REPORT TO

OXFORD FALLS GRAMMAR SCHOOL

ON

STAGE 1 ENVIRONMENTAL SITE ASSESSMENT

FOR

PROPOSED NEW KIOSK DEVELOPMENT AT OXFORD GRAMMAR SCHOOL

AT

1078 OXFORD FALLS ROAD, OXFORD FALLS, NSW 2100

Date: 14 November 2019
Ref: E30807Brpt Rev2

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Executive Summary

Oxford Falls Grammar School ('the client') commissioned (JKE) to undertake a Stage 1 Environmental Site Assessment (ESA) for the proposed new kiosk development at Oxford Falls Grammar School. The site location is shown on Figure 1 and the assessment was confined to the proposed development area as shown on Figure 2. The proposed development area is referred to as 'the site' in this report and Oxford Falls Grammar School is referred to as 'the wider site' in this report.

This report has been prepared to support the lodgement of a Development Permitted without Consent for the proposed new kiosk development.

Environmental Investigation Services (EIS) (now JKE) have previously undertaken a Waste Classification Assessment and Soil Suitability analysis at the wider site. A summary of this information has been included in Section 2.

We understand that the development includes a small kiosk along the south-west site boundary of the school. The development is designated as a 'Development Permitted without Consent' under ESEPP 2017. No major excavations are proposed at this stage.

The primary aims of the assessment were to identify past or present potentially contaminating activities at the site, identify the potential for site contamination, assess the need for further investigation, and make a preliminary assessment of the suitability of the site for the proposed development. The assessment objectives were to:

- Provide an appraisal of the past site use(s) based on a review of historical records;
- Assess the current site conditions and use via a site walkover inspection;
- Identify potential contamination sources/areas of environmental concern (AEC) and contaminants of potential concern (CoPC);
- Prepare a conceptual site model (CSM); and
- Assess whether an intrusive investigation is required.

The assessment was undertaken generally in accordance with a JKE proposal (Ref: EP50173B2) of 27 August 2019 and written acceptance from the client of 4 September 2019. The scope of work included the following:

- Review of previous JK and EIS investigation reports;
- Review of site information, including background and site history information from a Lotsearch Pty Ltd *Environmental Risk and Planning Report*, major services identified by the 'Dial Before You Dig' plans, historical land titles records and Section 10.7 (2 & 5) certificates and historical records and SafeWork NSW license records;
- A walkover site inspection; and
- Preparation of an ESA report presenting the results of the assessment, including a CSM.

The report was prepared with reference to regulations/guidelines outlined in the table below. Individual guidelines are also referenced within the text of the report.

EIS completed a Waste Classification Assessment and Soil suitability Analysis in 2017 within Oxford Falls Grammar School (Report Ref: E30807KMlet_WC, dated 15 November 2017). Soil sample were collected from 11 boreholes with fill and natural soil being encountered in the investigation area.

Of the 11 boreholes drilled at the wider site, two boreholes were located within the current sites boundaries and one sample taken during the investigation was analysed for contaminants of potential concern (CoPC). BH11 (0.0-0.2) was analysed for heavy metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc), petroleum hydrocarbons (referred to as total recoverable hydrocarbons – TRHs), benzene, toluene, ethylbenzene and xylene (BTEX), polycyclic aromatic hydrocarbons (PAHs), organochlorine pesticides (OCPs), organophosphate pesticides (OPPs), polychlorinated biphenyls (PCBs) and asbestos. All results were below the waste classification guidelines CT1 and SCC1 criteria, and no asbestos was detected in the samples.

Based on the results, at the time of the inspection, the fill material within the wider site was classified and General Soil Waste (non-putrescible) and the natural soil met the definition of Virgin Excavated Natural Material (VENM).

Potential sources of contamination are considered to fill material to achieve existing levels, it may have been imported from various source or could have been contaminated. The site appears to have been used for agricultural and grazing purposes. This could have resulted in contamination across the site via use of machinery, application of pesticides and building/demolition of various structures. Irrigation pipes made from asbestos cement may also be associated with this AEC. Hazardous building materials may be present as a result of former building and demolition activities. These materials may also be present in the existing buildings/ structures on site.

The PSI identified actual and potential sources of contamination at the site based on the historical assessment, review of the previous report and site inspection (AMF2). JKE are of the opinion that the risk posed by asbestos should be addressed as a priority considering the sensitive nature of the land use (primary and high school). As a duty of care, we recommend raking and picking of asbestos from the surface to be undertaken as soon as possible. This should be followed by a surface clearance from an Asbestos Assessor. Intrusive soil analysis is also recommend to characterise the site contamination conditions i.e. a Stage 2 assessment.

The conclusions and recommendations should be read in conjunction with the limitations presented in the body of this report.

Table of Contents

1 INTRODUCTION 1

1.1 Proposed Development Details 1
1.2 Aim and Objectives 1
1.3 Scope of Work 1

2 SITE INFORMATION 3

2.1 Waste Classification Assessment and Soil Suitability Analysis 3
2.2 Site Identification 3
2.3 Site Location and Regional Setting 4
2.4 Topography 4
2.5 Site Inspection 4
2.6 Surrounding Land Use 5
2.7 Underground Services 5
2.8 Section 10.7 (2 & 5) Planning Certificate 5

3 GEOLOGY AND HYDROGEOLOGY 6

3.1 Regional Geology 6
3.2 Acid Sulfate Soil Risk and Planning 6
3.3 Hydrogeology 6
3.4 Receiving Water Bodies 7

4 SITE HISTORY INFORMATION 7

4.1 Review of Historical Aerial Photographs 7
4.2 Review of Historical Land Title Records 8
4.3 Review of Council Records 8
4.4 SafeWork NSW Records 8
4.5 NSW EPA Records 8
4.6 Historical Business Directory and Additional Lotsearch Information 9
4.7 Summary of Site History Information 9
4.8 Integrity of Site History Information 10

5 CONCEPTUAL SITE MODEL 11

5.1 Potential Contamination Sources/AEC and CoPC 11
5.2 Mechanism for Contamination, Affected Media, Receptors and Exposure Pathways 11

6 SUMMARY OF LABORATORY TESTING 13

6.1 Analysis Results 13

7 CONCLUSIONS 14

7.1 Contamination Sources/AEC and Potential for Site Contamination 14
7.2 Recommendations 14

8 LIMITATIONS 15

List of Tables

Table 1-1: Guidelines	**2**
Table 2-1: Site Identification	**3**
Table 4-1: Summary of Historical Aerial Photographs	**7**
Table 4-2: Summary of Council Records	**8**
Table 4-3: Summary of Historical Land Uses	**9**
Table 5-1: Potential (and/or known) Contamination Sources/AEC and Contaminants of Potential Concern	**11**
Table 5-2: CSM	**11**

Attachments

Appendix A: Report Figures

Appendix B: Site Information

Appendix C: Site History Information

Abbreviations

Asbestos Fines/Fibrous Asbestos	AF/FA
Ambient Background Concentrations	ABC
Added Contaminant Limits	ACL
Asbestos Containing Material	ACM
Australian Drinking Water Guidelines	ADWG
Area of Environmental Concern	AEC
Australian Height Datum	AHD
Acid Sulfate Soil	ASS
Above-Ground Storage Tank	AST
Below Ground Level	BGL
Benzo(a)pyrene Toxicity Equivalent Factor	BaP TEQ
Bureau of Meteorology	BOM
Benzene, Toluene, Ethylbenzene, Xylene	BTEX
Cation Exchange Capacity	CEC
Contaminated Land Management	CLM
Contaminant(s) of Potential Concern	CoPC
Chain of Custody	COC
Conceptual Site Model	CSM
Development Application	DA
Data Quality Indicator	DQI
Data Quality Objective	DQO
Detailed Site Investigation	DSI
Ecological Investigation Level	EIL
Environmental Investigation Services	EIS
Ecological Screening Level	ESL
Environmental Management Plan	EMP
Excavated Natural Material	ENM
Environment Protection Authority	EPA
Environmental Site Assessment	ESA
Ecological Screening Level	ESL
Fibre Cement Fragment(s)	FCF
General Approval of Immobilisation	GAI
Health Investigation Level	HILs
Hardness Modified Trigger Values	HMTV
Health Screening Level	HSLs
International Organisation of Standardisation	ISO
JK Environments	JKE
Lab Control Spike	LCS
Light Non-Aqueous Phase Liquid	LNAPL
Map Grid of Australia	MGA
National Association of Testing Authorities	NATA
National Environmental Protection Measure	NEPM
Organochlorine Pesticides	OCP
Organophosphate Pesticides	OPP
Polycyclic Aromatic Hydrocarbons	PAH
Potential ASS	PASS
Polychlorinated Biphenyls	PCBs
Photo-ionisation Detector	PID
Protection of the Environment Operations	POEO
Practical Quantitation Limit	PQL
Quality Assurance	QA
Quality Control	QC
Remediation Action Plan	RAP

Relative Percentage Difference	**RPD**
Site Assessment Criteria	**SAC**
Sampling, Analysis and Quality Plan	**SAQP**
Site Audit Statement	**SAS**
Site Audit Report	**SAR**
Site Specific Assessment	**SSA**
Source, Pathway, Receptor	**SPR**
Specific Contamination Concentration	**SCC**
Standard Penetration Test	**SPT**
Standard Sampling Procedure	**SSP**
Standing Water Level	**SWL**
Trip Blank	**TB**
Toxicity Characteristic Leaching Procedure	**TCLP**
Total Recoverable Hydrocarbons	**TRH**
Trip Spike	**TS**
Upper Confidence Limit	**UCL**
United States Environmental Protection Agency	**USEPA**
Underground Storage Tank	**UST**
Virgin Excavated Natural Material	**VENM**
Volatile Organic Compounds	**VOC**
World Health Organisation	**WHO**
Work Health and Safety	**WHS**

Units	
Litres	**L**
Metres BGL	**mBGL**
Metres	**m**
Millivolts	**mV**
Millilitres	**ml or mL**
Milliequivalents	**meq**
micro Siemens per Centimetre	**µS/cm**
Micrograms per Litre	**µg/L**
Milligrams per Kilogram	**mg/kg**
Milligrams per Litre	**mg/L**
Parts Per Million	**ppm**
Percentage	**%**

1 INTRODUCTION

Oxford Falls Grammar School ('the client') commissioned (JKE) to undertake a Stage 1 Environmental Site Assessment (ESA) for the proposed new kiosk development at Oxford Falls Grammar School. The site location is shown on Figure 1 and the assessment was confined to the proposed development area as shown on Figure 2. The proposed development area is referred to as 'the site' in this report and Oxford Falls Grammar School is referred to as 'the wider site' in this report.

This report has been prepared to support the lodgement of a Development Permitted without Consent for the proposed new kiosk development.

Environmental Investigation Services (EIS) (now JKE) have previously undertaken a Waste Classification Assessment and Soil Suitability analysis at the wider site. A summary of this information has been included in Section 2.

EIS has recently been re-branded to JK Environments and will continue to function as the environmental division of JK Group alongside JK Geotechnics and JK Drilling.

1.1 Proposed Development Details

We understand that the development includes a small kiosk along the south-west site boundary of the school. The development is designated as a 'Development Permitted without Consent' under ESEPP 2017. No major excavations are proposed at this stage.

We understand that the site includes Lot 100 in DP1240806, and covers an area less than approximately 500m^2.

1.2 Aim and Objectives

The primary aims of the assessment were to identify past or present potentially contaminating activities at the site, identify the potential for site contamination, assess the need for further investigation, and make a preliminary assessment of the suitability of the site for the proposed development. The assessment objectives were to:

- Provide an appraisal of the past site use(s) based on a review of historical records;
- Assess the current site conditions and use via a site walkover inspection;
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1.3 Scope of Work

The assessment was undertaken generally in accordance with a JKE proposal (Ref: EP50173B2) of 27 August 2019 and written acceptance from the client of 4 September 2019. The scope of work included the following:

- Review of previous JK and EIS investigation reports;
- Review of site information, including background and site history information from a Lotsearch Pty Ltd *Environmental Risk and Planning Report*, major services identified by the 'Dial Before You Dig' plans, historical land titles records and Section 10.7 (2 & 5) certificates and historical records and SafeWork NSW license records;
- A walkover site inspection; and
- Preparation of an ESA report presenting the results of the assessment, including a CSM.

The report was prepared with reference to regulations/guidelines outlined in the table below. Individual guidelines are also referenced within the text of the report.

Table 1-1: Guidelines

Guidelines/Regulations/Documents
Contaminated Land Management Act (1997)[1]
State Environmental Planning Policy No.55 – Remediation of Land (1998)[2]
Managing Land Contamination, Planning Guidelines SEPP55 – Remediation of Land (1998)[3]
Guidelines for Consultants Reporting on Contaminated Sites (2011)[4]
Guidelines for the NSW Site Auditor Scheme, 3rd Edition (2017)[5]
National Environmental Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)[6]

[1] Contaminated Land Management Act 1997 (NSW). (referred to as CLM Act 1997)

[2] State Environmental Planning Policy No. 55 – Remediation of Land 1998 (NSW). (referred to as SEPP55)

[3] Department of Urban Affairs and Planning, and Environment Protection Authority, (1998). *Managing Land Contamination, Planning Guidelines SEPP55 – Remediation of Land*. (SEPP55 Planning Guidelines)

[4] NSW Office of Environment and Heritage (OEH), (2011). *Guidelines for Consultants Reporting on Contaminated Sites.* (referred to as Reporting Guidelines 2011)

[5] NSW EPA, (2017). *Guidelines for the NSW Site Auditor Scheme, 3rd ed.* (referred to as Site Auditor Guidelines 2017)

[6] National Environment Protection Council, (2013). *National Environmental Protection (Assessment of Site Contamination) Amendment Measure 1999* (as amended 2013). (referred to as NEPM 2013)

[8] Waste Classification Assessment and Soil Suitability Analysis, (2017). *E320807KMlet-WC_rev1.*

2 SITE INFORMATION

2.1 Waste Classification Assessment and Soil Suitability Analysis

EIS completed a Waste Classification Assessment and Soil suitability Analysis in 2017 within Oxford Falls Grammar School (Report Ref: E30807KMlet_WC, dated 15 November 2017). Soil sample were collected from 11 boreholes with fill and natural soil being encountered in the investigation area.

Of the 11 boreholes drilled at the wider site, two boreholes were located within the current sites boundaries and one sample taken during the investigation was analysed for contaminants of potential concern (CoPC). BH11 (0.0-0.2) was analysed for heavy metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc), petroleum hydrocarbons (referred to as total recoverable hydrocarbons – TRHs), benzene, toluene, ethylbenzene and xylene (BTEX), polycyclic aromatic hydrocarbons (PAHs), organochlorine pesticides (OCPs), organophosphate pesticides (OPPs), polychlorinated biphenyls (PCBs) and asbestos. All results were below the waste classification guidelines CT1 and SCC1 criteria, and no asbestos was detected in the samples.

Based on the results, at the time of the inspection, the fill material within the wider site was classified and General Soil Waste (non-putrescible) and the natural soil met the definition of Virgin Excavated Natural Material (VENM).

2.2 Site Identification

Table 2-1: Site Identification

Current Site Owner:	**Oxford Falls Grammar School**
Site Address:	1078 Oxford Falls Road Oxford Falls NSW 2100
Lot & Deposited Plan:	Lot 100 DP 1240806
Current Land Use:	School - Recreational Field
Proposed Land Use:	School - Proposed Kiosk
Local Government Authority (LGA):	Northern Beaches Council
Area of Proposed Development (m^2):	Proposed Kiosk footprint is approximately $20m^2$
Geographical Location (decimal degrees) (approx.):	Latitude: -33.739278 Longitude: 151.245196

2.3 Site Location and Regional Setting

The site is located in the south west corner of the wider site in a predominantly residential area of Oxford Falls. The site is bounded by Oxford Falls Road to the east and Wakehurst Parkway to the west. The site is located approximately 105m to the south-east of a tributary of Middle Creek.

2.4 Topography

The regional topography is characterised by an eastern facing hillside that falls towards a tributary of Middle Creek. The site is located in the middle of the hillside and has a gentle slope towards the east at approximately 3°. Parts of the site appear to have been levelled to account for the slope and accommodate the carpark to the west.

2.5 Site Inspection

A walkover inspection of the site was undertaken by JKE on 9 September 2019. The inspection was limited to accessible areas of the site and immediate surrounds. Selected site photographs obtained during the inspection are attached in the appendices.

At the time of the inspection, the site was a part of the recreational sports field of the wider site which was largely grassed.

A summary of the inspection findings are outlined in the following subsections:

2.5.1 Buildings, Structures and Roads

Building, structure or roads were not located on site, but directly to the west in the immediate surroundings was a gravel carpark.

2.5.2 Boundary Conditions, Soil Stability and Erosion

Secure fencing was present on all sides of Oxford Falls Grammar School. Exposed soil was present within the site.

2.5.3 Visible or Olfactory Indicators of Contamination

AMF1 and AMF2 suspect cement fibre fragments were found within the exposed soil on site. The approximate location of the samples are shown on the attached Figure 2. The fragments were sampled for laboratory analysis.

2.5.4 Presence of Drums/Chemicals, Waste and Fill Material

Fill material was evident from exposed surface soil and demolition building materials within, this included concrete, brick, igneous gravel and cement fibre.

2.5.5 Drainage and Services

Site drainage is expected to flow in sympathy with the topography towards a tributary of Middle Creek to the east.

2.5.6 Sensitive Environments

The tributary of Middle Creek is considered to be a sensitive environment and was identified in the immediate surrounds 100m to the east of the site.

2.5.7 Landscaped Areas and Visible Signs of Plant Stress

Exotic grasses which appeared in good condition extend across the site. Large native trees in good condition were located on the western boundary of Oxford Falls Grammar School. Heritage consultant was on site at time of inspection for tree consultation in the centre of the site. Soil disturbance expected due to scale of tree.

2.6 Surrounding Land Use

During the site inspection, JKE observed the following land uses in the immediate surrounds:

- North – Recreational area, Oxford Falls School beyond;
- South – Breadnought Road, Oxford Falls Peace Park beyond;
- East – Tributary of Middle Creek, Oxford Falls Grammar Construction Site beyond;
- West – Carpark, Wakehurst Parkway beyond.

JKE did not observe any land uses in the immediate surrounds that were identified as potential contamination sources for the site.

2.7 Underground Services

The 'Dial Before You Dig' (DBYD) plans were reviewed for the assessment in order to establish whether any major underground services exist at the site or in the immediate vicinity that could act as a preferential pathway for contamination migration. No major services were identified that would be expected to act as preferential pathway for contamination migration.

2.8 Section 10.7 (2 & 5) Planning Certificate

The 10.7 (2 & 5) planning certificates were reviewed for the assessment. Copies of the certificates are attached in the appendices. A summary of the relevant information is outlined below:

- The site is not located in an area of ecological significance;
- The site is not deemed to be: significantly contaminated; subject to a management order; subject of an approved voluntary management proposal; or subject to an on-going management order under the provisions of the CLM Act 1997. The site is not subject to a Site Audit Statement (SAS);
- The site is not located within an ASS risk area; and

- The site is not located in a heritage conservation area

3 GEOLOGY AND HYDROGEOLOGY

3.1 Regional Geology

Regional geological information presented in the Lotsearch report (attached in the appendices) indicated that the site is underlain by Hawkesbury Sandstone, which typically consists of medium to coarse grained quartz sandstone with minor shale and laminite lenses.

3.2 Acid Sulfate Soil Risk and Planning

A review of the acid sulfate soil (ASS) risk map prepared by Department of Land and Water Conservation (1997)[7] indicated that the site is not located within an ASS risk area. ASS information presented in the Lotsearch report indicated that the site is located within a Class 5 ASS risk area. Works in Class 5 areas that could pose an environmental risk in terms of ASS include works within 500m of adjacent Class 1,2,3,4 land which are likely to lower the water table below 1m AHD on the adjacent land.

3.3 Hydrogeology

Hydrogeological information presented in the Lotsearch report indicated that the regional aquifer on-site and in the areas immediately surrounding the site includes porous, extensive aquifers of low to moderate productivity. There were a total of six registered bores within the report buffer of 1,000m. In summary:

- The nearest registered bore was located approximately 270m from the site. This was utilised for domestic purposes;
- The majority of the bores were registered for domestic purposes;
- All nearby bores (i.e. within 1000m) were registered for domestic or irrigation uses; and
- The drillers log information from the closest registered bores typically identified fill and/or sand soil to depths of approximately 1.8-3.04m, underlain by sandstone bedrock. Standing water levels (SWLs) in the bores ranged from 21.0mBGL to 30.0mBGL.

The information reviewed for this assessment indicated that the subsurface conditions at the site are expected to consist of alluvial soils overlying relatively deep bedrock. Abstraction and use of groundwater at the site or in the immediate surrounds may be viable under these conditions. Use of groundwater is not proposed as part of the development.

Considering the local topography and surrounding land features, JKE would generally expect groundwater to flow towards the East.

[7] Department of Land and Water Conservation, (1997). *1:25,000 Acid Sulfate Soil Risk Map (Series 9130N3, Ed 2).*

3.4 Receiving Water Bodies

The site location and regional topography indicates that excess surface water flows have the potential to enter the tributary of Middle Creek located 100m to the East of the site. This water body could be a potential receptor.

4 SITE HISTORY INFORMATION

4.1 Review of Historical Aerial Photographs

Historical aerial photographs were included in the Lotsearch report. JKE has reviewed the photographs and summarised relevant information in the following table:

Table 4-1: Summary of Historical Aerial Photographs

Year	Details
1956	The site appeared to be vacant and grassed (possibly used for grazing purposes). The surrounds appeared similar to the site and were most likely used for grazing or ploughing furrows. The North and West appeared to be largely bushland.
1961	The site appeared generally similar to the previous photograph. The surrounds appeared to have had more residential properties built.
1965	The site appeared to be vacant but former part of a wider site with a warehouse/shed located to the immediate east of the site. The surrounds appeared to have had more farming buildings built to the west.
1970	The site and surroundings appeared generally similar to the previous photograph.
1982	The site and surroundings appeared generally similar to the previous photograph.
1991	The warehouse/shed had been demolished and the site appears to have been levelled. The surroundings appeared generally similar to the previous photograph.
2005	The site appears to have be levelled and constructed into a playing field for Oxford Falls Grammar School and had secure fencing built around wider site. The surroundings appear to have had Oxford fall Grammar School built to the North and a Church built to the West.
2009	The site and surroundings appeared generally similar to the previous photograph.

4.2 Review of Historical Land Title Records

Historical land title records were reviewed for the assessment. The record search was undertaken by Advance Legal Searchers Pty Ltd. Copies of the title records are attached in the appendices. The title records indicate the following:

- 1912 to 1927, the site was owned by a restaurant proprietor;
- 1927 to 1959, the site was owned by a Poultry Farmer;
- 1959 to 1986, the site was owned by a farmer;
- 1986 to 1991, the site was owned by Wakehurst Christian School Limited; and
- Since 1991, the site was owned by Oxford Falls Grammar School Limited.

The historical land title records did not identify any particular land uses which could have resulted in significant contamination. The professions of the individuals listed on the title records are not considered to be associated with site related activities.

4.3 Review of Council Records

A summary of the relevant information is provided in the following table:

Table 4-2: Summary of Council Records

Record Number	Application Details
3675/P1079-1080	Erection in five stages of a primary and infants school comprising twelve (12) classrooms, associated library, hall and administration office, a playing field, carpark and associated landscaping and retention of existing enclosed pool and caretaker's cottage. No fill to be imported to the site for the construction of the playing field. Volume of fill to be balanced by volume of cut.

4.4 SafeWork NSW Records

SafeWork NSW records were reviewed for the assessment. Copies of relevant documents are attached in the appendices. The search did not identify any licences to store dangerous goods including underground fuel storage tanks (USTs) or above ground storage tanks (ASTs) at the site.

4.5 NSW EPA Records

The Lotsearch report included information from the NSW EPA databases for the following:

- Records maintained in relation to contaminated land under Section 58 of the CLM Act 1997;
- Records of sites notified in accordance with the Guidelines on the Duty to Report Contamination under Section 60 of the CLM Act 1997 (2015)[8]; and

[8] NSW EPA, (2015). *Guidelines on the Duty to Report Contamination under Section 60 of the CLM Act 1997.* (referred to as Duty to Report Contamination)

- Licensed activities under the Protection of the Environment Operations Act (1997)[9].

The search included the site area and surrounding areas in the report buffer of 500m. The search indicated the following:

- There were no records for the site or any properties in the report buffer under Section 58 of the CLM Act 1997;
- There were no record for the site or any properties in the report buffer notified with regards to the Duty to Report Contamination under Section 60 of the CLM Act 1997.
- There was a record for a licenced activity for the application of herbicides for waterways through New South Wales for the wider site's Middle Creek under the POEO Act 1997. A property to the 290m to the north east within the report buffer was recorded under the POEO ACT 1997 for water storage. Considering the distance from the site and the regional topography, the property is not considered an off-site source.

4.6 Historical Business Directory and Additional Lotsearch Information

Historical business records for the site and surrounding areas in the report buffer were included in the Lotsearch report (attached in the appendices). The records indicated the following:

- There were no historical business records for the site or those in the report buffer that are likely to represent potential off-site sources of site contamination.

In addition to the above, JKE have reviewed additional information contained within the Lotsearch report and note the following:

- There were no local or state heritage items at the site;
- One local Heritage item was located in the immediate surrounds 20m to the south of the site, JKE are of the opinion that this is unlikely to impact the development; and
- There were no significant ecological constraints at the site or in the immediate surrounds.

4.7 Summary of Site History Information

A summary of the historical land uses and activities is presented in the table below. The information presented in the table is based on a weight of evidence assessment of the site history documentation and observations made by JKE.

Table 4-3: Summary of Historical Land Uses

Year(s)	Potential Land Use / Activities	Supporting Evidence
Pre-1986	Agricultural (grazing)	Land titles indicated the property was owned by two farmers and a restaurant owner.
1986-1991	Demolition of Buildings	Demolition was evident in the aerial photograph showing removal of large warehouse/shed.
1986-1991	Wakehurst Christian School	Land titles indicated the property was owned by Wakehurst Christian School Limited.

[9] Protection of the Environment Operations Act 1997 (NSW). (referred to as POEO Act 1997)

2005	Levelling of site occurred	Earthworks were evident in the aerial photograph showing alterations and levelling to the site.
1991- Present	Oxford Falls Grammar School	Land titles indicated the property was owned by Oxford Falls Grammar Foundation Limited.

4.8 Integrity of Site History Information

The majority of the site history information was obtained from government organisations as outlined in the relevant sections of this report. The veracity of the information from these sources is considered to be relatively high. A certain degree of information loss can be expected given the lack of specific land use details over time. JKE has relied upon the Lotsearch report and have not independently verified any information contained within. However, it is noted that the Lotsearch report is generated based on databases maintained by various government agencies and is expected to be reliable.

5 CONCEPTUAL SITE MODEL

NEPM (2013) defines a CSM as a representation of site related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM for the site is presented in the following sub-sections and is based on the site information (including the site inspection information) and the review of site history information. Reference should also be made to the figures attached in the appendices.

5.1 Potential Contamination Sources/AEC and CoPC

The potential contamination sources/AEC and CoPC are presented in the following table:

Table 5-1: Potential (and/or known) Contamination Sources/AEC and Contaminants of Potential Concern

Source / AEC	CoPC
Fill material – The site appears to have been historically filled to achieve the existing levels. The fill may have been imported from various sources and could be contaminated.	Heavy metals, TRHs, BTEX, PAHs, OCPs, OPPs, PCBs and asbestos.
Historical agricultural use – The site appears to have been used for grazing purposes. This could have resulted in contamination across the site via use of machinery, application of pesticides and building/demolition of various structures. Irrigation pipes made from asbestos cement may also be associated with this AEC.	Heavy metals, TRH, PAHs, OCPs, PCBs and asbestos JKE note that pesticides only became commercially available in the 1940s. Prior to this time pesticides were predominantly heavy metal compounds.
Hazardous Building Material – Hazardous building materials may be present as a result of former building and demolition activities. These materials may also be present in the existing buildings/ structures on site.	Asbestos, lead and PCBs

5.2 Mechanism for Contamination, Affected Media, Receptors and Exposure Pathways

The mechanisms for contamination, affected media, receptors and exposure pathways relevant to the potential contamination sources/AEC are outlined in the following CSM table:

Table 5-2: CSM

Potential mechanism for contamination	Potential mechanisms for contamination include: • Fill material – importation of impacted material, 'top-down' impacts (e.g. placement of fill, leaching from surficial material etc), or sub-surface release (e.g. impacts from buried material); • Historical agricultural use – 'top-down' and spills (e.g. application of pesticides, refuelling or repairing machinery, and other activities at the ground surface level); and

	• Hazardous building materials – 'top-down' (e.g. demolition resulting in surficial impacts in unpaved areas).
Affected media	Soil has been identified as the primary potentially affected media.
Receptor identification	Human receptors include site occupants/users (including adults and children), construction workers and intrusive maintenance workers. Off-site human receptors include adjacent land users. Ecological receptors include terrestrial organisms and plants within unpaved areas.
Potential exposure pathways	Potential exposure pathways relevant to the human receptors include ingestion, dermal absorption and inhalation of dust (all contaminants) and vapours (volatile TRH, naphthalene and BTEX). The potential for exposure would typically be associated with the construction and excavation works, and future use of the site. Potential exposure pathways for ecological receptors include primary contact and ingestion. Exposure during future site use could occur via direct contact with soil in unpaved areas such as gardens, inhalation of airborne asbestos fibres during soil disturbance, or inhalation of vapours within enclosed spaces such as buildings and basements.
Potential exposure mechanisms	The following have been identified as potential exposure mechanisms for site contamination: • Vapour intrusion into the building (from soil contamination); and • Contact (dermal, ingestion or inhalation) with exposed soils in landscaped areas and/or unpaved areas;

6 SUMMARY OF LABORATORY TESTING

Sampling and analysis of potential media was outside the scope of the assessment. However, the site inspection undertaken for the study identified two fibre cement fragments (FCF) which appeared to contain asbestos. The FCF samples labelled as AMF1 and AMF2 (see Figure 2) were sampled and sent to Envirolab Services Pty Ltd (NATA Accreditation Number – 2901; ISO/IEC 17025 compliance) a NATA-accredited laboratory for analysis. Reference should be made to the laboratory report (225790) attached in the appendices for further details regarding the analytical methods.

6.1 Analysis Results

The laboratory analysis indicated the following:

- AMF1 - No asbestos fibres were detected; and
- AMF2 - Chrysotile and Amosite asbestos fibres were detected.

The presence of asbestos in the FCF poses a risk to the site receptors which include children playing at the site. The risk of exposure should be addressed as a matter of priority.

7 CONCLUSIONS

7.1 Contamination Sources/AEC and Potential for Site Contamination

Based on the scope of work undertaken for this assessment, JKE identified the following potential contamination sources/AEC:

- Fill Material;
- Historical agricultural use; and
- Hazard building material.

Considering the above, and based on a qualitative assessment of various lines of evidence as discussed throughout this report and the fragment AMF2 which was found to contain asbestos, JKE are of the opinion that the AEC pose a risk to site receptors.

7.2 Recommendations

Based on the scope of work undertaken for the assessment, JKE are of the opinion that the historical land uses and potential sources of contamination identified would not preclude the proposed development. However, the following is recommended to better assess the risks associated with the CoPC:

- Undertaking surface raking and picking of FCF containing asbestos from the surface by a licensed contractor, followed by a surface clearance from an Asbestos Assessor; and
- A Stage 2 investigation to characterise the site contamination conditions with intrusive soil analysis. At this stage groundwater testing is not considered necessary.

Considering the findings of the assessment, JKE are of the opinion that the site can be made suitable for the proposed development subject to the appropriate implementation of the recommendations. The investigation report should confirm the conclusion in relation to site suitability based on the additional data obtained.

JKE are of the opinion that the risk posed by asbestos should be addressed as a priority considering the sensitive nature of the land use (primary and high school). As a duty of care, we recommend raking and picking of asbestos from the surface to be undertaken as soon as possible. This should be followed by a surface clearance from an Asbestos Assessor.

JKE consider that the assessment objectives outlined in Section 1.2 have been addressed.

8 LIMITATIONS

The following limitation apply to this assessment:

- JKE accepts no responsibility for any unidentified contamination issues at the site. Any unexpected problems/subsurface features that may be encountered during development works should be inspected by an environmental consultant as soon as possible;
- Previous use of this site may have involved excavation for the foundations of buildings, services, and similar facilities. In addition, unrecorded excavation and burial of material may have occurred on the site. Backfilling of excavations could have been undertaken with potentially contaminated material that may be discovered in discrete, isolated locations across the site during construction work;
- This report has been prepared based on site conditions which existed at the time of the assessment; scope of work and limitation outlined in the JKE proposal; and terms of contract between JKE and the client (as applicable);
- The conclusions presented in this report are based on investigation of conditions at specific locations, chosen to be as representative as possible under the given circumstances, visual observations of the site and immediate surrounds and documents reviewed as described in the report;
- The preparation of this report have been undertaken in accordance with accepted practice for environmental consultants, with reference to applicable environmental regulatory authority and industry standards, guidelines and the assessment criteria outlined in the report;
- Where information has been provided by third parties, JKE has not undertaken any verification process, except where specifically stated in the report;
- JKE has not undertaken any assessment of off-site areas that may be potential contamination sources or may have been impacted by site contamination, except where specifically stated in the report;
- JKE accept no responsibility for potentially asbestos containing materials that may exist at the site. These materials may be associated with demolition of pre-1990 constructed buildings or fill material at the site;
- JKE have not and will not make any determination regarding finances associated with the site;
- Additional investigation work may be required in the event of changes to the proposed development or landuse. JKE should be contacted immediately in such circumstances;
- Material considered to be suitable from a geotechnical point of view may be unsatisfactory from a soil contamination viewpoint, and vice versa; and
- This report has been prepared for the particular project described and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose.

Important Information About This Report

These notes have been prepared by JKE to assist with the assessment and interpretation of this report.

The Report is based on a Unique Set of Project Specific Factors:
This report has been prepared in response to specific project requirements as stated in the JKE proposal document which may have been limited by instructions from the client. This report should be reviewed, and if necessary, revised if any of the following occur:

- The proposed land use is altered;
- The defined subject site is increased or sub-divided;
- The proposed development details including size, configuration, location, orientation of the structures or landscaped areas are modified;
- The proposed development levels are altered, eg addition of basement levels; or
- Ownership of the site changes.

JKE will not accept any responsibility whatsoever for situations where one or more of the above factors have changed since completion of the assessment. If the subject site is sold, ownership of the assessment report should be transferred by JKE to the new site owners who will be informed of the conditions and limitations under which the assessment was undertaken. No person should apply an assessment for any purpose other than that originally intended without first conferring with the consultant.

Changes in Subsurface Conditions:
Subsurface conditions are influenced by natural geological and hydrogeological process and human activities. Groundwater conditions are likely to vary over time with changes in climatic conditions and human activities within the catchment (e.g. water extraction for irrigation or industrial uses, subsurface waste water disposal, construction related dewatering). Soil and groundwater contaminant concentrations may also vary over time through contaminant migration, natural attenuation of organic contaminants, ongoing contaminating activities and placement or removal of fill material. The conclusions of an assessment report may have been affected by the above factors if a significant period of time has elapsed prior to commencement of the proposed development.

This Report is based on Professional Interpretations of Factual Data:
Site assessments identify actual subsurface conditions at the actual sampling locations at the time of the investigation. Data obtained from the sampling and subsequent laboratory analyses, available site history information and published regional information is interpreted by geologists, engineers or environmental scientists and opinions are drawn about the overall subsurface conditions, the nature and extent of contamination, the likely impact on the proposed development and appropriate remediation measures.

Actual conditions may differ from those inferred, because no professional, no matter how qualified, and no subsurface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than an assessment indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to prevent the unanticipated, but steps can be taken to help minimise the impact. For this reason, site owners should retain the services of their consultants throughout the development stage of the project, to identify variances, conduct additional tests which may be needed, and to recommend solutions to problems encountered on site.

Assessment Limitations:
Although information provided by a site assessment can reduce exposure to the risk of the presence of contamination, no environmental site assessment can eliminate the risk. Even a rigorous professional assessment may not detect all contamination on a site. Contaminants may be present in areas that were not surveyed or sampled, or may migrate to areas which showed no signs of contamination when sampled. Contaminant analysis cannot possibly cover every type of contaminant which may occur; only the most likely contaminants are screened.

Misinterpretation of Site Assessments by Design Professionals:
Costly problems can occur when other design professionals develop plans based on misinterpretation of an assessment report. To minimise problems associated with misinterpretations, the environmental consultant should be retained to work with appropriate professionals to explain relevant findings and to review the adequacy of plans and specifications relevant to contamination issues.

Logs Should not be Separated from the Assessment Report:
Borehole and test pit logs are prepared by environmental scientists, engineers or geologists based upon interpretation of field conditions and laboratory evaluation of field samples. Logs are normally provided in our reports and these should not be re-drawn for inclusion in site remediation or other design drawings, as subtle but significant drafting errors or omissions may occur in the transfer process. Photographic reproduction can eliminate this problem, however contractors can still misinterpret the logs during bid preparation if separated from the text of the assessment. If this occurs, delays, disputes and unanticipated costs may result. In all cases it is necessary to refer to the rest of the report to obtain a proper understanding of the assessment. Please note that logs with the 'Environmental Log' header are not suitable for geotechnical purposes as they have not been peer reviewed by a Senior Geotechnical Engineer.

To reduce the likelihood of borehole and test pit log misinterpretation, the complete assessment should be available to persons or organisations involved in the project, such as contractors, for their use. Denial of such access and disclaiming responsibility for the accuracy of subsurface information does not insulate an owner from the attendant liability. It is critical that the site owner provides all available site information to persons and organisations such as contractors.

Read Responsibility Clauses Closely:
Because an environmental site assessment is based extensively on judgement and opinion, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, model clauses have been developed for use in written transmittals. These are definitive clauses designed to indicate consultant responsibility. Their use helps all parties involved recognise individual responsibilities and formulate appropriate action. Some of these definitive clauses are likely to appear in the environmental site assessment, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to any questions.

Appendix A: Report Figures

© JK Environments

	Title: **SITE LOCATION PLAN**	**JK ENVIRONMENTS**	
	Location: 1078 OXFORD FALLS ROAD, OXFORD FALLS, NSW	Report No. E30807B	Figure 1

LEGEND

APPROXIMATE SITE BOUNDARY

APPROXIMATE CEMENT FIBRE FRAGMENT LOCATION - AMF1-2

0 45
Scale Metres

Title: **SAMPLE LOCATION PLAN**

Location: 1078 OXFORD FALLS ROAD, OXFORD FALLS, NSW

JK ENVIRONMENTS

Report No. E30807B

Figure **2**

© JK Environments

Appendix B: Site Information

Lotsearch Environmental Risk and Planning Report

LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 12 Sep 2019 19:11:38

Reference: LS008455 EP

Address: Wakehurst Parkway, Oxford Falls, NSW 2100

Disclaimer:
The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.
You should obtain independent advice before you make any decision based on the information within the report.
The detailed terms applicable to use of this report are set out at the end of this report.

Table of Contents

Location Confidences 2
Dataset Listings 3
Site Location Aerial 6
Contaminated Land & Waste Management Facilities 7
PFAS Investigation Programs 10
Defence Sites 11
EPA Other Sites with Contamination Issues 12
EPA Current Licensed Activities 13
EPA Delicensed & Former Licensed Activities 15
UPSS Sensitive Zones 17
Historical Business Activities 18
Historical Aerial Imagery & Maps 35
Topographic Features 47
Elevation Contours 51
Hydrogeology & Groundwater 52
Geology 59
Naturally Occurring Asbestos Potential 61
Soils 62
Acid Sulfate Soils 66
Dryland Salinity 69
Mining Subsidence Districts 70
State Environmental Planning 71
Environmental Planning Instruments 72
Heritage 74
Natural Hazards 77
Ecological Constraints 79
Terms & Conditions 92

Location Confidences

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

LC Code	Location Confidence
Premise match	Georeferenced to the site location / premise or part of site
General area or suburb match	Georeferenced with the confidence of the general/approximate area
Road match	Georeferenced to the road or rail
Road intersection	Georeferenced to the road intersection
Feature is a buffered point	Feature is a buffered point
Land adjacent to geocoded site	Land adjacent to Georeferenced Site
Network of features	Georeferenced to a network of features

Dataset Listing

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

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Finance, Services & Innovation	12/09/2019	12/09/2019	Daily	-	-	-	-
Topographic Data	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	As required	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	12/08/2019	01/08/2019	Monthly	1000	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority	12/09/2019	12/09/2019	Monthly	1000	0	0	0
Former Gasworks	Environment Protection Authority	02/09/2019	11/10/2017	Monthly	1000	0	0	0
National Waste Management Facilities Database	Geoscience Australia	06/08/2019	07/03/2017	Quarterly	1000	0	0	1
EPA PFAS Investigation Program	Environment Protection Authority	02/09/2019	02/09/2019	Monthly	2000	0	0	0
Defence PFAS Investigation & Management Program	Department of Defence	02/09/2019	02/09/2019	Monthly	2000	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	02/09/2019	02/08/2019	Monthly	2000	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	02/09/2019	02/09/2019	Monthly	2000	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	13/12/2018	13/12/2018	Annually	1000	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	26/08/2019	26/08/2019	Monthly	1000	0	0	2
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	26/08/2019	26/08/2019	Monthly	1000	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	26/08/2019	26/08/2019	Monthly	1000	3	3	3
UPSS Environmentally Sensitive Zones	Environment Protection Authority	14/04/2015	12/01/2010	As required	1000	1	1	1
UBD Business to Business Directory 1991 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business to Business Directory 1991 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business to Business Directory 1986 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business to Business Directory 1986 (Road & Area Matches)	Hardie Grant			Not required	150	-	6	6
UBD Business Directory 1982 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1982 (Road & Area Matches)	Hardie Grant			Not required	150	-	8	8
UBD Business Directory 1978 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1978 (Road & Area Matches)	Hardie Grant			Not required	150	-	8	8
UBD Business Directory 1975 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1975 (Road & Area Matches)	Hardie Grant			Not required	150	-	8	8
UBD Business Directory 1970 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1970 (Road & Area Matches)	Hardie Grant			Not required	150	-	6	6
UBD Business Directory 1965 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1965 (Road & Area Matches)	Hardie Grant			Not required	150	-	4	4
UBD Business Directory 1961 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
UBD Business Directory 1961 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory 1950 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1950 (Road & Area Matches)	Hardie Grant			Not required	150	-	2	2
UBD Business Directory Drycleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500	0	0	0
UBD Business Directory Drycleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500	-	0	0
Points of Interest	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	Quarterly	1000	1	1	16
Tanks (Areas)	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	Quarterly	1000	0	0	0
Tanks (Points)	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	Quarterly	1000	0	0	1
Major Easements	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	Quarterly	1000	0	0	6
State Forest	NSW Department of Finance, Services & Innovation	18/01/2018	18/01/2018	As required	1000	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	16/01/2019	14/11/2018	Annually	1000	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1000	1	1	1
Botany Groundwater Management Zones	NSW Department of Primary Industries	15/03/2018	01/10/2005	As required	1000	0	0	0
Groundwater Boreholes	NSW Dept. of Primary Industries - Water NSW; Commonwealth of Australia (Bureau of Meteorology)	24/07/2018	23/07/2018	Annually	2000	0	0	31
Geological Units 1:100,000	NSW Dept. of Industry, Resources & Energy	20/08/2014		None planned	1000	1	-	2
Geological Structures 1:100,000	NSW Dept. of Industry, Resources & Energy	20/08/2014		None planned	1000	2	-	4
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000	0	0	0
Soil Landscapes	NSW Office of Environment & Heritage	12/08/2014		None planned	1000	2	-	5
Atlas of Australian Soils	ABARES	19/05/2017	17/02/2011	As required	1000	1	1	1
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning and Environment	06/09/2019	09/08/2019	Weekly	500	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000	1	1	1
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000	0	0	0
Dryland Salinity Potential of Western Sydney	NSW Office of Environment & Heritage	12/05/2017	01/01/2002	None planned	1000	-	-	-
Mining Subsidence Districts	NSW Department of Finance, Services & Innovation	11/04/2019	11/04/2019	Quarterly	1000	0	0	0
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning and Environment	06/09/2019	07/12/2018	Weekly	1000	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning and Environment	06/09/2019	30/08/2019	Weekly	1000	2	7	26
Commonwealth Heritage List	Australian Government Department of the Environment and Energy - Heritage Branch	16/01/2019	31/07/2018	Unknown	1000	0	0	0
National Heritage List	Australian Government Department of the Environment and Energy - Heritage Branch	16/01/2019	28/09/2018	Unknown	1000	0	0	0
State Heritage Register - Curtilages	NSW Office of Environment & Heritage	15/07/2019	09/11/2018	Quarterly	1000	0	0	0
Environmental Planning Instrument Heritage	NSW Department of Planning and Environment	06/09/2019	09/08/2019	Weekly	1000	0	1	4
Bush Fire Prone Land	NSW Rural Fire Service	28/08/2019	03/06/2019	Quarterly	1000	1	3	3

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Native Vegetation of the Sydney Metropolitan Area	NSW Office of Environment & Heritage	01/03/2017	16/12/2016	As required	1000	3	6	16
Ramsar Wetlands of Australia	Commonwealth of Australia Department of the Environment	08/10/2014	24/06/2011	As required	1000	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	0	0	3
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	0	0	4
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	11/09/2019	11/09/2019	Weekly	10000	-	-	-

Aerial Imagery 2018

Wakehurst Parkway, Oxford Falls, NSW 2100

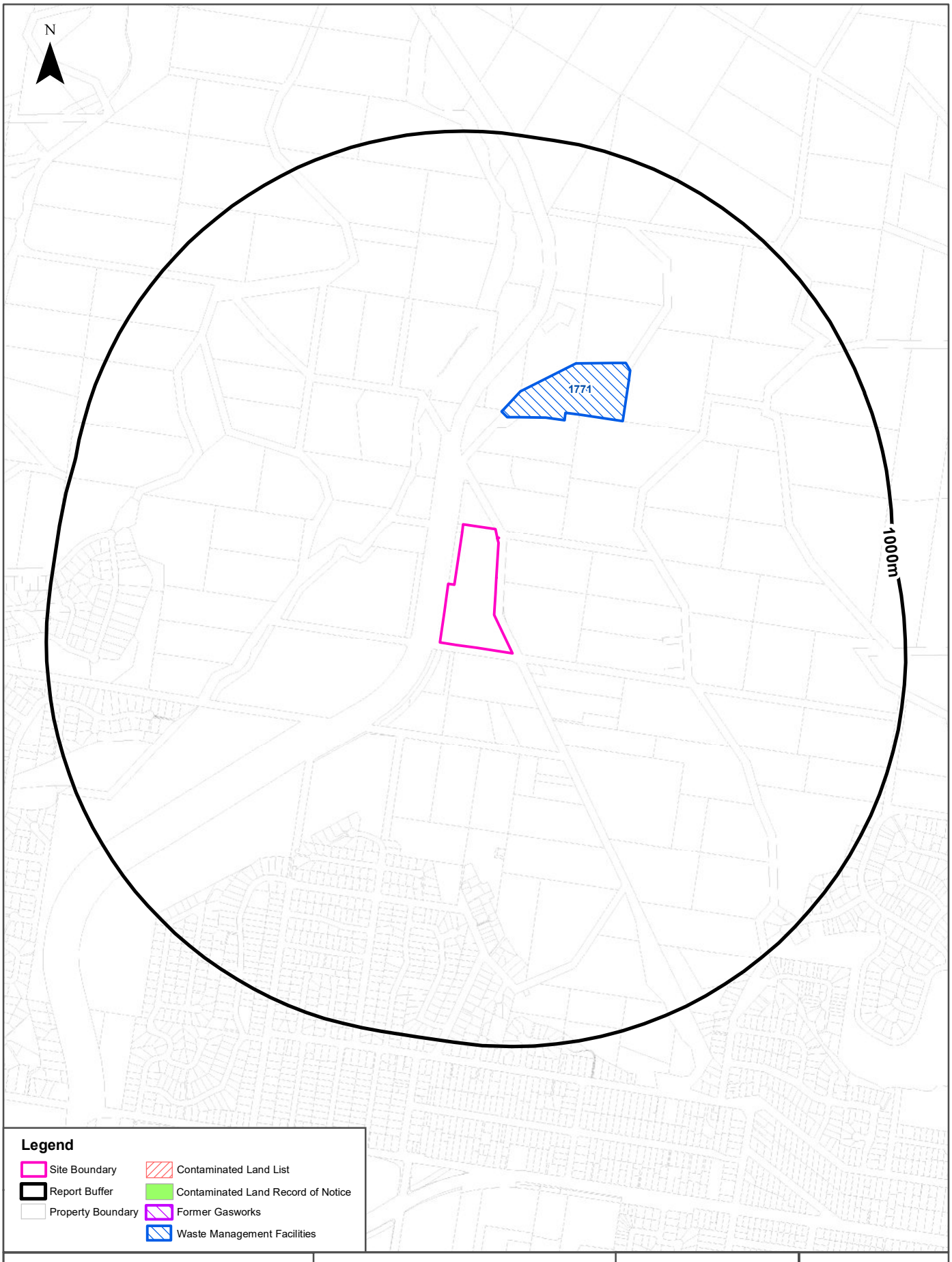
Data Sources: Aerial Imagery © Department Finance, Services & Innovation

