

Edgecliff Centre

Preliminary Site Investigation

Longhurst Investments No 1

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Executive summary

Aurecon Australasia Pty Ltd (Aurecon) was engaged by Longhurst to prepare this Preliminary Site Investigation (PSI) on behalf of Longhurst Investments No. 1 Pty Ltd to support the planning proposal for a proposed development at Edgecliff Centre, 203-233 New South Head Road, Edgecliff (Lot 203 DP 1113922) (the site). The site currently consists of a commercial building, Edgecliff Centre, bounded by New South Head Road and New Mclean Street in Edgecliff. The building is situated above the railway platform structure below, which comprises Edgecliff Station. The station entrance is located in the adjacent Eastpoint Food Fair. The Edgecliff Centre building also includes multi-level, above and below ground car parking facilities. The area of the site is approximately 4,910m² and is zoned B2 – Local Centre.

The planning proposal will support amendments to the Woollahra Local Environmental Plan 2014 in order to facilitate the future redevelopment of the site for a mixed-use development comprising retail/commercial/medical/well-being podium and residential tower.

Specifically, in order to facilitate the future redevelopment of the site for the intended purpose, the planning proposal seeks to:

- Increase the maximum Height of Buildings development standards
- Increase the maximum Floor Space Ratio development standard

The objectives of the PSI are to:

- Identify the potential for past or present activities to have impacted the subsurface at the site and the immediate surrounds and identify Areas of Potential Environmental Concern (APECs)
- Develop a preliminary Conceptual Site Model to provide a preliminary, qualitative assessment of the potential risks to human health and the environment at each identified APEC assuming a future combined commercial and medium/high density residential land use and considerate of vicinity land uses
- Provide recommendations on the requirement for further investigations, if required

Based on the desktop information reviewed, available previous reports and information obtained, the following conclusions are made:

- The site has been subject to extensive urban development since prior to the 1940s and has been in its current form since the 1970s
- The site is expected to consist of man-made fill above residual soils and bedrock. Historical imagery indicates that no substantial development has occurred onsite since construction of the rail corridor and Edgecliff Centre since the 1970s. The origin of potential fill material present onsite is unknown
- There is a risk of measurable CoPCs being present from onsite filling during the 1970s from imported fill for the construction of Edgecliff Centre, the Eastern Suburbs railway corridor and associated infrastructure, as well as minor filling offsite for surrounding residential and commercial buildings. An oil water separator was also noted in the first level of the basement but was installed on a concrete slab and no surface staining was noted. The risk of soil impacts being present in this area is very low.
- Based on the anticipated volume of spoil that will be produced during redevelopment, soil sampling will be required in the future. Soil sampling can be conducted prior to commencing construction or as spoil is produced. The soil analytical data can be used to inform likely waste classification of materials to be excavated, suitability for reuse and/or if offsite disposal is required
- To further minimise the risks during the future development from dust generation and/or runoff standard practices such as dust suppression, and erosion and sedimentation control should be implemented. These measures along with other measures must be included in a future Construction Environmental Management Plan/s (CEMP) to be prepared by the construction contractor. Other controls should include proper use of work health and safety (WH&S) equipment and monitoring of works
- The future CEMP for the works must have an Unexpected Finds Protocol (UFP) for incidental potential contamination finds during earthworks and construction. The future CEMP must detail the works

methodology to identify, manage, handle and dispose of any contaminated materials not previously identified or wastes as part of the works

Based on the scope of work undertaken, information obtained and reviewed as part of this assessment, the site represents a **LOW risk** of CoPCs being present at concentrations above applicable Tier I screening values for the proposed development. It is unlikely that there are COPCs present at concentrations that would pose a potential risk to human health or the environment or constrain the site's ongoing mixed commercial and residential land use.

1 Introduction

1.1 Background

Aurecon Australasia Pty Ltd (Aurecon) has prepared this preliminary site investigation (PSI) on behalf of Longhurst Investments No. 1 Pty Ltd to support the planning proposal for a proposed development at Edgecliff Centre, 203-233 New South Head Road, Edgecliff (Lot 203 DP 1113922) (the site). The centre is comprised of a commercial building located above the Edgecliff Station railway platforms. The site is within an area zoned B2 – Local Centre.

The planning proposal will support amendments to the Woollahra Local Environmental Plan 2014 in order to facilitate the future redevelopment of the site for a mixed-use development comprising retail/commercial/medical/well-being podium and residential tower.

Specifically, in order to facilitate the future redevelopment of the site for the intended purpose, the planning proposal seeks to:

- Increase the maximum Height of Buildings development standards
- Increase the maximum Floor Space Ratio development standard.

The planning proposal is supported by an indicative development concept. The concept is indicative only and has been prepared for the sole purpose of demonstrating that the planning proposal can deliver a viable scheme within the amended controls being proposed.

The indicative development scheme includes:

- Commercial retail, medical/ wellness facilities and residential
- Provision for a publicly accessible open green space at podium level
- Introduction of public community space
- Revitalisation and enhancement of the existing intermodal and transport interchange within the site
- Public domain improvements at ground level including a new plaza and permeable transit interchange entry way
- Improvements to existing vehicular access and loading dock arrangement.

The indicative scheme suggests that the excavation or basement excavation would be located to the south and adjacent to the existing underground railway station.

An overview of the site layout is presented in Figure 1 – **Appendix A**.

This report has been prepared to assess the potential presence of chemical and physical contamination associated with historical activities at and near the site which may have a material impact on the proposed development of the site.

This report is a Stage 1 report in accordance with the definition in the *State Environmental Planning Policy No 55 – Remediation of Land*.

1.2 Objectives

The objectives of the PSI are to:

- Identify the potential for past or present activities to have impacted the subsurface at the site and the immediate surrounds and identify Areas of Potential Environmental Concern (APECs)
- Develop a preliminary Conceptual Site Model to provide a preliminary, qualitative assessment of the potential risks to human health and the environment at each identified APEC assuming a future combined commercial and residential land use and considerate of vicinity land uses
- Provide recommendations on the requirement for further investigations, if required

1.3 Scope of works

Pursuant to conducting a PSI, the following scope of works was completed:

- Collation and review of available desk study information relevant to the site and immediate surrounds:
 - Site location and cadastre details
 - Historical aerial photographs of the site and surrounding areas
 - Review of available existing reports for the project area
 - NSW Environment Protection Authority (EPA) registers
 - Geology, soil, topography and registered groundwater bore maps
 - Review of acid sulfate soil (ASS) and salinity risk maps
 - Department of Defence unexploded ordnance (UXO) risk mapping
 - Dial Before You Dig Records
 - Request and review Council Section 10.7 certificate
- Preparation of this draft PSI report outlining the findings of the desktop study. This report is in general accordance with local regulatory guidance documents and the ASC NEPM, 2013 Schedule B2 reporting requirements.

1.4 Guidance documents

The PSI report was prepared in accordance with the following guidance documents:

- NSW EPA 2017, *Guidelines for the NSW Site Auditor Scheme (3rd edition)*
- National Environment Protection Council, *National Environment Protection (Assessment of Site Contamination) Measure (NEPM, 1999, 2013 amendment)*
- NSW Office of Environment and Heritage (OEH), 2011, *Guidelines for Consultants Reporting on Contaminated Sites*
- *State Environmental Planning Policy No 55 – Remediation of Land*

2 Site information

2.1 Site identification

Summary site identification features are presented in **Table 2-1**. The layout of the site including any pertinent features are presented in Figure 1 – **Appendix A**.

Table 2-1 Site identification

Aspect	Details
Site identification	203-233 New South Head Road, Edgecliff NSW 2027
Legal property description	Lot 203 DP 1113922
Site area	Approx. 4,910 m ²
Local council	Woollahra Municipal Council
Current zoning	B2 Local Centre (Woollahra Local Environmental Plan 2014)
Current site status	Commercial building, Edgecliff Centre, including above and below ground car parking facilities

2.1.1 Current land use and site infrastructure

The site currently consists of a commercial building, Edgecliff Centre, bounded by New South Head Road and New Mclean Street in Edgecliff. The building is situated above the railway platform structure below, which comprises Edgecliff Station. The station entrance is located in the adjacent Eastpoint Food Fair. The Edgecliff Centre building also includes multi-level, above and below ground car parking facilities.

2.2 Site features

Summary site features are presented in **Table 2-2**.

Table 2-2 Site features

Aspect	Details
Adjacent properties	<p>North – New South Head Road corridor, with B4 Mixed Use (commercial and residential) properties and R3 Medium Density Residential land further north.</p> <p>South – R3 Medium Density Residential, with R2 Low Density Residential and RE1 Public Recreation further south.</p> <p>East –B2 Local Centre commercial businesses including Edgecliff Bus Interchange</p> <p>West – B4 Mixed Use (commercial and residential) and R3 Medium Density Residential uses and then the T4 Eastern Suburbs & Illawarra railway corridor further west.</p>
Nearby sensitive land uses	Ascham School, residential housing and apartments, St Vincent's Care Services Edgecliff.
Sources of potential contamination	Potentially impacted by imported construction and recycled materials of unknown origin associated with civil construction activities for the site's construction in 1971. An oil water separator was also noted in the first level of the basement but was installed on a concrete slab with no signs of leakage.
Local water bodies	<p>Rushcutters Creek is a formalised drainage channel located about 330 metres west, feeding north to Rushcutters Bay about 660 metres north-west of the site.</p> <p>Double Bay Creek is located about 860 metres north-east which feeds north into Double Bay located about 830 metres north-east of the site.</p> <p>No permanent surface water bodies were noted on or in the immediate vicinity of the site</p>

2.3 Site inspection

Aurecon undertook a site inspection on 7 April 2020 to observe general site conditions and identify any potential sources of contamination that may be present. A photographic log of the site inspection is included as **Appendix B**. The site is a multi-level structure with aboveground parking and two levels of below ground parking. The structure also includes the Edgecliff Train Station below the parking levels and ground level commercial/retail. Above the commercial and retail are six stories of business offices above that. The site inspection was limited to the outside ground level perimeter, the commercial businesses on ground level, the first basement level of the below ground car park, and the public portions of the train platform. The office levels were not accessed nor were the interiors of the various ground level commercial businesses. The second level of basement car park is reserved for tenants and as such this area could not be accessed.

The building and car park are standard, ageing commercial construction with a variety of retail business on the ground level including grocery store, bottle shop, novelty shops, bank and cafes. The basement car park extends across the site footprint and is supported with a series of concrete pillars. The train platform is a standard below-ground Sydney Trains station with seating, firefighting equipment and service infrastructure. The office tower can be accessed by three lifts located off the north entrance of the building. The office tower was not accessed during the site inspection.

Aurecon did not observe potential sources of contamination in the building/car park interiors except an approximately 1,000 oil water separator (OWS) located in the southwest corner of the car park. The OWS appeared to be connected to service piping so is presumed to be for removing small volumes of petroleum products from condensate. The OWS was secured behind a chain link fence and installed on the concrete

that forms the floor of the car park. There was no evidence of staining in the enclosure and the OWS appeared to be well-maintained,

The perimeter of the site building is a mixture of landscaped areas and in some places, the structure or hardstand reach the lot boundary. Several drain pipes and vents were noted on the exterior of the building. The car park entrances are located on the west and south of the building. An electrical substation is located on the southern side of the site building. Standard commercial waste storage was noted in this area also.

2.4 Physical environment

2.4.1 Topography

Topography at the site and surrounding suburbs is presented in Figure 2 – **Appendix A**.

The site increases from an elevation of approximately 28 m AHD at the southern boundary (New McLean Street) to approximately 34 m AHD at the northern boundary (New South Head Road).

Generally, the suburb of Edgecliff derives its name from its location on the edge of a rocky cliff. Local terrain relative to the site slopes upwards to Darling Point in the north and Woollahra in the south-east.

Contrastingly, terrain slopes downwards towards Rushcutters Bay and Double Bay to the north-east and north-west respectively, and Paddington to the south-west.

2.4.2 Geology and soils

Published geology

Sydney 1:100 000 Geological Map

The Sydney 1:100 000 Geological Sheet 9130 (Herbert, 1983) shows the site is underlain by medium to fine-grained “marine” sand with podzols (Qhd). Inclusions of man-made fill (mf) over silty to peaty quartz sand, silt and clay (Qha) is mapped near the site. These deposits are overlying Triassic-aged Hawkesbury Sandstone (Rh).

Sydney Quaternary Geology Map

The Sydney 1:100 000 Quaternary Geology map (Troesdon, 2015) shows the site is underlain by Holocene bedrock-mantling dune, consisting of marine sand (Qhbd). Anthropogenic disturbed land unit (Qmx) is mapped near the site, defined as “extensive fill or excavation disrupting natural land surface within area of Quaternary deposits”. These deposits are overlying Triassic-aged Hawkesbury Sandstone (Tuth).

NSW Seamless Geology Dataset

The NSW Seamless Geology dataset (NSW Department of Planning, Industry and Environment) is mapped in Figure 3 – **Appendix A**. This dataset is the product of the NSW Seamless Geology Project, undertaken to compile the best available geological data for the state, organised into a series of layers representing the stratigraphic relationships of rock units through time. A summary of the maps codes displayed in Figure 3 – **Appendix A** is provided in Table 2-3 below.

Table 2-3 Geology map codes

Period	Ref.	Name	Description
Quaternary deposits	QH_bd	Coastal deposits dune facies	Marine-deposited and aeolian-reworked coastal sand dunes.
	QH_ebw	Estuarine basin and bay (subaqueous)	Clay, silt, shell, very fine- to fine-grained lithic-quartz (± carbonate) sand (fluvially- and/or marine-deposited).

Period	Ref.	Name	Description
	QH_bdr	Bedrock-mantling dune deposits	Fine- to coarse-grained quartz-lithic sand with abundant carbonate and sporadic inclusions of humic debris.
	QH_byw	Coastal deposits - Bay sand sheet (subaqueous)	Medium to fine-grained quartzose sand; slightly shelly; well-sorted.
	QH_hr	Anthropogenic deposits - reclaimed estuarine areas	Natural surface elevation raised by placement of fill over former estuarine swamps and subaqueous estuarine margins (supratidal to subtidal zone); estuarine banks and islands formed from dredge spoil.
	QH_h	Anthropogenic stored water, pondage, reservoirs, canals	Thinly laminated muds and silts with humic to biogenic debris (as bottom sediment to the overlying stored waters).
Middle Triassic bedrock	Twia	Ashfield shale	Typically comprises laminite and dark grey siltstone. Phosphatic siderite nodules are present as thin beds or horizons.
	Tuth	Hawkesbury Sandstone	Typically comprises medium to coarse grained quartz sandstone, with very minor shale, mudstone, siltstone and laminite lenses.

The site is underlain by Holocene bedrock-mantling dune deposits (QH_bdr), also known as cliff-top dunes. These marine deposits are characterised by fine- to coarse-grained quartz-lithic sand with abundant carbonate and sporadic inclusions of humic debris. This coastal deposit is derived from the Port Jackson drowned valley estuary.

This sandy deposit is underlain by shallow Hawkesbury Sandstone bedrock (Tuth), exposed at the northern end of the site. Hawkesbury Sandstone is defined as medium- to coarse-grained quartz sandstone with minor shale and laminite lenses. This unit may be massive or be blocky in nature due to a combination of horizontal bedding planes and widely spaced vertical or sub-vertical joints.

No structural features (dykes or veins) are mapped at the site.

Soil landscapes

The site is within the Soil Landscapes of the Sydney 1:100,000 Sheet (1989) (see Figure 4 – **Appendix A**). The Hawkesbury (ha) Soil Landscape is mapped at the site location. Sections of the Gymea (gy) soil landscape and Disturbed Terrain (xx) are mapped in areas adjacent to the site. A summary of the characteristics relating to these Soil Landscapes is provided in **Table 2-4**.

Table 2-4 Soil Landscapes of the Sydney 1:100,000 Sheet (1989) mapped around the site

Ref.	Name	Soil characteristics	Local relief	Slope grade
ha	Hawkesbury	Dominant soil materials over Hawkesbury sandstone bedrock include loose coarse quartz sand topsoil over sandy clay loam subsoil with gravels, stones and sandstone fragments sometimes included. Clay subsoil derived from shale lenses within the Hawkesbury Sandstone may be present. Soils are shallow (> 0.5 m) and discontinuous. Sandstone rock outcrops are frequent. Residual soils are typically shallow and granular, being highly permeable soil. They pose as extreme soil erosion hazard, mass movement or rock fall hazard, steep slopes, rock outcrop, shallow and stony soils.	40 m – 200 m	> 25%

Ref.	Name	Soil characteristics	Local relief	Slope grade
gy	GyMEA	Dominant soil materials over Hawkesbury sandstone bedrock include loose, coarse sandy loam topsoil over clayey sand or sandy clay loam subsoil. Clay subsoil may occur over shale lenses. Localised steep slopes, high soil erosion hazard, and outcropping Hawkesbury sandstone rock benches are characteristics of this landscape.	20 m – 80 m	10% – 25%
xx	Disturbed Terrain	Areas which have been disturbed by human activity to a depth of at least 0.1m. The limitations of the soils are dependent on the nature of the fill material and may pose subsidence, mass movement, and drainage issues.	-	-

Acid sulphate soils

According to the Acid Sulphate Soils Risk Maps (DLWC, 1998), ASS is not mapped at the site as ASS are unlikely to be found above 10 m AHD. This is depicted in Figure 5 – **Appendix A**.

Rushcutters Bay and Double Bay are located approximately 660 metres and 880 metres respectively from the site. These areas represent environments suitable for ASS and are therefore mapped to have a high probability of occurrence. Areas surrounding tributaries to these bays are mapped to contain disturbed terrain.

Soil salinity and aggressivity

Information on soil salinity or aggressivity is not available at the site.

2.4.3 Hydrology and hydrogeology

There is a land depression at the southern boundary of the site which may collect surface water and allow it to infiltrate surface soils on the site. The topography of the site surrounds indicates that surface water on other areas of the site is likely to travel west to Rushcutters Creek, a formalised drainage channel located about 330 metres west, feeding north to Rushcutters Bay or north-east to Double Bay via Double Bay Creek located about 860 metres north-east of the site.

Static groundwater levels within the study area depend on topography and can change over time and in response to a range of factors including seasonal fluctuations and changes in catchment properties.

Groundwater borehole information available through the NSW Water data set (2020) within 500 metres of the site is summarised in Table 2-5. These records are not in close proximity to the site, therefore conditions at the site should not be inferred from this information (particularly due to large changes in ground elevation and topography in the area).

Table 2-5 Groundwater borehole information

ID	Approximate location relative to site	Standing water level	Strata
GW107358	200 m SE	41.8 m	0.0 - 0.2 m: Fill 0.2 – 0.5 m: Sand 0.5 – 1.4 m: Clay 1.4 – 2.0 m: Sand 2.0 – 3.5 m: Sandstone (weathered) 3.5 – 180.5 m: Sandstone with thin bands of shale/siltstone

ID	Approximate location relative to site	Standing water level	Strata
GW109375	250 m SW	Not available	0.0 – 1.0 m: Soil 0.1 – 3.8 m: Sand 3.8 – 5.0 m: Clay 5.0 – 7.0: Sand
GW107539	430 m NE	8.5 m	0.0 – 13.0 m: Sand
GW026439	490 m NW	Not available	0.0 – 2.1 m: Clay 2.1 – 7.9 m: Sand

3 Site history

3.1.1 Land title

Two land title documents pertaining to Lot 203 DP 1113922, dated 2015 were assessed as a part of this report. The lot is a Torrens title property belonging to Longhurst Investments No. 1. One easement was identified on the site, belonging to Sydney Trains. This easement includes the floor slab and supports, underneath which sits the railway corridor. No other encroachments were identified on the site.

3.1.2 Section 10.7 certificate

A Section 10.7 (2) and (5) certificate was obtained from Woollahra Municipal Council on 6 April 2020 (see **Appendix C**). Review of the certificate identified that the site is not prone to land slip, bushfire, tidal inundation or subsidence, however, may be subject to acid sulfate soils. The risk of acid sulfate soils at the site is addressed in Section 2.4.2 of this report.

