

Tolucy Pty Ltd



Preliminary Site Investigation:  
Lot 2 DP 530145,  
85 Booralie Road, Terrey Hills, NSW

ENVIRONMENTAL



WATER



WASTEWATER



GEOTECHNICAL



CIVIL



PROJECT  
MANAGEMENT



P1705808JR01V01  
March 2017

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Document and Distribution Status							
Author(s)			Reviewer(s)		Project Manager		Signature
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Revision No.	Status	Release Date	Document Location				
			File Copy	Tolucy Pty Ltd			
1	Draft	1.03.2017	1E, 1P, 1H	1P			
1	Final	1.03.2017	1E, 1P, 1H	1P			

Distribution Types: F = Fax, H = hard copy, P = PDF document, E = Other electronic format. Digits indicate number of document copies.

**All enquiries regarding this project are to be directed to the Project Manager.**

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# 1 Overview

## 1.1 Introduction

This report, prepared by Martens and Associates (MA), documents a preliminary site contamination investigation (PSI) to support a site compatibility certificate to the NSW Department of Planning & Environment for a senior's living development at 85 Booralie Road, Terrey Hills, NSW ('the site'), being Lot 2 DP 530145. The proposed development will be amalgamated with the approved senior's living development at 83 Booralie Road (DA 2013/0796).

## 1.2 Objectives

Investigation objectives include:

- Identification of historic and current potentially contaminating site activities.
- Evaluation of areas of environmental concern (AEC) and associated contaminants of potential concern (COPC) within investigation area.
- Assess identified AECs and associated COPCs.
- Provide comment on suitability of investigation area for future development use, and where required, provide recommendations for additional investigations and/or remediation where necessary.

## 1.3 Project Scope

Scope of works includes:

- Walkover inspection to review current land use, potential contaminating activities and neighbouring land uses.
- Site history review using historical aerial photographs and Council records.
- Review NSW EPA notices under the Contaminated Land Management Act (1997).
- Preparation of a report in general accordance with the relevant sections of NSW OEH (2011) and ASC NEPM (1999, amended 2013) and DEC (2006).

## 1.4 Abbreviations

ACM - Asbestos containing material

AEC – Area of environmental concern

ASC NEPM – Assessment of Site Contamination - National Environmental Protection Measure (1999 amended 2013)

BA – Building application

BTEX – Benzene, toluene, ethyl benzene, xylene

COPC – Contaminants of potential concern

DA – Development application

DEC – NSW Department of Environment and Conservation

DECC – Department of Environment and Climate Change

DP – Deposited plan

DSI – Detailed site investigation

EPA – NSW Environmental Protection Authority

HM – Heavy metals

LGA – Local government area

MA – Martens & Associates Pty Ltd

mAHD – Metres, Australian Height Datum

mbgl – Metres below ground level

NBC – Northern Beaches Council

OCP – Organochloride pesticides

OEH – NSW Office of Environment and Heritage

OPP – Organophosphate pesticides

PACM – Potential asbestos containing material

PAH – Polycyclic aromatic hydrocarbons

PSI – Preliminary site investigation

SAC – Site acceptance criteria

TRH – Total recoverable hydrocarbons

## 2 Site Description

### 2.1 Site Location and Existing Land Use

Site information is summarised in Table 1, and site location and general surrounds shown in Attachment A.

**Table 1:** Site background information.

Item	Description / Detail
Site address, lot/DP, and approximate area <sup>1</sup>	85 Booralie Road, Terrey Hills, NSW (Lot 2 DP 530145) – approximately 1.9 ha
Local Government Area (LGA)	Northern Beaches Council (NBC) (formerly Warringah Council)
Current land use	The lot is currently zoned RU4 – Primary Production Small Lots. The site is currently used for rural purposes.
Proposed land use	Senior's living development
Site description	A brick and tile dwelling, and a number of sheds are located near the northern site boundary. The majority of the remainder of the site is paddocks, and used for horse grazing.
Surrounding land uses	The site is bordered by Booralie Road to the north, and rural properties to the east, south and west. The adjacent property to the east (83 Booralie Road) is currently undergoing works for senior's housing development (DA 2013/0796). Residential development is located further east. Mosman Preparatory School (Terrey Hills Campus) located 220 m south west.
Topography	The site has a southerly aspect with slopes approximately <10° towards Neverfail Gully which is located offsite near the site's southern boundary.
Expected geology	<p>The Sydney 1:100,000 Geological Sheet 9130 (NSW Dept. of Mineral Resources, 1983) identifies the site as being underlain by Hawkesbury Sandstone Formation, comprised of medium to coarse grade quartz sandstone, very minor shale and laminate lenses.</p> <p>The NSW Environment and Heritage eSPADE website identifies the site as having soils of the Somersby soil landscapes consisting of moderately deep to deep red earths and yellow earths overlying laterite gravels and clays on crests and upper slopes, grey earths, leached sands and siliceous sands on lower slopes and drainage lines, and gleyed podzolic soils in low lying poorly drained areas.</p>
Landslide Risk Land	A small corridor in the site's south eastern corner is identified as Area B – Flanking Slopes 5° to 15°; the remainder of the site is identified as Area A – Slope <5°.
Environmental Receptors	The investigation site generally drains via overland flow to Neverfail Gully.
Sensitive receptors	<p>Future site residents and visitors.</p> <p>Site workers during future construction works.</p> <p>Surrounding residential/rural site occupants.</p>

#### **Notes**

<sup>1</sup> NSW Planning Portal.



## 2.2 Hydrogeology

Review of NSW Department of Primary Industries Water's database indicated seven groundwater bores within 500 m of the site (Table 2). Groundwater bore locations are shown in Figure 2 (Attachment A).

**Table 2:** Available hydrogeological information

Groundwater Bore Identification	Distance / Orientation From Site	Depth To Groundwater (mbgl)	Intended Use	Water Bearing Zone Substrate
GW020300	180 m east	NA	General use (license cancelled)	Sandstone
GW016926	175 m west	NA	General use	Sandstone
GW019376	325 m east	NA	Irrigation (license cancelled)	Sandstone
GW019433	190 m north east	NA	Irrigation (license cancelled)	Sandstone
GW019625	300 m east	NA	General use	Sandstone
GW100127	415 m west	37.5	Domestic	Sandstone
GW108073	210 m west	86.5	Domestic	Sandstone

### **Notes**

<sup>1</sup> NA – Information not available.

Current groundwater bores in the vicinity are used for general or domestic purposes, and groundwater is greater than 37.5 metres below ground level (mbgl).

Geotechnical investigations on the adjacent site to the east encountered groundwater inflows between approximately 2.15 and 2.5 mbgl (MA, 2015), however further investigation would be required to fully characterise site hydrogeology.

## 3 Site Background Assessment

### 3.1 Historical Site Records Review

Development application and building plan records kept by NBC were reviewed (Table 3). As the dwelling onsite was built prior to 1962, the only records available were for an addition of a double garage in 1985, and additions to the house in 1973. NBC correspondence is provided in Attachment D.

**Table 3:** Site history information.

Lot ID	Year	Record No.	Description
85 Booralie Road (Lot 2 DP 530145)	1973	unavailable	Additions to dwelling
	1985	612/85	Addition of double garage to existing dwelling

### 3.2 NSW EPA Records

No notices for the site or nearby surrounding areas were identified under the Contaminated Land Management Act (1997) or the Environmentally Hazardous Chemicals Act (1985). No site within the suburb of Terrey Hills was listed on the register, or identified on the list of NSW contaminated sites notified to the EPA.

### 3.3 Historical Aerial Photograph Review

Historical aerial photographs taken of the site during 1930, 1955, 1978, 1991, 2007 and 2016 were reviewed to investigate historic site land uses (Table 4). Copies of aerial photographs are provided in Attachment C.

Photos indicate that 85 Booralie Road has likely been used for rural purposes since at least 1955, previously bushland.

**Table 4:** Historic aerial photograph observations 1930 – current.

Year	85 Boorallie Road (Lot 2 DP 530145)	Surrounding Land Use
1930 <sup>1</sup>	Site is undeveloped native bushland. Resolution of photo poor and difficult to observe site infrastructure.	Surrounding lands are undeveloped native bushland, with access tracks to some areas.
1955 <sup>1</sup>	Majority of site has been cleared for rural use (possible market gardens or paddocks in eastern portion of lot), buildings visible in north western corner of lot. Portion of lot near southern boundary remains bushland. Resolution of photo poor and difficult to observe site infrastructure.	Surrounding rural development, with patches of undeveloped bushland remaining. Possible market gardens to west, south west and east.
1978 <sup>1</sup>	Greenhouses constructed on eastern portion of lot, additional building infrastructure in north western corner of lot. Possible market gardens in eastern portion of lot. Additional clearing of bushland near southern boundary. Resolution of photo poor and difficult to observe site infrastructure.	Major residential development to the east. Rural development to the north west, west, and south west, including construction of chicken farms to west.
1991	Additional shed constructed in north western portion of lot. Some greenhouses removed, portion of lot south of greenhouses appears to be used for market gardens, and remainder of site appears to be used for paddocks.	Market gardens visible to west, and on adjacent lot to east, some chicken sheds removed to west. Rural development to south west and north.
2007 (Google Earth Maps)	Remainder of greenhouses removed from lot, site appears to be paddocks, no market gardens visible. Additional shed constructed in central portion of site.	Additional chicken sheds removed to west, rural development to west. Some areas cleared in adjacent lot to east, and market gardens to east no longer visible.
2016 (Nearmap)	Clearing, and possible filled areas near north eastern (dressage area) and south eastern boundaries.	Sheds on adjacent lot to west removed and replaced with another shed, buildings on adjacent lot to east removed. Buildings constructed at Mosman Preparatory School to south west.

**Notes:**

<sup>1</sup> 1930, 1955 and 1978 images of poor quality.

### 3.4 Walkover Site Inspection

Results of site walkover inspection on February 9, 2017 are summarised in Table 5.

**Table 5:** Summary of site walkover.

Lot ID	Lot Infrastructure	Walkover Summary
85 Booralie Road (Lot 2 DP 530145)	Brick and tile dwelling  Sheds	<p>Brick and tile dwelling in north western portion of lot in good condition.</p> <p>Numerous sheds are located in the north western portion of the lot, generally constructed of corrugated iron, timber, and/or rendered cement. Some sheds in serviceable condition, and some in dilapidated condition. Unable to access some sheds during inspection. Sheds previously used as chicken sheds, and storage including household items, vehicles and vehicle parts, timber, tools, drums and containers of fuel, oil, and other contents, supplies for plumbing business, and general refuse.</p> <p>Old vehicles located in north western portion of lot.</p> <p>Stockpile of rubbish near north western boundary, including soil/fill, household items including plastics, timber, metal pipe, containers and drums of unknown content, and general refuse.</p> <p>Stockpiles of fill, and fill observed as part of construction of a horse dressage area located in the north eastern portion of the site.</p> <p>Stockpile located to west of dressage area, including builder's waste, timber, and metal sheeting.</p> <p>Stockpile to south west of dressage area, including soil/fill, metal sheeting and pipe, plastic sheeting, household items, and general refuse.</p> <p>Filled areas observed near north western, eastern, and southern boundaries.</p> <p>North eastern and central portions of lot used for horse paddocks, corrugated iron shed used for horse shelter near central eastern boundary.</p> <p>Metal shed used for storage located near south eastern boundary. Stockpile located to north of shed, including vehicle batteries, and household items.</p> <p>Stockpiles along eastern boundary, including builder's material, vegetation, and possible soil/fill material.</p> <p>Septic tank located to south east of dwelling, and disused septic tank located near south western boundary.</p>

## 4 Potential for Contamination

### 4.1 Areas of Environmental Concern/Contaminants of Potential Concern

Our assessment of site AECs and COPCs (Table 6) for the investigation area is made on the basis of available site history, aerial photograph interpretation and site walkover. A map showing locations of identified AECs is provided in Attachment B.