Coordinate System: GDA 1994 MGA Zone 56

Date: 12 September 2019

Contaminated Land & Waste Management Facilities

Wakehurst Parkway, Oxford Falls, NSW 2100



Contaminated Land & Waste Management Facilities

Wakehurst Parkway, Oxford Falls, NSW 2100

List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist (m)	Direction
N/A	No records in buffer								

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Contaminated Land & Waste Management Facilities

Wakehurst Parkway, Oxford Falls, NSW 2100

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
N/A	No records in buffer							

Contaminated Land Records of Notice Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority
Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit
http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm

Former Gasworks

Former Gasworks within the dataset buffer:

Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
N/A	No records in buffer					

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

National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Landfill	Reprocess	Transfer	Comments	Loc Conf	Dist (m)	Direction
1771		Numeve Pty Ltd	Meatworks Avenue	Oxford Falls	Transfer Station			Operational	Mapped to licence	Premise Match	287 m	North East

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

PFAS Investigation Sites

Wakehurst Parkway, Oxford Falls, NSW 2100

EPA PFAS Investigation Program

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

Id	Site	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

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

Defence PFAS Investigation & Management Program

Sites being investigated or managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites

Wakehurst Parkway, Oxford Falls, NSW 2100

Defence 3 Year Regional Contamination Investigation Program

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

EPA Other Sites with Contamination Issues

Wakehurst Parkway, Oxford Falls, NSW 2100

EPA Other Sites with Contamination Issues

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasminco Lead Abatement Strategy Area

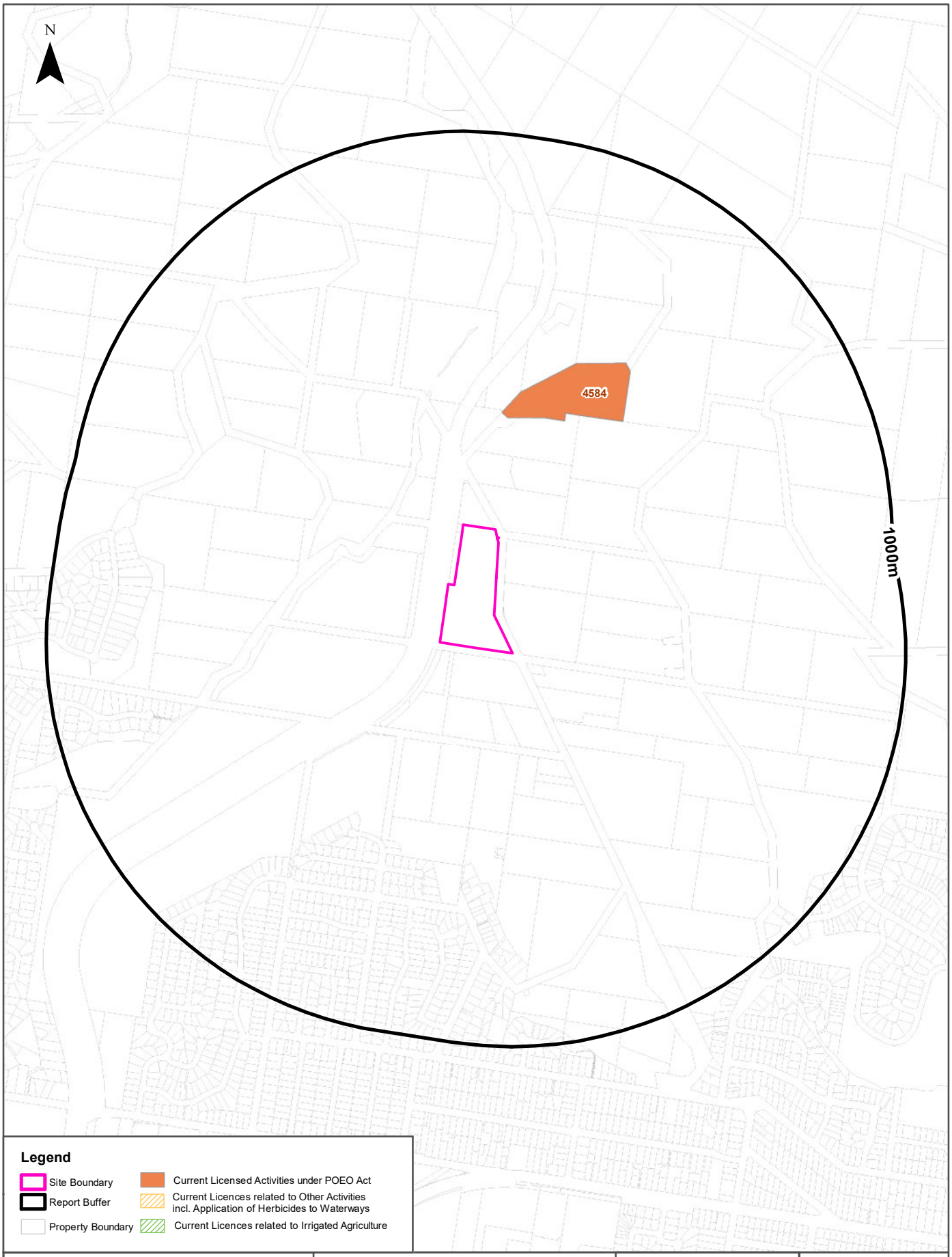
Sites within the dataset buffer:

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

EPA Other Sites with Contamination Issues: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Current EPA Licensed Activities

Wakehurst Parkway, Oxford Falls, NSW 2100



EPA Activities

Wakehurst Parkway, Oxford Falls, NSW 2100

Licensed Activities under the POEO Act 1997

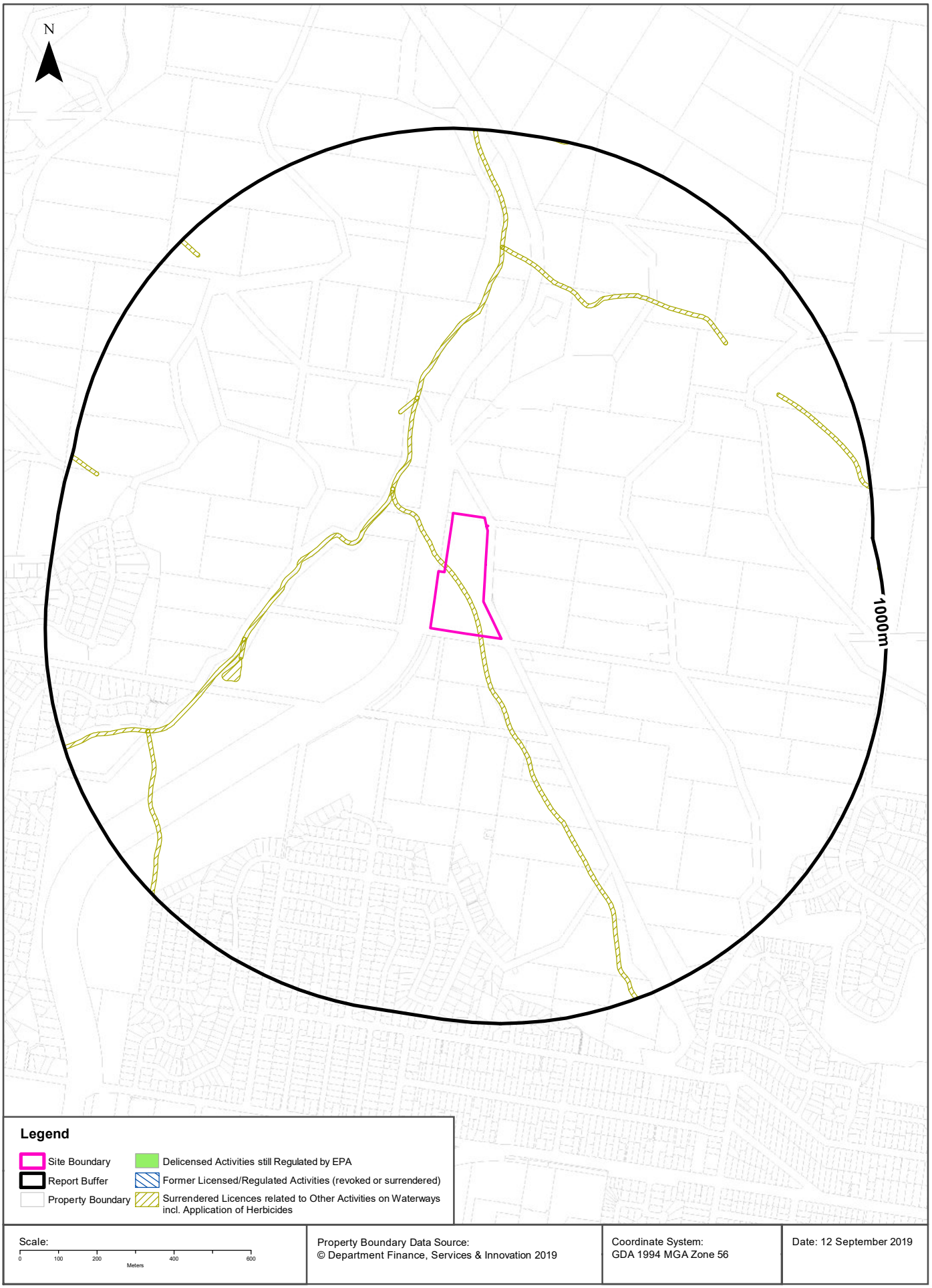
Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
4584	NUMEVE PTY LTD	NUMEVE PTY LTD	100 MEATWORKS AVENUE	OXFORD FALLS	Recovery of general waste	Premise Match	287m	North East
4584	NUMEVE PTY LTD	NUMEVE PTY LTD	100 MEATWORKS AVENUE	OXFORD FALLS	Waste storage - other types of waste	Premise Match	287m	North East

POEO Licence Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

Wakehurst Parkway, Oxford Falls, NSW 2100



EPA Activities

Wakehurst Parkway, Oxford Falls, NSW 2100

Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

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

Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

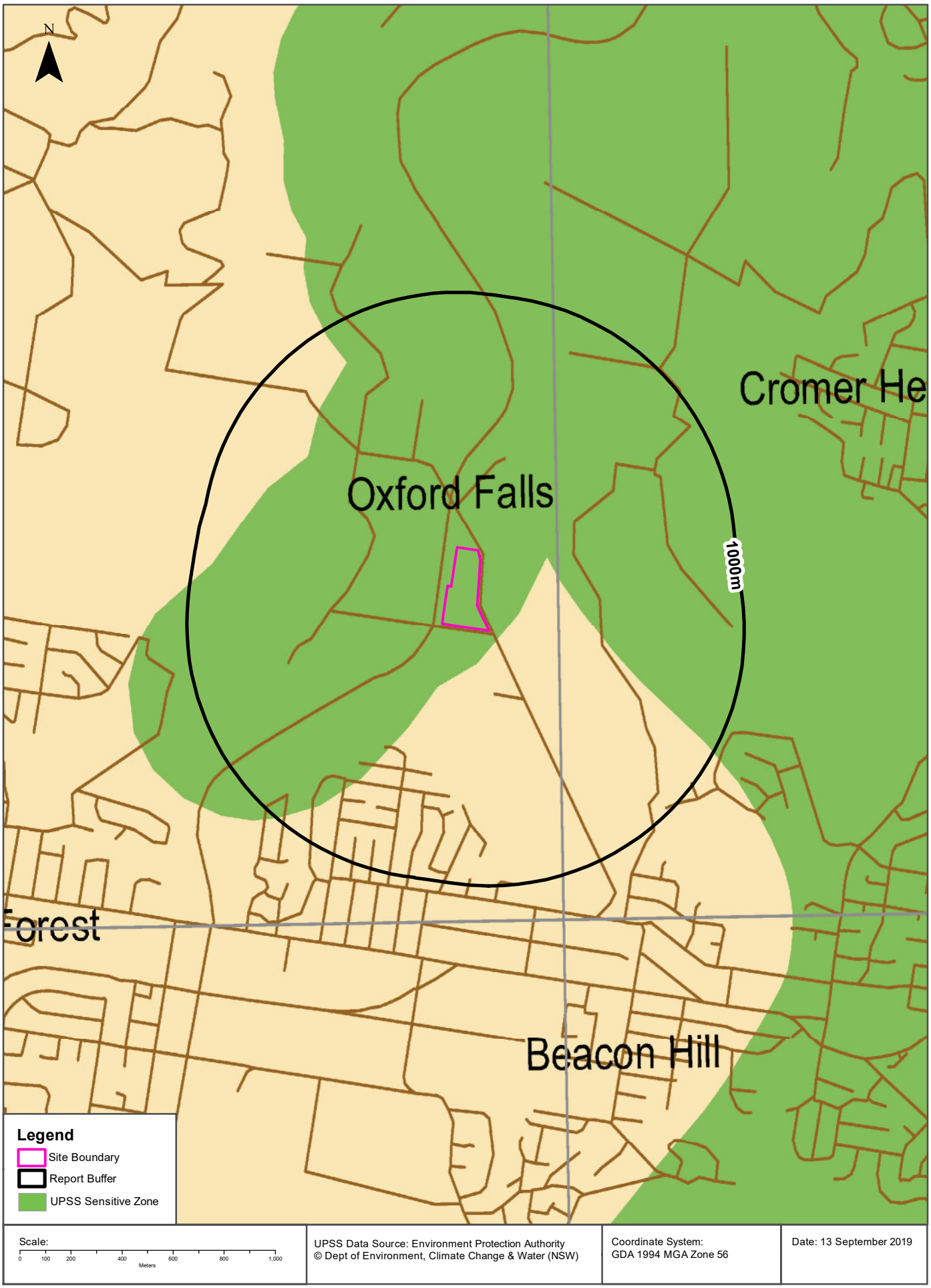
Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	Onsite
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	Onsite
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	Onsite

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

UPSS Sensitive Zones

Wakehurst Parkway, Oxford Falls, NSW 2100



Historical Business Directories

Wakehurst Parkway, Oxford Falls, NSW 2100

1991 Business to Business Directory Records Premise or Road Intersection Matches

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

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
	No records in buffer					

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

1991 Business to Business Directory Records Road or Area Matches

Records from the 1991 UBD Business to Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

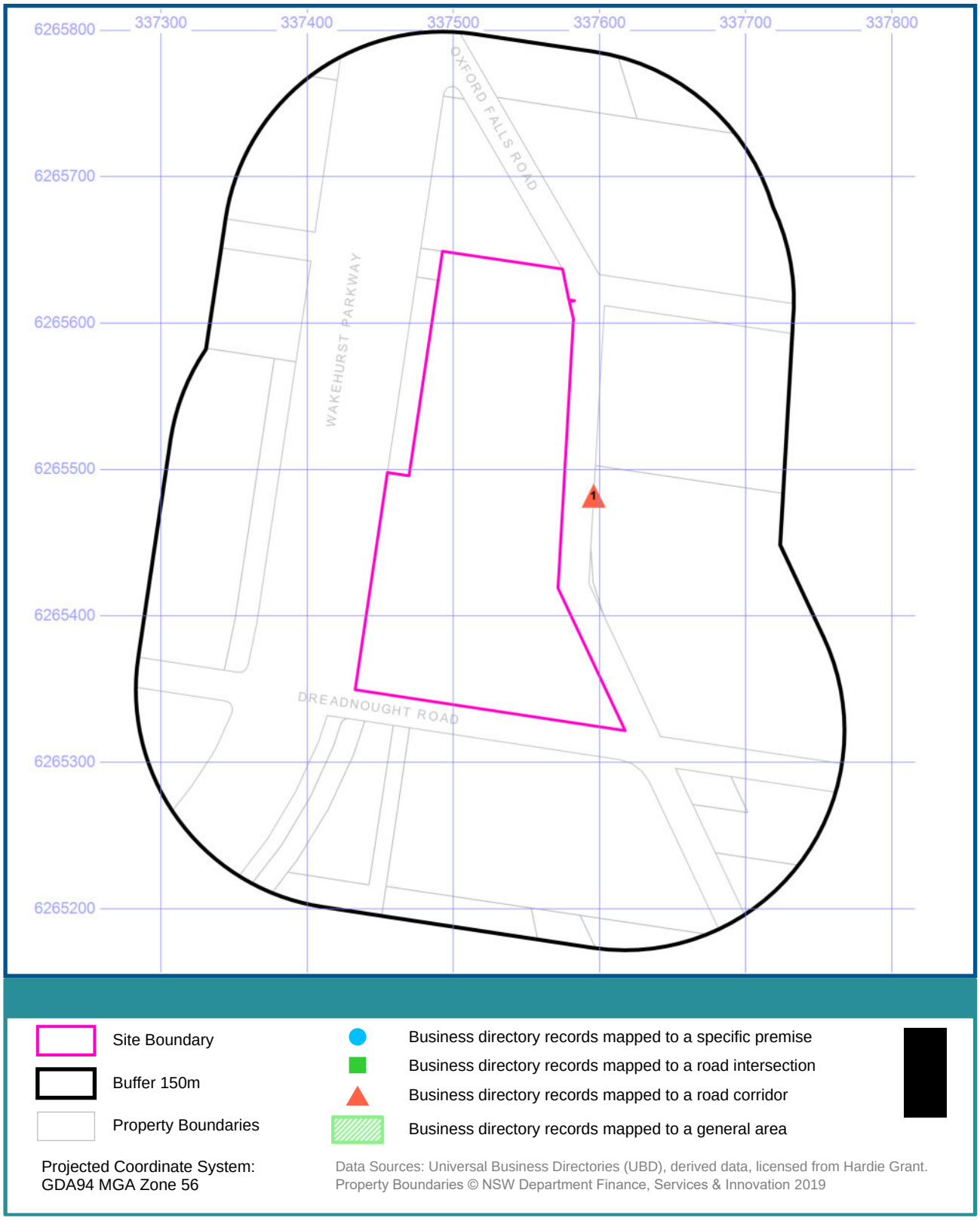
Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
	No records in buffer				

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

Historical Business Directories

Wakehurst Parkway, Oxford Falls, NSW 2100

1986 Business to Business Directory Records



Historical Business Directories

Wakehurst Parkway, Oxford Falls, NSW 2100

1986 Business to Business Directory Records Premise or Road Intersection Matches

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

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
	No records in buffer					

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

1986 Business to Business Directory Records Road or Area Matches

Records from the 1986 UBD Business to Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

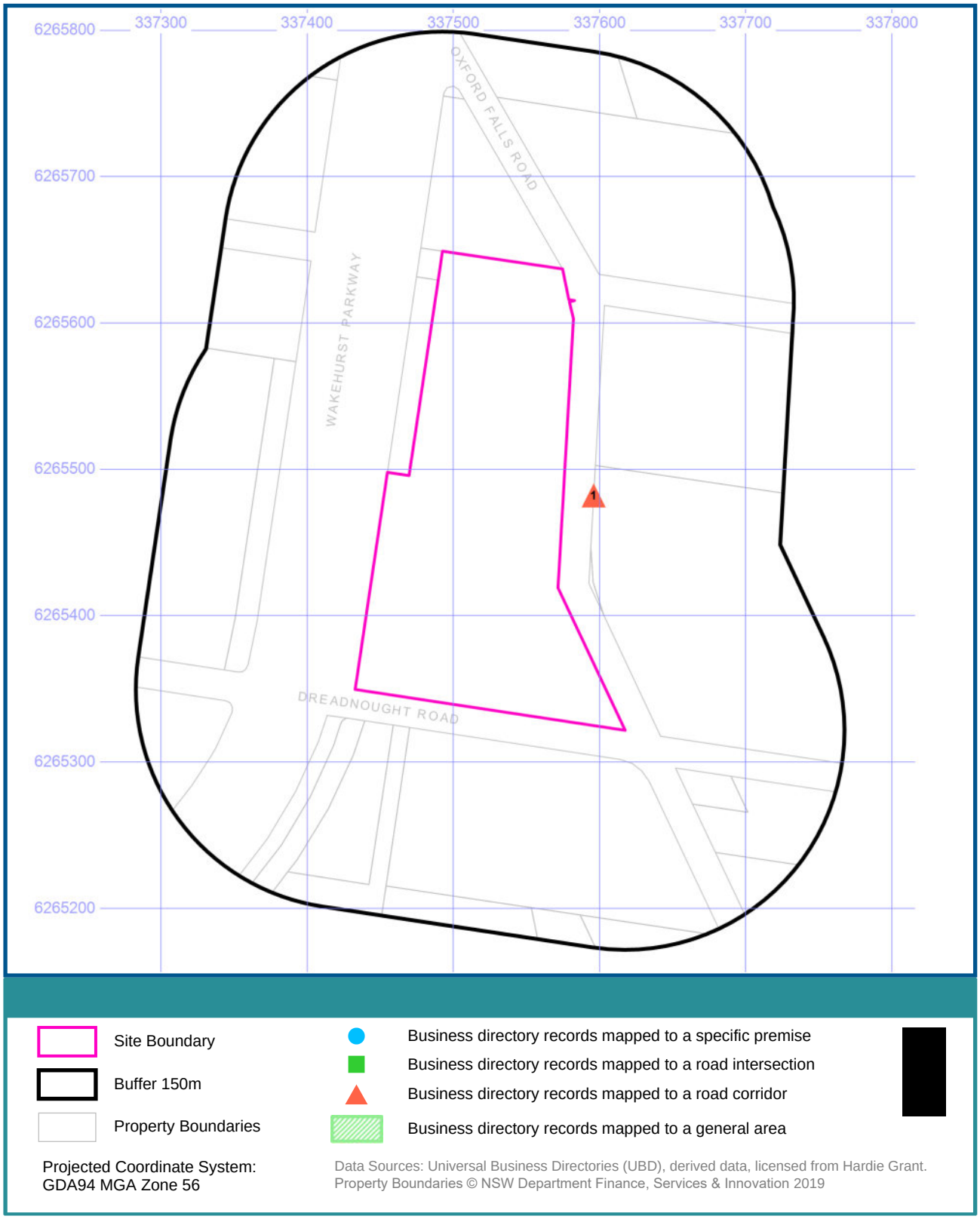
Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
1	MEAT EXPORTERS.	Consolidated Processing Industries Pty. Ltd., Oxford Falls Rd., Oxford Falls. 2100	53249	Road Match	0m
	STOCK FOODS MFRS. &/OR DIST.	Consolidated Processing Industries Pty. Ltd., Oxford Falls Rd., Oxford Falls. 2100	89363	Road Match	0m
	MEAT EXPORTERS.	Fracs Meat Supply, Oxford Falls Rd., Oxford Falls. 2100	53252	Road Match	0m
	MEAT EXPORTERS.	Sagon Pty. Ltd., Oxford Falls Rd., Oxford Falls. 2100	53263	Road Match	0m
	TALLOW MERCHANTS &/OR REFINERS.	Sagon Pty. Ltd., Oxford Falls Rd., Oxford Falls. 2100	92006	Road Match	0m
	STOCK FOODS MFRS. &/OR DIST.	Sagon Pty. Ltd., Oxford Falls Rd., Oxford Falls., 2100	89380	Road Match	0m

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

Historical Business Directories

Wakehurst Parkway, Oxford Falls, NSW 2100

1982 Business Directory Records



Historical Business Directories

Wakehurst Parkway, Oxford Falls, NSW 2100

1982 Business Directory Records
Premise or Road Intersection Matches

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

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
	No records in buffer					

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

1982 Business Directory Records
Road or Area Matches

Records from the 1982 UBD Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

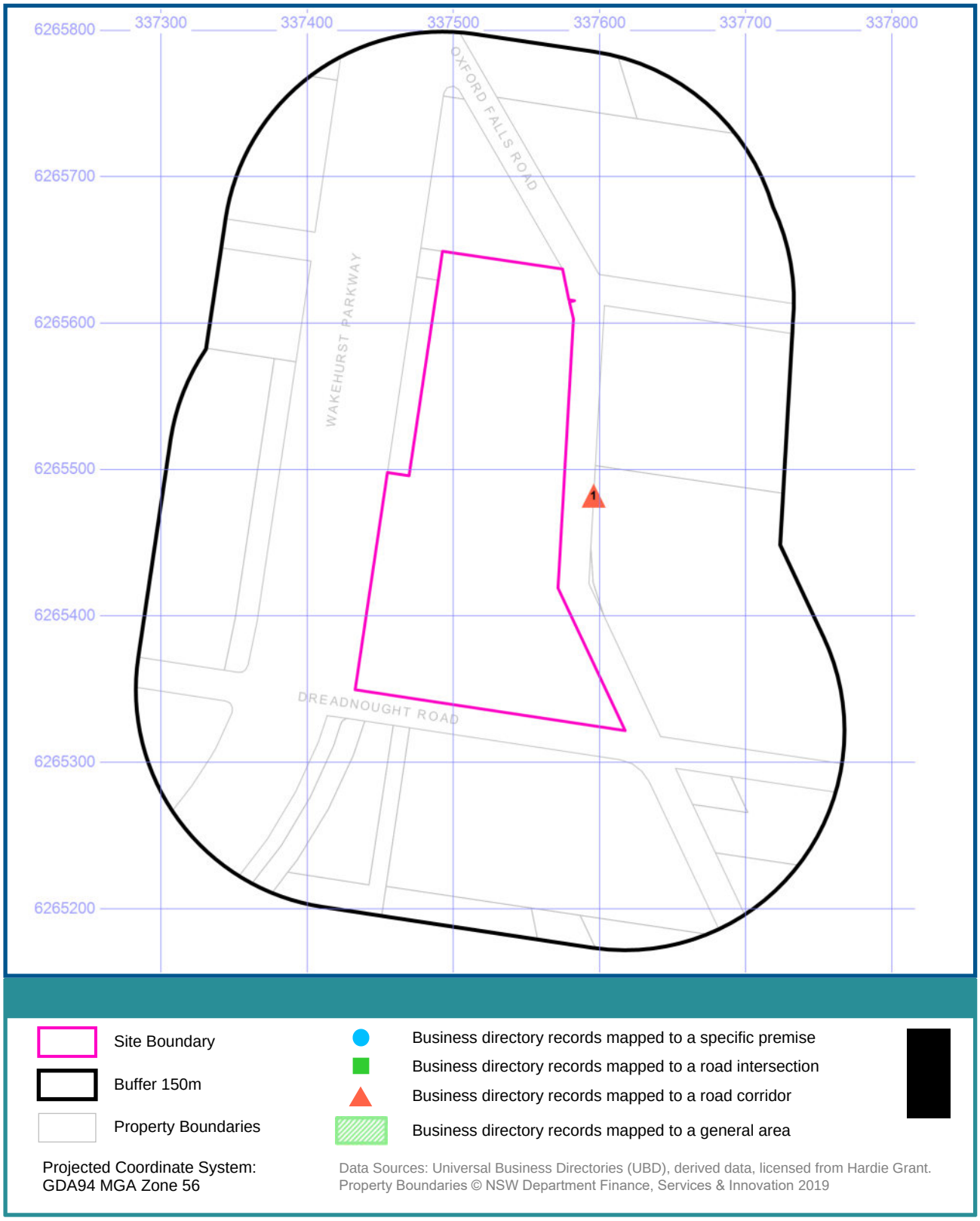
Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
1	MEAT EXPORTERS. (M1800)	Consolidated Processing Industries Pty. Ltd., Oxford Falls Rd., Oxford Falls. 2100.	46854	Road Match	0m
	MEAT MEAL MFRS. (M1840)	Consolidated Processing Industries Pty. Ltd., Oxford Falls Rd., Oxford Falls. 2100.	46874	Road Match	0m
	BUTCHERS - WHOLESALE. (B8120)	Fracs Meat Supply, Oxford Falls Rd., Oxford Falls. 2100.	11890	Road Match	0m
	MEAT EXPORTERS. (M1800)	Fracs Meat Supply, Oxford Falls Rd., Oxford Falls. 2100.	46857	Road Match	0m
	STOCK FOODS MFRS. &/OR DISTS. (S7065)	Sagon Pty, Ltd., Oxford Falls Rd., Oxford Falls. 2100.	77318	Road Match	0m
	MEAT EXPORTERS. (M1800)	Sagon Pty. Ltd., Oxford Falls Rd., Oxford Falls. 2100.	46867	Road Match	0m
	MEAT MEAL MFRS. (M1840)	Sagon Pty. Ltd., Oxford Falls Rd., Oxford Falls. 2100.	46875	Road Match	0m
	TALLOW MERCHANTS &/OR REFINERS. (T0275)	Sagon Pty. Ltd., Oxford Falls Rd., Oxford Falls. 2100.	79024	Road Match	0m

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

Historical Business Directories

Wakehurst Parkway, Oxford Falls, NSW 2100

1978 Business Directory Records



Historical Business Directories

Wakehurst Parkway, Oxford Falls, NSW 2100

1978 Business Directory Records
Premise or Road Intersection Matches

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

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
	No records in buffer					

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

1978 Business Directory Records
Road or Area Matches

Records from the 1978 UBD Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

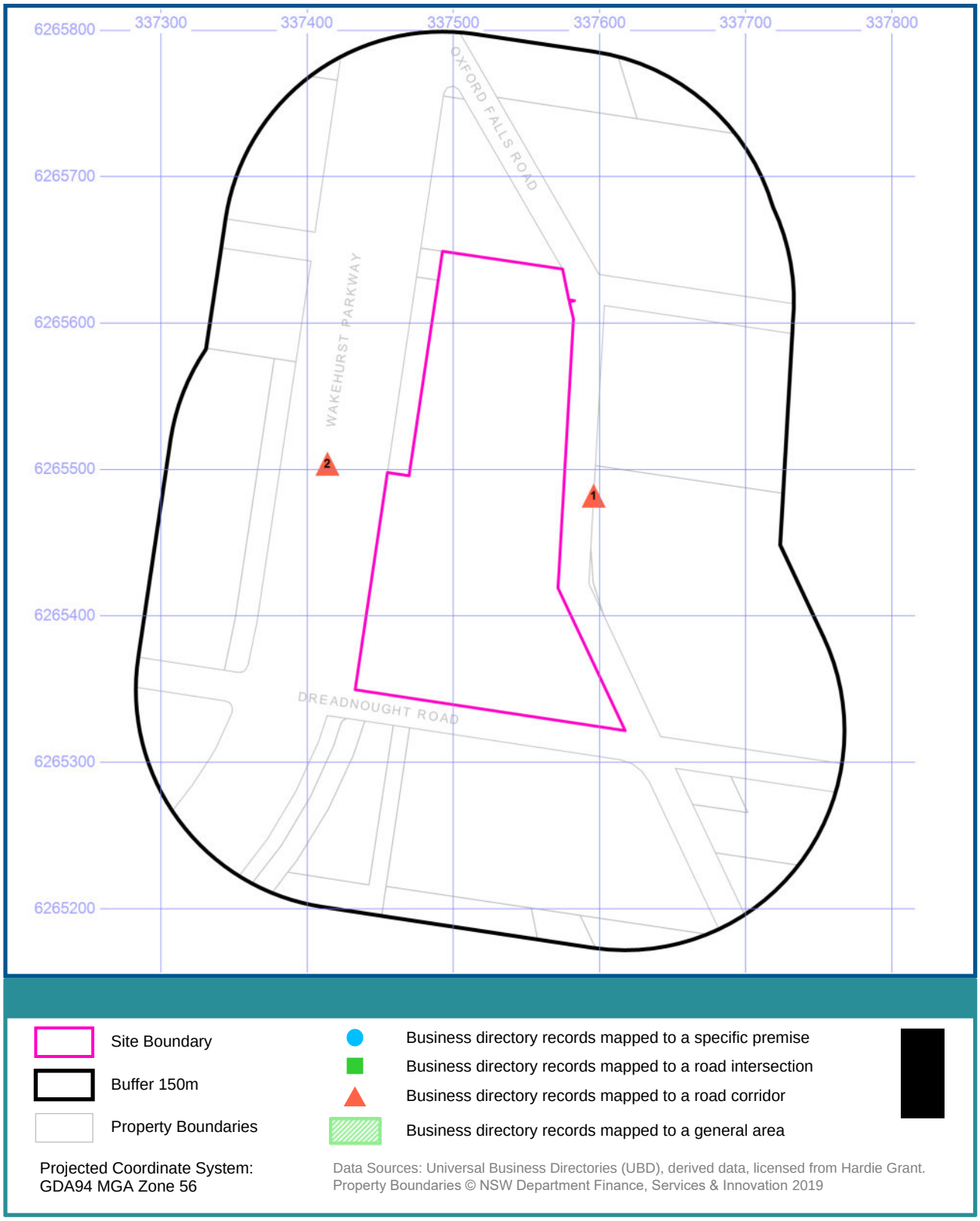
Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
1	MEAT EXPORTERS	Consolidated Processing Industries Pty. Ltd., Oxford Falls Rd., Oxford Falls. 2100	41938	Road Match	0m
	MEAT MEAL MFRS.	Consolidated Processing Industries Pty. Ltd., Oxford Falls Rd., Oxford Falls. 2100	41963	Road Match	0m
	BUTCHERS - WHOLESALE.	Fracs Meat Supply, Oxford Falls Rd., Oxford Falls. 2100	10184	Road Match	0m
	MEAT EXPORTERS	Fracs Meat Supply, Oxford Falls Rd., Oxford Falls. 2100	41942	Road Match	0m
	MEAT EXPORTERS	Sagon Pty. Ltd., Oxford Falls Rd., Oxford Falls. 2100	41954	Road Match	0m
	MEAT MEAL MFRS.	Sagon Pty. Ltd., Oxford Falls Rd., Oxford Falls. 2100	41964	Road Match	0m
	STOCK FOODS MFRS. &/OR DISTS.	Sagon Pty. Ltd., Oxford Falls Rd., Oxford Falls. 2100	68537	Road Match	0m
	TALLOW MERCHANTS &/OR REFINERS.	Sagon Pty. Ltd., Oxford Falls Rd., Oxford Falls. 2100	69562	Road Match	0m

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

Historical Business Directories

Wakehurst Parkway, Oxford Falls, NSW 2100

1975 Business Directory Records



Historical Business Directories

Wakehurst Parkway, Oxford Falls, NSW 2100

1975 Business Directory Records
Premise or Road Intersection Matches

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

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
	No records in buffer					

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

1975 Business Directory Records
Road or Area Matches

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

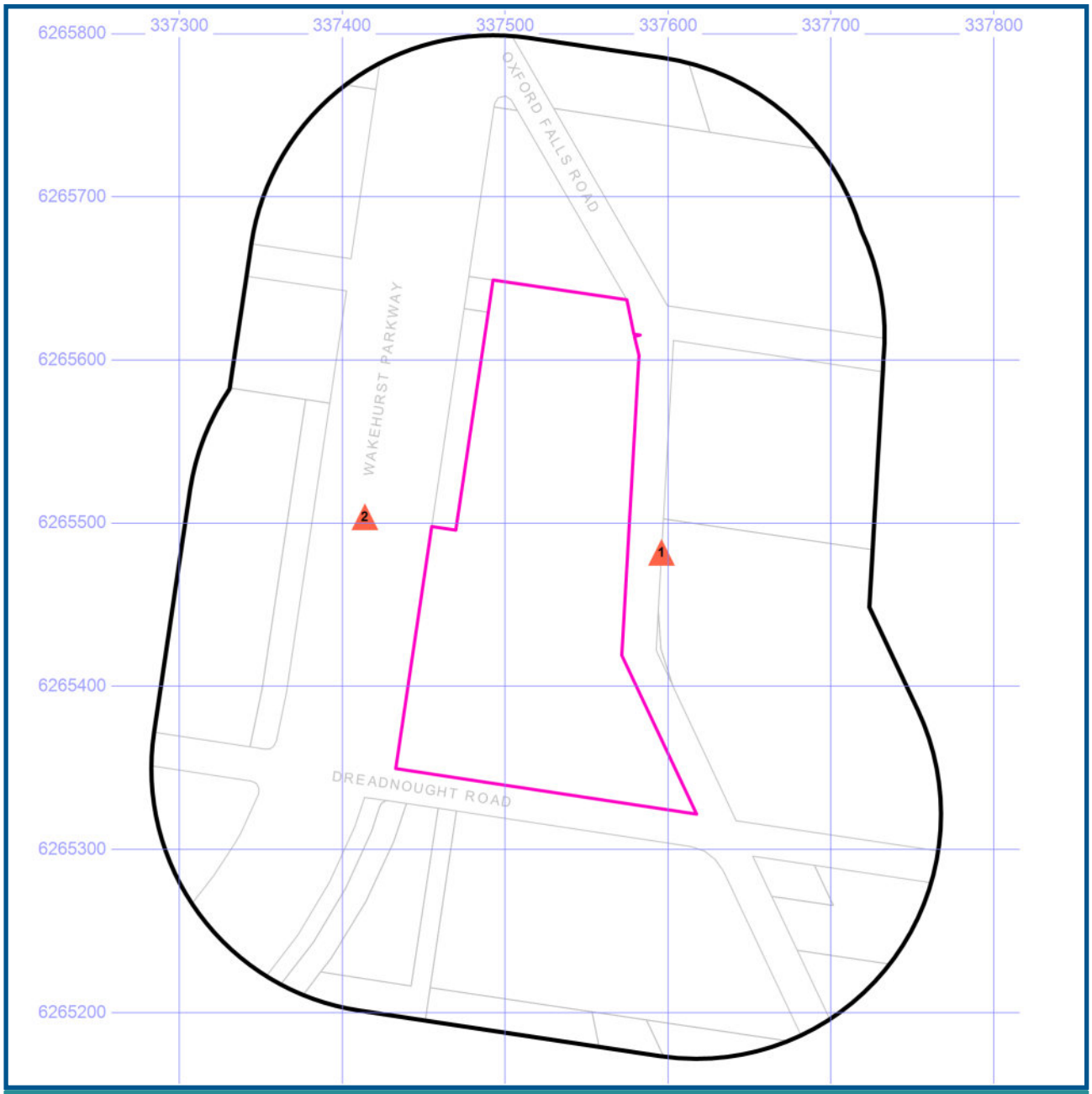
Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
1	BUTCHERS - WHOLESALE	Fracs Meat Supply Pty. Ltd., Oxford Falls Rd, Oxford Falls. 2100	11524	Road Match	0m
	MEAT EXPORTERS.	Fracs Meat Supply Pty. Ltd., Oxford Falls Rd., Oxford Falls. 2100.	49497	Road Match	0m
	MEAT EXPORTERS.	Illinois Meat Corp. Pty. Ltd., Oxford Falls Rd., Oxford Falls. 2100.	49500	Road Match	0m
	STOCK FOODS MFRS. &/OR DISTS.	Sagon Pty. Ltd, Oxford Falls Rd, Oxford Falls.2100	81003	Road Match	0m
	MEAT EXPORTERS.	Sagon Pty. Ltd., Oxford Falls Rd., Oxford Falls. 2100.	49514	Road Match	0m
	TALLOW MERCHANTS &/OR REFINERS.	Sagon Pty. Ltd., Oxford Falls Rd., Oxford Falls.2100	82081	Road Match	0m
2	MIXED BUSINESSES.	Oxford Falls General Store., Lady Wakehurst Parkway. Oxford Falls.2100	55401	Road Match	0m
	MIXED BUSINESSES.	Sunnyside General Store., Lady Wakehurst Parkway., Oxford Falls.2100	55686	Road Match	0m

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

Historical Business Directories

Wakehurst Parkway, Oxford Falls, NSW 2100

1970 Business Directory Records



Site Boundary

Buffer 150m

Property Boundaries

Business directory records mapped to a specific premise

Business directory records mapped to a road intersection

Business directory records mapped to a road corridor

Business directory records mapped to a general area

Projected Coordinate System:
GDA94 MGA Zone 56

Data Sources: Universal Business Directories (UBD), derived data, licensed from Hardie Grant.
Property Boundaries © NSW Department Finance, Services & Innovation 2019

Historical Business Directories

Wakehurst Parkway, Oxford Falls, NSW 2100

1970 Business Directory Records
Premise or Road Intersection Matches

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

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
	No records in buffer					

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

1970 Business Directory Records
Road or Area Matches

Records from the 1970 UBD Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

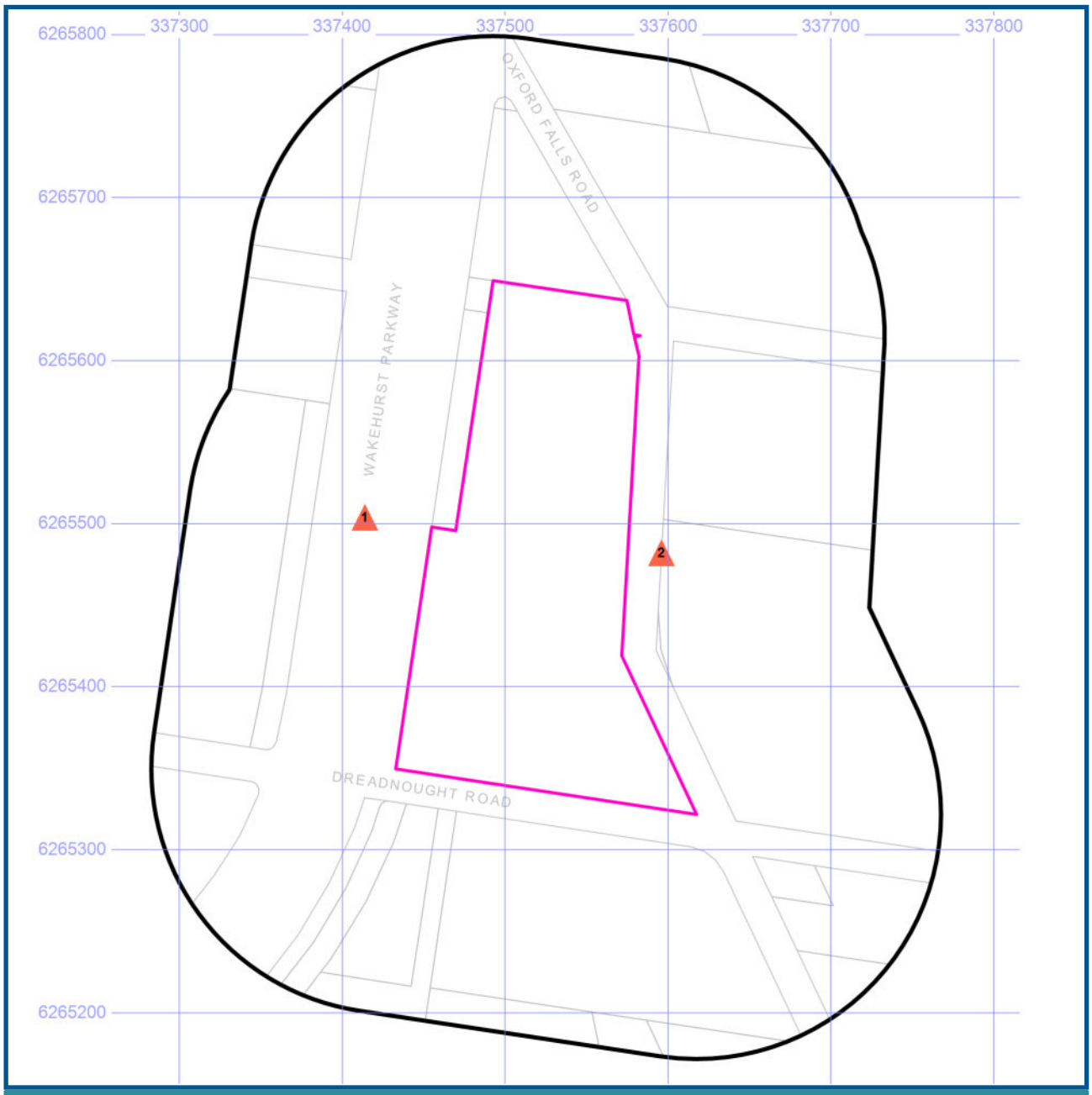
Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
1	BUTCHERS-WHOLESALE (B868)	Fracs Meat Pty. Ltd., Oxford Falls Rd., Oxford Falls	274913	Road Match	0m
	MEAT EXPORTERS (M188)	Fracs Meat Supply Pty. Ltd., Oxford Falls Rd., Oxford Falls	325939	Road Match	0m
	MEAT EXPORTERS (M188)	Sagon Pty. Ltd., Oxford Falls Rd., Oxford Falls	325953	Road Match	0m
	STOCK FOODS MANUFACTURERS &/OR DISTRIBUTORS	Sagon Pty. Ltd., Oxford Falls Rd., Oxford Falls	365900	Road Match	0m
	TALLOW MERCHANTS &/OR REFINERS (T040)	Sagon Pty. Ltd., Oxford Falls Rd., Oxford Falls	367060	Road Match	0m
2	MIXED BUSINESSES (M408)	Oxford Falls General Store., Lady Wakehurst Parkway., Oxford Falls	333519	Road Match	0m

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

Historical Business Directories

Wakehurst Parkway, Oxford Falls, NSW 2100

1965 Business Directory Records



Site Boundary

Buffer 150m

Property Boundaries

Business directory records mapped to a specific premise

Business directory records mapped to a road intersection

Business directory records mapped to a road corridor

Business directory records mapped to a general area

Projected Coordinate System:
GDA94 MGA Zone 56

Data Sources: Universal Business Directories (UBD), derived data, licensed from Hardie Grant.
Property Boundaries © NSW Department Finance, Services & Innovation 2019

Historical Business Directories

Wakehurst Parkway, Oxford Falls, NSW 2100

1965 Business Directory Records
Premise or Road Intersection Matches

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

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
	No records in buffer					

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

1965 Business Directory Records
Road or Area Matches

Records from the 1965 UBD Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
1	Mixed Businesses	Oxford Falls General Store, Lady Wakehurst Parkway, Oxford Falls	118278	Road Match	0m
2	Meat Exporters	Sagon Pty. Ltd., Oxford Falls Rd., Oxford Falls	110561	Road Match	0m
	TALLOW MERCHANTS &/OR REFINERS	Sagon Pty. Ltd., Oxford Falls Rd., Oxford Falls	149936	Road Match	0m
	Tyre Dealers, Retreaders & Vulcanizers	Sagon Pty. Ltd., Oxford Falls Rd., Oxford Falls	154769	Road Match	0m

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

Historical Business Directories

Wakehurst Parkway, Oxford Falls, NSW 2100

1961 Business Directory Records
Premise or Road Intersection Matches

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

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
	No records in buffer					

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

1961 Business Directory Records
Road or Area Matches

Records from the 1961 UBD Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

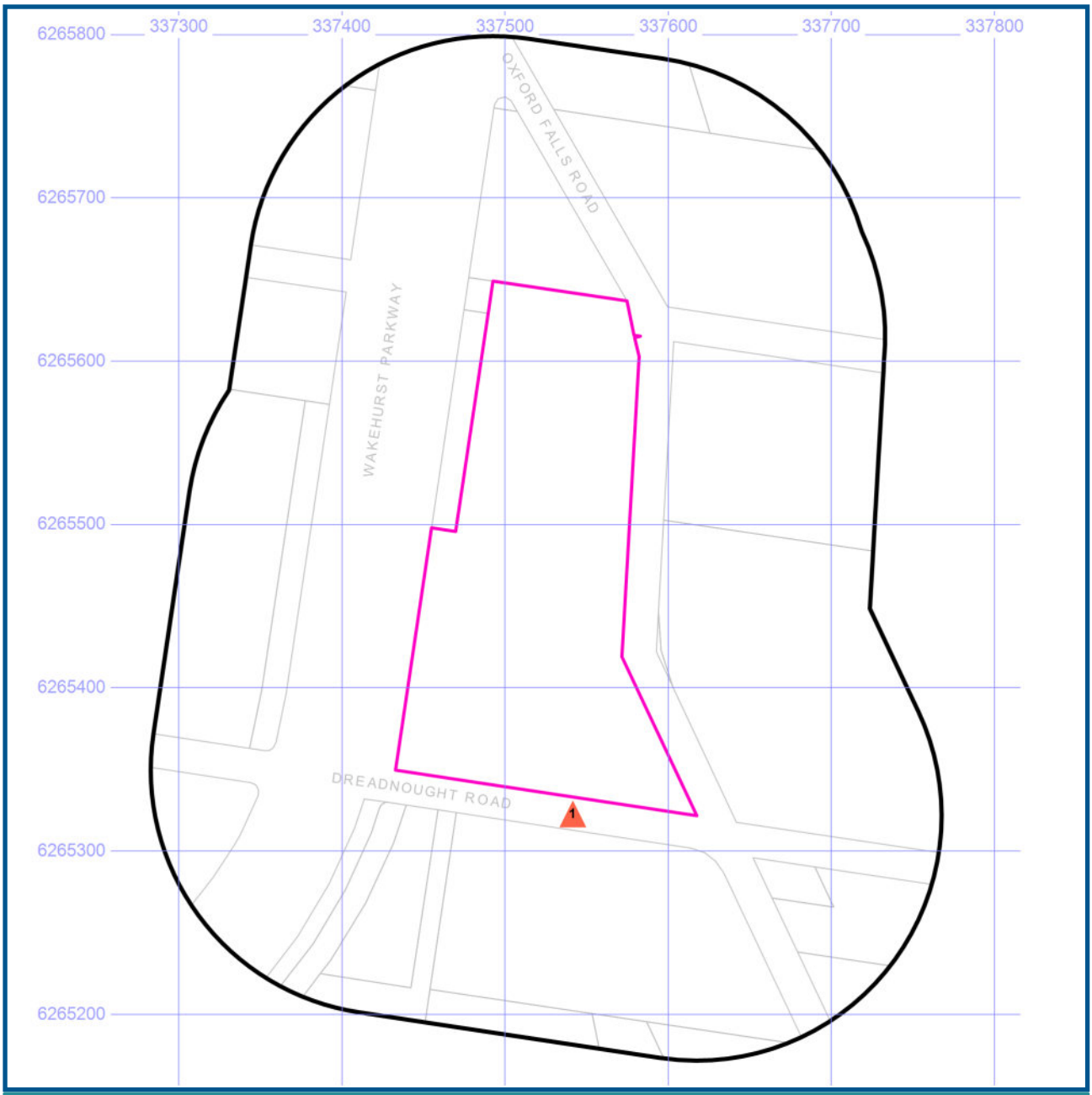
Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
	No records in buffer				

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

Historical Business Directories

Wakehurst Parkway, Oxford Falls, NSW 2100

1950 Business Directory Records



Site Boundary

Buffer 150m

Property Boundaries

Business directory records mapped to a specific premise

Business directory records mapped to a road intersection

Business directory records mapped to a road corridor

Business directory records mapped to a general area

Projected Coordinate System:
GDA94 MGA Zone 56

Data Sources: Universal Business Directories (UBD), derived data, licensed from Hardie Grant.
Property Boundaries © NSW Department Finance, Services & Innovation 2019

Historical Business Directories

Wakehurst Parkway, Oxford Falls, NSW 2100

1950 Business Directory Records
Premise or Road Intersection Matches

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

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
	No records in buffer					

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

1950 Business Directory Records
Road or Area Matches

Records from the 1950 UBD Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
1	POULTRY FARMERS	Hawkins, V. H., Dreadnought Rd., Oxford Falls	94059	Road Match	0m
	POULTRY FARMERS	White, L, Dreadnought Rd., Oxford Falls	94366	Road Match	0m

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

Historical Business Directories

Wakehurst Parkway, Oxford Falls, NSW 2100

Dry Cleaners, Motor Garages & Service Stations Premise or Road Intersection Matches (1948-1993)

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a premise or road intersection, within the dataset buffer.

