

Tony Harris
C/- Planning Ingenuity Pty Ltd



Preliminary Site Investigation: Proposed Seniors Living, 52 Cooyong Road, Terrey Hills, NSW

ENVIRONMENTAL



WATER



WASTEWATER



GEOTECHNICAL



CIVIL



PROJECT
MANAGEMENT



P1504710JR02V01
September 2016

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

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1 Overview

1.1 Introduction

Martens & Associates Pty Ltd has prepared this Preliminary Site Investigation (PSI) report for Tony Harris C/- Planning Ingenuity Pty Ltd ('the Client') to support a development application (DA) to Warringah Council for a proposed seniors living development at 52 Cooyong Road, Terrey Hills, NSW. A site survey is provided in Attachment A.

1.2 Objectives

Investigation objectives included:

- Identification of historic and current potentially contaminating site activities.
- Evaluation of potential areas of environmental concern (AEC) and associated contaminants of primary concern (COPC).
- Provide comment on suitability of site for future development use and provide recommendations for a detailed site investigation (DSI) including possible intrusive soil investigations if required.

1.3 Project Scope

Scope of works included:

- Walkover inspection to review current land use, potential contaminating activities and neighbouring land uses.
- Review available Warringah Council site development consents.
- Review of 6 historic aerial photographs to assess past site and surrounding land use patterns.
- Review NSW OEH (formerly NSW EPA) notices under the Contaminated Land Management Act (1997).
- Preparation of a preliminary site investigation (PSI) report in general accordance with the relevant sections of ASC NEPM (1999, amended 2013), NSW OEH (2011) and DEC (2006).

1.4 Abbreviations

AEC – Area of environmental concern

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

BTEX – Benzene, toluene, ethyl benzene, xylene

COPC – Contaminants of primary concern

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

IBC – Intermediate bulk container

LGA – Local government area

MA – Martens & Associates Pty Ltd

mAHD – Metres, Australian Height Datum

mbgl – Metres below ground level

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

PVC – Polyvinyl chloride

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.

Table 1: Site background information.

Investigation address and lot title	Lot 368 DP752017, 52 Cooyong Road, Terry Hills, NSW
Investigation area	Approximately 1.955 ha
Local Government Area (LGA)	Warringah Council
Zoning	RU4 Primary Production Small Lots
Site description	<p>The site contains a single storey clad dwelling, garage, above ground pool, horse arena/stables and sheds.</p> <p>The site has grades of 5 – 15% towards the north west. Site elevation is between approximately 198 mAHD in the south east and 173 mAHD in the north west.</p> <p>The site is generally cleared of trees with low grass cover.</p> <p>Drainage is via overland flow to the north west, to Neverfail Creek immediately west of the site's western boundary.</p>
Current land use	Rural residential and rural (horse arena and stables)
Proposed land use	Seniors living development
Surrounding land uses	Mixture of rural, rural residential and low density residential
Geology	The Sydney 1:100,000 Geological Series Sheet 9130 (Geological Survey of NSW, 1983) indicates that the site is underlain by Hawkesbury Sandstone comprising medium to coarse grained quartz sandstone, very minor shale and laminite lenses.
Environmental receptors	Neverfail Creek to west of site which is an upper tributary of Kierans Creek
Human receptors	Existing surrounding lot users. Future residents and site workers / builders.

2.2 Hydrogeology

Review of NSW Department of Primary Industries Office of Water's online groundwater database indicates that 18 licensed groundwater bores (Figure 2, Attachment B) are located within approximately 1 km of the site.

Table 2: Available hydrogeological information.

Groundwater Bore Identification	Direction and Distance	Depth To Groundwater (mBGL)	Authorised Purpose	Water Bearing Zone Material
GW105402	South east (70m)	81	Domestic	Sandstone
GW108967	South east (210m)	NI ¹	Domestic, stock	NI ¹
GW018343	South west (490m)	NI ¹	General use, domestic	NI ¹
GW020300	North east (360m)	6	Stock, irrigation, domestic	Sandstone
GW108555	North west (600m)	81	Domestic, stock	Sandstone

Notes:

¹ NI = no information.

Review of information from the five closest groundwater bores to the site (Table 2) indicates the bores are authorised for domestic, stock and irrigation purposes and standing water level ranges from 6 mbgl to 81 mbgl. Sandstone forms the water bearing zones. Site investigations including drilling and groundwater monitoring bore installation would be required to better characterise site hydrogeology.

3 Site Background Assessment

3.1 Historical Site Records Review

Development and building application records kept by Warringah Council were reviewed (Table 3) and indicate that applications and subsequent approvals were granted for dwellings, a pool and cabana, and a nursery shed. Approval was also given in 1996 for landfill and earthworks. Council correspondence regarding development and building application records is provided in Attachment E.

Table 3: Site development and building application records.

Year	Description
1961	Fibro dwelling
1977	Timber dwelling
1978	Nursery shed
1983	Erection of swimming pool and timber deck ancillary to existing dwelling – approved 25 January 1983
1983	Erection of a 2 storey building for use as a garage and cabana ancillary to the existing dwelling house and swimming pool – approved 27 June 1983
1996	Landfill and earthworks – approved 8 November 1996

3.2 NSW EPA Records

No notices for the suburb of Terrey Hills exist under the Contaminated Land Management Act (1997) or the Environmentally Hazardous Chemicals Act (1985), or identified on the list of NSW contaminated sites notified to the EPA.

