/08/2017	237m	North
1704	'??Kennet Villa'?	Item - General	Local	Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	04/08/2017	241m	West
A1711	Site of former Heathcote Brickworks	Item - Archaeological	Local	Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	04/08/2017	255m	North
1705		Item - General	Local	Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	04/08/2017	289m	North
1708	House	Item - General	Local	Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	04/08/2017	335m	West
1709	House	Item - General	Local	Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	04/08/2017	370m	West
1706	Former railway cottage	Item - General	Local	Sutherland Shire Local Environmental Plan 2015	23/06/2015	23/06/2015	04/08/2017	440m	West

Heritage Data Source: NSW Crown Copyright - Planning & Environment

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Natural Hazards - Bush Fire Prone Land

21 Dillwynnia Grove, Heathcote, NSW 2233



Natural Hazards

21 Dillwynnia Grove, Heathcote, NSW 2233

Bush Fire Prone Land

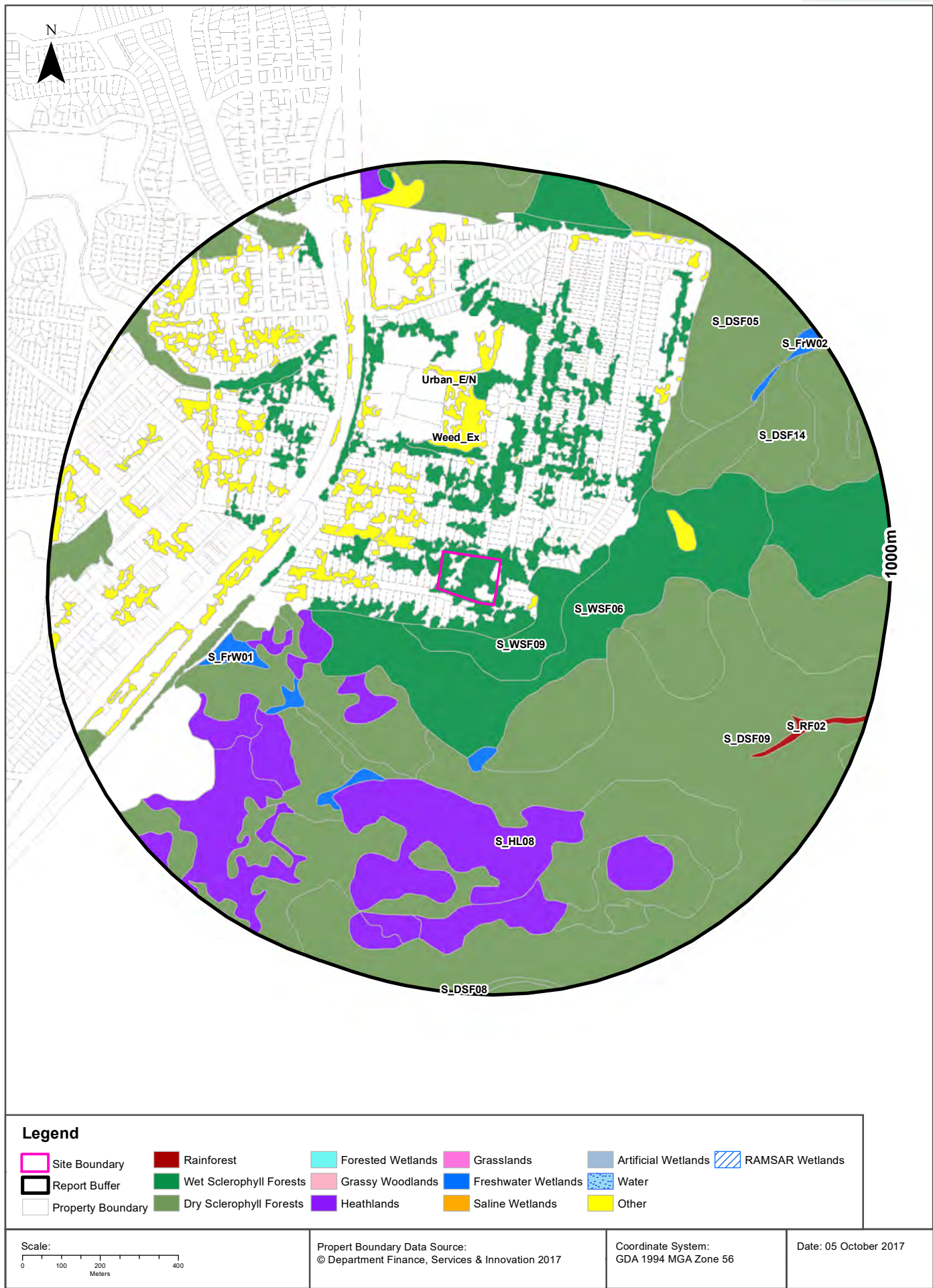
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	0m	Onsite
Vegetation Category 1	23m	East