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
	No records in buffer						

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

Dry Cleaners, Motor Garages & Service Stations Road or Area Matches (1948-1993)

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

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
	No records in buffer					

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

Aerial Imagery 2009

Wakehurst Parkway, Oxford Falls, NSW 2100

Scale:
0 25 50 100
Meters

Data Source Aerial Imagery: © 2019 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

Coordinate System:
GDA 1994 MGA Zone 56

Date: 11 September 2019

Aerial Imagery 2005

Wakehurst Parkway, Oxford Falls, NSW 2100

Scale:
0 25 50 100
Meters

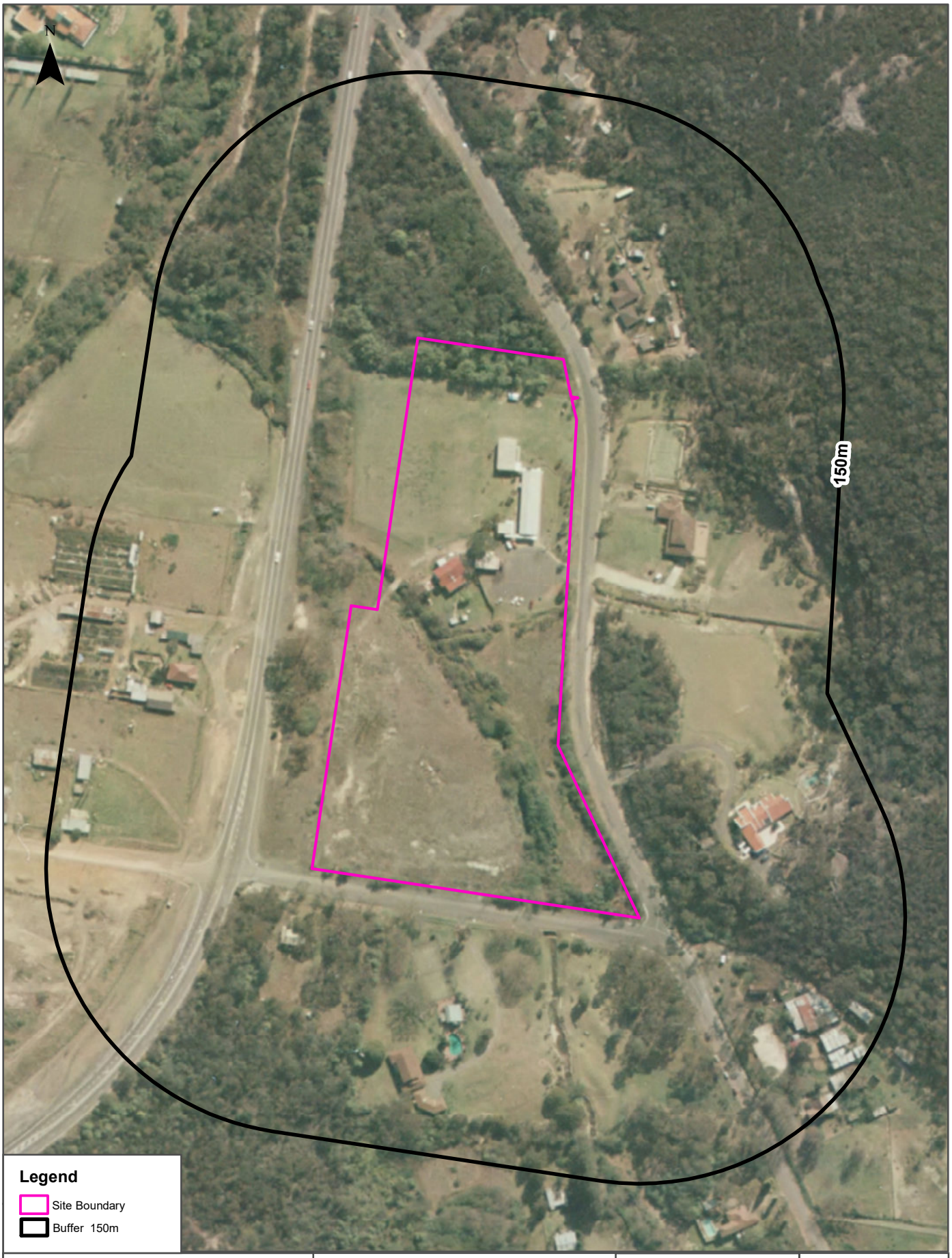
Data Source Aerial Imagery: © 2019 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

Coordinate System:
GDA 1994 MGA Zone 56

Date: 11 September 2019

Aerial Imagery 1991

Wakehurst Parkway, Oxford Falls, NSW 2100



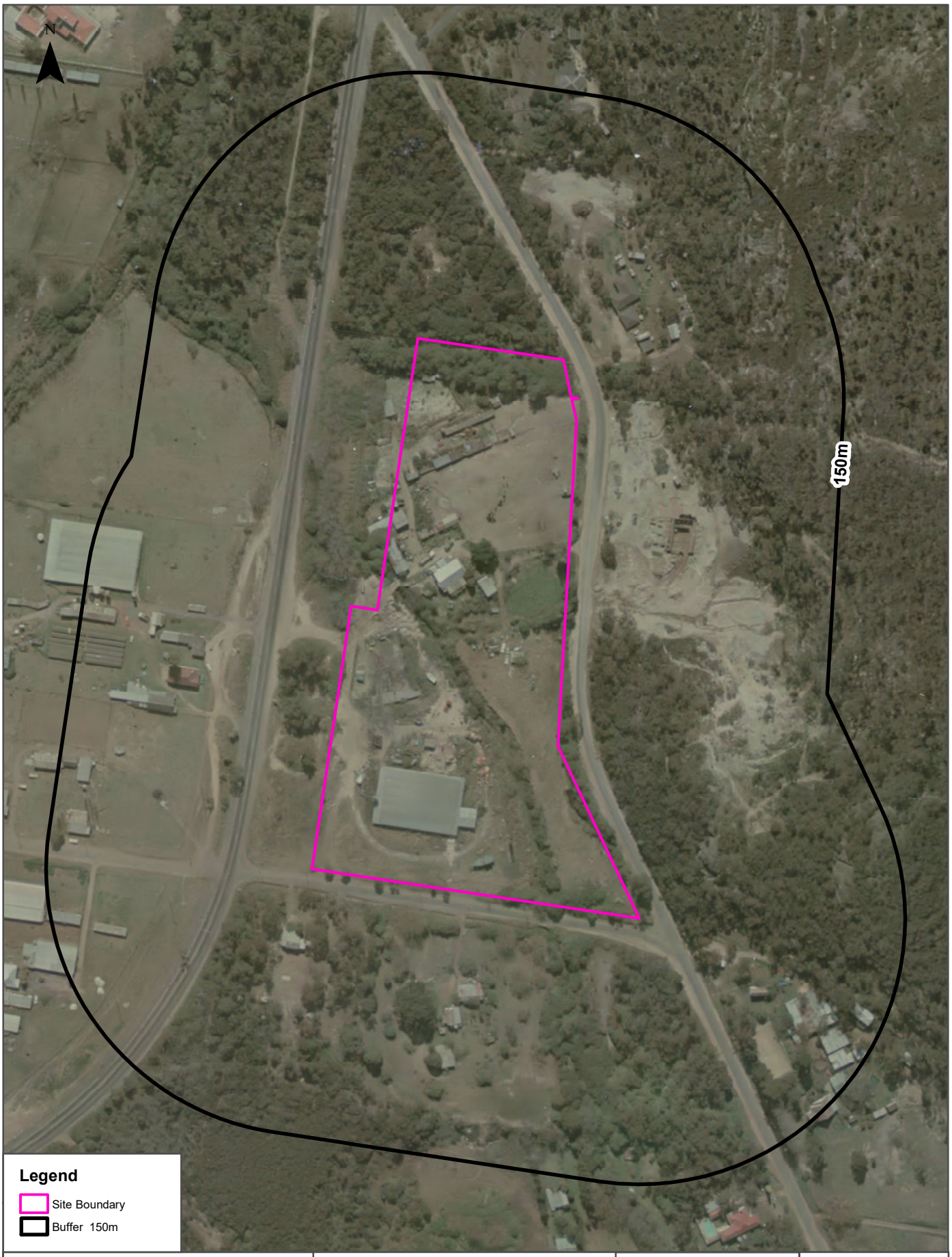
Data Sources: Aerial Imagery © Department of Finance, Services & Innovation

Coordinate System: GDA 1994 MGA Zone 56

Date: 12 September 2019

Aerial Imagery 1982

Wakehurst Parkway, Oxford Falls, NSW 2100



Scale: 0 25 50 100 Metres	Data Sources: Aerial Imagery © Department of Finance, Services & Innovation	Coordinate System: GDA 1994 MGA Zone 56	Date: 12 September 2019

Aerial Imagery 1970

Wakehurst Parkway, Oxford Falls, NSW 2100

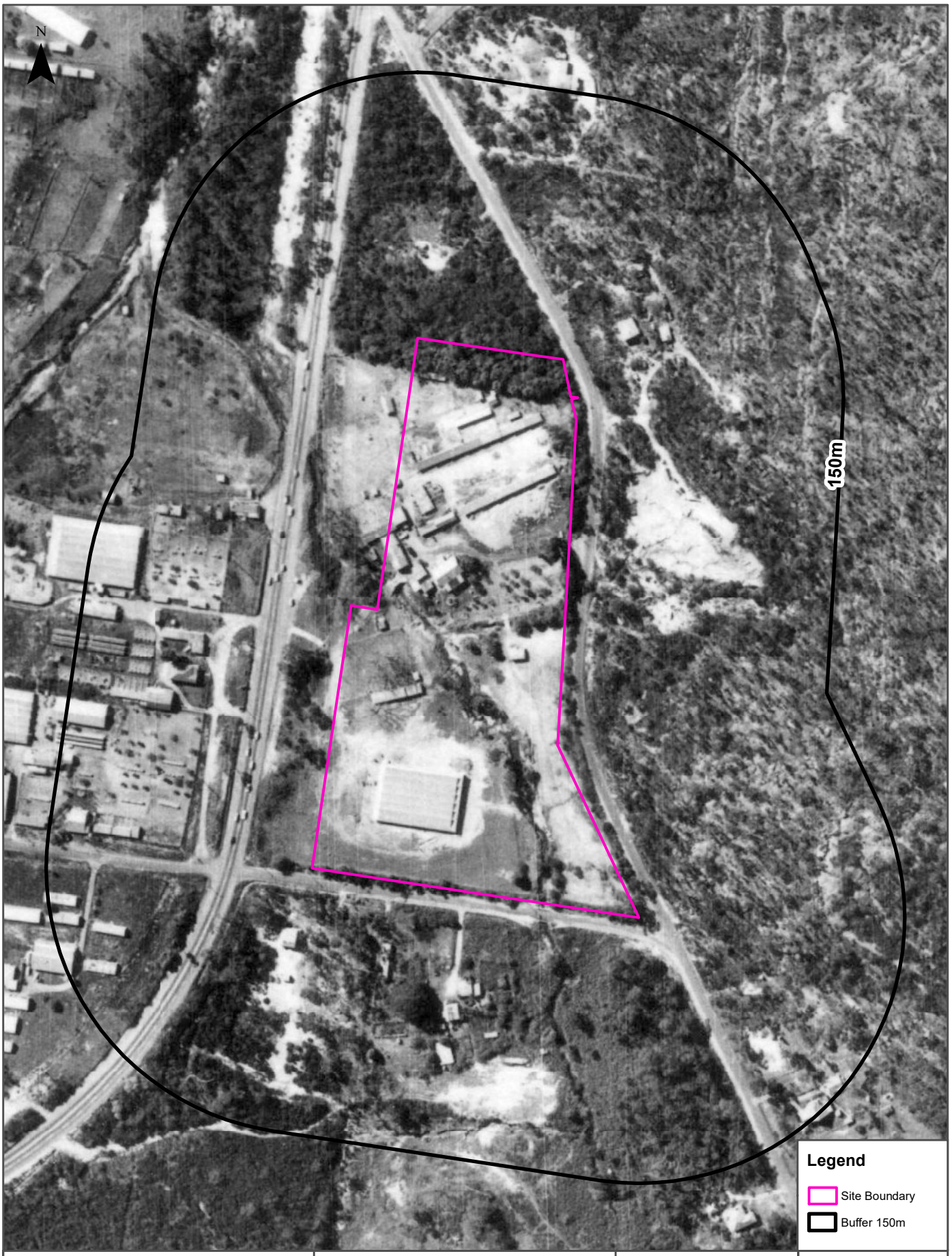
Data Sources: Aerial Imagery © Department of Finance, Services & Innovation

Coordinate System: GDA 1994 MGA Zone 56

Date: 12 September 2019

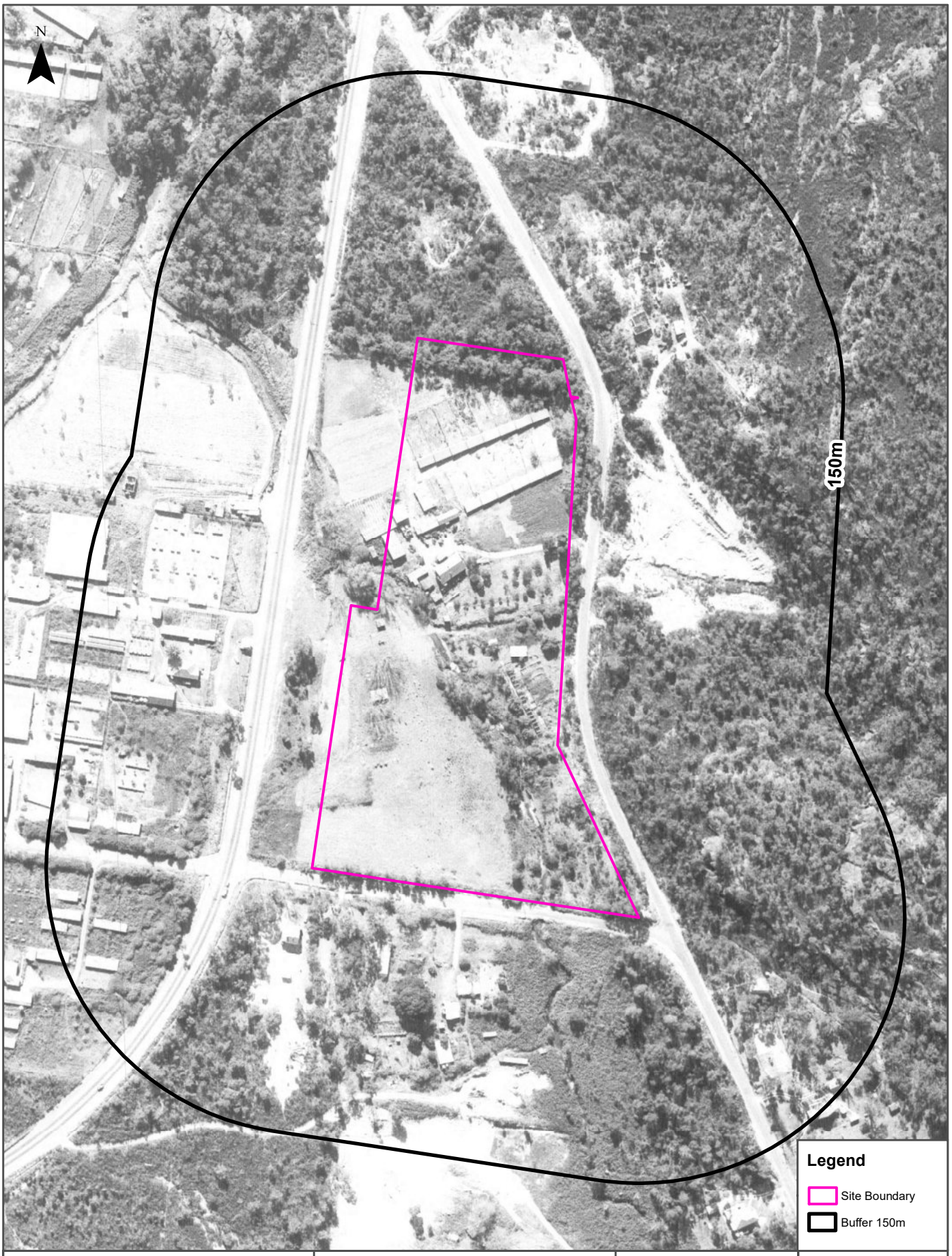
Aerial Imagery 1965

Wakehurst Parkway, Oxford Falls, NSW 2100



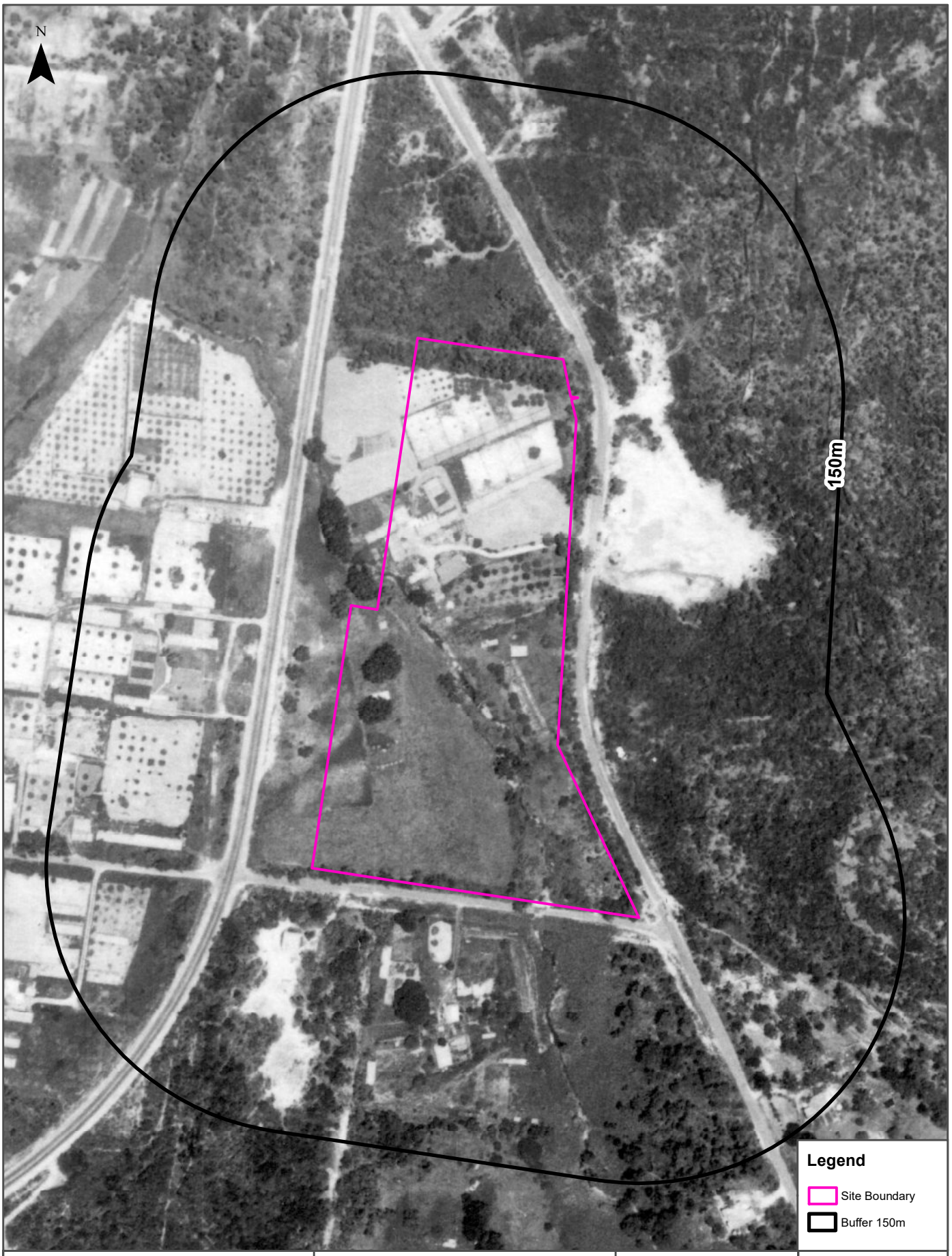
Aerial Imagery 1961

Wakehurst Parkway, Oxford Falls, NSW 2100



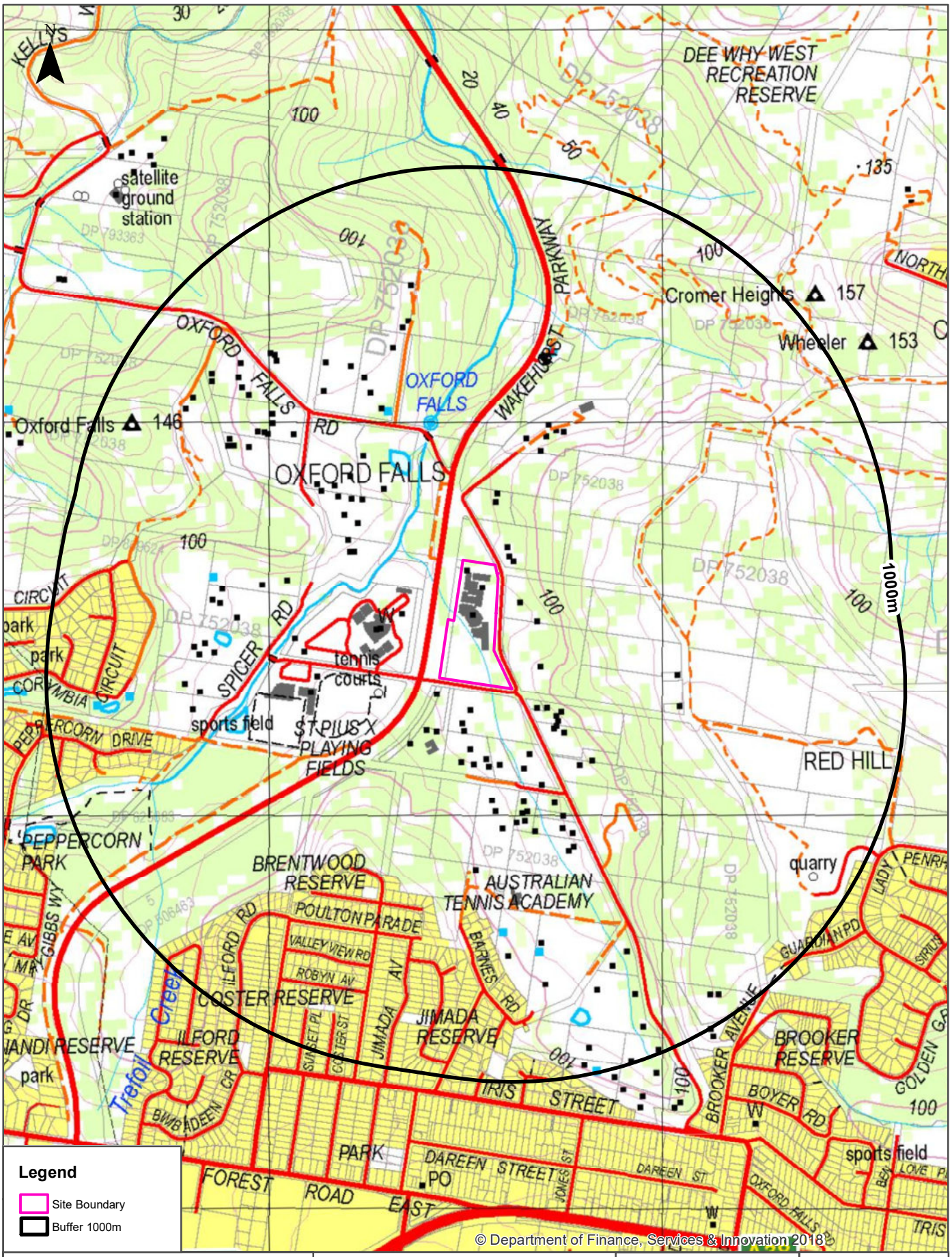
Aerial Imagery 1956

Wakehurst Parkway, Oxford Falls, NSW 2100



Topographic Map 2015

Wakehurst Parkway, Oxford Falls, NSW 2100



Legend

- Site Boundary
- Buffer 1000m

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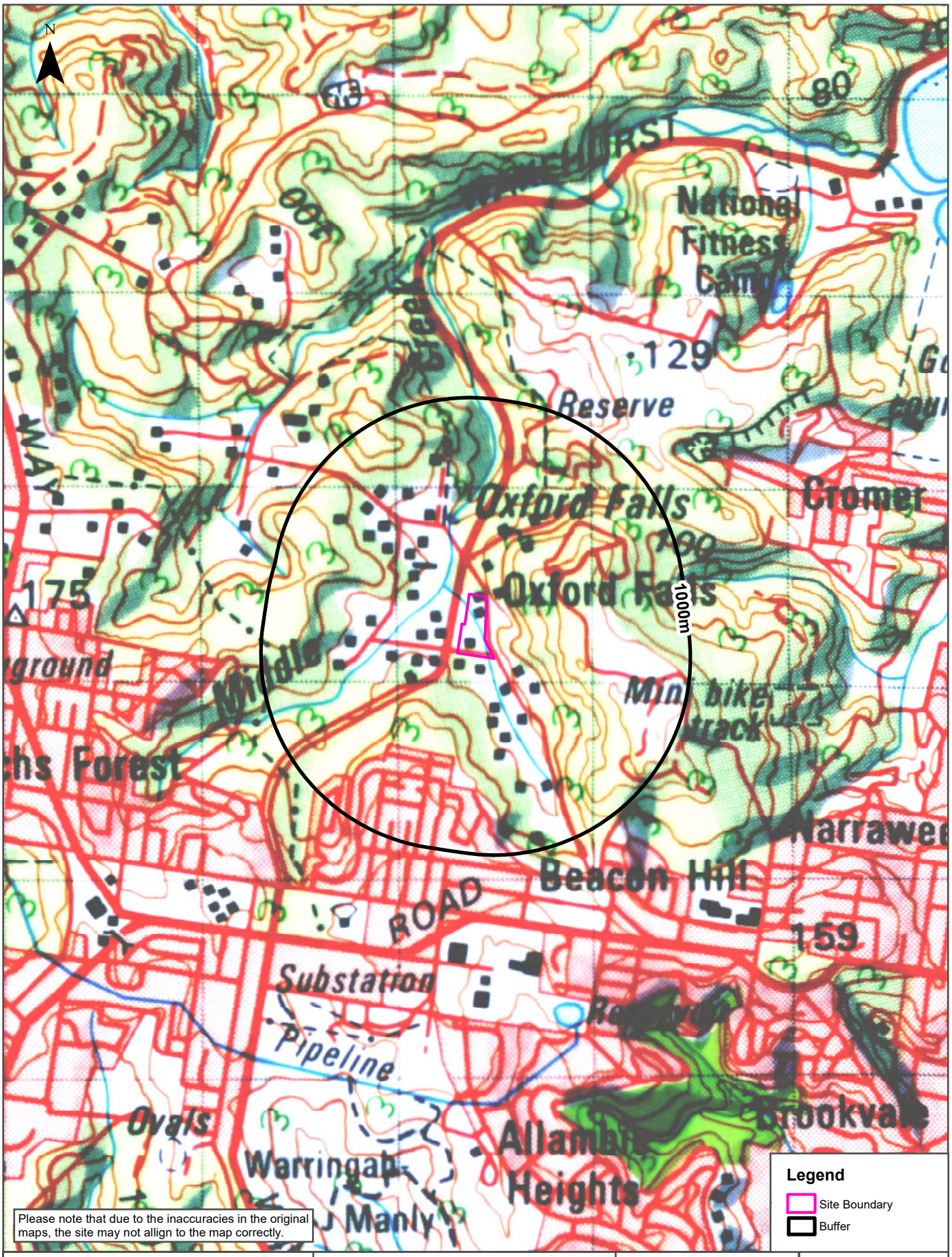
Scale: 0 100 200 400 600 Meters	Data Sources: Topographic Map Data © NSW Land and Property Information	Coordinate System: GDA 1994 MGA Zone 56	Date: 13 September 2019

Historical Map 1975

Wakehurst Parkway, Oxford Falls, NSW 2100



Scale: 0 125 250 500 750 1,000 1,250 Meters

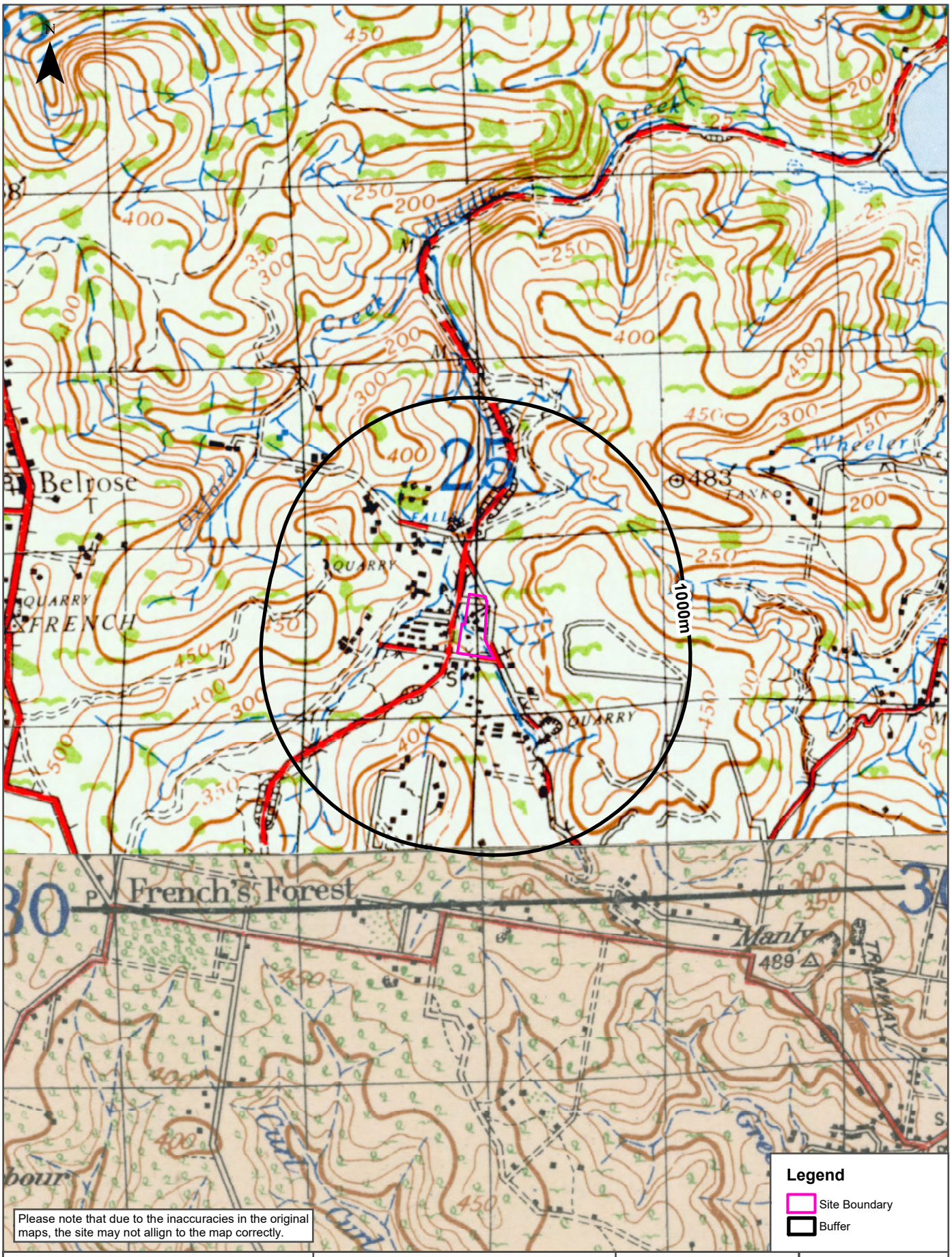
Data Sources: NATMAP 1:100,000
Topographic Maps Geoscience Australia

Coordinate System:
GDA 1994 MGA Zone 56

Date: 13 September 2019

Historical Map c.1936 - 1942

Wakehurst Parkway, Oxford Falls, NSW 2100



Scale: 0 125 250 500 750 1,000 1,250 Meters

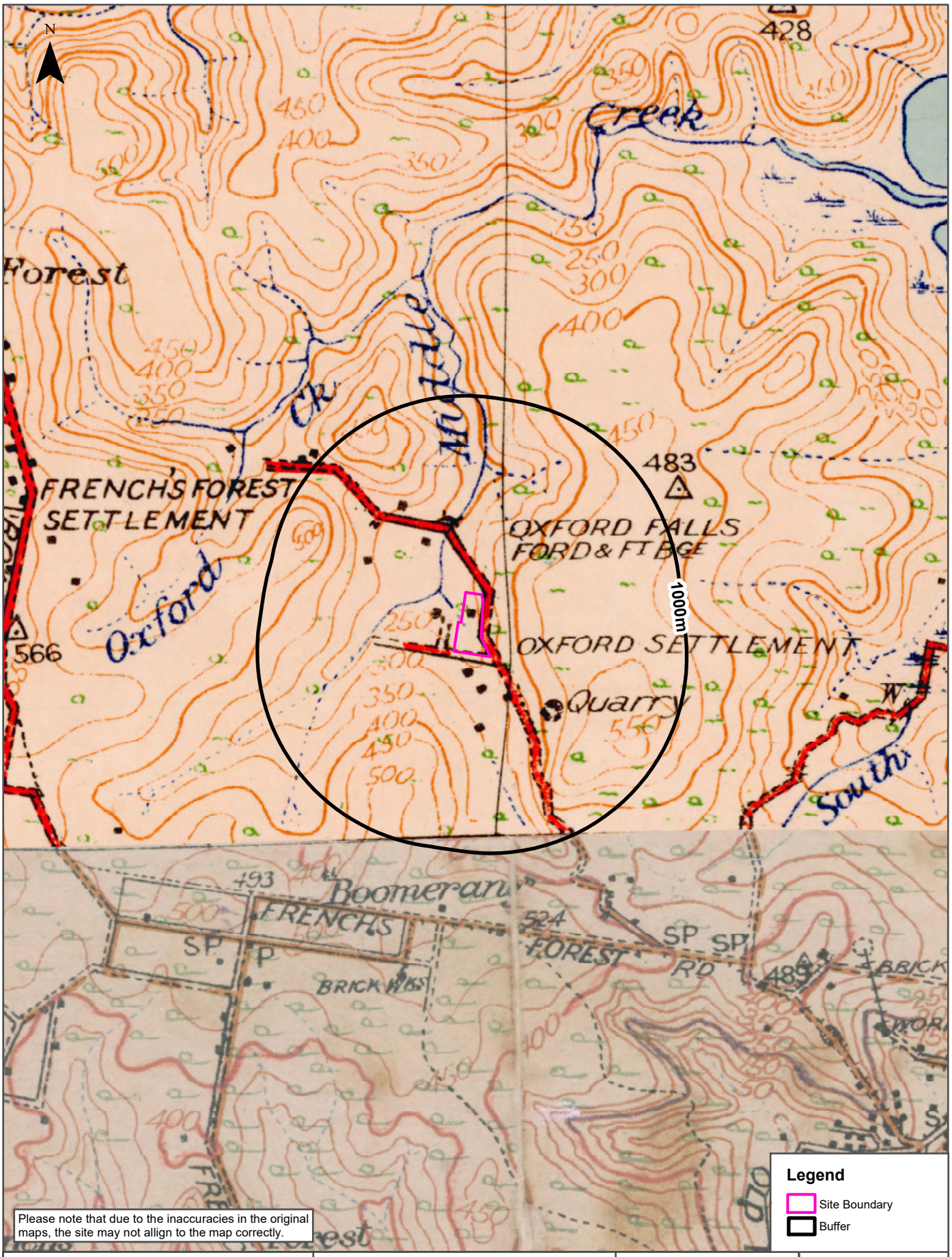
Data Sources: Australia 1:63360,
Produced by Australian Section Imperial General Staff

Coordinate System:
GDA 1994 MGA Zone 56

Date: 13 September 2019

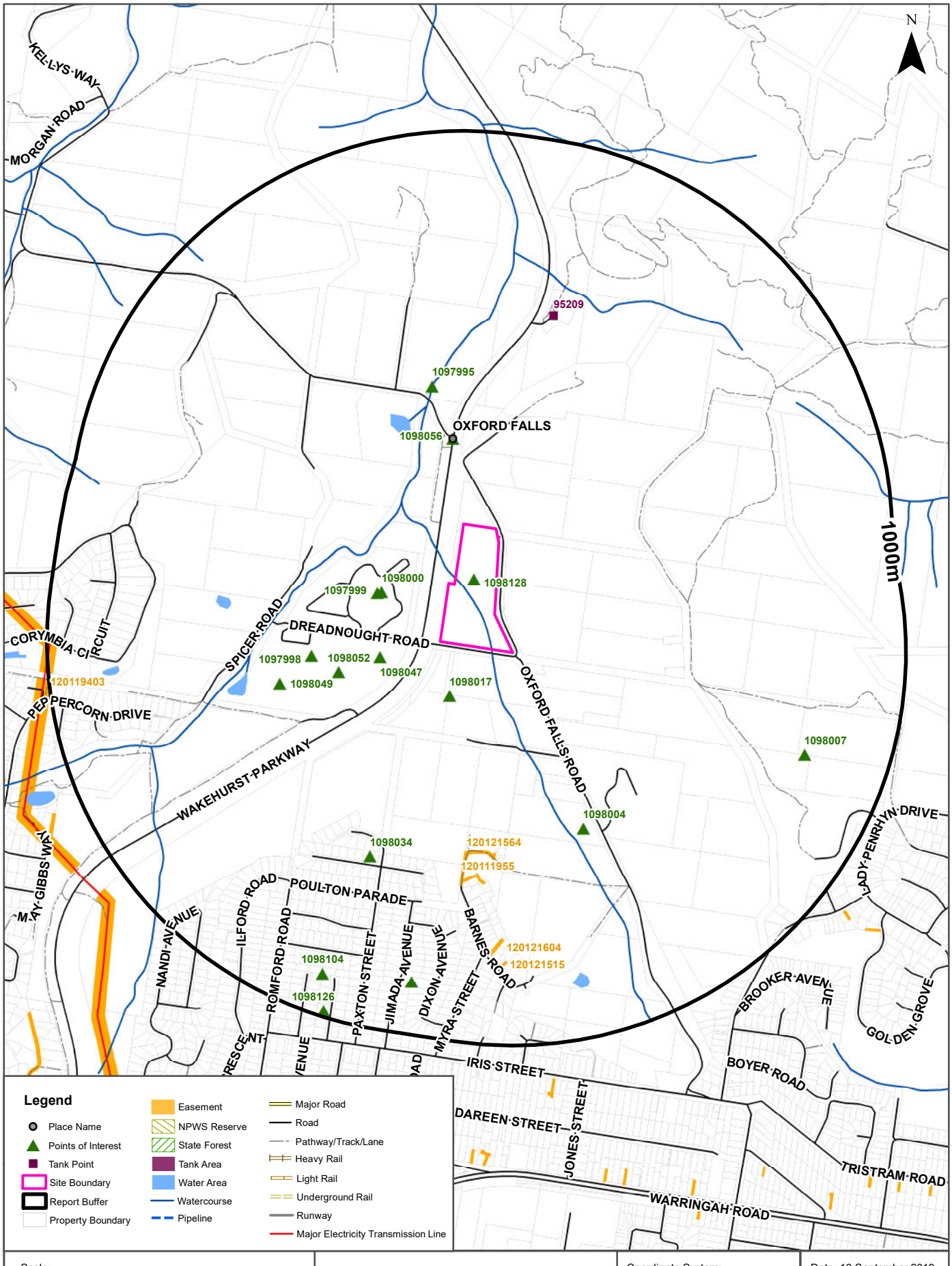
Historical Map c.1917 - 1920

Wakehurst Parkway, Oxford Falls, NSW 2100



Topographic Features

Wakehurst Parkway, Oxford Falls, NSW 2100



Topographic Features

Wakehurst Parkway, Oxford Falls, NSW 2100

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
1098128	Combined Primary-Secondary School	OXFORD FALLS GRAMMAR SCHOOL	0m	Onsite
1098017	Park	PEACE PARK	133m	South
1098047	Sports Court	TENNIS COURTS	158m	South West
1098000	Place Of Worship	CHRISTIAN CITY CHURCH	166m	West
1097999	Education Facility	CHRISTIAN CITY CHURCH COLLEGE	176m	West
1098056	Suburb	OXFORD FALLS	219m	North
1098052	Sports Field	ST PIUS X PLAYING FIELDS	269m	South West
1097998	Education Facility	TREACY EDUCATION CENTRE	329m	West
1097995	Waterfall	OXFORD FALLS	359m	North
1098049	Sports Field	Sports Field	421m	South West
1098004	Sports Centre	AUSTRALIAN TENNIS ACADEMY	482m	South East
1098034	Park	BRENTWOOD RESERVE	574m	South
1098007	Mountain/Hill/Peak	RED HILL	786m	South East
1098103	Park	JIMADA RESERVE	866m	South
1098104	Park	COSTER RESERVE	896m	South
1098126	Child Care Centre	FRENCHS FOREST KINDERGARTEN	985m	South

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

Wakehurst Parkway, Oxford Falls, NSW 2100

Tanks (Areas)

What are the Tank Areas located within the dataset buffer?
Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
	No records in buffer					

Tanks (Points)

What are the Tank Points located within the dataset buffer?
Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
95209	Water	Operational		25/08/2000	561m	North

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

What Major Easements exist within the dataset buffer?
Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120121564	Primary	Undefined		510m	South
120111955	Primary	Undefined		570m	South
120121604	Primary	Undefined		729m	South
120121515	Primary	Undefined		786m	South
120119403	Primary	Undefined		974m	West
120107743	Primary	Undefined		992m	South West

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

Wakehurst Parkway, Oxford Falls, NSW 2100

State Forest

What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)
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National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N/A	No records in buffer				

NPWS Data Source: © NSW Department of Finance, Services & Innovation (2018)
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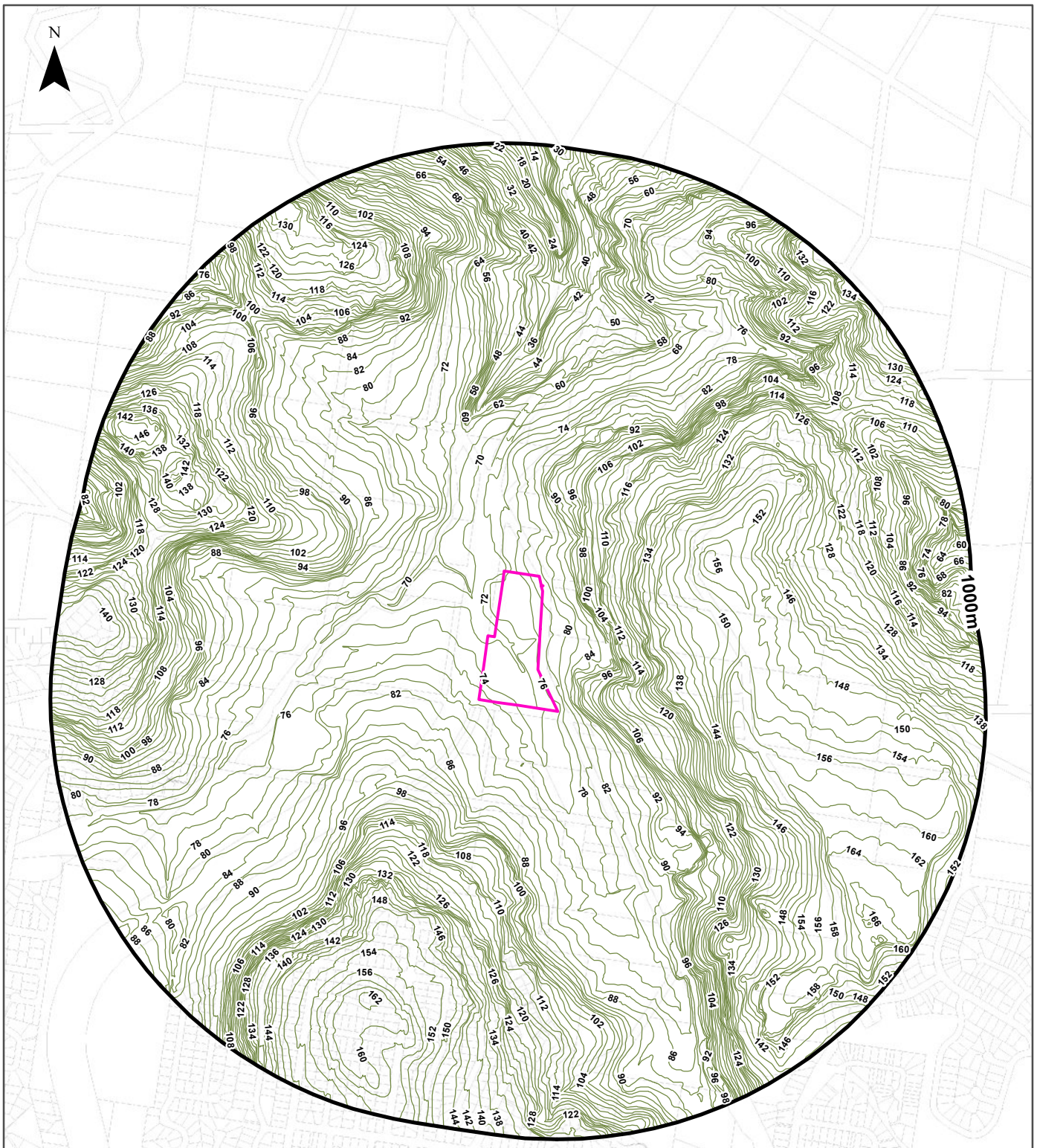
Elevation Contours (m AHD)

Wakehurst Parkway, Oxford Falls, NSW 2100



Legend

- Elevation Contour (m AHD)
- Site Boundary
- Report Buffer
- Property Boundary

Accuracy & Currency: This contour data can be up to 0.4 of the contour interval out in height and must therefore not be used for any design or engineering works, but only as a general guide to topography. Gaps may occur along contour lines due to vertical topography, obscured topography in the source photography such as buildings, dense vegetation or dead ground, or the fact that original buildings have been replaced in the intervening thirty years since the original contour capture.