The certificate notes that part or all of the subject land may be subject to flood-related development controls. Examination of the Paddington Floodplain Risk Management Study and Plan (September 2019) reveals that a land depression overlapping with the southern boundary of the site are mapped as impacted by Probable Maximum Flood (PMF) and 1% Average Exceedance Probability (AEP) flood events. Consultation with Woollahra Municipal Council's Technical Services Department would be required for further information. Further flood investigations may be required to accurately determine the nature of flooding on the site.

No other significant environmental constraints are noted in the Section 10.7 certificate.

3.1.3 Register of contaminated sites

Under Section 60 of the *Contaminated Land Management Act 1997* (CLM Act), a person whose activities has contaminated land, or a landowner whose land has been contaminated, is required to notify the EPA when they become aware of the contamination and if certain conditions are met.

If people have not been exposed to or are unlikely to be exposed to contaminants, if concentrations in groundwater or surface water are unlikely to remain at elevated concentrations, or if threshold criteria is not available for the contaminant in question, then reporting may not be required. Many contaminated sites remain unreported to NSW EPA.

A search of the NSW EPA public register (notified sites and the contaminated land record) of contaminated sites was undertaken by Aurecon on 2 April 2020. The results identified three records of notified sites within one kilometre of the site as shown in **Table 3-1**.

Table 3-1 Sites notified to the EPA within one kilometre of the site

Site name	Address	Contamination activity	Management class	Distance from site
18-28 Neild Avenue, Darlinghurst	18-28 Neild Avenue, Darlinghurst	Landfill	Regulation under CLM Act not required	About 700 m
BP-branded (former Coles Express) Service Station	73-85A New South Head Road, Edgecliff	Service Station	Regulation under CLM Act not required	About 440 m
d'Albora Marinas	1b New Beach Road, Rushcutters Bay	Marina	Contamination currently regulated under POEO Act	About 610 m

Aurecon does not consider the above listed sites to pose a risk to proposed development at the Edgecliff Centre due to their distance and also topographically lower than the site.

3.1.4 Licensed activities under the POEO Act 1997

Aurecon conducted a search on 2 April 2020 for licenced activities at the site under the Protection of the Environmental Operations Act 1997 (POEO Act 1997). No licences were found for the Edgecliff Centre site, however, one historical license was found in the surrounding areas as shown in **Table 3-2**. This site is not expected to pose a risk of subsurface impacts to the Edgecliff Centre site.

Table 3-2 POEO license in the area surrounding the site

Name	Address	Licence number	Status	Issued date	Distance from site
Wolper Jewish Hospital	8 Trelawney Street, Woollahra	11176	No longer in force	16 August 2000	About 640 m

3.1.5 Potential PFAS source Areas

The site is currently not identified or located near any sites where it is likely that large quantities of per- and poly-fluoroalkyl substances (PFAS) have been used for firefighting activities. Two records from the EPA PFAS investigation program were found within 10 km of the site (see **Table 3-3**). However, these sites do not pose a risk of impacting the Edgecliff Centre site with PFAS compounds given the distance and topography.

Table 3-3 PFAS investigation program sites within 10 km of Edgecliff Centre

Name	Address	Distance from site
Alexandria Fire and Rescue NSW	189 Wyndham Street, Alexandria	About 4.2 km
Botany Industrial Park	Dent Street, Botany	About 8.0 km

3.1.6 Department of Defence unexploded ordnance

Unexploded ordnance (UXO) refers to ammunition which has been fired but has not functioned as designed and could be dangerous as they may easily become functioning with little handling. The Department of Defence maintains a record of sites confirmed as or suspected of being contaminated with UXO. This information is publicly available through their UXO risk mapping application (<http://www.defence.gov.au/UXO/Where/Default.asp>).

A search conducted on 3 April 2020 revealed one record of UXO risk within three kilometres of the site.

Table 3-4 presents the summary of information. Based on the results, the risk of encountering UXO during future construction works at the site is negligible.

Table 3-4 UXO record information

UXO Name	ID	Description	UXO Category	Location from site
Garden Island [NSW]	N/A	Defence Controlled Area	N/A	About 1.40 km north-west

3.1.7 Historical aerial imagery

Aurecon undertook a review of available historical aerial photographs of the site (1940s to present). Images were obtained using present day and historical imagery from the Spatial Services business unit in the NSW Department of Customer Service. About one historical photograph per decade was reviewed.

Interpretation of historical land uses made as part of this review are presented in Table 3-5.

Table 3-5 Summary of historical aerial photography (site location depicted by red boundary)

Photograph	Year	Site features	Surrounding areas
	<p>1940s</p>	<p>Site consists of numerous small developments which appear residential in nature.</p>	<p>Surrounds are well-developed urban environment – appears primarily residential and/or commercial with interspersed recreational spaces.</p> <p>Existing road network including New South Head Road and New McLean Street well-defined.</p> <p>Formalised Rushcutters Creek drainage channel is located about 330 m west.</p>

Photograph



Year

Site features

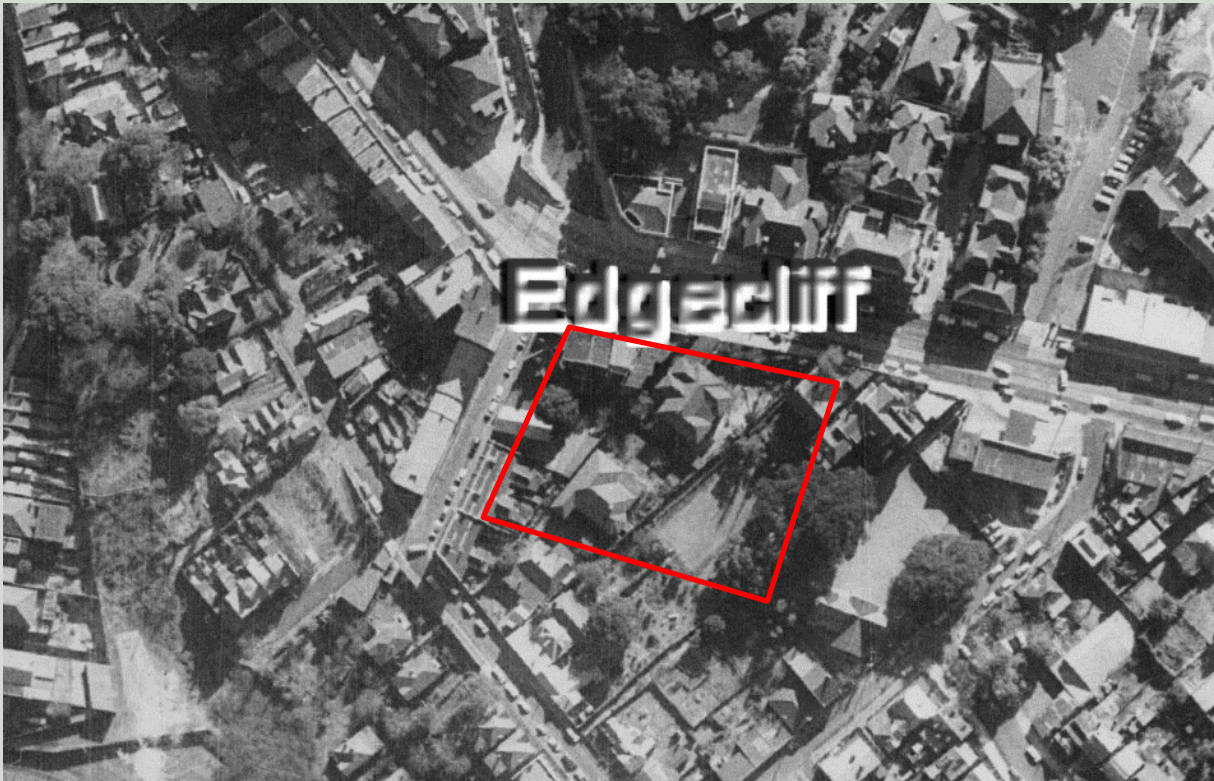
Surrounding areas

1950s

No significant changes since the 1940s.

No significant changes in surrounding land use.

Photograph



Year

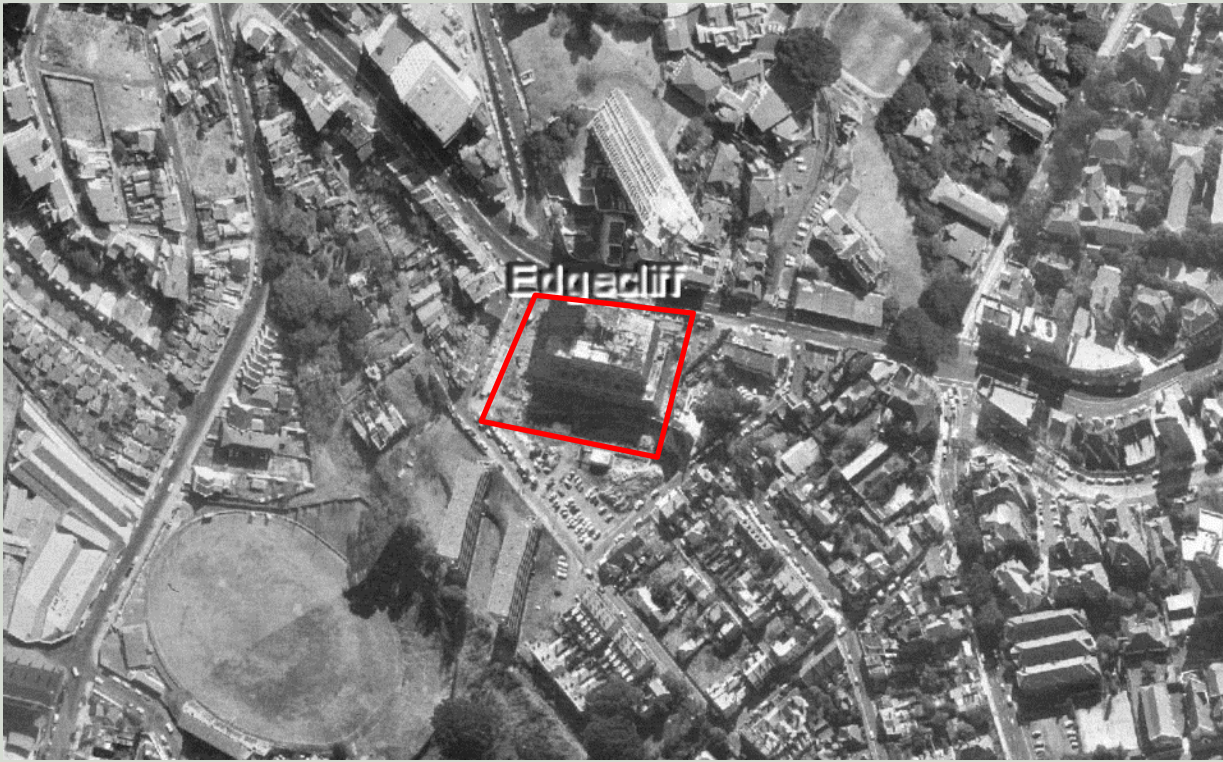
Site features

Surrounding areas

1960s

No significant changes since the 1950s.

No significant changes in surrounding land use.

Photograph	Year	Site features	Surrounding areas
	<p>1970s</p>	<p>Construction of the Edgelywood Centre on the site is visible.</p>	<p>No significant changes in surrounding land use.</p> <p>Eastpoint Food Fair and residential tower to the east appear yet to have been developed.</p>

Photograph	Year	Site features	Surrounding areas
	<p>1980s</p>	<p>Construction of the existing Edgecliff Centre building has been completed.</p>	<p>The new Eastern Suburbs railway corridor passing through Edgecliff is apparent.</p> <p>Adjacent Eastpoint Food Fair and residential multi-level building have been constructed.</p> <p>New South Head Road is wider in comparison to the 1950s.</p> <p>Some changes to the residential development immediately south of the site.</p> <p>No other significant changes to surrounding land use.</p>

Photograph



Year

Site features

Surrounding areas

1990s

No significant changes since the 1980s.

No significant changes in surrounding land use.

Photograph



Year

Site features

Surrounding areas

2000s

No significant changes since the 1990s.

No significant changes in surrounding land use.

Photograph	Year	Site features	Surrounding areas
 <p>An aerial photograph showing the Edgecliff Centre site, a large multi-story building complex with a flat roof and several wings, situated in an urban area. The site is surrounded by residential streets and houses. Key streets visible include New South Head Rd, Ocean Ave, and New McLean St. A large green park area is visible in the bottom left corner. The year 2018 is indicated in the adjacent column.</p>	<p>2018</p>	<p>No significant changes since the 2000s.</p>	<p>No significant changes in surrounding land use.</p>

3.1.8 Dial Before You Dig records

The search of Dial Before You Dig records was undertaken on 6 April 2020 to identify existing services located in and around surrounding the site. If subsurface contamination exists around the site, service trenches may act as preferential pathways for contaminant or vapour migration.

The following service providers were found to have assets in and/or around the site:

- AARNet Pty Ltd
- Ausgrid
- Jemena Gas South
- NBN Co
- Optus
- PIPE Networks
- Sydney Trains
- Roads and Maritime Services (now Transport for NSW)
- Sydney Water
- Telstra
- Vocus Communications.

The full search results are provided in **Appendix D**.

4 Preliminary Conceptual Site Model

4.1 Overview

Generally, a conceptual site model (CSM) provides an assessment of the fate and transport of contaminants of potential concern (COPCs) relative to site specific, subsurface conditions with regard to their potential risk to human health and the environment. The CSM takes into account site-specific factors including:

- Source(s) of contamination
- Identification of COPCs associated with past (and present) activities undertaken on and off site
- Vertical, lateral and temporal distribution of COPCs including actual or potential receptors considering both current and future land use for both the site and adjacent properties, and any sensitive ecological receptors

The culmination of the CSM is the assessment of risk based on evaluating Source – Pathway – Receptor linkages:

- **Contaminant (source)** – A substance that has the potential to cause harm to environmental receptors
- **Pathway** – The mechanism by which a receptor is exposed to a source. This can include the transport of contamination via water (surface and groundwater), windborne dust, vapours, excavation, direct contact, ingestion and deposition
- **Receptor** – Humans, plants and animals which may be detrimentally affected by being exposed to a source

The source-pathway-receptor (SPR) relationship shows the potential hazards based on the nature of the source, the degree of exposure of a receptor to a source and the sensitivity of the receptor. On this basis an assessment is made of the environmental liabilities associated with the risk. The potential environmental risks have been evaluated with respect to potential impacts on:

- Surface water bodies.
- Groundwater.
- Sensitive sites and ecosystems.
- Current and future site users including future construction workers.
- Current and future adjacent site users.

4.2 Site Preliminary CSM

Based on the information obtained and reviewed during this PSI, the site-specific source-pathway-receptor assessment is summarised in **Table 4-1**.

Table 4-1 Sources, pathways and receptors

Activities of concern	Potential Sources	Pathways	Potential Receptors
Onsite filling	Presumed presence of fill materials imported during construction of the Edgecliff Centre, Eastern Suburbs railway corridor and associated infrastructure during the 1970s.	<ul style="list-style-type: none"> ■ Dermal contact ■ Incidental ingestion/inhalation of soils and/or soil derived dust ■ Surface water ■ Inhalation of vapours ■ Infiltration to groundwater 	<ul style="list-style-type: none"> ■ Onsite commercial staff and customers ■ Future site users ■ Offsite receivers in adjacent commercial or residential properties ■ Surface water ■ Groundwater
Oil Water Separator	The OWS is a potential source of subsurface impacts but appears to only process small volumes of condensate.		
Offsite residential and commercial land uses	Potential proximal presence of fill materials due to the construction of infrastructure and buildings around the site.		

4.3 Potential contaminants of concern

CoPCs associated with the potential sources listed above include:

- Heavy metals (Arsenic, Cadmium, Chromium, Copper, Lead, Mercury, Nickel, Zinc).
- Total Recoverable Hydrocarbons (TRH).
- Benzene, Toluene, Ethylbenzene, Xylene (BTEX).
- Polycyclic Aromatic Hydrocarbons (PAH).
- Organochlorine- and Organophosphate Pesticides (OCP/OPP).
- Polychlorinated biphenyl (PCB).
- Volatile organic compounds (VOCs)
- Asbestos in soil.

4.4 Preliminary risk assessment

Qualitative risk is assessed by estimating the likelihood of each identified potential SPR linkage occurring and the foreseeable consequence of the exposure. Consequences are broadly defined by the definitions in **Table 4-2**.

Table 4-2 Consequence definitions

Classification	Human Health	Ground/Surface water	Ecological	Built Environment
Severe	Irreversible damage to human health or death	Substantial pollution of sensitive water resources	Significant change to the number of one or more species or ecosystems.	Irreparable damage to buildings, structures or the environment.
Moderate	Non-permanent effects to humans	Substantial pollution of non-sensitive water resources or small-scale pollution	Change to population densities of non-sensitive species.	Damage to sensitive buildings, structures or the environment.

Classification	Human Health	Ground/Surface water	Ecological	Built Environment
Mild	Slight short term health effects to humans	Slight pollution to non-sensitive water resources	Some changes to population densities but with no negative effects on the function of the ecosystem	Easily repairable effects of damage to buildings or structures.
Negligible	No measurable health effects to humans	Insubstantial pollution to non-sensitive water resources	No significant changes to population densities in the environment or in any ecosystem	Very slight non-structural damage or cosmetic harm to buildings or structures.

Likelihood ratings are defined as:

- **Rare** – Has not occurred in the past 5 years OR may occur in exceptional circumstances, i.e. less than 10% chance of occurring in the next 24 months if the risk is not mitigated.
- **Unlikely** – May have occurred once in the last 5 years OR has a 10-30% chance of occurring in the future if the risk is not mitigated.
- **Possible** – Has happened during the past 5 years but not in every year OR has a 40-60% chance of occurring in the next 24 months if the risk is not mitigated.
- **Likely** – Has happened at least once in the past year and in each of the previous 5 years OR has a 60-90% chance of occurring in the next 24 months if the risk is not mitigated.
- **Almost Certain** – Has happened several times in the past year and in each of the previous 5 years OR has a > 90% chance of occurring in the next 24 months if the risk is not mitigated

After consideration of likelihood and consequence, the overall risk ratings are assessed in accordance with **Table 4-3**.

Table 4-3 Risk ratings

	Likelihood				
Consequence	Rare	Unlikely	Possible	Likely	Almost Certain
Severe	Low	Low to Moderate	Moderate to High	Very High	Very High
Moderate	Negligible to Low	Low	Moderate	Moderate to High	High
Mild	Negligible	Low	Low	Low to Moderate	Moderate
Negligible	Negligible	Negligible	Negligible to Low	Low	Low

Risk ratings are defined as:

- **Negligible** – The presence of the identified source does not give rise to the potential to cause significant harm.
- **Low** – It is possible that harm could arise to a designated receptor from an identified source though this is likely to be mild.
- **Moderate** – It is possible that harm could arise to a specific receptor, but it is unlikely that such harm would be significant.
- **High** – A designated receptor is likely to experience significant harm from an identified source without remedial action.
- **Very high** – There is a high probability that severe harm could arise to a designated receptor from an identified source without appropriate remedial action.