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

Ecological Constraints - Native Vegetation & RAMSAR Wetlands

21 Dillwynnia Grove, Heathcote, NSW 2233



Ecological Constraints

21 Dillwynia Grove, Heathcote, NSW 2233

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	Direction
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.salignaxbotryoides/E.paniculata/S.glomulifera	0m	Onsite
Weed_Ex	Weed_Ex: Weeds and Exotics			00: Not assessed	00: Not assessed	0: Not assessed	Exotic Species >90%cover	73m	North West
Urban_E/N	Urban_E/N: Urban Exotic/Native			00: Not assessed	00: Not assessed	0: Not assessed	Urban Exotic/Native	81m	North West
S_WSF06	S_WSF06: Coastal Shale-Sandstone Forest			11: Semi sheltered dry/mesic	11: Roads/trails	1: Low	E.pilularis/E.botryoides/A.costata/E..capitellata	124m	East
S_DSF05	S_DSF05: Sydney South Exposed Sandstone Woodland			19: Dense heath	99: No visible disturbance	5: No visible disturbance	E.sieberi/E.racemosa/C.gummifera E.capitellata	242m	South East
S_HL08	S_HL08: Coastal Sandstone Heath-Mallee			19: Dense heath	99: No visible disturbance	5: No visible disturbance	A.distyla/B.ericifolia/Leptospermum spp/A.hispida	281m	South West
S_DSF09	S_DSF09: Coastal Sandstone Gully Forest			11: Semi sheltered dry/mesic	99: No visible disturbance	5: No visible disturbance	E.piperita/A.costata/C.gummiferaE.sieberi	302m	East
S_FrW01	S_FrW01: Coastal Upland Damp Heath Swamp	Coastal Upland Swamp		18: Swampy sedges, shrubs, ferns and herbs	99: No visible disturbance	5: No visible disturbance	B.ericifolia/Hakea spp/sedges	364m	South
S_FrW02	S_FrW02: Coastal Upland Wet Heath Swamp	Coastal Upland Swamp		19: Dense heath	99: No visible disturbance	5: No visible disturbance	B.robur/B.oblongifolia/Hakea spp/Gleichenia spp./L.tenaxG.sp haerocephalus	422m	South West
S_DSF14	S_DSF14: Sydney Ironstone Bloodwood-Silvertop Ash Forest	Duffys Forest Ecological Community		12: Dry xeric shrubs	11: Roads/trails	1: Low	A.costata/E.sieberi/E.capitellata/C.gummiferaE.umbra/E.haemastoma	429m	North East
S_RF02	S_RF02: Coastal Sandstone Gallery Rainforest			10: Mesic/rainforest	99: No visible disturbance	5: No visible disturbance	C.apetalum/T.laurina/C.serratifolia	763m	East
S_DSF08	S_DSF08: Coastal Sandstone Riparian Forest			37: Riparian mesic scrub	99: No visible disturbance	5: No visible disturbance	E.piperita/A.costata/T.laurina	956m	South

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 Environment

Ecological Constraints

21 Dillwynia Grove, Heathcote, NSW 2233

ATLAS of NSW Wildlife

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

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Amphibia	Hylidae	Litoria aurea	Green and Golden Bell Frog	No	Endangered, Protected	Vulnerable
Amphibia	Myobatrachidae	Heleioporus australiacus	Giant Burrowing Frog	No	Vulnerable, Protected	Vulnerable
Amphibia	Myobatrachidae	Pseudophryne australis	Red-crowned Toadlet	No	Vulnerable, Protected	
Aves	Acanthizidae	Chthonicola sagittata	Speckled Warbler	No	Vulnerable, Protected	
Aves	Accipitridae	Circus assimilis	Spotted Harrier	No	Vulnerable, Protected	
Aves	Accipitridae	Haliaeetus leucogaster	White-bellied Sea-Eagle	No	Vulnerable, Protected	CAMBA
Aves	Accipitridae	Hieraaetus morphnoides	Little Eagle	No	Vulnerable, Protected	
Aves	Accipitridae	Lophoictinia isura	Square-tailed Kite	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Accipitridae	Pandion cristatus	Eastern Osprey	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Ardeidae	Ixobrychus flavicollis	Black Bittern	No	Vulnerable, Protected	
Aves	Artamidae	Artamus cyanopterus cyanopterus	Dusky Woodswallow	No	Vulnerable, Protected	
Aves	Cacatuidae	Callocephalon fimbriatum	Gang-gang Cockatoo	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Cacatuidae	Calyptorhynchus lathami	Glossy Black-Cockatoo	No	Vulnerable, Protected, Category 2 Sensitive Species	
Aves	Climacteridae	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	No	Vulnerable, Protected	
Aves	Columbidae	Ptilinopus regina	Rose-crowned Fruit-Dove	No	Vulnerable, Protected	
Aves	Columbidae	Ptilinopus superbus	Superb Fruit-Dove	No	Vulnerable, Protected	
Aves	Dasyornithidae	Dasyornis brachypterus	Eastern Bristlebird	No	Endangered, Protected, Category 2 Sensitive Species	Endangered
Aves	Estrildidae	Stagonopleura guttata	Diamond Firetail	No	Vulnerable, Protected	
Aves	Haematopodidae	Haematopus fuliginosus	Sooty Oystercatcher	No	Vulnerable, Protected	
Aves	Haematopodidae	Haematopus longirostris	Pied Oystercatcher	No	Endangered, Protected	
Aves	Meliphagidae	Anthochaera phrygia	Regent Honeyeater	No	Critically Endangered Species, Protected	Critically Endangered
Aves	Meliphagidae	Epthianura albifrons	White-fronted Chat	No	Vulnerable, Protected	
Aves	Meliphagidae	Epthianura albifrons	White-fronted Chat population in the Sydney Metropolitan Catchment Management Area	No	Endangered Population, Vulnerable, Protected	
Aves	Meliphagidae	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	No	Vulnerable, Protected	
Aves	Neosittidae	Daphoenositta chrysoptera	Varied Sittella	No	Vulnerable, Protected	
Aves	Petroicidae	Petroica boodang	Scarlet Robin	No	Vulnerable, Protected	
Aves	Petroicidae	Petroica phoenicea	Flame Robin	No	Vulnerable, Protected	
Aves	Petroicidae	Petroica rodinogaster	Pink Robin	No	Vulnerable, Protected	
Aves	Procellariidae	Puffinus assimilis	Little Shearwater	No	Vulnerable, Protected	