Scale: 0 100 200 400 Meters	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2019	Coordinate System: GDA 1994 MGA Zone 56	Date: 12 September 2019

Hydrogeology & Groundwater

Wakehurst Parkway, Oxford Falls, NSW 2100

Hydrogeology

Description of aquifers on-site:

Description
Porous, extensive aquifers of low to moderate productivity

Description of aquifers within the dataset buffer:

Description
Porous, extensive aquifers of low to moderate productivity

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)
Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Botany Groundwater Management Zones

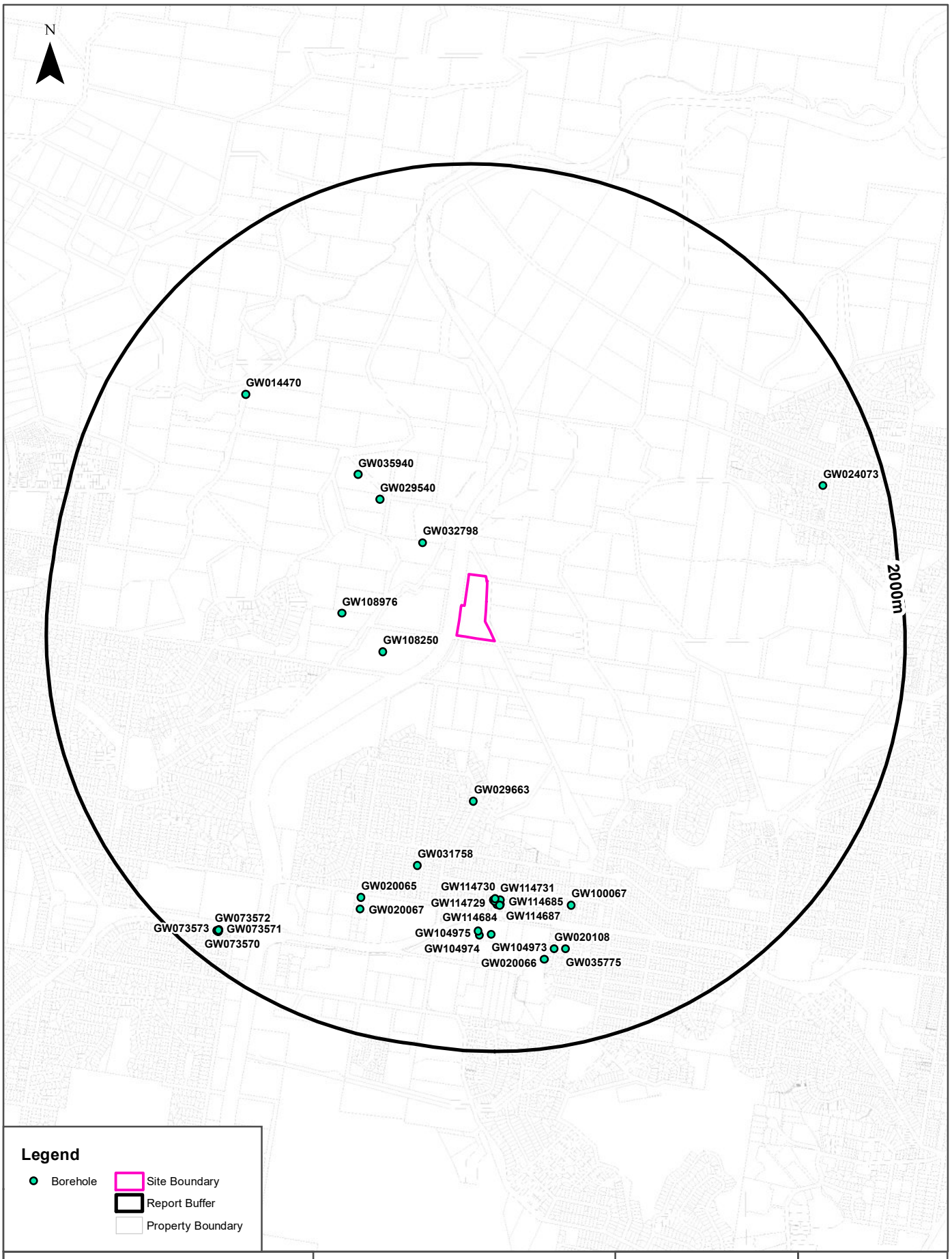
Groundwater management zones relating to the Botany Sand Beds aquifer within the dataset buffer:

Management Zone No.	Restriction	Distance	Direction
N/A	No records in buffer		

Botany Groundwater Management Zones Data Source : NSW Department of Primary Industries

Groundwater Boreholes

Wakehurst Parkway, Oxford Falls, NSW 2100



Hydrogeology & Groundwater

Wakehurst Parkway, Oxford Falls, NSW 2100

Groundwater Boreholes

Boreholes within the dataset buffer:

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW032798	10BL025754, 10WA108157	Bore open thru rock	Private	Domestic	Domestic		01/09/1970	32.00	32.00					270m	North West
GW108250	10BL601185, 10BL601714, 10WA109487	Bore		Recreation (groundwater), Test Bore	Recreation (groundwater)		29/01/2007	90.00	90.00	370	21.00	4.450		367m	South West
GW029540	10BL023120, 10WA108150	Bore open thru rock	Private	Domestic, Farming	Domestic, Stock			31.60	31.70					566m	North West
GW108976	10BL602109, 10WA109224	Bore	Private	Domestic, Stock	Domestic, Stock		27/06/2008	150.00		315	30.00	0.350		569m	West
GW035940	10BL030095, 10BL142114, 10WA108241	Bore open thru rock	Private	Domestic, Irrigation, Stock	Irrigation		01/12/1970	54.80	54.90					725m	North West
GW029663	10BL023529, 10WA108153	(Unknown)	Private	Stock	Stock		07/08/1974					0.400		788m	South
GW031758	10BL024603, 10WA108155	Bore open thru rock	Private	Stock	Stock		01/05/1969	58.50	58.50					1137m	South
GW114730	10BL605659	Bore	Private	Monitoring Bore	Monitoring Bore	CONVENIENCE PROPERTIES (OPS)	01/12/2014	4.20	4.20					1256m	South
GW114731	10BL605659	Bore	Private	Monitoring Bore	Monitoring Bore	CONVENIENCE PROPERTIES (OPS)	01/12/2014	5.00	5.00					1262m	South
GW114729	10BL605659	Bore	Private	Monitoring Bore	Monitoring Bore	CONVENIENCE PROPERTIES (OPS)	01/12/2014	4.70	4.70					1263m	South
GW114686	10BL604389	Bore	Private	Monitoring Bore	Monitoring Bore		01/01/2010	7.00	7.00					1272m	South
GW114684	10BL604389	Bore	Private	Monitoring Bore	Monitoring Bore		03/12/2010	7.00	0.00					1283m	South
GW114685	10BL604389	Bore	Private	Monitoring Bore	Monitoring Bore		06/12/2010	5.00	5.00					1283m	South
GW114687	10BL604389	Bore	Private	Monitoring Bore	Monitoring Bore		01/01/2010	5.00	5.00					1289m	South
GW100067	10BL156730	Bore		Monitoring Bore	Monitoring Bore		22/06/1995	5.10						1341m	South
GW020065	10BL012713	Bore open thru rock	Federal Govt	Waste Disposal	Waste Disposal		01/05/1962	114.90	114.90					1360m	South

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW014 470	10BL006 200, 10WA10 8070	Well	Private	Domestic, Stock	Domestic, Stock		01/01/1956	4.20	4.30					1395m	North West
GW104 975	10BL156 923	Bore		Monitoring Bore	Monitoring Bore		11/09/1995	6.00	6.00					1415m	South
GW020 067	10BL012 920	Bore open thru rock	Federal Govt	Waste Disposal	Waste Disposal		01/10/1962	137.10	137.20					1415m	South
GW104 973	10BL156 923	Bore		Monitoring Bore	Monitoring Bore		11/09/1995	4.10	4.10					1431m	South
GW104 974	10BL156 923	Bore		Monitoring Bore	Monitoring Bore		11/09/1995	5.00	5.00					1436m	South
GW020 108		Bore open thru rock	Private		Waste Disposal		01/03/1963	134.10	134.10					1528m	South
GW035 775	10BL013 059	Bore open thru rock	Private	Waste Disposal	Waste Disposal		01/03/1963	146.30	146.30					1539m	South
GW020 066	10BL012 712	Bore open thru rock	Federal Govt	Waste Disposal	Waste Disposal		01/05/1962	106.60	106.70					1571m	South
GW024 073	10BL017 281	Excav ation	Private	Irrigation, Stock	Irrigation			4.80	4.90					1702m	East
GW073 572	10BL156 569	Bore	Private	Monitoring Bore	Monitoring Bore		02/12/1991	4.00	4.00					1842m	South West
GW072 997		Bore	Private		G/water Xplore		04/06/1991	4.20	4.20					1847m	South West
GW073 569		Bore	Private		G/water Xplore		04/06/1991	4.50	4.70					1849m	South West
GW073 570		Bore	Private		G/water Xplore		04/06/1991	4.90	4.90					1851m	South West
GW073 571		Bore	Private		G/water Xplore		04/06/1991	4.50	4.50					1852m	South West
GW073 573	10BL601 836	Bore	Private	Monitoring Bore	Monitoring Bore		02/12/1991	3.50	3.50					1853m	South West

Borehole Data Source : NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation for all bores prefixed with GW. All other bores © Commonwealth of Australia (Bureau of Meteorology) 2015. Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Hydrogeology & Groundwater

Wakehurst Parkway, Oxford Falls, NSW 2100

Driller's Logs

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

Groundwater No	Drillers Log	Distance	Direction
GW032798	0.00m-0.60m Topsoil Black 0.60m-1.82m Sand White 1.82m-6.40m Sandstone Red 6.40m-9.75m Sandstone White Water Supply 9.75m-16.45m Sandstone 16.45m-18.89m Sandstone Dark Brown 18.89m-19.81m Sandstone White 19.81m-20.42m Sandstone Grey 20.42m-32.00m Sandstone White Water Supply	270m	North West
GW108250	0.00m-0.50m CLAY 0.50m-2.50m SANDSTONE WEATHEREAD 2.50m-4.00m SANDY CLAY 4.00m-8.00m SANDSTONE WEATHEREAD 8.00m-9.00m SHALE 9.00m-28.00m SANDSTONE GREY 28.00m-31.00m SANDSTONE BROWN QUARTZ 31.00m-34.00m SANDSTONE GREY 34.00m-34.20m SANDSTONE FRACTURED 34.20m-42.00m SANDSTONE GREY 42.00m-44.00m SANDSTONE QUARTZ 44.00m-44.50m SANDSTONE FRACTURED 44.50m-53.00m SILTSTONE 53.00m-57.00m SANDSTONE GREY 57.00m-59.00m SANDSTONE QUARTZ 59.00m-63.00m SANDSTONE GREY 63.00m-65.50m SANDSTONE QUARTZ 65.50m-81.00m SANDSTONE GREY 81.00m-83.00m SANDSTONE QUARTZ 83.00m-90.00m SANDSTONE GREY	367m	South West
GW029540	0.00m-2.13m Sand Loose 2.13m-3.04m Clay Sandy 3.04m-6.09m Sandstone Light Brown Water Supply 6.09m-9.75m Sand Grey 9.75m-12.19m Sandstone 12.19m-14.02m Sandstone Hard 14.02m-15.24m Sandstone Soft Water Supply 15.24m-17.06m Sandstone White Hard 17.06m-18.28m Sandstone Soft 18.28m-19.81m Sandstone Dark 18.28m-19.81m Pipe Clay Fine Interlayere 19.81m-21.33m Sandstone Very Hard 21.33m-24.38m Sandstone White 21.33m-24.38m Clay Fine Interlayere 24.38m-25.90m Sandstone White Hard 25.90m-31.69m Sandstone Grey Water Supply	566m	North West
GW035940	0.00m-0.30m Topsoil Sandy 0.30m-0.60m Gravel Clay 0.60m-3.96m Driller 3.96m-40.23m Sandstone White Water Supply 40.23m-54.86m Sandstone Grey Water Supply	725m	North West
GW031758	0.00m-0.30m Topsoil 0.30m-12.19m Sandstone Yellow 12.19m-13.71m Sandstone Shale Water Supply 13.71m-15.24m Sandstone Yellow 15.24m-27.43m Sandstone White 27.43m-28.95m Sandstone Grey 28.95m-56.38m Sandstone White Water Supply 56.38m-58.52m Shale Some Sandstone	1137m	South
GW114730	0.00m-1.60m CLAY GREY WHITE M/GRAINED SOFT 1.60m-4.20m SANDSTONE GREY WHITE M/GRAINED WEATHERED	1256m	South
GW114731	0.00m-1.50m CLAY WHITE/RED MG.SOFT 1.50m-5.00m SANDSTONE RED/GREY MG WEATHERED	1262m	South
GW114729	0.00m-1.90m CLAY GREY 1.90m-4.70m SANDSTONE RED GREY	1263m	South

Groundwater No	Drillers Log	Distance	Direction
GW114684	0.00m-0.20m CONCRETE 0.20m-0.30m SAND MINOR GRAVEL,M/GRAINED SAND 0.30m-0.60m CLAY, MINOR SAND M/GRAINED,SOFT,MOIST 0.60m-1.30m CLAYEY SAND M/GRAINED 1.30m-1.50m SAND MED. GRAINED 1.50m-2.50m SILTY CLAY VERY SOFT,MOIST, DARK BROWN 2.50m-3.20m SILY CLAY,FIRM, MOIST 3.20m-3.80m SANDY CLAY FINE GRAINED,SOFT,MOIST 3.80m-4.50m SANDSTONE WEATHERED,MOIST,GREY 4.50m-7.00m SANDY CLAY,FINE GRAINED	1283m	South
GW114685	0.00m-0.20m SILTY CLAY SOFT,MOIST,DARK BROWN 0.20m-1.00m SILTY CLAY WITH MINOR GRAVEL AND SAND 1.00m-1.60m SILTY CLAY, SOFT,FIRM, MOIST YELLOW BROWN 1.60m-2.00m SILTSTONE HARD DRY,RED BROWN 2.00m-5.00m SILTY CLAY,SOFT,MOIST,LOW PLASYICITY	1283m	South
GW020065	0.00m-0.30m Topsoil 0.30m-4.87m Clay 4.87m-8.22m Pipe Clay White 8.22m-10.66m Driller 10.66m-33.22m Sandstone 33.22m-34.13m Sandstone 34.13m-35.96m Shale Clay 35.96m-56.38m Sandstone 56.38m-56.99m Mudstone Clay 56.99m-61.87m Shale 61.87m-110.94m Sandstone Water Supply 110.94m-114.90m Shale	1360m	South
GW014470	0.00m-1.82m Soil 1.82m-4.26m Rock	1395m	North West
GW020067	0.00m-0.30m Topsoil 0.30m-1.52m Clay Red Sandstone 1.52m-5.48m Pipe Clay White 5.48m-6.40m Clay Grey 6.40m-7.62m Clay Yellow 7.62m-7.92m Driller 7.92m-8.22m Clay Grey 8.22m-9.14m Driller 9.14m-20.11m Sandstone 20.11m-21.64m Driller 21.64m-33.22m Sandstone 33.22m-34.44m Clay White 34.44m-38.70m Sandstone 38.70m-39.31m Clay White 39.31m-59.74m Sandstone 59.74m-60.96m Shale 60.96m-62.48m Sandstone Clay Seams 62.48m-73.15m Clay White Grey Seams Sandstone 73.15m-88.39m Sandstone 88.39m-89.61m Shale 89.61m-93.26m Sandstone 93.26m-93.57m Clay White 93.57m-101.80m Sandstone Water Supply 101.80m-102.71m Shale Clay 102.71m-137.16m Sandstone	1415m	South
GW104975	0.00m-1.80m SANDY CLAY 1.80m-6.00m SANDSTONE	1415m	South
GW104973	0.00m-2.20m SANDY CLAY/D/BROWN/BLACK 2.20m-4.10m SILTY CLAY/SANDSTONE	1431m	South
GW104974	0.00m-2.00m SANDY CLAY 2.00m-3.00m SAND/SILTY CLAY 3.00m-5.00m SANDSTONE	1436m	South
GW020108	0.00m-0.30m Topsoil 0.30m-2.74m Clay Red 2.74m-3.35m Pipe Clay White 3.35m-4.26m Driller 4.26m-6.09m Sandstone 6.09m-7.62m Clay 7.62m-12.80m Sandstone Clay 12.80m-33.52m Sandstone 33.52m-37.79m Clay Grey Shale 37.79m-51.51m Sandstone 51.51m-53.64m Clay White 53.64m-57.91m Clay Grey Shale 57.91m-61.56m Sandstone Hard 61.56m-67.97m Sandstone Clay Seams 67.97m-102.10m Sandstone 102.10m-103.63m Shale 103.63m-134.11m Sandstone	1528m	South

Groundwater No	Drillers Log	Distance	Direction
GW035775	0.00m-0.30m Topsoil 0.30m-4.26m Clay Red 4.26m-5.18m Driller 5.18m-7.62m Clay White 7.62m-8.22m Clay Grey 8.22m-16.15m Sandstone Clay 16.15m-35.05m Sandstone 35.05m-39.92m Shale Clay 39.92m-55.77m Sandstone 55.77m-56.69m Clay 56.69m-57.60m Shale Clay 57.60m-62.78m Sandstone 62.78m-76.20m Sandstone Clay Seams 76.20m-113.38m Sandstone 113.38m-116.43m Shale 116.43m-129.84m Sandstone 129.84m-133.50m Sandstone Shale 133.50m-137.46m Sandstone 137.46m-137.76m Shale 137.76m-146.30m Sandstone Clay Seams	1539m	South
GW020066	0.00m-0.30m Topsoil 0.30m-5.18m Clay 5.18m-9.44m Clay Shale 9.44m-11.27m Pipe Clay White 11.27m-11.88m Driller 11.88m-14.02m Pipe Clay White 14.02m-14.63m Sandstone Clay 14.63m-33.83m Sandstone 33.83m-34.44m Clay White Sandstone Decomposed 34.44m-54.86m Sandstone Grey 54.86m-60.96m Sandstone White 60.96m-62.17m Sandstone Shale 62.17m-64.00m Sandstone 64.00m-67.05m Shale 67.05m-104.54m Sandstone 104.54m-106.68m Shale Grey Water Supply	1571m	South
GW024073	0.00m-4.87m Pipe Clay Nominal Water Supply 0.00m-4.87m Sandy Nominal	1702m	East
GW073572	0.00m-0.10m Sand Fill- Grey, Medium Grind, Saturated With Hydrocarbon 0.10m-0.40m Silty Clay- Grey-mottled With Red. 0.40m-4.00m Hole Terminated @ 4m.	1842m	South West
GW072997	0.00m-0.10m Sandy Clays & Gravels 0.10m-1.00m Residual Soil- Sandy Clay-grey, Mottled W/ Red >10%, Moist. Med. Plasticity 1.00m-2.50m Weathered Bedrock- Sandy Clay, Grey Brown, Dry 2.50m-4.20m Bedrock- Hole Terminated @ 4.2	1847m	South West
GW073569	0.00m-0.10m Fill Mat'l. & Residual Soil-sandy Clay, Grey W/ Mottles/streaks Of Red Moist, Ironstone Fragments 0.10m-1.00m Residual Soil- Sandy/silty Clay,yb Staining On Surface Giving Black Colour, Moist Med. Plasticity, Hydrocarbon Odour Prs 1.00m-1.50m Weathered Bedrock & Residual Soil-dry Red Brown Silty Clay)silty Clay Yb Moist, Shle Fragments Present In Sample. 1.50m-3.00m Weathered Bedrock-silty Clay, Red Brown, Dry Med To Strong Plasticity. Fragments Of Shle Present. 3.00m-4.50m Hole Terminated @ 4.7m	1849m	South West
GW073570	0.00m-0.05m Fill Material 0.05m-0.10m Residual Soil & Clay- Grey Mottled W/ Red, Moist, Med Plasticity, Irsn Fragments Presents W/ Diam. Approx. 1cm 0.10m-1.00m Texture Change Silty Clay- Yellow Brown, Some Hydrocarbon Staining, Moist, Shle Fragments Approx. 5mm Present 1.00m-2.00m Colour Change- Yellow Brown & Grey-red Clay 50/50. 2.00m-3.00m Weathered Bedrock & Residual Soil- Silty Clay, Grey Streaks Of Red, Dry. 3.00m-4.00m Weathered Bedrock- Silty Clay, Brown, Dry 4.00m-4.90m Hole Terminated @ 4.9m.	1851m	South West
GW073571	0.00m-0.10m Fill & Residual Soil- Silty Clay, Grey And Red 0.10m-1.00m Residual Soil- Silty Clay,brown-black, Moist, Med-high Plasticity; Colour Change Yellow-brown. 1.00m-2.00m Weathered Bedrock- Silty Clay;grey, Mottles Of Red,dry,yellow. 2.00m-4.50m Hole Terminated @ 4.5m	1852m	South West
GW073573	0.00m-0.10m Silt-clay, Grey-mottled 10% With Red, Moist - Wet. 0.10m-1.00m Silt-clay, Grey-mottled 10% With Red, Moist- Wet. 1.00m-3.50m Hole Terminated @ 3.5m.	1853m	South West

Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp
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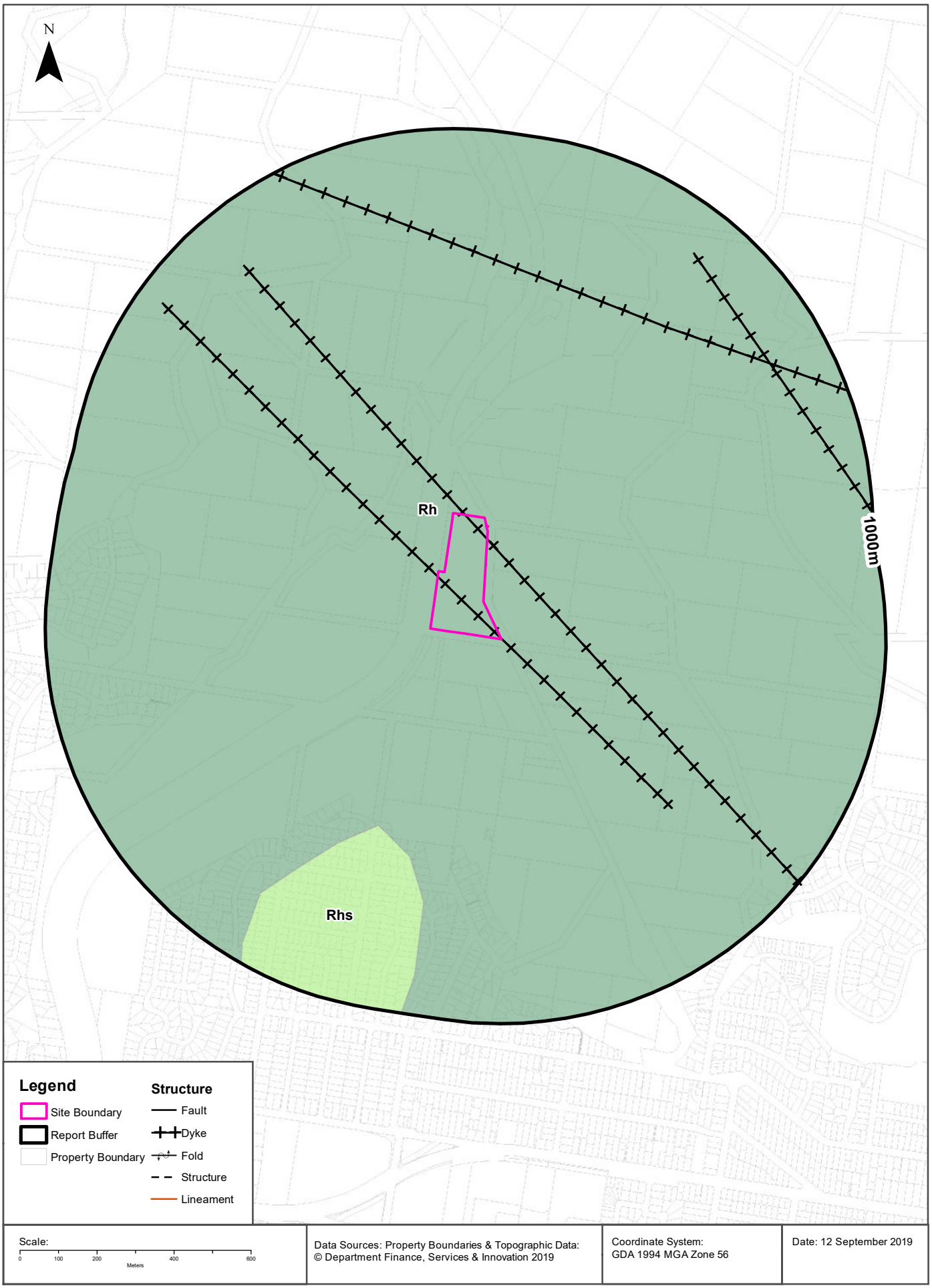
Geology 1:100,000

Wakehurst Parkway, Oxford Falls, NSW 2100



Geology

Wakehurst Parkway, Oxford Falls, NSW 2100

Geological Units

What are the Geological Units onsite?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Rh	Medium to coarse grained quartz sandstone, very minor shale and laminate lenses				Triassic		Sydney	1:100,000

What are the Geological Units within the dataset buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Rh	Medium to coarse grained quartz sandstone, very minor shale and laminate lenses				Triassic		Sydney	1:100,000
Rhs	Shale. Laminate				Triassic		Sydney	1:100,000

Geological Structures

What are the Geological Structures onsite?

Feature	Name	Description	Map Sheet	Dataset
Dyke			Sydney	1:100,000
Dyke			Sydney	1:100,000

What are the Geological Structures within the dataset buffer?

Feature	Name	Description	Map Sheet	Dataset
Dyke			Sydney	1:100,000
Dyke			Sydney	1:100,000
Dyke			Sydney	1:100,000
Dyke			Sydney	1:100,000

Geological Data Source : NSW Department of Industry, Resources & Energy
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Naturally Occurring Asbestos Potential

Wakehurst Parkway, Oxford Falls, NSW 2100

Naturally Occurring Asbestos Potential

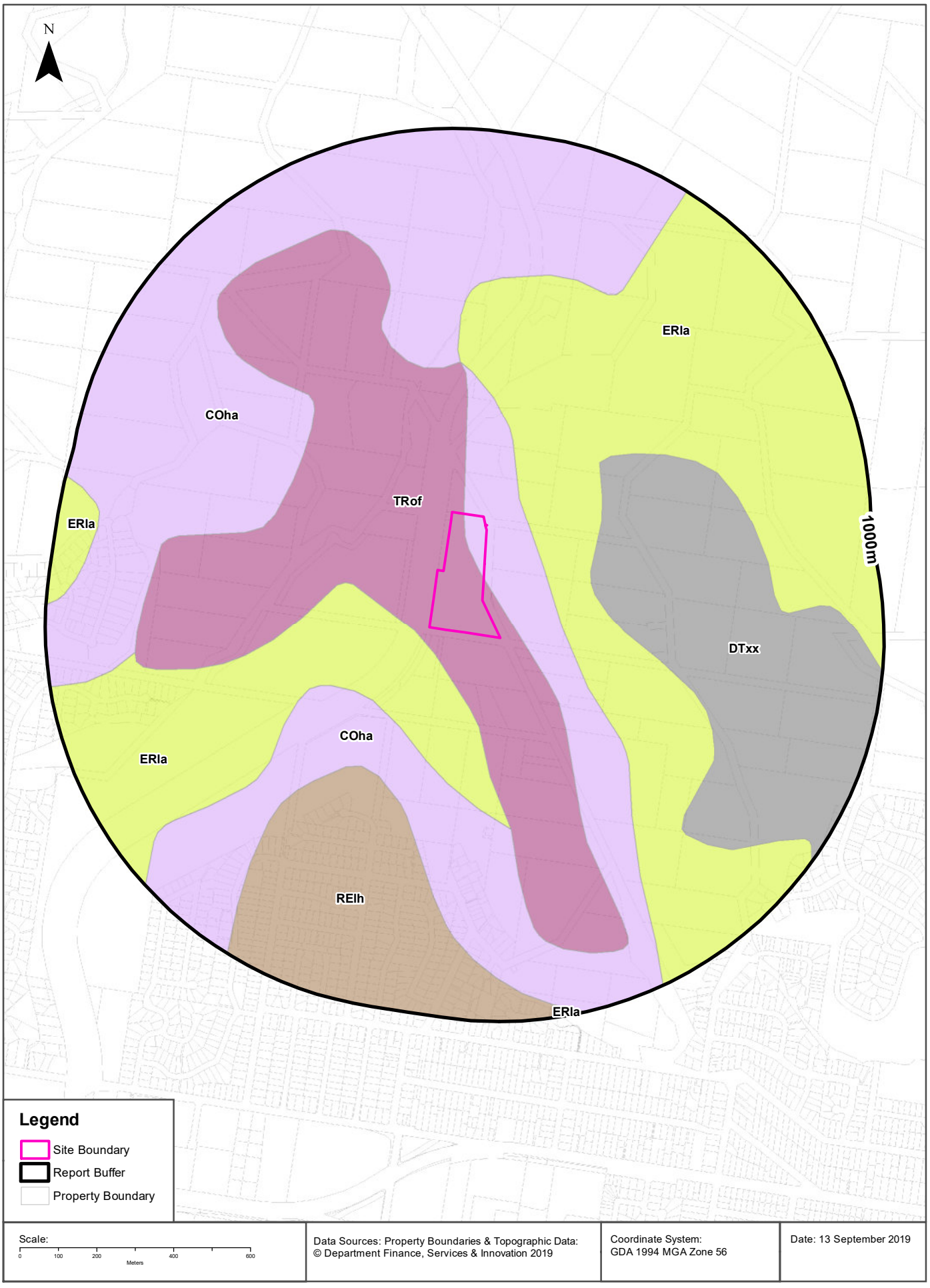
Naturally Occurring Asbestos Potential within the dataset buffer:

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

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

Soil Landscapes

Wakehurst Parkway, Oxford Falls, NSW 2100



Soils

Wakehurst Parkway, Oxford Falls, NSW 2100

Soil Landscapes

What are the onsite Soil Landscapes?

Soil Code	Name	Group	Process	Map Sheet	Scale
COha	HAWKESBURY		COLLUVIAL	Sydney	1:100,000
TRof	OXFORD FALLS		TRANSFERRAL	Sydney	1:100,000

What are the Soil Landscapes within the dataset buffer?

Soil Code	Name	Group	Process	Map Sheet	Scale
COha	HAWKESBURY		COLLUVIAL	Sydney	1:100,000
DTxx	DISTURBED TERRAIN		DISTURBED TERRAIN	Sydney	1:100,000
ERla	LAMBERT		EROSIONAL	Sydney	1:100,000
RElh	LUCAS HEIGHTS		RESIDUAL	Sydney	1:100,000
TRof	OXFORD FALLS		TRANSFERRAL	Sydney	1:100,000

Soils Landscapes Data Source : NSW Office of Environment and Heritage
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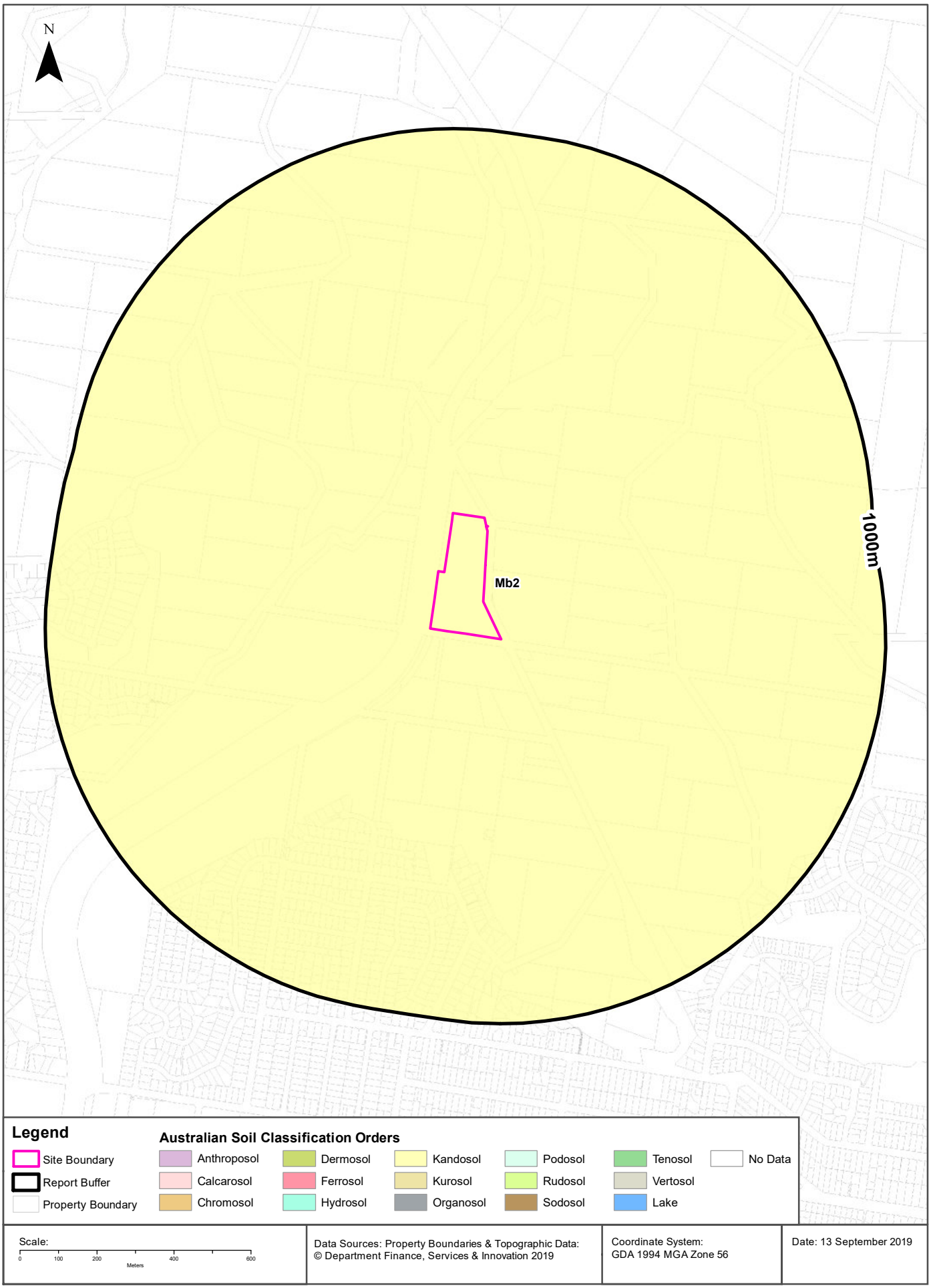
Atlas of Australian Soils

Wakehurst Parkway, Oxford Falls, NSW 2100



Soils

Wakehurst Parkway, Oxford Falls, NSW 2100

Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

Map Unit Code	Soil Order	Map Unit Description	Distance
Mb2	Kandosol	Dissected sandstone plateau of moderate to strong relief with sandstone pillars, ledges, and slabs-- level to undulating ridges, irregularly benched slopes, steep ridges, cliffs, canyons, narrow sandy valleys: chief soils are (i) on areas of gentle to moderate relief, acid yellow leached earths (Gn2.74) and (Gn2.34) and acid leached yellow earths (Gn2.24)-sometimes these soils contain ironstone gravel; and (ii) on, or adjacent to, areas of strong relief, siliceous sands (Uc1.2), leached sands (Uc2.12) and (Uc2.2), and shallow forms of the above (Gn2) soils. Associated are: (i) on flat to gently undulating remnants of the original plateau surface, leached sands (Uc2.3), siliceous sands (Uc1.2), sandy earths (Uc5.22), and (Gn2) soils as for (i) above (these areas are in part comparable with unit Cb29); (ii) on flat ironstone gravelly remnants of the original plateau surface, (Gn2) soils as for unit Mb5(i); (iii) on gently undulating ridges where interbedded shales are exposed, shallow, often stony (Dy3.41), (Dr2.21), and related soils similar to unit Tb35; (iv) narrow valleys of (Uc2.3) soils flanked by moderate slopes of (Dy3.41) soils; (v) escarpments of steep hills with shallow (Dy) and (Dr) soils between sandstone pillars; and (vi) shallow (Um) soils, such as (Um6.21) on steep hills of basic rocks. As mapped, minor areas of units Mg20, Mm1, and Mw8 are included. Data are limited.	0m

Atlas of Australian Soils Data Source: CSIRO
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Acid Sulfate Soils

Wakehurst Parkway, Oxford Falls, NSW 2100

Environmental Planning Instrument - Acid Sulfate Soils

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

Soil Class	Description	EPI Name
N/A		

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

Soil Class	Description	EPI Name	Distance	Direction
N/A				

Acid Sulfate Data Source Accessed 23/10/2018: NSW Crown Copyright - Planning and Environment
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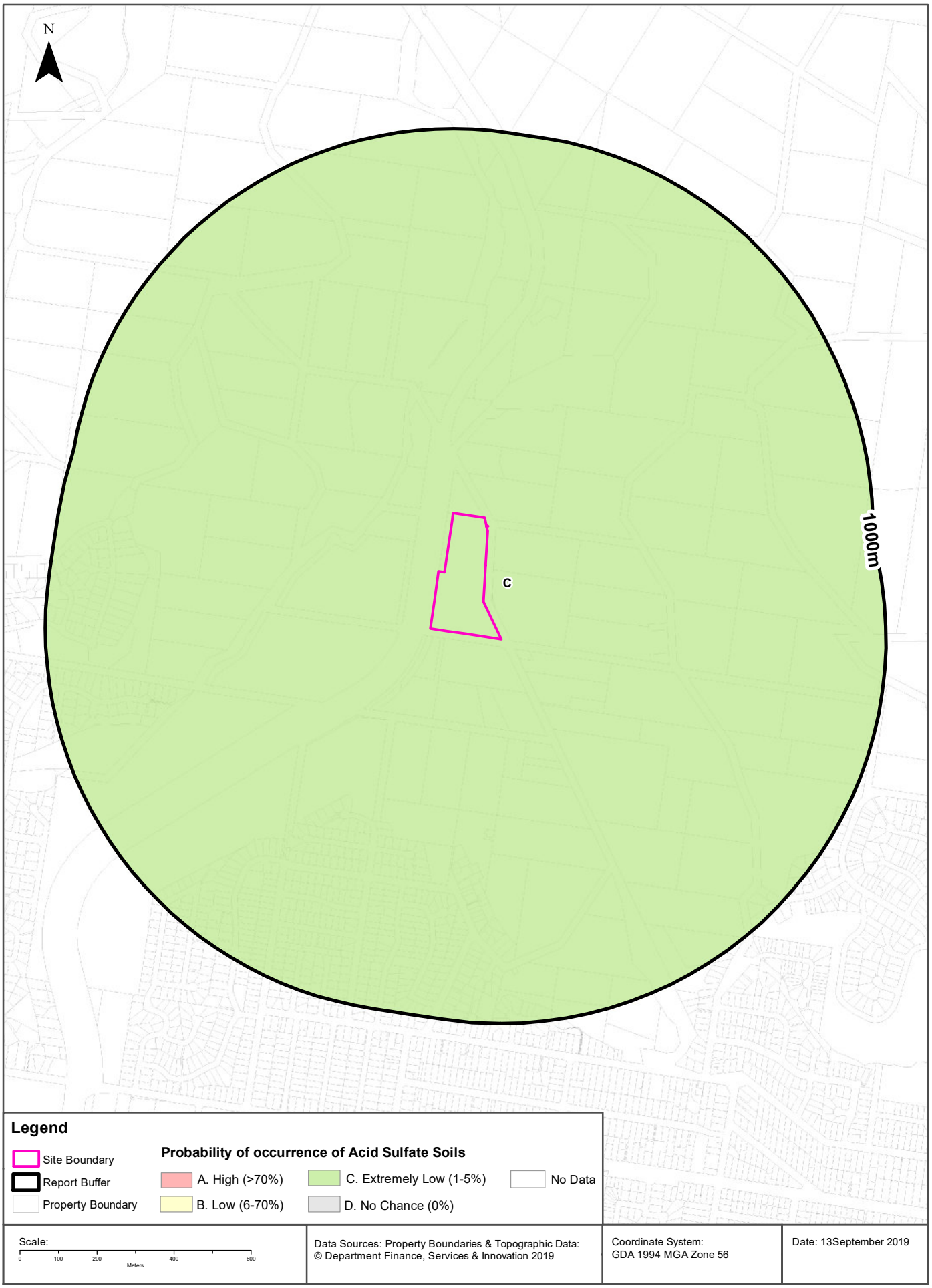
Atlas of Australian Acid Sulfate Soils

Wakehurst Parkway, Oxford Falls, NSW 2100



Acid Sulfate Soils

Wakehurst Parkway, Oxford Falls, NSW 2100

Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO
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Dryland Salinity

Wakehurst Parkway, Oxford Falls, NSW 2100

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

Is there Dryland Salinity - National Assessment data within the dataset buffer?