3.3 Historical Aerial Photograph Analysis

Historical aerial photographs taken of the site during 1930, 1955, 1978, 1991, 2002 and 2015 were reviewed to investigate historic site land uses (Table 4). Copies of aerial photographs are provided in Attachment D.

Photos indicate that the site has been used for either rural or rural residential purposes since at least 1955.

Table 4: Historic aerial photograph observations 1930 – current.

Year	Site	Surrounding Land Use
1930	Bushland.	Bushland with few unsealed roads.
1955	Tree coverage in west and central region with eastern portion cleared, possibly being used for agricultural or residential purposes (poor resolution – unable to discern).	Rural development surrounding site. Cooyong Road constructed.
1978	Tree cover reduced in east, west and central area.	Rural lots surround bulk of site. Residential development has occurred, most notably to north east of site. Laitoki Road constructed.
1991	Tree cover reduced, dwelling, shed and pool in central northern portion of site.	Little change from 1978.
2002	Additional sheds to east and west of dwelling, horse arena in west.	Little change from 1991 aside from some additional dwellings, agricultural structures and horse arenas, most notably to north and north west of site.
2015	Little change from 2002 aside from additional shed in west.	Little change from 2002.

3.4 Walkover Site Inspection

Site walkover observations from site inspection on August 7, 2015 are summarised below:

- A clad dwelling with above ground pool was observed in the centre of the site.
- A large shed with a concrete floor was observed to the east of the dwelling and contained mechanical equipment, furniture, cars and a mower.
- A horse arena with accompanying stables was observed in the west of the site.
- A stockpile approximately 4 m diameter by up to 0.5 m deep of soil, aggregate and builder's rubble was observed to the south east of the horse arena. This stockpile was within a larger area of fill which formed a track.
- An approximate 500 m² area of fill up approximately 1 m deep was noted to the east of the horse arena.
- Fill containing bricks was noted to the east of the horse stables.

- Two metal sheds with timber pallet floors containing fuel cans were observed to the north of the horse stables.
- Two horse shade shelters were observed in east of site.

4 Areas of Environmental Concern/Contaminants of Primary Concern

Our assessment of site AECs and COPCs (Table 5) 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 Figure 3 (Attachment C).

Table 5: Areas of environmental concern and contaminants of primary concern.

AEC ¹	Potential for Contamination	COPC	Contamination Likelihood
A – Dwelling and existing/former sheds	Pesticides and heavy metals may have been utilised underneath dwellings for pest control. Dwelling construction may include ACM and/or lead based paints. Existing/former sheds may have stored fuel, oils, pesticides and/or been treated with heavy metals and pesticides (pest control). Shed construction may have include ACM and/or lead based paints.	HM, TRH, BTEX, PAH, OCP/OPP, asbestos	Medium High for asbestos
B – Filled areas	Fill of unknown origin may be contaminated.	HM, TRH, BTEX, PAH, OCP/OPP, asbestos	Medium

Notes

¹ Locations identified on AEC map in Attachment C.

5 Conclusions and Recommendations

5.1 Conclusions

Results of the site history and walkover inspection indicate that the site has been used for either rural or rural residential purposes since at least 1955, and has the following potential contamination sources:

- Dwelling construction and maintenance have the potential to have introduced contaminants in the form of asbestos (as a construction material), pesticides (pest control) and heavy metals (paints, pest control).
- Existing and former sheds may have stored fuel, oils or other chemicals, leading to hydrocarbon contamination. Lead based paints or PACM (fibrous cement sheeting containing asbestos) may have been used during construction. The sheds may have been treated with pesticides and heavy metals for pest control.
- Fill material of unknown origin may have contained contaminants.

5.2 Recommendations

To address land contamination risks a detailed site investigation (DSI) is required to assess identified AECs. The DSI is to include an intrusive soil sampling regime pre demolition to target identified fill, and post demolition to target under the existing dwelling and shed footprints (plus 1 m curtilage) to determine any residual impacts from previous use.

The site investigation 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 assess COPC identified for each AEC (Table 5). Results of the site testing shall be assessed against site acceptance criteria (SAC) developed with reference to ASC NEPM (1999, amended 2013).

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 (dwellings and sheds) and where additional assessment work 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, (site contamination measure)*.

Warringah Council – DA/BA/CC records (2015).

Department of Lands – Map sales. Aerial photographs (1930, 1955, 1978, 1991, 2002 and 2015).

Nearmap (2015).

NSW DEC (2006) *2nd Ed. Contaminated Sites: Guidelines for the NSW Site Auditor Scheme*.