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Aves	Psittacidae	Glossopsitta porphyrocephala	Purple-crowned Lorikeet	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Psittacidae	Glossopsitta pusilla	Little Lorikeet	No	Vulnerable, Protected	
Aves	Psittacidae	Lathamus discolor	Swift Parrot	No	Endangered, Protected, Category 3 Sensitive Species	Critically Endangered
Aves	Psittacidae	Pezoporus wallicus wallicus	Eastern Ground Parrot	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Scolopacidae	Limicola falcinellus	Broad-billed Sandpiper	No	Vulnerable, Protected	CAMBA, JAMBA, ROKAMBA
Aves	Scolopacidae	Xenus cinereus	Terek Sandpiper	No	Vulnerable, Protected	CAMBA, JAMBA, ROKAMBA
Aves	Strigidae	Ninox strenua	Powerful Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Tytonidae	Tyto longimembris	Eastern Grass Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Tytonidae	Tyto novaehollandiae	Masked Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Tytonidae	Tyto tenebricosa	Sooty Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Gastropoda	Camaenidae	Meridolum corneovirens	Cumberland Plain Land Snail	No	Endangered	
Insecta	Petaluridae	Petalura gigantea	Giant Dragonfly	No	Endangered	
Mammalia	Burramyidae	Cercartetus nanus	Eastern Pygmy-possum	No	Vulnerable, Protected	
Mammalia	Dasyuridae	Dasyurus maculatus	Spotted-tailed Quoll	No	Vulnerable, Protected	Endangered
Mammalia	Emballonuridae	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	No	Vulnerable, Protected	
Mammalia	Molossidae	Mormopterus norfolkensis	Eastern Freetail-bat	No	Vulnerable, Protected	
Mammalia	Otariidae	Arctocephalus forsteri	New Zealand Fur-seal	No	Vulnerable, Protected	
Mammalia	Petauridae	Petaurus australis	Yellow-bellied Glider	No	Vulnerable, Protected	
Mammalia	Phascolarctidae	Phascolarctos cinereus	Koala	No	Vulnerable, Protected	Vulnerable
Mammalia	Pteropodidae	Pteropus poliocephalus	Grey-headed Flying-fox	No	Vulnerable, Protected	Vulnerable
Mammalia	Vespertilionidae	Chalinolobus dwyeri	Large-eared Pied Bat	No	Vulnerable, Protected	Vulnerable
Mammalia	Vespertilionidae	Falsistrellus tasmaniensis	Eastern False Pipistrelle	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Miniopterus australis	Little Bentwing-bat	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Miniopterus schreibersii oceanensis	Eastern Bentwing-bat	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Myotis macropus	Southern Myotis	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	Scoteanax rueppellii	Greater Broad-nosed Bat	No	Vulnerable, Protected	
Reptilia	Elapidae	Hoplocephalus bungaroides	Broad-headed Snake	No	Endangered, Protected, Category 2 Sensitive Species	Vulnerable
Reptilia	Varanidae	Varanus rosenbergi	Rosenberg's Goanna	No	Vulnerable, Protected	
Flora	Araliaceae	Astrotricha crassifolia	Thick-leaf Star-hair	No	Vulnerable, Protected	Vulnerable
Flora	Casuarinaceae	Allocasuarina diminuta subsp. mimica	Allocasuarina diminuta subsp. mimica L.A.S. Johnson population in the Sutherland and Liverpool local government areas	No	Endangered Population	
Flora	Dilleniaceae	Hibbertia puberula		No	Endangered, Protected	
Flora	Dilleniaceae	Hibbertia stricta subsp. furcatula		No	Endangered, Protected	
Flora	Ericaceae	Epacris purpurascens var. purpurascens		No	Vulnerable, Protected	
Flora	Ericaceae	Leucopogon exolasius	Woronora Beard-heath	No	Vulnerable, Protected	Vulnerable

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Flora	Fabaceae (Faboideae)	<i>Dillwynia tenuifolia</i>		No	Vulnerable, Protected	
Flora	Fabaceae (Faboideae)	<i>Pultenaea aristata</i>	Prickly Bush-pea	No	Vulnerable, Protected	Vulnerable
Flora	Fabaceae (Mimosoideae)	<i>Acacia baueri</i> subsp. <i>aspera</i>		No	Vulnerable, Protected	
Flora	Fabaceae (Mimosoideae)	<i>Acacia bynoeana</i>	Bynoe's Wattle	No	Endangered, Protected	Vulnerable
Flora	Fabaceae (Mimosoideae)	<i>Acacia pubescens</i>	Downy Wattle	No	Vulnerable, Protected	Vulnerable
Flora	Grammitidaceae	<i>Grammitis stenophylla</i>	Narrow-leaf Finger Fern	No	Endangered, Protected, Category 3 Sensitive Species	
Flora	Lamiaceae	<i>Prostanthera densa</i>	Villous Mint-bush	No	Vulnerable, Protected	Vulnerable
Flora	Lamiaceae	<i>Prostanthera saxicola</i>	<i>Prostanthera saxicola</i> population in Sutherland and Liverpool local government areas	No	Endangered Population	
Flora	Myrtaceae	<i>Callistemon linearifolius</i>	Netted Bottle Brush	No	Vulnerable, Protected, Category 3 Sensitive Species	
Flora	Myrtaceae	<i>Darwinia biflora</i>		No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	<i>Eucalyptus camfieldii</i>	Camfield's Stringybark	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	<i>Melaleuca deanei</i>	Deane's Paperbark	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	No	Endangered, Protected	Vulnerable
Flora	Orchidaceae	<i>Caladenia tessellata</i>	Thick Lip Spider Orchid	No	Endangered, Protected, Category 2 Sensitive Species	Vulnerable
Flora	Orchidaceae	<i>Cryptostylis hunteriana</i>	Leafless Tongue Orchid	No	Vulnerable, Protected, Category 2 Sensitive Species	Vulnerable
Flora	Orchidaceae	<i>Diuris aequalis</i>	Buttercup Doubletail	No	Endangered, Protected, Category 2 Sensitive Species	Vulnerable
Flora	Orchidaceae	<i>Genoplesium baueri</i>	Bauer's Midge Orchid	No	Endangered, Protected, Category 2 Sensitive Species	Endangered
Flora	Orchidaceae	<i>Pterostylis gibbosa</i>	Illawarra Greenhood	No	Endangered, Protected, Category 2 Sensitive Species	Endangered
Flora	Proteaceae	<i>Persoonia hirsuta</i>	Hairy Geebung	No	Endangered, Protected, Category 3 Sensitive Species	Endangered
Flora	Proteaceae	<i>Persoonia nutans</i>	Nodding Geebung	No	Endangered, Protected	Endangered