No

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
N/A	N/A	N/A	N/A	N/A

Dryland Salinity Data Source : National Land and Water Resources Audit
The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.
In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

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

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

Wakehurst Parkway, Oxford Falls, NSW 2100

Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2016)
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State Environmental Planning Policy

Wakehurst Parkway, Oxford Falls, NSW 2100

State Significant Precincts

What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
N/A	No Records in Buffer							

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment
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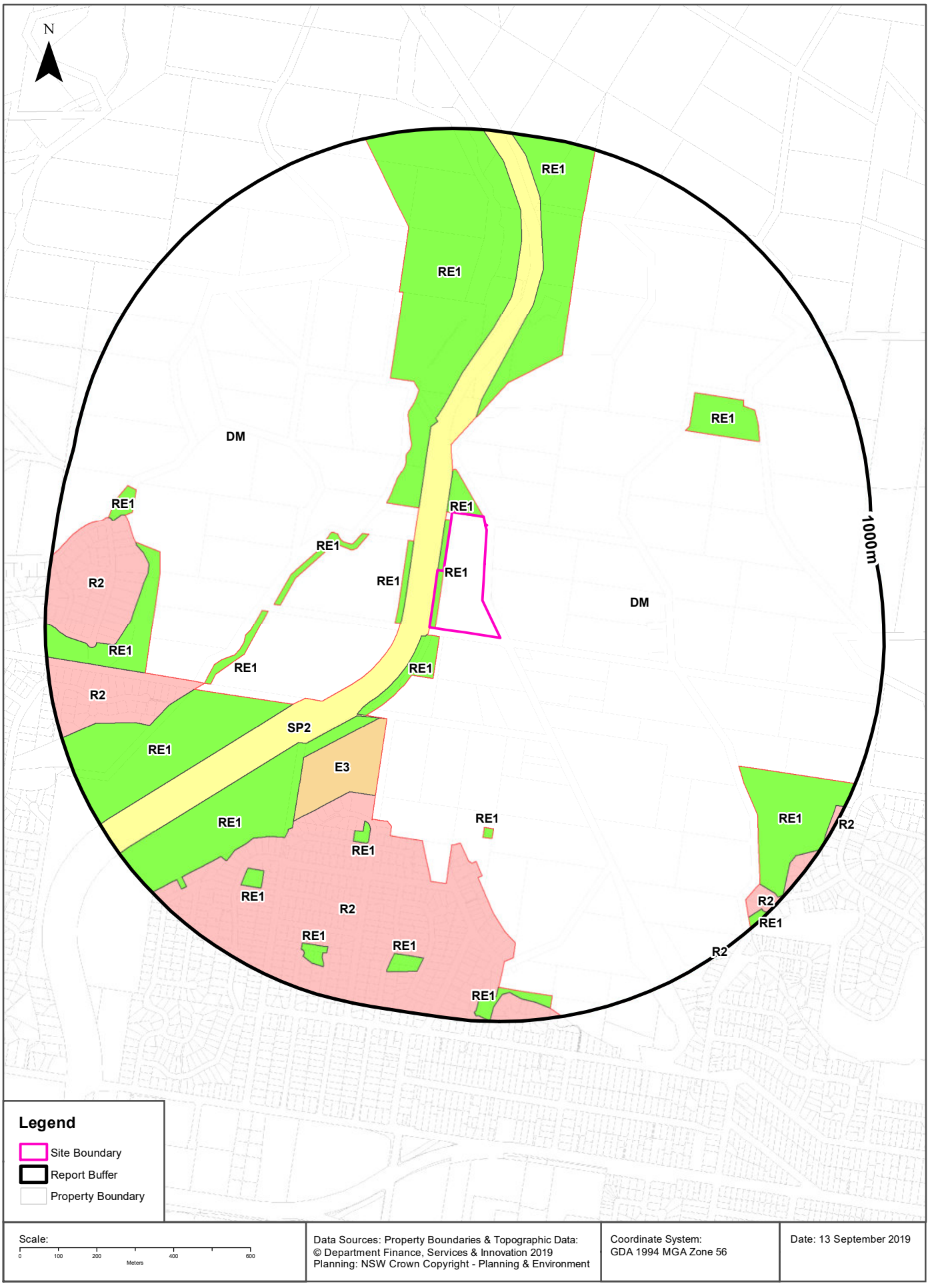
EPI Planning Zones

Wakehurst Parkway, Oxford Falls, NSW 2100



Scale: 0 100 200 400 600 Meters

Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2019
Planning: NSW Crown Copyright - Planning & Environment

Coordinate System: GDA 1994 MGA Zone 56

Date: 13 September 2019

Environmental Planning Instrument

Wakehurst Parkway, Oxford Falls, NSW 2100

Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
DM	Deferred Matter		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		0m	Onsite
RE1	Public Recreation		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		0m	Onsite
SP2	Infrastructure	Classified Road	Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		0m	North
RE1	Public Recreation		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		20m	South West
RE1	Public Recreation		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		73m	West
DM	Deferred Matter		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		76m	North West
RE1	Public Recreation		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		88m	North
RE1	Public Recreation		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		203m	West
RE1	Public Recreation		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		252m	North
E3	Environmental Management		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		262m	South West
RE1	Public Recreation		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		269m	South West
RE1	Public Recreation		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		408m	South West
RE1	Public Recreation		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		422m	West
R2	Low Density Residential		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		460m	East
RE1	Public Recreation		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		495m	South
RE1	Public Recreation		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		532m	South
RE1	Public Recreation		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		571m	North East
R2	Low Density Residential		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		604m	West
RE1	Public Recreation		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		705m	South East
RE1	Public Recreation		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		715m	West
RE1	Public Recreation		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		767m	South West
RE1	Public Recreation		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		810m	West
RE1	Public Recreation		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		854m	South
RE1	Public Recreation		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		873m	South
RE1	Public Recreation		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		910m	South
RE1	Public Recreation		Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017		973m	South East

Environmental Planning Instrument Data Source: NSW Crown Copyright - Planning & Environment
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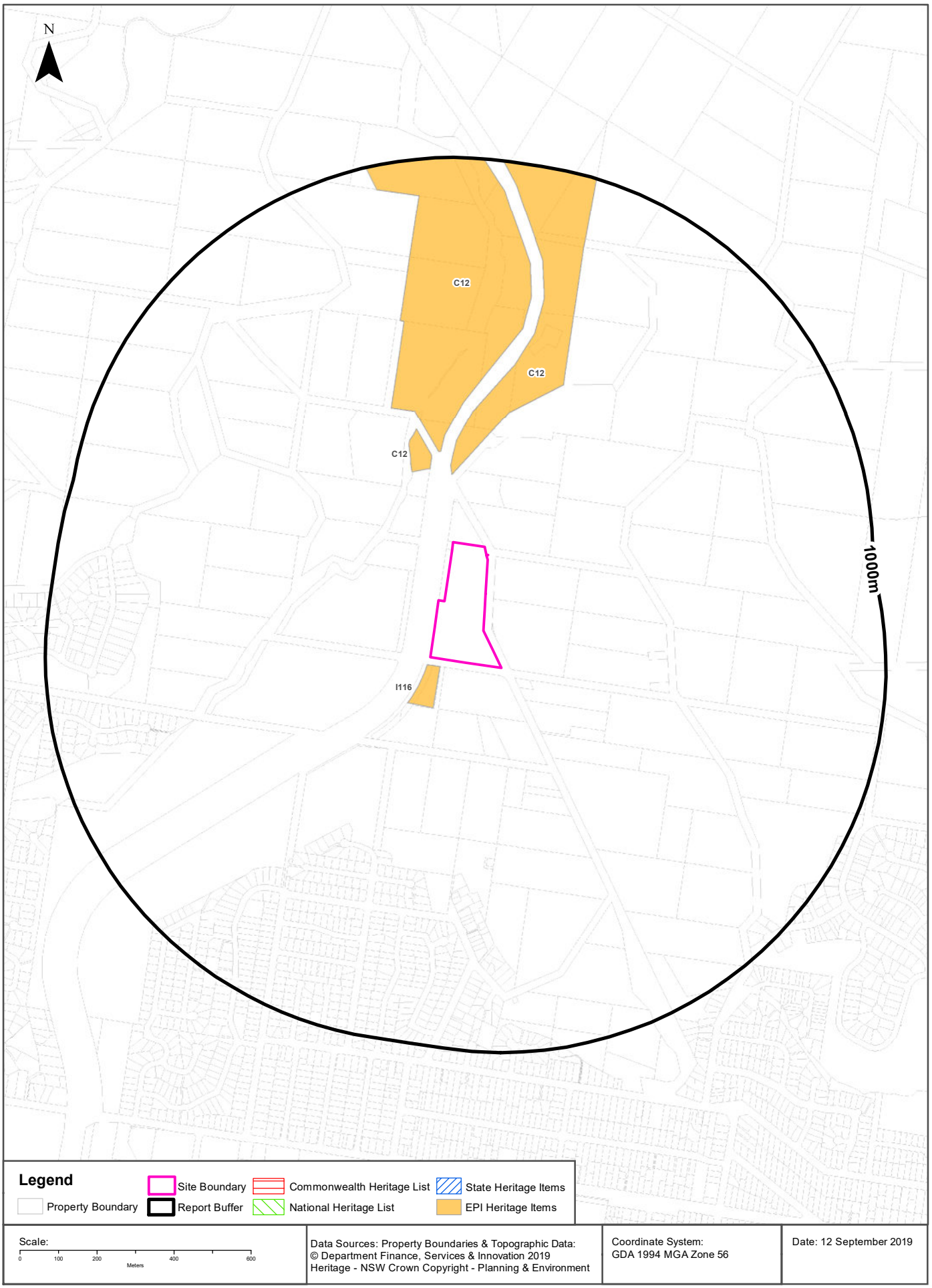
Heritage Items

Wakehurst Parkway, Oxford Falls, NSW 2100



Heritage

Wakehurst Parkway, Oxford Falls, NSW 2100

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?
Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
Creative Commons 3.0 © Commonwealth of Australia https://creativecommons.org/licenses/by/3.0/au/deed.en

State Heritage Register - Curtilages

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

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage
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Environmental Planning Instrument - Heritage

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

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I116	Oxford Falls Public School	Item - General	Local	Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017	20m	South West
C12	Oxford Falls Conservaton Area	Conservation Area - Landscape	Local	Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017	176m	North
C12	Oxford Falls Conservaton Area	Conservation Area - Landscape	Local	Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017	202m	North

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
C12	Oxford Falls Conservaton Area	Conservation Area - Landscape	Local	Warringah Local Environmental Plan 2011	09/12/2011	09/12/2011	30/06/2017	239m	North

Heritage Data Source: NSW Crown Copyright - Planning & Environment
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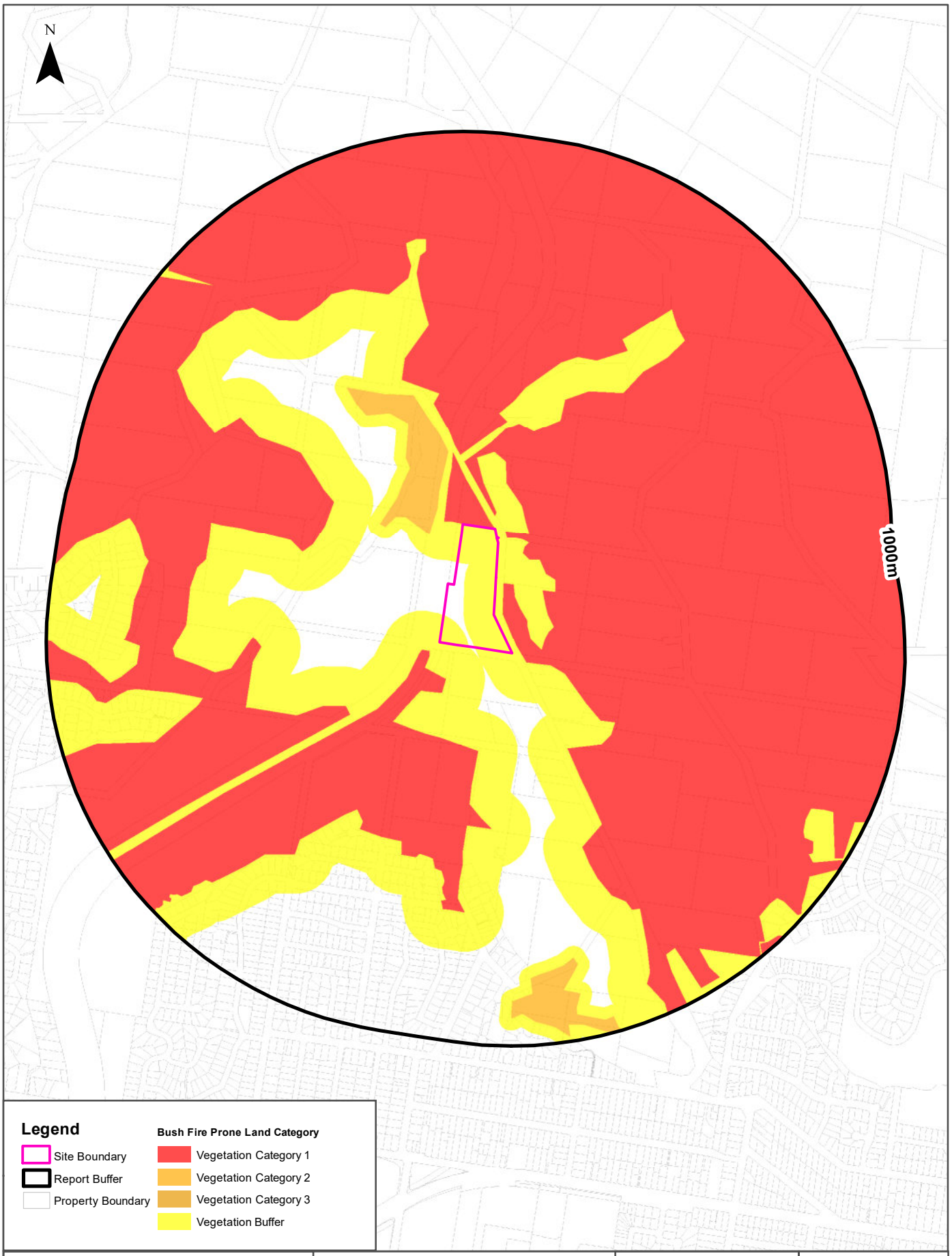
Natural Hazards - Bush Fire Prone Land

Wakehurst Parkway, Oxford Falls, NSW 2100



Data Sources: Bush Fire Prone Land: © NSW Rural Fire Service 2019. Property Boundaries: © Department Finance, Services & Innovation 2019

Coordinate System: GDA 1994 MGA Zone 56

Date: 12 September 2019

Natural Hazards

Wakehurst Parkway, Oxford Falls, NSW 2100

Bush Fire Prone Land

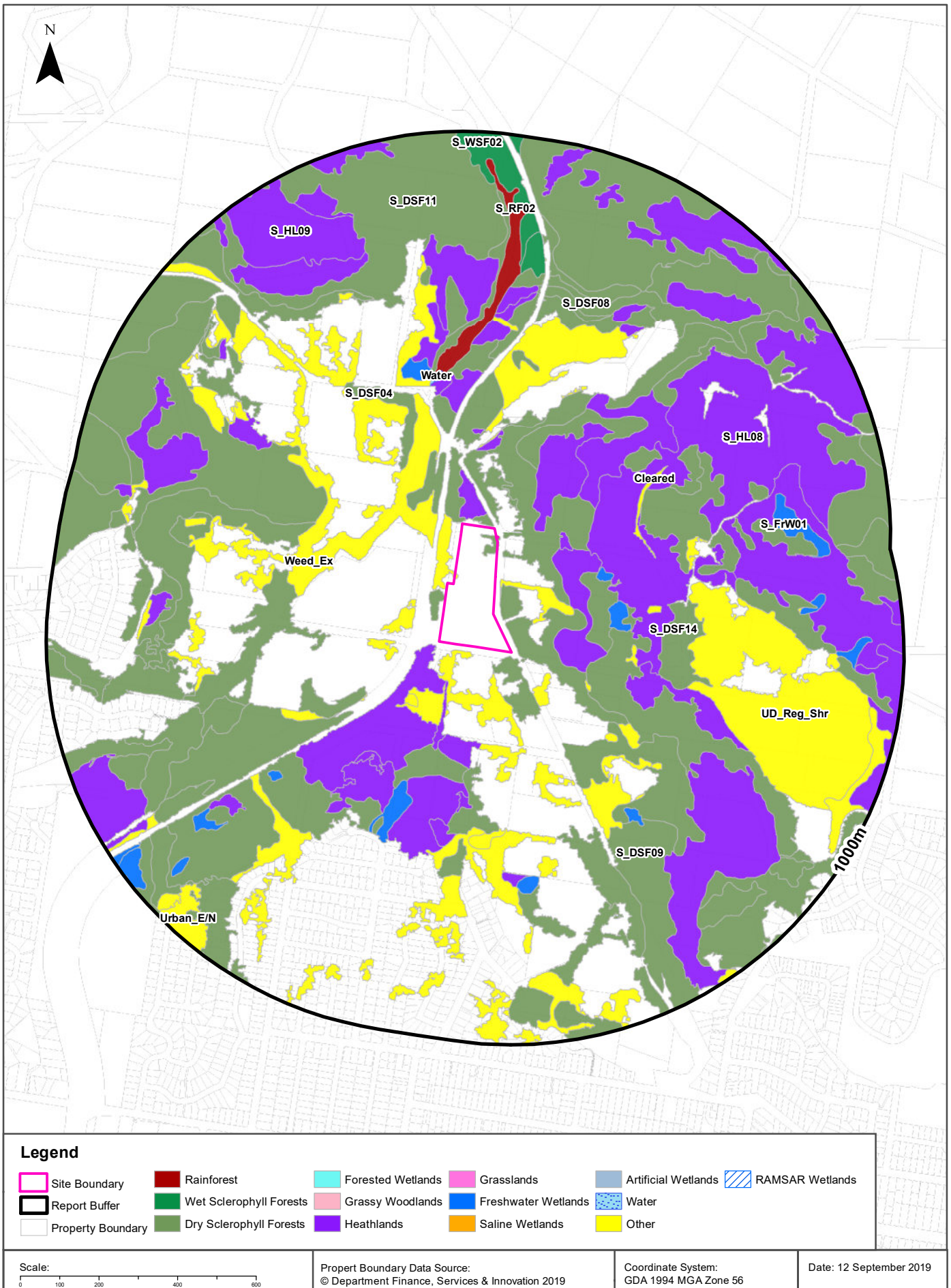
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	0m	Onsite
Vegetation Category 1	1m	North
Vegetation Category 2	73m	North West

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

Ecological Constraints - Native Vegetation & RAMSAR Wetlands

Wakehurst Parkway, Oxford Falls, NSW 2100



Ecological Constraints

Wakehurst Parkway, Oxford Falls, NSW 2100

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Map Unit Name	Threatened Ecological Community NSW	Threatened Ecological Community EPBC Act	Understorey	Disturbance	Disturbance Index	Dominant Species	Dist	Direction
S_DSF09	S_DSF09: Coastal Sandstone Gully Forest			11: Semi sheltered dry/mesic	13: Weeds	3: High	A.costata/E.sieberi/E.piperita	0m	Onsite
S_DSF11	S_DSF11: Sydney North Exposed Sandstone Woodland			19: Dense heath	13: Weeds	3: High	E.haemastoma/B.serrata	0m	Onsite
Urban_E/N	Urban_E/N: Urban Exotic/Native			00: Not assessed	00: Not assessed	0: Not assessed	Urban Exotic/Native	0m	Onsite
S_HL08	S_HL08: Coastal Sandstone Heath-Mallee			19: Dense heath	15: Regrowth	2: Moderate	A.distyla/B.ericifolia/Leptospermum spp/A.hispida	12m	North
S_HL08	S_HL08: Coastal Sandstone Heath-Mallee			19: Dense heath	25: Edge disturbances only	1: Low	A.distyla/B.ericifolia/Leptospermum spp/A.hispida	12m	South West
Weed_Ex	Weed_Ex: Weeds and Exotics			00: Not assessed	00: Not assessed	0: Not assessed	Exotic Species >90%cover	14m	South
S_DSF04	S_DSF04: Coastal Enriched Sandstone Dry Forest			10: Mesic/rainforest	13: Weeds	3: High	A.costata/E.piperitaE.umbra/C.gummifera	205m	North West
S_FrW01	S_FrW01: Coastal Upland Damp Heath Swamp	Coastal Upland Swamp		19: Dense heath	99: No visible disturbance	5: No visible disturbance	B.ericifolia/Hakea spp/sedges	255m	East
S_HL09	S_HL09: Coastal Sandstone Rock Plate Heath			19: Dense heath	99: No visible disturbance	5: No visible disturbance	Exposed rockplates with low heath	324m	South West
Cleared	Cleared			00: Not assessed	00: Not assessed	0: Not assessed	Cleared	345m	North East
Water	Water			00: Not assessed	00: Not assessed	0: Not assessed	Water	360m	North
S_DSF14	S_DSF14: Sydney Ironstone Bloodwood-Silvertop Ash Forest	Duffys Forest Ecological Community		12: Dry xeric shrubs	11: Roads/trails	1: Low	E.sieberi/C.gummifera/E.haemastoma	373m	East
S_RF02	S_RF02: Coastal Sandstone Gallery Rainforest			10: Mesic/rainforest	13: Weeds	2: Moderate	C.apetalum/T.laurina/C.serratifolia	376m	North
UD_Reg_Shr	UD_Reg_Shr: Undifferentiated Regenerating Shrubs			00: Not assessed	00: Not assessed	0: Not assessed	Undifferentiated Regenerating Scrubs	447m	East
S_DSF08	S_DSF08: Coastal Sandstone Riparian Forest			10: Mesic/rainforest	13: Weeds	3: High	E.piperita/A.costata/T.laurina	590m	North East
S_WSF02	S_WSF02: Coastal Enriched Sandstone Moist Forest			10: Mesic/rainforest	13: Weeds	2: Moderate	A.costata/E.piperitaE.umbra/C.gummifera	648m	North

Native Vegetation of the Sydney Metropolitan Area : NSW Office of Environment and Heritage
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Ramsar Wetlands

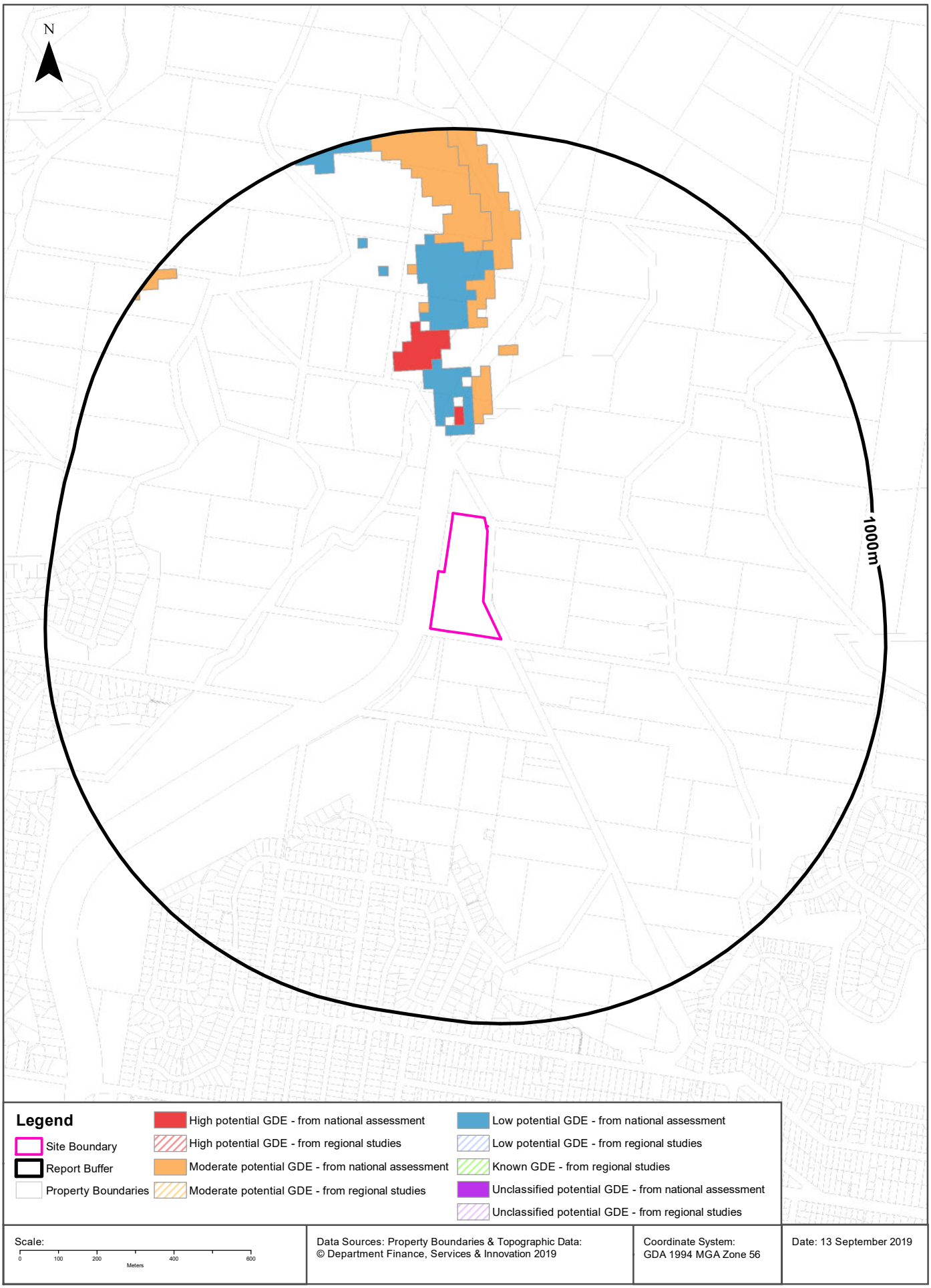
What Ramsar Wetland areas exist within the dataset buffer?

Map Id	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Environment

Ecological Constraints - Groundwater Dependent Ecosystems Atlas

Wakehurst Parkway, Oxford Falls, NSW 2100



Ecological Constraints

Wakehurst Parkway, Oxford Falls, NSW 2100

Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	Low potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	202m
Terrestrial	High potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	228m
Terrestrial	Moderate potential GDE - from national assessment	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	236m

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
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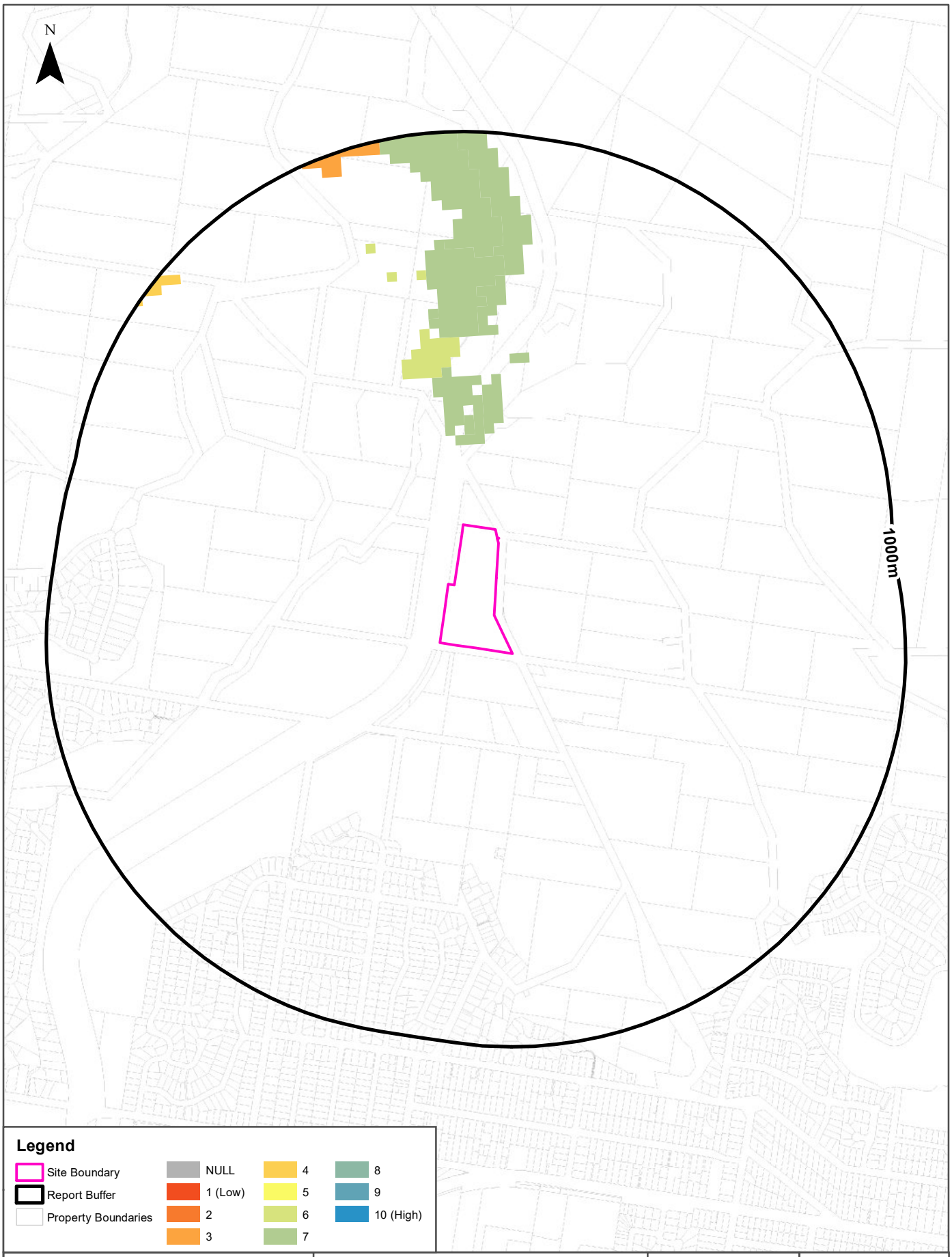
Ecological Constraints - Inflow Dependent Ecosystems Likelihood

Wakehurst Parkway, Oxford Falls, NSW 2100



Ecological Constraints

Wakehurst Parkway, Oxford Falls, NSW 2100

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	7	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	202m
Terrestrial	6	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	378m
Terrestrial	3	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	937m
Terrestrial	4	Deeply dissected sandstone plateaus.	Vegetation	Consolidated sedimentary	942m

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology
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Ecological Constraints

Wakehurst Parkway, Oxford Falls, NSW 2100

NSW BioNet Atlas

Species on the NSW BioNet Atlas that have a NSW or federal conservation status, a NSW sensitivity status, or are listed under a migratory species agreement, and are within 10km of the site?

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Heleioporus australiacus	Giant Burrowing Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Amphibia	Pseudophryne australis	Red-crowned Toadlet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Actitis hypoleucos	Common Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Anous stolidus	Common Noddy	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ardea ibis	Cattle Egret	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Ardenna carneipes	Flesh-footed Shearwater	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Ardenna grisea	Sooty Shearwater	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Ardenna pacificus	Wedge-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Arenaria interpres	Ruddy Turnstone	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Burhinus grallarius	Bush Stone-curlew	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris alba	Sanderling	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris canutus	Red Knot	Not Listed	Not Sensitive	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Endangered	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris tenuirostris	Great Knot	Vulnerable	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Calyptorhynchus banksii banksii	Red-tailed Black-Cockatoo (coastal subspecies)	Critically Endangered	Category 2	Not Listed	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Calyptorhynchus lathami	Glossy Black-Cockatoo	Vulnerable	Category 2	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Charadrius leschenaultii	Greater Sand-plover	Vulnerable	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Charadrius mongolus	Lesser Sand-plover	Vulnerable	Not Sensitive	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Charadrius veredus	Oriental Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Chlidonias leucopterus	White-winged Black Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Diomedea exulans	Wandering Albatross	Endangered	Not Sensitive	Endangered	JAMBA
Animalia	Aves	Egretta sacra	Eastern Reef Egret	Not Listed	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	Esacus magnirostris	Beach Stone-curlew	Critically Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Eudyptula minor	Little Penguin	Endangered Population	Not Sensitive	Not Listed	
Animalia	Aves	Falco subniger	Black Falcon	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Fregata ariel	Lesser Frigatebird	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Gygis alba	White Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haematopus fuliginosus	Sooty Oystercatcher	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haematopus longirostris	Pied Oystercatcher	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Category 3	Critically Endangered	
Animalia	Aves	Limosa lapponica	Bar-tailed Godwit	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Lophochroa leadbeateri	Major Mitchell's Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Macronectes giganteus	Southern Giant Petrel	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Macronectes halli	Northern Giant-Petrel	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Neophema splendida	Scarlet-chested Parrot	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Numenius madagascariensis	Eastern Curlew	Not Listed	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Numenius phaeopus	Whimbrel	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Onychoprion fuscata	Sooty Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pachycephala olivacea	Olive Whistler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pandion cristatus	Eastern Osprey	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Philomachus pugnax	Ruff	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Plegadis falcinellus	Glossy Ibis	Not Listed	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	Pluvialis fulva	Pacific Golden Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Vulnerable	Category 3	Vulnerable	
Animalia	Aves	Pterodroma leucoptera leucoptera	Gould's Petrel	Vulnerable	Not Sensitive	Endangered	
Animalia	Aves	Pterodroma solandri	Providence Petrel	Vulnerable	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ptilinopus magnificus	Wompoo Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ptilinopus regina	Rose-crowned Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ptilinopus superbus	Superb Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Puffinus assimilis	Little Shearwater	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Rostratula australis	Australian Painted Snipe	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Stercorarius longicaudus	Long-tailed Jaeger	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Stercorarius pomarinus	Pomarine Jaeger	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Sterna hirundo	Common Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Sternula albifrons	Little Tern	Endangered	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Thalassarche cauta	Shy Albatross	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Thalassarche chrysostoma	Grey-headed Albatross	Not Listed	Not Sensitive	Endangered	
Animalia	Aves	Thalassarche melanophris	Black-browed Albatross	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Todiramphus chloris	Collared Kingfisher	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Tringa brevipes	Grey-tailed Tattler	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa incana	Wandering Tattler	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Tringa nebularia	Common Greenshank	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa stagnatilis	Marsh Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Tyto tenebricosa	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Xenus cinereus	Terek Sandpiper	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Mammalia	Arctocephalus forsteri	New Zealand Fur-seal	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Mammalia	Arctocephalus pusillus doriferus	Australian Fur-seal	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Cercartetus nanus	Eastern Pygmy-possum	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	Dugong dugon	Dugong	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	Eubalaena australis	Southern Right Whale	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Isoodon obesulus obesulus	Southern Brown Bandicoot (eastern)	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Macropus parma	Parma Wallaby	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Macrotis lagotis	Bilby	Presumed Extinct	Not Sensitive	Vulnerable	
Animalia	Mammalia	Megaptera novaeangliae	Humpback Whale	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Nyctophilus bifax	Eastern Long-eared Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Perameles nasuta	Long-nosed Bandicoot	Endangered Population	Not Sensitive	Not Listed	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petrogale penicillata	Brush-tailed Rock-wallaby	Endangered	Not Sensitive	Vulnerable	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Endangered Population, Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Physeter macrocephalus	Sperm Whale	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Pseudomys novaehollandiae	New Holland Mouse	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheathtail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Vespadelus troughtoni	Eastern Cave Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Antaresia stimsoni	Stimson's Python	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Cacophis harriettae	White-crowned Snake	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Dermochelys coriacea	Leatherback Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Diplodactylus platyurus	Eastern Fat-tailed Gecko	Endangered	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Reptilia	Eretmochelys imbricata	Hawksbill Turtle	Not Listed	Not Sensitive	Vulnerable	
Animalia	Reptilia	Myuchelys bellii	Western Sawshelled Turtle, Bell's Turtle	Endangered	Not Sensitive	Vulnerable	
Animalia	Reptilia	Suta flagellum	Little Whip Snake	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Tiliqua occipitalis	Western Blue-tongued Lizard	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Varanus rosenbergi	Rosenberg's Goanna	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia terminalis subsp. terminalis	Sunshine Wattle	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Baeckea kandos		Endangered	Category 3	Endangered	
Plantae	Flora	Caladenia tessellata	Thick Lip Spider Orchid	Endangered	Category 2	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Vulnerable	Category 3	Not Listed	
Plantae	Flora	Chamaesyce psammogeton	Sand Spurge	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Cryptostylis hunteriana	Leafless Tongue Orchid	Vulnerable	Category 2	Vulnerable	
Plantae	Flora	Darwinia biflora		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Deyeuxia appressa		Endangered	Not Sensitive	Endangered	
Plantae	Flora	Diuris bracteata		Endangered	Category 2	Extinct	
Plantae	Flora	Epacris purpurascens var. purpurascens		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Eucalyptus camfieldii	Camfield's Stringybark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus scoparia	Wallangarra White Gum	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Euphrasia collina subsp. muelleri	Mueller's Eyebright	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Genoplesium baueri	Bauer's Midge Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	Grammitis stenophylla	Narrow-leaf Finger Fern	Endangered	Category 3	Not Listed	
Plantae	Flora	Grevillea caleyi	Caley's Grevillea	Critically Endangered	Category 3	Critically Endangered	
Plantae	Flora	Grevillea hilliana	White Yiel Yiel	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Grevillea juniperina subsp. juniperina	Juniper-leaved Grevillea	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Haloragodendron lucasii		Endangered	Not Sensitive	Endangered	
Plantae	Flora	Hibbertia puberula		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Hibbertia superans		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Isotoma fluviatilis subsp. fluviatilis		Not Listed	Not Sensitive	Extinct	
Plantae	Flora	Kunzea rupestris		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Lasiopetalum joyceae		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Leptospermum deanei		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Macadamia integrifolia	Macadamia Nut	Not Listed	Not Sensitive	Vulnerable	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Macadamia tetraphylla	Rough-shelled Bush Nut	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Melaleuca biconvexa	Biconvex Paperbark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Melaleuca deanei	Deane's Paperbark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Microtis angusii	Angus's Onion Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	Persoonia hirsuta	Hairy Geebung	Endangered	Category 3	Endangered	
Plantae	Flora	Persoonia laxa		Presumed Extinct	Not Sensitive	Extinct	
Plantae	Flora	Persoonia marginata	Clandulla Geebung	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Persoonia pauciflora	North Rothbury Persoonia	Critically Endangered	Category 3	Critically Endangered	
Plantae	Flora	Pimelea curviflora var. curviflora		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Prostanthera densa	Villous Mint-bush	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Prostanthera junonis	Somersby Mintbush	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Prostanthera marifolia	Seaforth Mintbush	Critically Endangered	Category 3	Critically Endangered	
Plantae	Flora	Rhodamnia rubescens	Scrub Turpentine	Critically Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Sarcochilus hartmannii	Hartman's Sarcochilus	Vulnerable	Category 2	Vulnerable	
Plantae	Flora	Senecio spathulatus	Coast Groundsel	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Tetratheca glandulosa		Vulnerable	Not Sensitive	Not Listed	

Data does not include NSW category 1 sensitive species.
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Data obtained 12/09/2019

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Appendix C: Site History Information

Historical Land Title Records

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

18/36 Osborne Road,
Manly NSW 2095

Telephone: +612 9977 6713
Mobile: 0412 169 809
Email: search@alsearchers.com.au

13th September 2019

ENVIRONMENTAL INVESTIGATION SERVICES
PO BOX 976,
NORTH RYDE BC NSW 1670

Attention: Alistair Mitchell,

RE: **1078 Oxford Falls Road,**
Oxford Falls
Job No. E30807B

Note: Historical Search report is of Part Lot 100 DP1240806, being part as referred to in site diagram.

Current Search

Folio Identifier 100/1240806 (title attached)
DP 1240806 (plan attached)
Dated 12th September 2019
Registered Proprietor:
OXFORD FALLS GRAMMAR SCHOOL LIMITED

Title Tree
Lot 100 DP 1240806

Folio Identifier 100/1240806

Folio Identifier 1/1046451

Folio Identifier 20/819277

See Notes (a) & (b)

(a) **(b)**

Folio Identifier 1/776469 Folio Identifier 2/776469

| **(bi)** **(bii)**

| / Certificate of Title Volume 3338 Folio 138

Certificate of Title Volume 3338 Folio 137 /

\ /

Certificate of Title Volume 3331 Folio 137

Certificate of Title Volume 2260 Folio 62

****

Summary of proprietor(s)
Lot 100 DP 1240806

Year	Proprietor(s)
	(Lot 100 DP 1240806)
2018 – todate	Oxford Falls Grammar School Limited
(2018 – todate)	*(various current leases shown on Folio Identifier 100/1240806)*
	(Lot 1 DP 1046451)
2002 – 2018	Oxford Falls Grammar School Limited
(2002 – 2018)	*(various leases shown on Historical Folio 1/1046451)*
	(Lot 20 DP 819277)
1992 – 2002	Oxford Falls Grammar School Limited
1992 – 1992	Oxford Falls Grammar Foundation Limited
(1992 – 2002)	*(various leases shown on Historical Folio 20/819277)*

See Notes (a) & (b)

Note (a)

	(Lot 1 DP 776469)
1991 – 1992	Oxford Falls Grammar Foundation Limited
1988 – 1991	Wakehurst Christian School Limited
	(Part Portions 1079 & 1080 Parish Manly Cove – Area 3 Acres 1 Rood 31 Perches – CTVol 3338 Fol 137)
1986 – 1988	Wakehurst Christian School Limited
1959 – 1986	George Melvin Sutherland, farmer
1927 – 1959	Peter Sutherland, poultry farmer
1927 – 1927	Public Trustee
1922 – 1927	Maria Magdalena Renz, wife of Gustav Renz, restaurant proprietor
	(Portions 1078, 1079 & 1080 Parish Manly Cove – Area 12 Acres 3 Roods 38 Perches – CTVol 3331 Fol 137)
1922 – 1922	Maria Magdalena Renz, wife of Gustav Renz, restaurant proprietor
	(Portions 1078, 1079 & 1080 Parish Manly Cove – Area 12 Acres 3 Roods 38 Perches – CTVol 2260 Fol 62)
1912 – 1922	Maria Magdalena Renz, wife of Gustav Renz, restaurant proprietor

****

Note (b)

	(Lot 2 DP 776469)
1991 – 1992	Oxford Falls Grammar Foundation Limited
1988 – 1991	Wakehurst Christian School Limited

See Notes (bi) & (bii)

Note (bi)

	(Part Portions 1079 & 1080 Parish Manly Cove – Area 3 Acres 1 Rood 31 Perches – CTVol 3338 Fol 137)
1986 – 1988	Wakehurst Christian School Limited
1959 – 1986	George Melvin Sutherland, farmer
1927 – 1959	Peter Sutherland, poultry farmer
1927 – 1927	Public Trustee
1922 – 1927	Maria Magdalena Renz, wife of Gustav Renz, restaurant proprietor
	(Portions 1078, 1079 & 1080 Parish Manly Cove – Area 12 Acres 3 Roods 38 Perches – CTVol 3331 Fol 137)
1922 – 1922	Maria Magdalena Renz, wife of Gustav Renz, restaurant proprietor
	(Portions 1078, 1079 & 1080 Parish Manly Cove – Area 12 Acres 3 Roods 38 Perches – CTVol 2260 Fol 62)
1912 – 1922	Maria Magdalena Renz, wife of Gustav Renz, restaurant proprietor

****

Note (bii)

	(Part Portions 1079 & 1080 Parish Manly Cove – Area 3 Acres 2 Roods 6 Perches – CTVol 3338 Fol 138)
1986 – 1988	Wakehurst Christian School Limited
1959 – 1986	George Melvin Sutherland, farmer
1927 – 1959	Peter Sutherland, poultry farmer
1927 – 1927	Public Trustee
1922 – 1927	Maria Magdalena Renz, wife of Gustav Renz, restaurant proprietor
	(Portions 1078, 1079 & 1080 Parish Manly Cove – Area 12 Acres 3 Roods 38 Perches – CTVol 3331 Fol 137)
1922 – 1922	Maria Magdalena Renz, wife of Gustav Renz, restaurant proprietor

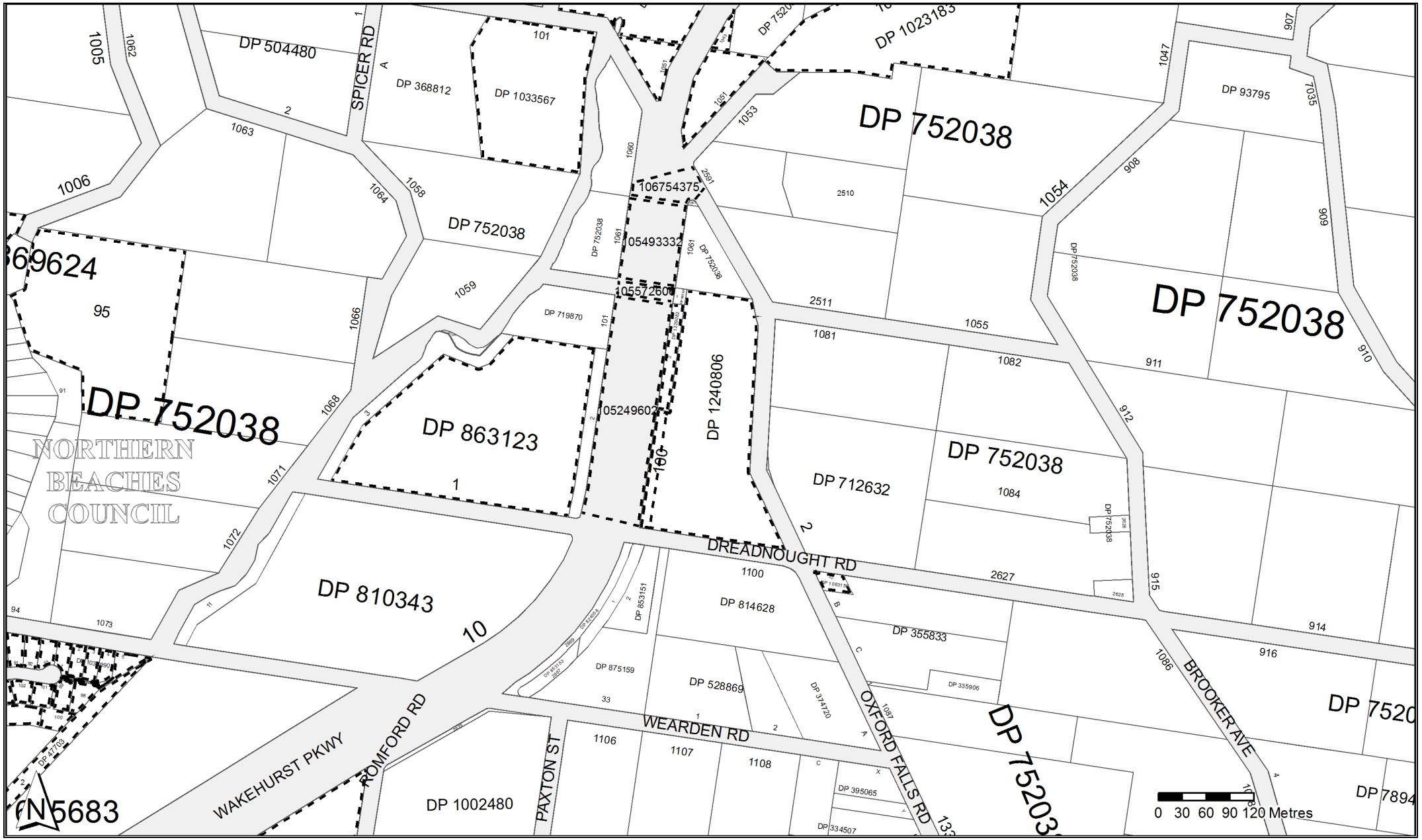
	(Portions 1078, 1079 & 1080 Parish Manly Cove – Area 12 Acres 3 Roods 38 Perches – CTVol 2260 Fol 62)
1912 – 1922	Maria Magdalena Renz, wife of Gustav Renz, restaurant proprietor

****

Cadastral Records Enquiry Report : Lot 100 DP 1240806

Ref : NOUSER

Locality : OXFORD FALLS
Parish : MANLY COVE
LGA : NORTHERN BEACHES
County : CUMBERLAND



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	Status	Surv/Comp	Purpose
DP47703			
Lot(s): 2			
NSW GAZ. 27-11-1998 Folio : 9057			
NOTIFICATION OF VESTING OF LAND UNDER THE CROWN LANDS ACT 1989 AFFECTING LOT 2 DP47703. ERRATUM (CANCELLATION OF VESTING) GOV. GAZ. 30-4-1999 FOLIO 2956			
DP506463			
Lot(s): 5			
DP1103964	REGISTERED	SURVEY	SURVEY INFORMATION ONLY
DP752038			
Lot(s): 1043, 1051			
DP1050726	REGISTERED	SURVEY	EASEMENT
DP863123			
Lot(s): 1			
DP1120916	REGISTERED	SURVEY	EASEMENT
DP869624			
Lot(s): 95, 96			
NSW GAZ. 06-04-2001 Folio : 1781			
SECTION 138 CROWN LANDS ACT, 1989 - LOTS 95-97 DP869624			
DP1008935			
Lot(s): 98, 99			
DP1031990	REGISTERED	SURVEY	SUBDIVISION
Lot(s): 90, 91, 92, 93, 98, 99, 100, 101, 102, 103, 124			
DP863357	HISTORICAL	SURVEY	SUBDIVISION
DP1023183			
Lot(s): 100			
DP816130	HISTORICAL	COMPILATION	CONSOLIDATION
DP1016955	HISTORICAL	SURVEY	ROAD OR MOTORWAY
DP1115927	REGISTERED	SURVEY	SURVEY INFORMATION ONLY
DP1031990			
Lot(s): 1, 2, 3, 4, 5			
DP863357	HISTORICAL	SURVEY	SUBDIVISION
DP1008935	HISTORICAL	SURVEY	SUBDIVISION
DP1033567			
Lot(s): 101			
DP656504	HISTORICAL	COMPILATION	DEPARTMENTAL
DP1017280	HISTORICAL	SURVEY	ROADS ACT, 1993
DP1083156			
Lot(s): 70			
DP309860	HISTORICAL	COMPILATION	UNRESEARCHED
DP355833	HISTORICAL	SURVEY	UNRESEARCHED
DP1229082			
Lot(s): 2			
DP819277	HISTORICAL	SURVEY	SUBDIVISION
NSW GAZ. 14-03-2008 Folio : 2272			
DEDICATED PUBLIC ROAD LOTS 1 AND 2 DP346650 AND 3 ACRES 0 ROODS 10 1/4 PERCHES			
DP1240806			
Lot(s): 100			
DP819277	HISTORICAL	SURVEY	SUBDIVISION
DP881167	HISTORICAL	SURVEY	ROADS ACT, 1993
DP1046451	HISTORICAL	COMPILATION	CONSOLIDATION
DP1130605	REGISTERED	SURVEY	SURVEY INFORMATION ONLY
DP1229082	HISTORICAL	SURVEY	SUBDIVISION
NSW GAZ. 14-03-2008 Folio : 2272			
DEDICATED PUBLIC ROAD LOTS 1 AND 2 DP346650 AND 3 ACRES 0 ROODS 10 1/4 PERCHES			
Road			
Polygon Id(s): 106740846			
DP1253978	REGISTERED	SURVEY	SURVEY INFORMATION ONLY
DP1253992	REGISTERED	SURVEY	SURVEY INFORMATION ONLY

Caution: This information is provided as a searching aid only. Whilst every endeavour is made the ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.

