



Phase 1 Environmental Site Assessment

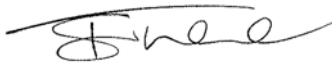

638 Pittwater Rd, Brookvale, NSW

Prepared for Claireleigh Holdings Pty Limited

May 2010



QA

Issue/Revision	Issue 1	Revision 1	Revision 2
Remarks	<i>Draft for comment</i>		
Date	5 th May 2010		
Prepared by	Toby Scrivener		
Signature			
Checked by	Sumi Dorairaj		
Signature			
Project Number	10021		
File Reference	10021RP01_v01		

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1 Executive Summary

Environmental Strategies Pty Ltd (ES) was contracted by Claireleigh Holdings Pty Limited to conduct a Phase 1 Environmental Site Assessment of the site located at 638 Pittwater Road, Brookvale NSW. The purpose of the investigation was to identify potential sources of contamination or potentially contaminating activities occurring on the site historically or from current usage. This investigation was conducted in accordance with the NSW EPA (1997) *Guidelines for Consultants Reporting on Contaminated Sites*.

Objective of the investigation

The objective of the investigation was to identify possible sources of contamination or potentially contaminating activities from previous and current site usage.

Scope of works

The scope of works was to conduct a desktop study of the site and to complete a site walkover. The desktop study included a review of the following:

- Historical aerial photographs;
- Historical title deeds;
- Review of Warringah Council files;
- A search of the Department of Environment, Climate Change and Water (DECCW) Contaminated Lands Database;
- Review of previous reports for the site, where available; and
- A review of the environmental setting with regards to geology, topography, hydrology, hydrogeology.

Summary of Conclusions and Recommendations

It is considered that following potentially contaminating activities may have been or are being conducted at the site:

- Fuel storage;
- Manufacture of cosmetics and cleaners;
- Demolition of buildings potentially constructed with asbestos containing materials; and
- Importation of contaminated fill.

Potential contaminants of concern associated with these activities include, heavy metals, petroleum hydrocarbons, polycyclic aromatic hydrocarbons, polychlorinated hydrocarbons, pesticides and asbestos.

Environmental Strategies recommends a Stage 2 Environmental Site Assessment is conducted at the site in accordance with the NSW EPA (1995) *Sampling Design Guidelines*. It is recommended the assessment address the condition of both soil and groundwater the site to determine the presence (if any) of contamination and to classify any material leaving the site in accordance with the DECC (2009) *Waste Classification Guidelines*.

2 Scope of Work

The scope of work was as follows:

- Completion of a site visit (walkover) and general characterisation of the property, including an inspection of the perimeter of the site;
- A visual evaluation of surrounding land uses to identify any neighbouring activities which may have affected or present a potential risk to the environmental quality of the site;
- A review of available zoning plans, Warringah Council Planning Certificates and documents to determine site history;
- An evaluation of aerial photographs to assist in assessing historical land uses and conditions on and adjacent to the site;
- A review of historical title deed information;
- A review of the environmental setting with regards to geology, topography, hydrology, hydrogeology;
- Preparation of a Phase 1 report consistent with NSW DEC (2000) reporting guidelines; and
- As required, recommendations for a Phase 2 detailed assessment if contamination sources (past and present) are identified.

The investigation comprises a Phase 1 only and no soil or water sampling has been conducted.

3 Site Identification

The site is located at 638 Pittwater Rd, Brookvale NSW. The site is bounded by:

- Commercial premises to the north;
- Charlton Lane to the east;
- Orchard Road to the south; and
- Pittwater Rd to the west.

The site is identified as Lot 1 in Deposited Plan (DP) 1001963. The site has an area of approximately 2,660m² and is currently occupied by a two-storey building used as a St Vincent de Paul retail outlet and associated car parking areas.

Figure 1 shows the site location. Figure 2 shows the current site layout.

3.1 Surrounding Land Use

The surrounding land use of the site is as follows:

- North: Coats Hire, Italian restaurant, automotive electrician.
- South: State Transit Brookvale Bus Depot.
- East: Vacant Building.
- West: Col Crawford Motors.

4 Site History

The site is currently zoned as 'L3 Brookvale Industrial' under the Warringah Local Environment Plan 2000.

4.1 Title Deeds

A title deed search was conducted for the site. A copy of the title deeds and historical plans for the site are included in Appendix A.

The current registered proprietor (since 1979) of the site is The Trustees of The Society of St Vincent de Paul (NSW).

The title record for Lot 1 in DP 1001963 commences in 1902.

A review of the title deeds shows the previous uses/proprietors of the site as follows:

- Produce merchant;
- Gallery proprietor;
- Taylor;
- Blacksmith;
- Vigneron;
- Display manufacturer;
- Public Trustee; and
- Commercial businesses – business unknown.

4.2 Review of Aerial Photographs

Aerial photographs from 1930, 1951, 1970, 1986 and 2009 were reviewed. A summary of the information obtained is provided below:

Year	Observation
1930	<p>The image is of poor quality.</p> <p>There appears to be two (2) buildings on the site and either car parking or disturbed ground on the eastern portion of the site.</p> <p>The surrounding land to the east and north has been developed – the use is unclear.</p> <p>All roadways immediately surrounding the site are as they are today.</p>
1951	<p>A large warehouse-type building is present on the western portion of the site. A smaller building and car parking is present on the western portion.</p> <p>Development of the surrounding land has increased in density.</p> <p>Development of the block to the south of the site that today houses the bus depot has started.</p>

1970	The large warehouse-type building appears to have been extended to the west. The smaller building is still present on the eastern side of the site. Car parking making up the eastern portion. The surrounding area is very densely developed. The bus depot appears to have been completed.
1986	The site and surrounding area appear to be unchanged from the previous image.
2009	The main warehouse has been extended to take up the majority of the site. The smaller building identified in earlier images is not present in this image.

Aerial photographs are included in Appendix B.

4.3 Review of Council Files

Warringah Council files were reviewed on the 19th of April 2010. The following information was obtained from the Council files:

- The site has been used for the storage and sale of second hand furniture and clothing since 1979.
- Previous use of the site (prior to 1979) was as factory with administrative facilities. The site was used for the manufacture of display and packaging materials (details of this were not noted).
- Previous site owners BKS (listed on the title deeds as owners from 1964-1979) used the site for the manufacture and distribution of toiletries, cosmetics, cleaners and detergents.
- An application was made to Council by BKS to extend to manufacture plastic and plastic containers using blow or injection machines. No further information regarding the application was in the files.
 - It was noted in the files that all products were water-based except for aerosols which contained alcohol and fluorocarbons.
 - It was also noted that BKS did not manufacture nail varnish, polish or remover.
 - A reference was made in the files that “alcohol would be stored in underground tanks outside the building”. No reference was found to the location of any tanks on the site.

4.4 Council Section 149 Certificate

The Section 149 Planning Certificate from Warringah Council was obtained on 20 April 2010. Review of the Certificate indicates that:

*‘The land is **not affected** by any matter contained in Clause 59(2) as amended in the Contaminated Land management Act 1997- as listed*

- a. *That the land to which the certificate relates is significantly contaminated land*
- b. *That the land to which the certificate relates is subject to a management order*
- c. *That the land to which the certificate relates is the subject of an approved voluntary management proposal*

- d. *That the land to which the certificate relates is subject to an on-going maintenance order*
- e. *That the land to which the certificate relates is the subject of a site audit statement'*

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this Section 149 Certificate. To confirm that the land hasn't been used for a purpose which would be likely to have contaminated the land, parties should make their own enquiries as to whether the land may be contaminated.

The S149 Certificate also notes that the site is not bushfire prone land, is not in conservation area or comprises a critical habitat and is not located within a Mine Subsidence District.

The S149 Certificate is included in Appendix C.

4.5 Permits, Licences and Approvals for the Site

A search of the DECCW Contaminated Land Database and the public register (POEO) for licences, applications or notices on 13 April 2010 showed there to be no permits, licenses, approvals or control orders historically or current for the site.

4.6 Summary of Site History

Title deeds and aerial photographs indicate development on the site commenced prior to 1902. Since that time a maximum of three (3) buildings have been constructed on and removed from the prior to existing structures. Buildings present on the site since 1930 have been medium to large size, suggesting that the site has been used for commercial/industrial purposes (warehousing) since that time.

5 Site Condition and Surrounding Environment

5.1 Topography

The site slopes gently to the southwest from the north-eastern corner boundary towards the corner of Pittwater Road and Orchard Road. The site is located at a height of approximately 15mAHD.

5.2 Site Description

The following description of the site is based on observations made during a site inspection conducted by Toby Scrivener of Environmental Strategies on 9 April 2010.

- A large two storey building is present on the site extending from the Pittwater Road boundary to approximately 10m from the western boundary. The building extends from the northern boundary to the southern boundary;
- The western portion of the site is a bitumen sealed car parking area.
- The building was being used as a retail outlet for St Vincent de Paul at the time of the inspection.

All buildings, utilities and sealed surfaces appeared to be in good condition and were absent of large cracks or widespread staining.

5.3 Presence of drums, wastes and fill material

Storage drums were not observed on the site.

Waste material on site comprised general waste associated with retail facilities. All waste observed was contained in labelled garbage or skip bins stored on sealed surfaces.

The level of the site at the time of inspection was generally consistent with the surrounding area, sloping gently southwest, suggesting that only minimal cut and fill works, if any, were undertaken at the site.

5.4 Underground Storage Tanks

No cover plates associated with underground storage tanks (USTs) were observed on the site.

5.5 Location of Sensitive Environments

Greendale Creek is located approximately 700m east of the site. The creek flows into Curl Curl Lagoon approximately 1.5km east of the site. Curl Curl Lagoon in turn discharges into the Tasman Sea approximately 2.1km east of the site.

6 Geology and Hydrogeology

6.1 Geology

The 1:100,000 Geological Survey of NSW Map for Sydney (Geological Series Sheet 9130 Edition 1, 1983) shows the site to be located on silty to peaty quartz sand, silt and clay with ferruginous and humic cementation in places – common shell layers.

ES is not aware of any boreholes that have been drilled on the site and, as such, are not aware of any bore logs detailing the geological profile under the site.

6.2 Hydrogeology

A search of the NSW Natural Resource Database showed there to be thirteen (13) registered groundwater bores within a 1.5km radius of the site. Copies of the search results are provided in Appendix D. The table below summaries the findings of the search:

Monitoring Well ID	Location Relative to the Site	Use	Other
GW072222	South-southeast	Recreation	1 st water bearing zone at 2m in sandy-clay
GW102334	South	Recreation	1 st water bearing zone at 36m in claystone
GW105849	Northeast	Monitoring Bore	No details
GW105850	Northeast	Monitoring Bore	No details
GW107362	South-southeast	Domestic	1 st water bearing zone at 3m in sand
GW107655	South-southeast	Recreation	1 st water bearing zone at 44m in sandstone
GW107745	South	Domestic	No details
GW107782	South-southeast	Domestic	No details
GW107814	South-southeast	Domestic	No details
GW107867	South-southeast	Domestic	No details
GW108029	South-southeast	Domestic	No details
GW108144	North-northeast	Recreation	1 st water bearing zone at 18m in sandstone
GW108944	Southwest	Domestic	No details

The monitoring well closest to the site is GW107745. The well log for this bore did not contain any information regarding the geology and groundwater.

The direction and rate of groundwater flow at the site cannot be determined from the available information.

Based on the observations of the site level it is considered that surface runoff from the site would enter stormwater drains on Pittwater Road and Orchard Road and enter the stormwater network through the kerbside drainage network. Both stormwater networks would discharge into the nearest stormwater body, Greendale Creek, located approximately 700m east of the site.

Background water quality for the site is unknown.

6.3 Summary of Local Meteorology

The average mean temperature for the area is 21.7°C, with the warmest month being January (26°C) and the coolest month being July (16°C).

The average annual rainfall for the area is 1213mm, with the wettest month being July (131mm) and the driest month being September (69mm) (Bureau of Meteorology, 2010).

7 Areas of Environmental Concern

Based on the findings of the history review, site inspection and review of surrounding conditions, it is considered that there are no significant contaminating activities occurring on the site or in the area surrounding the site. It is likely that a layer of fill is present under the site to make it level.

8 Conclusions and Recommendations

Based on the results of the Stage 1 Environmental Site Assessment, it is understood the site has been used for a range of commercial/light industrial purposes since 1902.