Data does not include records not defined as either endangered or vulnerable, and category 1 sensitive species are also excluded. NSW Office of Environment and Heritage's Atlas of NSW Wildlife, which holds data from a number of custodians. Data obtained 05/10/2017

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Appendix B – Aerial Photos Summary and Interview Notes

Year	Onsite	Offsite
1943 (B&W)	Heathcote Hall is present on the site in its current location. The northern and western areas of the site are cleared with little vegetation cover and a track is visible running west from the hall exiting through the western boundary.	The surrounding streets are in their current layout. Directly south, west and north of the site vegetation is generally uncleared. A number of residences are visible along the eastern side of Tecoma St. While others are scattered north and east of the site.
1956 (B&W)	There has been some vegetation growth on the site and the track running west is no longer visible otherwise the site appears generally unchanged.	The surrounding area is now occupied by low density residential across the same footprint as the present day.
1961 (B&W)	The site remains generally unchanged.	The surrounding area remains generally unchanged.
1966 (B&W)	Some external structures are present in a central location on the site, details are difficult to determine. The rest of the site remains generally unchanged.	There has been some further low density development to the north east of the site however the surrounding area remains generally unchanged.
1970 (B&W)	The external structures in the centre of the site are now clearer and appear to be stables with associated yards. Additional sheds and structures are also visible in the garden area of the site.	The surrounding area remains generally unchanged.
1984 (Colour)	The northern and western portions of the site are now wholly occupied by stables and further structures are visible within the garden area.	The surrounding area remains generally unchanged.
1994 (Colour)	The site remains generally unchanged.	The surrounding area remains generally unchanged.
2004 (Colour)	The stables structures have now been mostly removed with the exception of a small number in a central location, one on the western boundary and a small circular pen. Other site details are difficult to discern due to vegetation cover.	The surrounding area remains generally unchanged.
2009 (Colour)	The site remains generally unchanged.	The surrounding area remains generally unchanged.
2014 (Colour)	Site details are difficult to determine due to vegetation cover however the site appears to remain generally unchanged. Two white objects are visible in the central eastern section of the site and central in the western portion of the site, these are potentially vehicles however it is difficult to identify	The surrounding area remains generally unchanged.

Site interview notes

During the site walkovers the site owner was interviewed and provided the following information on the site's history:

- The site had previously been in the same family for three generations.
- Previous owners had included a brick layer, it was suggested that this was the reason for stockpiles of building debris stored onsite.

- Previous owners had also had animals (horses) on the site and had grown food in the garden area.
- Previous owners had also performed mechanical activities on the site, in the vicinity of the central stables. This was mentioned in response to the discussions around the oil drums and containers.

Appendix C – Section 149 Certificates



Please reply to:

General Manager
Locked Bag 17,
Sutherland NSW 1499
Australia

Tel 02 9710 0333

Fax 02 9710 0265

DX 4511 SUTHERLAND

Email ssc@ssc.nsw.gov.au

www.sutherlandshire.nsw.gov.au

ABN 52 018 204 808

Office Hours

8.30am to 4.30pm

Monday to Friday

Applicant:

Ghd Pty Ltd
3/Crown St
WOLLONGONG NSW 2500

**Planning Certificate – Section 149(2)(5) Certificate
Environmental Planning and Assessment Act, 1979**

Certificate no:	e149:17/5239	Delivery option:	
Certificate date:	04/10/2017	Your reference:	2316195

Property:

Lot 1 DP 725184
1-21 Dillwynnia Grove HEATHCOTE NSW 2233

Zone:

Sutherland Shire Local Environmental Plan 2015

Zone E4 Environmental Living

Notes:

- (a) *The information in this certificate only relates to the real property Identifier associated with the property and not to any licence or permissive occupancy that may be attached to and included in the property details contained in the description of the land.*
- (b) *The Environmental Planning and Assessment Act 1979 will be referred to in this Certificate as 'the Act'.*

Disclaimer:

- (a) *This certificate contains information provided to Council by third parties and is as current as the latest information available to Council at the time of production of this document. Council does not warrant the accuracy of the information contained within the information provided by third parties and has not independently verified the information. It is strongly recommended that you contact the relevant third parties to confirm the accuracy of the information.*

INFORMATION PURSUANT TO SECTION 149(2), ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