Table 4-4 Preliminary risk assessment

Potential Sources	Contaminant	Potential Receptors	Assessment of Potential Impact	Likelihood	Consequence	Risk Rating
<i>Onsite filling</i>	Heavy metals, TRH, BTEX, PAH, OCP and OPPs, PCB, VOCs, Asbestos	<p>Human Onsite workers, Future construction workers)</p> <p>Environmental Surface water Groundwater</p>	<p>There may be intermittent COPCs present uncontrol fill presumed to be used historically. Currently, the fill material is present below hard stand and is not accessible to human or environmental receptors.</p> <p>During future construction, any potential risks can be managed by standard WHS practices and implementation of a Construction and Environmental Management Plan (CEMP)</p>	Possible	Mild to Negligible	Low
<i>Oil Water Separator</i>	TRH, BTEX, PAH, VOCs	<p>Human Onsite workers, Future construction workers</p> <p>Environmental Surface water Groundwater</p>	<p>The OWS appeared well maintained with no staining of the surrounding concrete noted and only processed small volumes of condensate. If there have been incidental releases from the OWS historically, they would not result in any significant subsurface contamination.</p> <p>If this area is disturbed during future construction, the potential risks can be managed as described above.</p>	Possible	Mild to Negligible	Low

Potential Sources	Contaminant	Potential Receptors	Assessment of Potential Impact	Likelihood	Consequence	Risk Rating
<i>Offsite residential and commercial land uses</i>	Heavy metals, TRH, BTEX, PAH, OCP and OPPs, PCB, Asbestos	<p>Human Onsite workers, Future construction workers</p> <p>Environmental Surface water Groundwater</p>	Any off-site fill is present below hard stand and not accessible to potential human or environmental receptors. It is unlikely that off-site fill material would be disturbed during future construction activities.	Unlikely	Negligible	Low

5 Conclusions and Recommendations

Based on the desktop information reviewed, available previous reports and information obtained, the following conclusions are made:

- The site has been subject to extensive urban development since prior to the 1940s and has been in its current form since the 1970s
- The site is expected to consist of man-made fill above residual soils and bedrock. Historical imagery indicates that no substantial development has occurred onsite since construction of the rail corridor and Edgecliff Centre since the 1970s. The origin of potential fill material present onsite is unknown
- There is a risk of measurable CoPCs being present from onsite filling during the 1970s from imported fill for the construction of Edgecliff Centre, the Eastern Suburbs railway corridor and associated infrastructure, as well as minor filling offsite for surrounding residential and commercial buildings. An oil water separator was also noted in the first level of the basement but was installed on a concrete slab and no surface staining or leakage was noted. The risk of soil impacts being present in this area is very low.
- Based on the anticipated volume of spoil that will be produced during redevelopment, soil sampling will be required in the future. Soil sampling can be conducted prior to commencing construction or as spoil is produced. The soil analytical data can be used to inform likely waste classification of materials to be excavated, suitability for reuse and/or if offsite disposal is required
- To further minimise the risks during the future development from dust generation and/or runoff standard practices such as dust suppression, and erosion and sedimentation control should be implemented. These measures along with other measures must be included in a future Construction Environmental Management Plan/s (CEMP) to be prepared by the construction contractor. Other controls should include proper use of work health and safety (WH&S) equipment and monitoring of works
- The future CEMP for the works must have an Unexpected Finds Protocol (UFP) for incidental potential contamination finds during earthworks and construction. The future CEMP must detail the works methodology to identify, manage, handle and dispose of any contaminated materials not previously identified or wastes as part of the works

Based on the scope of work undertaken, information obtained and reviewed as part of this assessment, the site represents a **LOW risk** of CoPCs being present at concentrations above applicable Tier I screening values for the proposed development. It is unlikely that there are CoPCs present at concentrations that would pose a potential risk to human health or the environment or constrain the site's ongoing mixed commercial and residential land use.

6 References

- NEPC 1999a National Environmental Protection (Assessment of Site Contamination) Measure (as amended 2013) Schedule B1: Guideline on Investigation Levels for Soil and Groundwater, National Environmental Protection Council, April 2013, Canberra.
- NEPC 1999c, National Environmental Protection (Assessment of Site Contamination) Measure (as amended 2013) Schedule B2 Appendix C: Assessment of Data Quality, National Environmental Protection Council, April 2013, Canberra.
- NSW EPA 2017, *Guidelines for the NSW Site Auditor Scheme (3rd edition)*.
- NSW Office of Environment and Heritage (OEH), 2011, *Guidelines for Consultants Reporting on Contaminated Sites*.
- NSW Spatial Services, 2019, SIX Maps Viewer [<https://maps.six.nsw.gov.au/>]
- NSW Spatial Services, 2020, Historical Imagery Viewer [<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=483caac110ed49e4877ce5a4a62971c6>]

7 Limitations

This report has been prepared Longhurst. This report has not been prepared for use by parties other than the Client, and the Client's respective consulting advisers and construction contractors.

This report has been written with the express intent to inform planning and design development at the site. Subsurface conditions relevant to future construction works should be assessed by contractors who can make their own interpretation of the factual data provided, perform any additional tests as necessary for their own purposes and determine the suitability of particular techniques and equipment for the conditions.

In preparing the report, Aurecon has relied upon data, surveys, analyses, designs, plans and other information provided by the client and other individuals and organisations, most of which are referred to in the report (the data). Except as otherwise stated in the report, Aurecon has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report (conclusions) are based in whole or in part on the data, those conclusions are contingent upon the accuracy and completeness of the data. Aurecon will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to Aurecon.

In accordance with the scope of services, Aurecon has relied upon the data and has not conducted any environmental field monitoring or testing in the preparation of the report. The conclusions are based upon the data and are therefore merely indicative of the environmental condition of the site at the time of preparing the report, including the presence or otherwise of contaminants or emissions.

Within the limitations imposed by the scope of services, the assessment of the site and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, expressed or implied, is made.

Appendix A – Figures

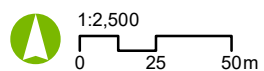


- Edgecliff Centre (203/DP1113922)
- Railway
- Train Station



P:\GIS\Project-4\project\Edgecliff_Centre\Site_layout_zoom.mxd\JOB No.107-04-20\Bridle_Jackson\Rev 0

Source: Aurecon, DPIE, LPI, Nearmap, ESRI



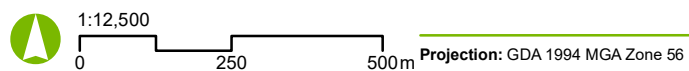
Projection: GDA 1994 MGA Zone 56

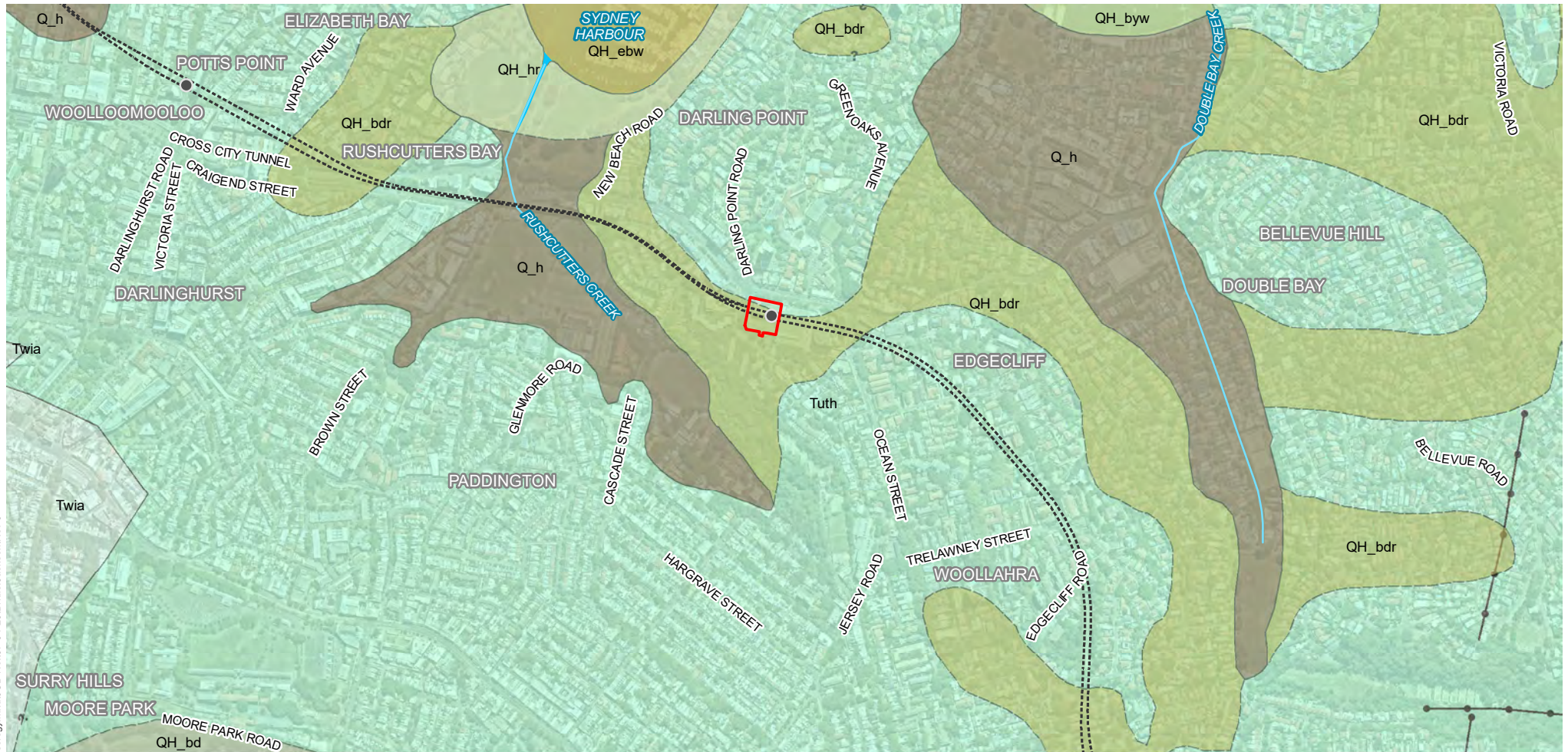


P:\GIS\Project-4\project\Edgecliff_Centre\Topography.mxd\JOB No.107-04-20\Bridle_Jackson\Rev 0

- Edgecliff Centre (203/DP1113922)
- Contours (5m)
- Base Data**
- ~ Watercourse
- - - - - Railway

Source: Aurecon, DPIE, LPI, Nearmap, ESRI





P:\GIS\Project-4\project\Edgecliff_Centre\Geology.mxd\JOB No.107-04-20\Bridle, Jackson\Rev 0

Edgecliff Centre (203/DP1113922)

Geology (NSW Seamless)

- Dyke or Vein
- Geological boundary, position accurate
- Geological boundary, inferred

Cenozoic Sedimentary Province

- QH_bd
- QH_bdr
- QH_byw
- QH_ebw
- QH_hr

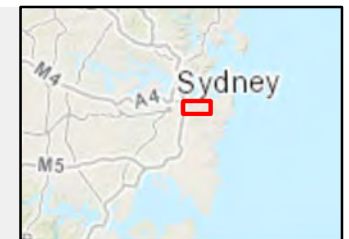
Permian-Triassic Basin

- Q_h
- Tuth
- Twia

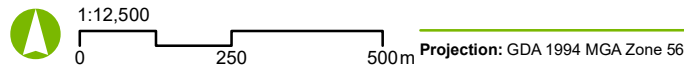
Base Data

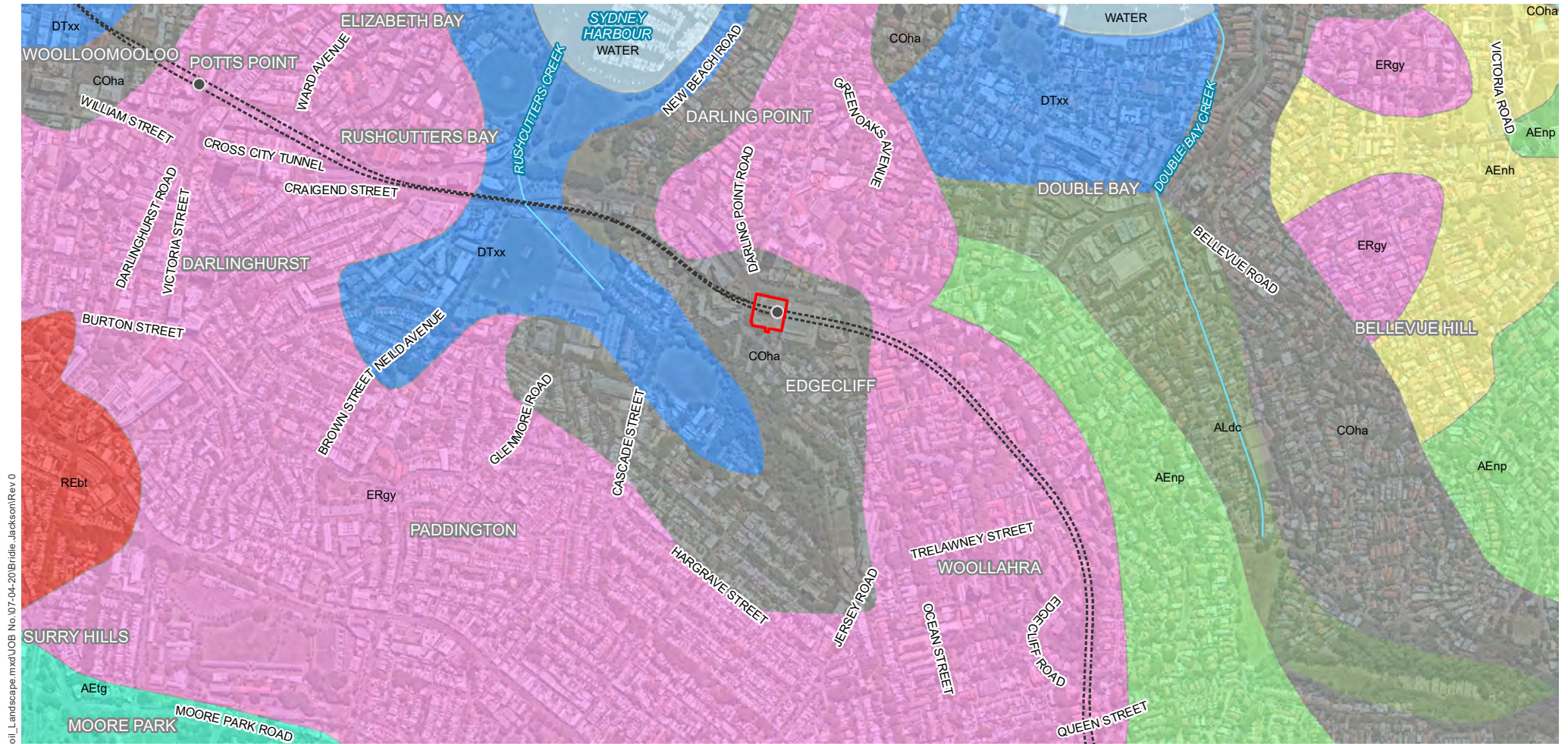
- Watercourse

Railway



Source: Aurecon, DPIE, LPI, Nearmap, ESRI

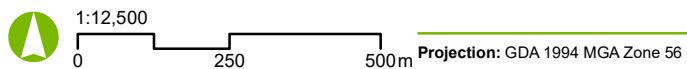
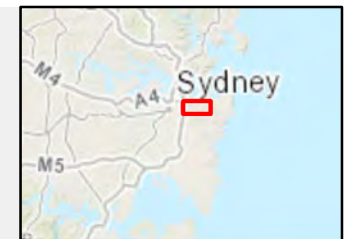




P:\GIS\Project-4\project\Edgecliff_Centre\Soil_Landscape.mxd\JOB No.107-04-20\Bridie.Jackson\Rev.0

Edgecliff Centre (203/DP113922)	AEnp Newport	REbt Blacktown
Base Data	AEtg Tuggerah	Water
Watercourse	ALdc Deep Creek	
Railway	COha Hawkesbury	
Soil Landscapes	DTxx Disturbed Terrain	
AEnh North Head	ERgy Gymea	

Source: Aurecon, DPIE, LPI, Nearmap, ESRI





P:\GIS\Project-4\project\Edgecliff_Centre\SS.mxd\JOB No. 107-04-20\Bridie.Jackson\Rev 0

- Edgecliff Centre (203/DP1113922)
- Disturbed Terrain
- Base Data**
- Watercourse
- Railway
- Acid Sulphate Soils**
- High probability of occurrence

Source: Aurecon, DPIE, LPI, Nearmap, ESRI

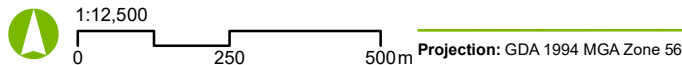


Figure 5: Acid Sulphate Soils

Appendix B – Site inspection photo log

Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

**Photo
No. 1**

Date
07/04/2020

Description

Northern Façade of
Edgecliff Centre, facing
east



**Photo
No. 2**

Date
07/04/2020

Description

Eastern Façade of
Edgecliff Centre, facing
south



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

Photo
No. 3

Date
07/04/2020

Description

**Eastern Entrance to
underground car park**

Areas of landscaping
noted in the background



Photo
No. 4

Date
07/04/2020

Description

Fire hose connection on
eastern side of Edgecliff
Centre Building. Areas of
landscaping noted in the
background



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

**Photo
No. 5**

Date
07/04/2020

TP1

Description

Unknown pipe or connection on eastern side of Edgecliff Centre building



**Photo
No. 6**

Date
07/04/2020

TP1

Description

Eastern Façade of Edgecliff Centre, facing north



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

Photo No. 7

Date
07/04/2020

Description

Electrical substation and maintenance workers office/workshop on southern side of building



Photo No. 8

Date
07/04/2020

Description

Loading dock and commercial waste storage on southern side of building



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

Photo No. 9

Date
07/04/2020

Description

commercial waste storage on southern side of building



Photo No. 10

Date
07/04/2020

TP1

Description



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

**Photo
No. 11**

Date
07/04/2020

TP1

Description

Southern façade of the building facing northeast



**Photo
No. 12**

Date
07/04/2020

TP1

Description

Raised landscaped areas along southern site boundary



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

**Photo
No. 13**

Date
07/04/2020

TP1

Description

Raised landscaped areas along southern site boundary. The open concrete retaining style wall



**Photo
No. 14**

Date
07/04/2020

TP1

Description

Raised landscaped areas along southern site boundary. The open concrete retaining style wall



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

Photo No. 15

Date
07/04/2020

TP1

Description

Raised landscaped areas along southern site boundary. The open concrete retaining style wall



Photo No. 16

Date
07/04/2020

TP1

Description

Pedestrian and car park entrances on southern side of building. Facing north



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

Photo No. 17

Date
07/04/2020

TP1

Description

Vent on southern side of building



Photo No. 18

Date
07/04/2020

TP1

Description

Adjacent Eastpoint Food Fair car park entrance



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

Photo No. 19

Date
07/04/2020

TP1

Description

Northern façade of building facing west



Photo No. 20

Date
07/04/2020

Description

Northern façade of building facing west. Shops and cafes are located under the awning