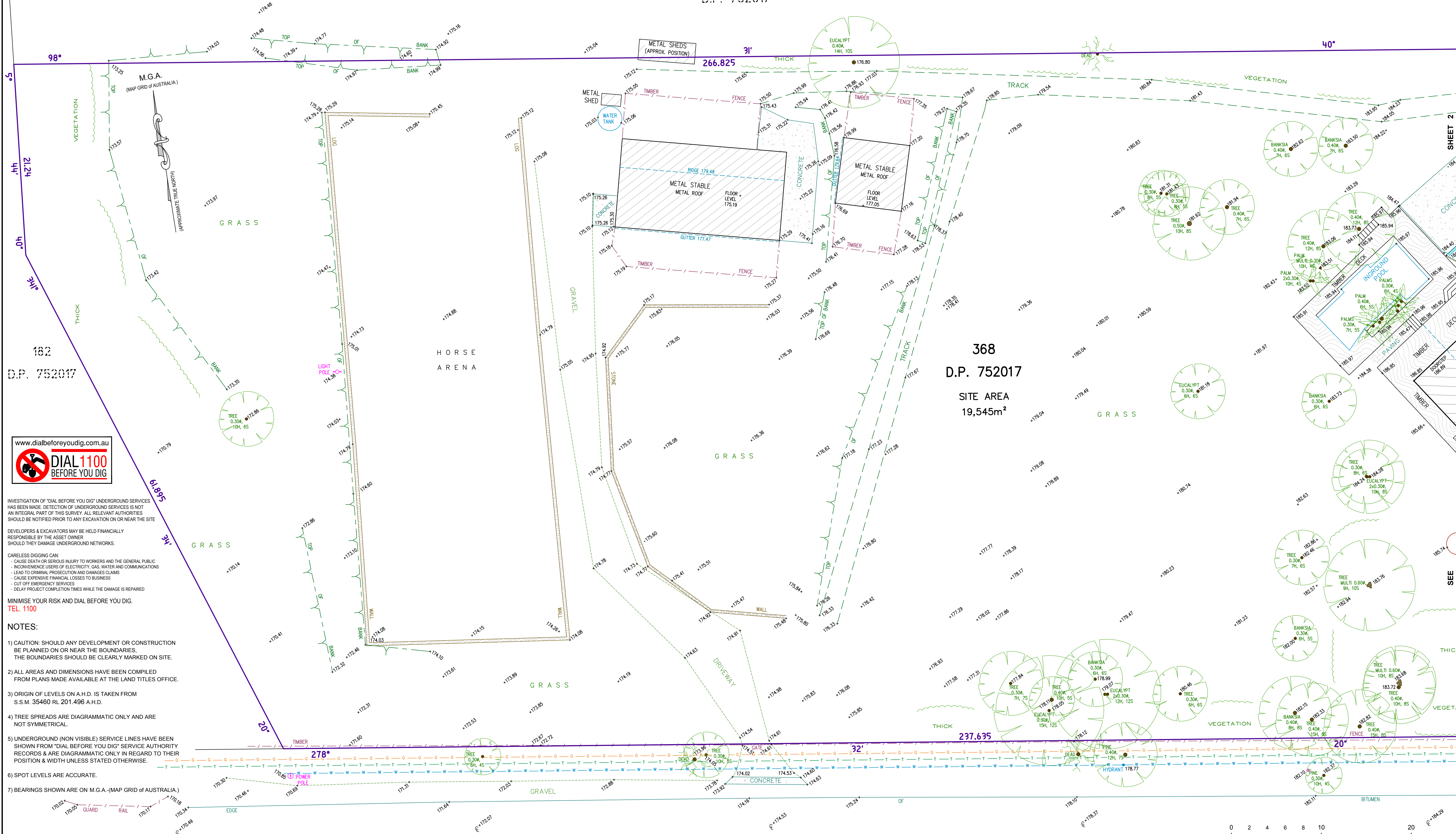
Geological Survey of NSW, (1983) *Sydney 1:100,000 Geological Sheet 9130*.

NSW EPA (1995) *Sampling Design Guidelines*.

NSW OEH (2011) *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites, 2nd Edition*.

8 Attachment A – Site Survey

46
D.P. 752017



INVESTIGATION OF "DIAL BEFORE YOU DIG" UNDERGROUND SERVICES HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE.

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

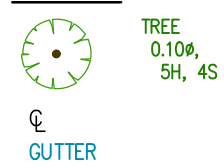
CARELESS DIGGING CAN:

- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG.
TEL. 1100

- NOTES:
- 1) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
 - 2) ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE AT THE LAND TITLES OFFICE.
 - 3) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM S.S.M. 35460 RL 201.496 A.H.D.
 - 4) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
 - 5) UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM "DIAL BEFORE YOU DIG" SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
 - 6) SPOT LEVELS ARE ACCURATE.
 - 7) BEARINGS SHOWN ARE ON M.G.A. (MAP GRID OF AUSTRALIA.)