1. Names of relevant instruments and DCPs

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

Sutherland Shire Local Environmental Plan 2015

- * Sydney Regional Environmental Plan No.09 (Extractive Industry (No.2) 1995) (deemed SEPP).
- * SEPP (Building Sustainability Index: Basix) 2004
- * SEPP (Exempt and Complying Development Codes) 2008
- * SEPP (Affordable Rental Housing) 2009

- * SEPP No. 19 – Bushland in Urban Areas
- * SEPP No. 21 – Caravan Parks
- * SEPP No. 30 – Intensive Agriculture
- * SEPP No. 33 – Hazardous and Offensive Development
- * SEPP No. 50 – Canal Estates
- * SEPP No. 55 – Remediation of Land
- * SEPP No. 62 – Sustainable Aquaculture
- * SEPP No. 64 – Advertising and Signage
- * SEPP No. 65 – Design Quality of Residential Flat Development.
- * State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)
- * SEPP (Housing for Seniors or People with a Disability) 2004: (Does not apply to land to which State Environmental Planning Policy (Kurnell Peninsula) 1989 applies)
- * State Environmental Planning Policy (Integration and Repeals) 2016
- * SEPP (Mining, Petroleum Production and Extractive Industries) 2007
- * State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
- * SEPP (Infrastructure) 2007
- * State Environmental Planning Policy (State and Regional Development) 2011
- * SEPP (State Significant Precincts) 2005
- * State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- * State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

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

The following Draft State Environmental Planning Policies apply:
Amendments to SEPP (Infrastructure) 2007 and SEPP No.64 - Advertising.

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

Sutherland Shire Development Control Plan 2015

Note: In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEPs

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

- (a) The name and number of the zone:

Sutherland Shire Local Environmental Plan 2015 Zone E4 Environmental Living

- (b) Permitted without consent:

Home occupations

- (c) Permitted with consent:

Bed and breakfast accommodation; Boat sheds; Dwelling houses;
Environmental protection works; Flood mitigation works; Health consulting rooms; Home businesses; Home industries; Places of public worship;
Recreation areas; Roads; Secondary dwellings

- (d) Prohibited:

Industries; Service stations; Warehouse or distribution centres;

Any other development not specified in item (b) or (c).

- (e) Minimum land dimensions fixed for the erection of a dwelling-house on the land:

Under Sutherland Shire Local Environmental Plan 2015 there are no relevant development standards for the erection of a dwelling house due to site dimensions.

- (f) Does the land include or comprise critical habitat?

No

- (g) Is the land in a conservation area?

No

- (h) Is an item of environmental heritage situated on the land?

The land is listed on the State Heritage Register under the Heritage Act. The consent of the Heritage Office of New South Wales is required for any works on the land. Failure to gain the consent may incur penalty.

The Sutherland Shire Local Environmental Plan 2015 lists this property as the location of a heritage item and clause 5.10 applies.

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

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

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

the particulars referred to in clause 2 (a)-(h) in relation to that land (with a reference to —~~to~~ instrument” in any of those paragraphs being read as a reference

to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

Note: Sutherland Shire Council does not currently have any land in the Growth Centres that has been zoned by a Precinct Plan in the Appendices to this SEPP, proposed to be zoned in a draft Precinct Plan (that has been publicly exhibited or formally consulted on) or has been zoned under Part 3 of the Growth Centres SEPP.

3. Complying Development

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

Housing Code

Complying development may not be carried out under the General Housing Code. The land is affected by specific land exemptions. The land is wholly listed on the State Heritage Register under the Heritage Act 1977.

The whole of the land is a heritage item.

The land is wholly identified by an environmental planning instrument as being environmentally sensitive land.

(Note: this code applies only to land within, or proposed to be within, the following zones R1, R2, R3, R4 or RU5. Check the zoning on the front of this certificate.)

Housing Alterations Code

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

The land is wholly listed on the State Heritage Register under the Heritage Act 1977.

The whole of the land is a heritage item.

Commercial and Industrial Alterations Code

Complying development may not be carried out on the land under the Commercial and Industrial Alterations Code and Container Recycling Facilities Code. The land is affected by specific land exemptions.

The whole of the land is a heritage item.

The land is wholly listed on the State Heritage Register under the Heritage Act 1977.

Commercial and Industrial (New Buildings and Additions) Code

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

The land is wholly listed on the State Heritage Register under the Heritage Act 1977.

The land is wholly identified by an environmental planning instrument as being environmentally sensitive land.

The whole of the land is a heritage item.

(Note: this code applies only to land within, or proposed to be within, the following zones B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3. Check the zoning on the front of this certificate.)

Container Recycling Facilities Code

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

The whole of the land is a heritage item.

The land is wholly listed on the State Heritage Register under the Heritage Act 1977.

Subdivisions Code

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

The land is wholly listed on the State Heritage Register under the Heritage Act 1977.

The whole of the land is a heritage item.

Rural Housing Code

Complying development may not be carried out on the land under the Rural Housing Code. The land is affected by specific land exemptions.

The land is wholly listed on the State Heritage Register under the Heritage Act 1977.

The whole of the land is a heritage item.

The land is wholly identified by an environmental planning instrument as being environmentally sensitive land.

(Note: this code applies only to land within, or proposed to be within, the following zones RU1, RU2, RU3, RU4, RU6 or R5. Check the zoning on the front of this certificate.)

General Development Code

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

The land is wholly listed on the State Heritage Register under the Heritage Act 1977.

The whole of the land is a heritage item.

Demolition Code

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

The whole of the land is a heritage item.

The land is wholly listed on the State Heritage Register under the Heritage Act 1977.

Fire Safety Code

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

The land is wholly listed on the State Heritage Register under the Heritage Act 1977.