It is anticipated that the site is underlain by up to 1m of fill, overlying natural sands. Groundwater was recorded to occur at 2m below grade within 800m of the site.

No significant contaminating activities were observed in the area surrounding the site.

A Phase 2 Environmental Site Assessment is recommended based on the results of this Phase 1 ESA to assess the quality of the fill on the site and to determine whether previous site use has impacted the soil and groundwater beneath the site.

If the proposed development of the site requires soil to be excavated and removed, ES advises that this material will be required to be classified in accordance with the DECCW (2009) *Waste Classification Guidelines* prior to disposal off-site. The material is required to be disposed to an appropriately licensed landfill. Similarly, if material is to be imported on to the site it will require a certificate showing it's suitability as clean fill supported by a laboratory analytical report.

9 References

1:100,000 Geological Survey of NSW Map for Sydney (Geological Series Sheet 9130 Edition 1, 1983)

1:100,000 Soil Landscape Series Sheet 9139 Sydney 1989

Bureau of Meteorology, 2010

DECCW (2009) *Waste Classification Guidelines*

Warringah Local Environment Plan (LEP) 2000

NSW EPA (1997) *Guidelines for Consultants Reporting on Contaminated Sites*

Figures



Figure 1

Site Location

Phase 1 Environmental Site Assessment
638 Pittwater Rd Brookvale NSW

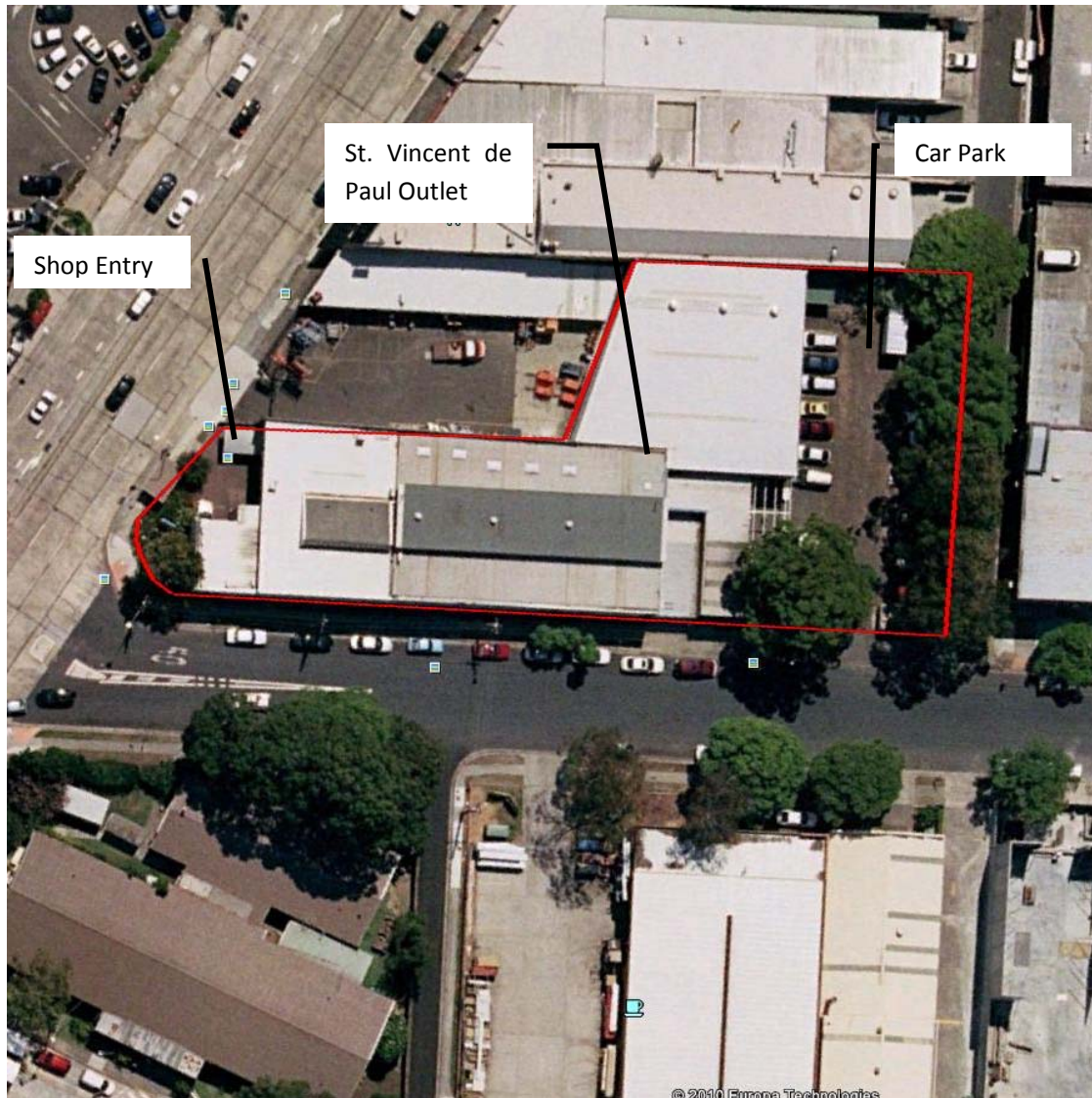


Figure 2

Site Layout

Phase 1 Environmental Site Assessment
638 Pittwater Rd Brookvale NSW

Appendices

Appendix A

Title Deeds

ADVANCE LEGAL SEARCH PTY LIMITED

(ACN 077 067 068)
ABN 49 077 067 068

PO Box 149
Yagoona NSW 2199

Telephone: +612 9754 1590
Mobile: 0412 169 809
Facsimile: +612 9754 1364
Email: alsearch@optusnet.com.au

12th April 2010

ENVIRONMENTAL STRATEGIES PTY LTD

2/67 Wanganella Street,
BALGOWLAH NSW 2093

Attention: Toby Scrivener

**RE: 638 Pittwater Road,
Brookvale**

Current Search

Folio Identifier 1/1001963 (attached)

DP 1001963 (plan attached)

Dated 6th April 2010

Registered Proprietor:

THE TRUSTEES OF THE SOCIETY OF ST VINCENT DE PAUL (NSW)

Title Tree
Lot 1 DP 1001963

Folio Identifier 1/1001963

(a)	(b)	(c)
F/I 1/511307	A/C 5005-83	CTVol 7324 Fol 63
CTVol 9821 Fol 64	CTVol 5005 Fol 83	CTVol 6166 Fols 187 & 188
CTVol 3736 Fol 123	CTVol 4749 Fol 15	CTVol 5534 Fol 37
Certificate of Title Volume 1416 Folio 204		CTVol 1416 Fol 23

Summary of Proprietor(s)
Lot 1 DP 1001963

Year	Proprietor
	(Lot 1 DP 1001963)
1999 – todate	The Trustees of the Society of St Vincent De Paul (NSW)

See Notes (a), (b) & (c)

Note (a)

	(Lot 1 DP 511307)
1988 – 1999	The Trustees of the Society of St Vincent De Paul (NSW)
	(Lot 1 DP 511307 – CTVol 9821 Fol 64)
1979 – 1988	The Trustees of the Society of St Vincent De Paul (NSW)
1964 – 1979	BKS Properties Pty Limited
	(Part Lots 1 & 2 Section 8 DP 1521 – Area 1 Rood 18 Perches – CTVol 3736 Fol 123)
1962 – 1964	Public Trustee
1944 – 1962	Ellen Kirby, widow
1925 – 1944	William Kirby, labourer
	(Part Lots 1 & 2 Section 8 DP 1521 – Area 2 Roods 5 Perches – CTVol 1416 Fol 204)
1924 – 1925	George Jack, blacksmith William John Atkinson, tailor
1908 – 1924	William Smith, gallery proprietor
1902 – 1908	George William Jones, produce merchant

Note (b)

	(Lots 1 & 2 DP 456138 A/C 5005-83)
1997 – 1999	The Trustees of the Society of St Vincent De Paul (NSW)
	(Part Allotments 1& 2 Section 8 DP 1521 – Area 27 Perches – CTVol 5005 Fol 83)
1979 – 1997	The Trustees of the Society of St Vincent De Paul (NSW)
1964 – 1979	BKS Properties Pty Limited
1949 – 1964	Gladys May Dyer, wife of fuel merchant
1939 – 1949	Theodosia Isabel Starkey, widow
1939 – 1939	William Starkey, labourer
	(Part Allotments 1& 2 Section 8 DP 1521 and other lands – Area 3 Acres 1 Rood 27 Perches – CTVol 4749 Fol 15)
1936 – 1939	Theresa Regina Marxson, spinster
	(Part Lots 1 & 2 Section 8 DP 1521 – Area 2 Roods 5 Perches – CTVol 1416 Fol 204)
1924 – 1936	George Jack, blacksmith William John Atkinson, tailor
1908 – 1924	William Smith, gallery proprietor
1902 – 1908	George William Jones, produce merchant

Note (c)

	(Part Lot 1 Section 8 DP 1521 – Area 29 ³/₄ Perches – CTVol 7324 Fol 63)
1979 – 1999	The Trustees of the Society of St Vincent De Paul (NSW)
1964 – 1979	BKS Properties Pty Limited
1957 – 1964	BKS Displays Pty Limited
	(Part Lot 1 Section 8 DP 1521 – Area 29 ³/₄ Perches – CTVol 6166 Fol's 187 & 188)
1950 – 1957	James Keith Boyden, display manufacturer Reginald Robert Kidd, display manufacturer
	(Part Lot 1 Section 8 DP 1521 – Area 29 ³/₄ Perches – CTVol 5534 Fol 37)
1945 – 1950	Bertrand Decimus Goddard, garage proprietor
1945 – 1945	McWilliams Wines Pty Limited
	(Part Lot 1 Section 8 DP 1521 – Area 30 ¹/₂ Perches – CTVol 1416 Fol 203)
1931 – 1945	McWilliams Wines Limited
1920 – 1931	John James McWilliam, vigneron
1914 – 1920	Alonzo Edwin Thorn, estate agent
1906 – 1914	Fannie Constance Miles, wife of schoolmaster
1902 – 1906	Lilias Oswald Mater Jones, wife of produce merchant

SIGNATURES AND SEALS ONLY

The Registrar of Deeds and the Registrar of the Land Titles Office (L.T.O.) are advised by order of the Registrar of Deeds and the Registrar of the Land Titles Office that the provisions of the Practice and two Memoranda are hereby approved.