LEGEND



DENOTES APPROX 0.10m DIAMETER OF TREE
DENOTES APPROX. 5m HEIGHT OF TREE
DENOTES APPROX. 4m SPREAD OF TREE

DENOTES CENTRE LINE OF ROAD
DENOTES TOP OF GUTTER

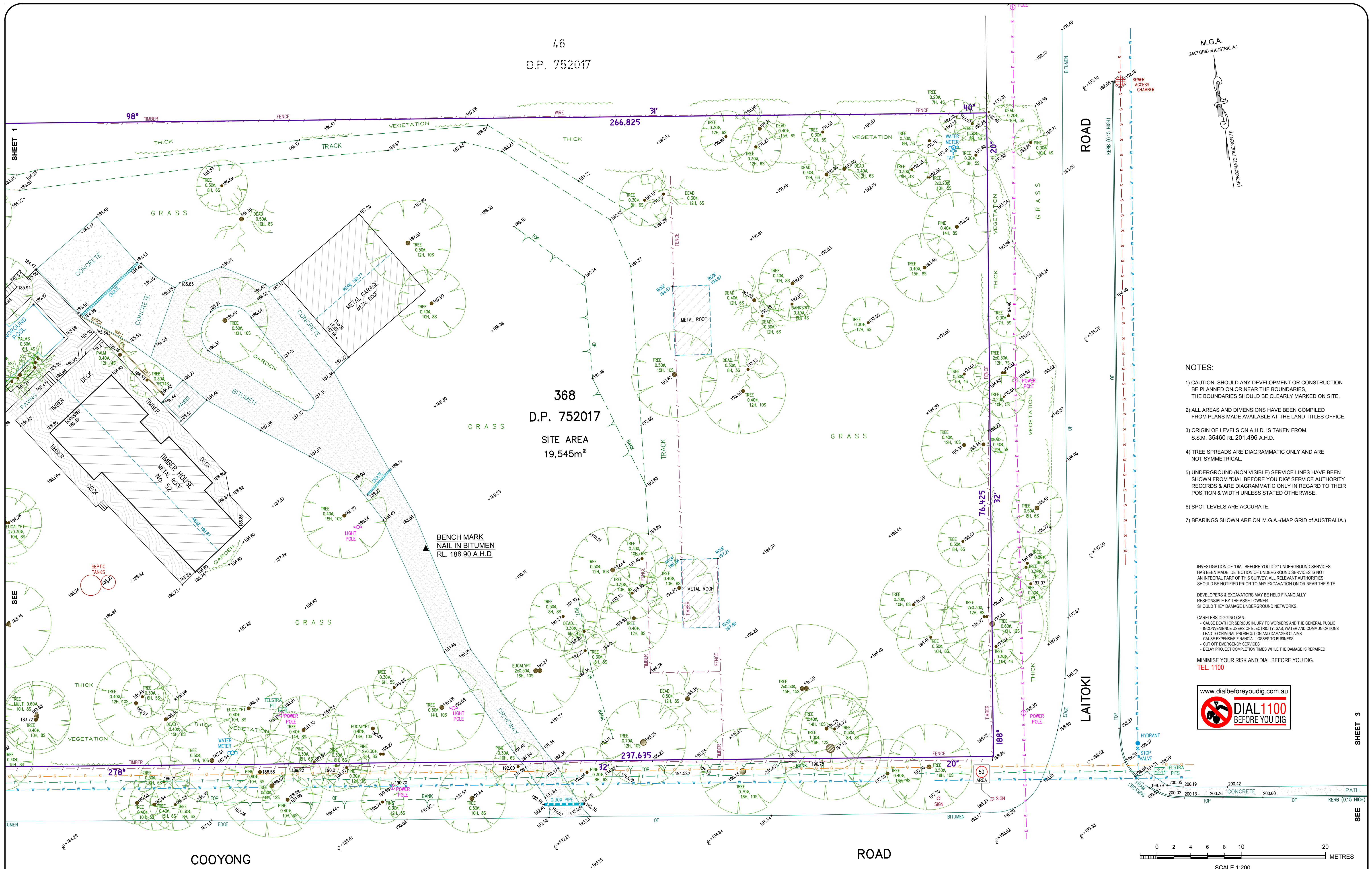
BOARDS SEWER
Q/HEAD ELECTRIC LINES
TELSTRA LINES
WATER LINES
GAS LINES

PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS & PHYSICAL FEATURES OVER LOT 368 IN D.P. 752017 KNOWN AS No. 52 COOYONG ROAD, TERREY HILLS.

L.G.A.: WARRINGAH

CLIENT	Mr TONY HARRIS		REF No.	4930
PROPERTY	No. 52 COOYONG ROAD, TERREY HILLS		SHEET No.	1 of 3
DATUM	A.H.D.	SCALE 1:200 @ A1	DATE	4/5/2015
SURVEYED	S.P.	DRAWN S.P.	DWG No.	4930
			REV No.	00

46
D.P. 752017



- NOTES:
- 1) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
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 - 6) SPOT LEVELS ARE ACCURATE.
 - 7) BEARINGS SHOWN ARE ON M.G.A.-(MAP GRID OF AUSTRALIA.)

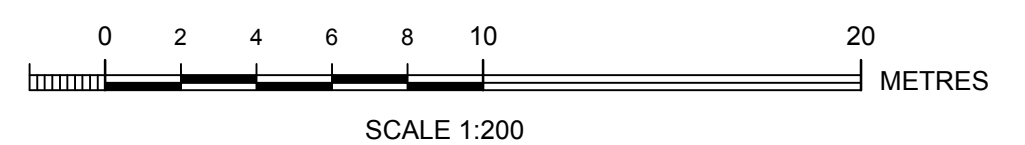
INVESTIGATION OF "DIAL BEFORE YOU DIG" UNDERGROUND SERVICES HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE.

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

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- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

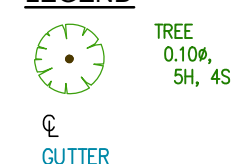
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LEGEND



TREE
0.10m
5m, 45
DENOTES APPROX 0.10m DIAMETER OF TREE
DENOTES APPROX. 5m HEIGHT OF TREE
DENOTES APPROX. 4m SPREAD OF TREE

GUTTER
DENOTES CENTRE LINE OF ROAD
DENOTES TOP OF GUTTER

BOARDS SEWER
HEAD ELECTRIC LINES
TELSTRA LINES
WATER LINES
GAS LINES

PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS & PHYSICAL FEATURES OVER LOT 368 IN D.P. 752017 KNOWN AS No. 52 COOYONG ROAD, TERREY HILLS.