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Status	Surv/Comp	Purpose

Polygon Id(s): 105249602, 105493332, 105572606, 106754375

NSW GAZ.	14-03-2008	Folio : 2272

DEDICATED PUBLIC ROAD
LOTS 1 AND 2 DP346650 AND 3 ACRES 0 ROODS 10 1/4 PERCHES

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Plan	Surv/Comp	Purpose
DP47703	SURVEY	CROWN FOLIO CREATION
DP93795	COMPILATION	DEPARTMENTAL
DP334507	COMPILATION	UNRESEARCHED
DP335906	COMPILATION	UNRESEARCHED
DP355833	SURVEY	UNRESEARCHED
DP368812	SURVEY	UNRESEARCHED
DP374720	SURVEY	UNRESEARCHED
DP395065	COMPILATION	UNRESEARCHED
DP504480	COMPILATION	SUBDIVISION
DP506463	SURVEY	SUBDIVISION
DP528869	COMPILATION	SUBDIVISION
DP625683	SURVEY	RESUMPTION OR ACQUISITION
DP712632	COMPILATION	RESUMPTION OR ACQUISITION
DP719870	SURVEY	SUBDIVISION
DP752038	COMPILATION	CROWN ADMIN NO.
DP789407	SURVEY	RESUMPTION OR ACQUISITION
DP810343	SURVEY	SUBDIVISION
DP814628	SURVEY	SUBDIVISION
DP824056	SURVEY	RESUMPTION OR ACQUISITION
DP853151	SURVEY	SUBDIVISION
DP853153	SURVEY	SUBDIVISION
DP863123	SURVEY	SUBDIVISION
DP863357	SURVEY	SUBDIVISION
DP869624	SURVEY	SUBDIVISION
DP875159	COMPILATION	CONSOLIDATION
DP881167	SURVEY	ROADS ACT, 1993
DP881793	SURVEY	SUBDIVISION
DP1002480	SURVEY	CROWN FOLIO CREATION
DP1008935	SURVEY	SUBDIVISION
DP1023183	COMPILATION	CONSOLIDATION
DP1031990	SURVEY	SUBDIVISION
DP1033567	COMPILATION	CONSOLIDATION
DP1083156	COMPILATION	CONSOLIDATION
DP1229082	SURVEY	SUBDIVISION
DP1229082	UNRESEARCHED	SUBDIVISION
DP1240806	SURVEY	CONSOLIDATION

Caution: This information is provided as a searching aid only. Whilst every endeavour is made the ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.

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Form: 13RPA
Release:
www.lpi.nsw.gov.au

RESTRICTION ON THE USE OF L
BY A PRESCRIBED AUTHORIT

New South Wales
Section 88E(3) Conveyancing Act 19

AB164795K

PRIVACY NOTE: this information is legally required and will become part of the public record

(A) **TORRENS TITLE**

1/1046451

(B) **LODGED BY**

Delivery Box	Name, Address or DX and Telephone	CODE
599D	MINTER ELLISON, 88 Phillip Street, SYDNEY 1234385 Tel: (02) 9921 8888 Reference: WJC:20-4701759 (182821)	R

(C) **REGISTERED PROPRIETOR**

OXFORD FALLS GRAMMAR SCHOOL LIMITED ACN 002 746 741

(D) **LESSEE MORTGAGEE or CHARGEE**

Of the above land agreeing to be bound by this restriction

Interest	Number	Name of lessee, mortgagee or chargee
Mortgage	8636054 and 5471725	National Australia Bank Limited

(E) **PRESCRIBED AUTHORITY**

Within the meaning of section 88E(1) of the Conveyancing Act 1919

For details of prescribed authorities see annexure A

(F) The prescribed authority having imposed on the above land a restriction in the terms set out in annexure B hereto applies to have it recorded in the Register and certifies this application correct for the purposes of the Real Property Act 1900.

DATE 16 December 2004

For execution by the prescribed authorities see annexure C

(G) **Execution by the prescribed authority**

I certify that the authorised officer of the prescribed authority signing below who is personally known to me or as to whose identity I am otherwise satisfied signed this application in my presence.

Signature of witness: A Stewart
Name of witness: ADAM STEWART
Address of witness: WARRINGAH COUNCIL

Signature of an authorised officer: Robert Barbuto
Name of authorised officer: ROBERT BARBUTO
Position of authorised officer: TEAM LEADER – DEVELOPMENT ENGINEERING

(G) **Execution by the registered proprietor**

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: Oxford Falls Grammar School Ltd
Authority: Section 127 of the Corporations Act 2001 (Cth)

Signature of authorised person:
Name of authorised person: Byron Culter
Office held: ~~Director of Finance~~ Company Secretary

Signature of authorised person:
Name of authorised person: GABI KOROCZ
Office held: DIRECTOR

(H) **Consent of the** mortgagee

The mortgagee under mortgage No. 8636054 and/5471725 agrees to be bound by this restriction.
I certify that the above mortgagee who is personally known to me or as to whose identity I am otherwise satisfied signed this application in my presence. Signed by Andrew Yorke the Attorney of National Australia Bank Limited pursuant to Power of Attorney registered No. 549 Book 3534

Signature of witness:
Name of witness: REBECCA JANE NEWLAND
Address of witness: level 13 tower B 799 Pacific Hwy CHATSWOOD NSW 2067

Signature of mortgagee:
ANDREW YORKE ON BEHALF OF NATIONAL AUSTRALIA BANK LTD BY ITS SAID ATTORNEY RB.

All handwriting must be in block capitals.

LAND AND PROPERTY INFORMATION NSW

CT PROD. BY LSA ON 16/12/04

OFF (L) I796367

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Annexure A to the Restriction on the Use of Land by a Prescribed Authority

Parties:

OXFORD FALLS GRAMMAR SCHOOL LIMITED ACN 002 746 741 and WARRINGAH COUNCIL and DEPARTMENT OF INFRASTRUCTURE, PLANNING AND NATURAL RESOURCES

Dated: 16 December 2004

Prescribed Authorities:

WARRINGAH COUNCIL of 725 Pittwater Road, Dee Why NSW 2099

and

DEPARTMENT OF INFRASTRUCTURE, PLANNING AND NATURAL RESOURCES of 10 Valentine Avenue Parramatta NSW 2150

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Annexure B to the Restriction on the Use of Land by a Prescribed Authority

Parties:

OXFORD FALLS GRAMMAR SCHOOL LIMITED ACN 002 746 741 and WARRINGAH COUNCIL and DEPARTMENT OF INFRASTRUCTURE, PLANNING AND NATURAL RESOURCES

Dated: 16 December 2004

Restriction

1. No fence, fill, excavation or any other structure is to be erected or constructed on the Riparian Zone without the express approval of Warringah Council in consultation with the Department of Infrastructure, Planning and Natural Resources.

2. No vegetation is to be planted or permitted to remain on the Riparian Zone unless it is of an endemic species, local to the immediate area as approved by the Department of Infrastructure, Planning and Natural Resources and Warringah Council and no vegetation is to be harmed or destroyed or removed from the Riparian Zone at any time without the express approval of Warringah Council in consultation with the Department of Infrastructure, Planning and Natural Resources.

3. In this Restriction 'Riparian Zone' means the parts of the land comprised in Folio Identifier 1/1046451 indicated as 'A' and 'B' in the plan forming part of this Annexure B.

Ø PART OF THE LAND BEING BURDENED.

AW KB

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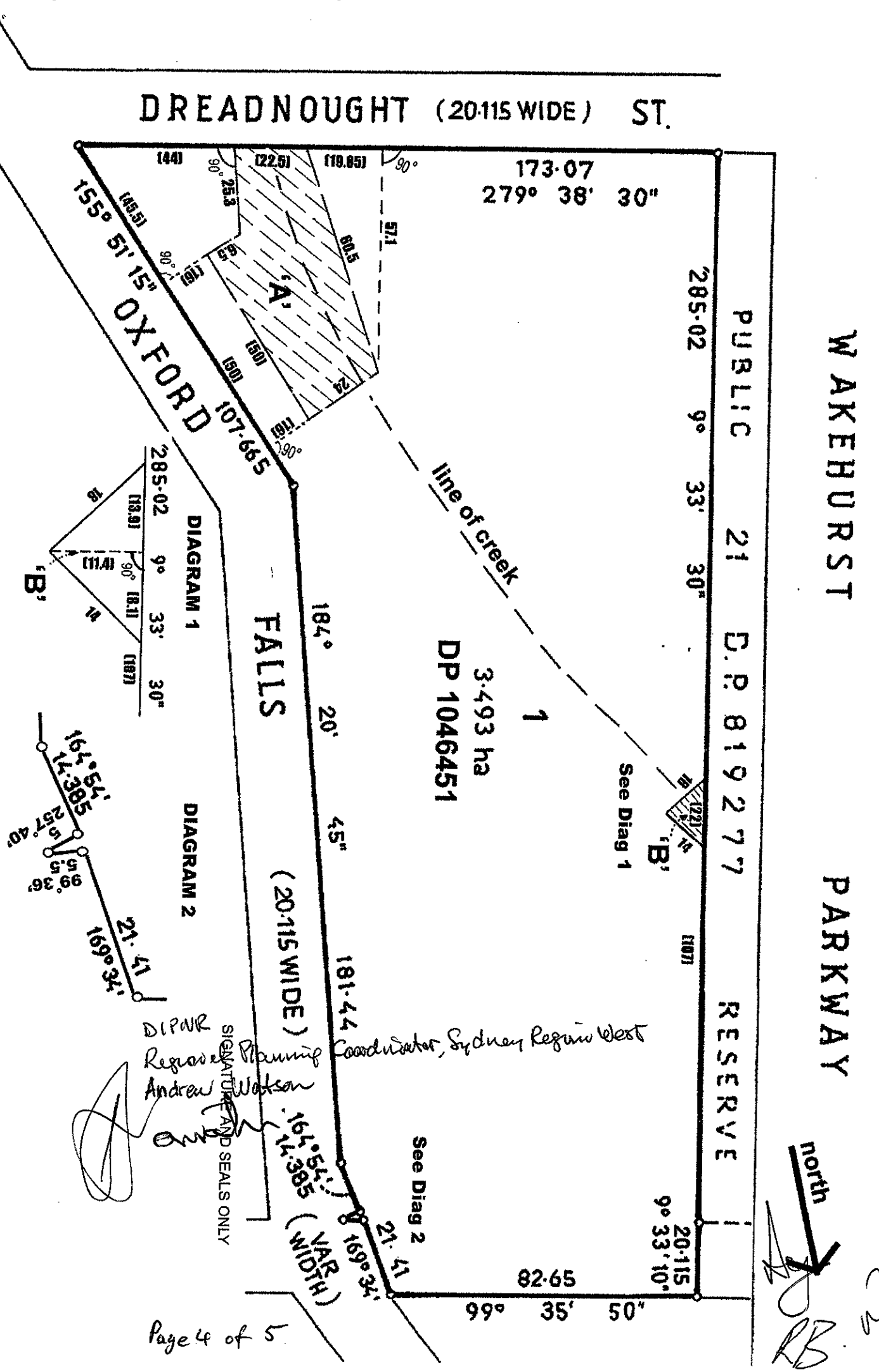
PLAN SHOWING RIPARIAN ZONE AT LOT 1 IN DP 1046451

SCALE - 1:1250



DIPNR
Regional Planning Coordinator, Sydney Region West
Andrew Watson

SIGNATURE AND SEALS ONLY

Surv Ref: 4036 _ 20047M7100 (1581 Comp.)

Req:R941355 /Doc:DL AB164795 /Rev:21-Dec-2004 /NSW LRS /Pgs:ALL /Prt:12-Sep-2019 08:58 /Seq:5 of 5
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Annexure C to the Restriction on the Use of Land by a Prescribed Authority

Parties:

OXFORD FALLS GRAMMAR SCHOOL LIMITED ACN 002 746 741 and WARRINGAH COUNCIL and DEPARTMENT OF INFRASTRUCTURE, PLANNING AND NATURAL RESOURCES

Dated: 16 December 2004

I certify that the authorised officer of the prescribed authority signing opposite who is personally known to me or as to whose identity I am otherwise satisfied signed this application in my presence.

Signature of witness

Name of witness ADAM STEWART

Address of witness WARRINGAH COUNCIL

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of authorised officer

Authorised officer's name ROBERT BARBUTO

Authority of officer TEAM LEADER - DEV. ENGINEER

Signing on behalf of **Warringah Council**

I certify that the authorised officer of the prescribed authority signing opposite who is personally known to me or as to whose identity I am otherwise satisfied signed this application in my presence.

Signature of witness

Name of witness H. Schoo

Address of witness 10 Valentine Ave Parramatta

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of authorised officer

Authorised officer's name ANDREW WATSON

Authority of officer

Signing on behalf of **Department of Infrastructure, Planning and Natural Resources**

Req:R941079 /Doc:DL AJ071566 /Rev:23-Mar-2015 /NSW LRS /Pgs:ALL /Prt:12-Sep-2019 08:24 /Seq:1 of 44
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Form: 10CN
Release: 5·3

CHANGE OF NAME

New South Wales
Real Property Act 1900

AJ71566T

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any. Extra fee paid (62 x 107 = 6634.00)

(A) TORRENS TITLE

(B) REGISTERED DEALING

Number: Leases (See Annexure)
Torrens Title: (See Annexure).

RELODGED

(C) LODGED BY
16 FEB 2015

TIME: 11:50

Document Collection Box: 1W

Name, Address or DX, Telephone, and Customer Account Number if any
(PIAN WARTERS)
AUSGRID
DX 9863
ALEXANDRIA
Reference:

CODE: CN

(D) REGISTERED PROPRIETOR

Whose name is to be changed; show the name as it currently appears on the Torrens Title
ENERGYAUSTRALIA

(E) NEW NAME

Of the above registered proprietor in full
AUSGRID

(F) The registered proprietor of the above registered dealing applies to have my new name recorded in the Register in respect of that registered dealing and hereby consents to the Registrar General contacting the relevant issuing authorities to validate any supporting evidence lodged with this application.

(G) STATUTORY DECLARATION BY THE APPLICANT*

I, BRIAN WARTERS

solemnly and sincerely declare that—

1. I am AUTHORISED SIGNATORY ON BEHALF OF AUSGRID
2. on _____ at _____ in the SELECT >>> >>> >>> >>> >>>
   I married
3. As per the Energy Services Corporations (Change of Name) Regulation 2011, EnergyAustralia has changed name to Ausgrid. (See attached).

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900, and I certify this application to be correct for the purposes of the Real Property Act 1900.

Made and subscribed at SYDNEY in the State of New South Wales on 17 JULY 2014
in the presence of LUIOS WALTERS of 570 GEORGE ST, SYDNEY, NSW,
☒ Justice of the Peace (J.P. Number: 192414) ☐ Practising Solicitor
☐ Other qualified witness *[specify]*
** who certifies the following matters concerning the making of this statutory declaration by the person who made it:

1. I saw the face of the person ~~*OR I did not see the face of the person because the person was wearing a face* covering, *but I am satisfied that the person had a special justification for not removing the covering;* and~~
2. I have known the person for at least 12 months ~~*OR I have confirmed the person's identity using an identification document and the document I relied on was a*~~ *[Omit ID No.]*

Signature of witness: Luios Walters Signature of applicant:

* As the services of a qualified witness cannot be provided at lodgment, the declaration should be signed and witnessed prior to lodgment. ** If made outside NSW, cross out the witness certification. If made in NSW, cross out the text which does not apply.

(H) *This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS.*

The applicant certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. _____ Full name: _____ Signature: _____

See: AJ106995
See: AJ107152
(NONOS) NO CT'S

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Energy Services Corporations Amendment (Change of Name) Regulation 2011

under the

Energy Services Corporations Act 1995

1 Name of Regulation

This Regulation is the *Energy Services Corporations Amendment (Change of Name) Regulation 2011*.

2 Commencement

This Regulation commences on the day on which it is published on the NSW legislation website.

3 Amendment of Energy Services Corporations Act 1995 No 95

(1) **Schedule 1 Energy services corporations**

Omit "Country Energy" from Part 2 of the Schedule.

Insert instead "Essential Energy".

(2) **Schedule 1, Part 2**

Omit "EnergyAustralia". Insert instead "Ausgrid".

(3) **Schedule 1, Part 2**

Omit "Integral Energy Australia". Insert instead "Endeavour Energy".

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Title reference	Dealing number
1/1000368	7920220
1/1001791	9118589
1/1001894	9333211
1/1004733	9488000
1/1006536	E227667
1/1007565B	8133470
1/1008188	6123278
1/1009083	5328276
1/1010532	3998136
1/1011876	7456176
1/1013682	AA593162
1/1014953	AA816608
1/1028185	7085802
1/1033170	8512313
1/1033573	AA236540
1/1033952	AC347620
1/1035345	O216447
1/1035345	O223625
1/1039806	3896011
1/1040697	5173941

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Title reference	Dealing number
1/1045171 ✓	8532073
1/1046451 ✓	8503384
1/1047949 ✓	7715229
1/1052642 ✓	9677959
1/1056470 ✓	3718481
1/1060087 ✓	AG126649
1/1062325 ✓	AA802489
~~1/1066669~~ DELETE	~~AA504733~~
1/1068612 ✓	AB940164
1/1069163 ✓	7894589
1/1073376 ✓	6239989
1/108276 ✓	9055898
1/1083388 ✓	5074499
1/1084245 ✓	AA408030
1/1086876 ✓	3553901
1/1087746 ✓	8122383
1/1089558 ✓	9198666
1/1091373 ✓	Y204350
1/1097710 ✓	AF263916
1/1100667 ✓	AD224244

I am authorised to make the alterations.

B Wastes

BRIAN WASTEES - ASBERIL.

Req:R941103 /Doc:DL E996150 /Rev:18-May-2010 /NSW LRS /Pgs:ALL /Prt:12-Sep-2019 08:27 /Seq:1 of 1
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RP13

TRANSFER

Real Property Act, 1900

E 996150 T

Office

OFFICE OF STATE REVENUE (N.S.W. TREASURY) 1992/93 P7 NO STAMP DUTY IS PAYABLE ON THIS INSTRUMENT

B

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title. If appropriate, specify the share transferred.

Folio Identifier 1/776469 and 2/776469
NOW BEING: 20/819277

(B) **LODGED BY**

L.T.O. Box

Name, Address or DX and Telephone

R. HAZLETT & Co.
BOX 381H
FAX: 264 7752

REFERENCE (max. 15 characters): RMC: OXFORD

(C) **TRANSFEROR** Oxford Falls Grammar Foundation Limited
A.C.N. 003 716 531

(D) acknowledges receipt of the consideration of $750,000.00

and as regards the land specified above transfers to the transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. ..... 2. ..... 3. .....

(F) **TRANSFEREE**

T

(G) Oxford Falls Grammar School Limited
A.C.N. 002 746 741

S

as joint tenants/tenants in common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATE OF EXECUTION** 12/10/92

Signed in my presence by the transferor who is personally known to me.
The Common Seal of OXFORD FALLS GRAMMAR FOUNDATION LIMITED A.C.N. 003 716 531 was
hereunto affixed by the authority of the Directors in the presence of

Signature of Witness
Name of Witness (BLOCK LETTERS)
Address of Witness
Director

OXFORD FALLS GRAMMAR FOUNDATION LIMITED A.C.N. 003 716 532 ★ Common Seal

Signature of Transferor
Secretary

Signed in my presence by the transferee who is personally known to me.
The Common Seal of OXFORD FALLS GRAMMAR SCHOOL LIMITED A.C.N. 002 746 741 was hereunto affixed
by authority of the Directors in the presence of

Signature of Witness
Name of Witness (BLOCK LETTERS)
Address of Witness
Director

OXFORD FALLS GRAMMAR SCHOOL LIMITED A.C.N. 002 746 741 ★ Common Seal

Signature of Transferee
Secretary

☞ **INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE**

CHECKED BY (office use only)

Ausdoc Commercial and Law Stationers 1991

© Office of the Registrar-General /Src:GLOBALX /Ref:advlegs
Req:R948289 /Doc:DP 0776469 P /Rev:29-Jun-1992 /NSW LRS /Pgs:ALL /Prt:13-Sep-2019 08:07 /Seq:1 of 1

PLAN FORM 2 — Plan Drawing only to appear in this space — *OFFICE USE ONLY

DP 776469

Signatures and seals only.

THE COMMON SEAL OF WAKEHURST CHRISTIAN SCHOOL LIMITED WAS HEREUNTO AFFIXED IN THE PRESENCE OF -

DIRECTOR.

DIRECTOR.

Geo Sutherland

Registered: 9-8-1988

C.A.: Nº 8875 OF 1-10-1986

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: U1860-2#

Last Plan: D.P. 304150

PLAN OF SUBDIVISION OF PART LOT 1, PART LOT 2 AND PART LOT 3 IN D.P. 304150.

Reduction Ratio 1: ~~250~~ 125
Lengths are in metres.

Mun./Shire ~~City~~ WARRINGAH

Locality: OXFORD FALLS

Parish: MANLY COVE

County: CUMBERLAND

~~This is sheet 1 of my plan in sheets.~~
(Delete if inapplicable).

I, BRYAN MAXWELL MASON
FRANK M. MASON & CO. PTY LIMITED
of 2 WINSLOW STREET, MILSONS POINT
a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan
is accurate and has been made *(1) ~~by me~~ (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on 1
19TH MARCH 1986

Signature

Surveyor registered under Surveyors Act, 1929, as amended.
Datum Line of Azimuth: "A"-"B"
*Strike out either (1) or (2). †Insert date of survey.

Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

LOT 1 IS TO BE ACQUIRED BY THE COMMISSIONER FOR MAIN ROADS.

IT IS INTENDED TO DEDICATE LOT 3 TO THE PUBLIC AS ROAD.

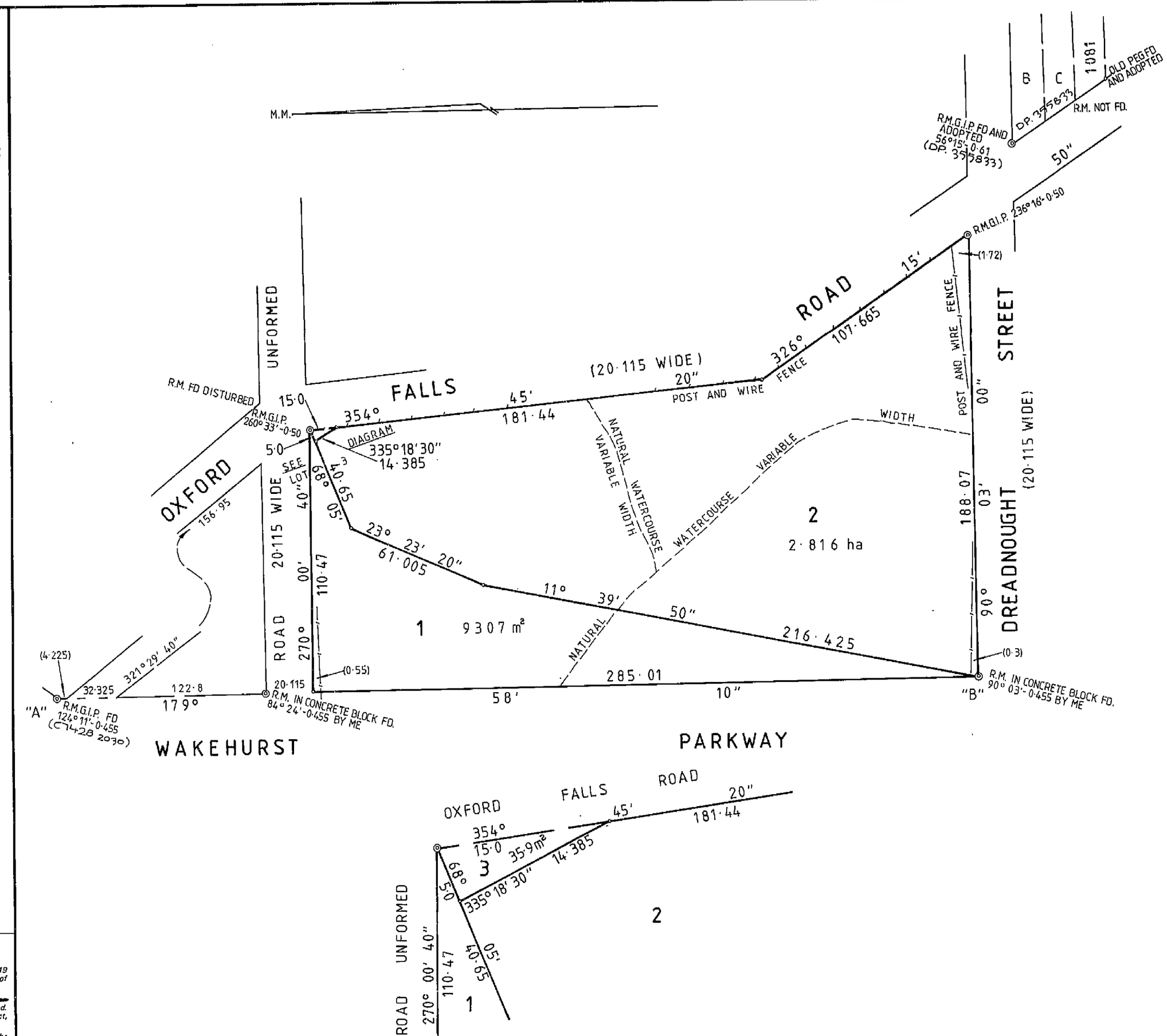


DIAGRAM
RATIO 1:250

Council Clerk's Certificate

I hereby certify that –

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and

~~*(b) the requirements of section 345 of the †Metropolitan Water, Sewerage and Drainage Act, 1924, as amended. †Hunter District Water, Sewerage, and Drainage Act, 1938, as amended~~

have been complied with by the applicant in relation to the proposed New Road
(Insert "new road", "subdivision" or "consolidated lot") set out hereon

Subdivision No. 8875

Date 1st October 1986

(Signature)
Council Clerk

*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.
†Delete if inapplicable.

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 Table of mm 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390

M.P.D.

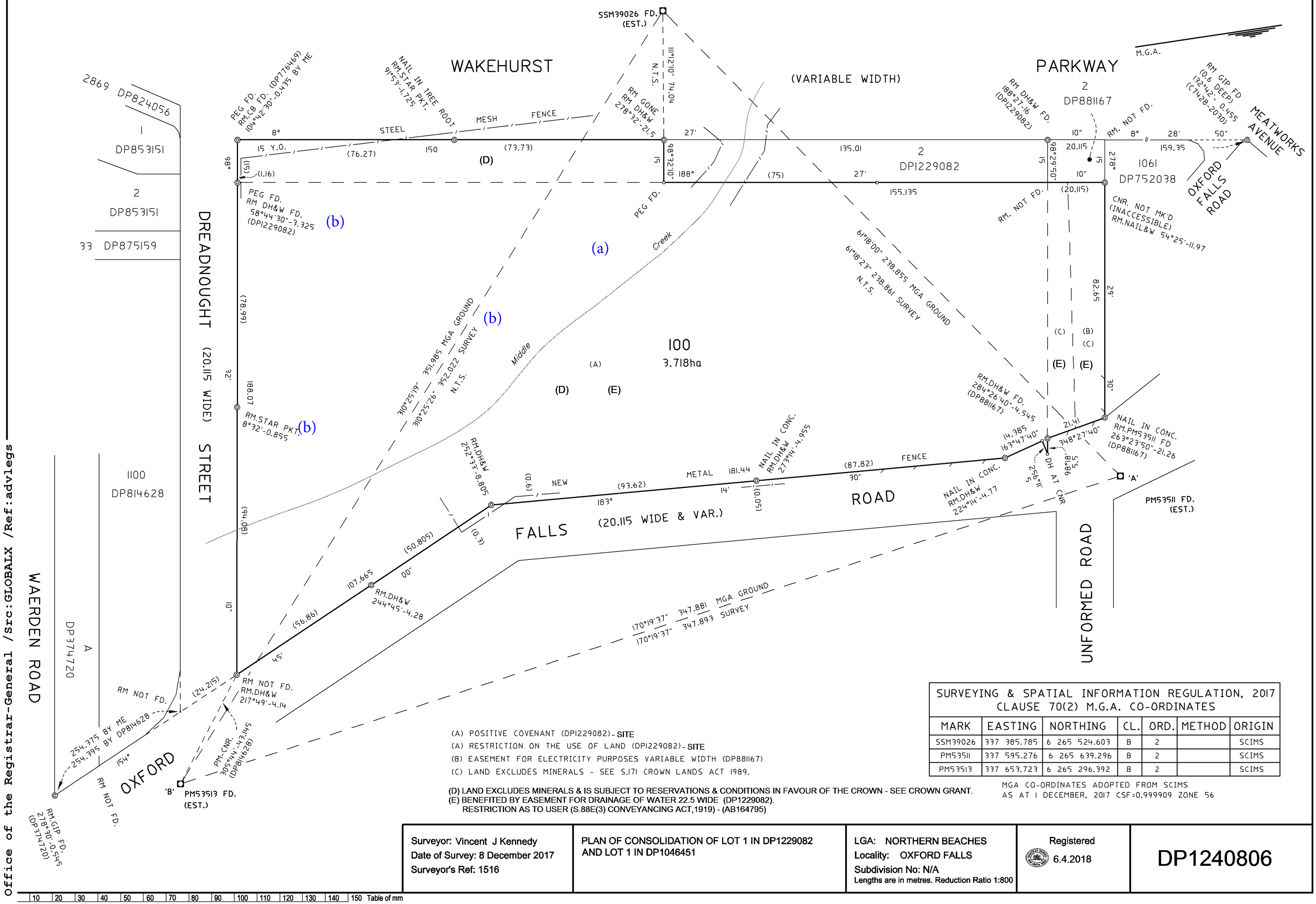
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYOR'S REFERENCE 25760-5-B.M.M.

10 20 30 40 50 60 70 Table of mm 110 120 130 140

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 19th August, 1988

© Office of the Registrar-General /Src:GLOBALX /Ref:advlegs /Doc:DP 1240806 P /Rev:06-Apr-2018 /NSW LRS /Pgs:ALL /Prt:12-Sep-2019 08:06 /Seq:1 of 4 Req:R940987



(A) POSITIVE COVENANT (DPI229082) - SITE
(A) RESTRICTION ON THE USE OF LAND (DPI229082) - SITE
(B) EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH (DP881167)
(C) LAND EXCLUDES MINERALS - SEE S.171 CROWN LANDS ACT 1989.

(D) LAND EXCLUDES MINERALS & IS SUBJECT TO RESERVATIONS & CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT.
(E) BENEFITED BY EASEMENT FOR DRAINAGE OF WATER 22.5 WIDE (DP1229082).
RESTRICTION AS TO USER (S.88E(3) CONVEYANCING ACT,1919) - (AB164795)

SURVEYING & SPATIAL INFORMATION REGULATION, 2017
CLAUSE 70(2) M.G.A. CO-ORDINATES

MARK	EASTING	NORTHING	CL.	ORD.	METHOD	ORIGIN
SSM39026	337 385.785	6 265 524.603	B	2		SCIMS
PM53511	337 595.276	6 265 639.296	B	2		SCIMS
PM53513	337 653.723	6 265 296.392	B	2		SCIMS

MGA CO-ORDINATES ADOPTED FROM SCIMS
AS AT 1 DECEMBER, 2017 CSF=0.999909 ZONE 56

Surveyor: Vincent J Kennedy Date of Survey: 8 December 2017 Surveyor's Ref: 1516	PLAN OF CONSOLIDATION OF LOT 1 IN DP1229082 AND LOT 1 IN DP1046451	LGA: NORTHERN BEACHES Locality: OXFORD FALLS Subdivision No: N/A Lengths are in metres. Reduction Ratio 1:800	Registered 6.4.2018	DP1240806

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 Table of mm

Req:R940987 /Doc:DP 1240806 P /Rev:06-Apr-2018 /NSW LRS /Pgs:ALL /Prt:12-Sep-2019 08:06 /Seq:2 of 4
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ePlan

PLAN FORM 6 (2017)	**DEPOSITED PLAN ADMINISTRATION SHEET**	Sheet 1 of 3 sheet(s)

Office Use Only

Registered: 6.4.2018

Title System: TORRENS

Office Use Only

DP1240806

PLAN OF CONSOLIDATION OF LOT 1 IN DP1229082 AND LOT 1 IN DP 1046451

LGA: Northern Beaches

Locality: Oxford Falls

Parish: Manly Cove

County: Cumberland

Survey Certificate

I, Vincent J Kennedy of YSCO Geomatics, Suite 4, 114 Hampden Road Artarmon NSW 2064

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

*(a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, is accurate and the survey was completed on 8 December 2017.

~~*(b) The part of the land shown in the plan (*being/*excluding ** .....) was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, the part surveyed is accurate and the survey was completed on, ... the part not surveyed was compiled in accordance with that Regulation, or~~

~~*(c) The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2017*.~~

Datum Line: A-B

Type: *Urban/~~*Rural~~

The terrain is *Level-Undulating / ~~*Steep Mountainous.~~

Signature: Dated: 24/2/18

Surveyor Identification No:8366
Surveyor registered under
the *Surveying and Spatial Information Act 2002*

*Strike out inappropriate words.

**Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

Crown Lands NSW/Western Lands Office Approval

I, ... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I, ...

*Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: .....

Accreditation number: .....

Consent Authority: .....

Date of endorsement: .....

Subdivision Certificate number: .....

File number: .....

*Strike through if inapplicable.

Plans used in the preparation of survey/compilation.

DP374720, DP814628, DP819277, DP881167, DP776469, DP1046451, C7428-2030, DP1050726, DP1229082

Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.

Surveyor's Reference:1516

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

Req:R940987 /Doc:DP 1240806 P /Rev:06-Apr-2018 /NSW LRS /Pgs:ALL /Prt:12-Sep-2019 08:06 /Seq:3 of 4
© Office of the Registrar-General /Src:GLOBALX /Ref:advlegs

ePlan

PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 3 sheet(s)

Office Use Only

Registered: 6.4.2018

Office Use Only

DP1240806

PLAN OF CONSOLIDATION OF LOT 1 IN DP1229082 AND LOT 1 IN DP 1046451

Subdivision Certificate number: .....

Date of Endorsement: .....

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Signed on behalf of the Oxford Falls Grammar School Limited

ABN: 64 002 746 741

DIRECTOR : IAN HARRY

DIRECTOR : PAM O'FLAHERTY

Mortgagee:

Mortgagee under Mortgage No. 5471725 and 8636054

Signed at 255 GEORGE ST, SYDNEY this 13th day of February 2018 for National Australia Bank ABN 12 004 044 937 by RHYS WILLIAMS its duly appointed Attorney under Power of Attorney No. 39 Book 4512

Attorney signature

Level 3 Attorney

witness signature:

Witness Name: CLEMENTINE WICKHAM

Witness Address: L17, 255 GEORGE ST, SYDNEY NSW 2000

If space is insufficient use additional annexure sheet

Surveyor's Reference: 1516

Req:R940987 /Doc:DP 1240806 P /Rev:06-Apr-2018 /NSW LRS /Pgs:ALL /Prt:12-Sep-2019 08:06 /Seq:4 of 4
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ePlan

PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 3 of 3 sheet(s)

Office Use Only

Registered: 6.4.2018

Office Use Only

DP1240806

PLAN OF CONSOLIDATION OF LOT 1 IN DP1229082 AND LOT 1 IN DP 1046451

Subdivision Certificate number: .....

Date of Endorsement: .....

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Signed by **Northern Beaches Council**
(ABN 57 284 295 198) by its Attorney
Pursuant to Power of Attorney Book 4716 No.740

.....
Signature of Witness

.....
Signature

Denise Regan
Name of Witness

Todd Dickinson
Print Name

2/9 Fielding Street
Collaroy NSW
2097
Address

A/General Manager Environment & Infrastructure - Northern Beaches Council
Office

If space is insufficient use additional annexure sheet

Surveyor's Reference: 1516

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
12/9/2019 8:32AM

FOLIO: 1/776469

First Title(s): VOL 2260 FOL 62
Prior Title(s): VOL 3338 FOL 137 VOL 3560 FOL 246

Recorded	Number	Type of Instrument	C.T. Issue
22/8/1988	DP776469	DEPOSITED PLAN	FOLIO CREATED EDITION 1
20/9/1989	Y607232	DISCHARGE OF MORTGAGE	
20/9/1989	Y607233	MORTGAGE	EDITION 2
16/7/1991	Z747731	DISCHARGE OF MORTGAGE	
16/7/1991	Z747732	CHANGE OF NAME	
16/7/1991	Z747733	MORTGAGE	
16/7/1991	Z747734	MORTGAGE	EDITION 3
22/9/1992	DP819277	DEPOSITED PLAN	FOLIO CANCELLED
27/8/1997		AMENDMENT: LOCAL GOVT AREA	
7/11/2013	AI146844	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
12/9/2019 8:11AM

FOLIO: 1/1046451

First Title(s): 1/881167 VOL 2260 FOL 62
Prior Title(s): 20/819277 1/881167

Recorded	Number	Type of Instrument	C.T. Issue
1/11/2002	DP1046451	DEPOSITED PLAN	FOLIO CREATED EDITION 1
16/12/2004	AB164795	REQUEST	EDITION 2
22/1/2009	AE367665	LEASE	
22/1/2009	AE367666	LEASE	
22/1/2009	AE367667	LEASE	
22/1/2009	AE367668	LEASE	EDITION 3
23/3/2015	AJ71566	CHANGE OF NAME	
28/2/2017	AK971351	LEASE	
28/2/2017	AK971352	SUB-LEASE	
28/2/2017	AK971502	MORTGAGE OF LEASE	
28/2/2017	AK971571	CHANGE OF NAME	
28/2/2017	AM164915	DEPARTMENTAL DEALING	
21/11/2017	DP1229082	DEPOSITED PLAN	EDITION 4 CORD ISSUED
6/4/2018	DP1240806	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
12/9/2019 8:24AM

FOLIO: 2/776469

First Title(s): VOL 2260 FOL 62
Prior Title(s): VOL 3338 FOLS 137-138 VOL 3560 FOL 246

Recorded	Number	Type of Instrument	C.T. Issue
24/8/1988	DP776469	DEPOSITED PLAN	FOLIO CREATED EDITION 1
20/9/1989	Y607232	DISCHARGE OF MORTGAGE	
20/9/1989	Y607233	MORTGAGE	EDITION 2
16/7/1991	Z747731	DISCHARGE OF MORTGAGE	
16/7/1991	Z747732	CHANGE OF NAME	
16/7/1991	Z747733	MORTGAGE	
16/7/1991	Z747734	MORTGAGE	EDITION 3
22/9/1992	DP819277	DEPOSITED PLAN	FOLIO CANCELLED
27/8/1997		AMENDMENT: LOCAL GOVT AREA	
7/11/2013	AI146844	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
12/9/2019 8:24AM

FOLIO: 20/819277

First Title(s): VOL 2260 FOL 62
Prior Title(s): 1-2/776469

Recorded	Number	Type of Instrument	C.T. Issue
22/9/1992	DP819277	DEPOSITED PLAN	FOLIO CREATED EDITION 1
22/12/1992	E996148	DISCHARGE OF MORTGAGE	
22/12/1992	E996149	DISCHARGE OF MORTGAGE	
22/12/1992	E996150	TRANSFER	
22/12/1992	E996151	MORTGAGE	EDITION 2
23/12/1993	I796366	LEASE	
23/12/1993	I796367	LEASE	
23/12/1993	I796368	LEASE	EDITION 3
27/8/1997		AMENDMENT: LOCAL GOVT AREA	
17/12/1998	5471724	DISCHARGE OF MORTGAGE	
17/12/1998	5471725	MORTGAGE	EDITION 4
3/4/2001	7398278	TRANSFER OF LEASE	
21/6/2001	7706545	TRANSFER OF LEASE	
31/12/2001	7950719	REJECTED - LEASE	
13/5/2002	8503384	LEASE	EDITION 5
28/5/2002	8636054	MORTGAGE	EDITION 6
1/11/2002	DP1046451	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

advlegs PRINTED ON 12/9/2019

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
12/9/2019 8:07AM

FOLIO: 100/1240806

First Title(s): 1/881167 VOL 2260 FOL 62
Prior Title(s): 1/1046451 1/1229082

Recorded	Number	Type of Instrument	C.T. Issue
6/4/2018	DP1240806	DEPOSITED PLAN	FOLIO CREATED EDITION 1
7/12/2018	AN891610	DISCHARGE OF MORTGAGE	
7/12/2018	AN891611	DISCHARGE OF MORTGAGE	
7/12/2018	AN891612	TRANSFER	
7/12/2018	AN891613	MORTGAGE	EDITION 2
11/12/2018	AN923613	DEPARTMENTAL DEALING	EDITION 3 CORD ISSUED
14/1/2019	AN991987	CAVEAT	

*** END OF SEARCH ***

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Obtained from NSW LRS on 12 September 2019 08:07 AM AEST

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 100/1240806

SEARCH DATE	TIME	EDITION NO	DATE
12/9/2019	8:06 AM	3	11/12/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY NATIONAL AUSTRALIA BANK LIMITED.

LAND

LOT 100 IN DEPOSITED PLAN 1240806
AT OXFORD FALLS
LOCAL GOVERNMENT AREA NORTHERN BEACHES
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1240806

FIRST SCHEDULE

OXFORD FALLS GRAMMAR SCHOOL LIMITED (T AN891612)

SECOND SCHEDULE (12 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN WITHIN THE PART SHOWN SO INDICATED IN THE TITLE DIAGRAM- SEE CROWN GRANT
2 LAND EXCLUDES MINERALS (S.171 CROWN LANDS ACT 1989) WITHIN THE PART SHOWN SO INDICATED IN THE TITLE DIAGRAM
3 DP881167 EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
4 8503384 LEASE TO AUSGRID (SEE AJ71566) OF SUBSTATION NO.16726 TOGETHER WITH RIGHT OF WAY & EASEMENT FOR ELECTRICITY PURPOSES SHOWN DESIGNATED (P) & (C) IN PLAN (PAGE 3) WITH 8503384 OF THE PART FORMERLY IN 1/1046451. EXPIRES: 31/7/2051.
AK971351 LEASE OF LEASE 8503384 TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 2.3 (b) (ii).
AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 12.1
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY

END OF PAGE 1 - CONTINUED OVER

SECOND SCHEDULE (12 NOTIFICATIONS) (CONTINUED)

		SERVICES PTY LTD
	AK971571	CHANGE OF NAME AFFECTING LEASE 8503384 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION
5	AB164795	RESTRICTION AS TO USER (S.88E(3) CONVEYANCING ACT, 1919) AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
6	AE367667	LEASE TO CROWN CASTLE AUSTRALIA PTY LIMITED OF THE PART SHOWN HATCHED IN PLAN WITH AE367667. COMMENCES 6/8/2018. EXPIRES: 5/8/2023.
7	AE367668	LEASE TO CROWN CASTLE AUSTRALIA PTY LIMITED OF THE PART SHOWN HATCHED IN PLAN WITH AE367668. COMMENCES 6/8/2023. EXPIRES: 5/8/2028.
8	DP1229082	RESTRICTION(S) ON THE USE OF LAND
9	DP1229082	POSITIVE COVENANT
10	DP1229082	EASEMENT FOR DRAINAGE OF WATER 22.5 METRE(S) WIDE APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITED IN THE TITLE DIAGRAM
11	AN891613	MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
* 12	AN991987	CAVEAT BY BLUE OP PARTNER PTY LIMITED, ERIC ALPHA OPERATOR CORPORATION 1 PTY LIMITED, ERIC ALPHA OPERATOR CORPORATION 2 PTY LIMITED, ERIC ALPHA OPERATOR CORPORATION 3 PTY LIMITED & ERIC ALPHA OPERATOR CORPORATION 4 PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: TG AP430119.

*** END OF SEARCH ***

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* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. GlobalX hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900. Note: Information contained in this document is provided by GlobalX Pty Ltd, ABN 35 099 032 596, www.globalx.com.au an approved NSW Information Broker.

Local Council Information

WARRINGAH SHIRE COUNCIL
ACTION RECORD

FILE No. P.F. 3675/P1078-1080 PART No. H.

Subject P1078-1080 Oxford Falls Rd.
Oxford Falls
Oxford Falls Grammar School

DO NOT LEAVE FILE IN STRONG SUNLIGHT TIME PERIOD 23.01.91

RELATED FILES: PLAN Hurley

FILE USERS PLEASE NOTE

A. TO TRANSFER A FILE TO ANOTHER OFFICER:
1. Place your initials in "Initials" column.
2. Place name of officer to whom the file is to go on the next line.
3. Place date in "Date" column.
4. Note transfer on your transfer slip.

B. TO RETURN FILE TO CENTRAL RECORDS:
1. Complete "Initials" column.
2. Complete "Date returned to Records" column.
3. Send file to Central Records.

C. Folio Numbers are reference indicators. Each item of correspondence will have a folio reference.

D. TO HAVE FILE RESUBMITTED:
1. Complete "Initials" column.
2. Place date required in "Resub" column.
3. Send file to Central Records.

E. PAPERS ARE NOT BE REMOVED FROM THIS FILE WITHOUT THE CONCURRENCE OF THE RECORDS MANAGER.

F. THIS FILE IS NOT TO LEAVE THE COUNCIL OFFICES WITHOUT THE CENTRAL RECORDS SECTION BEING FIRST ADVISED.

G. THIS FILE IS TO BE RETURNED TO CENTRAL RECORDS WHEN PRESENT ACTION IS COMPLETE AND IS NOT TO BE HELD IN THE DEPARTMENT FOR REFERENCE PURPOSES.

Folio	FOR ACTION: Referred To	On Date	ACTION TAKEN: INITIALS	DATE RETND RECORDS	RESUB DATE
	File	25/1/91			
	H. BACK	16/5			
	TP	23/5/91			23.5.91
	G. Goodyer	5.9.91			5.9.92
	T.P	10.9.91			
	G Goodyer	13/9			2.1.92
	G Goodyer	2.1.92			6.2.92
	G. Goodyer	6.2.92			19/5/92
	Planning	19/5/92			4/9/92
	G Goodyer	4/9/92			19.5.92
	G Goodyer	26/5			26.5.92
	Dev Unit	28/5			23.7.92
	G Goodyer	29/5			Complete
	R. Dowsett 27.8.92				
	TPDU	16/9/92			
	G Goodyer	18/9			16.9.92
	TPDU	4/10/92			2/12/93
	K Gordon	2/12/93			
7536	S. STEWART	16/8/93			
	[illegible]	18/8			
	[illegible]				
	S Stewart	19/8/93			
	R S Stewart	27/8/93			27/10/93
	AUSDOC				
	K Goldin TP	21/9/01	PIAs		27/2/03

AUSDOC INFORMATION MANAGEMENT
CODE: 24236
LOCATION: MIA008A/169
BOX NO.: 3659
FILE NO.:
FILE RESTORE

AUSDOC Information Management
Customer: 24236
2FIB0000015880
MIA

FILES
36319

MAKE UP NEW FILE COVER NOW

FILE No. P.F. 3675/P1078-1080 PART No. H

6 3

WARRINGAH COUNCIL

Pt4

File No PF 3675/P1078-1080 Pt3 CG JB/3800h
Enquiries C Green, Development Engineer - Construction
Ext 333 between 8 30am-10 00am

Telephone (02) 982 0333

17th January 1995

Archives

Barry Thomas & Associates
Consulting Structural & Civil Engineers
21 Farrer Place
FRENCHS FOREST NSW 2086

Dear Sirs

I refer to the submission of engineering design plans prepared by yourselves for the construction of road and drainage works in association with the development at Oxford Falls Grammer School, Oxford Falls Road, Oxford Falls

Council wishes to advise that the abovementioned plans fail to comply with Council's design and construction requirements in the following areas

1 Standard grated gully pits to be constructed at regular intervals along the kerb and gutter Associated drainage design required indicating up to 20 year ARI capacity

2 Insufficient detail submitted regarding the retaining or otherwise of the embankments on the west side of Oxford Falls Road between chainages 70 and 180

In order for Council to further consider the Engineering plans, the above detail must be submitted together with designs prepared in accordance with Council's Specification for Road and Drainage works

Should you require any further information or wish to discuss any of the above, please do not hesitate to contact the undersigned on Ext 339

Yours faithfully

CHRIS GREEN
DEVELOPMENT ENGINEER CONSTRUCTION
ENVIRONMENTAL MANAGEMENT DIVISION

CLOSED FILE PART

THIS PART OF THE FILE IS NOW CLOSED OFF.

ALL FURTHER CORRESPONDENCE IS TO BE ACTIONED ON PART 5 OF THE FILE.

ANY LOOSE PAPERS BELONGING TO THIS FILE DATED UPTO THE DATE OF THE CLOSURE OF THIS FILE , ARE TO BE RETURNED TO CENTRAL RECORDS FOR ATTACHMENT.

NO LOOSE PAPERS OUT OF THE TIME PERIOD COVERED BY THIS FILE ARE TO BE ADDED.