Client Name

Project

Longhurst

506267 Edgecliff Centre Preliminary Site Investigation

Photo No. 21

Date
07/04/2020

Description

Additional detail of cafes/restaurants on northern side of building



Photo No. 22

Date
07/04/2020

Description

Additional detail of cafes/restaurants on northern side of building



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

Photo No. 23

Date
07/04/2020

Description

Entrance to office tower



Photo No. 24

Date
07/04/2020

TP1

Description

Lobby and lifts to office tower



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

Photo No. 25

Date
07/04/2020

TP1

Description

Entrance to Edgecliff Train Station



Photo No. 26

Date
07/04/2020

TP1

Description

Northern façade of building looking east



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

Photo No. 27

Date
07/04/2020

Description

Adjacent Eastpoint Food Fair



Photo No. 28

Date
07/04/2020

Description

Edgecliff Centre ground level retail businesses



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

Photo No. 29

Date
07/04/2020

Description

Edgecliff Centre ground level retail businesses

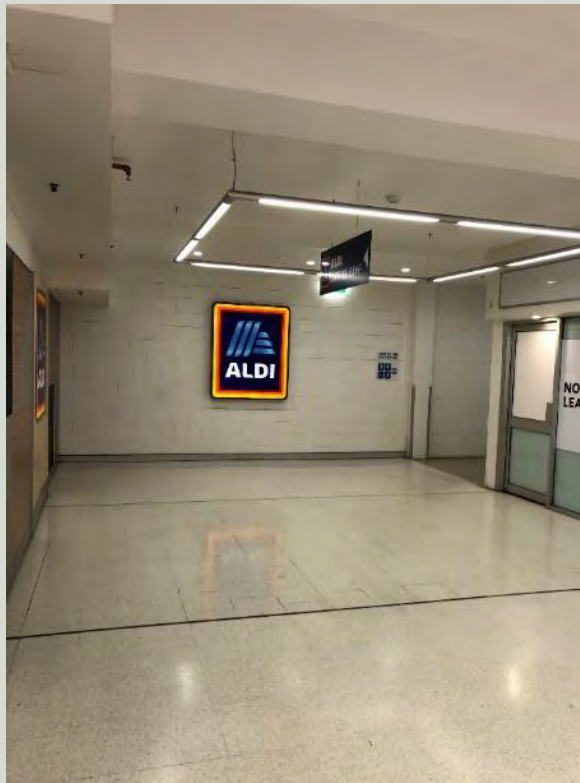


Photo No. 30

Date
07/04/2020

TP1

Description

Edgecliff Centre ground level retail businesses



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

Photo No. 31

Date
07/04/2020

Description

Edgecliff Centre ground level retail businesses

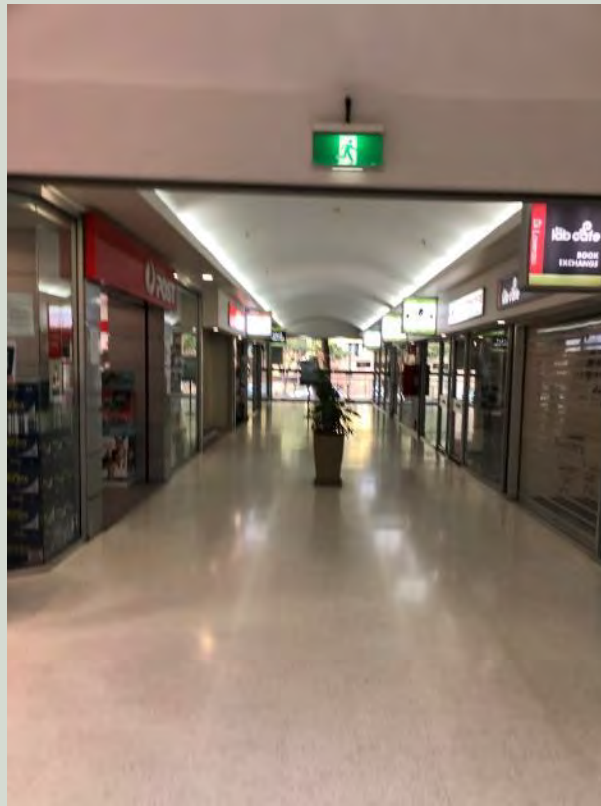


Photo No. 32

Date
07/04/2020

Description

Escalator to train platforms



Photo No. 33

Date
07/04/2020

Description

Train platform 1 facing west



Photo No. 3

Date
07/04/2020

Description

Train platform 1 facing east



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

Photo No. 35

Date
07/04/2020

Description

Firefighting equipment and electrical services cabinet on western end of train platform

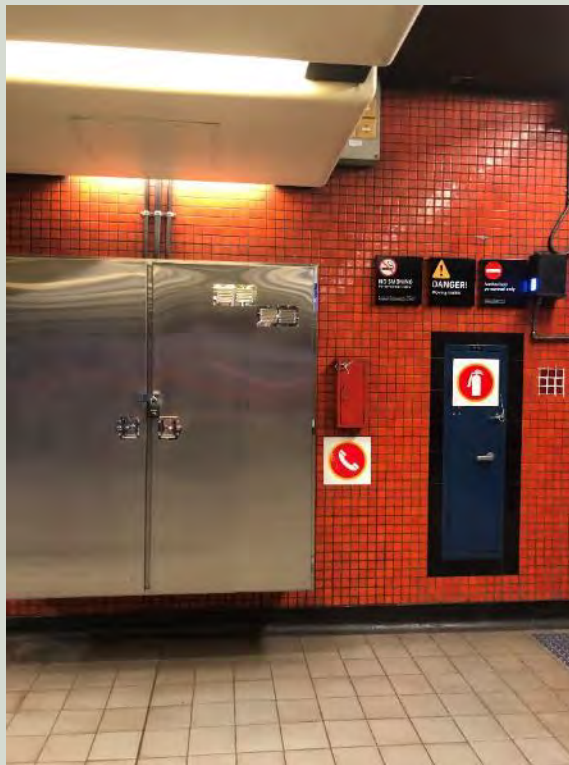


Photo No. 36

Date
07/04/2020

Description

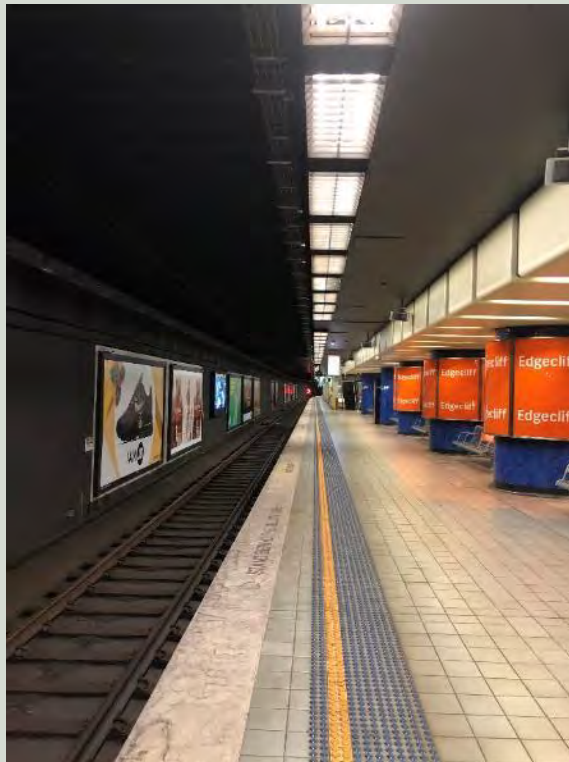


Photo
No. 37

Date
07/04/2020

Description

Platform 2 facing east



Photo
No. 38

Date
07/04/2020

TP1

Description

Firefighting and HVAC equipment in central platform area



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

Photo No. 39

Date
07/04/2020

Description

Services cupboard in central portion of platform

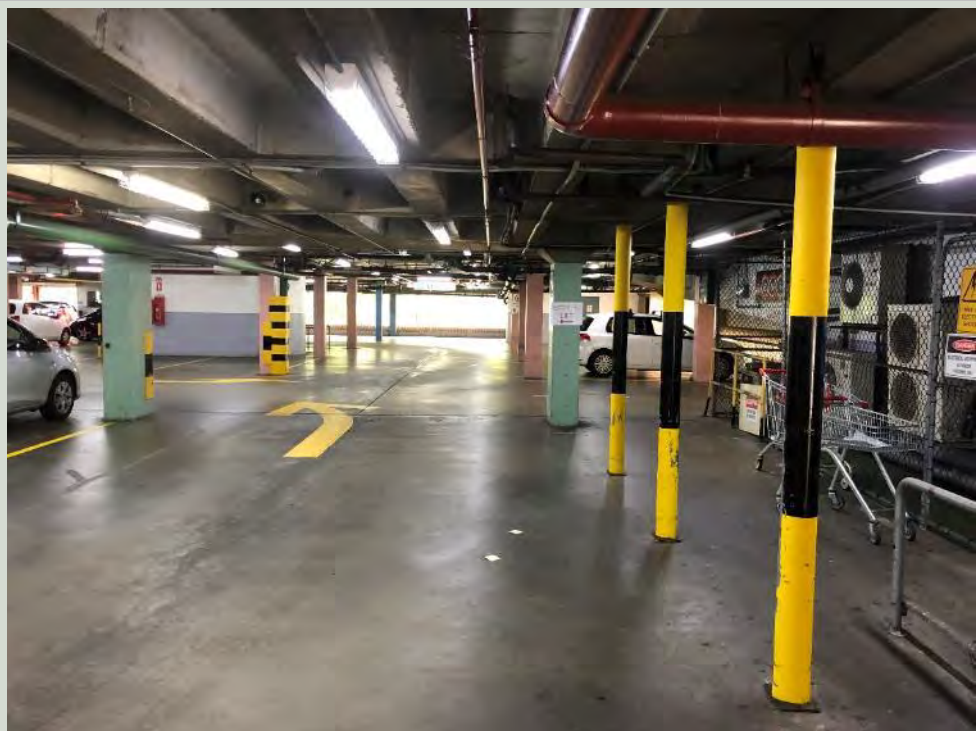


Photo No. 40

Date
07/04/2020

Description

First level of partially underground car park



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

Photo No. 41

Date
07/04/2020

Description

First level of partially underground car park

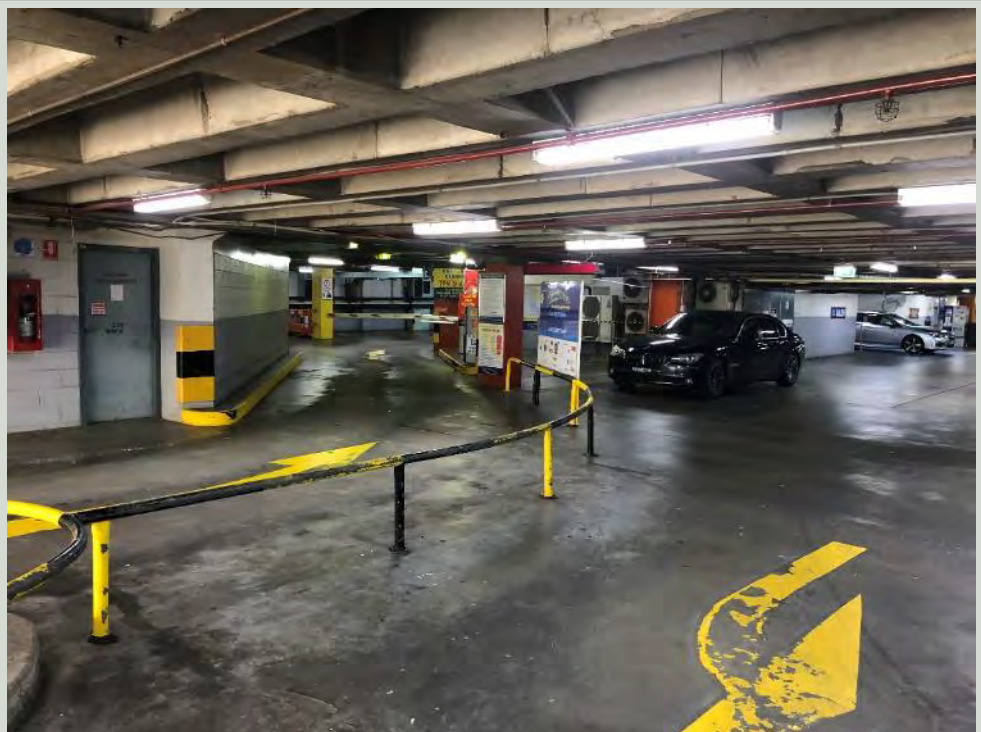


Photo No. 42

Date
07/04/2020

Description

First level of partially underground car park



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

Photo
No. 43

Date
07/04/2020

Description

Fire suppression system
piping and building
services



Photo
No. 44

Date
07/04/2020

Description

Building HVAC services



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation


Photo No. 45	Date 07/04/2020	
Description First level of partially underground car park		


Photo No. 46	Date 07/04/2020	
Description Grease trap room		

Photo No. 47

Date
07/04/2020

Description

First level of partially underground car park



Photo No. 48

Date
07/04/2020

Description

Piping connected to the oil water separator, edge of the OWS at left of photograph



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

Photo No. 49

Date
07/04/2020

Description

Oil water separator that appears to be used to process small volumes of condensate. Installed on concrete slab with bunding and appears in good maintenance.

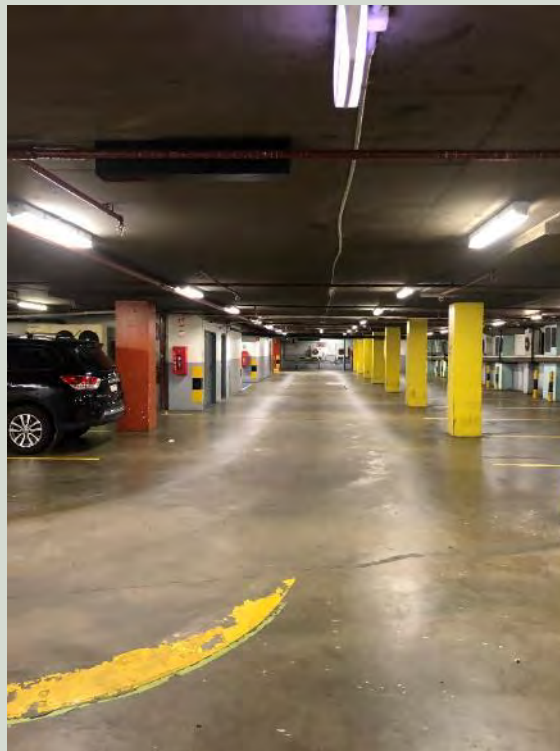


Photo No. 50

Date
07/04/2020

Description

First level of partially underground car park



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

Photo No. 51

Date
07/04/2020

Description

First level of partially underground car park



Photo No. 52

Date
07/04/2020

Description

First level of partially underground car park



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

Photo No. 53

Date
07/04/2020

Description

First level of partially underground car park



Photo No. 54

Date
07/04/2020

Description

Stairwell from car park to Edgecliff Centre



Client Name

Longhurst

Project

506267 Edgecliff Centre Preliminary Site Investigation

Photo No. 55

Date
07/04/2020

Description

North façade of Edgecliff Centre



Photo No. 56

Date
07/04/2020

Description

North façade of Edgecliff Centre

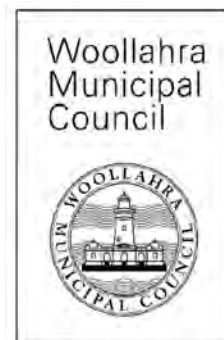


Appendix C – Section 10.7 certificate

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) and (5) ENVIRONMENTAL PLANNING & ASSESSMENT ACT

Jarita Zeng
Aurecon Australasia Pty Ltd
Level 2, 116 Military Road
Neutral Bay 2089

Applicant's reference:
Edgecliff Centre PSI



ABN 32 218 483 245

Redleaf Council Chambers
536 New South Head Road
Double Bay NSW 2028
Correspondence to
General Manager
PO Box 61
Double Bay NSW 1360
DX 3607 Double Bay
records@woollahra.nsw.gov.au
www.woollahra.nsw.gov.au
Telephone: (02) 9391 7000
Facsimile: (02) 9391 7044

Certificate number: 868
Certificate issue date: 06/04/2020
Transaction ID: 520126
Certificate fee: \$133.00 (standard)

DESCRIPTION OF PROPERTY

Address: 203-233 New South Head Road EDGECLIFF NSW 2027
Title: LOT: 203 DP: 1113922
Parish: Alexandria
County: Cumberland

This planning certificate should be read in conjunction with the *Woollahra Local Environmental Plan 2014* and/or the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*. These are available on the NSW legislation website at www.legislation.nsw.gov.au

The land to which this certificate relates, being the lot or one of the lots described in the corresponding application, is shown in the Council's records as being situated at the street address described on page 1 of this certificate.

It is the applicant's responsibility to confirm that the legal description of the lot to which the application relates is accurate and current. Council does not check the accuracy or currency of the information; nor does Council have the copyright to this information.

The legal description of land is obtained from NSW Land and Property Information. Applicants must verify all property and lot information with NSW Land and Property Information. The information contained in this certificate relates only to the lot described on the certificate.

Where the street address comprises more than one lot in one or more deposited plans or strata plans, separate planning certificates can be obtained upon application for the other lots. Those certificates may contain different information than is contained in this certificate.

SECTION 10.7(2) DETAILS

In accordance with section 10.7(2) of the *Environmental Planning and Assessment Act 1979*, at the date of this certificate the following information is provided in respect of the prescribed matters to be included in a planning certificate.

1. NAMES OF RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS

(a) The following environmental planning instrument applies to the land:

Woollahra Local Environmental Plan 2014 (commenced 23 May 2015)

(b) Zone:

B2 Local Centre

(c) Development that may be carried out within the zone without development consent:

Roads

(d) Development that may be carried out within the zone with development consent:

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Function centres; Home occupations (sex services); Information and education facilities; Light industries; Medical centres; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Service stations; Sex services premises; Shop top housing; Tourist and visitor accommodation; Veterinary hospitals

Also refer to Schedule 1 of the LEP "Additional permitted uses" to see if this schedule applies to your land.

(e) Development that is prohibited within the zone:

Any development not specified in item (c) or (d) above.

(f) Do any development standards apply to the land that set minimum land dimensions for the erection of a dwelling house on the land? If yes, what are the minimum dimensions?

No

(g) Does the land include or comprise 'critical habitat' under the provisions of the local environmental plan applying to the land?

No

(h) Is the land located in a heritage conservation area under the provisions of the local environmental plan applying to the land?

No

- (i) Is there an item of environmental heritage situated on the land under the provisions of the local environmental plan applying to the land?

No

2. NAMES OF RELEVANT EXHIBITED PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

The following proposed environmental planning instruments, including a planning proposal for a LEP or a draft environmental planning instrument have been the subject of community consultation or on public exhibition under the *Environmental Planning and Assessment Act 1979* (unless the Director-General has notified Council that the making of the proposed instrument has been deferred indefinitely or has not been approved.)

There are currently no proposed environmental planning instruments that have been or are subject to community consultation.

3. NAMES OF RELEVANT DEVELOPMENT CONTROL PLANS

The following table contains a list of development control plans that have been prepared by Council under Division 6 of Part 3 of the *Environmental Planning and Assessment Act 1979* (including any made by the Council under section 72 of the Act before repeal of that section). Please check the table to see the relevancy of the plans to the land that is the subject of this certificate.

- (a) The following development control plan applies to the land:

Woollahra Development Control Plan 2015 (commenced 23 May 2015)

4. NAMES OF RELEVANT DEVELOPMENT CONTROL PLANS PREPARED BY THE DIRECTOR GENERAL

The following development control plans have been prepared by the Director-General under Division 6 of Part 3 of the *Environmental Planning and Assessment Act 1979* (including any made by the Director-General under section 51A, before the repeal of that section).

Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005

This DCP applies to certain land within the Woollahra Municipality being land within the Foreshores and Waterways area identified on the Sydney Regional Environmental Plan (Sydney Harbour Catchment) Foreshores and Waterways Area Map.

5. NAMES OF RELEVANT STATE ENVIRONMENTAL PLANNING POLICIES

Below is a list of all State environmental planning policies that apply to the Woollahra Municipality.

Depending on circumstances set down in each SEPP, the policy may be specifically applicable to the land that is the subject of this certificate. You are advised to peruse the policy for the necessary details. Refer to NSW Department of Planning and Environment.

- State Environmental Planning Policy No. 19 – Bushland in Urban Areas
- State Environmental Planning Policy No. 21 – Caravan Parks
- State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
- State Environmental Planning Policy No. 50 – Canal Estate Development
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 64 – Advertising and Signage
- State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development
- State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Coastal Management) 2018
- State Environmental Planning Policy (Concurrence) 2018
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Major Development) 2005
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

Deemed SEPPs:

- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
This REP applies to all land within the Woollahra Municipality except for land at Christison Park, Vaucluse as shown on the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Sydney Harbour Catchment Map

5.A STATE ENVIRONMENTAL PLANNING POLICY (COASTAL MANAGEMENT) 2018

Is the land subject to the coastal zone under *State Environmental Planning Policy (Coastal Management) 2018*?

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

6. NAMES OF PROPOSED STATE ENVIRONMENTAL PLANNING POLICIES

The following proposed State Environmental Planning Policies have been the subject of community consultation or on public exhibition under the *Environmental Planning and Assessment*

Act 1979 (unless the Director-General has notified Council that the making of the proposed instrument has been deferred indefinitely or has not been approved.)

There are currently no proposed State Environmental Planning Policies applying to the land.

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

7. COMPLYING DEVELOPMENT

Is the land, land on which complying development may be carried out under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* ?

Housing Code

Complying development under the Housing Code may be carried out on the land. Development standards apply.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Rural Housing Code

Rural Housing Code is not applicable to Woollahra Local Government Area.

Low Rise Medium Density Housing Code

Low Rise Medium Density Housing Code is not applicable to Woollahra Local Government Area.

Greenfield Housing Code

Greenfield Housing Code is not applicable to Woollahra Local Government Area.

Inland Code

Inland Code is not applicable to Woollahra Local Government Area.