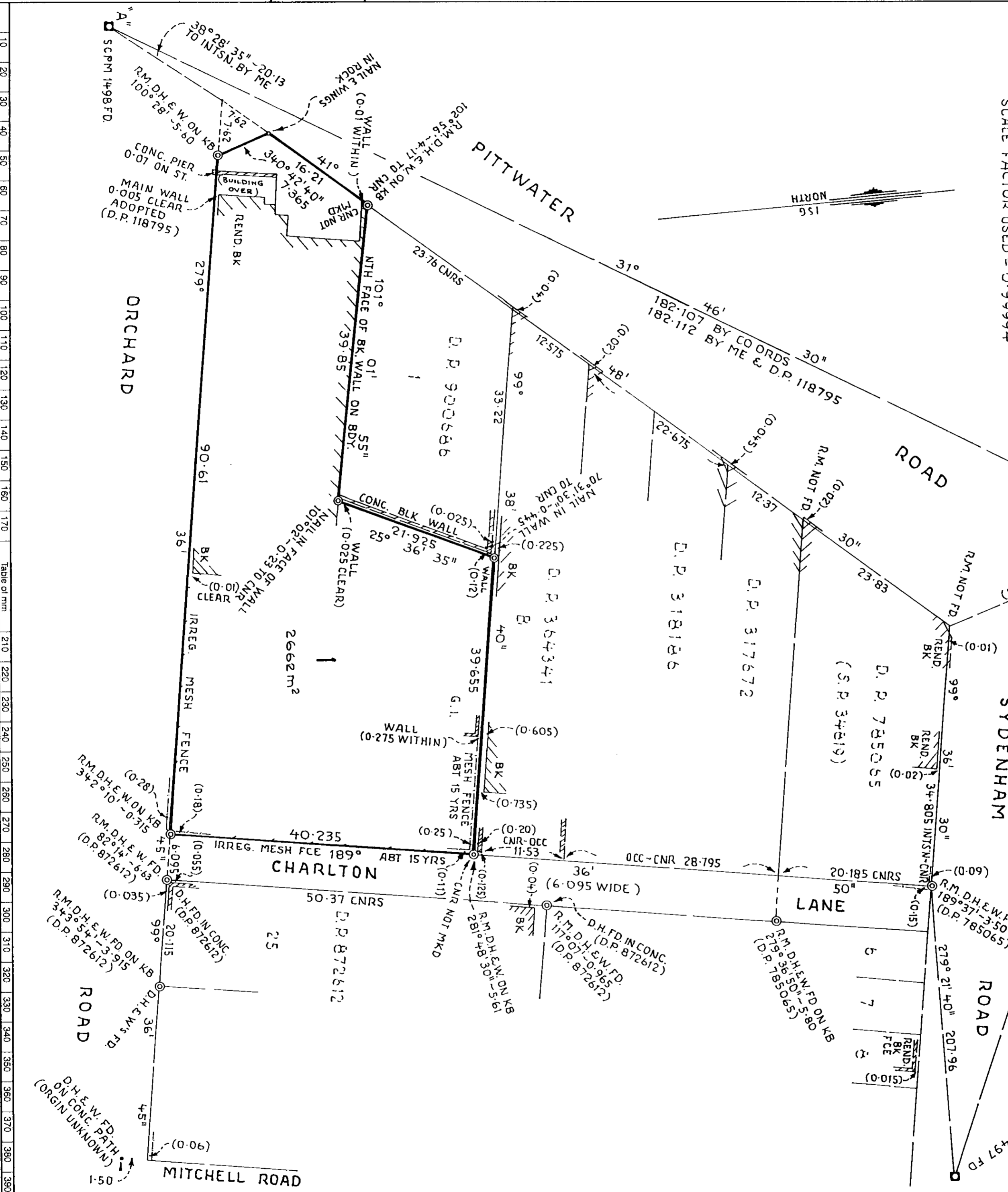
REGISTERED: *[Signature]*
REGISTERED: *[Signature]*
REGISTERED: *[Signature]*



SURVEY PRACTICE REGULATION 1996 : CLAUSE 32(2)			
MARK	1:5 G. COORDINATES		ZONE
	EASTING	NORTHING	
PM 1498	324 956.204	1 262 392.863	56/1 3
PM 1496	325 052.098	1 262 547.677	56/1 3
PM 1497	325 287.558	1 262 457.673	56/1 3

SOURCE : 1:5 G COORDINATES ADOPTED FROM L.I.C. AT 19TH JANUARY 1999

SCALE FACTOR USED = 0.999994



UNIVERSITY REFERENCE: 9137

M P D

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Plan Drawing only to appear in this space

DP1001963

Registered: 4-6-1999
 C.A. No. 10206 OF 29.4.1999
 Title System: TORRENS
 Purpose: CONSOLIDATION
 Ref. Map: U1860-91 *
 Last Plan: DP 456138, DP 511307, DP 922247

PLAN: OF PART OF LOT 1 IN
 D.P. 922247, LOT 1 IN
 D.P. 511307 AND LOTS 1 & 2
 IN D.P. 456138

L.G.A.: WARRINGAH
 Locality: BROOKVALE
 Parish: MANLY COVE
 County: CUMBERLAND

This is street plan in sheets.

Surveyors (Practice) Regulation 1996
 I, GREGORY ROY SMEALLIE
 of HAMMOND SMEALLIE & CO P/L HORNSBY
 a surveyor registered under the Surveyors Act, 1928, hereby
 certify that the survey represented in this plan is accurate, has
 been made in accordance with the Surveyors (Practice)
 Regulation 1996 and was completed on 24th JAN 1999
 The survey relates to:
 (here specify the land actually surveyed or specify any land
 shown in the plan that is not the subject of the survey)
 Datum Line: 1:5 G ORIENTATION "A" "B"
 Zone: Sydney
 (Signature) *[Signature]*
 Surveyor/Registered under the Surveyors Act, 1928

Plans used in preparation of survey/compilation
 D.P. 785065 D.P. 118795
 D.P. 872612 D.P. 317162
 D.P. 922247 D.P. 318186
 D.P. 511307 D.P. 900686
 D.P. 456138
 D.P. 364341

PANEL FOR USE ONLY for statements of intention to dedicate public roads to create public reserves, drainage easements, restrictions on the use of land or positive covenants.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919-1964 AS AMENDED, IT IS INTENDED TO CREATE:
 1. POSITIVE COVENANT
 (The covenant is in the form of a positive covenant)
 Intention signed by the Authorised Person

Subdivision Certificate
 I certify that the provisions of s. 109A of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed CONVEYANCING ACT 1919-1964, set out herein, and (insert subdivision or new road)
 The subdivision is for lease purposes in accordance with s. 23H of the Conveyancing Act 1919.
 *Authorised Person (General Manager/Assistant General Manager/Assistant General Manager)
 Consent Authority: WARRINGAH COUNCIL
 Date of endorsement: 29.4.99
 Accreditation No.:
 Subdivision Certificate No.: 10206
 File No.: S.2.9177
 When the plan is to be lodged electronically in the Land Titles Office, it should include a signature in an electronic or digital format approved by the Registrar-General.
 *Delete whichever is inapplicable

PLAN APPROVED: Crown Lands Office Approval
 Land District: Authorised Officer
 Paper No.:
 Field Book: pages

PLAN FORM 2A

Appendix B

Aerial Photographs



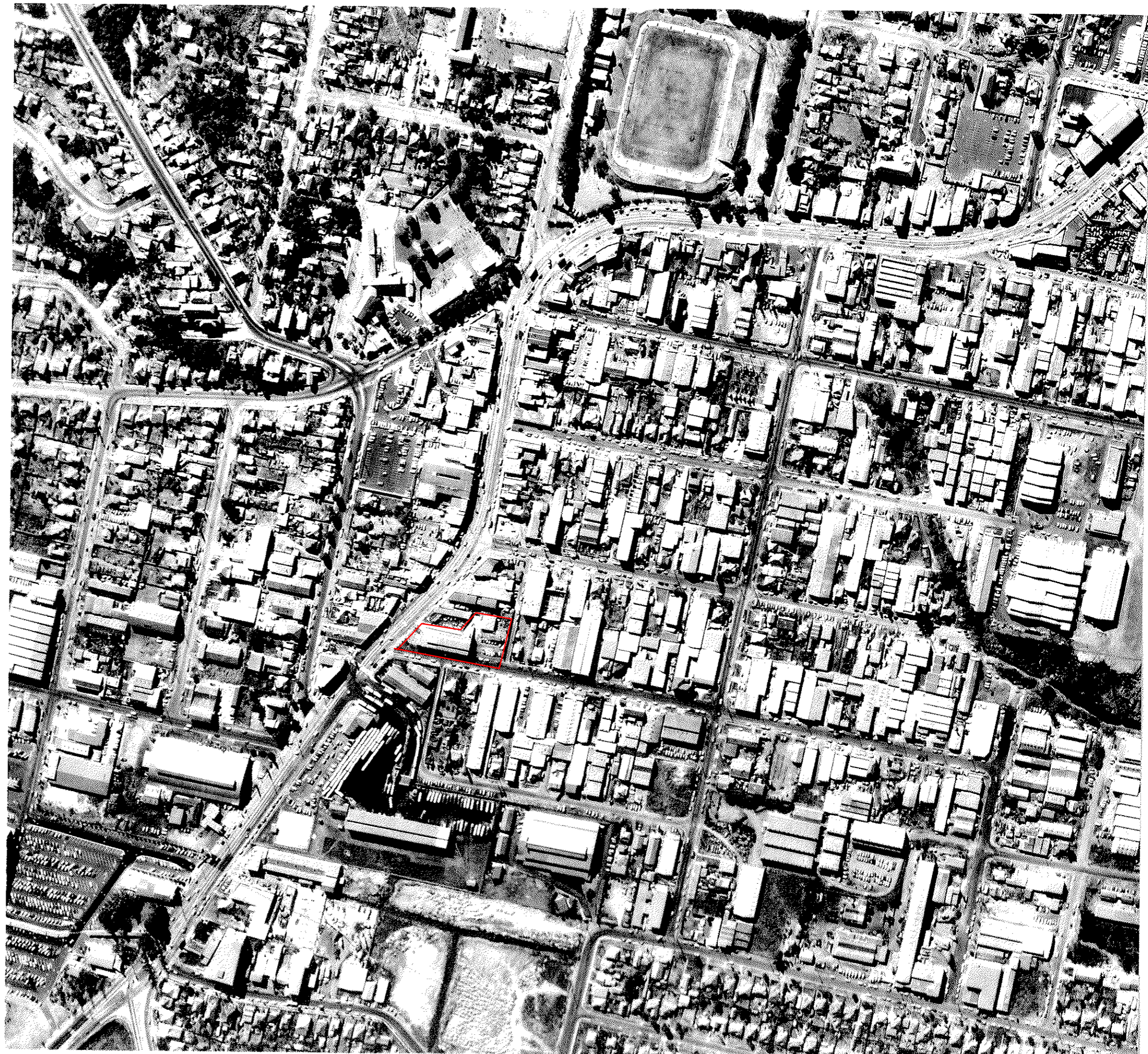
Date: 1930

CO. CUMBERLAND) RUN 7 ↑ MAY 51 12'12200

Date: 1951

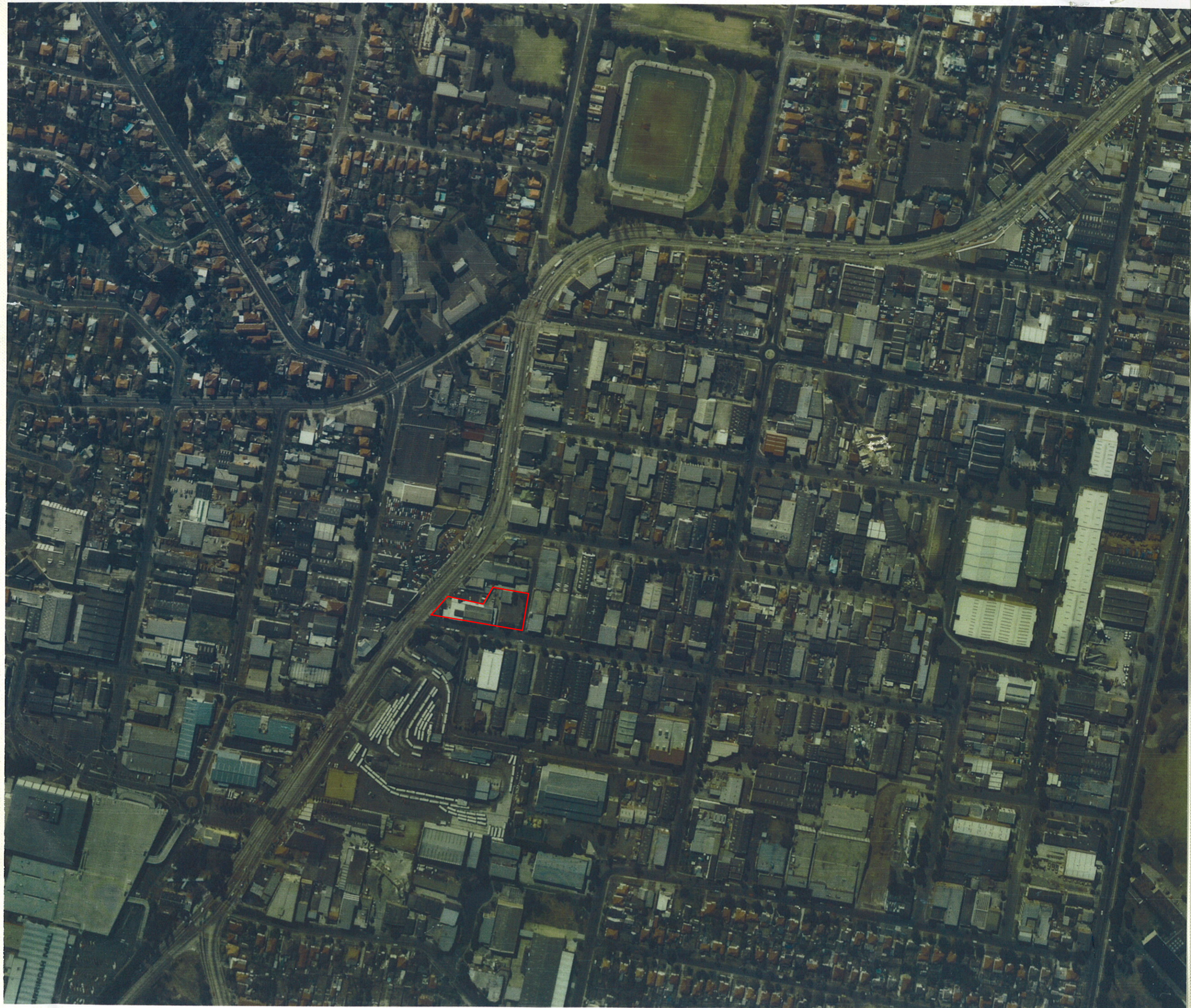


Date: 1970





Date: 1986



Appendix C

Section 149 Certificate



Date Printed: 20 April 2010

Certificate Number: PLC2010/1370



Applicant Reference:

Receipt Number: 100085517

**Environmental Strategies
Unit 2/67 Wanganella Street
BALGOWLAH NSW 2093**

Property Address: 638 Pittwater Road~BROOKVALE NSW 2100

Legal Description: Lot 1 DP 1001963

Property ID: 128912

1. *Names of relevant planning instruments and DCPs.*

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

Warringah Local Environmental Plan 2000

See Attachment "A" for all other environmental planning instruments that apply to the carrying out of development on the land

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

Draft Warringah Local Environmental Plan 2009

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

Warringah Development Control Plan, and

Warringah Development Control Plan – Belrose Road Corridor, applies to all land that lies within the C11 Belrose Road Corridor Locality of Warringah Local Environmental Plan 2000.