**Table 6:** Areas of environmental concern and contaminants of potential concern within the investigation area.

AEC <sup>1</sup>	Potential for Contamination	COPC	Contamination Likelihood
AEC A – Dwelling	Pesticides and heavy metals may have been used underneath dwelling for pest control. Building construction may include ACM, zinc treated (galvanised) metals, and/or lead based paints.	HM, OCP/OPP and asbestos	Low - medium
AEC B – Sheds (unable to gain access to some sheds).	Sheds may currently (or have previously) stored fuel, oils, pesticides and/or been treated with heavy metals and pesticides (pest control). Shed construction may include ACM, zinc treated (galvanised) metals, and/or lead based paints.	HM, TRH, BTEX, PAH, OCP/OPP and asbestos	Medium - high
AEC C – Site filling observed	Possible fill material of unknown origin and quality observed in stockpiles, and fill used to level site for construction of dressage area, to level site near southern boundary, and near eastern boundary.	HM, TRH, BTEX, PAH, OCP/OPP and asbestos	Low - medium
AEC D – Possible former market gardens	Application of agricultural chemicals, use of pesticides and heavy metals for pest control during possible site use as market gardens.	HM and OCP/OPP	Medium
AEC E – Former greenhouses	Application of agricultural chemicals, use of pesticides and heavy metals for pest control during site use as greenhouses.	HM and OCP/OPP	Medium
AEC F – Stockpiles	Contaminants from unknown contents of stockpiles, drums and containers, and general refuse may have spilled or leaked onto underlying soil.	HM, TRH, BTEX, PAH and OCP/OPP	Medium – high
		Asbestos.	Medium
AEC G – Old vehicles and batteries	Fuel, oil or battery acid containing lead from old vehicles may have contaminated soil.	HM, TRH, PAH and BTEX	Low

#### Notes

<sup>1</sup> Locations identified on AEC map in Attachment B.

## 4.2 Sensitive Receptors and Exposure Pathways

Table 7 provides a summary of identified sensitive receptors and potential exposure pathways connecting receptors to identified AECs and COPCs outlined in Table 6.

**Table 7:** Summary of receptors and potential pathways.

Receptor	Pathway
<u>Human Receptors:</u>	
<ul style="list-style-type: none"><li>○ Future site residents and visitors.</li><li>○ Site workers during future construction works.</li><li>○ Surrounding residential/rural site occupants.</li></ul>	<ul style="list-style-type: none"><li>○ Dermal contact.</li><li>○ Oral ingestion of potentially contaminated soil.</li></ul>
<u>Environmental Receptors</u>	
<ul style="list-style-type: none"><li>○ Neverfail Gully, located offsite near the south eastern boundary.</li><li>○ Existing site flora and fauna.</li></ul>	<ul style="list-style-type: none"><li>○ Migration of contaminated runoff.</li><li>○ Direct contact with site flora and fauna.</li></ul>

## 5 Conclusions and Recommendations

### 5.1 Conclusions

Results of the site history review indicate that portions of the site have been used for rural purposes since at least 1955, including market garden, greenhouse, and grazing use from time to time. Potential contamination sources are summarised as:

- Past dwelling construction and maintenance have the potential to have introduced contaminants in the form of asbestos (possible construction material), pesticides (pest control) and heavy metals (paints, galvanised metals, pest control).
- Sheds may currently or previously have stored fuel, oils or other chemicals, leading to hydrocarbon contamination. Lead based paints, galvanised metals, or PACM (fibrous cement sheeting containing asbestos) may have been used during construction. Sheds may have been treated with pesticides and heavy metals for pest control.
- Localised fill importation may have introduced site contaminants.
- Possible former market garden use may have introduced heavy metals or pesticides into the soil.
- Former greenhouses may have introduced heavy metals or pesticides into the soil.
- Stockpiles, including drums and containers of unknown content, may have introduced heavy metals, hydrocarbons, pesticides or asbestos to the site soils.
- Fuel, oil or battery acid from old vehicles may have introduced contaminants to the soil such as heavy metals and hydrocarbons.

Overall, the site is considered to have a risk of contamination and poses a potential risk of harm to human health and environment under proposed development conditions. Assessment of the identified AEC should be undertaken prior to any future development. We note that the AEC and COPC identified in Table 6 may not be the exhaustive list of all AEC and COPC on the site.

## 5.2 Recommendations

Prior to the proposed senior's living residential development, assessment of the AECs and COPCs as noted in this PSI should be undertaken.

Given their expected age, the buildings should undergo a hazardous material assessment by an appropriately qualified contractor pre demolition to determine if asbestos or other hazardous material is present. Where hazardous material are identified, the material is to be removed and disposed of by an appropriately qualified contractor under current controls. .

To address potential identified AECs and COPCs, a detailed site investigation (DSI) including intrusive soil sampling and testing is recommended. Testing under all building footprints (plus 1 m curtilage) is recommended following their demolition to determine any residual impacts from previous use.

The DSI plan is to be developed in accordance with NSW EPA (1995) *Sampling Design Guidelines* and a risk based assessment. Assessment shall address each of the identified AECs and associated COPC identified in Table 6. Results of the site testing shall be assessed against site acceptance criteria (SAC) developed with reference to ASC NEPM (1999, amended 2013).

Provided the above recommendations are adhered to, we consider that the site shall be able to be made suitable for the proposed development.



## 6 Limitations Statement

The preliminary site investigation was undertaken in line with current industry standards.

It is important, however, to note that no land contamination study can be considered to be a complete and exhaustive characterisation of a site nor can it be guaranteed that any assessment shall identify and characterise all areas of potential contamination or all past potentially contaminating land-uses. This is particularly the case on sites where full access is not possible due to the presence of structures and where additional assessment is identified as being required. Therefore, this report should not be read as a guarantee that no contamination shall be found on the site. Should material be exposed in future which appears to be contaminated or inconsistent with natural site soils, additional testing may be required to determine the implications for the site.

Martens & Associates Pty Ltd has undertaken this assessment for the purposes of the current development proposal. No reliance on this report should be made for any other investigation or proposal. Martens & Associates accepts no responsibility, and provides no guarantee regarding the characteristics of areas of the site not specifically studied in this investigation.

## 7

## References

ASC NEPM (1999, amended 2013) *National Environmental Protection Measure, 1999 (site contamination measure)*.

Google Maps (2007).

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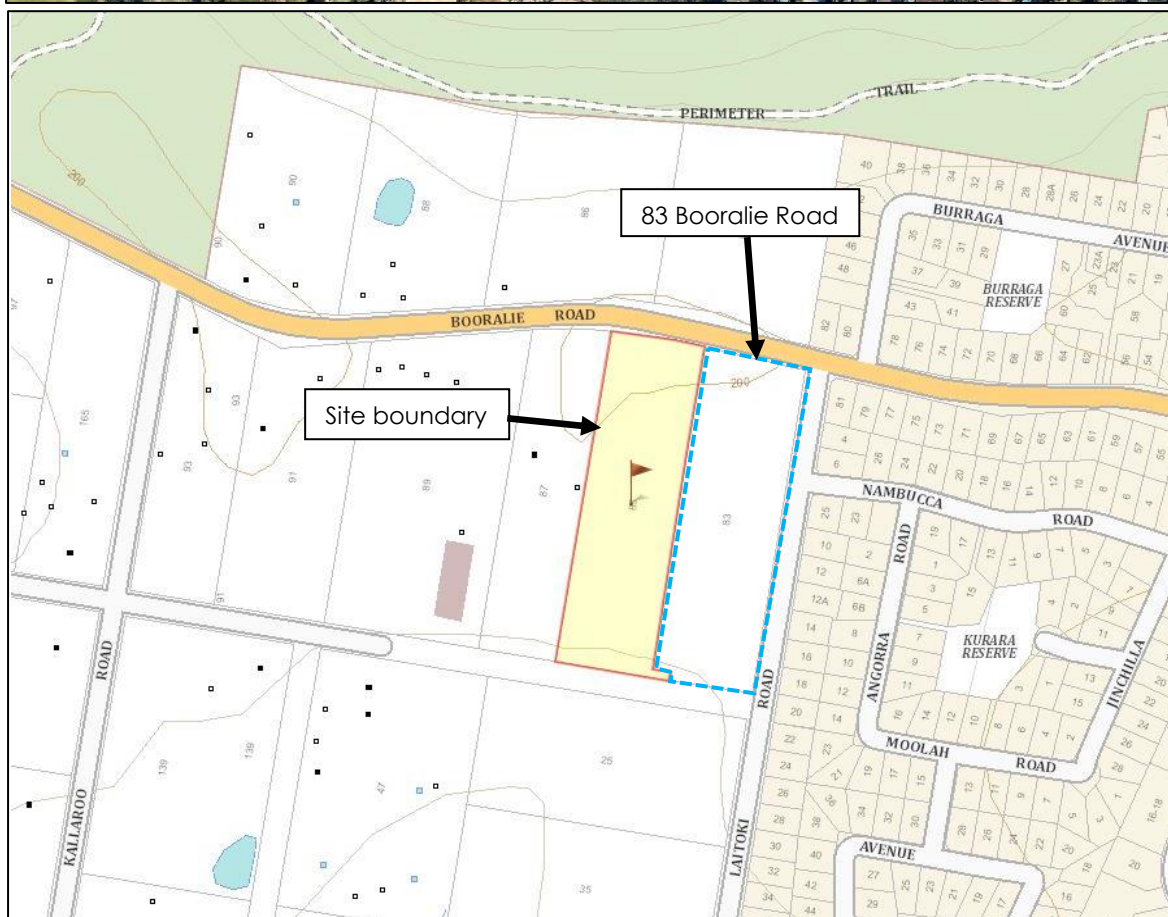
NSW SIX – *Spatial Information Exchange – Land & Property Information Aerial photograph* (2017). <https://six.nsw.gov.au/wps/portal/>

*SEPP 55 Remediation of Land*.

Warringah Council (2011) *Development Control Plan (DCP)*.

Warringah Council (2011) *Local Environmental Plan (LEP)*.