The whole of the land is a heritage item.

4. Coastal Protection

Is the land affected by section 38 or 39 of the *Coastal Protection Act 1979* (so far as Council has been notified by the Department of Services, Technology and Administration)?

No

4A. Information relating to beaches and coasts

- (1) In relation to a coastal council - whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to

that land), except where the Council is satisfied that such an order has been fully complied with.

(2) In relation to a coastal council:

- (a) whether the Council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and
- (b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

Note: Sutherland Shire Council has not issued any orders or been notified of any temporary coastal protection works to date.

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

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

There are no properties subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services.

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

5. Mine Subsidence

Is the land proclaimed to be mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act, 1961*?

No

6. Road Widening and Road Realignment

- (a) Is the land affected by a road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*?

No

- (b) Is the land affected by any road widening or road realignment under any environmental planning instrument?

No

- (c) Is the land affected by any road widening or road realignment under any resolution of the Council?

No

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

- (a) Is the land affected by a policy adopted by the council that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulfate or any other risk?

This land has been wholly or partly identified as bush fire prone land under the Rural Fire Service's Bush Fire Prone Land Mapping for the Sutherland Shire. Chapter 39 of Draft Sutherland Shire Development Control Plan 2015 sets controls for the development of Bush Fire Prone Land.

- (b) Is the land affected by a policy adopted by any other public authority that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate or any other risk?

No

7A. Flood related development controls information

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

No

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

No

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

8. Land reserved for acquisition

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

No

9. Contribution Plans

Council has adopted the following Contribution Plans that apply to the land:

- * The 2016 Section 94A Development Contributions Plan applies to this property (Effective 01/01/17).

9A. Biodiversity certified land

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

Note. Biodiversity certified land includes land certified under Part 7AA of the *Threatened Species Conservation Act 1995* that is taken to be certified under Part 8 of the *Biodiversity Conservation Act 2016*.

No

10. Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

Note. Biodiversity stewardship agreements include biobanking agreements under Part 7A of the *Threatened Species Conservation Act 1995* that are taken to be biodiversity stewardship agreements under Part 5 of the *Biodiversity Conservation Act 2016*.

No

10A. Native vegetation clearing set asides

If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

No

11. Bush fire prone land

Is the land bush fire prone?

Some of the land to which this certificate relates is bushfire prone land as defined under the Environmental Planning and Assessment Act 1979.

12. Property Vegetation Plans

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

No

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

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

No.

14. Directions under Part 3A

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

No

15. Site compatibility certificates and conditions for seniors housing

Is there a current site compatibility certificate (seniors housing) under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, of which the council is aware, in respect of proposed development on the land? If there is a certificate, the period for which the certificate is current. Are there any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

No

16. Site compatibility certificates for infrastructure

Is there a valid site compatibility certificate (of which the council is aware), issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 in respect of proposed development on the land?

No

17. Site compatibility certificates and conditions for affordable rental housing

Is there a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land? If so this statement sets out the period for which the certificate is current and any conditions pursuant to cl17(1) of SEPP (Affordable Rental Housing) 2009.

No

18. Paper subdivision information

Is the land subject to any development plan adopted by a relevant authority or that is proposed to be subject to a consent ballot? If so, this statement sets out the date of any subdivision order that applies to the land.

Note: Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

No

19. Site verification certificates

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

If so, this statement includes:

- (a) the matter certified by the certificate, and
- (b) the date on which the certificate ceases to be current (if any), and
- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

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

No

20. Loose-fill asbestos insulation

Is the land to which the certificate relates identified on the Loose-Fill Asbestos Insulation Register maintained by the Secretary of NSW Fair Trading?

No

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

- (a) Is the land significantly contaminated land within the meaning of that Act?

No

- (b) Is the land subject to a management order within the meaning of that Act?

No

- (c) Is the land the subject of an approved voluntary management proposal within the meaning of that Act?

No

(d) Is the land subject to an ongoing maintenance order within the meaning of that Act?

No

(e) Is the land subject of a site audit statement within the meaning of that Act?

No

Any Other Prescribed Matter

Note: Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the Council is provided with a copy of the exemption or authorisation by the Co-ordinator General under the Act.

No

Additional Information

Council's records indicate that there is no other relevant information in accordance with Section 149(5) of the Environmental Planning and Assessment Act, 1979 related to this property. Advice regarding demolition orders should be sought by application for a Section 149D Building Certificate.

ADDITIONAL INFORMATION PURSUANT TO SECTION 149(5), ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

The following additional information relating to the land is provided in good faith. The information is not exhaustive of matters likely to affect the land. Section 149(6) states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5).

Council's records indicate that there is no other relevant information in accordance with Section 149(5) of the Environmental Planning and Assessment Act, 1979 related to this property. Advice regarding demolition orders should be sought by application for a Section 149D Building Certificate.

For further information please telephone [02] 9710 0333.