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

2. *Zoning and land use under relevant LEPs*

2.1 *Zoning and land use under WLEP 2000*

(a) The Land is identified by WLEP 2000 as being within:-

Locality:

F1 Brookvale Centre F3 Brookvale Industrial

A Medium Density Area:

No

A Local Retail Centre:

No



A Crossed Hatched Area:

No

Public Open Space:

No

A Local Public Open Space Reservation:

No

A Regional Public Open Space Reservation:

No

An Arterial Road Reservation:

No

A Heritage Conservation Area:

Refer Locality Statement (attached)

An Archaeological Site:

No

(b) The purposes for which WLEP 2000 provides that development may be carried out within this locality without the need for development consent.

Clause 7 of WLEP 2000 provides that all development requires consent except:-

- (i) exempt development, being development of minimal environmental impact identified in Schedule 1 (Exempt Development) when carried out in accordance with the requirements of that Schedule, and**
- (ii) development identified in Schedule 2 (Other Development not requiring consent), when carried out in accordance with the requirements of that Schedule.**

(c) The purposes for which WLEP 2000 provides that development is prohibited within the locality.

Clause 10 of WLEP 2000 provides that the following development is prohibited:-

- (i) development identified as being prohibited within a Locality Statement, and**
- (ii) signs of the type listed in Schedule 4 (Prohibited Signs).**

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

The erection of a dwelling house is permitted subject to any housing density requirements set out in the attached locality statement.

(e) Whether the land includes or comprises critical habitat.

Reference should be made to the registers of critical habitat kept by the National Parks and Wildlife Service under the Threatened Species Conservation Act 1995 and the Department of Fisheries under the Fisheries Management Act 1994.

(f) Whether the land is in a conservation area.

Refer Locality Statement (attached)

(g) Whether a heritage item is situated on the land.

2.2 Zoning and land use under Draft Warringah Local Environmental Plan 2009

(a) The land is identified by Draft Warringah Local Environmental Plan 2009 as being within the following zone.

**Draft LEP - Land zoned B5 Business Development
Draft LEP - Land identified in Schedule 1 Additional Permitted Uses
Draft LEP - Land zoned IN1 General Industrial**

(b) The purposes for which Draft Warringah Local Environmental Plan 2009 provides that development may be carried out within the zone without the need for development consent.



Part 3 of Draft Warringah Local Environmental Plan 2009 provides that development specified in Schedule 2 (Exempt Development) that meets the standards for development contained in that schedule and that complies with the requirements of Part 3 is exempt development.

(c) The purposes for which Draft Warringah Local Environmental Plan 2009 provides that development may not be carried out within the zone except with development consent.

Please refer to the extracts of draft Warringah Local Environmental Plan 2009 (attached)

(d) The purposes for which Draft Warringah Local Environmental Plan 2009 provides that development is prohibited within the zone.

Please refer to the extracts of draft Warringah Local Environmental Plan 2009 (attached)

(e) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the minimum land dimensions so fixed.

No

(f) Whether the land includes or comprises critical habitat.

Reference should be made to the registers of critical habitat kept by the National Parks and Wildlife Service under the Threatened Species Conservation Act 1995 and the Department of Fisheries under the Fisheries Management Act 1994.

(g) Whether the land is in a conservation area.

No

(h) Whether an item of environmental heritage is situated on the land

No

3. *Complying Development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*

(a) May Complying Development under the General Housing Code be carried out on the land?

No

Why?

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 does not apply to land to which Warringah Local Environmental Plan 2000 applies.

(b) May Complying Development under the Housing Internal Alterations Code be carried out on the land?

No

Why?

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 does not apply to land to which Warringah Local Environmental Plan 2000 applies.

(c) May Complying Development under the General Commercial and Industrial Code be carried out on the land?

No

Why?

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 does not apply to land to which Warringah Local Environmental Plan 2000 applies.

4. *Whether or not the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the Council has been so notified by the Department of Public Works.*

No. Council has not received any notification that the land is affected by the operation of Sections 38 or 39 of the Coastal Protection Act 1979.

5. *Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mines Subsidence Compensation Act 1961*



No

6. *Whether or not the land is affected by any road widening or road realignment under:-*

(a) Division 2 of Part 3 of the Roads Act 1993.

No

(b) any environmental planning instrument

No

(c) any resolution of Council.

No

7. *Whether or not the land is affected by a policy that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils, or any other risk (other than flooding):-*

(a) as adopted by Council

No

(b) as adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in a planning certificate issued by the Council.

No

- 7a. *Flood related development controls information*

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

No

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

No

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

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

If answer is YES in question 2 to any of the points Public Open Space, Local Public Open Space Reservation, Regional Public Open Space Reservation, Local Road Reservation or Arterial Road Reservation on this certificate then the answer to this question is "YES".

9. *The name of each contributions plan applying to the land*

Warringah Section 94 Development Contributions Plan 2001 and Warringah Section 94A Development Contributions Plan 2008 (adopted 10 June 2008). Please contact Council's Planning and Assessment Counter for more information.

10. *Repealed*

11. *Bush Fire Prone Land*

No

12. *Is the land subject to a property vegetation plan made under the Native Vegetation Act 2003?*

No

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

No



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

No

15. *(a) is there a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land?*

No

For what period is the certificate current?

not applicable

A copy of the site compatibility certificate may be obtained from the head office of the Department of Planning.

(b) Are there any terms of a kind referred to in clause 18(2) of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

No

16. *Is there a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land?*

No

For what period is the certificate current?

not applicable

A copy of the site compatibility certificate may be obtained from the head office of the Department of Planning.

17. *(a) Is there a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?*

No

For what period is the certificate current?

Not Applicable

A copy of the site compatibility certificate may be obtained from the head office of the Department of Planning.

(b) Are there any terms of a kind referred to in clause 17(1) or 37 (1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land?

No

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

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

No

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

No

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



**Section 149 (2&5) Environmental Planning and
Assessment Act, 1979 (As Amended)**

No

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

No

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

No

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this Section 149 Certificate. To confirm that the land hasn't been used for a purpose which would be likely to have contaminated the land, parties should make their own enquiries as to whether the land may be contaminated.

Notifications issued within Warringah in accordance with the Nation Building and Jobs Plan (State Infrastructure Delivery Act) 2009

The NSW Infrastructure Co-ordinator General has issued an order under Section 23 and an authorisation under Section 24 for the carrying out of development on the sites tabled below. The order and authorisation may exempt these projects from complying with certain development control legislation.

Address	Legal Description	Property Name	Date Issued	Description of Project
Lot 741/ Alfred Street, Narraweena	Lot 742 DP 752038	Narraweena Public School	22 July 2009	A multi-purpose hall and covered outdoor learning area and associated site works.
Lot 2593/ Bundaleer Street, Belrose	Part Lot 2593 DP 752038	Yanginanook School, Belrose	7 September 2009	Extension of the gymnasium to provide a stage, store, toilets, covered area, ramps and associated site works, removal of two trees and landscaping.
6-8 Wyatt Avenue, Belrose	Lot 1 DP 601101	John Collet School	24 September 2009	Construction of a covered outdoor learning area, covered walkway and associated works.
1 Dreadnought Road, Oxford Falls	Lot 10 DP 810343	St Pius X College	8 October 2009	Construction of a multi-purpose hall and associated works.
33 and 35 Myoora Road, Terrey Hills	Lot 1 DP 1132710 and Lot 59 DP 752017	German International School Sydney	12 October 2009	Subdivision of the land, construction of a single storey library building and single storey classroom building, construction of a sports field, extension of an existing internal driveway and a new exit to Myoora Road, and associated works comprising excavation, earthworks, drainage, ramps, pathways, tree removal and landscaping.
220 Forest Way, Belrose	Lot 1973 DP 752038	Kamaroi Rudolf Steiner School	7 October 2009	Extension to an existing school building comprising a hall/ auditorium, classrooms, amenities, canteen and store rooms, landscaping, pathways, replacement of a roof and associated works.
2-8 Old Pittwater Road, Brookvale	Lot B DP 311452, Lot 1 DP 918786, Lot 2 DP 208793, Lot 1 DP 229795, Lot 14 DP 5876, Lot 1 DP 209019, Lot 13 DP 5876, Lot 17 DP 3674, Lot 1 DP 365898, Lot 15 DP 5876, Lot 2 DP 209019 Lot 1 DP 947905	Brookvale Public School	17 November 2009	Construction of a new library building and internal alterations to two (2) existing buildings, including the demolition of an existing metal clad classroom, relocation of play equipment, erection of a new shade structure, removal of existing areas of hard stand, and associated works.

For further details please contact the Nation Building and Jobs Plan Taskforce on telephone No. 9926 2520



Under The Provisions of Section 149(5) of the Environmental Planning and Assessment Act.

1. (a) *In respect of landslip Council provides the following:-*
No
- (b) *Whether any instrument or resolution of Council varies or proposes to vary the provisions of an environmental planning instrument, other than as referred to in the Certificate under section 149(2):-*
No
- (c) *Whether the land or any item on the land is affected by an order under section 24 or section 25 of the Heritage Act 1977*
No
- (d) *Is the land subject to Councils interim policy and interim guidelines for development and use of the land likely to be affected by 1:100 year flood – Development and subdivision applications may be subject to the floor affected controls.*
No
- (e) *Is the land subject to Councils resolution of 26th August 1997. Assessment of Development applications will be made by reference to the Collaroy/Narrabeen Coastline Management Plan- Development Guidelines for Collaroy/Narrabeen Beach. A copy of the Guidelines are contained in Schedule 13 of WLEP 2000.*
No
2. *Threatened Species.*
 - (a) *Does this land have the potential to contain one ore more of the following endangered or vulnerable ecological communities as described in the final determination of the scientific committee to list the ecological communities under Part 3 of Schedule 1 and Part 2 of Schedule 2 Threatened Species Conservation Act 1995(NSW)?*
Duffys Forest Ecological Community in the Sydney Basin Bioregion
Swamp Sclerophyll Forest on Coastal Floodplain
Coastal Saltmarsh of the Sydney Basin Bioregion
Swamp Oak Floodplain Forest
Bangalay Sand Forest of the Sydney Basin Bioregion
Themeda grasslands on Seacliffs and Coastal Headlands
Sydney Freshwater Wetlands in the Sydney Basin Bioregion
No
 - (b) *Is this land known to contain threatened species as described in the final determination of the scientific committee to list endangered and vulnerable species under part 1 of Schedule 1 and part 1 of Schedule 2 Threatened Species Conservation Act 1995 (NSW)?*
No
3. *Is the property classified as Bushfire Prone Land under the Draft Warringah Bushfire Prone Land Map 2008?*
No



Additional Information:

- a. Certain development may require further consideration under section 79BA or section 91 of the Environmental Planning and Assessment Act 1979, and section 100B of the Rural Fires Act, 1997 with respect to bushfire matters. Contact NSW Rural Fire Service.
- b. Many Aboriginal objects are found within the Local Government Area of Warringah. It is prudent for the purchaser of land within such area to make enquiry of the Director-General of National Parks and Wildlife whether he/she is aware of any Aboriginal objects on the subject land or whether the land has been declared as an Aboriginal place under the National Parks and Wildlife Act 1974 (NSW). Such Director-General has wide powers to prevent the carrying out of work on land which is likely to significantly affect an Aboriginal object or Aboriginal place.
- c. Information available to Council indicates properties within the catchments of Frenchs Creek and Burnt Bridge Creek, and properties in the vicinity of Dee Why Central Business District and Ryan Place Beacon Hill, may be flood affected. Council's Natural Environment Division can be contacted for further information.