## 8 Attachment A – Figures



**Martens & Associates Pty Ltd** ABN 85 070 240 890

**Environment | Water | Wastewater | Geotechnical | Civil | Management**

Drawn:	CS
Approved:	GT
Date:	1.03.2017
Scale:	Not to Scale

**Site Location**  
**85 Booralie Road, Terrey Hills, NSW**  
**Source: Nearmap, 2016 (top) and**  
**NSW SIX Viewer, 2017 (bottom)**

Drawing No:
<b>FIGURE 1</b>
Job No: P1705808



Map Info

*Discontinued*

Discontinued Bores

Scale = 1 : 6771

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<b>Martens &amp; Associates Pty Ltd</b> ABN 85 070 240 890		<b>Environment   Water   Wastewater   Geotechnical   Civil   Management</b>	
Drawn:	CS	<b>Groundwater Bore Locations</b> <b>85 Booralie Road, Terrey Hills, NSW</b> <b>Source: NSW DPI Water Groundwater Database, 2017</b>	Drawing No:
Approved:	GT		Figure 2
Date:	1.03.2017		
Scale:	Not to Scale		Job No: P1705808

## 9 Attachment B – AEC Locations





KEY

- AEC A - DWELLING
- AEC B - SHEDS
- APPROX. SITE BOUNDARY
- AEC C - SITE FILLING
- AEC D - POSSIBLE FORMER MARKET GARDENS
- AEC E - FORMER GREEN HOUSE
- AEC F - STOCKPILES
- AEC G - OLD VEHICLES , BATTERIES

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD	SCALE
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DRAWING TITLE				
AEC MAP SOURCE NEARMAP 2016				
PROJECT NO. P1705808	PLANSET NO. PS01	RELEASE NO. R01	DRAWING NO. PS01-A056	REVISION A

DEVELOPMENT APPLICATION

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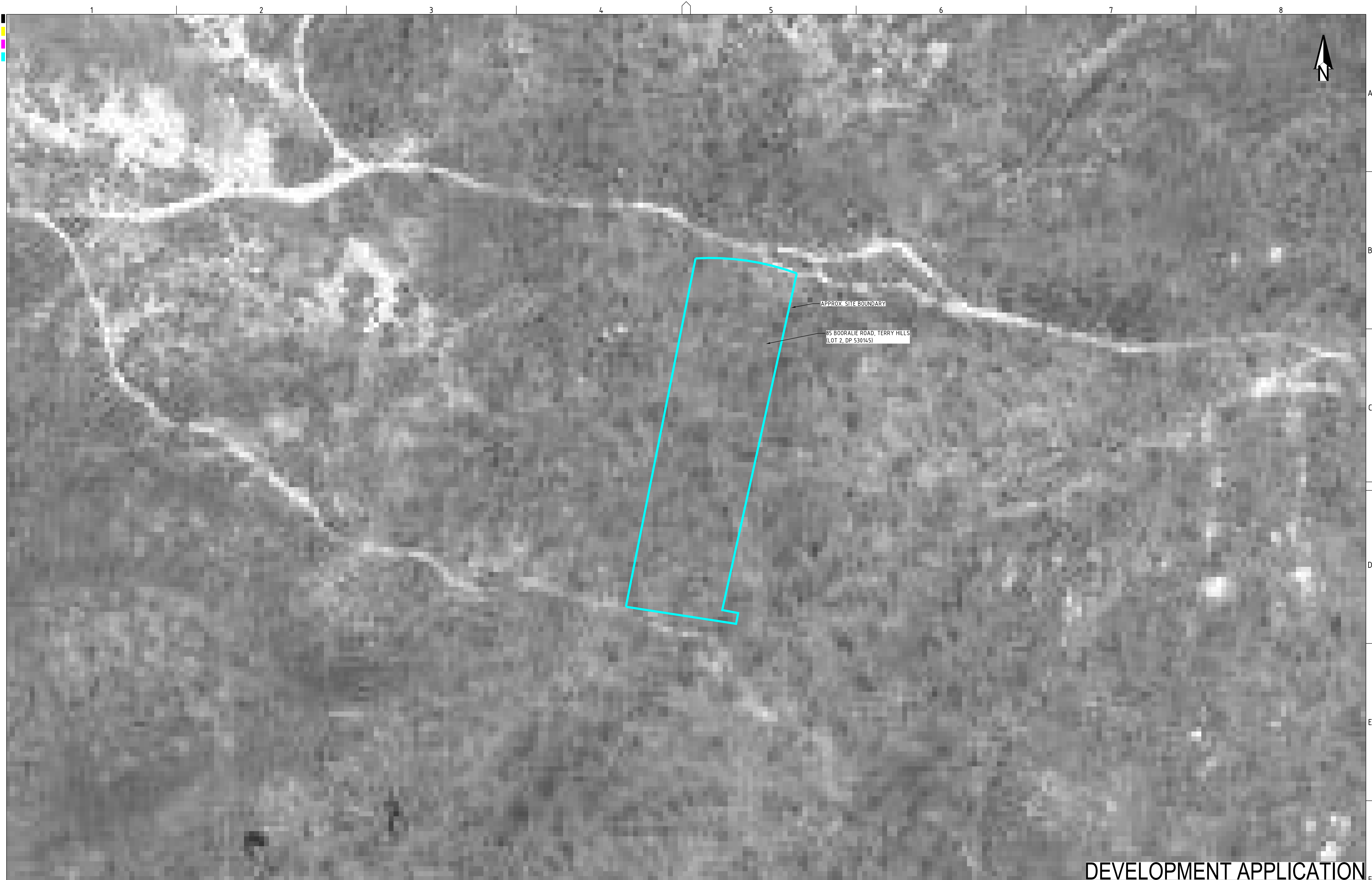
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DRAWING ID: P1705808-PS01-R01-A056




## 10      **Attachment C – Historical Aerial Photographs**





DEVELOPMENT APPLICATION

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SCALE

GRID	DATUM	PROJECT MANAGER
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TOLUCY PTY LTD
PROJECT NAME/PLANSET TITLE
PRELIMINARY SITE INVESTIGATION
85 BOORALIE ROAD, TERRY HILLS, NSW



Consulting Engineers  
Environment  
Water  
Geotechnical  
Civil

Suite 201, 20 George St, Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767  
Email: mail@martens.com.au Internet: www.martens.com.au

DRAWING TITLE				
AERIAL PHOTOGRAPHY 1955				
PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
P1705808	PS01	R01	PS01-A051	A

DEVELOPMENT APPLICATION

PRINTED: 01/03/2017 10:58 AM  
DRAWN: KH  
CHECKED: CS  
APPROVED: GT



DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD	SCALE
A	INITIAL RELEASE	01/03/2017	KH	CS	GT	GT	

GRID	DATUM	PROJECT MANAGER	CLIENT
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PROJECT NAME/PLANSET TITLE  
**PRELIMINARY SITE INVESTIGATION**  
  
85 BOORALIE ROAD, TERRY HILLS, NSW



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DRAWING TITLE				
AERIAL PHOTOGRAPHY 1978				
PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
P1705808	PS01	R01	PS01-A052	A

PRINTED: 11/03/2017 11:58:58 AM





DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD	SCALE
A	INITIAL RELEASE	01/03/2017	KH	CS	GT	GT	

PRINTED: 11/03/2017 10:00 AM  
USER: HANSA

A1 / A3 LANDSCAPE (A1LC\_v02.0.01)

GRID	DATUM	PROJECT MANAGER
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CLIENT
TOLUCY PTY LTD
PROJECT NAME/PLANSET TITLE
PRELIMINARY SITE INVESTIGATION
85 BOORALIE ROAD, TERRY HILLS, NSW



Consulting Engineers  
Environment  
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DRAWING TITLE				
AERIAL PHOTOGRAPHY 1991				
PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
P1705808	PS01	R01	PS01-A053	A

DRAWING ID: P1705808-PS01-R01-A053 0 10 20 30 40 50 60 70 80 90 100





REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD	SCALE	GRID	DATUM	PROJECT MANAGER	CLIENT	<div><div><div></div><div></div><div></div></div><div><div><b>martens</b></div><div>&amp; Associates Pty Ltd</div></div><div>Consulting Engineers Environment Water Geotechnical Civil</div></div>	DRAWING TITLE  AERIAL PHOTOGRAPHY 2007 SOURCE GOOGLE EARTH MAP			
A	INITIAL RELEASE	01/03/2017	KH	CS	GT	GT		---	---	GT	TOLUCY PTY LTD					
											PROJECT NAME/PLANSET TITLE					
											PRELIMINARY SITE INVESTIGATION					
											85 BOORALIE ROAD, TERRY HILLS, NSW					
											Suite 201, 20 George St, Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767 Email: mail@martens.com.au Internet: www.martens.com.au					
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AT / A3 LANDSCAPE (A3LC\_v02.0.01)

DRAWING ID: P1705808-PS01-R01-A054

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REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD	SCALE
A	INITIAL RELEASE	01/03/2017	KH	CS	GT	GT	

A1 / A3 LANDSCAPE (A1L\_C\_v02.0.01)

GRID	DATUM	PROJECT MANAGER	CLIENT
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PROJECT NAME/PLANSET TITLE
PRELIMINARY SITE INVESTIGATION
85 BOORALIE ROAD, TERRY HILLS, NSW



Consulting Engineers  
Environment  
Water  
Geotechnical  
Civil

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DRAWING TITLE				
AERIAL PHOTOGRAPHY 2016 SOURCE NEARMAP 2016				
PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
P1705808	PS01	R01	PS01-A055	A

## DEVELOPMENT APPLICATION



**11      Attachment D – Northern Beaches Council  
correspondence**

## Carolyn Stanley

---

**From:** Carol Freshwater <Carol.Freshwater@northernbeaches.nsw.gov.au>  
**Sent:** Wednesday, 1 February 2017 1:09 PM  
**To:** Carolyn Stanley  
**Subject:** - PFPF0612/85/01 - BOORALIE ROAD 85 TERREY HILLS NSW  
**Attachments:** PF SCAN - DOCS - PFPF0612 85 01 - BOORALIE ROAD 85 TERREY HILLS NSW.PDF

Carolyn

The cottage on 85 Booralie was built before 1962 too early for any approval. Additions were done to the house as just a building approval in 1973.

We do not have a copy. The attached file is all I can find for you.

Carol

**CAROL FRESHWATER**  
**INFORMATION ACCESS OFFICER**

Northern Beaches Council- Information Management and Technology

T 02 9942 2111 D 9942 2676

[carol.freshwater@northernbeaches.nsw.gov.au](mailto:carol.freshwater@northernbeaches.nsw.gov.au)

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Northern Beaches Council

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PART No.

# WARRINGAH SHIRE COUNCIL

CIVIC CENTRE, PITTWATER ROAD, DEE WHY, 2099  
DX 9118



TELEPHONE 982 0333

All correspondence to be addressed to The General Manager  
In reply please quote

RK:DL 3980c  
612/85

29th January 1985

The Secretary  
Department of Environment & Planning  
DX 15  
SYDNEY

Dear Sir/Madam

Re Development Application for the addition of a double garage to the existing dwelling house at Lot 2 DP 530145 No 85 Booralie Road Terrey Hills

With reference to the abovementioned development application it is advised that Council, on 22nd January 1985, decided to grant consent to the proposal subject to a number of conditions which Council believes should be imposed on a development of this nature.

In granting consent to the proposal Council has assumed the concurrence of the Director pursuant to Clause 52(2) (c) of the Environmental Planning and Assessment Act Regulation, 1980, SEPP No 1, and Clause 17 of DEPP circular No 51, the development involving a floor space increase of 61.4% for the following reasons:

1. The development is needed to provide reasonable additional amenities/floor space for the existing dwelling house erected on the land.
2. Strict compliance with the abovementioned development standard would be unreasonable and unnecessary in the circumstances of the case.
3. The proposal will not have a detrimental effect on the environment.
4. The proposal will not result in any intensification of the existing use of the site.

/2.