Housing Alterations Code

Complying development under the Housing Alterations Code may be carried out on the land. Development standards apply.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

General Development Code

Complying development under the General Development Code may be carried out on the land. Development standards apply.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code may be carried out on the land. Development standards apply.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land. Development standards apply.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Container Recycling Facilities Code

Complying development under the Container Recycling Facilities Code may be carried out on the land. Development standards apply.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Subdivisions Code

Complying development under the Subdivisions Code may be carried out on the land. Development standards apply.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Demolition Code

Complying development under the Demolition Code may be carried out on the land. Development standards apply.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

Fire Safety Code

Complying development under the Fire Safety Code may be carried out on the land. Development standards apply.

Refer to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for full details.

8. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

Has the owner (or any previous owner) of the land consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

No

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9. MINE SUBSIDENCE

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

No

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10. ROAD WIDENING OR ROAD REALIGNMENT

Is the land affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993; or
- (b) any environmental planning instrument; or
- (c) any resolution of the Council?

No

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11. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Is the land affected by a policy:

- (a) adopted by the Council 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)?

Yes

Woollahra LEP 2014, clause 6.1 (Acid sulfate soils) may require an assessment of acid sulfate soils for certain types of development located on certain land identified on the Acid Sulfate Soils Map of the LEP.

Woollahra DCP 2015 includes a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Applicants must consider Council's DCP as well as State legislation including the State Environmental Planning Policy No. 55 – Remediation of Land.

- (b) 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 planning certificates issued by the Council, 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)?

No

12. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (a) Is development on the 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) subject to flood related development controls?

Yes.

At the meeting of 9 September 2019, Council adopted the Paddington Floodplain Risk Management Study and Plan, dated July 2019.

Part or all of the subject land may be subject to flood related development controls, applicants are advised to inspect relevant flood reports and consult with Council's Technical Services Department. Further flood investigations may be required to accurately determine the nature of flooding on the site.

- (b) Is development on the land or part of the land for any other purpose subject to flood related development controls?

Yes.

At the meeting of 9 September 2019, Council adopted the Paddington Floodplain Risk Management Study and Plan, dated July 2019.

Part or all of the subject land may be subject to flood related development controls, applicants are advised to inspect relevant flood reports and consult with Council's Technical Services Department. Further flood investigations may be required to accurately determine the nature of flooding on the site.

Note: Words and expressions used in this item have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*.

13. LAND RESERVED FOR ACQUISITION

Does an environmental planning instrument or proposed environmental planning instrument applying to the land make provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the *Environmental Planning and Assessment Act 1979* ?

No

14. CONTRIBUTIONS PLAN

The following contributions plan may apply to the land:

- Woollahra Section 94A Development Contributions Plan 2011 (31 August 2011)
- Woollahra Section 94 Contributions Plan (31 March 2003).

15. BIODIVERSITY CERTIFIED LAND

Is the land biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*?

No

16. BIODIVERSITY STEWARDSHIP SITES

Is the land a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*?

No

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17. NATIVE VEGETATION CLEARING SET ASIDES

Does the land contain a set aside area under section 60ZC of the *Local Land Services Act 2013*?

No

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18. BUSH FIRE PRONE LAND

Is the land to which this certificate relates bush fire prone land?

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

19. PROPERTY VEGETATION PLANS

Is the land the subject of a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) ?

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

20. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

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

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

21. DIRECTIONS UNDER PART 3A

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

No

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22. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS

Is there a current site compatibility certificate (seniors housing), of which the Council is aware ?

No

Are there any terms of a kind referred to in clause 18(2) of *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?

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

23. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

Is there a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the Council is aware ?

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

24. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE HOUSING

Is there a current site compatibility certificate (affordable rental housing), of which the Council is aware ?

No

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

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

25. PAPER SUBDIVISION INFORMATION

Is there a development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot?

No

26. SITE VERIFICATION CERTIFICATE

Is there a current site verification certificate of which this council is aware?

No

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

27. MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

(a) Is the land (or part of the land) to which this certificate relates significantly contaminated land?

No

(b) Is the land to which this certificate relates subject to a management order?

No

(c) Is the land to which this certificate relates the subject of an approved voluntary management proposal?

No

(d) Is the land to which this certificate relates subject to an ongoing maintenance order?

No

(e) Is the land to which this certificate relates the subject of a site audit statement?

No

Note: These matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate. Section 53B requires site auditors to furnish local authorities with copies of audit statements relating to site audits for the purposes of statutory requirements.

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

28. LOOSE-FILL ASBESTOS INSULATION

Does the land include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) listed on the register that is required to be maintained under that Division.

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

29. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

(a) Is there any affected building notice in force in respect of the land?

No

(b) Is there any building product rectification order in force in respect of the land that has not been fully complied with?

No

(c) Is there any outstanding notice of intention to make a building product rectification order?

No

Note: *affected building notice* has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017*. *building product rectification* order has the same meaning as in the *Building Products (Safety) Act 2017*.

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

SECTION 10.7(5) DETAILS

This certificate is directed to the following relevant matters affecting the land.

Note : When information pursuant to section 10.7(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that section.

Council draws your attention to section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this planning certificate.

1. OTHER CONTROLS FROM WOOLLAHRA LOCAL ENVIRONMENTAL PLAN 2014

- a) What is the maximum size of any lot resulting from a subdivision of land (as shown on the Lot Size Map)? Refer to clause 4.1 Minimum subdivision lot size.

No minimum lot size applies

- b) Is the land affected by a foreshore building line (as shown on the Foreshore Building Line Map)? Refer to clause 6.4 Limited development on foreshore areas.

No

2. STATE HERITAGE REGISTER ITEMS

Is the land identified under the provisions of the *Heritage Act 1977*?

No

Disclaimer: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Woollahra Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

3. COMMONWEALTH HERITAGE LIST

Is the land identified as a Commonwealth Heritage Place under the provisions of the *Environment Protection and Biodiversity Conservation Act 1999*?

No

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4. RESOLUTION OF COUNCIL TO PREPARE A PLANNING PROPOSAL FOR A LOCAL ENVIRONMENTAL PLAN

A list of Council decisions to prepare a planning proposal for a local environmental plan is provided below. These planning proposals have not been exhibited under section 57 of the *Environmental Planning and Assessment Act 1979*.

Property affected: Double Bay Centre

Date of decision: 20 August 2018

Relevant terms of the resolution:

Item No: 9.1 (R1)

- A. THAT Council resolve to prepare a planning proposal to amend Woollahra Local Environmental Plan 2014 by introducing new provisions which protect the provision of commercial floor space in the Double Bay Centre.
-

Property affected: See terms of the resolution

Date of decision: on 25 March 2019

Relevant terms of the resolution:

Item No: 9.1 (R2)

- A. THAT Council prepare a planning proposal to amend clause 4.1A of Woollahra LEP 2014 by inserting minimum lot size standards for manor house and multi dwelling housing (terraces).
-

Property affected: See terms of the resolution

Date of decision: 29 April 2019

Relevant terms of the resolution:

Item No: 9.1 (R3)

- A. THAT Council prepare a planning proposal to amend Woollahra Local Environmental Plan 2014 by introducing:
1. A maximum FSR of 0.5:1 for low density residential development in the R2 Low Density Residential and R3 Medium Density Residential zones.
 2. A maximum FSR of 0.75:1 for low density residential development in the Wolseley Road, Point Piper, area as shown in *Figure 1* in the report to the Environmental Planning Committee meeting of 4 March 2019.
 3. A range of maximum FSRs as set out in the report to the Environmental Planning Committee meeting on 4 March 2019 for low density residential development on small lots in the R2 Low Density Residential Development And R3 Medium Density Residential zones.
 4. Specific objectives and other associated amendments to facilitate 1, 2 and 3.
 5. The FSRs in A1, 2 and 3 and associated changes referred to in A4 will not apply to the Paddington, Watsons Bay and Woollahra Heritage Conservation Areas.
- G. That noting our concern for development in smaller lots (400sqm or less) that Council seeks advice from the Woollahra Local Planning Panel on the best methods to apply FSR to smaller lots outlined in point A. (3).
-

Property affected: Sewerage Pumping Station, Percival Park, Rose Bay

Date of decision: 9 September 2019

Relevant terms of the resolution:

Item No: 13.1(R1)

- A. THAT a planning proposal be prepared to list the sewerage pumping station (SPS 46) and sandstone gate posts and metal gates in Percival Park at 13 Collins Avenue, Rose Bat as a heritage item in Woollahra Local Environmental Plan 2014.
-

Property affected: See terms of resolution

Date of decision: 11 November 2019

Relevant terms of the resolution:

Item No: 13.1(R2)

- A. THAT a planning proposal to amend the Flood Planning Map of Woollahra Local Environmental Plan 2014 based on the adopted Paddington Floodplain Risk Management Study and Plan 2019.
-

Property affected: 30 Wyuna Road, Point Piper

Date of decision: 11 November 2019

Relevant terms of the resolution:

Item No: 13.3(R3)

- A. THAT a planning proposal be prepared to list the property at 30 Wyuna Road, Point Piper as a heritage item in Woollahra Local Environmental Plan 2014.
-

Property affected: See terms of resolution

Date of decision: 11 November 2019

Relevant terms of the resolution:

Item No: 13.3(R4)

- C. THAT a planning proposal be prepared to increase the minimum lot size of attached dual occupancies in the R2 zone to 800m².
-

Property affected: See terms of resolution

Date of decision: 25 November 2019

Relevant terms of the resolution:

Item No: 13.1(R1)

- A. THAT a Planning Proposal be prepared to amend the *Woollahra Local Environmental Plan 2014* to include the following sites as heritage items in Schedule 5:
- i. Bellevue Hotel at 157-159 Hargrave Street, Paddington;
 - ii. Grand National Hotel at 33 Elizabeth Street (161 Underwood Street), Paddington;
 - iii. Imperial Hotel at 252 Oxford Street, Paddington;
 - iv. London Tavern Hotel at 85 Underwood Street, Paddington;
 - v. The Paddington (former Paddington Arms Hotel) at 384 Oxford Street, Paddington;
 - vi. Paddington Inn Hotel at 338 Oxford Street, Paddington; and
 - vii. Unicorn Hotel at 102-106 Oxford Street, Paddington.
-

Property affected: See terms of resolution

Date of decision: 25 November 2019

Relevant terms of the resolution:

Item No: 13.1(R2)

- A. THAT a planning proposal be prepared to list Cooper Park as a state significant heritage item in Schedule 5 of the *Woollahra Local Environmental Plan 2014*.
-

Property affected: Rose Bay Scout Hall (3 Vickery Avenue, Rose Bay)

Date of decision: 24 February 2020

Relevant terms of the resolution:

Item No: 13.1(R2)

- A. THAT a planning proposal be prepared to list the *Rose Bay Scout Hall (including interiors)* as a heritage item in *Woollahra Local Environmental Plan 2014*.
-

Property affected: 46 Vaucluse Road, Vaucluse

Date of decision: 24 February 2020

Relevant terms of the resolution:

Item No: 13.1(R3)

- A. THAT a planning proposal be prepared to list the property at 46 Vaucluse Road Vaucluse as a heritage item in *Woollahra Local Environmental Plan 2014*.
-

5. COASTAL HAZARDS

An Estuary Planning Levels Report (August 2014) by Cardno is a supporting document to the *Woollahra Development Control Plan 2015*.

The Estuary Planning Levels Report identifies:

- foreshore properties which may be subject to current coastal inundation risks caused by local wind and wave setup, and/or wave run-up/overtopping; and
- foreshore properties which may be subject to future coastal inundation risks caused by sea level rise.

The report recommends planning controls to minimise the effects of coastal inundation risks. The Report can be inspected at Council or on Council's website.

6. RESOLUTIONS OF COUNCIL RELATING TO HERITAGE LISTINGS OR CONTRIBUTORY ITEMS IN DEVELOPMENT CONTROL PLANS

Properties affected: 8A Cooper Street, Paddington

Date of decision: 27 November 2006

Relevant terms of resolution:

- E. That pending gazettal of the following properties as local heritage items in *Woollahra Local Environmental Plan 1995*, further investigation be undertaken to determine if a nomination to

the State Heritage Register should be prepared:

Cooper Street Paddington 8A House

Property affected: 4 Dunara Gardens, Point Piper

Date of decision: 18 December 2006

Relevant terms of the resolution:

- D. That pending gazettal of the following property as local heritage item in Woollahra Local Environmental Plan 1995, further investigation be undertaken to determine if a nomination to the State Heritage Register should be prepared:

Dunara Gardens Point Piper 4 House

Property affected: See terms of resolution

Date of decision: 23 April 2018

Relevant terms of the resolution:

Item No: 11.1

That Council requests staff to prepare and submit a report including a heritage assessment and draft heritage inventory sheet for each of:

1. The Sydney Croquet Club building and green (having its address in Woollahra Park, O'Sullivan Road, Rose Bay); and
2. The Woollahra Golf Club clubhouse and George Grimley Pavilion (having its address in Woollahra Park at 50 O'Sullivan Road, Rose Bay)

to the relevant Council Committee to facilitate the Sydney Croquet Club building and greens and the Woollahra Gold Club clubhouse and George Grimley Pavilion (and their elements) being:

1. Included in the Woollahra Local Environmental Plan as a heritage item; and
 2. Listed as a heritage item of state significance on the NSW State Heritage Register.
-

Property affected: See terms of resolution

Date of decision: 8 April 2019

Relevant terms of the resolution:

Item No: 11.2

THAT Council requests staff to undertake an assessment of heritage significance for the following properties located in Rose Bay, NSW;

- i) St Andrews Scots Presbyterian Church, corner of Dover Rd and Carlisle Street, Rose Bay;
- ii) Old School Hall, Rose Bay Public School, Albermarle Ave, Rose Bay; and
- iii) McAuley Catholic School and outbuildings (formerly Christian Brothers College Rose Bay),

and report to the Environmental Planning Committee on whether these items have sufficient heritage significance to be listed as:

- i) a local heritage item in the Woollahra Local Environmental Plan 2014 (WLEP); and/or
 - ii) an item on the State Heritage Register under the Heritage Act 1977.
-

Property affected: See terms of resolution

Date of decision: 8 April 2019

Relevant terms of the resolution:

Item No: 11.3

THAT Council

- B. Requests staff to commission a report to investigate potential heritage significance of places of worship in the Woollahra Local Government area in order to identify items of heritage significance at either a local or State level, with a view to having those identified items listed as;
- (a) a local heritage item in the Woollahra Local Environmental Plan 2014 (WLEP); and/or
 - (b) an item on the State Heritage Register under the Heritage Act 1977.
-

Property affected: 3 Trelawney Street, Woollahra

Date of decision: 11 November 2019

Relevant terms of the resolution:

Item No: 16.3

THAT Council proceeds urgently to assess Trelawney Court at number 3 Trelawney Street, Woollahra with a view to a local heritage listing.

Property affected: See terms of resolution

Date of decision: 11 November 2019

Relevant terms of the resolution:

Item No: 16.4

- A. Notes the detailed report on Californian Bungalows presented to the Urban Planning Committee on 22 June 2015.
 - B. Notes the recommendation to Council on 22 June 2015 to prepare a planning proposal to list 16 Bunyula Road, 6 March Street, 165 O'Sullivan Road, 44 Russell Street, 5A Vivian Street, Bellevue Hill and 10 Parsley Bay, Vaucluse as heritage items in Schedule 5 of the Woollahra LEP 2014.
 - C. Requests the Director of Planning to review the above mentioned recommendation and provide an updated recommendation to Council on the merit of heritage listing the properties mentioned above.
 - D. Requests staff to prepare a report on arts and crafts buildings, including any examples of outstanding significance recommended for listing in Schedule 5 of the Woollahra LEP.
-

Property affected: See terms of resolution

Date of decision: 11 November 2019

Relevant terms of the resolution:

Item No: 16.5

THAT Council:

- A. Request staff to report to the Environmental Planning Committee on how the detailed controls for Inter-War residential flat buildings found in B3.8.7 of the Woollahra DCP 2015 can be applied to the Paddington, Woollahra and Watsons Bay Heritage Conservations Areas.
- B. Notes community concern about the recent demolition of interwar residential flat buildings at 12 and 16 William Street, Double Bay, and 75 and 77 O'Sullivan Road, Bellevue Hill, and

requests staff to provide commentary on the most effective means of protecting from demolition interwar buildings located in all zones across the municipality, including if appropriate the invocation of LEP provisions.

Property affected: 133 New South Head Road, Edgecliff

Date of decision: 10 February 2020

Relevant terms of the resolution:

Item No: 16.2

THAT Council requests our heritage staff research the property located at 133 New South Head Road Edgecliff known as the Cadry's Building, to see if it is worthy of a permanent heritage listing.

7. DRAFT WATSONS BAY FLOOD RISK MANAGEMENT STUDY AND PLAN (MAY 2016)

The Draft Watsons Bay Flood Risk Management Study and Plan (May 2016) has been prepared in accordance with the NSW Floodplain Development Manual. The Draft Plan aims to provide solutions to existing flooding problems and ensure that new development is compatible with the flood hazard and does not create additional flooding problems.

The Woollahra Local Environmental Plan 2014 maps land that is identified as flood planning area, and is therefore subject to the controls in Cl 6.3 flood planning. The Draft Plan includes additional properties in Watsons Bay that are in the flood planning area.

These properties are: **14-16, 18-25 Cliff Street; 1-2, 43 Cove Street; HMAS Watson (Lot 3 DP 605078); 1-2, 6-7, 11-12, 10-24 Marine Parade; 31, 33 Pacific Street; Robertson Park (22 Military Road); 2 Short Street; Sydney Harbour National Park (Lot 1, 2 DP 605078) and 25 Victoria Street.**

The Draft Plan includes the following properties that are not identified as flood planning area: **1, 3, 5, 7 Victoria Street and 29 Cliff Street.**

The report can be inspected at Council or on Council's website. For further information contact Council's engineer.

8. PADDINGTON FLOODPLAIN RISK MANAGEMENT STUDY AND PLAN (July 2019)

At the meeting of 9 September 2019, Council adopted the *Paddington Floodplain Risk Management Study and Plan* dated July 2019

The Study and Plan was prepared in accordance with the NSW Floodplain Development Manual. The Study and Plan aims to provide solutions to existing flooding problems and ensure that new development is compatible with flood hazard and does not create additional flooding problems.

The *Woollahra Local Environmental Plan 2014* maps land that is identified as flood planning area, and is therefore subject to the controls in Cl 6.3 flood planning. The Study and Plan includes additional properties in the Paddington area that are in the flood planning area.

The *Woollahra Local Environmental Plan 2014* maps will be updated, based on the information contained in the adopted Study and Plan.

Should the applicant require further information about any other matter please contact Council's Planning and Development Division.