L.G.A.: WARRINGAH

CLIENT	Mr TONY HARRIS		REF No.	4930
PROPERTY	No. 52 COOYONG ROAD, TERREY HILLS		SHEET No.	
DATUM	A.H.D.	SCALE 1:200 @ A1	DATE	4/5/2015
SURVEYED	S.P.	DRAWN	DWG No.	4930
			REV No.	00

9 **Attachment B – Groundwater Bore Locations**



Martens & Associates Pty Ltd ABN 85 070 240 890		Environment Water Wastewater Geotechnical Civil Management	
Drawn:	BR	NSW DPI Office of Water Groundwater Database 52 Cooyong Road, Terrey Hills, NSW SOURCE: NSW DEPARTMENT OF PRIMARY INDUSTRIES	Drawing No:
Approved:	GT		FIGURE 2
Date:	12.09.2016		
Scale:	Not to Scale		Job No: P1504710JR02V01

10 Attachment C – AEC Locations



Key:



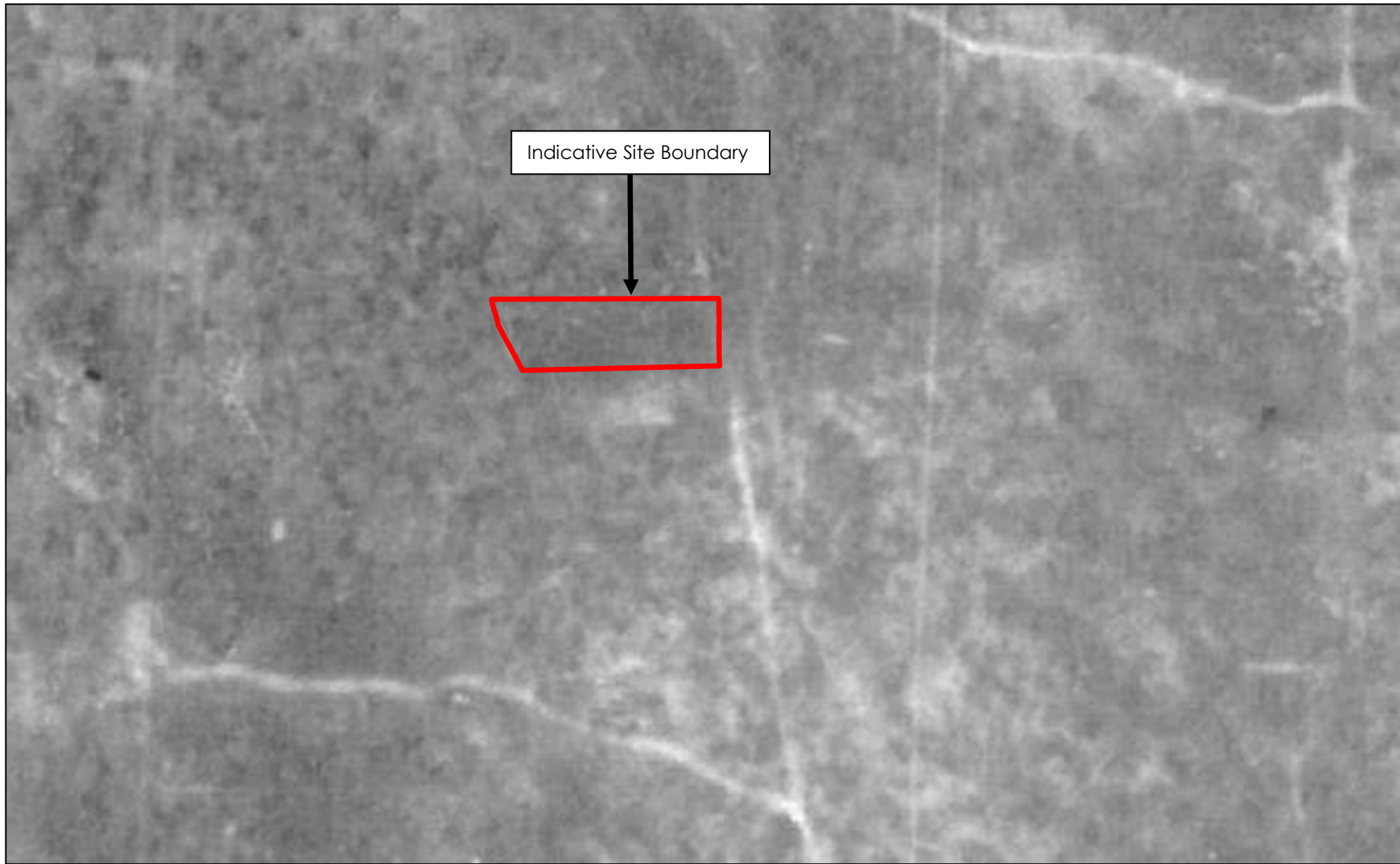
AEC A – existing/former sheds and dwelling + 1 m curtilage



AEC B - areas of fill approximate extent only

Martens & Associates Pty Ltd ABN 85 070 240 890		Environment Water Wastewater Geotechnical Civil Management	
Drawn:	BR	AEC Locations 52 Cooyong Road, Terrey Hills, NSW SOURCE: SIX Maps	Drawing No:
Approved:	GT		FIGURE 3
Date:	12.09.2016		
Scale:	Not to Scale		Job No: P1504710JR02V01

11 **Attachment D – Historical Aerial Photographs**



Martens & Associates Pty Ltd ABN 85 070 240 890		Environment Water Wastewater Geotechnical Civil Management	
Drawn:	BR	1930 Aerial Source: NSW Department Lands	Drawing No:
Approved:	GT		FIGURE 4
Date:	12.09.2016		
Scale:	Not to Scale		Job No: P1504710