*S.A. 478/85 issued for double garage*

Page 2 3980c

For your information please find attached Development Unit Minute dated 22nd January 1985, which outlines the proposal and the conditions which Council imposed on the development. Also please find attached the applicant's objection to the development standard mentioned above.

Should you have any enquiries in connection with Council's decision please do not hesitate to contact the referred to enquiry officer.

Yours faithfully



P T Hynes  
GENERAL MANAGER

Enquiries:  
Mr R Kay  
Development Unit

# WARRINGAH SHIRE COUNCIL

CIVIC CENTRE, PITTWATER ROAD, DEE WHY, 2099  
DX 9118



TELEPHONE 982 0333

All correspondence to be addressed to The General Manager  
In reply please quote

RK.HC 1466s  
PF 612/85

31st January 1985

Mr & Mrs R La Rosa  
.85 Booralie Road  
TERREY HILLS NSW 2084

Dear Mr & Mrs La Rosa

re: Development Application No. 1984/515 at Lot 2, DP 530145, No  
85 Booralie Road, Terrey Hills for the addition of a double  
garage to the existing dwelling house.  
Consent No. 85/34

I have pleasure in attaching Consent under section 91 of the  
Environmental Planning & Assessment Act, 1979, for the above land,  
and where relevant a copy of the appropriately stamped plan to which  
consent has been granted, subject to the conditions set out.

It should be noted that commencement of the land use, work or  
activity pursuant to this decision implies your acceptance of all  
the conditions imposed by Council. It is therefore most important  
that, prior to proceeding, you satisfy yourself that you are able to  
comply with all conditions.

If there is any aspect of the decision that you are uncertain of or  
unclear about, or if you would like to discuss further anything in  
connection with it, I would be obliged if you would contact the  
belowmentioned Officer who will be pleased to assist you.

Yours faithfully

P T Hynes  
GENERAL MANAGER

Enquiries:  
Mr J Raven, Town Planning Dept  
8.30-10.30am, Mon-Fri

Encl

# WARRINGAH SHIRE COUNCIL

CIVIC CENTRE, PITTWATER ROAD, DEE WHY, 2099  
DX 9118



TELEPHONE 982 0333

All correspondence to be addressed to The General Manager  
In reply please quote

RK.HC PF 612/85 1466s

CONSENT NO: 85/34

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

NOTICE TO APPLICANT OF DETERMINATION

OF A DEVELOPMENT APPLICATION

Applicant's Name and Address: Mr & Mrs R La Rosa, 85 Booralie Road,  
TERREY HILLS NSW 2084

Being the applicant in respect of Development Application No.  
1984/515.

Pursuant to section 92 of the Act, notice is hereby given of the  
determination by the Council of the Shire of Warringah, as the  
consent authority, of the Development Application No. 1984/515  
relating to the land described as follows:-

Lot 2, DP 530145, No 85 Booralie Road, Terrey Hills

For the following development:-

Addition of a double garage to the existing dwelling house

The Development Application has been determined by granting of  
consent subject to the following conditions:-

1. Development being in accordance with plans unnumbered, dated August 1984, submitted 18.9.84 and plan, dated November 1984, submitted 7.12.84.
2. Any further development to be subject to a separate development application, and Council's policies and codes at the date of submission of that application.
3. Pursuant to Section 90(1)(b), and (h) of the Environmental Planning and Assessment Act, 1979, the development shall not harm the environment by way of denudation of the land, soil erosion or the transmission of soil and sediment from the land. Appropriate mitigating measures are to be implemented during the construction of the development and the future use of the land.

CONSENT

# WARRINGAH SHIRE COUNCIL

CIVIC CENTRE, PITTWATER ROAD, DEE WHY, 2099  
DX 9118



TELEPHONE 982 0333

All correspondence to be addressed to The General Manager  
In reply please quote

RK.HC PF 612/85 1466s

## CONSENT NO: 85/34

4. In respect of 3 above, work undertaken should comply with the standards of the Soil Conservation Service of NSW, as set out in their publication "Urban Erosion and Sediment Control", copies of which are available from the Service or Council, and where relevant with the requirements of Council's Health and Building Department, the Health Commission, and the State Pollution Control Commission.

5. The garage is not to be occupied as a separate flat.

The reason for the imposition of the above consent conditions is as follows:-

To ensure that the development consented to is carried out in such a manner as to achieve the objectives of the Environmental Planning and Assessment Act, pursuant to section 5(a) of the Act, having regard to the relevant matters for consideration contained in section 90 of the Act and the Environmental Planning Instrument applying to the land, as well as section 91(3) of the Act which authorises the imposing of the consent conditions.

Endorsement of date of consent 31 JAN 1985

IMPORTANT: You are advised to read these notes in addition to the Conditions of your consent.

- (1) It is to be clearly understood that the above consent is not an approval to carry out any structural work. A formal building application must be submitted to Council and be approved before any structural work is carried out to implement the above consent. Also the applicant is not relieved of any obligation to obtain any other approval required under any other Act.
- (2) Section 97 of the Environmental Planning and Assessment Act confers on the applicant who is not satisfied with the determination of the consent authority a right of appeal to the Land and Environment Court exercisable within 12 months of receipt of this notice.
- (3) This consent shall be effective and operative from the endorsement date of this consent; however should an appeal be lodged against Council's determination of the application, the consent shall cease to be, or shall not become, operative, until that appeal is determined. See section 93 of the Act.

CONSENT

# WARRINGAH SHIRE COUNCIL

CIVIC CENTRE, PITTWATER ROAD, DEE WHY, 2099  
DX 9118



TELEPHONE 982 0333

All correspondence to be addressed to The General Manager  
In reply please quote

.RK.HC PF 612/85 1466s

## CONSENT NO: 85/34

- (4) For information about the circumstances in which this consent may lapse; about commencement of a development granted consent; about extension of the consent; and about the circumstances in which Council may require completion of the development, see Section 99 of the Act.
- (5) For information about the procedure for the modification of this consent by Council, see Section 102 of the Act.
- (6) Any person who contravenes this notice of determination of the abovementioned development application shall be guilty of a breach of the Environmental Planning and Assessment Act, 1979, and shall be liable to a monetary penalty and for a restraining order which may be imposed by the Land and Environment Court.

P T Hynes  
GENERAL MANAGER

per .....

Date 31 JAN 1985

CONSENT

Report to Development Unit, 22 JAN 1985

DEVELOPMENT APPLICATION (No. 1984/515)  
(Lodged 18.9.84)

FILE PF 612/85

PROPOSAL Addition of a double garage to the existing dwelling house.

LOCATION AND LAND DESCRIPTION

Lot 2, DP 530145, No. 85 Booralie Road, Terrey Hills.  
88m (approx) frontage x 258m (approx) depth; area 1.927ha.  
Situated 100m west of junction with Laitoki Road.

PRESENT DEVELOPMENT

Existing dwelling house, 11 glass houses, 4 corrugated iron farm packing sheds and concrete farm shed.

APPLICANT'S NAME AND ADDRESS

Mr & Mrs R La Rosa  
85 Booralie Road  
TERREY HILLS NSW 2084

PLANNING CONTROL

Non-urban 1(a) zone, WSPSO. Proposal permissible with Council's consent under "Existing Use" provisions of EP&A Act, 1979, pursuant to Division 2 of Part IV as the subject land is not vacant as required by Clause 45D(2) WSPSO.

BACKGROUND

The subject development application was lodged on 18.9.84 and has not been processed within the statutory 40 day period as additional information requested by Council was not received from the applicant until 7.12.84.

Part Portion 138 was created by Crown subdivision in 1946. A dwelling house and a number of temporary corrugated iron farm sheds situated to the west of the dwelling house, were erected on the subject land between 1956 and 1965, and additions to the dwelling house were approved by Council in 1973 (BA A1228/73). The subject land is presently used as a wholesale plant nursery and grazing.

PROPOSAL IN DETAIL

The subject proposal is to erect a single storey brick extension along the full length of the eastern elevation of the existing dwelling house, for use as a double garage and roof terrace for the existing dwelling house.



Report to Development Unit, 22 JAN 1985

HEALTH AND BUILDING COMMENTS

(24.9.84)

1. All buildings and their uses to be nominated on site plan.
2. Accurate indication of position of septic system to be provided. Information should be shown at DA stage prior to determination.

(10.12.84)

No objections or requirements in respect of the proposal.

ENGINEERING COMMENTS (20.9.84)

No Subdivision Branch requirements.

ENVIRONMENTAL PLANNING COMMENTS

The proposed garage building is to be constructed in brick, with a flat concrete roof, which will provide a railed roof terrace with access as a continuation of steps at the front of the existing dwelling house. The building will include a sink, W.C., hand basin and BBQ with brick chimney. No internal connection is shown between the garage and the dwelling house, however, it considered that a condition should be imposed to prevent use of this structure for habitation. The design of the building is satisfactory and complies with Council's resolved 20m front building line and 7.5 side and rear boundary setbacks.

The proposed garage is only permissible as an addition and alteration to the non conforming "existing use" of the land as a dwelling house, under the provisions of Section 108 of the EP&A Act, 1979 and Clause 52 of the EP&A Act Regulation, 1980, which limits the floorspace extension of an "existing use" to 10%. The proposed garage (84.75 sq.m.) involves a floorspace increase to the existing dwelling house (137.98 sq.m.) of 61.4%.

The applicant has lodged an objection to the floorspace limit of 10%, under Clause 6 of SEPP No. 1 - Development standards. The grounds for objection to the provisions of Clause 52(2)(c) of the EP&A Act Regulation, 1980, are that:-

- 1) The development is needed to provide reasonable additional amenities/floorspace for the existing dwelling house erected on the land;
- 2) Strict compliance with the abovementioned development standard would be unreasonable and unnecessary in the circumstances of the case;
- 3) The proposal will not have a detrimental effect on the environment;
- and 4) The proposal will not result in any intensification of the existing use of the site.

Report to Development Unit, 22 JAN 1985

The applicants SEPP 1 objection is considered to be reasonable. Council may assume the concurrence of the Director of the DEP, pursuant to Clause 17 of DEP Circular No. 51, to the floorspace increase of the "existing use" in excess of 10% of the floorspace of the existing dwelling house.

There are no environmental planning objections to the proposal, subject to suitable conditions.

RECOMMENDATION (CONSENT)

A. That the application proposing the addition of a double garage to the existing dwelling house at Lot 2, DP 530145, No. 85 Booralie Road, Terrey Hills, be granted consent subject to the following conditions.

1. Model Conditions;

- 1A (Development being in accordance with unnumbered plans, dated August 1984 and submitted 18.9.84 and plan, dated November 1984, submitted 7.12.84)
- 4A (Further development separate development application)
- 1L (Development shall not harm environment by way of denudation erosion sediment)
- 5L (In respect of (1L) work undertaken should comply with the standards of the Soil Conservation Service of NSW)

2. The garage is not to be occupied as a separate flat.

B. That the DEP be advised that Council has assumed the concurrence of the Director in granting consent to the addition of a double garage to the existing dwelling house involving a floorspace increase of 61.4% at Lot 2, DP 530145, No. 85 Booralie Road, Terrey Hills, pursuant to Clause 52(2)(c) of the EP&A Act Regulation, 1980, SEPP No. 1 and Clause 17 of DEP Circular No. 51, for the reasons that:-

- 1. The development is needed to provide reasonable additional amenities/floorspace for the existing dwelling house erected on the land;
- 2. Strict compliance with the abovementioned development standard would be unreasonable and unnecessary in the circumstances of the case;
- 3. The proposal will not have a detrimental effect on the environment;
- 4. The proposal will not result in any intensification of the existing use of the site;

and that a copy of the applicant's objection be forwarded to the Director with this advice together with a copy of this report.