The advice above is provided in good faith and the Council shall not incur any liability in respect of any such advice.



**Warringah
Council**

**Section 149 (2&5) Environmental Planning and
Assessment Act, 1979 (As Amended)**

Disclaimer

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation 1998. The locality information in this certificate is based on the Lot and Deposited Plan referred to in this certificate. If the Lot and Deposited Plan is not the current description of the land then this certificate could attribute to incorrect locality. Persons relying on the certificate should satisfy themselves by reference to the Title Deed that the land to which this certificate relates is identical to the land to which they seek to know the locality.

for Rik Hart
GENERAL MANAGER
WARRINGAH COUNCIL



ATTACHMENT 'A'

**ATTACHMENT TO CERTIFICATE UNDER SECTION 149(2)
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT**

Clause 1.1 of the Section 149(2) Certificate

SYDNEY REGIONAL ENVIRONMENTAL PLAN (Sydney Harbour Catchment) 2005 – Gazetted: 28.09.2005

The plan aims to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways. It establishes planning principles and controls for the catchment as a whole

STATE ENVIRONMENTAL PLANNING POLICY NO. 30 – Intensive Agriculture – Gazetted 08.12.1989. Amended 20.08.1993, 24.02.1995, 11.06.1999 and 04.08.2000

The SEPP introduces consistency in the control of cattle feed lots and piggeries throughout the State by ensuring development consent is required for all cattle feed lots and specifying the information to accompany such applications and the range of matters the consent authority must consider before granting consent.

STATE ENVIRONMENTAL PLANNING POLICY NO.32 –Urban Consolidation (Redevelopment of Urban Land) – Gazetted 15.11.1991

States the Government's intention to ensure that urban consolidation objectives are met in all urban areas throughout the State. The policy:

- Focuses on the redevelopment of urban land that is no longer required for the purposes it is currently zoned or used.
- Encourages local Councils to pursue their own urban consolidation strategies to help implement the aims and objectives of the policy.

Councils will continue to be responsible for the majority of rezoning. The policy sets out guidelines for the Minister to follow when considering whether to initiate a regional environmental plan (REP) to make particular sites available for consolidated urban development. Where a site is rezoned by an REP, the Minister will be the consent authority.

STATE ENVIRONMENTAL PLANNING POLICY NO.50 – Canal Estates – Gazetted 10.11.1997

Bans new canal estates from the date of gazettal, to ensure coastal and aquatic environments are not affected by these developments.

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – Remediation of Land - Gazetted 28.08.1998

Aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. The policy applies to the whole state, to ensure that remediation is permissible development and is always carried out to a high standard. It specifies when consent is required for remediation and lists considerations that are relevant when rezoning land and determining development applications.

STATE ENVIRONMENTAL PLANNING POLICY NO. 62 – Sustainable Aquaculture -Gazetted: 01.10.2000.

The plan aims to encourage sustainable aquaculture throughout New South Wales by:

- Making aquaculture permissible under certain zones under the Standard Instrument,
- Setting minimum performance criteria for aquaculture development, and
- Establishing a graduated environmental assessment regime for aquaculture development.

STATE ENVIRONMENTAL PLANNING POLICY NO. 64 – ADVERTISING AND SIGNAGE - Gazetted 16.03.2001

Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. Transport Corridor Outdoor Advertising and Signage Guidelines (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

STATE ENVIRONMENTAL PLANNING POLICY NO. 65 – Design Quality of Residential Flat Development - Gazetted 26.07.2002. Aims to improve the design quality of residential flat development in New South Wales.

STATE ENVIRONMENTAL PLANNING POLICY NO. 71 - Coastal Protection - Gazetted 01.11.2002 (and in force in Warringah from 18.11.2005) Aims to protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast. The policy identifies sensitive coastal locations and sets down additional planning criteria to be considered in these areas.

STATE ENVIRONMENTAL PLANNING POLICY (Housing for Seniors or People with a Disability) 2004 - Gazetted 31.03.2004; Repealed by SEPP (Seniors Living) Housing for Seniors or People with a Disability) 2004 and effective 12.10.07.



Aims to encourage the provision of housing (including residential care facilities) that will:

- (a) Increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and
- (b) Make efficient use of existing infrastructure and services, and
- (c) Be of good design.

STATE ENVIRONMENTAL PLANNING POLICY (Building Sustainability Index: BASIX) 2004 - Gazetted 25.06.2004.

The aim of the policy is to encourage sustainable residential development (*the BASIX scheme*), specifically to achieve a reduction in the consumption of water and reduction in energy use leading to less green house gas emissions.

STATE ENVIRONMENTAL PLANNING POLICY (Sydney Metropolitan Water Supply) 2004 - Gazetted 24.12.2004. The aims of the policy are to facilitate development for water supply infrastructure to enable deep water extraction from dams, and to facilitate investigation into the availability of groundwater to augment water supply to the Sydney metropolitan area (including the carrying out of exploratory drilling).

STATE ENVIRONMENTAL PLANNING POLICY (Temporary Structures and Places of Public Entertainment) 2007 – Gazetted 28.09.2007, effective 26.10.07. Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity. The SEPP supports the transfer of the regulation of places of public entertainment and temporary structures (such as tents, marquees and booths) from the Local Government Act 1993 to the Environmental Planning and Assessment Act 1979.

Aims to ensure the provision of safety measures for uses of temporary structures or POPE, to encourage the protection of the environment at these locations, and to specify circumstances under which these structures and uses can be considered exempt or complying development. Also aims to promote job creation and increase access for places of public entertainment.

STATE ENVIRONMENTAL PLANNING POLICY (MAJOR PROJECTS) 2005

Gazetted: 01.08.05. Formerly known as State Environmental Planning Policy (State Significant Development) 2005. Defines certain developments that are major projects under Part 3A of the Environmental Planning and Assessment Act 1979 and determined by the Minister for Planning. The SEPP also lists State significant sites. The policy repeals SEPP 34 and SEPP 38, as well as provisions in numerous other planning instruments, declarations and directions.

STATE ENVIRONMENTAL PLANNING POLICY (Sydney Region Growth Centres) 2006

Gazetted: 28.07.06. Abstract: Provides for the coordinated release of land for residential, employment and other urban development in the North West and South West growth centres of the Sydney Region (in conjunction with Environmental Planning and Assessment Regulation relating to precinct planning).

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

Gazetted: 21 December 2007; Commenced: 1 January 2008. Facilitates the delivery of public infrastructure and provision of services across the State by providing a consistent planning regime for this purpose; greater flexibility of location of infrastructure and provisions for development, redevelopment and disposal of surplus government owned land.

STATE ENVIRONMENTAL PLANNING POLICY (REPEAL OF CONCURRENCE AND REFERRAL PROVISIONS) 2008

Gazetted: 12.12.2008; Commencement: 15.12.2008. The SEPP aims to improve efficiency in the planning system by removing duplicative or unnecessary requirements in environmental planning instruments (EPIs) to consult with State agencies (government departments) on planning decisions.

STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009

Published: 31.07.2009; Commencement 31.07.2009. The policy aims to better encourage home owners, social housing providers and developers to invest and create new affordable rental housing to meet the needs of our growing population and existing residents.

Appendix F Curl Curl Lagoon Catchment Locality Statements

LOCALITY F1 BROOKVALE CENTRE

DESIRED FUTURE CHARACTER

The Brookvale Centre locality will be developed as a mixed retail and business area incorporating low-rise shop-top housing.

Future development will help create a pedestrian environment which is safe, active and interesting. Future development will incorporate street level retailing and business uses and contribute to creating cohesive and attractive streetscapes.

LAND USE

Category One

Development for the purpose of the following:

- business premises
- housing (not on ground floor)
- motor showrooms
- offices
- shops

Category Two

Development for the purpose of the following:

- bulky goods shops
- child care centres
- community facilities
- entertainment facilities
- further education
- health consulting rooms
- hire establishments
- hotels
- medical centres
- places of worship
- recreation facilities
- registered clubs

Front building setback

Development is to maintain a minimum front building setback. The minimum front building setback is to be consistent with the setback of adjacent buildings.

Building appearance

Building design is to:

- articulate long facades by breaking the elevation into distinct segments,
- detail new development by incorporating similar patterns and proportions where established by existing buildings,
- ensure larger infill sites reflect the general height, form, alignment and façade character of the street,
- create active street fronts,
- continue footpath awnings where appropriate, and
- address both street frontages on corner sites.

COMPLYING DEVELOPMENT

The following table shows the development which is complying development in this locality. Column A describes the development and Column B shows the requirements that the development must comply with to be complying development

Column A

Development for the purpose of:

Business uses, offices and shops, being:

- a different use resulting from a change of use from one type of approved business, office or shop use to another type of business, office or shop use
- internal alterations to business premises, offices and shops

Industrial uses, being:

- a different use resulting from a change of use from one type of approved industry or warehouse to another type of industry or warehouse
- alterations to approved industrial and warehouse buildings

Column B

As described in
Schedule 12 – Part D

As described in
Schedule 12 – Part C

LOCALITY F3 BROOKVALE INDUSTRIAL

DESIRED FUTURE CHARACTER

The Brookvale Industrial locality will remain an industrial and employment centre incorporating industries, warehouses and ancillary service uses.

New development or significant redevelopment will be designed to incorporate landscaping to soften the visual impact of industrial buildings and their associated parking and other paved areas as viewed from the street.

At the interface of the locality with adjoining and adjacent residential areas, buildings will be sited and designed and the use of land managed to minimise interference with the amenity of such residential areas.

Allotments are to be consolidated where necessary to ensure the development of one allotment will not render an adjoining allotment unsuitable for development.

LAND USE

Category One

Development for the purpose of the following:

- industries
- warehouses

Category Two

Development for the purpose of the following:

- brothels
- child care centres
- community facilities
- hire establishments
- housing (where used in conjunction with industries or warehouses)
- motor showrooms
- offices (when ancillary to industries or warehouses)
- places of worship
- recreation facilities
- registered clubs

- potentially offensive industries
- Canal estate development is also prohibited within the locality.

BUILT FORM

Building height

Buildings are not to exceed 11 metres.

To measure the height of a building:

- height is the distance measured vertically between any point on the topmost ceiling of the building and natural ground level below.

Front building setback

Development is to maintain a minimum front building setback.

The minimum front building setback is 4.5 metres.

The minimum front building setback area is to be landscaped and generally free of any structures, carparking or site facilities other than driveways.

Subdivision

The minimum allotment area for any allotment resulting from the subdivision of land is 4,000m².

COMPLYING DEVELOPMENT

The following table shows the development which is complying development in this locality. Column A describes the development and Column B shows the requirements that the development must comply with to be complying development

Column A

Development for the purpose of:

Industrial uses, being:

- a different use resulting from a change of use from one type of approved industry or warehouse to another type of industry or warehouse
- alterations to approved industrial and warehouse buildings

Column B

As described in
Schedule 12 -- Part C

Public Exhibition Draft

Warringah Local Environmental Plan 2009

Clause 2.6B

Part 2 - Land Use Table

Permitted and Prohibited Development

Refer to Clause 2.2 of the Section 149 (2) Certificate.

Zone B5 Business Development

1 Objectives of zone

- To enable a mix of business and warehouse uses, and specialised retail uses that require a large floor area, in locations that are close to, and that support the viability of, centres.
- To provide for the location of vehicle sales or hire premises and bulky goods premises.
- To create a pedestrian environment that is safe, active and interesting by incorporating street level retailing and business uses.