Martens & Associates Pty Ltd ABN 85 070 240 890		Environment Water Wastewater Geotechnical Civil Management	
Drawn:	BR	1955 Aerial Source: NSW Department Lands	Drawing No:
Approved:	GT		FIGURE 5
Date:	12.09.2016		
Scale:	Not to Scale		Job No: P1504710



Martens & Associates Pty Ltd ABN 85 070 240 890		Environment Water Wastewater Geotechnical Civil Management	
Drawn:	BR	1978 Aerial Source: NSW Department Lands	Drawing No:
Approved:	GT		FIGURE 6
Date:	12.09.2016		
Scale:	Not to Scale		Job No: P1504710



Martens & Associates Pty Ltd ABN 85 070 240 890		Environment Water Wastewater Geotechnical Civil Management	
Drawn:	BR	1991 Aerial Source: NSW Department Lands	Drawing No:
Approved:	GT		FIGURE 7
Date:	12.09.2016		
Scale:	Not to Scale		Job No: P1504710



Martens & Associates Pty Ltd ABN 85 070 240 890		Environment Water Wastewater Geotechnical Civil Management	
Drawn:	BR	2002 Aerial Source: NSW Department Lands	Drawing No:
Approved:	GT		FIGURE 8
Date:	12.09.2016		
Scale:	Not to Scale		Job No: P1504710



Martens & Associates Pty Ltd ABN 85 070 240 890		Environment Water Wastewater Geotechnical Civil Management	
Drawn:	BR	27 July 2015 Aerial Source: Nearmap	Drawing No:
Approved:	GT		FIGURE 9
Date:	12.09.2016		
Scale:	Not to Scale		Job No: P1504710

**12 Attachment E – Warringah Council DA/BA/CC
Correspondence**

Gray Taylor

From: Carolyn Stanley
Sent: Wednesday, 7 October 2015 2:22 PM
To: Gray Taylor
Subject: FW: 52 cooyong/58 laitoki
Attachments: 1485_001.pdf

Gray, here is the historical DA/BA/CC information for 58 Laitoki/52 Cooyong Road, Terrey Hills. Note the DA consent for landfill and earthworks in 1996.

Additional BA approvals listed in email below.

C.

From: Carol Freshwater [<mailto:Carol.Freshwater@warringah.nsw.gov.au>]
Sent: Wednesday, 7 October 2015 1:57 PM
To: Carolyn Stanley <cstanley@martens.com.au>
Subject: 52 cooyong/58 laitoki

Consents attached. There are also the following building approvals.

A80/61 fibro dwelling A1071/77 timber dwelling 3925/78 nursery shed 210/83 pool 2001/83 garage and cabana.
Carol

CAROL FRESHWATER
INFORMATION ACCESS OFFICER

Warringah Council - Information Management and Technology

T 02 9942 2111 D 9942 2676

carol.freshwater@warringah.nsw.gov.au

WARRINGAH.NSW.GOV.AU



WARRINGAH
COUNCIL

1.1
Val



CIVIC CENTRE
PITTWATER RD.
DEE WHY
982-0333

FILE No. PF1139/P368

CONSENT NO: 83/243

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

NOTICE TO APPLICANT OF DETERMINATION

OF A DEVELOPMENT APPLICATION

Applicant's Name & Address: Mr & Mrs R Gallo, 52 Cooyong Road, Terrey Hills, NSW, 2084.

Being the applicant in respect of Development Application No. 1983/252.

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. 1983/252 relating to the land described as follows:-

Portion 368, Parish of Broken Bay, (No 52) Cooyong Road, Terrey Hills.

For the following development:-

Erection of a two storey building for use as a garage and cabana ancillary to the existing dwelling house and swimming pool.

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

1. Development being in accordance with plans numbered 3350-3 & 4, dated 22/2/83 and 24/2/83, submitted 24/5/83.
2. 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.
3. In respect of (2) 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.

SENT



CIVIC CENTRE, PITTWATER ROAD
DEE WHY, 2099

FILE No. PF1139/368

4. 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.
5. A deed of agreement be prepared by Council's solicitors at the applicant's expense to be incorporated on the Certificate of Title in relation to the cabana being used only as an ancillary building to the dwelling. This must be done prior to the issue of building approval.
6. The cabana is not to be used for the purposes of living or sleeping accommodation either separate from or additional to the existing dwelling house on the land.
7. The cabana is to be used for private purposes only and not for any commercial purpose.
8. A septic tank application to be submitted at Building Application stage prior to occupation; the cabana is to be separated from the existing swimming pool by a safety fence complying with Australian Standard 1926-1979.

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 & 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 27 JUN 1983

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.



CIVIC CENTRE, PITTWATER ROAD
DEE WHY, 2099

FILE No. PF1139/P368

- (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.
- (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.

L. G. RIORDAN
Shire Clerk

per *[Signature]*

Date 27 JUN 1983

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

I/We RONALD P. CALLO and AILSA T. CALLO
(Name of Applicant)
of 52 LOOYONG ROAD
TERREY HILLS Post Code 2084
Telephone No: Priv. 450 2281
Bus. 938 2011
hereby apply for development
consent for the land use or
development described below.