✓ J. Newman (signed) 23.1.85 (date)

Report to Development Unit,

22 JAN 1985

DECISION OF DEVELOPMENT UNIT

22 JAN 1985 :

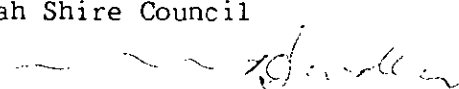
The Development Unit concur with the  
above recommendation.

INSTRUMENT OF EXERCISE OF DELEGATED AUTHORITY

The within application for DEVELOPMENT CONSENT is hereby DETERMINED as set out above, including any additional conditions/reasons, pursuant to delegated authority granted by Council on 25.7.79.

  
CHAIRMANACTION TAKENDateDetails

22 JAN 1985

  
Chairman

Report to Development Unit,

DEVELOPMENT APPLICATION (No. 1984/515)  
(Lodged 18.9.84)

FILE PF 612/85

PROPOSAL Addition of a double garage to the existing dwelling house.

LOCATION AND LAND DESCRIPTION

Lot 2, DP 530145, No. 85 Booralie Road, Terrey Hills.  
88m (approx) frontage x 258m (approx) depth; area 1.927ha.  
Situated 100m west of junction with Laitoki Road.

PRESENT DEVELOPMENT

Existing dwelling house, 11 glass houses, 4 corrugated iron farm packing sheds and concrete farm shed.

APPLICANT'S NAME AND ADDRESS

Mr & Mrs R La Rosa  
85 Booralie Road  
TERREY HILLS NSW 2084

PLANNING CONTROL

Non-urban 1(a) zone, WSPSO. Proposal permissible with Council's consent under "Existing Use" provisions of EP&A Act, 1979, pursuant to Division 2 of Part IV as the subject land is not vacant as required by Clause 45D(2) WSPSO.

BACKGROUND

The subject development application was lodged on 18.9.84 and has not been processed within the statutory 40 day period as additional information requested by Council was not received from the applicant until 19.12.84.

Part Portion 138 was created by Crown subdivision in 1946. A dwelling house and a number of temporary corrugated iron farm sheds situated to the west of the dwelling house, were erected on the subject land between 1956 and 1965, and additions to the dwelling house were approved by Council in 1973 (BA A1228/73).

The subject land is presently used as a wholesale plant nursery and grazing. Other buildings situated on the subject land comprise a concrete walled farm packing shed to the rear of the dwelling house (possible former temporary dwelling) erected prior to 1956, and 11 glass houses erected between 1965 and 1972.

Report to Development Unit,

With the exception of the 11 glass houses erected since 1965, all of the buildings referred to were in existence prior to 1965 and also prior to Council's granting of consent for dwelling house extensions in 1973. Consequently, it is considered that Council should acknowledge that existing use rights exist for these buildings, in the absence of any record of building approvals for the structures dating from that period, but that the legality of the 11 glass houses should be taken up separately.

PROPOSAL IN DETAIL

The subject proposal is to erect a single storey brick extension along the full length of the eastern elevation of the existing dwelling house, for use as a double garage and roof terrace for the existing dwelling house.

HEALTH AND BUILDING COMMENTS

(24.9.84)

1. All buildings and their uses to be nominated on site plan.
2. Accurate indication of position of septic system to be provided. Information should be shown at DA stage prior to determination.

(10.12.84)

No objections or requirements in respect of the proposal.

ENGINEERING COMMENTS (20.9.84)

No Subdivision Branch requirements.

ENVIRONMENTAL PLANNING COMMENTS

The proposed garage building is to be constructed in brick, with a flat concrete roof, which will provide a railed roof terrace with access as a continuation of steps at the front of the existing dwelling house. The building will include a sink, W.C., hand basin and BBQ with brick chimney. No internal connection is shown between the garage and the dwelling house, however, it is considered that a condition should be imposed to prevent use of this structure for habitation. The design of the building is satisfactory and complies with Council's resolved 20m front building line and 7.5 side and rear boundary setbacks.

The proposed garage is only permissible as an addition and alteration to the non conforming "existing use" of the land as a dwelling house, under the provisions of Section 108 of the EP&A Act, 1979 and Clause 52 of the EP&A Act Regulation, 1980, which limits the floorspace extension of an "existing use" to 10%. The proposed garage (84.75 sq.m.) involves a floorspace

Report to Development Unit,

increase to the existing dwelling house (137.98 sq.m.) of 61.4%.

The applicant has lodged an objection to the floorspace limit of 10%, under Clause 6 of SEPP No. 1 - Development standards. The grounds for objection to the provisions of Clause 52(2)(c) of the EP&A Act Regulation, 1980, are that:-

- 1) The development is needed to provide reasonable additional amenities/floorspace for the existing dwelling house erected on the land;
- 2) Strict compliance with the abovementioned development standard would be unreasonable and unnecessary in the circumstances of the case;
- 3) The proposal will not have a detrimental effect on the environment;
- and 4) The proposal will not result in any intensification of the existing use of the site.

The applicants SEPP 1 objection is considered to be reasonable. Council may assume the concurrence of the Director of the DEP, pursuant to Clause 17 of DEP Circular No. 51, to the floorspace increase of the "existing use" in excess of 10% of the floorspace of the existing dwelling house.

There are no environmental planning objections to the proposal, subject to suitable conditions.

RECOMMENDATION (CONSENT)

A. That the application proposing the addition of a double garage to the existing dwelling house at Lot 2, DP 530145, No. 85 Booralie Road, Terrey Hills, be granted consent subject to the following conditions.

## 1. Model Conditions;

- 1A (Development being in accordance with ~~plans~~ unnumbered, dated November 1984, submitted ~~12.12.84~~ <sup>12.12.84</sup>)
- 4A (Further development separate development application)
- 1L (Development shall not harm environment by way of denudation erosion sediment)
- 5L (In respect of (1L) work undertaken should comply with the standards of the Soil Conservation Service of NSW)

## 2. The garage is not to be occupied as a separate flat.

B. That the DEP be advised that Council has assumed the concurrence of the Director in granting consent to the addition of a double garage to the existing dwelling house involving a floorspace increase of 61.4% at Lot 2, DP 530145, No. 85 Booralie Road, Terrey Hills, pursuant to Clause 52(2)(c) of the EP&A Act Regulation, 1980, SEPP No. 1 and Clause 17 of DEP Circular No. 51, for the reasons that:-

*plans, dated Aug 1984 and submitted 12.12.84 and*

Report to Development Unit,

1. The development is needed to provide reasonable additional amenities/floorspace for the existing dwelling house erected on the land;
2. Strict compliance with the abovementioned development standard would be unreasonable and unnecessary in the circumstances of the case;
3. The proposal will not have a detrimental effect on the environment;
4. The proposal will not result in any intensification of the existing use of the site;

and that a copy of the applicant's objection be forwarded to the Director with this advice.

J. T. Newman (signed) 23.1.85 (date)

DECISION OF DEVELOPMENT UNIT \_\_\_\_\_:

INSTRUMENT OF EXERCISE OF DELEGATED AUTHORITY

The within application for DEVELOPMENT CONSENT is hereby DETERMINED as set out above, including any additional conditions/reasons, pursuant to delegated authority granted by Council on 25.7.79.

CHAIRMAN

ACTION TAKEN

Date

Details

*[Signature]*  
17/1/85.

DEVELOPMENT UNIT

DATE:.....20.9.84.....  
FILE NO:.....612/85.....  
D.A. NO:.....515.....  
FOLIO:.....676.....

SUBJECT: APPLICATION FOR DEVELOPMENT CONSENT

PROPOSAL: (Full details to be stated) \_\_\_\_\_

6ccr double garage - Addition Plan

APPLICANT: Raffaele da Rosa

LOT NO: 2 SECTION: D.P. 530145 STREET NO: 85

STREET: Booralie Road SUBURB: Terrely Hills

HEALTH AND BUILDING/ENGINEERS COMMENTS: ONLY their uses

OK. SP 10/12/84  
No objections.

J. Rana 11/12/84

In redraft



DEVELOPMENT UNIT

DATE:.....20.9.84.....

FILE NO:.....612/85.....

D.A. NO:.....516.....

FOLIO:.....

SUBJECT: APPLICATION FOR DEVELOPMENT CONSENT

PROPOSAL: (Full details to be stated)

Rect double garage

APPLICANT: Raffaele LaRosa

LOT NO: 2 SECTION: D.P. 530145 STREET NO: 85

STREET: Booralie Road SUBURB: Terrey Hills

HEALTH AND BUILDING/ENGINEERS COMMENTS:

H&B 1) All buildings <sup>of their uses</sup> to be nominated on site plan.  
2) Accurate indication of position of septic system to be provided.

J.P. 24/9/84

J. Ravan

25/9

Information please should be shown at D/A stage & prior to its determination

Byrd.

# WARRINGAH SHIRE COUNCIL

CIVIC CENTRE, PITTWATER ROAD, DEE WHY, 2099  
DX 9118



TELEPHONE 9820333

All correspondence to be addressed to The General Manager  
In reply please quote

JR/AF 1422c  
File: PF 612/85

2nd November 1984

Mr & Mrs La Rosa  
85 Booralie Road  
TERREY HILLS NSW 2084

Dear Mr & Mrs La Rosa

re; Development Application for the Addition of a Double Garage to  
the Existing Dwelling House at 85 Booralie Road, Terrey Hills.

Reference is made to the above development application received by  
Council on 18/9/1984.

At your meeting with Mr J Raven of Council's Town Planning Branch on  
3/10/1984, it was agreed that you would submit a site plan showing  
all buildings situated on the subject property, together with the  
location of the existing septic tank system, in order to enable  
Council to give further consideration to your application.

Unless the required information is submitted to Council within the  
next fourteen (14) days, your application will be rejected without  
further reference to you.

Should you wish to discuss this matter, please contact the Officer  
named, who will be pleased to assist you.

Yours faithfully

P T Hynes  
GENERAL MANAGER

Enquiries:  
Mr J Raven, Town Planning Dept  
8.30-10.30am, Mon-Fri

*JR 5/11/84*

*see DTB comments*

*my 16/11 m La Rosa  
says plan required  
was submitted  
on 13/11.  
Where is it? N/A to DTB.  
report (reject)*

File copy:

9 OCT 1984

MEMO TO: ACCOUNTS PAYABLE  
FROM: CHIEF TOWN PLANNER  
SUBJECT: DEVELOPMENT APPLICATION, 85 BOORALIE ROAD TERREY HILLS  
- RETURNING OF FEE.  
FILE: PF 612/85  
DATE: 26th September 1984 PS:TB 0174s

Would you please arrange for the following amount to be returned to:-

Applicant & Address: Mr & Mrs La Rosa 85 Booralie Road Terrey Hills

Amount Paid: \$80.00

Date Paid: 18th September 1984

Receipt No.: 30425

Amount to be Returned: \$80.00

Reason: Development Application fee not required.

L Winnacott  
CHIEF TOWN PLANNER

J. Harris.  
27.9.84

hi letter 14 days 3/10.