Yours faithfully



Mark Carlon
Manager Environmental Planning



Please reply to:

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ABN 52 018 204 808

Office Hours

8.30am to 4.30pm

Monday to Friday

Applicant:

Ghd Pty Ltd
3/Crown St
WOLLONGONG NSW 2500

**Planning Certificate – Section 149(2)(5) Certificate
Environmental Planning and Assessment Act, 1979**

Certificate no:	e149:17/5240	Delivery option:	
Certificate date:	04/10/2017	Your reference:	2316195

Property:

Lot 2 DP 725184
1-21 Dillwynnia Grove HEATHCOTE NSW 2233

Zone:

Sutherland Shire Local Environmental Plan 2015

Zone E4 Environmental Living

Notes:

- (a) *The information in this certificate only relates to the real property Identifier associated with the property and not to any licence or permissive occupancy that may be attached to and included in the property details contained in the description of the land.*
- (b) *The Environmental Planning and Assessment Act 1979 will be referred to in this Certificate as 'the Act'.*

Disclaimer:

- (a) *This certificate contains information provided to Council by third parties and is as current as the latest information available to Council at the time of production of this document. Council does not warrant the accuracy of the information contained within the information provided by third parties and has not independently verified the information. It is strongly recommended that you contact the relevant third parties to confirm the accuracy of the information.*

INFORMATION PURSUANT TO SECTION 149(2), ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

1. Names of relevant instruments and DCPs

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

Sutherland Shire Local Environmental Plan 2015

- * Sydney Regional Environmental Plan No.09 (Extractive Industry (No.2) 1995) (deemed SEPP).
- * SEPP (Building Sustainability Index: Basix) 2004
- * SEPP (Exempt and Complying Development Codes) 2008
- * SEPP (Affordable Rental Housing) 2009

- * SEPP No. 19 – Bushland in Urban Areas
- * SEPP No. 21 – Caravan Parks
- * SEPP No. 30 – Intensive Agriculture
- * SEPP No. 33 – Hazardous and Offensive Development
- * SEPP No. 50 – Canal Estates
- * SEPP No. 55 – Remediation of Land
- * SEPP No. 62 – Sustainable Aquaculture
- * SEPP No. 64 – Advertising and Signage
- * SEPP No. 65 – Design Quality of Residential Flat Development.
- * State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)
- * SEPP (Housing for Seniors or People with a Disability) 2004: (Does not apply to land to which State Environmental Planning Policy (Kurnell Peninsula) 1989 applies)
- * State Environmental Planning Policy (Integration and Repeals) 2016
- * SEPP (Mining, Petroleum Production and Extractive Industries) 2007
- * State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
- * SEPP (Infrastructure) 2007
- * State Environmental Planning Policy (State and Regional Development) 2011
- * SEPP (State Significant Precincts) 2005
- * State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- * State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

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

The following Draft State Environmental Planning Policies apply:
Amendments to SEPP (Infrastructure) 2007 and SEPP No.64 - Advertising.

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

Sutherland Shire Development Control Plan 2015

Note: In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEPs

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

- (a) The name and number of the zone:

Sutherland Shire Local Environmental Plan 2015 Zone E4 Environmental Living

- (b) Permitted without consent:

Home occupations

- (c) Permitted with consent:

Bed and breakfast accommodation; Boat sheds; Dwelling houses;
Environmental protection works; Flood mitigation works; Health consulting rooms; Home businesses; Home industries; Places of public worship;
Recreation areas; Roads; Secondary dwellings

- (d) Prohibited:

Industries; Service stations; Warehouse or distribution centres;

Any other development not specified in item (b) or (c).

- (e) Minimum land dimensions fixed for the erection of a dwelling-house on the land:

Under Sutherland Shire Local Environmental Plan 2015 there are no relevant development standards for the erection of a dwelling house due to site dimensions.

- (f) Does the land include or comprise critical habitat?

No

- (g) Is the land in a conservation area?

No

- (h) Is an item of environmental heritage situated on the land?

The land is listed on the State Heritage Register under the Heritage Act. The consent of the Heritage Office of New South Wales is required for any works on the land. Failure to gain the consent may incur penalty.

The Sutherland Shire Local Environmental Plan 2015 lists this property as the location of a heritage item and clause 5.10 applies.

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

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

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

the particulars referred to in clause 2 (a)-(h) in relation to that land (with a reference to —~~to~~ instrument” in any of those paragraphs being read as a reference

to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

Note: Sutherland Shire Council does not currently have any land in the Growth Centres that has been zoned by a Precinct Plan in the Appendices to this SEPP, proposed to be zoned in a draft Precinct Plan (that has been publicly exhibited or formally consulted on) or has been zoned under Part 3 of the Growth Centres SEPP.

3. Complying Development

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

Housing Code

Complying development may not be carried out under the General Housing Code. The land is affected by specific land exemptions. The land is wholly listed on the State Heritage Register under the Heritage Act 1977.

The whole of the land is a heritage item.

The land is wholly identified by an environmental planning instrument as being environmentally sensitive land.

(Note: this code applies only to land within, or proposed to be within, the following zones R1, R2, R3, R4 or RU5. Check the zoning on the front of this certificate.)

Housing Alterations Code

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

The land is wholly listed on the State Heritage Register under the Heritage Act 1977.

The whole of the land is a heritage item.

Commercial and Industrial Alterations Code

Complying development may not be carried out on the land under the Commercial and Industrial Alterations Code and Container Recycling Facilities Code. The land is affected by specific land exemptions.

The whole of the land is a heritage item.

The land is wholly listed on the State Heritage Register under the Heritage Act 1977.

Commercial and Industrial (New Buildings and Additions) Code

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

The land is wholly listed on the State Heritage Register under the Heritage Act 1977.

The land is wholly identified by an environmental planning instrument as being environmentally sensitive land.

The whole of the land is a heritage item.

(Note: this code applies only to land within, or proposed to be within, the following zones B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3. Check the zoning on the front of this certificate.)

Container Recycling Facilities Code

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

The whole of the land is a heritage item.

The land is wholly listed on the State Heritage Register under the Heritage Act 1977.

Subdivisions Code

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

The land is wholly listed on the State Heritage Register under the Heritage Act 1977.

The whole of the land is a heritage item.

Rural Housing Code

Complying development may not be carried out on the land under the Rural Housing Code. The land is affected by specific land exemptions.