OFFICE USE ONLY

D.A. No: 252
Date Rec: 23/5/83
Est. Cost of Bldg: —
Assessed Fee: N/C.
Fee Receipt No: —

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

No. or name 52 Street LOOYONG ROAD
Locality/Suburb TERREY HILLS
Real Property Description
(e.g. Lot, D.P., MPS., Vol/Fol., Parish, Portion).

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.

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

GARAGE AND CASANA FOR USE IN ASSOCIATION WITH
EXISTING DWELLING AND SWIMMING POOL

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.

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

FOR USE IN ASSOCIATION WITH EXISTING DWELLING AND POOL

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

\$

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

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

Signature of Applicant.

14.5.83
Date.

REF. TO:

FILE WITH:

PF1139/9368

* 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: _____

(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 \$1,000 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>		<u>Fee Payable</u>
Estimated Cost of Development		
\$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.



CIVIC CENTRE
PITTWATER RD.
DEE WHY
982-0333

FILE No. PF1139/P368

CONSENT NO: 83/26

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

NOTICE TO APPLICANT OF DETERMINATION

OF A DEVELOPMENT APPLICATION

Applicant's Name & Address: Mr & Mrs R Gallo, 52 Cooyong Road, Terrey Hills NSW 2084

Being the applicant in respect of Development Application No. 1982/526.

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. 1982/526 relating to the land described as follows:-

Portion 368 (No.52) Cooyong Road, Terrey Hills

For the following development:-

Erection of swimming pool and timber deck ancillary to existing dwelling.

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

1. Development being in accordance with plans numbered 3350-2, dated December, 1982, submitted 20.12.82.
2. 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.
3. In respect of (2) 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.
4. 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.
5. Native shrubs to be planted, to Council's satisfaction, to screen the pool and deck from the view of adjacent land situated to the west and north of the site. Details to be submitted prior to the release of building approval and all planting to take place within

SENT



CIVIC CENTRE
PITTWATER RD.
DEE WHY
962-0333

FILE No. PF1139/P368

CONSENT NO: 83/26

6 months of the date of issue of this consent and maintained in perpetuity.

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 & 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 **25 JAN 1983**

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.
- (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.



CIVIC CENTRE
PITTWATER RD.
DEE WHY
982-0333

FILE No. PF1139/P368

CONSENT NO: 83/26

- (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.

L. G. RIORDAN
Shire Clerk

per *[Signature]*

Date 25 JAN 1983

WARRINGAH SHIRE COUNCIL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

Section 77(3), Regulation 27(1)

525

I/We Mrs & Mr R. Gallo
(Name of Applicant)
of 52 COOYONG RD
TERREY HILLS Post Code 2
Telephone No: Priv. 450 2381
Bus. 9382011
hereby apply for development
consent for the land use or
development described below.

OFFICE USE ONLY
D.A. No: _____
Date Rec: 30/12/82
Est. Cost of Bldg: N/A
Assessed Fee: N/A
Fee Receipt No: _____

A. Description of the land to which the development or use relates
No. or name 52 Street COOYONG RD
Locality/Suburb TERREY HILLS
Real Property Description POB 368 W. LATOKI RD
(e.g. Lot, D.P., MFS., Vol/Fol., Parish, Portion):
AREA 1.953 HA
Description of Development or Landuse for which consent is
sought:

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.

CONSTRUCTION OF SWIMMING POOL &
TIMBER DECK.

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

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.

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

\$ 17000

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

Environmental impact of proposed development: NIL.

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

R. Gallo
Signature of Applicant.

Date.

WARRINGAH SHIRE COUNCIL
CLERK'S RECORDS
20 DEC 1982
REF. TO D.P. 258
FILE WITH: J. BARNES
FILE No. PF 1139

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

TO BE COMPLETED BY SENIOR PLANNER.

OFFICE USE ONLY

Action Officer: _____ Target Date: _____

Comments: _____



**Warringah
Council**

61359.DOC

File No: PF 1139/52

TP
60245

Consent No: 96/314

Environmental Planning & Assessment Act, 1979

Notice To Applicant of Determination

Of A Development Application

Applicant's Name and Address:

Mr & Mrs Yegenian
52 Cooyong Road
TERREY HILLS NSW 2084

Being the applicant in respect of Development Application No. 1996/272

Pursuant to Section 92 of the Act, notice is hereby given of the determination by Warringah Council, as the Consent Authority, of the Development Application No. 1996/272 relating to the land described as follows:-

Lot 368, DP 752017, No. 58 Laitoki Road, Terrey Hills.

For the following development:-

Landfill and earthworks.

Endorsement Date - 8 NOV 1996 (Consent to operate from this date)

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

1. Development being generally in accordance with plans numbered 7870 C1-C5, dated July 1996, submitted 23 August 1996 as modified by any conditions of this consent/approval. (A1)
2. Restoration and maintenance to approved levels and safe condition of the footway reserve/s adjoining the site in Cooyong Road to Council's reasonable satisfaction. (S4)