2 Permitted without consent

Nil

3 Permitted with consent

Child care centres; Hotel or motel accommodation; Neighbourhood shops; Passenger transport facilities; Roads; Self-storage units; Take away food and drink premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Amusement centres; Boat repair facilities; Boat sheds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Health consulting rooms; Highway service centres; Home-based childcare; Home businesses; Home industries; Home occupations; Home occupation (sex services); Hospitals; Industrial retail outlets; Industries; Information and education facilities; Landscape and garden supplies; Marinas; Moorings; Moveable dwellings; Office premises; Port facilities; Recreation facilities (major); Recreation facilities (outdoors); Research stations; Residential accommodation; Retail premises; Rural industries; Rural supplies; Sex services premises; Storage premises; Timber and building supplies; Tourist and visitor accommodation; Waste or resource management facilities; Water recreation structures; Wholesale supplies

2.6B Temporary use of land [local]

- (1) The objective of this clause is to provide for the temporary use of land if the use does not compromise future development of the land, or have detrimental economic, social, amenity or environmental effects on the land.
- (2) Despite any other provision of this Plan, development consent may be granted for development on land in any zone for a temporary purpose for a maximum period of 28 days (whether or not consecutive days) in any period of 12 months.
- (3) Development consent must not be granted unless the consent authority is satisfied that:
 - (a) the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument, and
 - (b) the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and
 - (c) the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and
 - (d) at the end of the temporary use period the site will, as far as is practicable, be restored to the condition in which it was before the commencement of the use.

Schedule 1 Additional permitted uses

1 Use of certain land at Hotel, No 8 Aperta Place, Beacon Hill

- (1) This clause applies to land at Hotel, No 8 Aperta Place, Beacon Hill, being Lot 7, DP 236335.
- (2) Development for the purposes of 1 dwelling house is permitted with consent (provided that the design and construction of the development has regard to the topography, potential slip and sensitive visual character of the land as well as potential loss of views to adjoining or nearby properties.)

2 Use of certain land at Warringah Gravel and Stone Pty Ltd, Challenger Drive, Belrose

- (1) This clause applies to so much of the land at Warringah Gravel and Stone Pty Ltd, Challenger Drive, Belrose, shown as "Area 8" on the Additional Permitted Uses Map, that is covered by Licence Number L308608 (issued by the Department of Lands).
- (2) Development for the purposes of extractive industries, recreation facilities (indoor) or recreation facilities (outdoor) is permitted with consent.

3 Use of certain land at Hotel, 5 Hews Parade, Belrose

- (1) This clause applies to land at Hotel, 5 Hews Parade, Belrose, being Lot 6, DP 834036.
- (2) Development for the purposes of pubs is permitted with consent.

4 Use of certain land at the intersection of Mona Vale Road and Forest Way, Belrose

- (1) This clause applies to land at the intersection of Mona Vale Road and Forest Way, Belrose, shown as "Area 2" on the Additional Permitted Uses Map.
- (2) Development for the purposes of bulky goods premises, business premises (with a gross floor area not exceeding 2,500m²), function centres, hotel or motel accommodation (that incorporates function centres), pubs (that incorporate function centres), retail premises (with a gross floor area not exceeding 2,500m²) is permitted with consent.

5 Use of certain land in the vicinity of Pittwater Road and Roger Street, Brookvale

- (1) This clause applies to land in the vicinity of Pittwater Road and Roger Street, Brookvale, shown as "Area 9" on the Additional Permitted Uses Map.
- (2) Development for the purposes of office premises or retail premises is permitted with consent.

6 Use of certain land at No 2 Anderson Place, Cottage Point

- (1) This clause applies to land at No 2 Anderson Place, Cottage Point, being Lot 23, DP 819003.
- (2) Development for the purposes of restaurants is permitted with consent.

18 Use of certain land at the intersection of Warringah Road and Cook Street, Forestville and land on Pittwater Road, North Manly

- (1) This clause applies to land at the intersection of Warringah Road and Cook Street, Forestville and land on Pittwater Road, North Manly, shown as "Area 3" or "Area 4" on the Additional Permitted Uses Map.
- (2) Development for the purposes of industrial retail outlet, service stations, timber and building supplies, vehicle body repair workshops, vehicle repair stations or wholesale supplies is permitted with consent.

19 Use of certain land at Tavern, 2 Aumuna Road, Terrey Hills

- (1) This clause applies to land at Tavern, 2 Aumuna Road, Terrey Hills, being Lot 6, DP 739456.
- (2) Development for the purposes of pubs is permitted with consent.

20 Use of certain land in the vicinity of Mona Vale and Myoora Roads, Terrey Hills

- (1) This clause applies to land in the vicinity of Mona Vale and Myoora Roads, Terrey Hills, shown as "Area 1" on the Additional Permitted Uses Map.
- (2) Development for the purposes of educational establishments, hospitals, places of public worship, recreation facilities (indoor), registered clubs, restaurants or hotel or motel accommodation is permitted with consent.

Public Exhibition Draft

Warringah Local Environmental Plan 2009

Clause 2.6B

Part 2 - Land Use Table

Permitted and Prohibited Development

Refer to Clause 2.2 of the Section 149 (2) Certificate.

Zone IN1 General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To enable a range of compatible community and leisure uses.
- To maintain the industrial character of the land in landscaped settings.

2 Permitted without consent

Nil

3 Permitted with consent

Depots; Freight transport facilities; Light industries; Liquid fuel depots; Neighbourhood shops; Roads; Self-storage units; Take away food and drink premises; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Amusement centres; Boat repair facilities; Boat sheds; Bulky goods premises; Business premises; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Farm stay accommodation; Forestry; Function centres; Funeral homes; Hazardous industries; Health services facilities; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupation (sex services); Information and education facilities; Landscape and garden supplies; Marinas; Moorings; Moveable dwellings; Offensive industries; Office premises; Passenger transport facilities; Port facilities; Recreation facilities(major); Recreation facilities (outdoors); Registered clubs; Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Rural supplies; Storage premises; Tourist and visitor accommodation; Veterinary hospitals; Waste or resource management facilities; Water recreation structures

2.6B Temporary use of land [local]

- (1) The objective of this clause is to provide for the temporary use of land if the use does not compromise future development of the land, or have detrimental economic, social, amenity or environmental effects on the land.
- (2) Despite any other provision of this Plan, development consent may be granted for development on land in any zone for a temporary purpose for a maximum period of 28 days (whether or not consecutive days) in any period of 12 months.
- (3) Development consent must not be granted unless the consent authority is satisfied that:
 - (a) the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument, and
 - (b) the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and
 - (c) the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and
 - (d) at the end of the temporary use period the site will, as far as is practicable, be restored to the condition in which it was before the commencement of the use.

Schedule 1 Additional permitted uses

1 Use of certain land at Hotel, No 8 Aperta Place, Beacon Hill

- (1) This clause applies to land at Hotel, No 8 Aperta Place, Beacon Hill, being Lot 7, DP 236335.
- (2) Development for the purposes of 1 dwelling house is permitted with consent (provided that the design and construction of the development has regard to the topography, potential slip and sensitive visual character of the land as well as potential loss of views to adjoining or nearby properties.)

2 Use of certain land at Warringah Gravel and Stone Pty Ltd, Challenger Drive, Belrose

- (1) This clause applies to so much of the land at Warringah Gravel and Stone Pty Ltd, Challenger Drive, Belrose, shown as "Area 8" on the Additional Permitted Uses Map, that is covered by Licence Number L308608 (issued by the Department of Lands).
- (2) Development for the purposes of extractive industries, recreation facilities (indoor) or recreation facilities (outdoor) is permitted with consent.

3 Use of certain land at Hotel, 5 Hews Parade, Belrose

- (1) This clause applies to land at Hotel, 5 Hews Parade, Belrose, being Lot 6, DP 834036.
- (2) Development for the purposes of pubs is permitted with consent.

4 Use of certain land at the intersection of Mona Vale Road and Forest Way, Belrose

- (1) This clause applies to land at the intersection of Mona Vale Road and Forest Way, Belrose, shown as "Area 2" on the Additional Permitted Uses Map.
- (2) Development for the purposes of bulky goods premises, business premises (with a gross floor area not exceeding 2,500m²), function centres, hotel or motel accommodation (that incorporates function centres), pubs (that incorporate function centres), retail premises (with a gross floor area not exceeding 2,500m²) is permitted with consent.

5 Use of certain land in the vicinity of Pittwater Road and Roger Street, Brookvale

- (1) This clause applies to land in the vicinity of Pittwater Road and Roger Street, Brookvale, shown as "Area 9" on the Additional Permitted Uses Map.
- (2) Development for the purposes of office premises or retail premises is permitted with consent.

6 Use of certain land at No 2 Anderson Place, Cottage Point

- (1) This clause applies to land at No 2 Anderson Place, Cottage Point, being Lot 23, DP 819003.
- (2) Development for the purposes of restaurants is permitted with consent.

18 Use of certain land at the intersection of Warringah Road and Cook Street, Forestville and land on Pittwater Road, North Manly

- (1) This clause applies to land at the intersection of Warringah Road and Cook Street, Forestville and land on Pittwater Road, North Manly, shown as "Area 3" or "Area 4" on the Additional Permitted Uses Map.
- (2) Development for the purposes of industrial retail outlet, service stations, timber and building supplies, vehicle body repair workshops, vehicle repair stations or wholesale supplies is permitted with consent.

19 Use of certain land at Tavern, 2 Aumuna Road, Terrey Hills

- (1) This clause applies to land at Tavern, 2 Aumuna Road, Terrey Hills, being Lot 6, DP 739456.
- (2) Development for the purposes of pubs is permitted with consent.

20 Use of certain land in the vicinity of Mona Vale and Myoora Roads, Terrey Hills

- (1) This clause applies to land in the vicinity of Mona Vale and Myoora Roads, Terrey Hills, shown as "Area 1" on the Additional Permitted Uses Map.
- (2) Development for the purposes of educational establishments, hospitals, places of public worship, recreation facilities (indoor), registered clubs, restaurants or hotel or motel accommodation is permitted with consent.