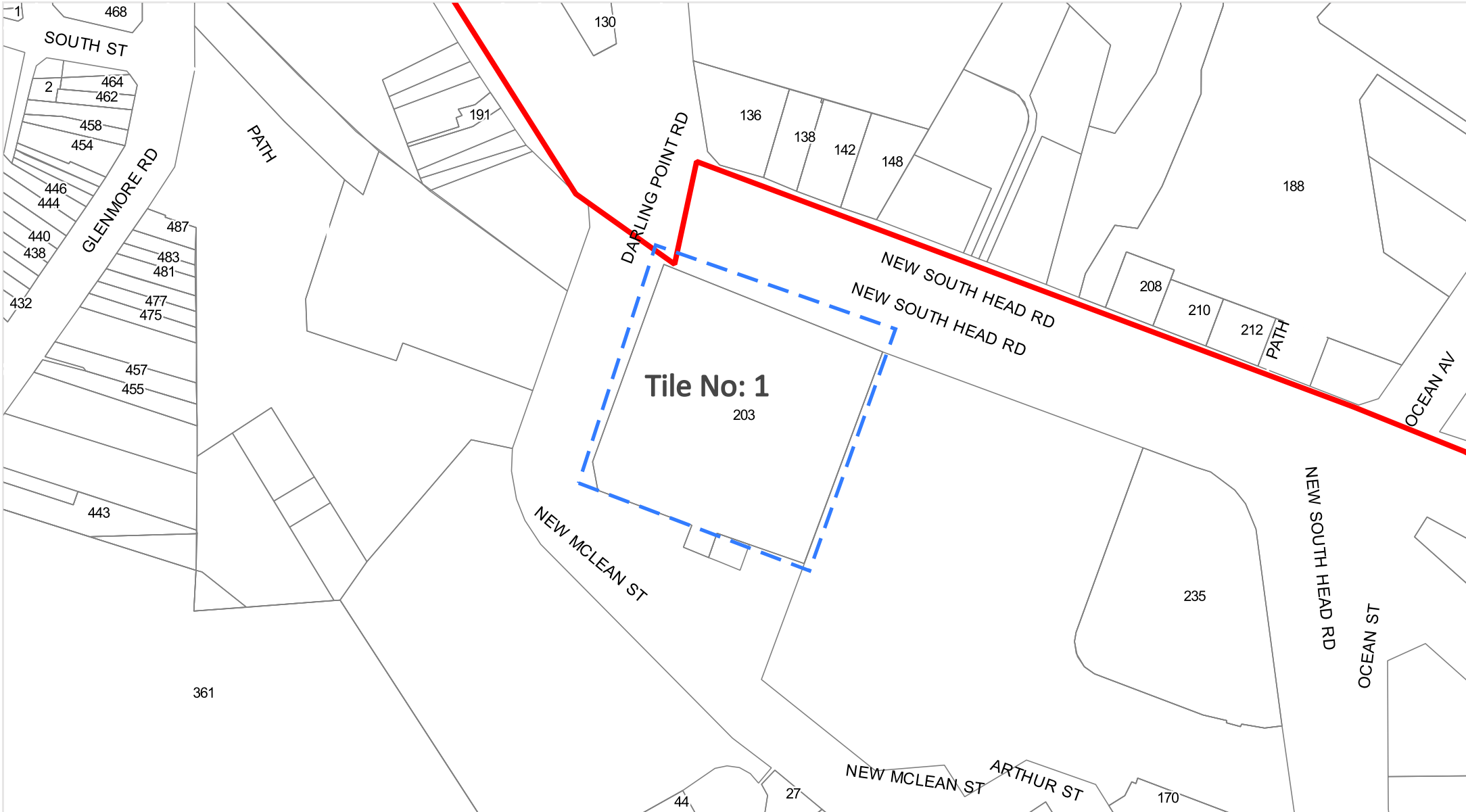
Anne White

per:

Gary James

General Manager

Appendix D – Dial Before You Dig Search Results

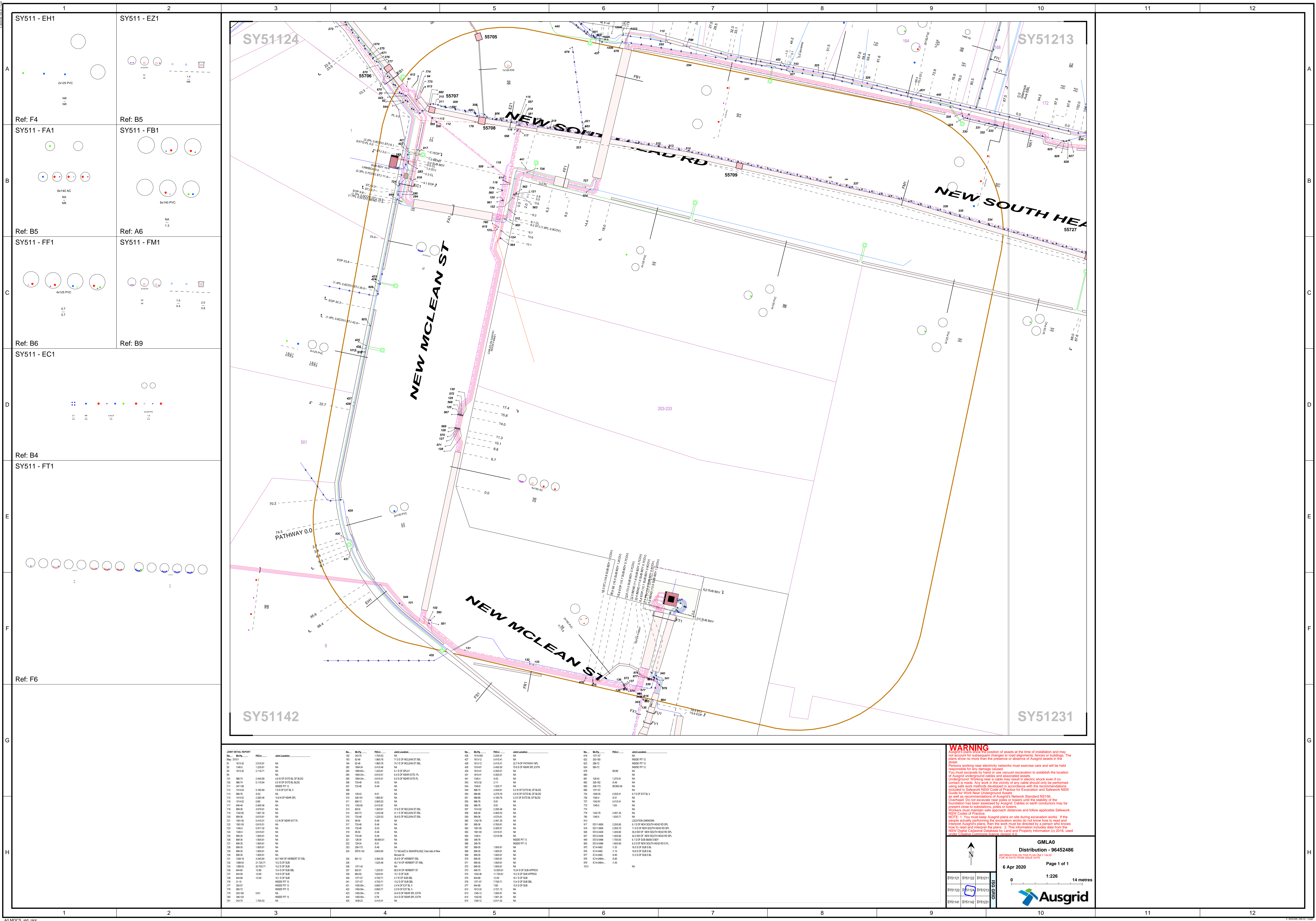


Legend | Scale: 1:1500



- Enquiry Area
- AARNet Fibre Optic Assets
- AARNet Power Assets
- Cadastre

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither AARNet or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

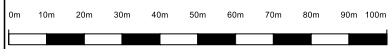
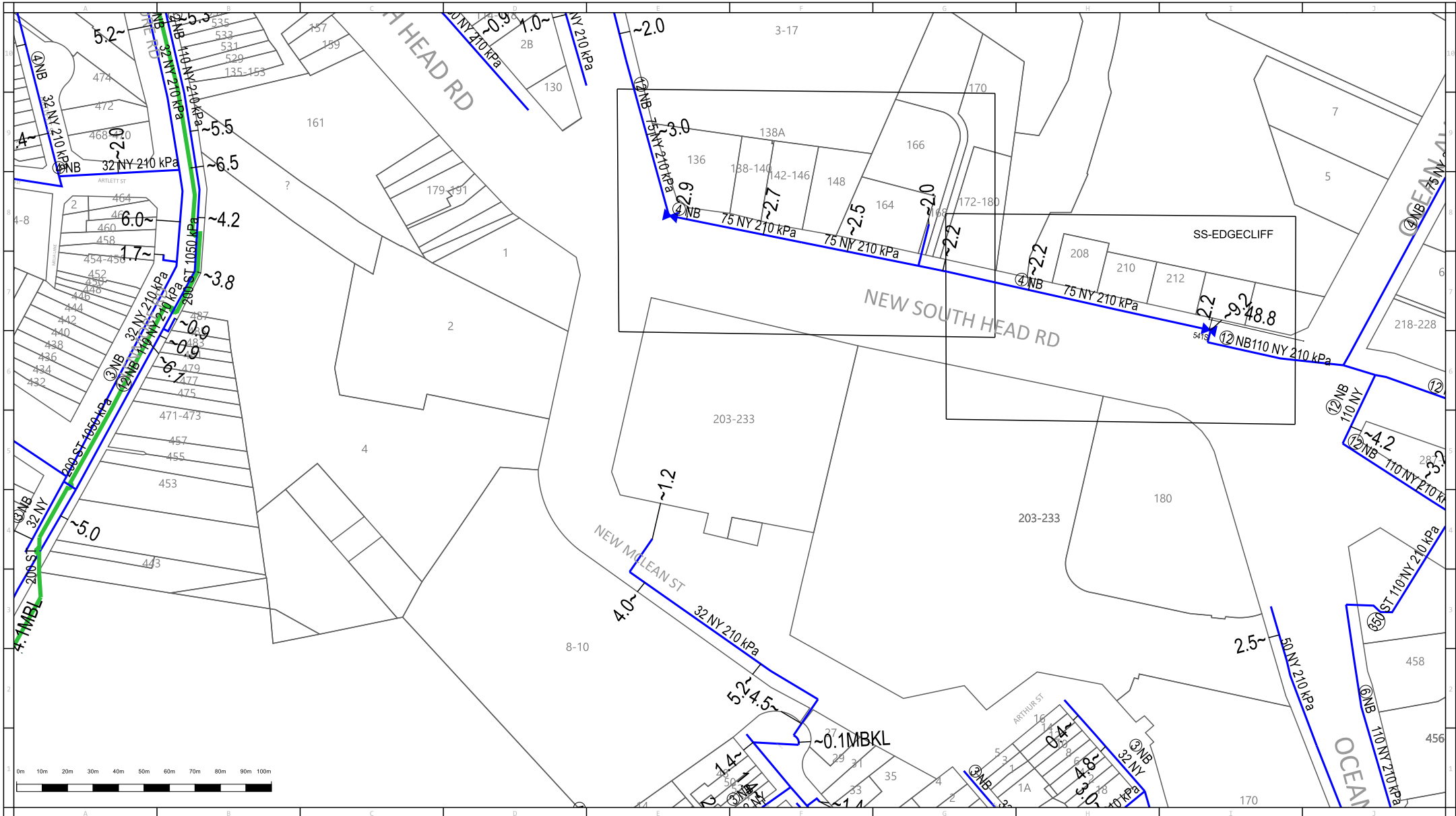


SY511 - EH1	SY511 - EZ1
Ref: F4	Ref: B5
SY511 - FA1	SY511 - FB1
Ref: B5	Ref: A6
SY511 - FF1	SY511 - FM1
Ref: B6	Ref: B9
SY511 - EC1	
Ref: B4	
SY511 - FT1	
Ref: F6	

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WARNING
 Ausgrid starts from the position of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in the Street.
 Persons working near electricity networks must exercise care and will be held responsible for any damage caused.
 You must exercise care to read or use vacuum excavation to establish the location of Ausgrid underground cables and associated assets.
 Underground working near a cable may result in electric shock even if no contact is made. Any work in the vicinity of any cable should only be performed using safe work methods developed in accordance with the recommendations included in Safe Work NSW Code of Practice for Excavation and Safe Work NSW Code for Work Near Underground Assets.
 Plans must maintain safe approach distances and follow applicable Safe Work NSW Code of Practice.
 Overhead Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid's Network Standard NS156.
 NOTE: 1. You must keep Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret the plans. 2. This information includes data from the NSW Digital Customer Database (s) Land and Property Information (s) 2016, used under Creative Commons license version 4.0.

GMLAO
 Distribution - 96452486
 6 Apr 2020 Page 1 of 1
 1:226 14 metres
 Ausgrid



Main	In Service	Proposed	Main	In Service	Proposed	High Pressure Main & Pipeline	In Service	Proposed	Fittings, Valves & Regulators	In Service	Proposed
Unknown Pressure	—	---	Proposed Isolate (coloured according to kPa)	-----	-----	Critical Main (Treat as High Pressure Main)	—●—●—●—	—●—●—●—	Siphon	●	●
Distribution - 2 kPa	—	---	Isolated Service	-----	-----	Secondary Network - 1050 kPa	—●—●—●—	—●—●—●—	Valve	▽	▽
Distribution - 7 kPa	—	---	Conduit or Casing	-----	-----	Isolated Steel Main (Treat as High Pressure Main)	—●—●—●—	—●—●—●—	Regulator Set	■	■
Distribution - 30 kPa	—	---	Size & Material (PL - Plastic, PVC, PE, NY, ST)	-----	-----	Primary - 3500 kPa	—●—●—●—	—●—●—●—	Regulator Station	■	■
Distribution - 100 kPa	—	---	100 PVC	-----	-----	JGN Trunk - 7000 kPa	—●—●—●—	—●—●—●—	Automatic Line Break Valve	■	■
Distribution - 210 kPa	—	---				Transmission	—●—●—●—	—●—●—●—			
Distribution - 300 kPa	—	---									
Distribution - 400 kPa	—	---									




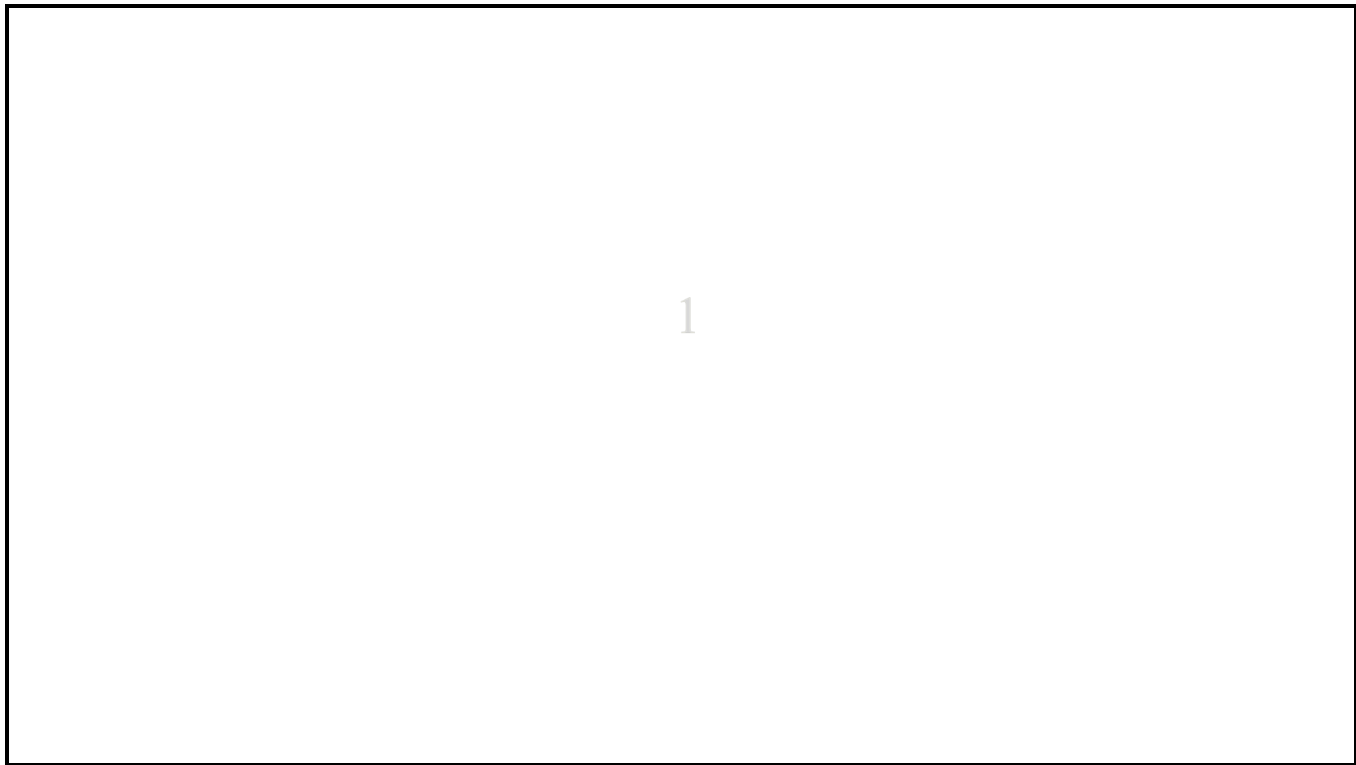
Issue Date: 06/04/2020
 DBYD Seq No: 96452489
 DBYD Job No: 19322436

WARNING: This is a representation of Jemena Gas Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. This plan is diagrammatic only, and distances scaled from this plan may not be accurate. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the date of issue.








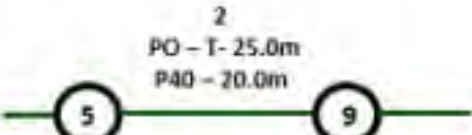
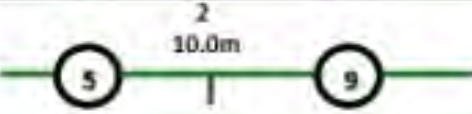




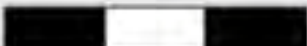
Indicative Plans

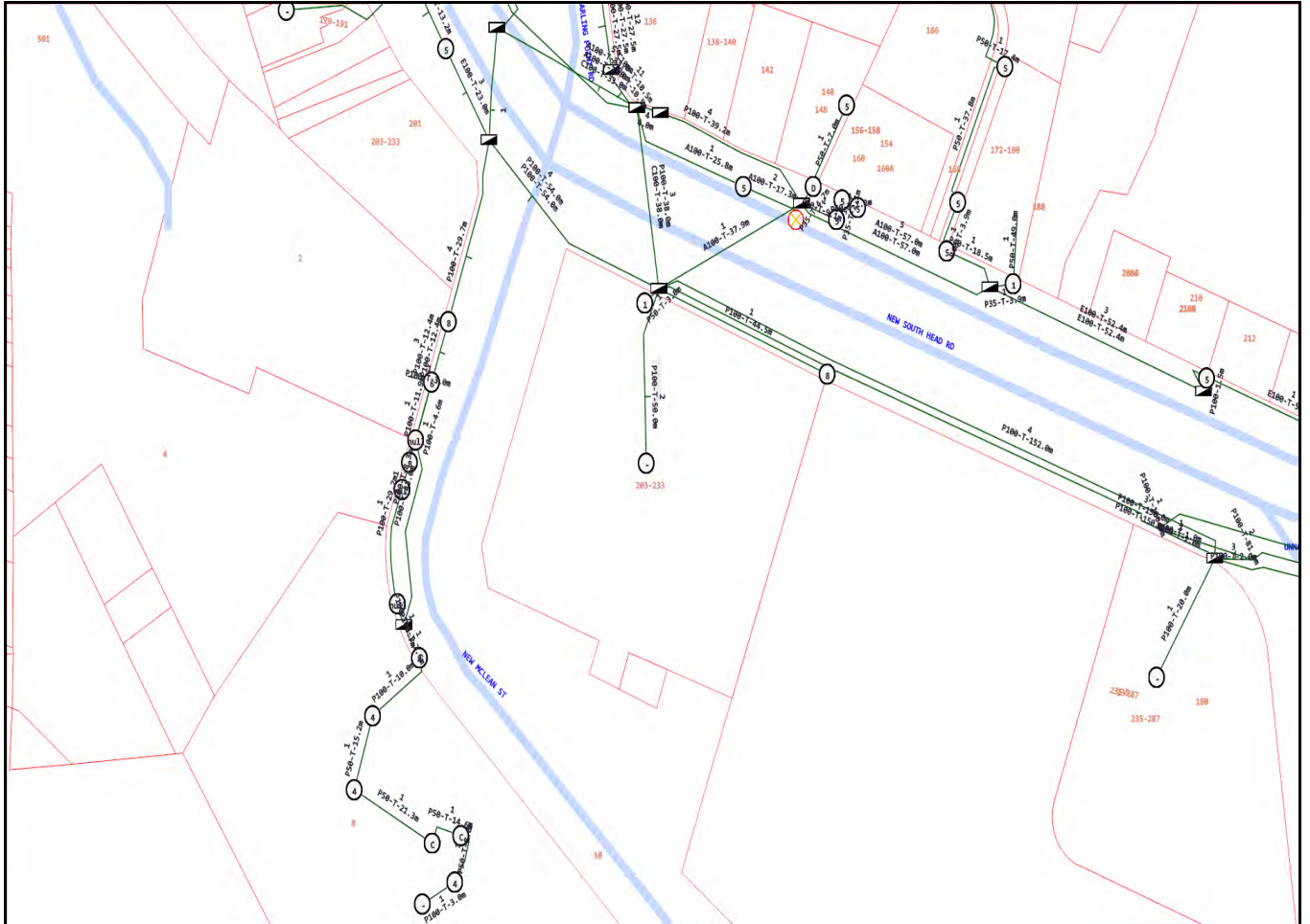
Issue Date:	06/04/2020	 The logo features a red circle with a black border. Inside the circle is a black silhouette of a hand holding a shovel. A red diagonal slash crosses the circle from the top-left to the bottom-right. To the right of the circle, the text 'DIAL BEFORE YOU DIG' is written in bold, black, uppercase letters. Below this text, the website address 'www.1100.com.au' is written in a smaller, black, lowercase font.
Location:	203-233 New South Head Road , Edgecliff , NSW , 2027	