File

# WARRINGAH SHIRE COUNCIL

CIVIC CENTRE, PITTWATER ROAD, DEE WHY, 2099  
DX 9118



TELEPHONE 982 0333

All correspondence to be addressed to The General Manager  
In reply please quote

PS/CM 0344c

File: PF 612/85

25th September 1984

Mr & Mrs La Rosa  
85 Booralie Road  
TERREY HILLS NSW 2084

Dear Mr & Mrs La Rosa

re: Development Application for the addition of a double garage to  
the existing dwelling at 85 Booralie Road, Terrey Hills

Reference is made to your application received by Council on 18th -  
September 1984. This letter is to advise that a development  
application fee for your proposal is not required. Arrangements have  
therefore been made with the Treasury Department to refund in full,  
your development application fee of \$80.

Should you have any further enquiries with regards to the processing  
of your application, please contact the belowmentioned officer.

Yours faithfully

P T Hynes  
GENERAL MANAGER

Enquiries:  
Miss P Sheldrake, Development Unit

JK

Mrs Mrs R. La Rosa

85 Booralie Rd, Terry Hills,

10-9-84

<b>WARRINGAH SHIRE COUNCIL</b>
— CENTRAL RECORDS —
12 OCT 1984
REF. TO: <u>70</u>
FILE WITH: <u>Rosa 21-9-84</u>
FILE No. <u>P.F. 612/85</u>

To the General Manager  
Warringah Shire Council  
Civic Centre, Dee Why,

Ref: PF 612/85, DA No 84/S15

Development Application for addition of double garage  
to existing residence at 85 Booralie Rd, Terry Hills.

Dear Sir

I now wish to lodge an objection in support of my development application, pursuant to Clause 6 of State Environmental Planning Policy No. 1 "Development Standards," in order that the council may consider my development application notwithstanding the development standard contained in Clause 52 of the Environmental Planning & Assessment (1980) Regulation, (which prohibits Council from consenting to the increase in floor space proposed in my development (61.4%) since it exceeds the maximum of 10%.

The grounds on which I raise my objection are:-

- 1/ the development is needed to provide reasonable additional amenities/floorspace for the existing dwelling house erected on the land,
- 2/ strict compliance with the above mentioned development standard would be unreasonable and unnecessary in the circumstances of the case.
- 3/ the proposal will not have a detrimental effect on the environment
- 4/ the proposal will not result in any intensification of the existing use of the site

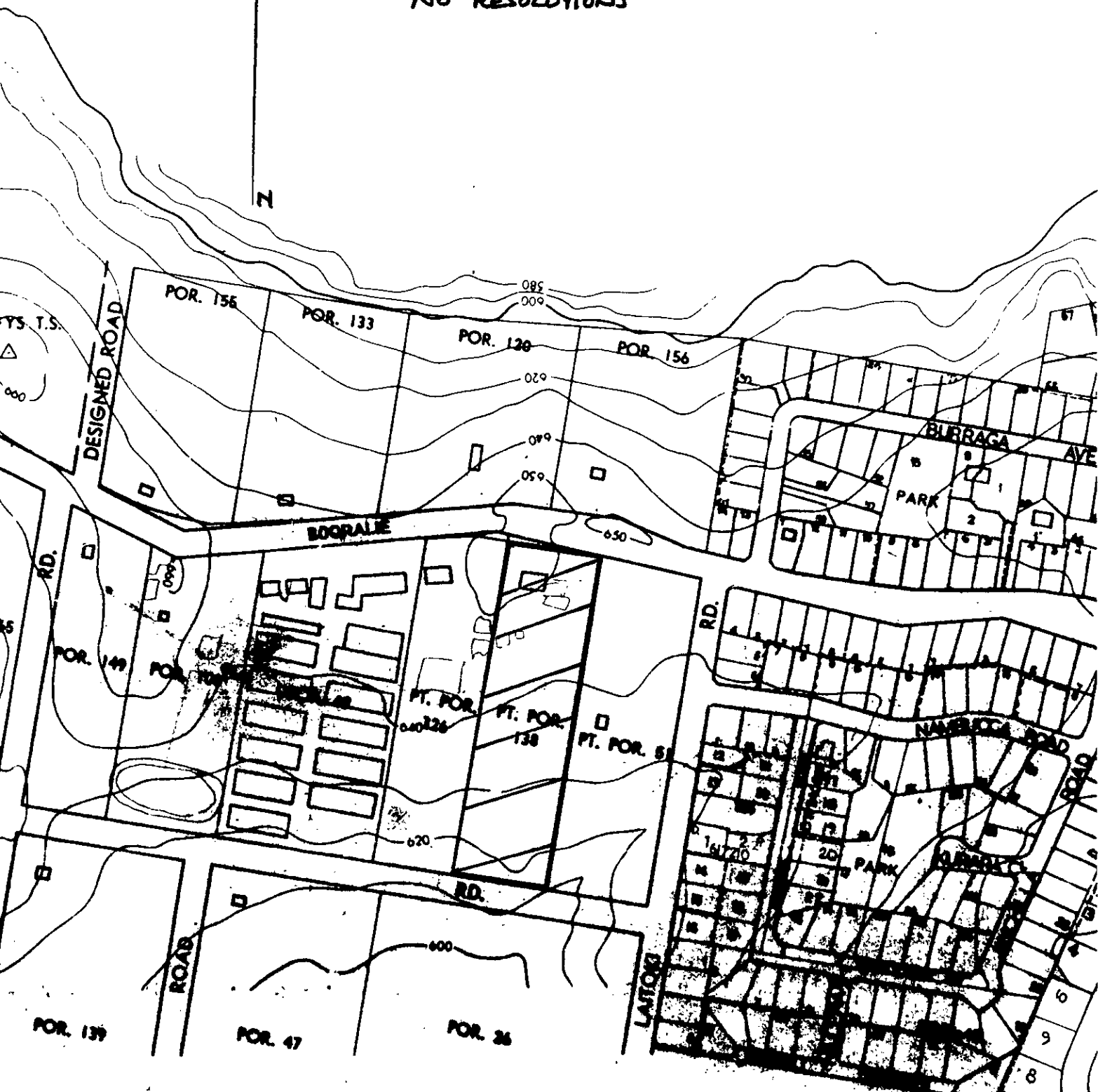
Yours truly,

R. La Rosa

## 2

ZONING NON URBAN 1(A)

NO RESOLUTIONS

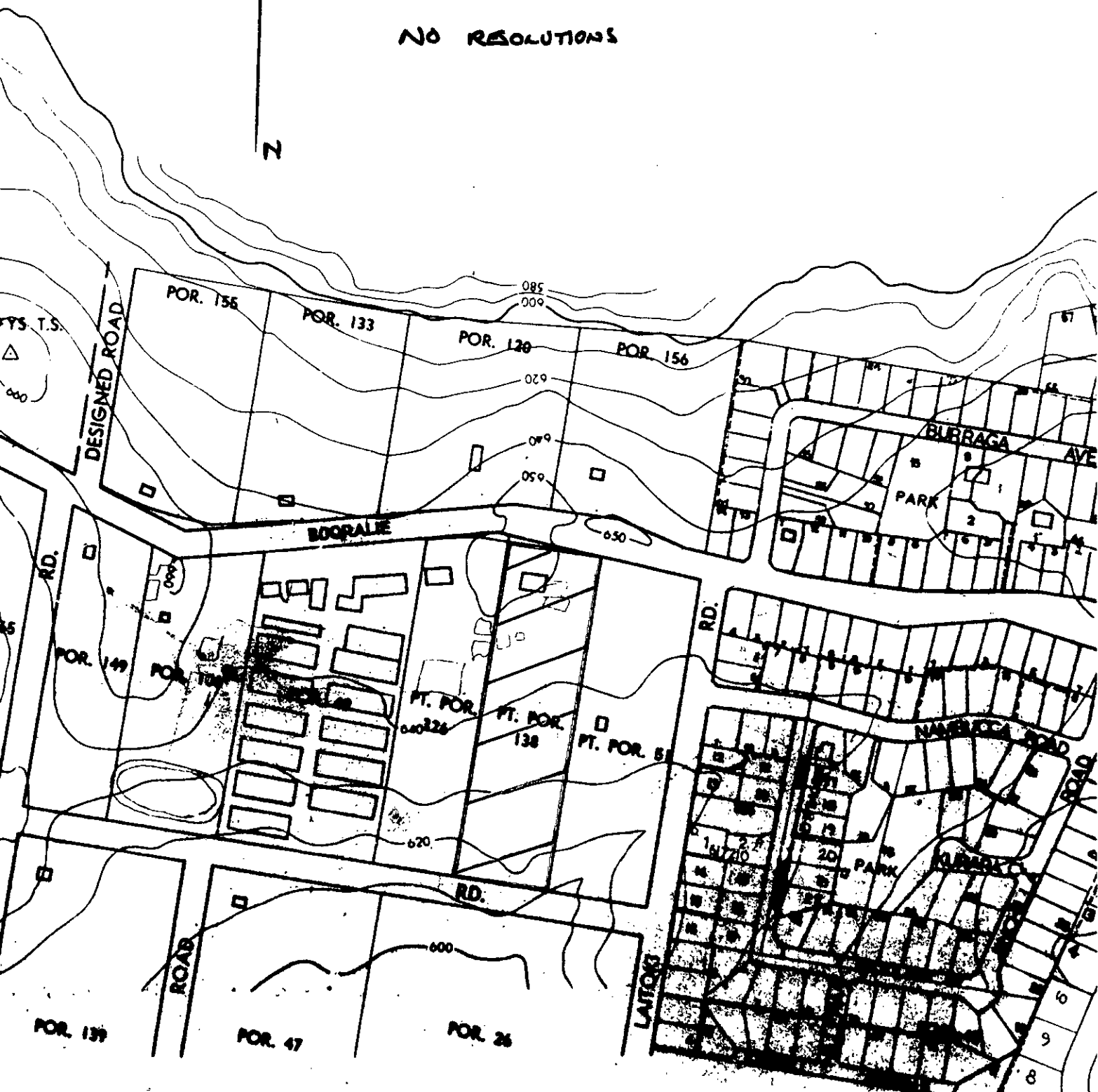


# R I N G

SCALE 1 : 4000

ZONING NON URBAN 1(A)