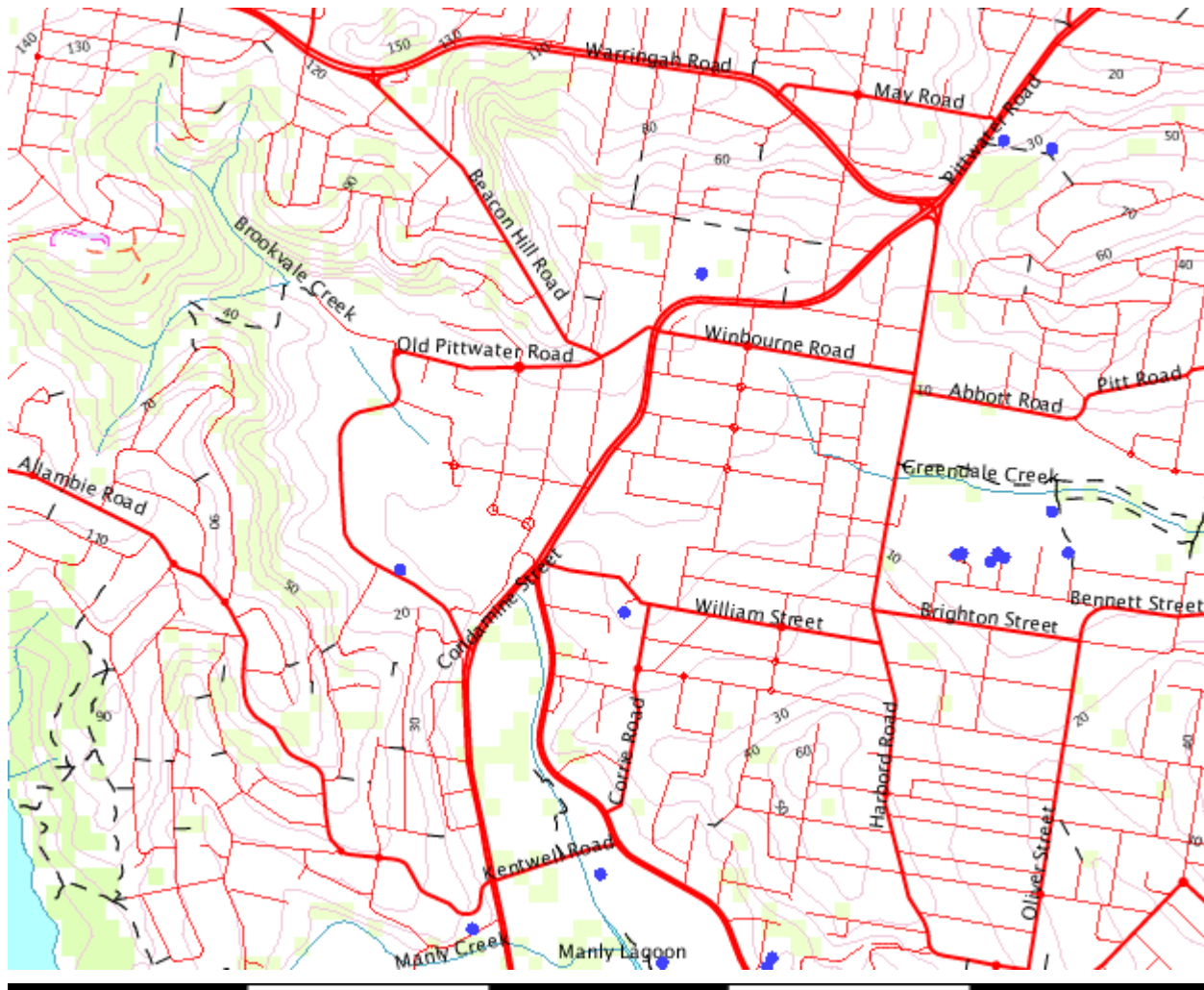
Appendix D

Groundwater Bore Search

Groundwater Bore Search Brookvale

Map created with NSW Natural Resource Atlas - <http://www.nratlas.nsw.gov.au>

Wednesday, April 14, 2010



0 3 Km

Legend

Symbol	Layer	Custodian
	Cities and large towns	renderImage: Cannot build image from features
	Populated places	renderImage: Cannot build image from features
	Towns	
	Groundwater Bores	
	Catchment Management Authority boundaries	
	Major rivers	
	Topographic base map	

-  Primary/arterial road
-  Motorway/freeway
-  Railway
-  Runway
-  Contour
-  Background

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
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Work Requested -- GW072222

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW072222
 LIC-NUM 10BL600068
 AUTHORISED-PURPOSES RECREATION (GROUNDWATER)
 INTENDED-PURPOSES RECREATION (GROUNDWATER)
 WORK-TYPE Bore
 WORK-STATUS Supply Obtained
 CONSTRUCTION-METHOD Cable Tool
 OWNER-TYPE Private
 COMMENCE-DATE
 COMPLETION-DATE 1994-11-30
 FINAL-DEPTH (metres) 10.00
 DRILLED-DEPTH (metres) 12.00
 CONTRACTOR-NAME
 DRILLER-NAME
 PROPERTY H B & R C LTD
 GWMA -
 GW-ZONE -
 STANDING-WATER-LEVEL 1.00
 SALINITY
 YIELD 1.00

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
 RIVER-BASIN 213 - SYDNEY COAST - GEORGES RIVER
 AREA-DISTRICT
 CMA-MAP
 GRID-ZONE
 SCALE
 ELEVATION
 ELEVATION-SOURCE
 NORTHING 6262237.00
 EASTING 341158.00
 LATITUDE 33 46' 5"
 LONGITUDE 151 17' 5"
 GS-MAP

AMG-ZONE 56
 COORD-SOURCE GD.,ACC.GIS
 REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP 4 601758

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP 4 601758

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	19.70	204			Rotary Air/Mud
1		Hole	Hole	19.70	20.00	158			Rotary Mud
1		Hole	Hole	20.00	120.00	116.5			Down Hole Hammer
1	1	Casing	Steel	-0.40	20.00	127	117.4		C: -.1- 20m; Welded; Driven into Hole
1	1	Opening	Slots	4.00	10.00	168		1	Sawn; SL: 0mm; A: .2mm
1	1	Annulus	Waterworn/Rounded	3.00	10.00	0			Graded; GS: 1- 2mm

Water Bearing Zones [\(top\)](#)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK-CAT- DESC	S- W-L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
2.00	10.00	8.00	Unconsolidated	1.00		1.00			7001- 10000 ppm
27.50	27.80	0.30				0.10	30.00	0.25	410.00

46.50	48.00	1.50	7.30	0.20	54.00	0.25	450.00
83.00	83.50	0.50		0.10	90.00	0.25	380.00
96.30	96.40	0.10		0.35	120.00	0.25	540.00

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	1.00	1.00	SAND		
1.00	19.00	18.00	SANDY CLAY		
19.00	27.50	8.50	SANDSTONE L/BROWN		
27.50	27.70	0.20	SANDSTONE SOFT		
27.70	46.50	18.80	SANDSTONE GREY		
46.50	48.00	1.50	SANDSTONE DARK GREY		
48.00	64.30	16.30	SANDSTONE GREY		
64.30	64.70	0.40	SANDSTONE FINE QUARTZ		
64.70	83.00	18.30	SANDSTONE GREY		
83.00	83.50	0.50	SANDSTONE FINE QUARTZ		
83.50	96.30	12.80	SANDSTONE GREY		
96.30	96.40	0.10	SANDSTONE FRACTURED		
96.40	120.00	23.60	SANDSTONE DARK GREY		

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Groundwater Works Summary

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Work Requested -- GW102334

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW102334
 LIC-NUM 10BL159038
 AUTHORISED-PURPOSES RECREATION (GROUNDWATER)
 INTENDED-PURPOSES RECREATION (GROUNDWATER)
 WORK-TYPE Bore
 WORK-STATUS (Unknown)
 CONSTRUCTION-METHOD Rotary Air
 OWNER-TYPE
 COMMENCE-DATE
 COMPLETION-DATE 1997-10-01
 FINAL-DEPTH (metres) 60.00
 DRILLED-DEPTH (metres) 60.00
 CONTRACTOR-NAME
 DRILLER-NAME
 PROPERTY NORTH MANLY BOWLING CLUB
 GWMA -
 GW-ZONE -
 STANDING-WATER-LEVEL
 SALINITY 240.00
 YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
 RIVER-BASIN
 AREA-DISTRICT
 CMA-MAP
 GRID-ZONE
 SCALE
 ELEVATION
 ELEVATION-SOURCE
 NORTHING 6261098.00
 EASTING 339819.00
 LATITUDE 33 46' 41"
 LONGITUDE 151 16' 12"
 GS-MAP

AMG-ZONE 56
 COORD-SOURCE GIS - Geographic Information System
 REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP 2743 752038

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP 2743 752038

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	28.00	200			Rotary Air/Mud
1		Hole	Hole	28.00	60.00	158			Rotary Air
1	1	Casing	Steel	-0.50	29.00	168.3	158.7		Welded; Driven into Hole
1	1	Casing	PVC Class 12	-0.50	51.00	114.3			Glued; Suspended in Clamps
1	1	Opening	Screen	51.00	60.00	114.3			PVC Class 12; A: .5mm; Glued
1		Annulus	(Unknown)	30.00	60.00				Graded; GS: 1-2mm; Q: .3m ³

Water Bearing Zones [\(top\)](#)

FROM- DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W-L	D- D- L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
36.00	39.00	3.00				0.60	42.00	0.25	220.00
44.00	46.00	2.00				0.20	48.00	0.25	240.00
54.00	56.00	2.00				0.20	60.00	0.25	240.00
54.00	56.00	2.00		4.00		1.00	60.00	1.00	240.00

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL COMMENT
0.00	0.50	0.50	TPSOIL	
0.50	3.00	2.50	SAND YELLOW	
3.00	7.00	4.00	MARINE DARK GREY/CLAY-VERY GREASY	
7.00	11.00	4.00	MARINE WITH 15%SHELL FRAG.QUARTZ.	
11.00	17.00	6.00	MARINE NO QUARTZ	
17.00	23.00	6.00	MARINE/5%SHELL FRAGMENT	
23.00	26.00	3.00	MARINE/10%SHELL FRAGMENT	
26.00	28.00	2.00	MARINE/15%SHELL FRAGMENT	
28.00	30.00	2.00	SANDSTONE/BROWN/ GRAIN	
30.00	31.00	1.00	SANDSTONE/BROWN/R. QUARTZ	
31.00	35.00	4.00	SANDSTONE/GREY/F/G/BIT CLAY MATRIX	
35.00	40.00	5.00	CLAY STONE GREY	
40.00	60.00	20.00	SANDSTONE/WHITE BIT OF QUARTZ	

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Work Requested -- GW105849

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW105849
 LIC-NUM 10BL160121
 AUTHORISED-PURPOSES MONITORING BORE
 INTENDED-PURPOSES MONITORING BORE
 WORK-TYPE Bore
 WORK-STATUS
 CONSTRUCTION-METHOD
 OWNER-TYPE
 COMMENCE-DATE
 COMPLETION-DATE 2001-01-01
 FINAL-DEPTH (metres) 15.00
 DRILLED-DEPTH (metres)
 CONTRACTOR-NAME
 DRILLER-NAME
 PROPERTY N/A
 GWMA -
 GW-ZONE -
 STANDING-WATER-LEVEL 1.47
 SALINITY
 YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
 RIVER-BASIN 213 - SYDNEY COAST - GEORGES RIVER
 AREA-DISTRICT
 CMA-MAP 9130-2N
 GRID-ZONE 56/1
 SCALE 1:25,000
 ELEVATION
 ELEVATION-SOURCE (Unknown)
 NORTHING 6263641.00
 EASTING 341087.00
 LATITUDE 33 45' 19"
 LONGITUDE 151 17' 3"
 GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP 1 703127

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP 1 703127

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	15.00				
1	1	Casing	P.V.C.	0.00	0.00	50			

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

no details

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Work Requested -- GW105850

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW105850
 LIC-NUM 10BL160121
 AUTHORISED-PURPOSES MONITORING BORE
 INTENDED-PURPOSES MONITORING BORE
 WORK-TYPE Bore
 WORK-STATUS
 CONSTRUCTION-METHOD
 OWNER-TYPE
 COMMENCE-DATE
 COMPLETION-DATE 2001-05-01
 FINAL-DEPTH (metres) 15.00
 DRILLED-DEPTH (metres)
 CONTRACTOR-NAME
 DRILLER-NAME
 PROPERTY N/A
 GWMA -
 GW-ZONE -
 STANDING-WATER-LEVEL 1.47
 SALINITY
 YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
 RIVER-BASIN 213 - SYDNEY COAST - GEORGES RIVER
 AREA-DISTRICT
 CMA-MAP 9130-2N
 GRID-ZONE 56/1
 SCALE 1:25,000
 ELEVATION
 ELEVATION-SOURCE (Unknown)
 NORTHING 6263666.00
 EASTING 340947.00
 LATITUDE 33 45' 19"
 LONGITUDE 151 16' 58"
 GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP 1 703127

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP 1 703127

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL DETAIL
1		Hole	Hole	0.00	15.00			
1	1	Casing	P.V.C.	0.00	0.00	50		

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

no details

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Groundwater Works Summary

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Work Requested -- GW107362

Works Details [\(top\)](#)

GROUNDWATER NUMBER	GW107362
LIC-NUM	10BL165162
AUTHORISED-PURPOSES	DOMESTIC
INTENDED-PURPOSES	DOMESTIC
WORK-TYPE	Spear
WORK-STATUS	Supply Obtained
CONSTRUCTION-METHOD	Jetted - Water
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2005-08-10
FINAL-DEPTH (metres)	5.00
DRILLED-DEPTH (metres)	5.00
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	MINNICI
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	3.00
SALINITY	
YIELD	0.50

Site Details [\(top\)](#)

REGION	10 - SYDNEY SOUTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6262203.00
EASTING	340934.00
LATITUDE	33 46' 6"
LONGITUDE	151 16' 56"
GS-MAP	

AMG-ZONE 56
 COORD-SOURCE GIS - Geographic Information System
 REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP 1 551959

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP 1 551959

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE-NO	PIPE-NO	COMPONENT-CODE	COMPONENT-TYPE	DEPTH-FROM (metres)	DEPTH-TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.00	90			Jetted - Water
1	1	Casing	P.V.C.	0.00	4.40	32	26		Glued; Seated on Bottom; Cap
1	1	Opening	Screen - Wire Wound	4.40	5.00	50			Stainless Steel; A: .15mm; Screwed