L Emery

L EMERY

RECORDS MAMAGER

THE COUNCIL OF THE
SHIRE OF WARRINGAH

File No [redacted]/F 3675/P1076-1080 KS kmck/5551a
Enquiries Mrs S Stewart/P Gatenby, Town Planning Dept
8 30-10 30am, Mon-Fri

Telephone (02) 982 0333

7th September 1993

Vodafone Pty Ltd
c/- Hassell Planning Consultants
1 Kent Street
SYDNEY NSW 2000

Dear Sir/Madam

Re Proposed Vodafone Telecommunications Facility at Oxford Falls Grammer School, Lot 20, DP 819277, Oxford Falls Road, Oxford Falls

Please be advised that the above matter was considered by Council at its Ordinary Meeting on 31st August 1993 when Council resolved -

A That Vodafone be advised that Council has considered its proposal for a telecommunications facility at the Oxford Falls Grammar School site at Lot 20, DP 819277, Oxford Falls Road, Oxford Falls and raises no objection to the proposal, with the request that Vodafone observe the following standard requirements -

1 No advertising is to be affixed to the monopole structure

2 The development is not to harm the environment by way of denudation of the land soil erosion or the transmission of soil and sediment from the land Appropriate mitigating measures are to be implemented during the construction of the development and the future use of the land

3 Work undertaken is to comply where relevant with the standards of the Soil Conservation Service of New South Wales, (as set out in their publication Urban Erosion and Sediment Control , and Pollution Control Manual for Urban Stormwater respectively) Copies of these are available from the Soil Conservation Service and the State Pollution Control Commission

4 The external perimeter of the compound is to be landscaped with suitable native species to assist in further screening the compound from public view Such landscaping to maintained on an ongoing basis

B That Austel be requested to regularly advise Council whether or not telecommunications facilities which are installed within the area of Warringah comply with Australian Standard 2772 Part 1 Radio Frequency Radiation, Maximum Emission Levels where such compliance is required

Accordingly, you are hereby requested to comply with the standard conditions contained in the above resolution

Should you require any additional information, please contact Mrs Sue Stewart from the Town Planning Department, who will be pleased to offer her assistance

Yours faithfully

Ms M Melrose
ADMINISTRATION MANAGER
CORPORATE SERVICES DIVISION
Per K Smith

THE COUNCIL OF THE
SHIRE OF WARRINGAH

File No F 3675/P1076-1080 KS kmck/5552a
Enquiries Mrs S Stewart/P Gatenby, Town Planning Dept
8 30-10 30am, Mon-Fri

Telephone (02) 982 0333

7th September 1993

AUSTEL
GPO BOX 7777
SYDNEY NSW 2000

Dear Sir/Madam

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Please be advised that the above matter was considered by Council at its Ordinary Meeting on 31st August 1993 when Council resolved -

A That Vodafone be advised that Council has considered its proposal for a telecommunications facility at the Oxford Falls Grammar School site at Lot 20, DP 819277, Oxford Falls Road, Oxford Falls and raises no objection to the proposal with the request that Vodafone observe the following standard requirements -

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2 The development is not to harm the environment by way of denudation of the land, soil erosion or the transmission of soil and sediment from the land Appropriate mitigating measures are to be implemented during the construction of the development and the future use of the land

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4 The external perimeter of the compound is to be landscaped with suitable native species to assist in further screening the compound from public view Such landscaping to maintained on an ongoing basis

B That Austel be requested to regularly advise Council, whether or not telecommunications facilities which are installed within the area of Warringah comply with Australian Standard 2772 Part 1 Radio Frequency Radiation, Maximum Emission Levels where such compliance is required

Accordingly, you are requested to provide the advice as stated in Part B of the above Council resolution

Should you require any additional information, please contact Mrs Sue Steward from the Town Planning Department, who will be pleased to offer her assistance

Yours faithfully

Ms M Melrose
ADMINISTRATION MANAGER
CORPORATE SERVICES DIVISION
Per K Smith

SS-2526r

BP REF 120

Report to Ordinary Meeting, 31st August 1993

6 6 PROPOSED VODAFONE TELECOMMUNICATIONS FACILITY AT OXFORD FALLS GRAMMAR SCHOOL, LOT 20, DP 819277, OXFORD FALLS ROAD, OXFORD FALLS

(File PF 3675/Por 1078-1080)

INTRODUCTION

Council has received (3rd August 1993) notification from Hassell Planning Consultants on behalf of Vodafone of a proposed telecommunications facility to be erected on the Oxford Falls Grammar School site at the corner of Dreadnought Road and Oxford Falls Road, Oxford Falls

The purpose of the notification is to consult with Council as required under the provisions of the Telecommunications National Code As Council is aware, Vodafone is not required to obtain approval under any State or Local law or regulation for the telecommunications facility

PROPOSAL

It is proposed to erect a pre-cast concrete monopole with a height of 20 metres mounted with an antennae array and an associated prefabricated equipment room within a 2 7 metre high security compound with dimensions of 10 metres by 5 metres The Vodafone lease area is located in the south-eastern corner of the school property, approximately 20 metres from the Dreadnought Road property boundary and approximately 14 metres from the Oxford Falls Road property boundary It is also proposed to construct a short access road and a new access gate within the existing fence from Dreadnought Road The south-eastern corner of the site between Oxford Falls Road and the watercourse traversing the site contains existing fill The fill is not bare material and has a covering of grasses and weeds and would not appear to have been placed recently The security fence around the proposed Vodafone compound is approximately 19 metres from the watercourse

PUBLIC NOTIFICATION

In order to assist Council in commenting on the proposal, the views of nearby property owners were sought by notifying the proposal by letter during the period 5th August - 13th August 1993 No submissions were received during this notification period and up to the time of compilation of this report

BRANCH COMMENTS

Council s Environmental Services and Public Works Division have expressed some concern in regard to the proximity of existing fill on this area of the site to the watercourse Discussions with the Vodafone consultant confirm that the existing fill site is acceptable for the location of the facility, that Vodafone has not placed any of the fill material and no additional fill material is to be placed on the site The Vodafone compound will be some distance from the watercourse It is therefore appropriate that further Council enquiries concerning the fill should be directed to the school

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This is the attachment referred to in Item 6 6 of the Minutes of the Ordinary Meeting - Warringah Council 31st August 1993

General Manager Mayor

BP REF 121

Report to Ordinary Meeting, 31st August 1993

(Item cont)

Council s Environmental Services Division have requested that silt and sedimentation control measures be undertaken and provided during the construction process and in the long term use of the land

ENVIRONMENTAL PLANNING COMMENTS

Vodafone has supplied Council with letters from the School Principal and the President of the Oxford Falls Grammar Parents and Friends Association indicating the school s agreement and support of Vodafone s proposal These letters indicate that the school has satisfied itself that the proposal will not have a negative impact on the school environment or population and further that all safety and environmental issues have been adequately answered

The school buildings are located approximately 400 metres to the north of the site of the telecommunications facility Dwellings to the south and east of the site are a similar distance from the facility

There is some existing vegetative cover which will provide a buffer to the facility from Dreadnought and Oxford Falls Road

Vodafone is aware of the existence of fill on the site of the proposed facility and the plans submitted indicate that footing types will be determined by their geotechnical consultant

The facility is located generally in accordance with the objectives of Council s Building Lines and Setbacks Policy, and the presence of existing vegetation at the perimeter of the site will assist in screening the proposal from Dreadnought and Oxford Falls Road There are no Environmental Planning objections to the proposal

Notwithstanding that the school and its parents association support the proposal, some concerns have been raised by the public about other similar telecommunications facilities and the health and safety aspects of such facilities Vodafone confirms that the facility will comply fully with the Australian Standard for Radio Frequency Radiation In this regard, Council s Management Co-ordination Panel and Senior Management Team consider that Austel should be requested to regularly advise Council and the community that the installation complies with the Australian Standard The recommendation to this report includes a reference to this effect

RECOMMENDATION OF CHIEF TOWN PLANNER

A That Vodafone be advised that Council has considered its proposal for a telecommunications facility at the Oxford Falls Grammar School site at Lot 20, DP 819277, Oxford Falls Road, Oxford Falls and raises no objection to the proposal, with the request that Vodafone observe the following standard requirements -

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General Manager Mayor

BP REF 122

Report to Ordinary Meeting, 31st August 1993

(Item cont)

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4 The external perimeter of the compound is to be landscaped with suitable native species to assist in further screening the compound from public view Such landscaping to maintained on an ongoing basis

B That Austel be requested to regularly advise Council, whether or not telecommunications facilities which are installed within the area of Warringah comply with Australian Standard 2772 Part 1 Radio Frequency Radiation, Maximum Emission Levels where such compliance is required

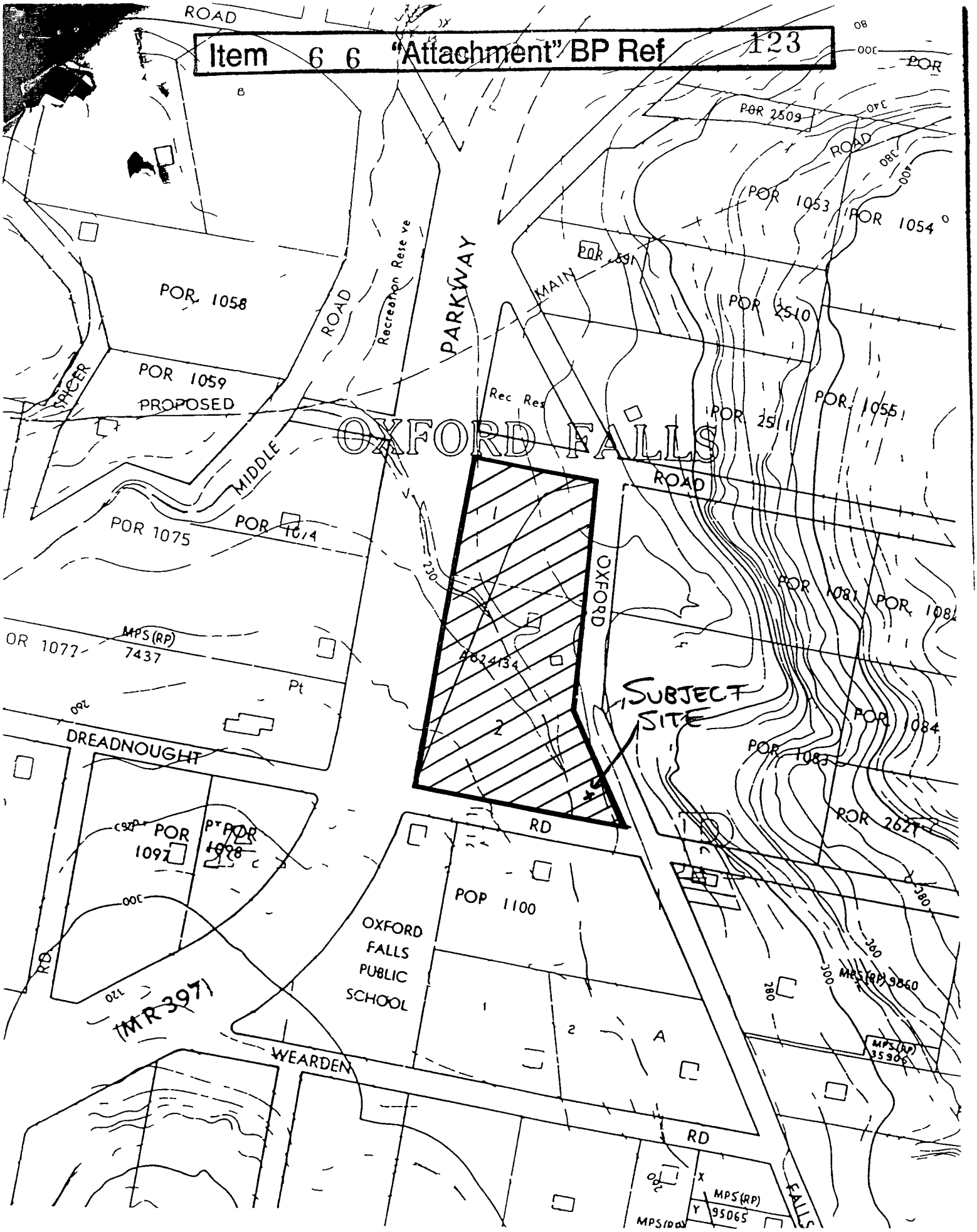
RECOMMENDED TO COUNCIL by the General Manager

Council's Decision (31/8/1993)

ADOPTED

This is the attachment referred to in Item 6 6 of the Minutes of the Ordinary Meeting - Warringah Council 31st August 1993

General Manager Mayor



SCALE 1 4000

ZONE 1(a1)(Non-Urban 'A')

93/567

SS-2526r

BP REF

Report to Ordinary Meeting, 31st August 1993

PROPOSED VODAFONE TELECOMMUNICATIONS FACILITY AT OXFORD FALLS GRAMMAR SCHOOL, LOT 20, DP 819277, OXFORD FALLS ROAD, OXFORD FALLS

(File PF 3675/Por 1078-1080)

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General Manager Mayor

BP REF

Report to Ordinary Meeting, 31st August 1993

(Item cont)

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General Manager Mayor

BP REF

Report to Ordinary Meeting, 31st August 1993

(Item cont)

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RECOMMENDED TO COUNCIL by the General Manager

This is the attachment referred to in Item of the Minutes of the Ordinary Meeting - Warringah Council 31st August 1993

General Manager Mayor

MANAGEMENT COORDINATION PANEL
DISTRIBUTION LIST

SUE BOADEN	Library Services Manager
RAY BROWN	Personnel Manager
GRAHAM CRUIKSHANK	Assistant Treasurer/Revenue
PHIL FELTSCHEER	Acting Computer Services Manager
JENNY FISHER	Acting Organisation Development Manager
ROSS FLEMING	Property Development Manager
PHIL GATENBY	Town Planning Manager
JOHN HEWITT	Engineering Development Manager
ROBIN HILL	Acting Community Services Manager
ASHLEY LINDSAY	Assistant Treasurer/Expenditure
MARIA MELROSE	Administration Manager
MIKE MESSNER	Works Manager
LYN MORLING	Recreation and Leisure Manager
JUDY O CONNOR	Communications Manager
DOUG PIERCE	Planning & Design Manager
GARY THOMSON	Health & Building Manager
RITCHIE VENN	Waste and Cleansing Manager
	Children s Services Director

3 2 **Electro Magnetic Radiation**

The Panel discussed the issue of electromagnetic radiation and in particular seeking advice from Austel the federal monitoring body for telecommunications installations regarding their ongoing safety

Recommendation

The Panel recommended that reports dealing with proposed installation of telecommunication facilities include a recommendation

> "That Austel be requested to regularly advise Council and the Community that these installations comply with Australian Standard 772 Pt 1 Radio Frequency Radiation "

Feedback from SMT

Senior Management Team agreed to include the above recommendation in future reports

4 **Agenda for the meeting of 18th August**

Late items

The Panel agreed that as the items as presented were urgenct the MCP agreed to their proceeding to the agenda These items were on (i) Paper Recycling and (2) Removal of Restriction to user at 232 Warringah Road

Feedback from SMT

SMT agreed that these reports proceed to the meeting In addition the SMT agreed that a further report regarding the Dee Why/St Ives Road corridor study proceed so that Council would have an adopted position as the matter had significant public interest and is to be discussed at public meeting on the 23rd August

5 **General Business**

5 1 **Customer Service Week**

Sue Boaden advised the panel of an initiative of the Customer Services Advisory Committee to introduce a Customer Service Team Award to the staff team providing the best customer service

5 2 **Pre-employment Medical**

Ray Brown advised the panel of proposed changes to the Pre employment Medical Procedure which had been adopted by SMT subject to the form being approved by Government Medical Officer The report is due with Council this week

Concern was raised regarding the Rehabilitation Medical Procedure The Panel requested that in the future the options for medical services under Council s Rehabilitation Program be reviewed

5 3 **Recruitment and Selection Procedures Manual**

Jenny Fisher advised that the Recruitment and Selection Policy and Procedures Manual is currently being finalised and will be presented to the MCP and SMT prior to implementation

VODAFONE

Vodafone Pty Limited
A C N 056 161 043
3rd Floor, 112-118 Talavera Road, North Ryde NSW 2113 Australia
Telephone (02) 367 4777 Facsimile (02) 887 4380

FAX HEADER

97485
WARRINGAH CORRO No
REF TO S STEWART
FILE WITH K GORDON - 9/7/93
FILE No PF3675/1078-1080
13 AUG 1993
SEEN BY
REF TO DATE
REPLY REQUIRED YES/NO

TO Sue Stewart

DATE 12 8 93

FROM Steve Tozer

SUBJECT Oxford Falls Grammar School

FAX NUMBER 9714522

NO OF PAGES (Including this page) 3

Sue

Letters as requested

Regards
Steve

Headmaster
Andrew Egan
BED M.A.C.E

For Creativity For Excellence
OXFORD FALLS GRAMMAR SCHOOL

Frenchs Forest
NSW 2086

Phone (02) 975 5619
Fax (02) 451 8174

11 August, 1993

Dear Mr Harding,

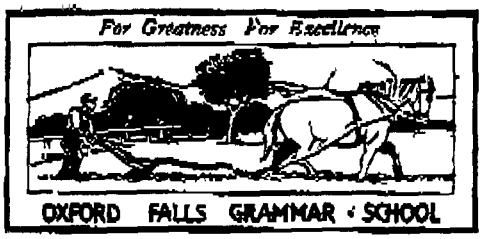
I am pleased to supply a letter as requested regarding our schools agreement and support of Vodafones proposal to erect a relay transmission tower on our school property

The school has satisfied itself that the proposal will not in any way have a negative impact upon the school environment or population.

Yours Sincerely,

Andrew Egan
Headmaster

Headmaster
Andrew Egan
BED MACE



P O Box 66
Frenchs Forest
NSW 2086

Phone (02) 975 5619
Fax (02) 451-8174

11 August, 1993

Dear Mr Harding,

As president of the Oxford Falls Grammar Parents and Friends Association I am pleased to supply a letter supporting Vodafones proposal to erect a relay transmission tower on our school property

We believe all safety and environmental issues have been adequately answered and that the proposal will not adversly effect the school or its population

Yours Sincerely,

Sue Berlach
P&F President.

per L Mason
School Secretary

TOWN PLANNING BRANCH

TO Dave Halliday

SUBJECT Vodafone Oxford Falls Grammar School

FILE **DATE** 11/8/93

Further to your comments dated 9/8/93 Haskell Planning Consultants - Stewart Harding have confirmed that the fill is already on the site Vodafone proposes no additional fill.

Would you please provide revised comments ASAP

Thanks

Sue Stewart

DU - please return this to Eng

No objection subject to

1L, 5L, 8L,

D Halliday 12/8/93

WARRINGAH SHIRE COUNCIL

0-98A

DEVELOPMENT UNIT HOUDSHEET

DATE 5/8/93

FILE NO PF 3675/P1078-1080

DET O

DET BLDG CONST

SS

PROPOSAL (Full details to be stated) Vodafone Telecommunications facility

APPLICANT

LOT O 20 SECTION DP 819277 STREET O'

STREET Oxford Falls Rd SUBURB Oxford Falls

HEALTH AND BUILDING/ENGINEERS COMMENTS Oxford Falls Grammar School

No DA/BA required
Could I please have your comments by 17/8/93
If you need anymore details of proposal please see me

S. Stewart

Mike Messiter to specifically comment

5/8/93

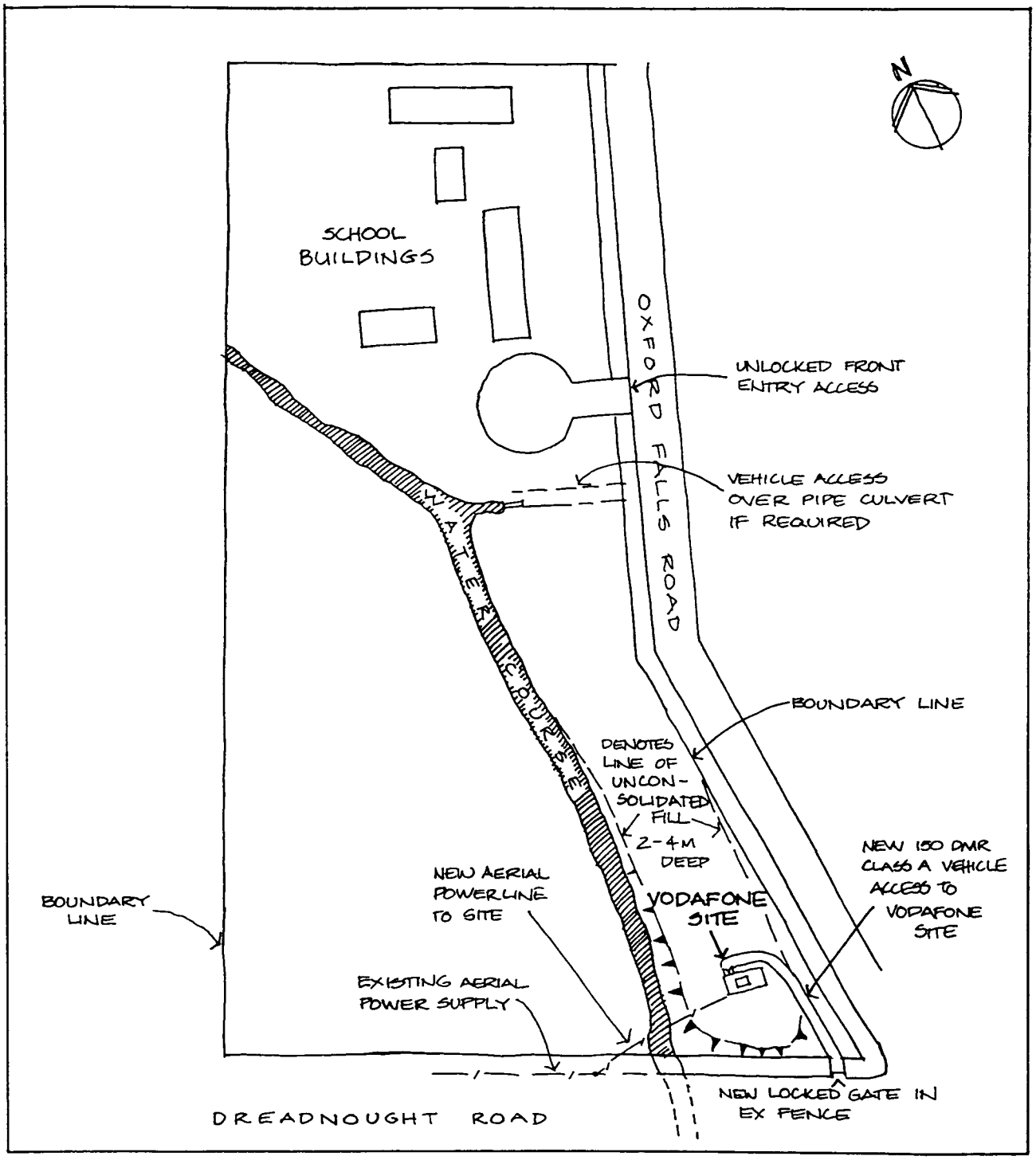
Dave note filling adjacent to watercourse.

additional information required
all fill proposed to be outside the 1-100yr flood plain or alternatively hydraulic details to assess flooding effects of fill to placed within the 1-100yr floodplain

10/8/93

5 ATTACHMENTS (Continued)

SITE PLAN AND LAND USES



HASSELL PLANNING CONSULTANTS

HASSELL PLANNING CONSULTANTS PTY LTD
No 1 KENT STREET
SYDNEY NSW 2000
INCORPORATED IN SA
TELEPHONE 02 241 2233
FACSIMILE 02 247 8760

PROJECT CELLSITE 158A – OXFORD FALLS SCALE NOT TO SCALE

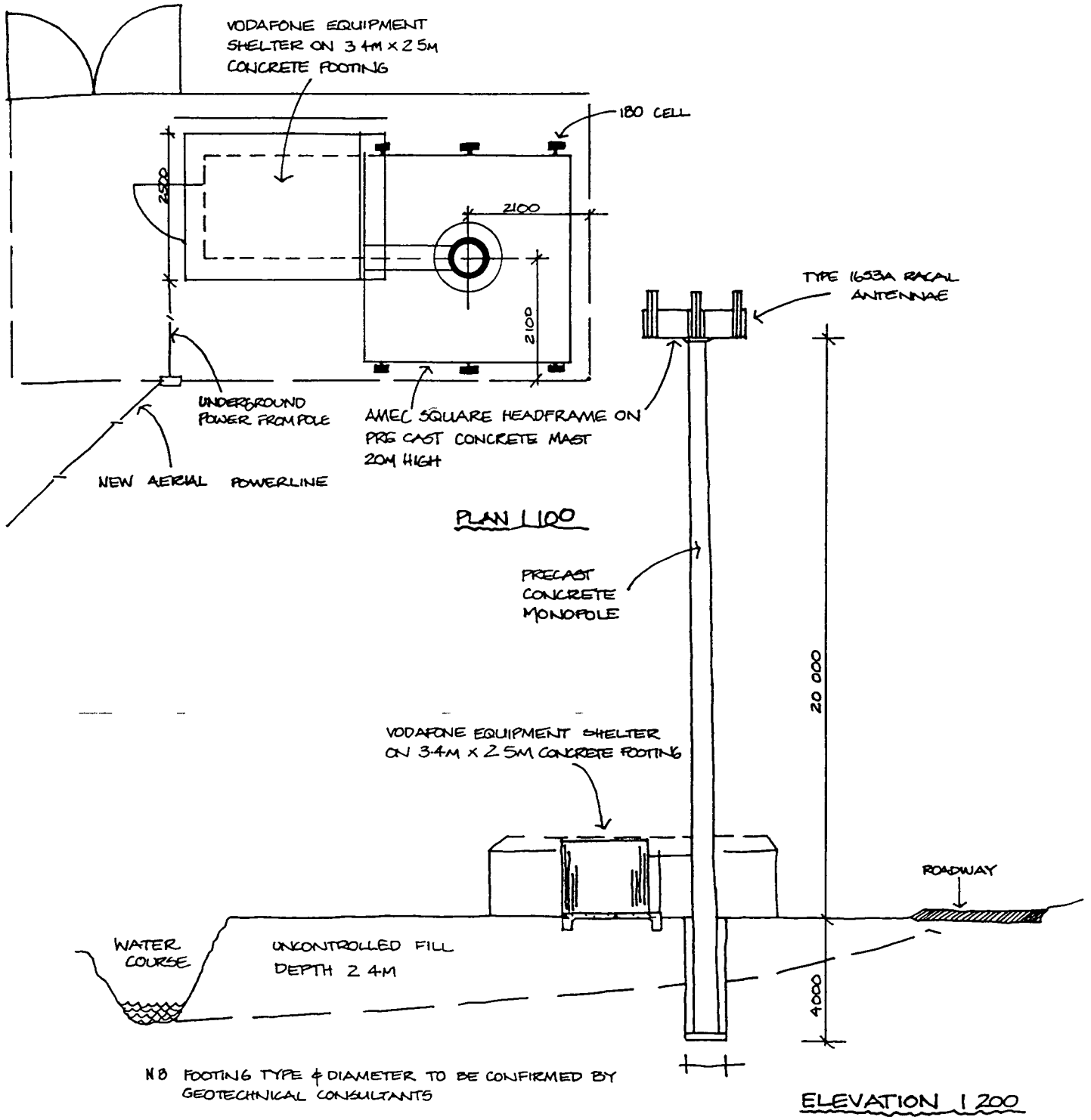
DRAWING SITE PLAN

NUMBER DATE 30 7-93 DRAWN BY MSD

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS SPECIFICATIONS REPORTS AND DRAWINGS COPYRIGHT OF THIS DRAWING IS VESTED IN HASSELL PLANNING CONSULTANTS PTY LTD

5 ATTACHMENTS (Continued)

PLANS OF PROPOSED FACILITY



HASSELL PLANNING CONSULTANTS

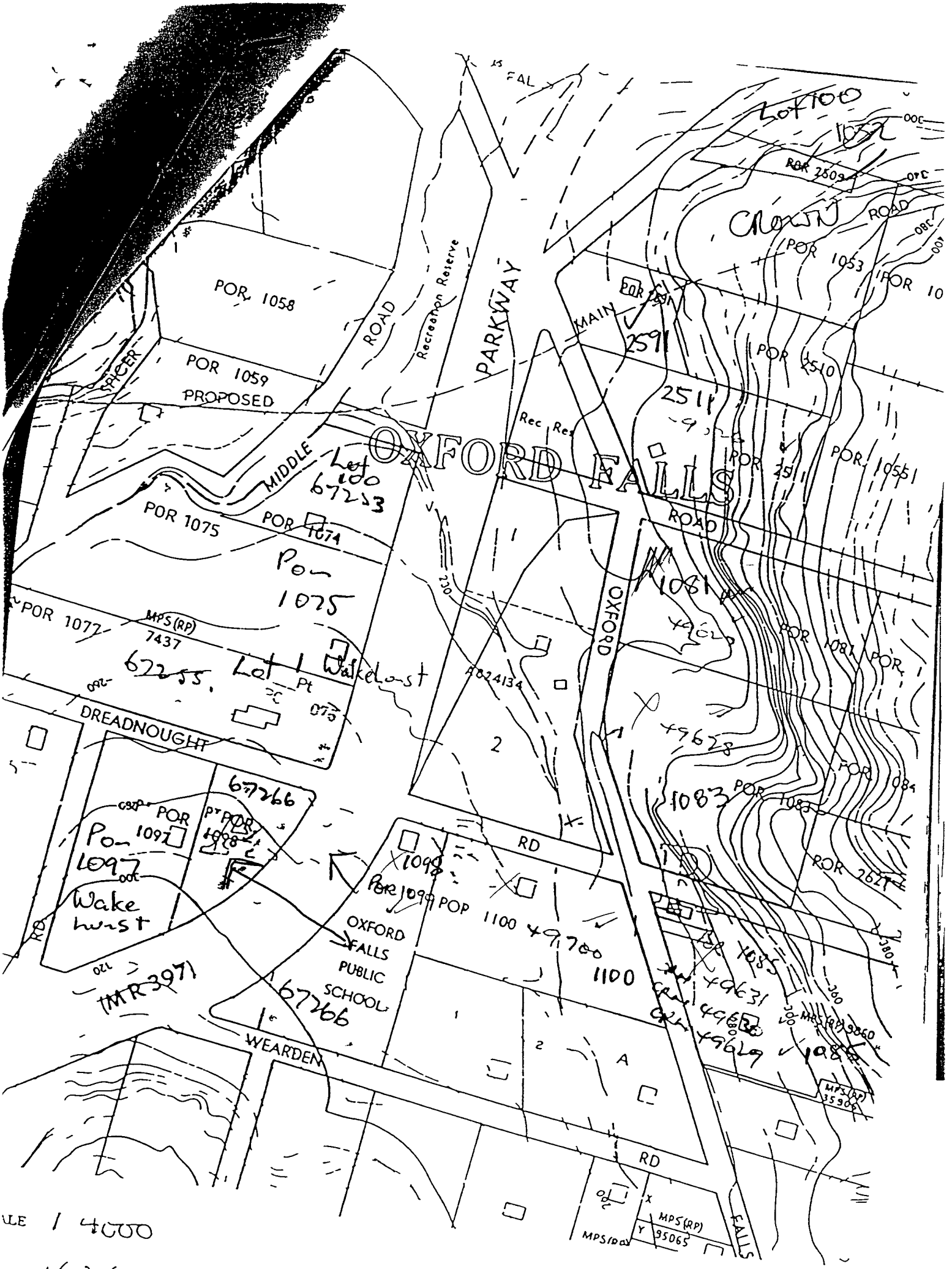
HASSELL PLANNING CONSULTANTS PTY LTD
No 1 KENT STREET
SYDNEY NSW 2000
INCORPORATED IN SA
TELEPHONE 02 241 2233
FACSIMILE 02 247 8760

PROJECT CELLSITE 1504 – OXFORD FALLS SCALE

DRAWING PLANS/ELEVATION

NUMBER DATE 30 7 93 DRAWN BY MJD

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS SPECIFICATIONS REPORTS AND DRAWINGS COPYRIGHT OF THIS DRAWING IS VESTED IN HASSELL PLANNING CONSULTANTS PTY LTD



LE 1 4000

E 1(a1)(Non-Urban A")

ACCESS ROAD - 3600 WIDE
- CUT ROAD TO GRADE SIDE BATTERS NOT TO EXCEED 1 5H TO 1V AND T BE PROTECTED AGAINST EROSION
PROOF ROLL WITH 5 PASSES OF 5 TONNE VIBRATING ROLLER
BACKFILL ALL SOFT SPOTS WITH COMPACTED GRANULAR FILL
PLACE 150 DWR CLASS A ROAD BASE COMPACT WITH 5 PASSES OF 5 TONNE VIBRATING ROLLER

UNLOCKED FRONT ENTRY ACCESS

OXFORD FALLS ROAD

VEHICLE ACCESS OVER DI E CULVERT IF REQUIR D

SCHOOL BUILDINGS

BOUNDARY LINE

WAKEHURST PARKWAY

SITE PLAN

NEW AERIAL POWER LINE TO SITE

NEW VEHICLE ACCESS TO VODAFONE COMPOUND

NEW LAYBACK KERB & CROSS OVER TO COUNCILS SPECIFICATIO

NEW LOCKED GATE TO MATCH EXISTING FENCE

10 000 x 5000 VODAFONE SECURE COMPOUND

BOUNDARY LINE

WATER COURSE

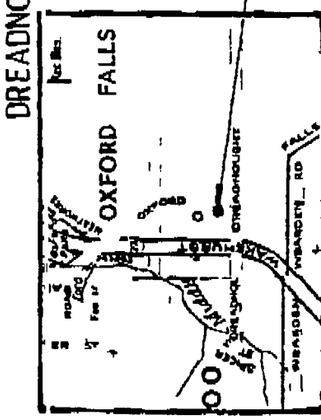
DENOTES APPROX LINE OF UNCONSOLIDATED FILL APPROX 2-4m DEEP

EXISTING AERIAL POWER SUPPLY

BOUNDARY LINE

DREADNOUGHT ROAD

CELL SITE 158A



LOCALITY PLAN

NOTE
SETOUT TO BE VERIED BY SITE SURVEY

A	30/7		TENDER	

COPYRIGHT

SINCLAIR KNIGHT
CONSULTING ENGINEERS
Sinclair Knight & Partners Pty Ltd
Incorporated in NSW
1 Chandos Street St Leonards
NSW 2065 Australia
Telephone (02) 7222
Facsimile (02) 906
TELEX 26462

CLIENT JOHN HOLLAND CONSTRUCTION
PROJECT VODAFONE
DRAWN JLK | TRACED | DESIGNED | APPROVED
DRAWING CHECK | ENGINEERING CHECK

TITLE OXFORD FALLS
1078 OXFORD FALLS ROAD
SITE PLAN
CELL SITE Nº 158 A - Schedule A response
SCALE 1:1000 | DWG No SB424/320-S3 | REV A

0498A

DEVELOPMENT UNIT HANDOUT SHEET

DATE 5/4/93

FILE NO PF 3675/P1078-1080

DET D

LOT BLOC CO T

SS

PROPOSAL (Full details to be stated) Vodafone Telecommunications Facility

APPLICANT

LOT NO 20 SECTION DP 819277 STREET NO

STREET Oxford Falls Rd SUBURB Oxford Falls

HEALTH AND BUILDING/ENGINEERS COMMENTS Oxford Falls Grammar School

No DA/BA required
Could I please have your comments by 17/8/93
If you need anymore details of proposal please see me

S. Stewart

Mike Messner to specifically comment

5/8/93

Dave note filling adjacent to watercourse.

Additional information required
All fill proposed to be outside the 1-100yr flood plain or alternatively hydraulic details to assess flooding effects of fill to placed within the 1-100yr floodplain

Further comments dated 12/8/93 received.

12/8/93

Located in SE corner of
Oxford Falls Grammar School

---

*(1) letter from School
Coring Via Hassell

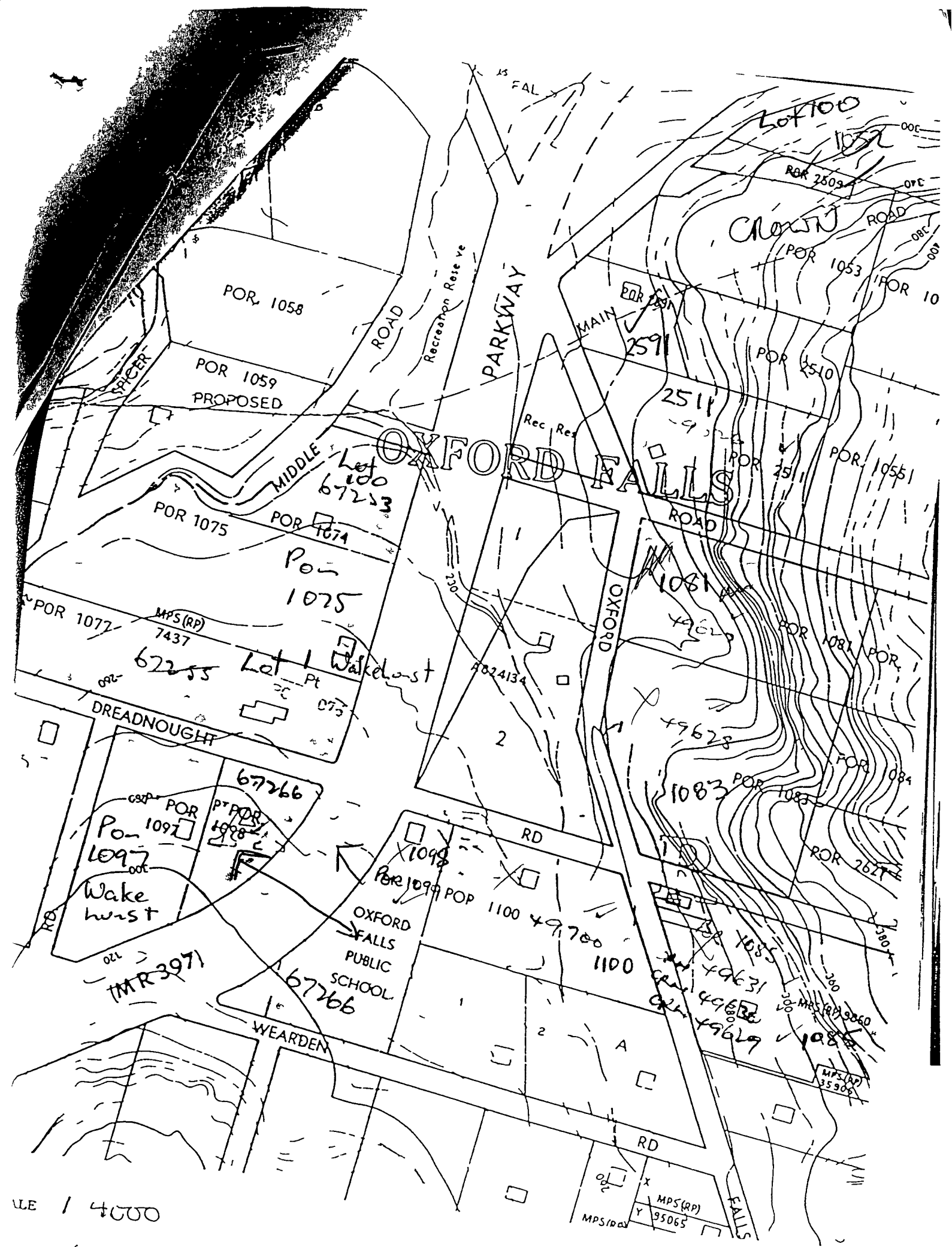
(2) Check
(3) setbacks
~~Principle Oxford Falls P.S~~
+ fill with Stewart
Hardy

(018) 479873

8754833

JUL 08 93 14 00 MEPSTEAD

IMPORTANT NOTE
THIS PLAN WAS PREPARED FOR A PROPOSED SUBDIVISION TO ACCOMPANY A SUBDIVISION APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE THE DIMENSIONS AREAS AND TOTAL NUMBER OF LOTS SHOWN HEREON ARE SUBJECT TO FIELD SURVEY AND ALSO TO THE REQUIREMENTS OF COUNCIL AND ANY OTHER AUTHORITY WHICH MAY HAVE REQUIREMENTS UNDER ANY RELEVANT LEGISLATION. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THE LAND THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.



LE 1 4000

E 1(a1)(Non-Urban A")

09/07/93 10 37 AM

Warringah Council

LISTING OF LETTERS SENT FOR NOTIFICATION OF A DEVELOPMENT PROPOSAL

Asses #	Names	Address
PROPOSAL ASSESSMENT NO 067267 -	1078 OXFORD FALLS ROAD	OXFORD FALLS
049622	NUMEVE PTY LIMITED	P O BOX 100 OXFORD FALLS 2100
049625	STYLE R W	OXFORD FALLS RD OXFORD FALLS 2100
049626	HARRIS G P	POR 2511 OXFORD FALLS ROAD OXFORD FALLS 2100
049627	QUINNELL G R	POR 1081 OXFORD FALLS ROAD OXFORD FALLS 2100
049628	GREEN A	POR 1083 OXFORD FALLS ROAD OXFORD FALLS 2100
049629	CHURCH OF ENGLAND TRUSTEES	C/- THE RECTORY JANICE PLACE NARRAWEENA 2099
049630	EARLAM M W	OXFORD FALLS ROAD OXFORD FALLS 2100
049631	BAGGULEY J J	P O BOX 17 BROOKVALE 2100
049700	PITTS R C	LOT 1100 DREADNOUGHT ROAD OXFORD FALLS 2100
067254	CHRISTIAN CITY CHURCH SYDNEY LIMITED	9 WINBOURNE ROAD BROOKVALE 2100
067255	CHRISTIAN CITY CHURCH SYDNEY LTD	9 WINBOURNE ROAD BROOKVALE 2100
067256	TRUSTEES OF THE CHRISTIAN BROTHERS	179 ALBERT ROAD STRATHFIELD 2135
067266	DEPARTMENT OF EDUCATION	P O BOX 498 NORTH SYDNEY 2060

Pt Por 1085

Por 1085

pt Por 1085

Notfc for Vodafone - just those highlighted please

0498A

DEVELOPMENT UNIT H DOUT SHEET

DATE 5/8/93

FILE NO PF 3675/P1078-1080

REF 0

EST BLDG COST

53

PPOPOSAL (Full details to be stated) Vodafone Telecommunications facility

APPLICANT

LOT 0 20 SECTION D P 819277 STREET O

STREET Oxford Falls Rd SUBURB Oxford Falls

HEALTH AND BUILDING/ENGINEERS COMMENTS Oxford Falls Grammar School

No DA/BA required
Could I please have your comments by 17/8/93
If you need anymore details of proposal please see me

NF 5/8 S. Stewart

No objections M Belshe 6/8/93

Despite serious concerns re the proximity of the fill in relation the watercourse and flood plain and the potential of silt and sediment control of the fill operations and the long term stability of the fills' embankment
Request compliance with the following.
1. No fill being placed within the watercourses' floodzone as determined by councils' Public

PTO

Works Division

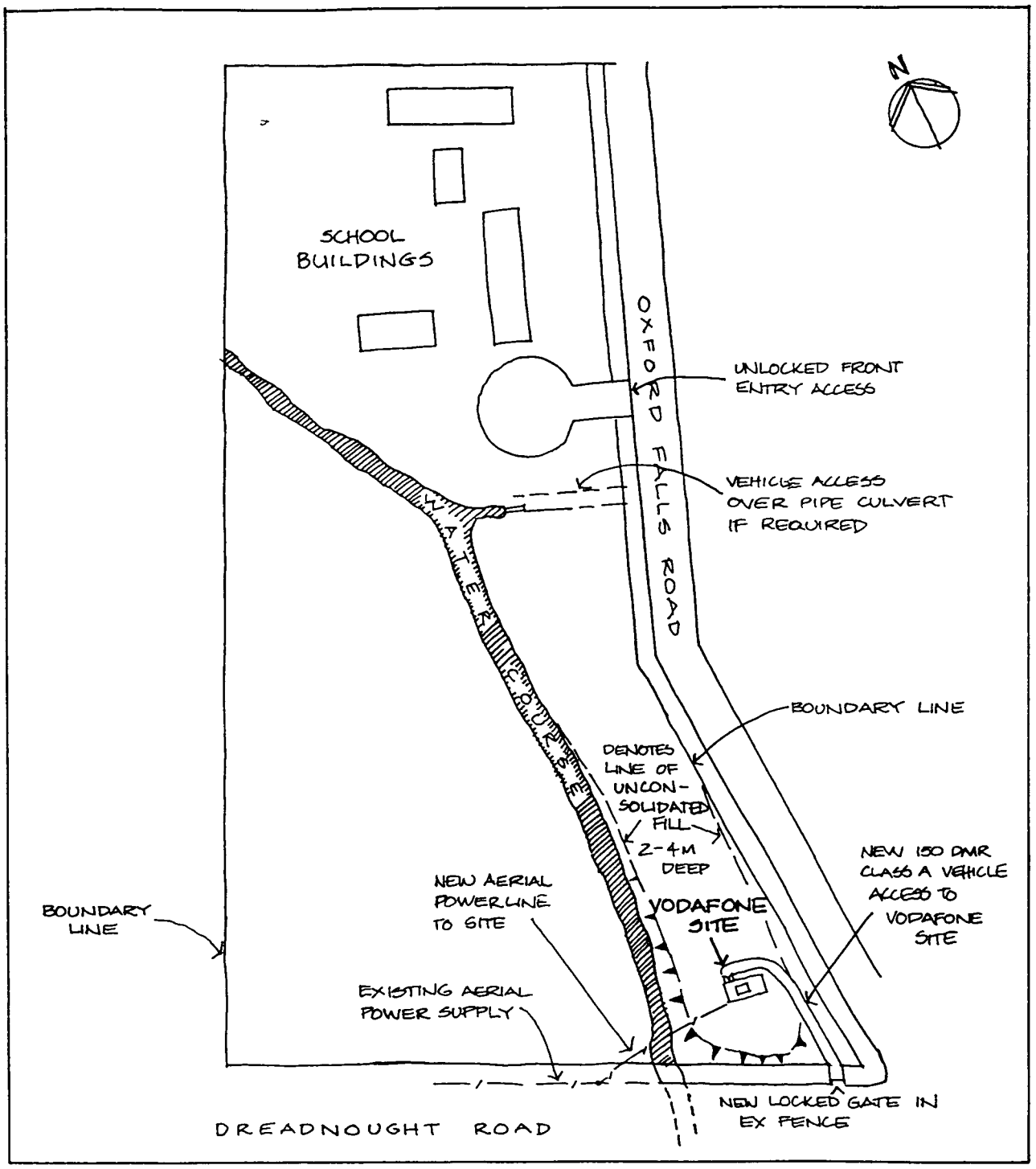
2/ Silt and sedimentation control measures be undertaken and provided during the fill/building operations and removed upon stabilisation of the fill

3/ Fill batter not to exceed 1 Vertical to 3 Horizontal

Ryaal
6/8/93

5 ATTACHMENTS (Continued)

SITE PLAN AND LAND USES



HASSELL PLANNING CONSULTANTS

HASSELL PLANNING CONSULTANTS PTY LTD
No 1 KENT STREET
SYDNEY NSW 2000
INCORPORATED IN SA
TELEPHONE 02 241 2233
FACSIMILE 02 247 8760