Warringah Council

61359.DOC

File No: PF 1139/52

3. The public footways and roadways adjacent to the site shall be maintained at all times during the course of the work in a safe condition to the satisfaction of Council. (S7)
4. All vehicle access for the construction period shall be confined to a stabilised entry/exit/crossing and driveway 3.0 metres wide installed and maintained to Council's satisfaction. (V10)
5. The sedimentation basins shown in drawing 7870-C5 are to be located clear of the 1 in 100 flood levels shown on drawing 7870-C1.
6. 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 mitigation measures are to be implemented during the construction of the development and the future use of the land. (L1)
7. All silt and sediment controls are to be installed prior to the commencement of any further works and maintained to Council's satisfaction until all earthworks are completed and the site is stabilised and revegetated.
8. Landscaping plans to be submitted for approval prior to the commencement of works, indicating all existing trees specifying those to be retained/removed as well as details of proposed plantings plus details of names/height and mature spread (J1).
9. The applicant is to consult with National Parks and Wildlife Service with respect to suitable plant/grass species and the elimination/removal of invasive weeds or exotic species currently existing.
10. The hours of construction and/or work being restricted to: Monday to Friday, 7.00am to 5.00pm, Saturday 7.00am to 1.00pm, no work on Sunday or public holidays, where the construction or work, in the opinion of Council, interfere with the amenity of the neighbourhood by the emission of noise, chemical or physical pollutants or otherwise. In respect of noise, the L10 level (average maximum noise levels) measured over a period of 15 minutes when the construction site is in operation must not exceed background noise level by more than 10dB(A). (H2)
11. All disturbed areas shall be re-established within two (2) months of completion of works.

R Kent
Director Environmental Management

per:
Date


8/11/96

Official
Use
Only

Zone/
Planning
Control

COUNCIL REFERENCE NO.

ASSESSMENT No. 40561

APPLICANT - BLOCK LETTERS

NAME JOHN YESENIAN
LYNNE YESENIAN

POSTAL ADDRESS:

52 COOYONG RD
TERREY HILLS

PHONE - PRIVATE 9450-1870

BUSINESS (OFFICE HOURS):

Land
Description
Check

SUBJECT LAND - BLOCK LETTERS

STREET NAME BAITOKI RD NO. (INCL. UNIT NO.) 58

SUBURB/LOCALITY
TERREY HILLS-

REAL PROPERTY DESCRIPTION

LOT/PORTION SECTION/PARISH DP/FP

368

752017

PROPOSED DEVELOPMENT

DESCRIPTION OF DEVELOPMENT

LANDFILL/EARTHWORKS

Rehabilitation of landfill

ESTIMATED COST

NOTES

Correspondence No.



142954

page.

PF 1139/52
All applications must be accompanied by a statement on the environmental effects of the proposed development and on the measures proposed to overcome any adverse effects. Some of the matters which should be addressed include noise, operating hours, traffic, parking, effect on adjacent development, etc. Additional details may be attached in a separate document. In the case of designated development (as defined), an environmental impact statement must be submitted.

It is essential that a complete real property description be provided. Council may require the submission of a Certificate of Title or a recent survey where, in Council's opinion, the details provided by the applicant are incorrect or inadequate.

Provide the full name(s) and postal address of the person(s), company, partnership or trust owning the land to which the application relates. Where the land is owned by more than one person or by a company etc., the person signing on behalf of the company etc. must print his/her name and state the capacity in which or authority by which the consent is signed, e.g. Director, Secretary, joint owner on behalf of, etc. Council may request documentary evidence of authority to sign.

Describe in full the development proposed to be carried out.

Development includes:

- the erection of a building
- the carrying out of a work
- the use of the land, building or work
- subdivision (including strata subdivision)
- where the development involves the erection of a building, the use of that building.

The estimated cost of the proposed development is the total construction cost including the cost of erecting, altering or adding to any building(s), plus ancillary work such as fitting, excavation, drainage, landscaping, parking and the like. Council will assess this cost estimate to ensure that the correct fee has been paid.

Development
Description
Check

Estimated
Cost
Check

ENVIRONMENTAL IMPACT

SEE ATTACHED
PAPERWORK.

Environmental
Impact

Adjacent
Statement

☐

Attached
Statement

☐

E.I.S.
(Designated
Development)

☐

Check

APPLICATION

I/we, the undersigned, being the applicant(s) nominated in this application, hereby apply to carry out the development described in this application on the land specified in this application. I/we have read the explanatory notes for completing this application contained on this form and understand that if all required details are not provided, the application may be subject to delay or be rejected as incomplete. I also understand that Council may request more information or clarification.

L. Yegorov *Yegorov* *OWNER*
SIGNATURE(S) CAPACITY/AUTHORITY DATE *21/8/96*

Applicants
Signature

Check

✓

CONSENT OF OWNER(S) OF LAND

NAME(S) OF OWNER(S) OF LAND

POSTAL ADDRESS

NAME(S) OF SIGNATORY(IES)

I/we, the undersigned, being the owner(s), nominated above, of the land to which this application relates, or having the authority to sign on behalf of the owner(s), hereby consent to the making of this application.

SIGNATURE(S)

CAPACITY/AUTHORITY

DATE

Owner(s)
of Land

Check

Owner(s)
Consent

Check

CHECK LIST FOR APPLICANT

This is provided for your assistance. Check that you have:

1. Filled in all the details required on this form. ☐
2. Attached 4 copies of plan(s) of the subject land. ☐
3. Attached 4 copies of plan(s) of the proposed development. ☐
4. Paid correct fee. ☐
5. Provided the consent of the owner(s) if you are not the owner(s) of the land. ☐

Plan

Check

Correct
Fee

Check

#153 orig See

STATUTORY D.A. No.:

DATE RECEIVED: *23 8 96*

ESTIMATED COST:

ASSESSED FEE: *#38.25*

FEE RECEIPT No. *038014188*

ACTION OFFICER:

TARGET DATE:

COMMENTS:

Final Check
(Manager)