NO RESOLUTIONS

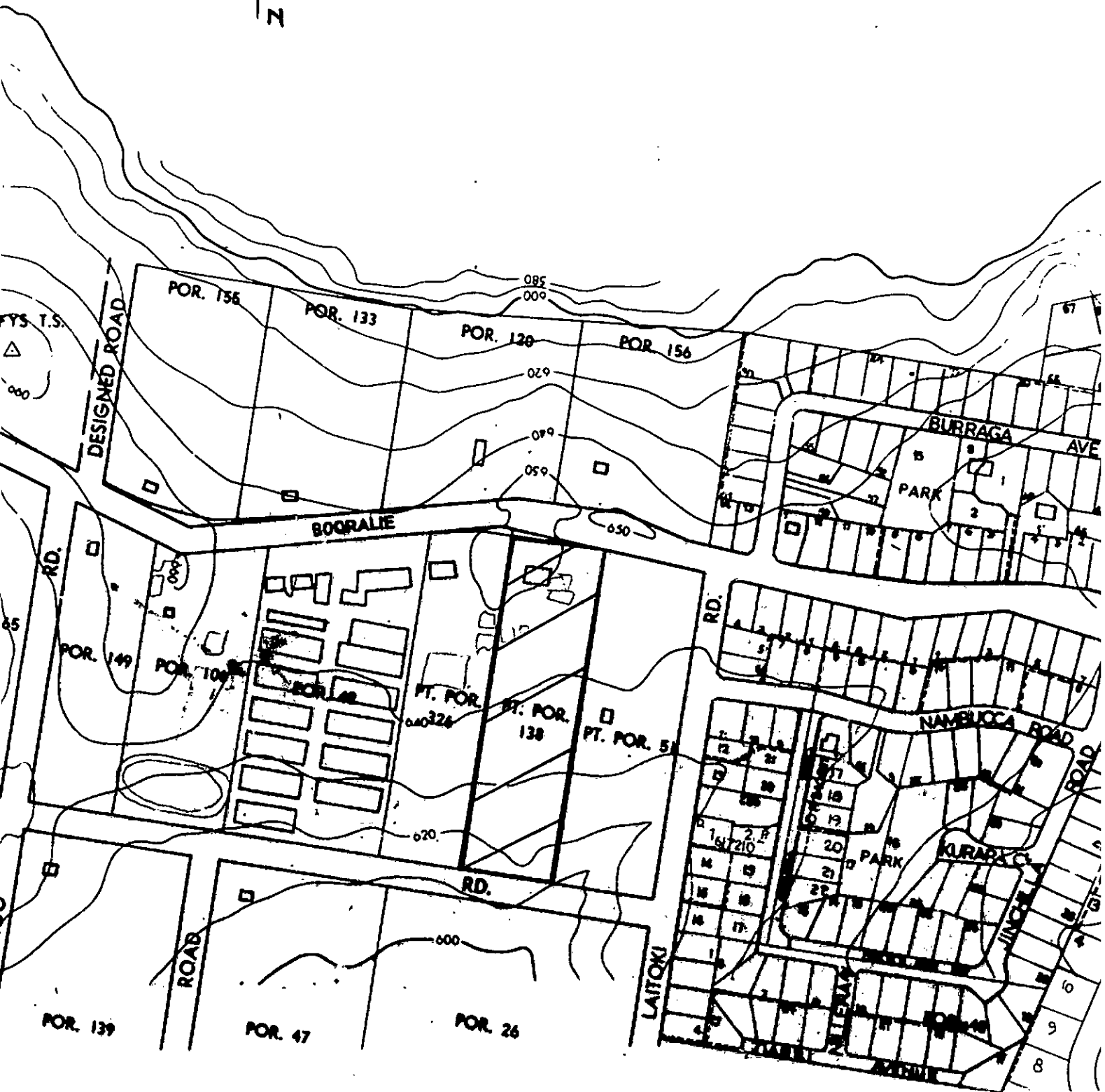


# R I N G

SCALE 1 : 4000

ZONING NON URBAN 1(A)

NO RESOLUTIONS





DEVELOPMENT UNIT

DATE:.....20.9.84.....

FILE NO:.....612/85.....

D.A. NO:.....515.....

FOLID:.....

SUBJECT: APPLICATION FOR DEVELOPMENT CONSENT

PROPOSAL: (Full details to be stated) \_\_\_\_\_

*Elect double garage*

APPLICANT: *Raffaele La Rosa*

LOT NO: *2* SECTION: \_\_\_\_\_ D.P. *530145* STREET NO: *85*

STREET: *Booralie Road* SUBURB: *Terrey Hills*

HEALTH AND BUILDING/ENGINEERS COMMENTS:

*No Engineer's Dept. requirements*

*24.*

*20/9/84*

*From DJ. 21.9.84.*

*SE - A/O + T.D?*

*J.R. - T.D. 11.10.84.*

*adj lot overhanger adj to body  
:- no effect.*

*no trees to be removed,  
ag shed & ch on site*

*Site visit: Site Plan/Septa GAS requested by hand 3/10.  
Details to come.*

DEVELOPMENT UNIT

DATE:.....20.9.84.....

FILE NO:.....612/85.....

D.A. NO:.....510.....

FOLIO:.....

SUBJECT: APPLICATION FOR DEVELOPMENT CONSENT

PROPOSAL: (Full details to be stated).....

Elect double garage

APPLICANT: Raffaele LaRosa

LOT NO: 2 SECTION: D.P. 530145 STREET NO: 85

STREET: Booralie Road SUBURB: Terrey Hills

HEALTH AND BUILDING/ENGINEERS COMMENTS:

H&B 1) All buildings <sup>of their uses</sup> to be nominated on site plan.

2) Accurate indication of position of septic system to be provided.

S.P. 24/9/84

J. Rana

25/9

Information should be shown at D/A stage or prior to its determination.

Byd.

PRELIMINARY CHECKLIST

1. Check property description on VDU and record same in full here: Lot 2, D.P. 530145, No. 185  
Boorah Road, Terrey Hills 2084.
2. Check that DA is on correct file.
3. Check ownership of subject land on VDU and, if different from that shown on DA form, record registered proprietor/s in full here: OK
4. Check that proposal indicated on DA is adequate (what exactly in DA for) if not sure, discuss with S Clement or S Bowden.
5. Check that where building work is involved that 3 copies of plans have been submitted. Where DA is for a use and the applicant has not supplied floor plans indicating area of site/building to be used or has not advised of same by way of letter, tick the box below.

INSUFFICIENT INFORMATION RELATING TO LOCATION OF PROPOSED USE

☐

6. Attach any relevant resolutions.
7. Attach any relevant codes/policies.
8. Attach red/yellow DA tag to front of file.
9. Check fees paid against Fee Policy and complete the following:

X

Fee paid

Fee as per Fee Policy

*Refund due*

- N.B. If Section 342ZA advertising is required (DA for residential flats in designated residential flat area) tick the following:

\$500 342ZA advertising fee paid

☐

DEVELOPMENT UNIT HANDOUT CHECKLIST

- A. Complete DU Handout forms.
- B. Attach 1 copy of all plans submitted to each Handout.
- C. Attach 1 copy of all correspondence submitted in support of the application (except letters of owners consent) to each Handout.
- D. Attach 1:4000 location sketch to each Handout. Location sketch should contain a north point and clearly identify the subject land.
- E. Write zoning of subject land on the location sketch and also indicate whether land is affected by any proposed zoning amendments. If land is in a designated residential flat area also indicate same.
- F. Transfer file to Development Unit with completed Handouts tucked inside file cover.

# DEVELOPMENT APPLICATION

## WARRINGAH SHIRE COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

Section 77(3), Regulation 27(1)

I/We Mr & Mrs La Rosa

(Name of Applicant)

of 85 BOORALIE ROAD TERRY HILLS

Post Code 2084

Telephone No: Priv. 450 1618

Bus. \_\_\_\_\_

hereby apply for development  
consent for the land use or  
development described below.

### OFFICE USE ONLY

D.A. No: 515

Date Rec: 18/9/84

Est. Cost of Bldg: \$10,000

Assessed Fee: \$80

Fee Receipt No: 030425

A. Description of the land to which the development or use relates

No. or name 85 Street BOORALIE

Locality/Suburb TERRY HILLS

Real Property Description LOT 2

(e.g. Lot, D.P., MPS., Vol/Fol, Parish, Portion).

B. Description of Development or Landuse for which consent is sought:

addition of new double garage to existing  
residence

Where the development involves the erection of a building, the proposed use of that building when erected:

park cars

C. Estimated cost of the proposed development (where it involves the erection of a building or the carrying out of a work):

\$10000

D. Environmental impact of proposed development:

The application is accompanied by:-

- \* (a) an environmental impact statement (in the case of designated development);
- \* (b) a statement of environmental effects.
- \* DELETE WHICHEVER IS INAPPLICABLE

Note: A plan (in triplicate) of the subject land must accompany the application - refer to Note 2 of Instruction for Completing Development Application. Please complete locality sketch on Page 2 of this document.

Note: Plans/drawings and other information (in triplicate) describing the development must accompany the application - refer to Notes 3 & 4 of Instruction for Completing Development Application.

Note: Refer to Note 1 of the Instruction for Completing Development Application.

Note: Refer to Notes 5 & 6 of the Instruction for Completing Development Application.

\* Note: Where the applicant is NOT the owner see provision for consent of the owner overleaf.

R. La Rosa  
Signature of Applicant.

3-9-84

Date.

WARRINGAH SHIRE COUNCIL  
- CENTRAL RECORDS

18 SEP 1984

REF. TO: 1 TP

FILE WITH: 2 S Booralie

FILE No PF612/85

Action Officer: J. Rawlin Target Date: 11/10/84

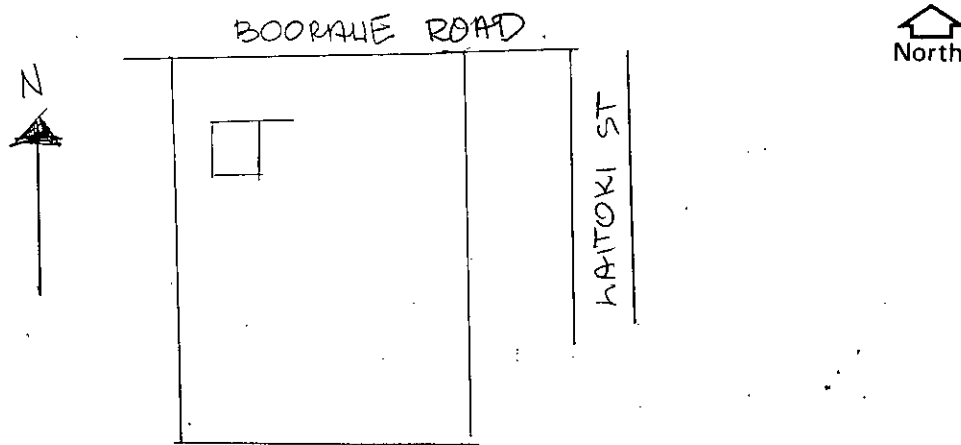
Comments: H.B./E.g.'s comments to council  
letter done

### OFFICE USE ONLY

TO BE COMPLETED BY SENIOR PLANNER.

# LOCALITY SKETCH.

(Indicate the site of proposed development, the nearest cross streets and existing development, if any, in the immediate vicinity).



Schedule of Fees								
COLUMN I		COLUMN II						
Estimated cost of development		Maximum amount of fee						
(i)	Not exceeding \$1,000 . . .	\$50						
(ii)	Exceeding \$1,000 but not exceeding \$100,000 . . .	\$50 plus \$3 for each \$1,000						
(iii)	Exceeding \$100,000 but not exceeding \$500,000 . . .	....\$350 plus \$1.50 for each \$1,000 above \$100,000						
(iv)	Exceeding \$500,000 but not exceeding \$1,000,000 . . .	....\$950 plus \$1 for each \$1000 above \$500,000						
(v)	Exceeding \$1,000,000 but not exceeding \$10,000,000 . .	....\$1,450 plus 75 cents for each \$1,000 above \$1,000,000						
(vi)	Exceeding \$10,000,000 but not exceeding \$43,600,000 . .	....\$8,200 plus 50 cents for each \$1,000 above \$10,000,000						
(vii)	Exceeding \$43,600,000 . . .	....\$25,000						
<table> <tr> <th><u>EXAMPLE OF CALCULATION</u></th><th><u>Estimated Cost of Development</u></th><th><u>Fee Payable</u></th></tr> <tr> <td></td><td>\$5,000</td><td>\$50 + \$15(i.e. 5x1000) = \$65</td></tr> </table>			<u>EXAMPLE OF CALCULATION</u>	<u>Estimated Cost of Development</u>	<u>Fee Payable</u>		\$5,000	\$50 + \$15(i.e. 5x1000) = \$65
<u>EXAMPLE OF CALCULATION</u>	<u>Estimated Cost of Development</u>	<u>Fee Payable</u>						
	\$5,000	\$50 + \$15(i.e. 5x1000) = \$65						

## **\* CONSENT OF OWNER**

I \_\_\_\_\_  
of \_\_\_\_\_ Post Code: \_\_\_\_\_  
being the owner of the land to which this application  
relates hereby consent to the making of this application.