The land is wholly listed on the State Heritage Register under the Heritage Act 1977.

The whole of the land is a heritage item.

The land is wholly identified by an environmental planning instrument as being environmentally sensitive land.

(Note: this code applies only to land within, or proposed to be within, the following zones RU1, RU2, RU3, RU4, RU6 or R5. Check the zoning on the front of this certificate.)

General Development Code

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

The land is wholly listed on the State Heritage Register under the Heritage Act 1977.

The whole of the land is a heritage item.

Demolition Code

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

The whole of the land is a heritage item.

The land is wholly listed on the State Heritage Register under the Heritage Act 1977.

Fire Safety Code

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

The land is wholly listed on the State Heritage Register under the Heritage Act 1977.

The whole of the land is a heritage item.

4. Coastal Protection

Is the land affected by section 38 or 39 of the *Coastal Protection Act 1979* (so far as Council has been notified by the Department of Services, Technology and Administration)?

No

4A. Information relating to beaches and coasts

- (1) In relation to a coastal council - whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to

that land), except where the Council is satisfied that such an order has been fully complied with.

(2) In relation to a coastal council:

- (a) whether the Council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and
- (b) if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

Note: Sutherland Shire Council has not issued any orders or been notified of any temporary coastal protection works to date.

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

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

There are no properties subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services.

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

5. Mine Subsidence

Is the land proclaimed to be mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act, 1961*?

No

6. Road Widening and Road Realignment

- (a) Is the land affected by a road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*?

No

- (b) Is the land affected by any road widening or road realignment under any environmental planning instrument?

No

- (c) Is the land affected by any road widening or road realignment under any resolution of the Council?

No

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

- (a) Is the land affected by a policy adopted by the council that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulfate or any other risk?

This land has been wholly or partly identified as bush fire prone land under the Rural Fire Service's Bush Fire Prone Land Mapping for the Sutherland Shire. Chapter 39 of Draft Sutherland Shire Development Control Plan 2015 sets controls for the development of Bush Fire Prone Land.

- (b) Is the land affected by a policy adopted by any other public authority that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate or any other risk?

No

7A. Flood related development controls information

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

No

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

No

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

8. Land reserved for acquisition

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

No

9. Contribution Plans

Council has adopted the following Contribution Plans that apply to the land:

- * The 2016 Section 94A Development Contributions Plan applies to this property (Effective 01/01/17).

9A. Biodiversity certified land

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

Note. Biodiversity certified land includes land certified under Part 7AA of the *Threatened Species Conservation Act 1995* that is taken to be certified under Part 8 of the *Biodiversity Conservation Act 2016*.

No

10. Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

Note. Biodiversity stewardship agreements include biobanking agreements under Part 7A of the *Threatened Species Conservation Act 1995* that are taken to be biodiversity stewardship agreements under Part 5 of the *Biodiversity Conservation Act 2016*.

No

10A. Native vegetation clearing set asides

If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

No

11. Bush fire prone land

Is the land bush fire prone?

Some of the land to which this certificate relates is bushfire prone land as defined under the Environmental Planning and Assessment Act 1979.

12. Property Vegetation Plans

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

No

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

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

No.

14. Directions under Part 3A

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

No

15. Site compatibility certificates and conditions for seniors housing

Is there a current site compatibility certificate (seniors housing) under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, of which the council is aware, in respect of proposed development on the land? If there is a certificate, the period for which the certificate is current. Are there any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

No

16. Site compatibility certificates for infrastructure

Is there a valid site compatibility certificate (of which the council is aware), issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 in respect of proposed development on the land?

No

17. Site compatibility certificates and conditions for affordable rental housing

Is there a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land? If so this statement sets out the period for which the certificate is current and any conditions pursuant to cl17(1) of SEPP (Affordable Rental Housing) 2009.

No

18. Paper subdivision information

Is the land subject to any development plan adopted by a relevant authority or that is proposed to be subject to a consent ballot? If so, this statement sets out the date of any subdivision order that applies to the land.

Note: Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

No

19. Site verification certificates

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

If so, this statement includes:

- (a) the matter certified by the certificate, and
- (b) the date on which the certificate ceases to be current (if any), and
- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

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

No

20. Loose-fill asbestos insulation

Is the land to which the certificate relates identified on the Loose-Fill Asbestos Insulation Register maintained by the Secretary of NSW Fair Trading?

No

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

- (a) Is the land significantly contaminated land within the meaning of that Act?

No

- (b) Is the land subject to a management order within the meaning of that Act?

No

- (c) Is the land the subject of an approved voluntary management proposal within the meaning of that Act?

No

(d) Is the land subject to an ongoing maintenance order within the meaning of that Act?

No

(e) Is the land subject of a site audit statement within the meaning of that Act?

No

Any Other Prescribed Matter

Note: Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the Council is provided with a copy of the exemption or authorisation by the Co-ordinator General under the Act.

No

Additional Information

Council holds additional information relating to this property for provision in accordance with Section 149(5) of the Environmental Planning and Assessment Act, 1979.

ADDITIONAL INFORMATION PURSUANT TO SECTION 149(5), ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

The following additional information relating to the land is provided in good faith. The information is not exhaustive of matters likely to affect the land. Section 149(6) states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5).

The land may contain drainage infrastructure vested in Council, which is protected by statutory rights of access and maintenance. When this property is redeveloped Council reserves the right to impose a condition of development consent requiring an easement to be granted in Council's favour over the infrastructure.

For further information please telephone [02] 9710 0333.

Yours faithfully



Mark Carlon
Manager Environmental Planning