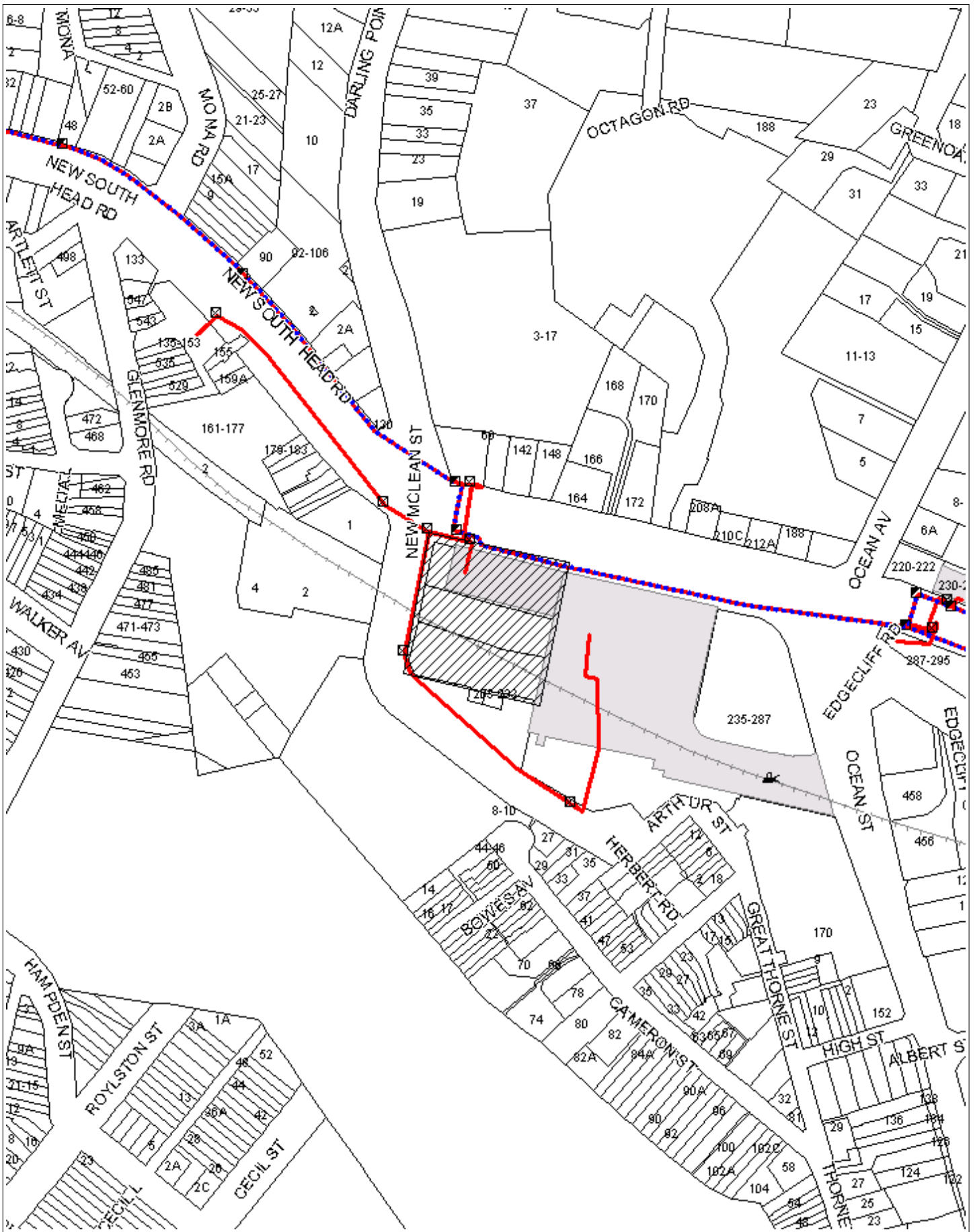
LEGEND

	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
 <p>2 PO - T- 25.0m P40 - 20.0m</p>	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
 <p>2 10.0m</p>	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
<p>Scale</p>	<p>0 20 40 60 Meters</p> <p>1:2000</p> <p>1 cm equals 20 m</p> 



Emergency Contacts

You must immediately report any damage to **nbn**TM network that you are/become aware of. Notification may be by telephone - 1800 626 329.



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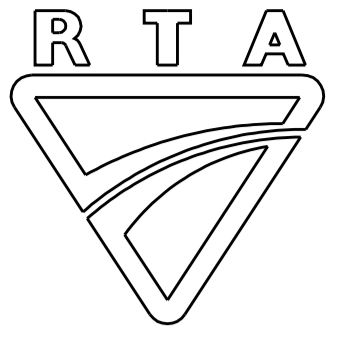
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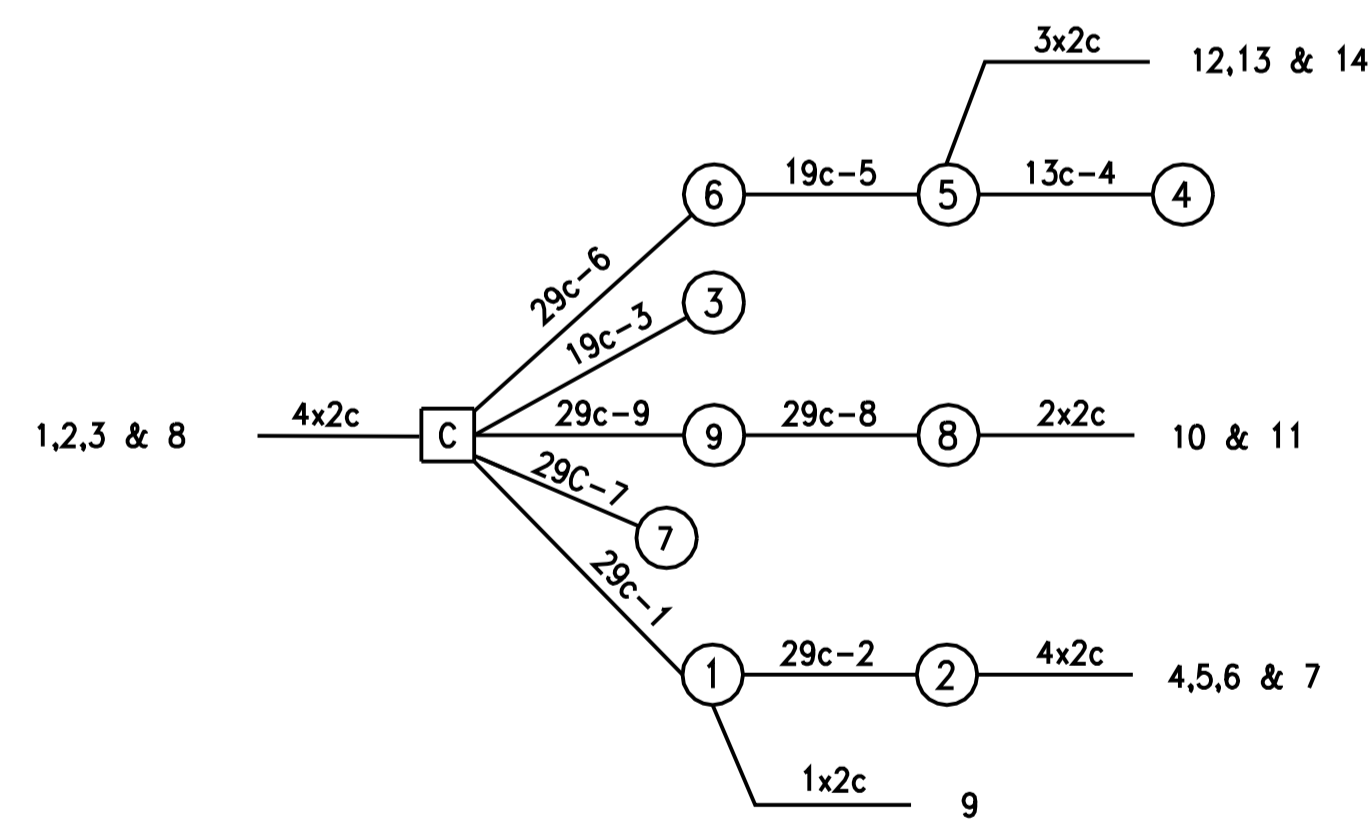
For all Optus DBYD plan enquiries –
 Email: Fibre.Locations@optus.net.au
 For urgent onsite assistance contact 1800 505 777
 Optus Limited ACN 052 833 208





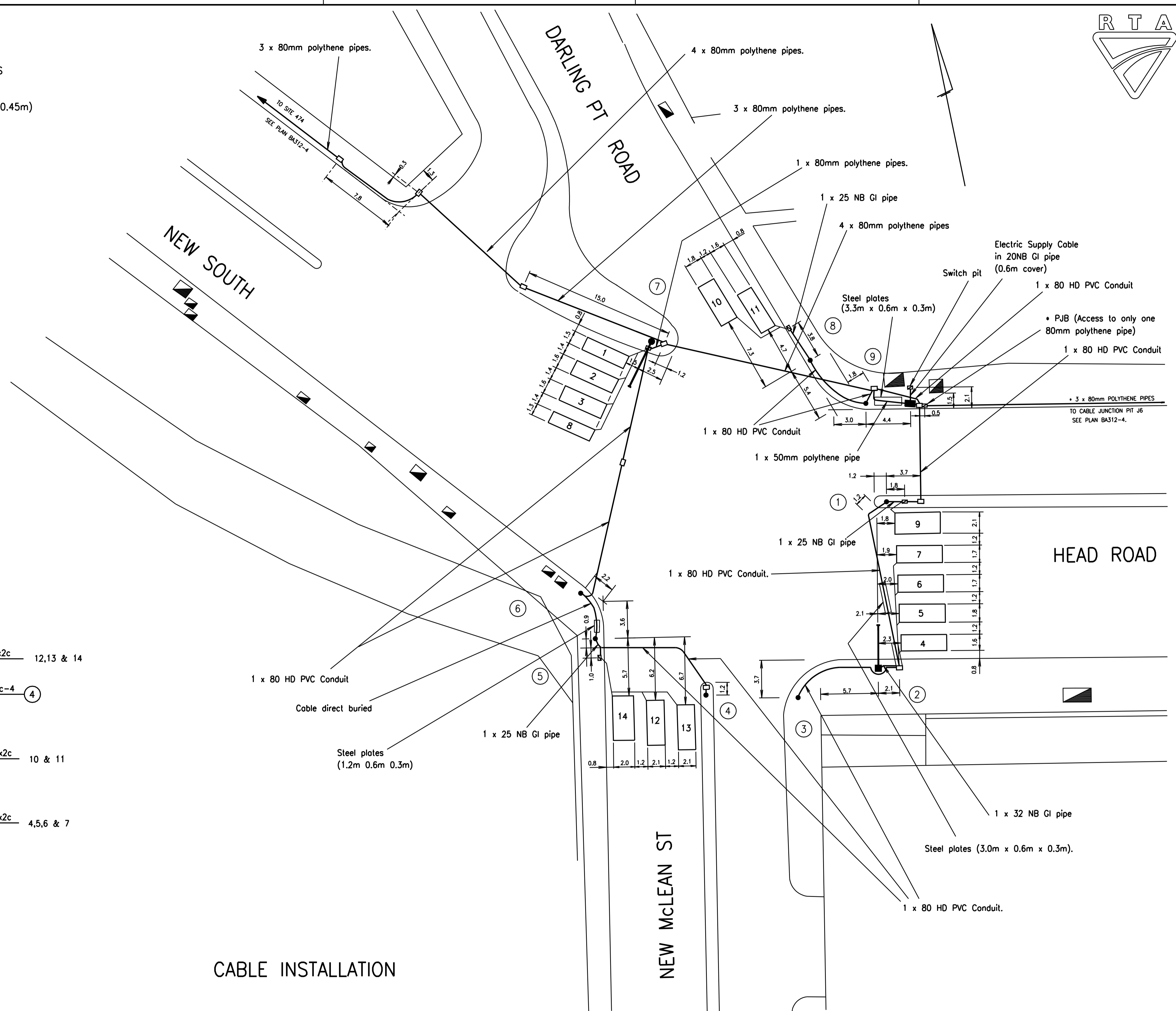
NOTES:

- CABLE COVER: IN ROADWAY 0.6m ABOVE PIPE. IN FOOTWAYS 0.45m ABOVE PIPE UNLESS OTHERWISE STATED.
- ALL PITS SHOWN THUS :- □ ARE GATIC TYPE E (0.3m x 0.45m)



CABLE LAYOUT

CABLE INSTALLATION



A ORIGINAL ISSUE	
B ISSUE	
WAE	05/08/97
A.SONI	
C ISSUE	2006-01-30
J/S	SC1191
CABLING BETWEEN POSTS B, 9	
& CONTROLLER WAS DIRECT	
BURIED. NEW GATIC PIT	
INSTALLED NEAR CONTROLLER.	
IH	LC
D ISSUE:	
PLAN REVISED TO SUIT WAE	
F.P.	18.04.07 M.M.
E ISSUE:	
MINOR REVISIONS	
F.P.	01.05.07 M.M.

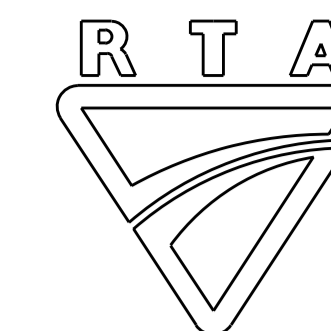
PUBLIC UTILITY LEGEND	SYMBOLS/ABBS.	REFERENCE PLANS	U.B.D. Ref.
HYDRANT	□	SYMBOLS/ABBS. V0003-6	I.S.C. E:
STOP VALVE	▲	STD POSIT V0001-5	CO-ORDS N:
GAS VALVE	⊕	DET SCHED EXP V0018-10	DESIGNED R.W.A. 28/6/95
SEWER MANHOLE	⊗	PRES. DETECT V0005-17	CHECKED C.L.Z. 26/6/95
TELECOM PIT	■	SSG DIS. SEQ. V0018-8	
ELECT LIGHT POLE	○	DESIGN LAYOUT SHEET 14	
POWER POLE	○	CABLE CHART SHEET 17	
STAY POLE	⊙		
TELEPHONE BOX	⊞	SURVEYOR :	
TELECOM PILLAR	●	DATE :	

APPROVED	Roads and Traffic Authority, NSW
<i>R.C. Bird</i>	MUNICIPALITY OF WOOLLAHRA
R.C. BIRD	NEW SOUTH HEAD ROAD
ELECTRICAL DESIGN MANAGER	INT WITH NEW McLEAN STREET
05/08/97	EDGECLIFF
DATE	

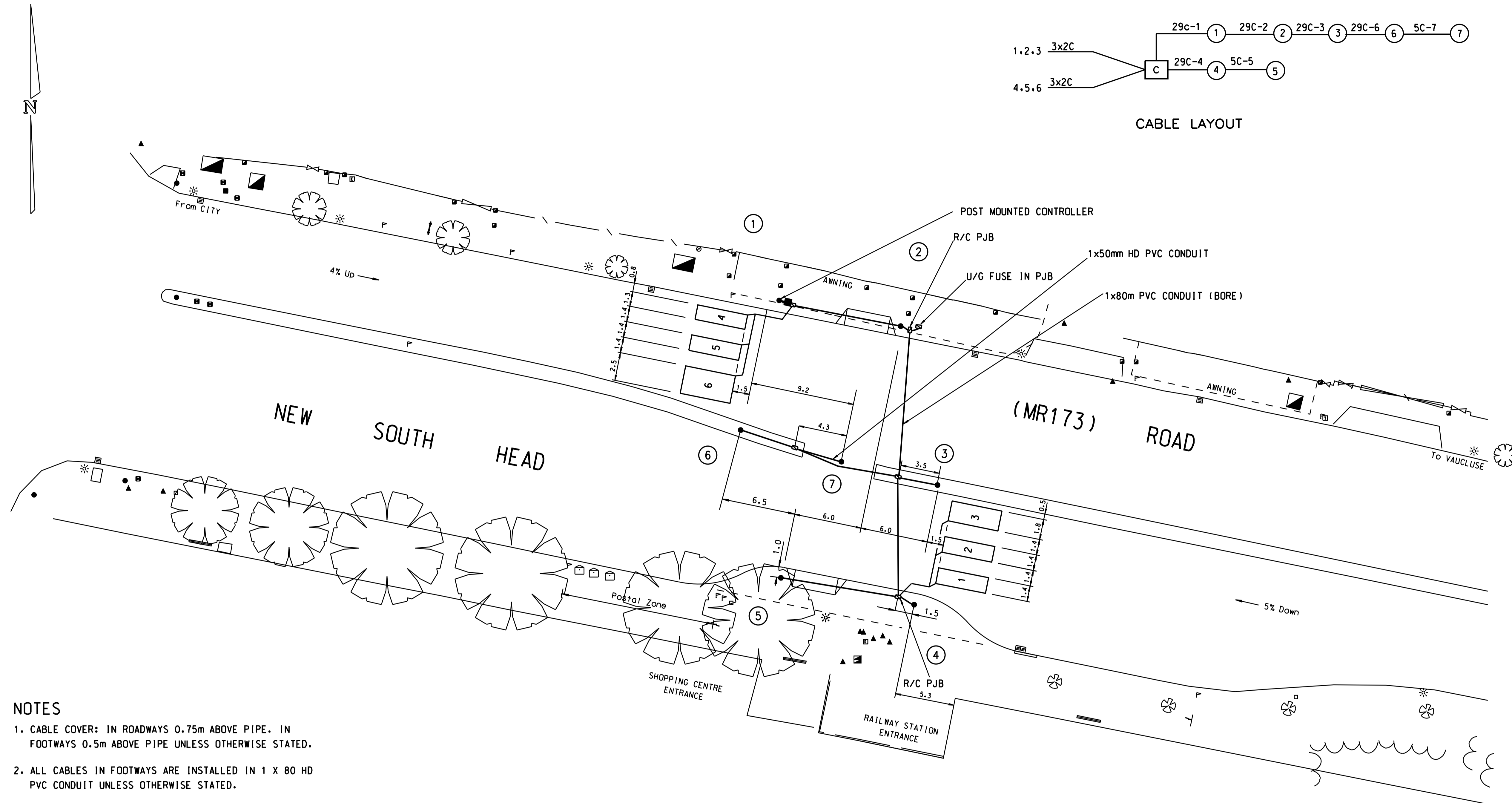
REGION: SYDNEY	BRANCH: CONSULTANT SERVICES
LOGIN: ELECTA	DOCS DRAWING FILE: WV0475_16E_INS.dgn
SCALE 0 5 10 (1:200)	ISSUE
FILE 499.TS.134	SUPERSEDES SHEET/ISSUE 7D
REGN. 0173.499.VV.0475	SHEET 16
TCS No 0475	

DRAWN BY CADD
DO NOT AMEND MANUALLY

DATE IN SERVICE : 10/03/06



0173.499.VV.4043



NOTES

1. CABLE COVER: IN ROADWAYS 0.75m ABOVE PIPE. IN FOOTWAYS 0.5m ABOVE PIPE UNLESS OTHERWISE STATED.
2. ALL CABLES IN FOOTWAYS ARE INSTALLED IN 1 X 80 HD PVC CONDUIT UNLESS OTHERWISE STATED.
3. ALL ROADCROSSING PIPES ARE 1 X 80 HD PVC CONDUIT.