Note 1: Where the owner of the land is  
a company the common seal of that  
company must be affixed to this  
application.

Note 2: Where there is more than one owner  
all owners must sign.

## **\* To be completed:**

(a) where the land to which the  
development application relates,  
does not comprise Crown Lands,  
and the applicant is not the  
owner of that land; or  
(b) where the land comprises  
Crown Lands, and the applicant  
is not the lawful occupier or  
owner of the land.

# DEVELOPMENT APPLICATION

## WARRINGAH SHIRE COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979  
Section 77(3), Regulation 27(1)

I/We Mrs Mrs R. La Rosa  
(Name of Applicant)

of 85 Booralie Rd Terry Hills  
Post Code 2084

Telephone No: Priv. 450 1618

Bus. \_\_\_\_\_

hereby apply for development  
consent for the land use or  
development described below.

### OFFICE USE ONLY

D.A. No: 515  
Date Rec: 18/9/84  
Est. Cost of Bldg: 40.000  
Assessed Fee: 880.00  
Fee Receipt No: 030425

#### A. Description of the land to which the development or use relates

No. or name 85 Street BOORALIE

Locality/Suburb TERRY HILLS

Real Property Description LOT 2  
(e.g. Lot, D.P., MPS., Vol/Fol, Parish, Portion).

#### B. Description of Development or Landuse for which consent is sought:

addition of new double garage to existing  
residence

Where the development involves the erection of a building, the  
proposed use of that building when erected:

park cars

#### C. Estimated cost of the proposed development (where it involves the erection of a building or the carrying out of a work):

\$ 10000

#### D. Environmental impact of proposed development:

The application is accompanied by:-

- \* (a) an environmental impact statement (in the case of designated development);
- \* (b) a statement of environmental effects.
- \* DELETE WHICHEVER IS INAPPLICABLE

Note: A plan (in triplicate) of the subject land must accompany the application - refer to Note 2 of Instruction for Completing Development Application.  
Please complete locality sketch on Page 2 of this document.

Note: Plans/drawings and other information (in triplicate) describing the development must accompany the application - refer to Notes 3 & 4 of Instruction for Completing Development Application.

Note: Refer to Note 1 of the Instruction for Completing Development Application.

Note: Refer to Notes 5 & 6 of the Instruction for Completing Development Application.

R. Larom  
Signature of Applicant.

3-9-84  
Date.

WARRINGAH SHIRE COUNCIL  
CENTRAL REC.

18 SEP 1984

FILE TO:

FILE WITH:

FILE No. PP612/85

\* Note: Where the applicant is NOT the owner see provision for consent of the owner overleaf.

TO BE COMPLETED BY SENIOR PLANNER.

OFFICE USE ONLY

Action Officer: \_\_\_\_\_ Target Date: \_\_\_\_\_

Comments: \_\_\_\_\_

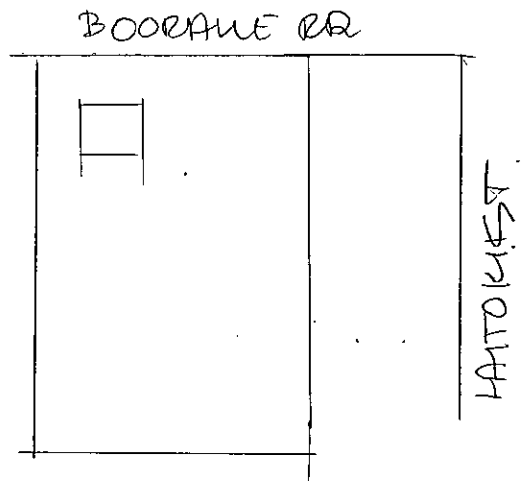
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# LOCALITY SKETCH.

(Indicate the site of proposed development, the nearest cross streets and existing development, if any, in the immediate vicinity).



North

Schedule of Fees		
COLUMN I		COLUMN II
Estimated cost of development		Maximum amount of fee
(i)	Not exceeding \$1,000 . . .	\$50
(ii)	Exceeding \$1,000 but not exceeding \$100,000 . . .	\$50 plus \$3 for each \$1,000
(iii)	Exceeding \$100,000 but not exceeding \$500,000 . . .	....\$350 plus \$1.50 for each \$1,000 above \$100,000
(iv)	Exceeding \$500,000 but not exceeding \$1,000,000 . . .	....\$950 plus \$1 for each \$1000 above \$500,000
(v)	Exceeding \$1,000,000 but not exceeding \$10,000,000 . . .	....\$1,450 plus 75 cents for each \$1,000 above \$1,000,000
(vi)	Exceeding \$10,000,000 but not exceeding \$43,600,000 . . .	....\$8,200 plus 50 cents for each \$1,000 above \$10,000,000
(vii)	Exceeding \$43,600,000 . . .	....\$25,000
<u>EXAMPLE OF CALCULATION</u>		
Estimated Cost of Development		<u>Fee Payable</u>
\$5,000		\$50 + \$15(i.e. 5x1000) = \$65

## \* CONSENT OF OWNER

I \_\_\_\_\_  
of \_\_\_\_\_ Post Code: \_\_\_\_\_  
being the owner of the land to which this application relates hereby consent to the making of this application.

Note 1: Where the owner of the land is a company the common seal of that company must be affixed to this application.

Note 2: Where there is more than one owner all owners must sign.

## \* To be completed:

(a) where the land to which the development application relates, does not comprise Crown Lands and the applicant is not the owner of that land; or  
(b) where the land comprises Crown Lands, and the applicant is not the lawful occupier or owner of the land.

OFFICE USE ONLY

IN OF

Land to be acquired for road purposes  
from Portion 138 being part of the land  
comprised in CT Vol 6466 folio 180

Shire/City WARRINGAH

Town or Locality TERREY HILLS

Parish BROKEN BAY

County CUMBERLAND

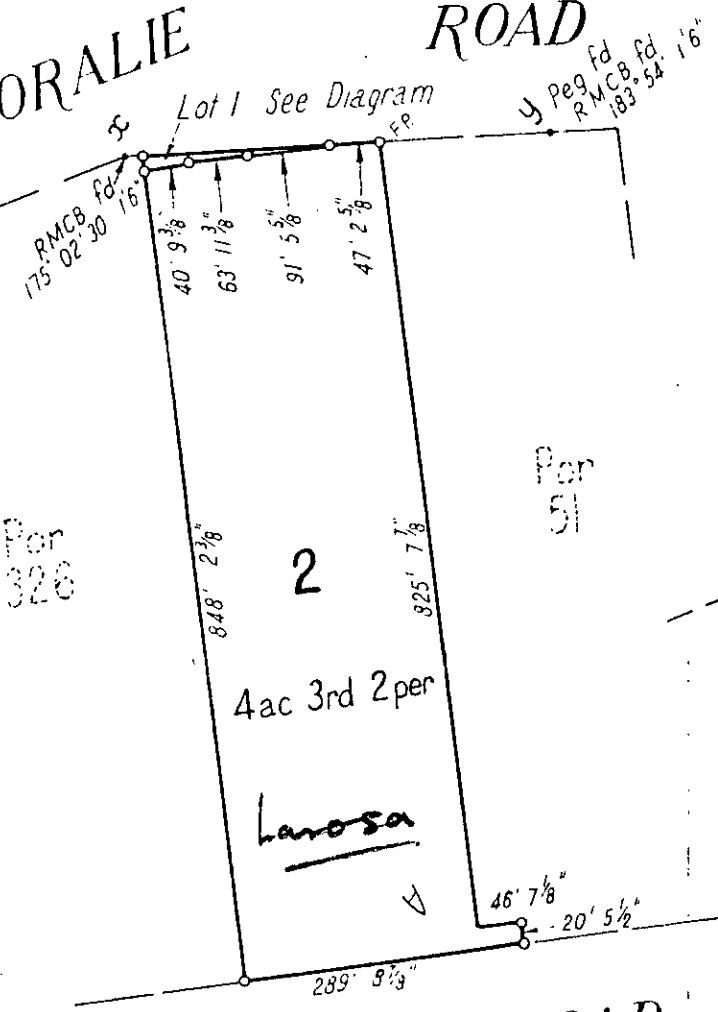
Scale 200 ft to an inch

Registered: .....  
C.A.: .....  
Title System: .....  
Purpose: .....  
Ref. Map: .....  
Last Plan: .....

BOORALIE

ROAD

WARNING. Plan Drawing only to appear in this space.



TOORONGA ROAD

BOORALIE ROAD

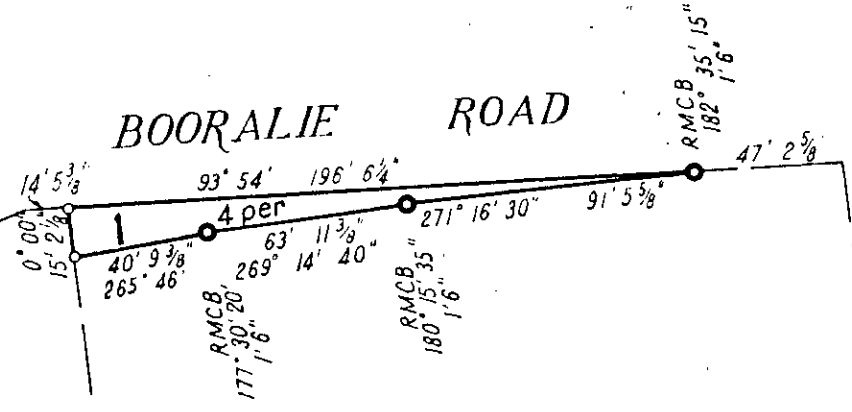


Diagram of Lot 1  
Scale: 60 ft to 1 inch

W. J. John

WARNING. Plan Drawing only to appear in this space.



SHIRE OF WARRINGAH

PROPERTY: ..... 85 BORAHUE RD, T/HILL 2084. ....

RATABLE PERSON: ..... Raffaele LAROSA .....  
.....

POSTAL ADDRESS: .....  
.....

LOT NO: ..... 2 (P.P. 138) ..... DP.NO: ..... 530145. ....

SECTION. ..... PORTION: .....  
.....

U.C.V. ..... \$150 ..... R.B.F. .....  
.....

DATE OF VALUATION: ..... 8.1.81. .... RATE IN \$ .....  
.....

LAND DIMENSIONS: Frontage ..... Depth .....  
.....

Area ..... 1.927 H. ....  
.....

(1/A).