Water Bearing Zones [\(top\)](#)

FROM-DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK-CAT-DESC	S-W-L	D-D-L	YIELD	TEST-HOLE-DEPTH (metres)	DURATION	SALINITY
3.00	5.00	2.00		3.00		0.50			Good

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.30	0.30	topsoil		
0.30	3.50	3.20	sand, white		
3.50	5.00	1.50	sand, yellow silty		

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Groundwater Works Summary

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Work Requested -- GW107655

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW107655
 LIC-NUM 10BL165857
 AUTHORISED-PURPOSES RECREATION (GROUNDWATER)
 INTENDED-PURPOSES RECREATION (GROUNDWATER)
 WORK-TYPE Bore
 WORK-STATUS
 CONSTRUCTION-METHOD Rotary
 OWNER-TYPE
 COMMENCE-DATE
 COMPLETION-DATE 2005-01-14
 FINAL-DEPTH (metres) 78.00
 DRILLED-DEPTH (metres) 78.00
 CONTRACTOR-NAME
 DRILLER-NAME
 PROPERTY FRANK GREY RESERVE
 GWMA -
 GW-ZONE -
 STANDING-WATER-LEVEL 3.00
 SALINITY 220.00
 YIELD 3.00

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
 RIVER-BASIN
 AREA-DISTRICT
 CMA-MAP
 GRID-ZONE
 SCALE
 ELEVATION
 ELEVATION-SOURCE
 NORTHING 6262380.00
 EASTING 341108.00
 LATITUDE 33 46' 0"
 LONGITUDE 151 17' 3"
 GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP 1 601091

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP 1 601091

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	44.00	168			Rotary Air
1		Hole	Hole	44.00	78.00	146			Down Hole Hammer
1	1	Casing	Steel	0.20	44.00	168	158.4		Welded; Driven into Hole
1	1	Casing	PVC Class 9	0.20	48.00	140			Riveted and Glued; Driven into Hole

Water Bearing Zones [\(top\)](#)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W-L	D-D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
44.00	45.00	1.00			46.00	2.00	46.00	1.00	180.00
66.00	67.00	1.00		3.00		3.00	78.00	2.00	220.00

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	26.00	26.00	SAND		
26.00	33.00	7.00	SAND/CLAY		
33.00	43.00	10.00	SAND/CLAY/QUARTZ		

43.00	71.00	28.00	SANDSTONE
71.00	78.00	7.00	SHALE

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
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Work Requested -- GW107745

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW107745
 LIC-NUM 10BL165912
 AUTHORISED-PURPOSES DOMESTIC
 INTENDED-PURPOSES
 WORK-TYPE Bore
 WORK-STATUS
 CONSTRUCTION-METHOD
 OWNER-TYPE
 COMMENCE-DATE
 COMPLETION-DATE 2007-01-16
 FINAL-DEPTH (metres)
 DRILLED-DEPTH (metres)
 CONTRACTOR-NAME
 DRILLER-NAME
 PROPERTY SCURR
 GWMA -
 GW-ZONE -
 STANDING-WATER-LEVEL
 SALINITY
 YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
 RIVER-BASIN
 AREA-DISTRICT
 CMA-MAP
 GRID-ZONE
 SCALE
 ELEVATION
 ELEVATION-SOURCE
 NORTHING 6262009.00
 EASTING 339873.00
 LATITUDE 33 46' 12"
 LONGITUDE 151 16' 15"
 GS-MAP

AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH MANLY COVE
PORTION-LOT-DP 16 249823

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH MANLY COVE
PORTION-LOT-DP 16 249823

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

no details

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Groundwater Works Summary

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Work Requested -- GW107782

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW107782
 LIC-NUM 10BL165941
 AUTHORISED-PURPOSES DOMESTIC
 INTENDED-PURPOSES
 WORK-TYPE Bore
 WORK-STATUS
 CONSTRUCTION-METHOD
 OWNER-TYPE
 COMMENCE-DATE
 COMPLETION-DATE 2007-01-25
 FINAL-DEPTH (metres)
 DRILLED-DEPTH (metres)
 CONTRACTOR-NAME
 DRILLER-NAME
 PROPERTY LOURENCO
 GWMA -
 GW-ZONE -
 STANDING-WATER-LEVEL
 SALINITY
 YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
 RIVER-BASIN
 AREA-DISTRICT
 CMA-MAP
 GRID-ZONE
 SCALE
 ELEVATION
 ELEVATION-SOURCE
 NORTHING 6262230.00
 EASTING 340850.00
 LATITUDE 33 46' 5"
 LONGITUDE 151 16' 53"
 GS-MAP

AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH MANLY COVE
PORTION-LOT-DP 15 240232

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH MANLY COVE
PORTION-LOT-DP 15 240232

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

no details

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Groundwater Works Summary

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Work Requested -- GW107814

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW107814
 LIC-NUM 10BL165812
 AUTHORISED-PURPOSES DOMESTIC
 INTENDED-PURPOSES
 WORK-TYPE Bore
 WORK-STATUS
 CONSTRUCTION-METHOD
 OWNER-TYPE
 COMMENCE-DATE
 COMPLETION-DATE 2007-02-05
 FINAL-DEPTH (metres)
 DRILLED-DEPTH (metres)
 CONTRACTOR-NAME
 DRILLER-NAME
 PROPERTY BENNETT
 GWMA -
 GW-ZONE -
 STANDING-WATER-LEVEL
 SALINITY
 YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
 RIVER-BASIN
 AREA-DISTRICT
 CMA-MAP
 GRID-ZONE
 SCALE
 ELEVATION
 ELEVATION-SOURCE
 NORTHING 6262232.00
 EASTING 340954.00
 LATITUDE 33 46' 5"
 LONGITUDE 151 16' 57"
 GS-MAP

AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH MANLY COVE
PORTION-LOT-DP 1 604615

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH MANLY COVE
PORTION-LOT-DP 1 604615

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

no details

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Groundwater Works Summary

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Work Requested -- GW107867

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW107867
 LIC-NUM 10BL600108
 AUTHORISED-PURPOSES DOMESTIC
 INTENDED-PURPOSES
 WORK-TYPE Bore
 WORK-STATUS
 CONSTRUCTION-METHOD
 OWNER-TYPE
 COMMENCE-DATE
 COMPLETION-DATE 2007-02-21
 FINAL-DEPTH (metres)
 DRILLED-DEPTH (metres)
 CONTRACTOR-NAME
 DRILLER-NAME
 PROPERTY DELANEY
 GWMA -
 GW-ZONE -
 STANDING-WATER-LEVEL
 SALINITY
 YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
 RIVER-BASIN
 AREA-DISTRICT
 CMA-MAP
 GRID-ZONE
 SCALE
 ELEVATION
 ELEVATION-SOURCE
 NORTHING 6262225.00
 EASTING 340835.00
 LATITUDE 33 46' 5"
 LONGITUDE 151 16' 52"
 GS-MAP

AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH MANLY COVE
PORTION-LOT-DP 14 240232

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH MANLY COVE
PORTION-LOT-DP 14 240232

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

no details

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Groundwater Works Summary

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Work Requested -- GW108029

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW108029
 LIC-NUM 10BL164674
 AUTHORISED-PURPOSES DOMESTIC
 INTENDED-PURPOSES
 WORK-TYPE Bore
 WORK-STATUS
 CONSTRUCTION-METHOD
 OWNER-TYPE
 COMMENCE-DATE
 COMPLETION-DATE 2007-04-23
 FINAL-DEPTH (metres)
 DRILLED-DEPTH (metres)
 CONTRACTOR-NAME
 DRILLER-NAME
 PROPERTY DOCHERTY
 GWMA -
 GW-ZONE -
 STANDING-WATER-LEVEL
 SALINITY
 YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
 RIVER-BASIN
 AREA-DISTRICT
 CMA-MAP
 GRID-ZONE
 SCALE
 ELEVATION
 ELEVATION-SOURCE
 NORTHING 6262217.00
 EASTING 340973.00
 LATITUDE 33 46' 6"
 LONGITUDE 151 16' 58"
 GS-MAP

AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH MANLY COVE
PORTION-LOT-DP 8 242144

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH MANLY COVE
PORTION-LOT-DP 8 242144

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

no details

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Groundwater Works Summary

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Work Requested -- GW108144

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW108144
 LIC-NUM 10BL601916
 AUTHORISED-PURPOSES RECREATION (GROUNDWATER)
 INTENDED-PURPOSES RECREATION (GROUNDWATER)
 WORK-TYPE Bore
 WORK-STATUS
 CONSTRUCTION-METHOD Rotary
 OWNER-TYPE
 COMMENCE-DATE
 COMPLETION-DATE 2005-01-20
 FINAL-DEPTH (metres) 150.00
 DRILLED-DEPTH (metres) 150.00
 CONTRACTOR-NAME
 DRILLER-NAME
 PROPERTY BROOKVALE OVAL
 GWMA -
 GW-ZONE -
 STANDING-WATER-LEVEL 15.00
 SALINITY 200.00
 YIELD 1.00

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
 RIVER-BASIN
 AREA-DISTRICT
 CMA-MAP
 GRID-ZONE
 SCALE
 ELEVATION
 ELEVATION-SOURCE
 NORTHING 6263189.00
 EASTING 340078.00
 LATITUDE 33 45' 34"
 LONGITUDE 151 16' 24"
 GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP 1 114027

Licensed [\(top\)](#)

COUNTY CUMBERLAND
 PARISH MANLY COVE
 PORTION-LOT-DP 1 114027

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	18.00	168			Rotary Air
1		Hole	Hole	18.00	150.00	160			Down Hole Hammer
1	1	Casing	Steel	0.20	18.00	168	158.4		Welded; Driven into Hole
1	1	Casing	PVC Class 9	0.20	150.00	140			Glued; Seated on Bottom
1	1	Opening	Slots - Horizontal	18.00	36.00	140			PVC Class 9; Sawn; SL: .04mm; A: 3mm
1	1	Opening	Slots	132.00	138.00				Sawn

Water Bearing Zones [\(top\)](#)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S-W- L	D-D-L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
18.00	20.00	2.00			24.00	0.50	24.00	1.00	160.00
131.00	132.00	1.00		15.00	134.00	1.00	134.00	2.00	200.00

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	4.00	4.00	SAND		

4.00	15.00	11.00	RED CLAY BANDS
15.00	21.00	6.00	SANDSTONE YELLOW
21.00	25.00	4.00	SHALE
25.00	68.00	43.00	SANDSTONE/SHALE
68.00	75.00	7.00	SHALE
75.00	86.00	11.00	SANDSTONE/SHALE
86.00	91.00	5.00	SHALE
91.00	131.00	40.00	SANDSTONE/SHALE
131.00	143.00	12.00	SHALE
143.00	146.00	3.00	SANDSTONE/SHALE
146.00	150.00	4.00	SHALE

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Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)

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Work Requested -- GW108944

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW108944
 LIC-NUM 10BL601921
 AUTHORISED-PURPOSES DOMESTIC
 INTENDED-PURPOSES DOMESTIC
 WORK-TYPE Bore
 WORK-STATUS
 CONSTRUCTION-METHOD
 OWNER-TYPE Private
 COMMENCE-DATE
 COMPLETION-DATE 2008-06-19
 FINAL-DEPTH (metres) 120.00
 DRILLED-DEPTH (metres)
 CONTRACTOR-NAME
 DRILLER-NAME
 PROPERTY DEPT OF EDUCATION & TRAINING
 GWMA -
 GW-ZONE -
 STANDING-WATER-LEVEL 13.00
 SALINITY 352.00
 YIELD 0.50

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
 RIVER-BASIN
 AREA-DISTRICT
 CMA-MAP
 GRID-ZONE
 SCALE
 ELEVATION
 ELEVATION-SOURCE
 NORTHING 6262146.00
 EASTING 339220.00
 LATITUDE 33 46' 7"
 LONGITUDE 151 15' 50"
 GS-MAP

AMG-ZONE 56
COORD-SOURCE
REMARK

Form-A [\(top\)](#)

COUNTY CUMBERLAND
PARISH MANLY COVE
PORTION-LOT-DP 1//611147

Licensed [\(top\)](#)

COUNTY CUMBERLAND
PARISH MANLY COVE
PORTION-LOT-DP 1 611147

Water Bearing Zones [\(top\)](#)

no details

Drillers Log [\(top\)](#)

no details

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