A ORIGINAL ISSUE
B ISSUE: WAE AMENDED POSTS AND CABLE RUN LOCATIONS. DIMENSIONS ADJUSTED AND NEW LOCATION OF CONTROL HOUSING M.H. 9/6/06

PUBLIC UTILITY LEGEND		REFERENCE PLANS	
HYDRANT	□	SYMBOLS/ABBS.	VD003-6
STOP VALVE	▲	STD POSIT	VD001-5
GAS VALVE	⊕	DET SCHED EXP	VD018-10
SEWER MANHOLE	⊗	PRES. DETECT	VC005-17
TELECOM P.I.T.	⊠	SSG DIS. SEQ.	VD018-8
ELECT LIGHT POLE	○	DESIGN LAYOUT	SHEET 1
POWER POLE	○	CABLE CHART	VD006-18
STAY POLE	⊙		
TELEPHONE BOX	⊠	SURVEYOR : V CARNUCCIO	
TELECOM PILLAR	⊙	DATE : 23/07/04	

U.B.D. Ref. Mod 236 P14
I.S.G. E: 321 772
CO-ORDS N: 1 249 801
DESIGNED: L. CLAY
CHECKED: M. MAHINTAN
SITE CHECKED:
DATE: 22-12-2005

DESIGN APPROVAL
APPROVED
Traffic Eng. Technology
DATE: 22-12-2005
DESIGN PREPARED BY
TRAFFIC ENG. TECHNOLOGY
RTA OPERATIONS & SERVICES
DATE: 22-12-2005

RTA ACCEPTANCE
RECOMMENDED
ACCEPTED

Roads and Traffic Authority, N.S.W.
WOOLLAHRA COUNCIL AREA
TRAFFIC SIGNALS AT
NEW SOUTH HEAD ROAD (MR173)
WEST OF OCEAN STREET
EDGECLIFF
CABLE INSTALLATION
TCS No 4043

EXISTING <input checked="" type="checkbox"/>		PROPOSED <input type="checkbox"/>	
CADD FILE: vv4043_2B_INS.dgn			
SCALE 5 0 (1:200) 5 10	ISSUE B		
FILE 499 TS 279	SUPERSEDES SHEET/ISSUE 2A		
REGN. 0173.499.VV.4043	SHEET 2		

Transport Sydney Trains
477 Pitt Street
Sydney, NSW, 2000

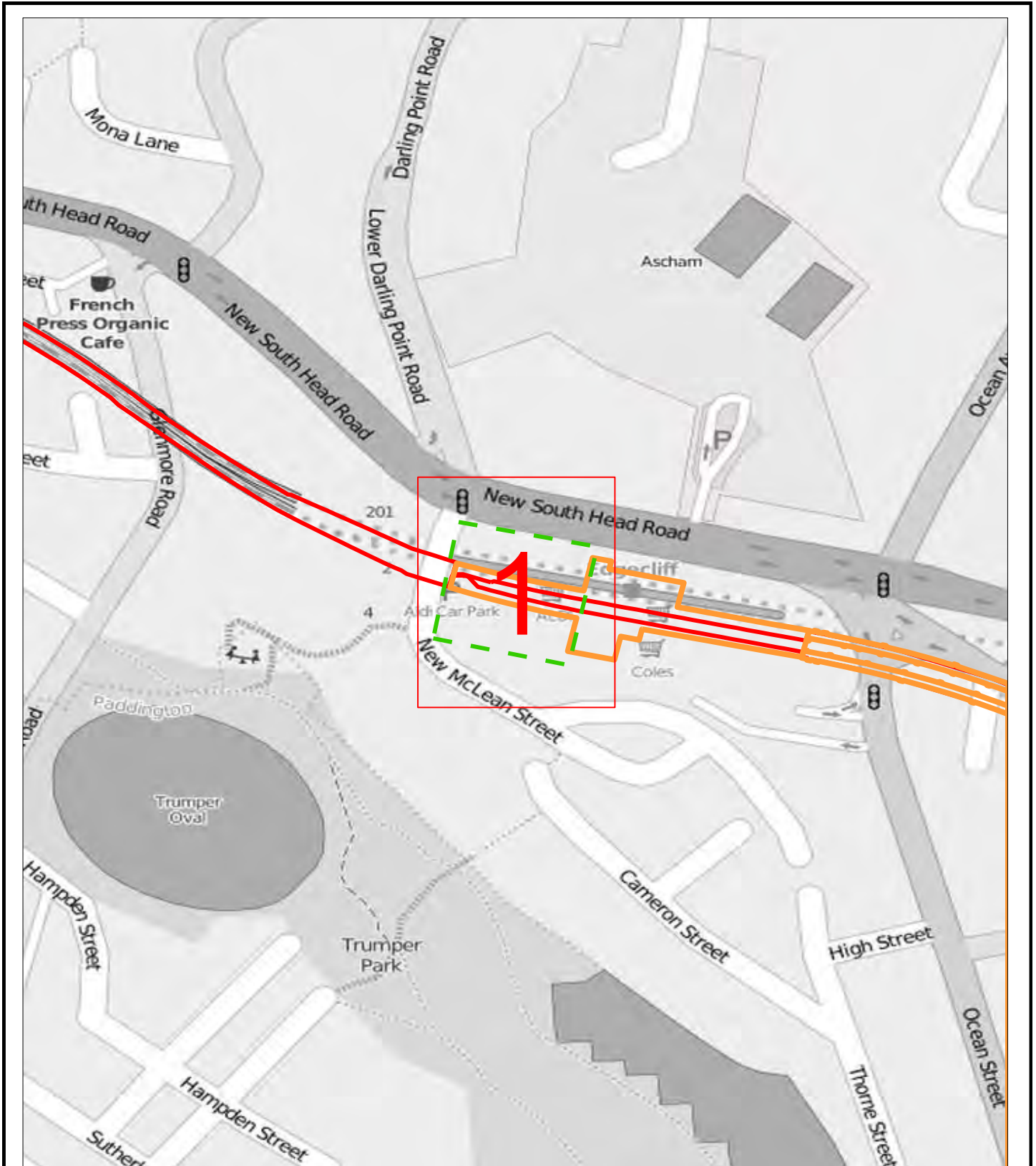
To:

Aurecon Australasia Pty Ltd - Miss Jarita Zeng
116 Military Road
Neutral Bay NSW 2089

This is an **AFFECTED** Response – Please get in contact with [Sydney Trains](#) before any work including **pot hole** is undertaken using email: DBYD-Stage2works@transport.nsw.gov.au

Enquiry Details	
Utility ID	30205 - Central
Sequence Number	96452484
Job Number	19322436
Enquiry Date	06/04/2020 11:05
Response	AFFECTED
Address	203-233 New South Head Road Edgecliff
Location in Road	Not Supplied
Activity	Planning & Design

Enquirer Details		
Customer ID	2244656	
Contact	Miss Jarita Zeng	
Company	Aurecon Australasia Pty Ltd	
Email	jarita.zeng@arecongroup.com	
Phone	0294655256	Mobile 0403422273



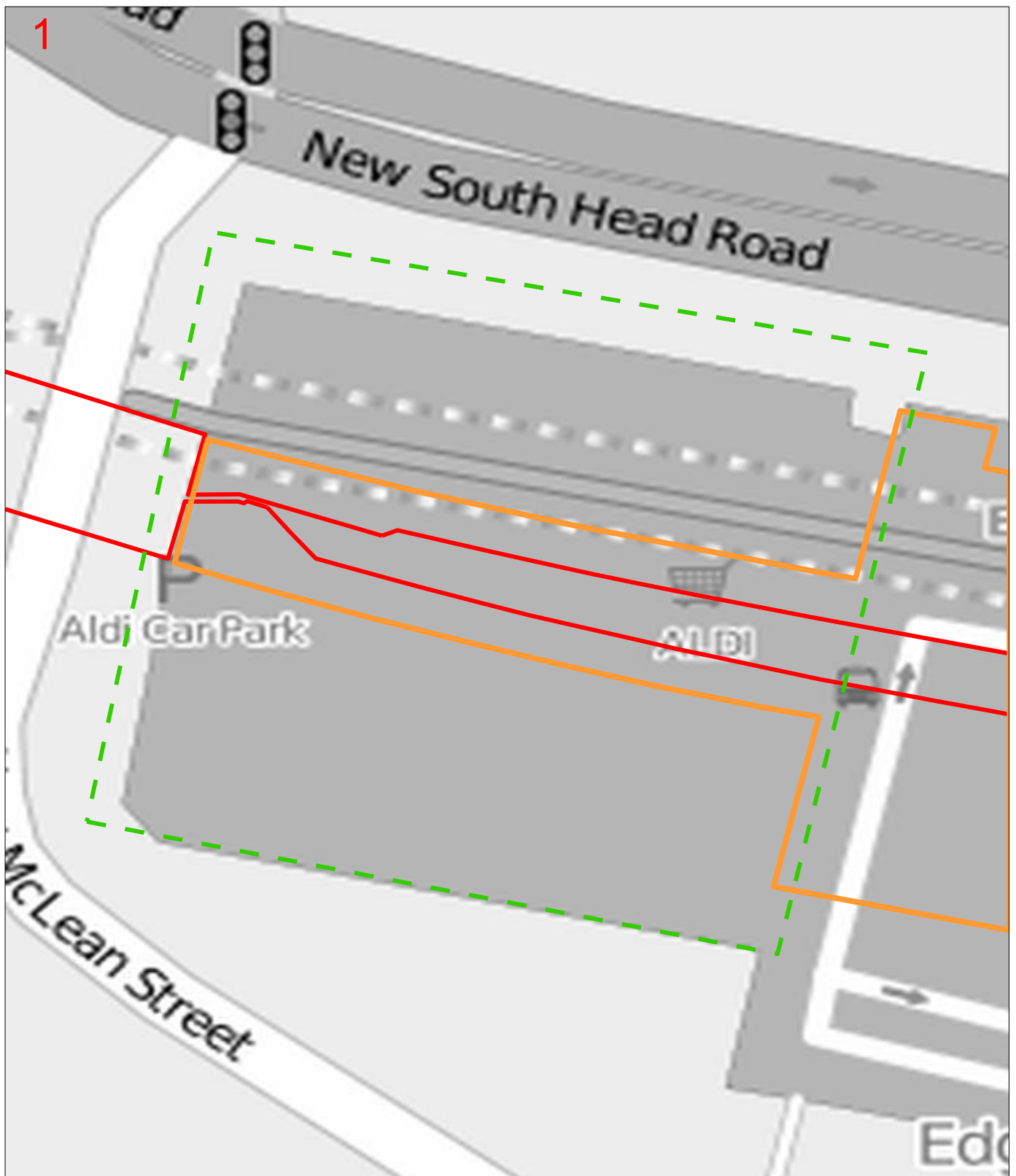
The precision of the location of the services on this plan varies depending on the source and method of capture. This plan should be used as a guide only. This plan shows only Sydney Trains electrical cables and tunnels located outside of the rail corridor.



Greyscale basemaps sourced from [OpenStreetMaps](https://www.openstreetmap.org/)

LEGEND:

- 1 Detail Map
- Affected DBYD Work Area



Greyscale basemaps sourced from [OpenStreetMaps](https://www.openstreetmap.org/)

LEGEND:



Affected DBYD Work Area

HV Cable



Tunnel

Communications

The precision of the location of the services on this plan varies depending on the source and method of capture. This plan should be used as a guide only. This plan shows only Sydney Trains electrical cables and tunnels located outside of the rail corridor.



Response Cover Letter

Date: 06/04/2020

PIPE Networks
Level 17, 127 Creek St
Brisbane QLD 4000
Phone: +61 732339895
Fax: +61 732339880

To:

Miss Jarita Zeng - Customer ID: 2244656
Aurecon Australasia Pty Ltd - Miss Jarita Zeng
116 Military Road
Neutral Bay
NSW
2089

Email: jarita.zeng@aurecongroup.com
Phone: 0294655256
Fax: Not Supplied
Mobile: 0403422273

Dear Miss Jarita Zeng

The following is our response to your Dial Before You Dig enquiry.

Assets Affected: PIPE Networks, Telstra

Sequence Number: 96452485

Location: 203-233 New South Head Road
Edgecliff
NSW
2027

Commencement Date: 30/04/2020

Please read over the attached documents for more information about your enquiry.

DISCLAIMER: No responsibility/liability is taken by PIPE Networks for any inaccuracy, error, omission or action based on the information supplied in this correspondence.

Note: If the works fall in an area that adjacent to PIPE Networks infrastructure, a pre-inspection is required prior to commencement of works. Contact PIPE Networks to arrange an inspection time. **NO WORKS TO COMMENCE PRIOR TO INSPECTION.**



Level 17, PIPE Networks House, 127 Creek Street, Brisbane 4000
PH: (07) 3233 9895 FAX: (07) 3233 9880

Attention: Miss Jarita Zeng
Fax: Not Supplied
DBYD Enquiry Number: 96452485

Date: 06/04/2020

Location: 203-233 New South Head Road
Edgecliff
NSW
2027

DBYD ENQUIRY RETURN:

PIPE Networks **DOES** own or operate telecommunications network infrastructure within the area detailed above.

The affected network **is contained in the PIPE Networks duct network** and can be found on **PIPE Networks** own network plans.

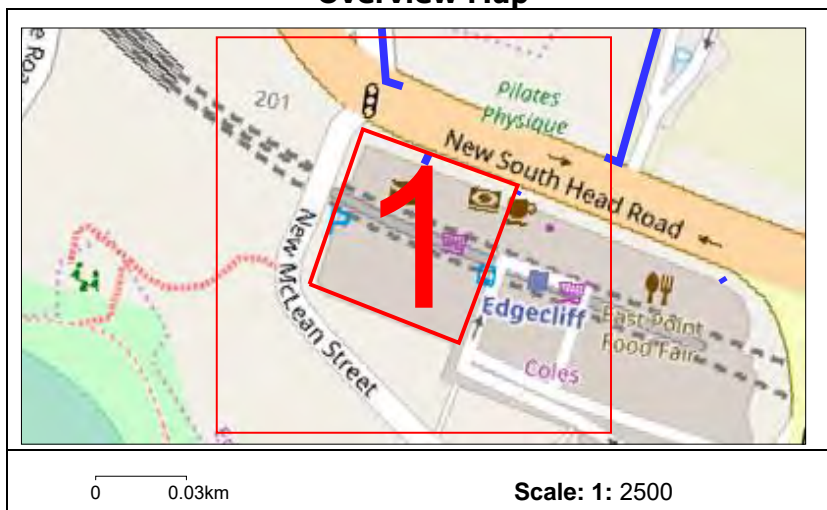
This network is vital to our operations and as such, it is critical that no works commence within the area until a PIPE Networks representative has contacted you.

A PIPE Networks representative will contact you within 24 hours to further discuss your intended works. If you do not hear from PIPE networks within 24hours please call us for assistance.

Due to continued network expansion, this network information can only be considered valid and accurate for 28 days from issue.

PIPE Networks will seek compensation for any damage to its network through negligence or ignorance of your duty of care.

Overview Map



PIPE Networks (for information specific to this job only)
Ph (07) 3233 9895
Email: dbyd@pipenetworks.com

DISCLAIMER: No responsibility/liability is taken by PIPE Networks for any inaccuracy, error, omission or action based on the information supplied in this correspondence.

Note: If the works fall in an area that adjacent to PIPE Networks infrastructure, a pre-inspection is required prior to commencement of works. Contact PIPE Networks to arrange an inspection time. **NO WORKS TO COMMENCE PRIOR TO INSPECTION.**

Only PIPE Networks' duct displayed.

For location of PIPE Networks cable in third-party duct, please contact third-party named on attached cover letter.



Enquiry Number: 96452485

Map Sheet: 1

Scale: 1:750

0 0.008km

LEGEND

DBYD Request Area Asset

Line

Area

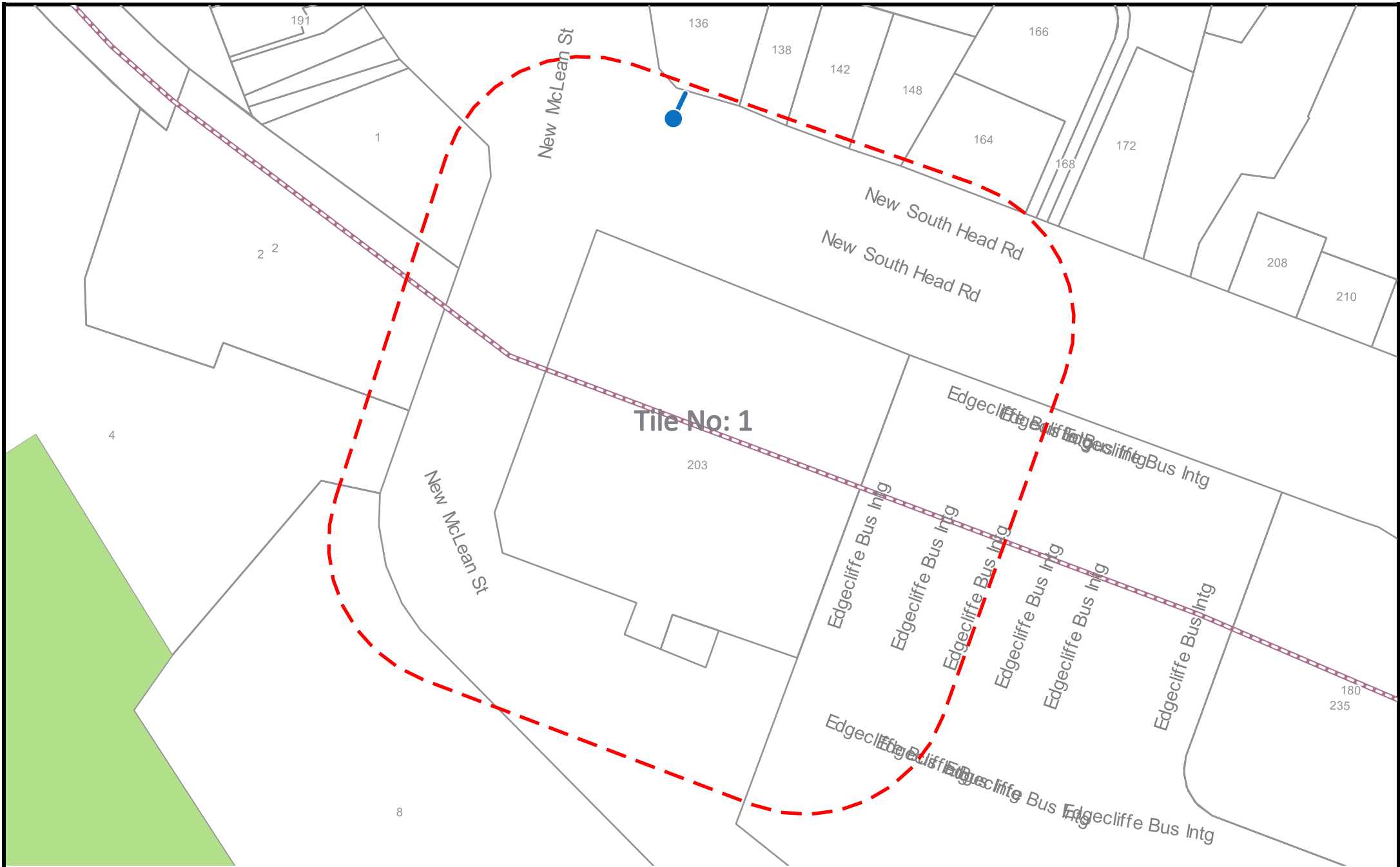
Manhole

Duct



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Note: If the works fall in an area that is adjacent to PIPE Networks infrastructure, a pre-inspection is required prior to commencement of works. Contact PIPE Networks to arrange an inspection time. **NO WORKS TO COMMENCE PRIOR TO INSPECTION.**



Tile No: 1



SEQUENCE NUMBER: 96452493
 JOB NUMBER: 19322436
 ADDRESS: 203-233 New South Head Road, Edgecliffe, NSW 2027

LEGEND  Vocus Group Pit
 Vocus Group Conduit

SCALE: 1:1000

Document prepared by

Aurecon Australasia Pty Ltd

ABN 54 005 139 873

Level 5, 116 Military Road

Neutral Bay NSW 2089

PO Box 538

Neutral Bay NSW 2089

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W arecongroup.com

aurecon

*Bringing ideas
to life*