PROJECT CELLSITE 158A - OXFORD FALLS SCALE NOT TO SCALE

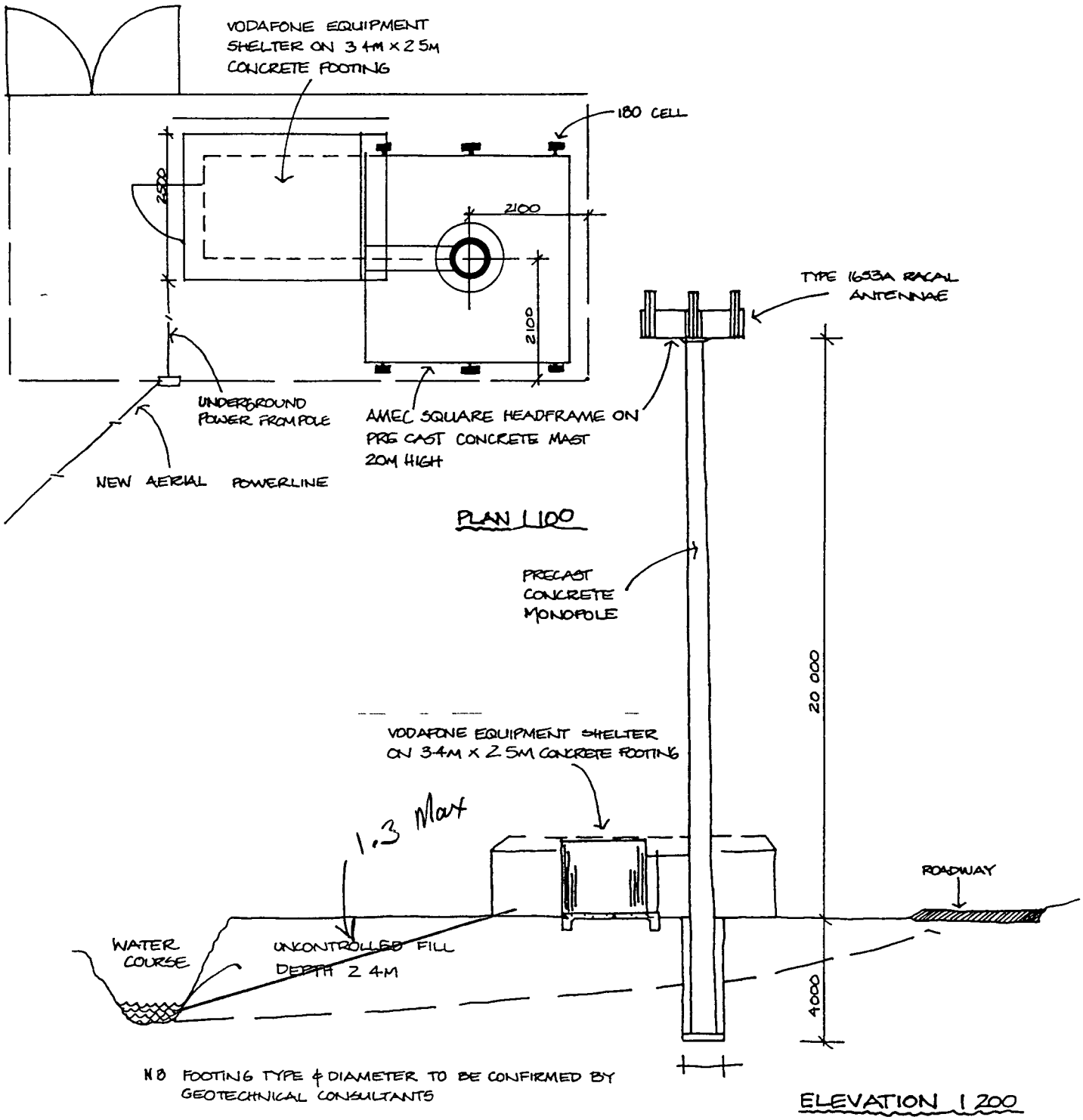
DRAWING SITE PLAN

NUMBER DATE 30 7-93 DRAWN BY MJD

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS SPECIFICATIONS REPORTS AND DRAWINGS COPYRIGHT OF THIS DRAWING IS VESTED IN HASSELL PLANNING CONSULTANTS PTY LTD

5 ATTACHMENTS (Continued)

PLANS OF PROPOSED FACILITY



HASSELL PLANNING CONSULTANTS

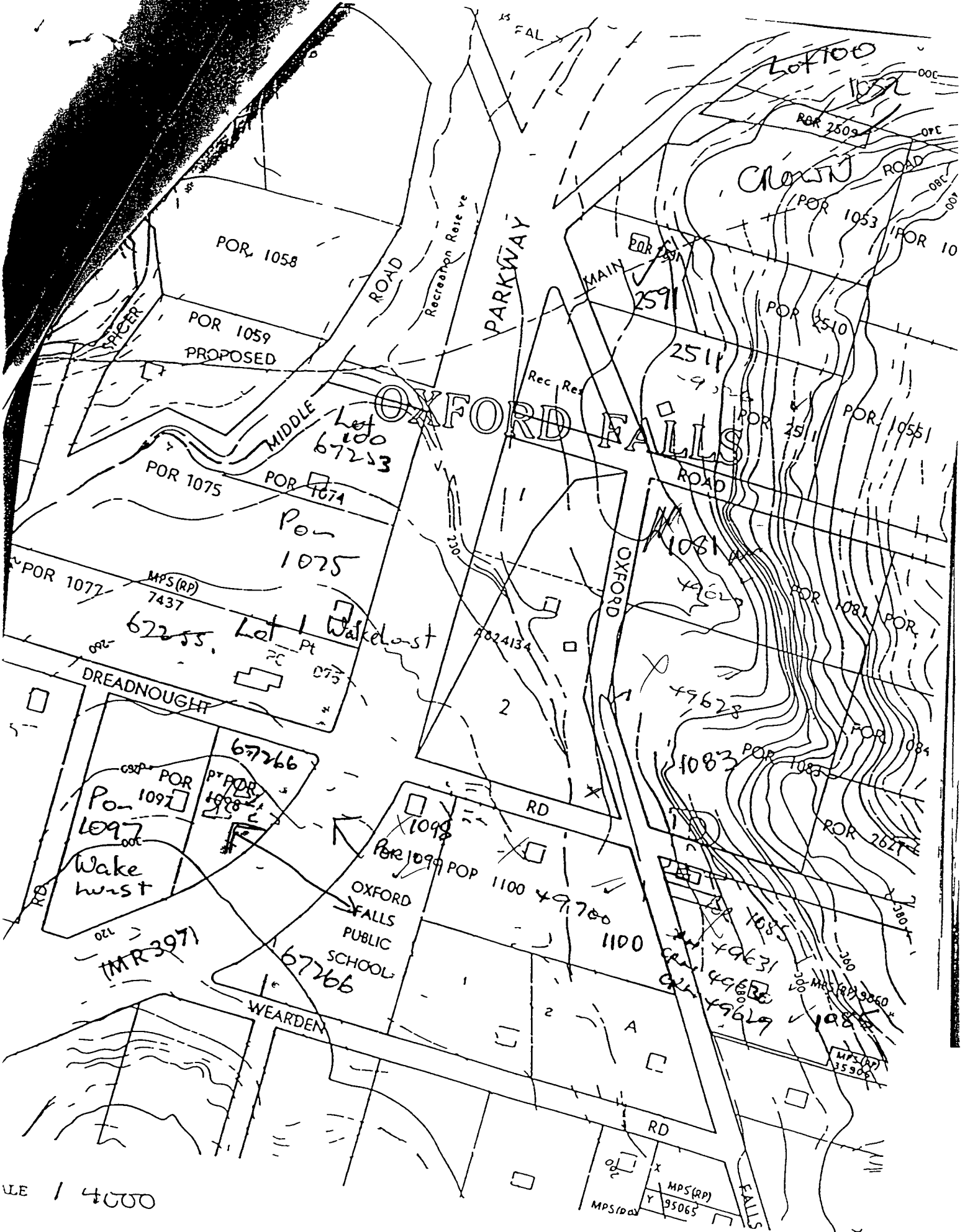
HASSELL PLANNING CONSULTANTS PTY LTD
No 1 KENT STREET
SYDNEY NSW 2000
INCORPORATED IN SA
TELEPHONE 02 241 2233
FACSIMILE 02 247 8760

PROJECT CELLSITE 1504 – OXFORD FALLS SCALE

DRAWING PLANS/ELEVATION

NUMBER DATE 30 7 93 DRAWN BY MJD

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS SPECIFICATIONS REPORTS AND DRAWINGS COPYRIGHT OF THIS DRAWING IS VESTED IN HASSELL PLANNING CONSULTANTS PTY LTD



LE 1 4000

: 1(a1)(Non-Urban A")

THE COUNCIL OF THE
SHIRE OF WARRINGAH

File No PF 33675/Por 1078 1080 (pt 4) SS gb/9707t
Enquiries Mrs S Stewart/P Gatenby Town Planning Dept
8 30 10 30am, Mon Fri

Telephone (02) 982 0333

5th August 1993

Dear Sir/Madam

Re Proposed Vodafone Telecommunications Facility at Oxford Falls Grammar School, Lot 20, DP 819277 Oxford Falls Road, Oxford Falls

Council has received information from Vodafone advising of a telecommunications facility it proposes to erect at the above site Vodafone has been licenced by the Commonwealth Government under the Telecommunications Act 1991 as the third official carrier (with AOTC and OPTUS) The above site has been selected for one of the base stations within the cellular telecommunications network to be established by this carrier

Under the provisions of the Telecommunications National Code, Vodafone is required to formally notify Council of the proposal and submit documentation for Council to comment on However Vodafone is not required to obtain approval under any State or Local law or regulation

Council has been advised that it is proposed to locate the facility in the south eastern corner of Oxford Falls Grammar School site with access from Dreadnought Road The facility consists of a 20 metre high monopole mounted with antennae and an equipment shelter building located on a concrete footing 3 4m x 2 5m close to the base of the pole The facility is to be enclosed by a security fence within a compound with dimensions of 10m x 5m

In order to assist Council in commenting on the proposal, Council is seeking the views of nearby property owners As Council has a limited period within which to respond to Vodafone it is requested that should you wish to use this opportunity to comment on the proposal, a written reply should be received by Council no later than Friday 13th August 1993

Full details of the proposal are available for viewing at Level 3, Town Planning Department, Civic Centre Dee Why during the hours of 8 30am to 5 00pm Monday to Friday

Yours faithfully

P Gatenby
ACTING CHIEF TOWN PLANNER

All correspondence to be addressed
General Manager
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

A Green
Por 1083 Oxford Falls Road
OXFORD FALLS NSW 2100

Church of England Trustees
C/ The Rectory
Janice Place
NARRAWEENA NSW 2099

M W Earlam
Oxford Falls Road
OXFORD FALLS NSW 2100

J J Bagguley
P O Box 17
BROOKVALE NSW 2100

R C Pitts
Lot 1100 Dreadnought Road
OXFORD FALLS NSW 2100

Department of Education
P O Box 498
NORTH SYDNEY NSW 2060

97048
S STEWART
K GORDON -9/7/93
PF3675 P1078-1080

HASSELL PLANNING

HASSELL LTD
ACN 007 711 435
No 1 KENT STREET
SYDNEY 2000
NEW SOUTH WALES
TELEPHONE 02 241 2233
FACSIMILE 02 247 8760

Our Reference 9108 158A

SH my

2 August 1993

W.S.C.
RECEIVED ON
3 AUG 1993
MAILROOM

Town Clerk/General Manager
Warringah Shire Council
Civic Centre
Pittwater Road
DEE WHY NSW 2099

Attention Ms Sue Stewart

Dear Sue

Re Construction of a Vodafone Telecommunication Tower
Site 158A Cnr Oxford Falls Road & Dreadnought Road, Oxford Falls

As you may be aware the Australian Government's policy to introduce competition to the telecommunications market has resulted in the granting of licences to three carriers The third licence is held by Vodafone Pty Ltd which is in the process of establishing a national cellular network across Australia starting in 1993 and continuing over the next few years

The use of land and construction of facilities to establish the cellular network is exempt from control through State and Territory laws As such Council's formal approval is not required Nevertheless Vodafone as a licensed carrier is obliged to establish its network in accord with a draft Telecommunications National Code prepared by the Federal Minister of State for Transport and Communications The draft code provides that amongst other matters local Councils (as relevant authorities) should be consulted and that an environmental assessment should be made of each proposal

The purpose of this letter is to formally advise you of the above proposal and to invite your comments if any A copy of the environmental assessment undertaken by ourselves is enclosed for your information

A proforma reply is attached to enable you to respond quickly However should you have any comments we need to receive a response from you within 28 days from you receiving this letter

If there are any matters you are unclear about if you need additional information or if we can help you in any other way please feel free to contact Stuart Harding of our office who will be happy to assist you

Yours faithfully

David Ashton
Director

WARRINGAH SHIRE COUNCIL

Hassell Planning Consultants
1 Kent Street
SYDNEY NSW 2000

Attention Stuart Harding

Dear Sir

Re Construction of a Vodafone Telecommunication Tower
Site 158A Cnr Oxford Falls Road & Dreadnought Road, Oxford Falls

In reply to your recent letter regarding the construction of a telecommunications facility we wish to advise as follows –

(a) We have no objection to the facility ☐

(b) We have the following comments to make

These remarks are made after having considered all the material provided

Yours faithfully

TOWN CLERK/GENERAL MANAGER

Dated

97536

HASSELL PLANNING CONSULTANTS

WARRINGAH CORRO No
REF TO STEWART
FILE WITH PF-3675/P1078
FILE No 1080
16 AUG 1993
SEEN BY
REF TO DATE
REPLY REQUIRED YES/NO

FACSIMILE TRANSMISSION

PROJECT NUMBER 9108
DATE 13 August 93
PROJECT Vodafone, Oxford Falls
FROM Neil Harrison
TO Warringah Council
ATTENTION Sue Stewart
COPIES TO
SUBJECT Associated School Letters

FAXED

Dear Sue,

Further associated letters in regards to the Oxford Falls Grammar School transiever facility.
You may already have copies of these letters, if not please attach to the environmental report for this facility

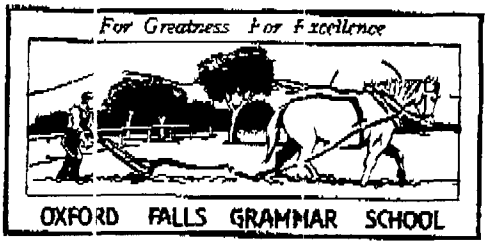
Thankyou
Regards Neil Harrison (Hassell Planning Consultants).

IF THIS TRANSMISSION IS ILLEGIBLE IN ANY WAY PLEASE CONTACT US IMMEDIATELY

FACSIMILE NUMBER (RECEIVER) [redacted] 971 4522
NUMBER OF SHEETS INCLUDING THIS SHEET 3

HASSELL PTY LTD ACN 007 711 435
NO 1 KENT STREET SYDNEY 2000 NEW SOUTH WALES TELEPHONE 02 241 2300 FACSIMILE 02 247 8853

Headmaster
Andrew Egan
BED MACE



P O Box 68
Frenchs Forest
NSW 2086

Phone (02) 975 5619
Fax (02) 451 8174

11 August, 1993

Dear Mr Harding,

As president of the Oxford Falls Grammar Parents and Friends Association I am pleased to supply a letter supporting Vodafones proposal to erect a relay transmission tower on our school property

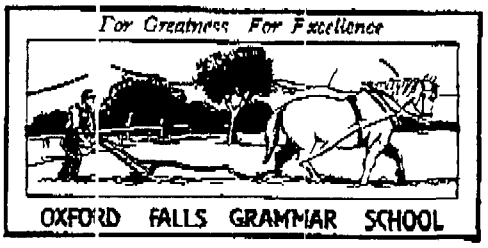
We believe all safety and environmental issues have been adequately answered and that the proposal will not adversly effect the school or its population

Yours Sincerely,

Sue Berlach
P&F President.

pp L Mason
SCHOOL SECRETARY

Headmaster
Andrew Egan
BED MACE



PO Box 88
Frenchs Forest
NSW 2086

Phone (02) 975 5619
[redacted]
Fax (02) 451 8174

11 August, 1993

Dear Mr Harding,

I am pleased to supply a letter as requested regarding our schools agreement and support of Vodafones proposal to erect a relay transmission tower on our school property

The school has satisfied itself that the proposal will not in any way have a negative impact upon the school environment or population.

Yours Sincerely,

Andrew Egan
Headmaster

CONSENT CONDITION REVIEW SHEET

DEVE[redacted]NT UNIT USE ONLY

CONSENT No 91 / 29 as modified

PROPERTY Oxford Falls Rd Oxford Falls

ACTION OFFICER REFERRED TO K Gordon

TOWN PLANNERS USE ONLY

I have undertaken a check of the above consent and the following conditions are required to be attended to

Condition	Time Period

NOTE If no condition to be actioned return file to records

signed

If action required referred to manager on / /

THE COUNCIL OF THE
SHIRE OF WARRINGAH

File No PF 3675/P1079 1080 RK CM/5024D
Enquiries Miss K Gordon Town Planning Dept
8 30 10 30am Mon Fri

Telephone (02) 982 0333

13th August 1993

Stanton Dahl Architects
PO Box 833
EPPING NSW 2121

Dear Sirs

re Modification of Consent No 91/29 dated 21rd January 1991 for a primary and infants school at Lot 20 DP 819277 Oxford Falls Road Oxford Falls

Your request for modification of Consent No 91/29 has been considered by Council and it has been agreed to modify the Consent as follows

1 The description of the development being replaced by the following

Erection in five stages of a primary and infants school comprising twelve (12) classrooms associated library hall and administration office a playing field carparking and associated landscaping and retention of existing enclosed pool and caretakers cottage

2 The deletion of conditions 1 6 23 44 45 46 47 80 and their replacement with the following

1 Development being generally in accordance with plans numbered 9005 MP1 3 undated submitted 3 7 1992 plan 9005/Ba4 dated April 1992 submitted 26 5 1992 and figures 5 1 5 2 and 4 (indicating extent of fill) undated submitted 5 12 1990 as modified by plans drawing No 35393 A1 and A2 both undated both submitted 7 7 1993 and drawing No 35393 02 dated April 1993 submitted 1 7 1993 as amended in red as modified by any condition of this consent

6 The provision of 26 carparking spaces the layout of which is to be generally in accordance with the requirements of Council s Car Parking Policy (Warringah Development Control Plan No 2) adopted Special Meeting 2 4 86 in force from 19 4 86 including the dimensions of parking bays width of access driveways widths and gradients of ramps particularly that all dimensions be clear of obstructions

2/

All correspondence to be addressed
General Manager/Shire Clerk
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

23 The minimum finished floor level of the school buildings shall be RL 74 75 AHD for stages 1 and 2 and 77 75 for stage 5

44 All rooms in the building being ventilated in accordance with the provisions of Part F4 of the Building Code of Australia

45 Provision of emergency lighting and illuminated exit signs throughout the building in accordance with the provisions of Part E4 of the Building Code of Australia Details are to be supplied with the Building Application

46 Provision of hose reels within 36m of any part of the floor area in accordance with Part E1 of the Building Code of Australia Details are to be supplied with the Building Application

47 Provision of hydrants in accordance with Part E1 of the Building Code of Australia Full details are required with the Building Application

80 A separate building application being submitted and approved for each stage

3 The deletion of conditions 61 63 68 71 73 74 75 76

4 The addition of the following conditions

84 In regard to condition 1J details of landscape screening of the northern block from Oxford Falls Road and landscape treatment around the building works and courtyard to be provided with building application for stage 2 and to be completed to Council s satisfaction prior to occupation of the building

85 The paved courtyard to be graded and drained to Council s satisfaction Details to be submitted with the building application

For ease of reference a list of all the conditions of Consent No 91/29 as now modified accompanies this letter

Should you have any enquiries I would be obliged if you would contact Ms K Gordon of the Town Planning Department who will be pleased to assist you

Yours faithfully

R Kay
CHAIRMAN, DEVELOPMENT UNIT
CORPORATE SERVICES DIVISION

THE COUNCIL OF THE
SHIRE OF WARRINGAH

File No PF 3675/P1079 1080 RK CM/5024D
Enquiries

Telephone (02) 982 0333

MODIFICATION

MODIFICATION OF DEVELOPMENT CONSENT NO 91/29, DATED 23 1 91

SECTION 102(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

APPLICANT S NAME & ADDRESS Stanton Dahl Architects PO Box 833 Epping NSW, 2121

PROPERTY DESCRIPTION Lot 20 DP 819277 Oxford Fal oad Oxford Falls

PROPOSED DEVELOPMENT Erection in five stages of a p ary and infrants school comprising twelve (12) classrooms associated library, hall and administration office a playing field carparking and associated landscaping and retention of existing enclosed pool and caretakers cottage

Complete list of Conditions contained in Consent No 91/29 as modified by Council on 18th December 1991 10th July 1992 and 10th August 1993

1 Development being generally in accordance with plans numbered 9005 MP1 3 undated submitted 3 7 1992 plan 9005/Ba4, dated April 1992 submitted 26 5 1992 and figures 5 1 5 2 and 4 (indicating extent of fill) u ndated submitted 5 12 1990 as modified by plans drawing No 35393 A1 and A2 both undated both submitted 7 7 1993 and drawing No 35393 02 dated April 1993 submittted 1 7 1993 as amended in red as modified by any condition of this consent

2 The use not commencing until such time as the requirements of the conditions of this consent have been carried out to Council s reasonable satisfaction as signified in writing

3 No signs to be displayed without a separate approval given under Warringah Local Environmental Plan 1985 or Ordinance 55 of the Local Government Act where necessary

4 The colour texture and substance of all external components of the building and hard surfaced areas being to Council s satisfaction details to be included at Building Application stage

5 A Sample Board being submitted with the Building Application Such sample board to include samples of external building materials to the satisfaction of Council

All correspondence to be addressed
General Manager
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

THE COUNCIL OF THE
SHIRE OF WARRINGAH

File No PF 3675/P1079 1080 RK CM/5024D
Enquiries

Telephone (02) 982 0333

MODIFICATION

6 The provision of 26 carparking spaces the layout of which is to be generally in accordance with the requirements of Council s Car Parking Policy (Warringah Development Control Plan No 2) adopted Special Meeting 2 4 86 in force from 19 4 86 including the dimensions of parking bays width of access driveways widths and gradients of ramps particularly that all dimensions be clear of obstructions

7 The proposed height and materials of all fences being to Council s satisfaction details to be included on Building Application plans

8 The hours of construction and/or work being restricted to Monday to Friday 7am to 5pm Saturday 7am to 1pm, no work on Sunday or Public Holidays where the construction or work in the opinion of Council interferes with the amenity of the neighbourhood by the emission of noise chemical or physical pollutants or otherwise In respect of noise the LIO level (average maximum noise levels) measured over a period of 15 minutes when the construction site is in operation must not exceed background noise level by more than 10 d B(A)

9 Landscaping plans shall be submitted to Council together with any Building Application required or where no Building Application is required prior to the commencement of the development approved by this consent The plans shall indicate all existing trees specifying those trees to be retained and those proposed to be removed It shall specify details of proposed planting including common and botanical names and height and spread at maturity Such landscaping shall be designed and executed to Council s specification and shall be maintained in perpetuity to Council s satisfaction by the existing or future owners and occupiers of the property Such landscaping shall be completed prior to the occupation of the building or prior to the issue of a Building Certificate
under Section 317AE of the Local Government Act which ever occurs first Furthermore no tree or shrub of any kind whatsoever planted or retained pursuant to this consent shall be lopped topped pruned or removed without the prior written approval of the Council as a variation of this consent

10 Pursuant to Section 90(1)(b) (h) (g) and (ml) adequate measures shall be taken to mitigate harm caused to the environment and adjoining properties by the development including

a) Minimising site disturbance and by the rehabilitation of cleared or denuded areas by the planting establishment and maintenance of groundcovers shrubs and trees as soon as possible

All correspondence to be addressed
General Manager
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

THE COUNCIL OF THE
SHIRE OF WARRINGAH

File No PF 3675/P1079 1080 RK CM/5024D
Enquiries

Telephone (02) 982 0333

MODIFICATION

b) Where earthworks are involved, the removal, stockpiling and replacement of topsoil, and the prevention of erosion of excavated areas and topsoil stockpiles

c) The stabilisation and maintenance of the beds and banks of natural watercourses and open drains traversing the site

d) The control of water flows onto and across the land by the provision of surface and sub surface drains where appropriate

e) The prevention of transmission of soil sediment and waterborne pollution from the land by the construction and maintenance of settling ponds sediment and pollution traps in all watercourses and drainage lines which discharge water from the site

11 In respect of conditions 10 & 39 work undertaken shall be carried out and maintained to the reasonable satisfaction of the Shire Engineer and shall comply where relevant with the standards of the Soil Conservation Service of New South Wales (as set out in their publication Urban Erosion and Sediment Control , and Pollution Control Manual for Urban Stormwater respectively) Copies of these are available from the Soil Conservation Service and the State Pollution Control Commission

12 Pursuant to Section 90(1)(b) (h) (g) and (ml) of the Environmental Planning and Assessment Act the development granted consent shall not harm the environment by way of

(a) Denudation of the land

(b) Uncontrolled flow of water across onto off or from the land

(c) Uncontrolled disposal of animal vegetable or chemical waste products on the land

(d) Soil erosion and sedimentation caused by (a) and (b) above

(e) The transmission of soil sediment or waste products from the land onto adjoining land or land in the locality

(f) Subsidence slip or other risk

All correspondence to be addressed
General Manager
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

THE COUNCIL OF THE
SHIRE OF WARRINGAH

File No PF 3675/P1079 1080 RK CM/5024D
Enquiries

Telephone (02) 982 0333

MODIFICATION

13 Adequate means to ensure that there is no transmittal of sediment or pollution onto or soil erosion of adjoining properties shall be effected at all times during the works on the site A soil conservation plan for the control of erosion and sediment transport during the construction phase of the development shall be prepared to Council s reasonable satisfaction and having regard to the principles of the Soil Conservation Service of New South Wales as described in their booklet Urban Erosion and Sediment Control Such shall be presented to Council with the Building Application for approval and implementation prior to the commencement of any other works on the site

14 Sediment traps settling ponds filters cut off drains and other soil conservation measures shall be maintained in efficient working condition to Council s reasonable satisfaction throughout the works Failure to comply with this requirement may lead to a direction by Council to cease all other works until soil conservation measures are restored to operational condition

15 Adequate provision shall be made throughout the period of construction to prevent transmission of soil to the public road and drainage system by means of vehicles leaving the site Details shall be submitted to Council for approval and installation prior to other work commencing and shall include the provision of a gravel exit pad and/or vehicle washing facilities or other approved devices

16 Dedication of the following land as Reserve a strip of land 15m wide along the western boundary this dedication to be effected at full cost to the applicant

17 The consolidation of Lots 1 & 2 as one lot and the registration of the appropriate survey plan by the Land Titles Office

18 In respect of Condition/s 16 17 & 19 the following condition should be observed

The number allocated by the Land Titles Office to the documents and/or plans referred to shall be advised in writing to the Council together with a letter of intent to proceed with the dedication prior to release of the building approval

A certified copy of the documents shall be provided to Council after final approval and registration has been effected by the Land Titles Office

All correspondence to be addressed
General Manager
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

THE COUNCIL OF THE
SHIRE OF WARRINGAH

File No PF 3675/P1079 1080 RK CM/5024D
Enquiries

Telephone (02) 982 0333

MODIFICATION

19 Natural watercourses being accurately shown on all copies of a plan for the Land Titles Offices as natural watercourses of variable widths

20 Dedication as public road of suitable sites for electricity sub stations if required by Sydney County Council

21 Construction of kerb and gutter and half road carriageway to approved line and levels in Oxford Falls Road between the existing kerb and gutter and Dreadnought Road adjoining the site together with footpath formation necessary drainage construction and sealing of the road pavement between the centreline and the lip of gutter to Council s requirements prior to the occupation of Stage 3

22 Buildings to be located clear of any pipeline natural watercourse or Council easement Footings of any building adjacent to an easement or pipeline to be a minimum of 300mm below the invert of the pipe and may rise by 300mm for each 300mm removed therefrom

23 The minimum finished floor level of the school buildings shall be RL 74 75 AHD for stages 1 and 2 and 77 75 for stage 5

24 Restoration and maintenance to approved levels and safe condition of the footway reserve(s) adjoining the site full frontage to Council s reasonable satisfaction

25 The public footways and roadways adjacent to the site shall be maintained at all times during the course of the work in a safe condition to the satisfaction of the Shire Engineer

26 Provision of 1 vehicle crossings 9 metres wide to the reasonable satisfaction of the Divisional Manager Public Works and in accordance with Council Drawing No A43330 to approved levels and specifications An application for street levels is to be made to the Council s Public Works Division

27 Construction of approved kerb laybacks in accordance with the details shown on Council Plan A4 2276

28 Reinstatement of redundant crossings and laybacks

29 The submission of three (3) copies of Civil Engineering Plans including long and cross sections details of proposed structures and specifications for

a) The proposed road and drainage works on A1 size sheets The drainage design and analysis is to be undertaken by a Civil Engineer (or by such persons as may be approved by the Shire Engineer) experienced in stormwater drainage analysis

All correspondence to be addressed
General Manager
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

THE COUNCIL OF THE
SHIRE OF WARRINGAH

File No PF 3675/P1079 1080 RK CM/5024D
Enquiries

Telephone (02) 982 0333

MODIFICATION

b) Payment of the prescribed engineering development fees prior to release of the engineering plans into Account 12912 in accordance with Council Policy 4 4 11

c) A Tree Preservation Order application is required to be submitted for the removal of any trees

d) Stamped approved plans by the Shire Engineer must be obtained prior to the commencement of any works Such approval is valid for a period of 12 months from the date of plan approval An approved stamped copy is to be held on the site by the contractor at all times

e) Upon completion of the works the applicant is to provide a Works as Executed plan The plans are to show relevant dimensions and finished levels and to be certified by a surveyor Where roads and drainage works have been constructed certification is to be obtained as to satisfactory construction of the road and drainage works

f) All civil engineering works are to be fully supervised by the consultant responsible for their designs or by such persons as may be approved by Council s Shire Engineer and certified that they have been satisfactorily completed and that the correct degree of compaction has been obtained and prior to the approval of any building approval where such works form part of the development

30 All design and/or construction of works shall comply with the Standard Specifications of the Council of the Shire of Warringah Copies of these are available at the prescribed fee from the Public Works Division of the Council

31 The adjustment of public utilities and services as necessary to be effected at full cost to the applicant

32 A declaration by a registered surveyor shall be provided to evidence that the construction has been effected within the appropriate property and easement boundaries

This shall be in the form of a copy of the final subdivision or easement plan with the distances from the boundaries to the edges of these structures endorsed in red thereon and signed by the surveyor

All correspondence to be addressed
General Manager
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

THE COUNCIL OF THE
SHIRE OF WARRINGAH

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Telephone (02) 982 0333

MODIFICATION

33 The requirements of condition(s) 23 shall be supervised during the works by a registered surveyor who shall certify compliance to Council s satisfaction prior to occupation or to the issue of a certificate of classification

34 The requirements of condition(s) 21 & 55 shall be designed and supervised during the works by an Engineer with qualifications and expertise recognised by the Institution of Engineers Australia as being adequate for the purpose The Engineer shall certify to Council s satisfaction prior to occupation or to the issue of a certificate of classification, that the works are sound stable and durable and meet accepted standards of engineering practice and Council s requirements

35 With respect to condition(s) 21 29 & 55 of this Consent details and/or support documentation shall be submitted for Council s approval with the Building Application

36 Approval for the works required by conditions 26 of this consent shall be obtained by making an Application for Street Levels to Council s Public Works Division

37 All fences, letter boxes and any other structures erected on the street alignment to conform to the approved back of footpath levels

38 Access to vehicles except at the constructed entrance is to be denied by a physical barrier erected adjoining the road alignment

39 Provision is to be made to Council s satisfaction to ensure effective erosion sediment and stormwater pollution control measures are achieved in the long term use of the land

40 Submission for Council s approval and implementation to Council s satisfaction of details of earthworks and filling including foundation preparation specifications for fill material and placement finished levels embankment slopes means of stabilisation top soil depth planting and scour protection surface and subsoil drainage proposals for site supervision and any other necessary provisions to ensure stability of the earthworks and to prevent soil erosion

41 Lodgement with Council pursuant to (s)314(1B) of the Local Government Act of a bond as security against damage to Council s property and costs of maintenance thereof caused by the works (including the transport and disposal of material to and from the site) in the amount of $5 000 to Account Reg 900 *TF 037

All correspondence to be addressed
General Manager
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

THE COUNCIL OF THE
SHIRE OF WARRINGAH

File No PF 3675/P1079 1080 RK CM/5024D
Enquiries

Telephone (02) 982 0333

MODIFICATION

42 All materials excavated from the site shall be disposed of to Council s reasonable satisfaction Material from the site disposed of at a site within the Shire for which Council approval and/or Development Consent has not been obtained shall be removed and the disposal site restored to Council s satisfaction prior to occupation of this development Documentation of the disposal site to be provided to Council with the Building Application or prior to work commencing

43 Stormwater from the property being piped by gravitational means to Council s stormwater system and to the satisfaction of Council s engineer

44 All rooms in the building being ventilated in accordance with the provisions of Part F4 of the Building Code of Australia

45 Provision of emergency lighting and illuminated exit signs throughout the building in accordance with the provisions of Part E4 of the Building Code of Australia Details are to be supplied with the Building Application

46 Provision of hose reels within 36m of any part of the floor area in accordance with Part E1 of the Building Code of Australia Details are to be supplied with the Building Application

47 Provision of hydrants in accordance with with Part E1 of the Building Code of Australia Full details are required with the Building Application

48 Pursuant to the provisions of Clause 6 2 1 of Ordinance 70 the building the subject to this approval may not be occupied until a Certificate of Classification has been issued

49 Garbage/waste only being removed between 7am and 8pm any day

50 Total noise emitted from premises is not to exceed 5dB(A) above background when measured at any residential boundary at any time Exceedence of background is only permissible where the noise is broadband free of tones not intermittent or impulsive

51 Collected roof and site drainage to be piped to the natural watercourses within the site Details of the disposal points and treatment within the watercourse shall be submitted with the building application for approval

52 Safety fencing to separate the school buildings play areas and oval from the floodway watercourse and any open channels within the site Details to be submitted for approval with the building application

All correspondence to be addressed
General Manager
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

THE COUNCIL OF THE
SHIRE OF WARRINGAH

File No PF 3675/P1079 1080 RK CM/5024D
Enquiries

Telephone (02) 982 0333

MODIFICATION

53 No obstructions to flow or channel works within the 1 in 100 year floodways shall take place without Council s prior approval

54 Further to Condition 13 and in accordance with the requirements of the Soil Conservation Service of New South Wales the erosion and sediment control plan shall contain the following

(a) Locations of sediment trapping structures (geotextile fabric fences) and associated diversion banks

(b) Locations and volumes of sediment trapping basins (if any)

(c) Locations of run on protection structures (if any)

(d) Locations of on site piped drainage

(e) Detailed drawings of silt fences cut off drains and a construction sequence

Furthermore words to the effect of the following are to be included on the erosion and sediment control plan

(i) Geotextile fabric fencing shall be installed and made functional before any ground is disturbed for development The fabric fencing must be able to intercept all eroded sediment in run off water at all times during development The fabric fencing must be repaired if damaged or in a condition where sediment can enter the creek traversing the site

(ii) The piped drainage network should be progressively installed and made functional as early as possible During development piped discharges should be directed through a sediment trapping structure to remove as much eroded sediment as possible

(iii) There should be a practical minimum level of ground disturbance during development and landscaping/revegetation should be progressively undertaken throughout the project

55 No fill to be imported to the site for the construction of the playing field Volume of fill to be balanced by volume of cut

56 DELETED

57 DELETED

58 DELETED

All correspondence to be addressed
General Manager
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

THE COUNCIL OF THE
SHIRE OF WARRINGAH

File No PF 3675/P1079 1080 RK CM/5024D
Enquiries

Telephone (02) 982 0333

MODIFICATION

59 DELETED

60 Compliance with Council s requirements in regard to the provision of a private sewer on public road reserves including construction maintenance and payment of fees on a recurring basis Details shall be submitted for approval by the Shire Engineer prior to release of the Building Approval including the written consent of the Roads and Traffic Authority

61 DELETED

62 Vehicular and pedestrian access to the site from Wakehurst Parkway is to be prevented by the erection of a pedestrian proof fence setback 15m from the boundary of the property with Wakehurst Parkway The existing informal access way from Wakehurst Parkway from the site south of the creek to be landscaped within the property Details being submitted with the building application

63 DELETED

64 The carparking area to be completely clear of obstacles and available for parking at all times However out of normal school hours and where sufficient carparking is available on site for the requirements of persons visiting the site the carparking area may be used as a basketball court Basketball hoops are to be portable and removeable such that the carparking area is available for carparking on the next school day

65 Payment to Council under Section 94 of the Environmental Planning and Assessment Act 1979 as amended of a cash contribution to be placed by the Council in a trust fund to Account 26341 and applied for works involved in the closure of Oxford Falls Road east of Wakehurst Parkway Such payment is to be made prior to the release of the building approval The amount payable shall be assessed at the time of payment

66 Further to Condition 9 landscaping comprising mass planting being provided along all property boundaries to screen the development from adjoining public roads

67 The covered waiting area adjacent to the bus turning circle being relocated such that it is entirely behind the 20m building line to Oxford Falls Road Details being submitted with the building application

68 DELETED

69 Water closets washing points and drinking bubblers being provided in accordance with the guidelines issued by the Department of Education Details being submitted with the building application

All correspondence to be addressed
General Manager
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

THE COUNCIL OF THE
SHIRE OF WARRINGAH

File No PF 3675/P1079 1080 RK CM/5024D
Enquiries

Telephone (02) 982 0333

MODIFICATION

70 Floor levels of the building including verandahs being a minimum of 300mm above the adjacent finished ground level to prevent ingress of surface waters Details being submitted with the building application

71 DELETED

72 Each entrance to the building not being situated more than 90m from the nearest hydrant Details being submitted with the building application

73 DELETED

74 DELETED

75 DELETED

76 DELETED

77 An Acoustic Engineer s report being submitted with the building application which addresses all noise emissions from the site related to Council s criteria This report to specifically address the school hall and should it not be demonstrated to Councils satisfaction that a nuisance will not be occassioned the hours of use of the hall shall be restricted to between 7 00am and 9 00pm any day

78 Details of proposed garbage storage being submitted to Council for approval with the building application

79 No public address system to be installed or used on the site

80 A separate building application being submitted and approved for each stage

81 The swimming pool being provided with safety fencing in accordance with AS 1926 1986 as part of Stage 1

82 Each stage being separated from the next construction stage with suitable safety fencing prior to occupation of the completed stage or commencement of work on the next stage

83 All stormwater lines silt sedimentation and erosion controls being installed as part of Stage 1 unless details submitted with the building application satisfy Council that some works may proceed at a later stage

84 In regard to Condition 9 details of landscape screening of the northern block from Oxford Falls Road and landscape treatment around the building works and courtyard to be provided with building application for stage 2 and to be completed to Council s satisfaction prior to occupation of the building

All correspondence to be addressed
General Manager
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

THE COUNCIL OF THE
SHIRE OF WARRINGAH

File No PF 3675/P1079 1080 RK CM/5024D
Enquiries

Telephone (02) 982 0333

MODIFICATION

85 The paved courtyard to be graded and drained to Council s satisfaction Details to be submitted with the building application

NOTE

(1) It is to be clearly understood that the Consent as modified is not an approval to carry out any structural work A formal building application must be submitted to Council and be approved before any structural work is carried out to implement the modified Consent Also the applicant is not relieved of any obligation to obtain any other approval required under any other Act

(2) Section 102(5) of the Environmental Planning & Assessment Act confers on the applicant who is not satisfied with the determination of the Consent Authority a right of appeal to the Land & Environment Court exercisable within 12 months of receipt of this notice

(3) This modified Consent shall be effective and operative from the endorsement date of the original Consent ie 23rd January 1991

(4) For information about the circumstances in which this modified Consent may lapse about commencement of a development granted consent about extension of the Consent and about the circumstances in which Council may require completion of the development see Section 99 of the Act

R Symons
DIRECTOR FINANCE AND
CORPORATE SERVICES

per

Date 13 AUG 1993

All correspondence to be addressed
General Manager
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

0417H

HEALTH & BUILDING BRANCH
ENVIRONMENTAL SERVICES DIVISION

INTER BRANCH COMMENT FORM
(VIA DEVELOPMENT UNIT)

MEMO TO TOWN PLANNING BRANCH COMPUTER NO 22487

FROM N Ketchie (Name) EXT 379 DATE 4/8/93

Your Branch s comments are required in respec of
Has Modification of Consent been issued so BA can be considered.
See Attached BA plans

TYPE OF STRUCTURE PROPOSED (WHERE APPLICABLE)

SUBJECT LAND/ADDRESS ~~LOT~~ PAR 1078 DP STREET NO

STREET OXFORD FALLS SUBURB OXFORD FALLS

COMMENT

Plans are generally in accordance with development consent However the ~~following~~ details are outstanding:
Condition 9#5 details of colour/etc of materials to be submitted note beige roof not acceptable as stage 1 (sample board).
Conditions 9#84 require details of landscape treatment along Oxford Falls Rd to screen proposed development
Condition 85 requires details of drainage of paved Courtyard
Therefore TP object to the release of the BA until such information is provided

Development Unit Endorsement Stamp

KG
9/8

10893

SIGNATURE

DATE

93/533

KG gb-2452r

PAGE

Report to Development Unit, 10 AUG 1993

TRACK A DEVELOPMENT APPLICATION DETERMINATION COMPUTER NO 3M0054

DEVELOPMENT APPLICATION (No 1990/361) FILE PF 3675/P1079-1080
(Section 102 lodged 1 7 1993)

PROPOSAL Modification of Consent 91/29, for a primary and infants school comprising nine classrooms, associated library, hall and administration office, a playing field, carparking and associated landscaping and retention of existing enclosed pool and caretakers cottage

LAND DESCRIPTION

Lot 20, DP 819277, Oxford Falls Road, Oxford Falls The site is located between Wakehurst Parkway, Dreadnought Road, Oxford Falls Road and an unmade road

APPLICANTS NAME & ADDRESS

Stanton Dahl - Architects
P O Box 833
EPPING NSW 2121

STATEMENT

The site has been inspected and the application has been assessed having regard to Section 90 and Section 102, where appropriate, of the Environmental Planning & Assessment Act

NOTIFICATION

The application was notified to fourteen (14) surrounding property owners by letter dated 12th July 1993 Four (4) submissions were received, none objecting to the modification

RECOMMENDATION (APPROVAL)

That Development Consent No 91/29 be modified as follows

1 The description of the development being replaced by the following

Erection in five stages of a primary and infants school comprising twelve (12) classrooms, associated library, hall and administration office, a playing field, carparking and associated landscaping and retention of existing enclosed pool and caretakers cottage

Chairman

PAGE

Report to Development Unit,

2 The deletion of conditions 1, 6, 23, 44 45, 46, 47, 80 and their replacement with the following

1 Development being generally in accordance with plans numbered 9005 MP1-3, undated, submitted 3 7 1992, plan 9005/Ba4, dated April 1992, submitted 26 5 1992 and figures 5 1, 5 2 and 4 (indicating extent of fill), undated, submitted 5 12 1990 as modified by plans drawing No 35393 - A1 and A2, both undated, both submitted 7 7 1993 and drawing No 35393-02, dated April 1993, submitted 1 7 1993, as amended in red, as modified by any condition of this consent

6 The provision of 26 carparking spaces, the layout of which is to be generally in accordance with the requirements of Council s Car Parking Policy (Warringah Development Control Plan No 2), adopted Special Meeting 2 4 86, in force from 19 4 86 including the dimensions of parking bays, width of access driveways, widths and gradients of ramps, particularly that all dimensions be clear of obstructions

23 The minimum finished floor level of the school buildings shall be RL 74 75 AHD for stages 1 and 2 and 77 75 for stage 5

44 All rooms in the building being ventilated in accordance with the provisions of Part F4 of the Building Code of Australia

45 Provision of emergency lighting and illuminated exit signs, throughout the building, in accordance with the provisions of Part E4 of the Building Code of Australia Details are to be supplied with the Building Application

46 Provision of hose reels within 36m of any part of the floor area in accordance with Part E1 of the Building Code of Australia Details are to be supplied with the Building Application

47 Provision of hydrants in accordance with Part E1 of the Building Code of Australia Full details are required with the Building Application

80 A separate building application being submitted and approved for each stage

3 The deletion of conditions 61, 63, 68, 71, 73, 74, 75, 76

Chairman

PAGE

Report to Development Unit,

4 The addition of the following conditions

84 In regard to condition 1J, details of landscape screening of the northern block from Oxford Falls Road and landscape treatment around the building works and courtyard to be provided with building application for stage 2 and to be completed to Council s satisfaction prior to occupation of the building

85 The paved courtyard to be graded and drained to Council s satisfaction Details to be submitted with the building application

(signed) (date)

DECISION OF DEVELOPMENT UNIT 10 AUG 1993

ADOPTED

INSTRUMENT OF EXERCISE OF DELEGATED AUTHORITY

The within application for MODIFICATION of DEVELOPMENT CONSENT, No 91/29 is hereby DETERMINED as set out above, including any additional conditions, pursuant to delegated authority granted by Council on 25 7 79

CHAIRMAN

TOWN PLANNING BRANCH

DATE 5 8 93 FILE PF3675/P1078-1080

PROPOSAL

Application is made to modify Development Consent 91/29 for erection of a primary & infants school comprising 9 classrooms, library, hall, playing field and admin offices. This consent was modified on 18 12 91 to permit development in 3 stages, erection of a new caretakers cottage (st 3) and to amend various conditions. A further modification was granted on 10 7 92 allowing the lowering of the floor levels for proposed classrooms.

This modification seeks to reorientate classrooms within the site, increase the number of classrooms from 9 to 12, and make one big part two storey, reduce carparking from 28 spaces to 26 spaces and proposed a redesigned library/admin offices and a new shelter/canteen & sports store provision is also made for a paved courtyard.

ENVIRONMENTAL SERVICES DIVISION COMMENTS (14 7 93)

No objection to ~~the~~ modification subject to a number of changes to conditions to have them reflect the Building Code of Australia requirements.

Further, it is advised that the colourbond roof of stage 1 is beige, contrary to the olive green colour proposed & approved. It is considered desirable to require the est of the site to comply with approved colour scheme rather than have a matching beige roof.

PUBLIC WORKS DIVISION COMMENTS (5 7 93 & 6 8 93)

No objection to modification subject to condition 23 being altered to equire a ground floor level of ~~7~~ RL 74 75

NOTIFICATION

The application was notified to fourteen surrounding property owners by letter dated 12 July 1993. Four submissions were received,

TOWN PLANNING BRANCH

DATE 5 8 93 FILE PF3675/P1078-1080

cont

none objecting to the modification.

ENVIRONMENTAL PLANNING COMMENTS

The proposed realignment of school building (block 2) is generally considered satisfactory as is amendments to the paved courtyard proposed

The restaging of the project into five stages is also considered satisfactory and an additional condition has been added to delineate landscaping requirements for Stage 2

The proposed redesign of the library/administration offices and provision of a new shelter/canteen and sports store cannot be approved at this stage as insufficient details have been provided, therefore they are deleted in red on the modified plans

Further, it is proposed to increase classroom numbers from 9 to 12 and reduce carparking from 28 to 26 spaces The increased number of classrooms is considered satisfactory, but will result in an increase staff presence onsite and therefore require additional carparking (drop off facilities being adequate). Seventeen spaces were required by the previous consent and 26 spaces are proposed The additional 9 spaces will more than cater for the additional staff component for the 3 classrooms

The proposed substantially constitutes the same development and does not result in any prejudice to previous objectors

NOTIFICATION

The application was notified to 14 property owners with no objections received

CONCLUSION

The application has been assessed under the heads of consideration of s90 & s102 of the EP & A Act and is considered satisfactory

RECOMMENDATION

Recommend modification as per Tract A report

HEALTH & BUILDING
- 5 JUL 1993
HB 3676 / P 1078-C
MARKED NF 1/7/93

pt 2

Mr A Egan
Oxford Falls Grammar School,
1078 Oxford Falls Road,
OXFORD FALLS, N S W

May 25th, 1993
PSN Surveying
P O Box 246
Terrey Hills N S W

SURVEY REPORT
Re Lot 20, Deposited Plan 819277

Title

Land situated at Oxford Falls in the Shire of Warringah, Parish of Manly County of Cumberland having a combined frontage of 308 49 metres to Oxford Falls Road and being known as Lot 20 Deposited Plan 819277 being the land in Folio Identifier 20\819277

Improvements

Upon the land in the position shown on the attached sketch plan there stands brick building with metal roof

Local Government Act

As shown on the attached sketch plan the position of the building upon the subject land is wholly within the said boundaries and complies with the various ordinances under the Local Government Act 1919

Certificate

I hereby certify that the survey of the subject land shown edged red on the accompanying sketch plan was carried out in accordance with the Survey Practice Regulations

Floor Levels

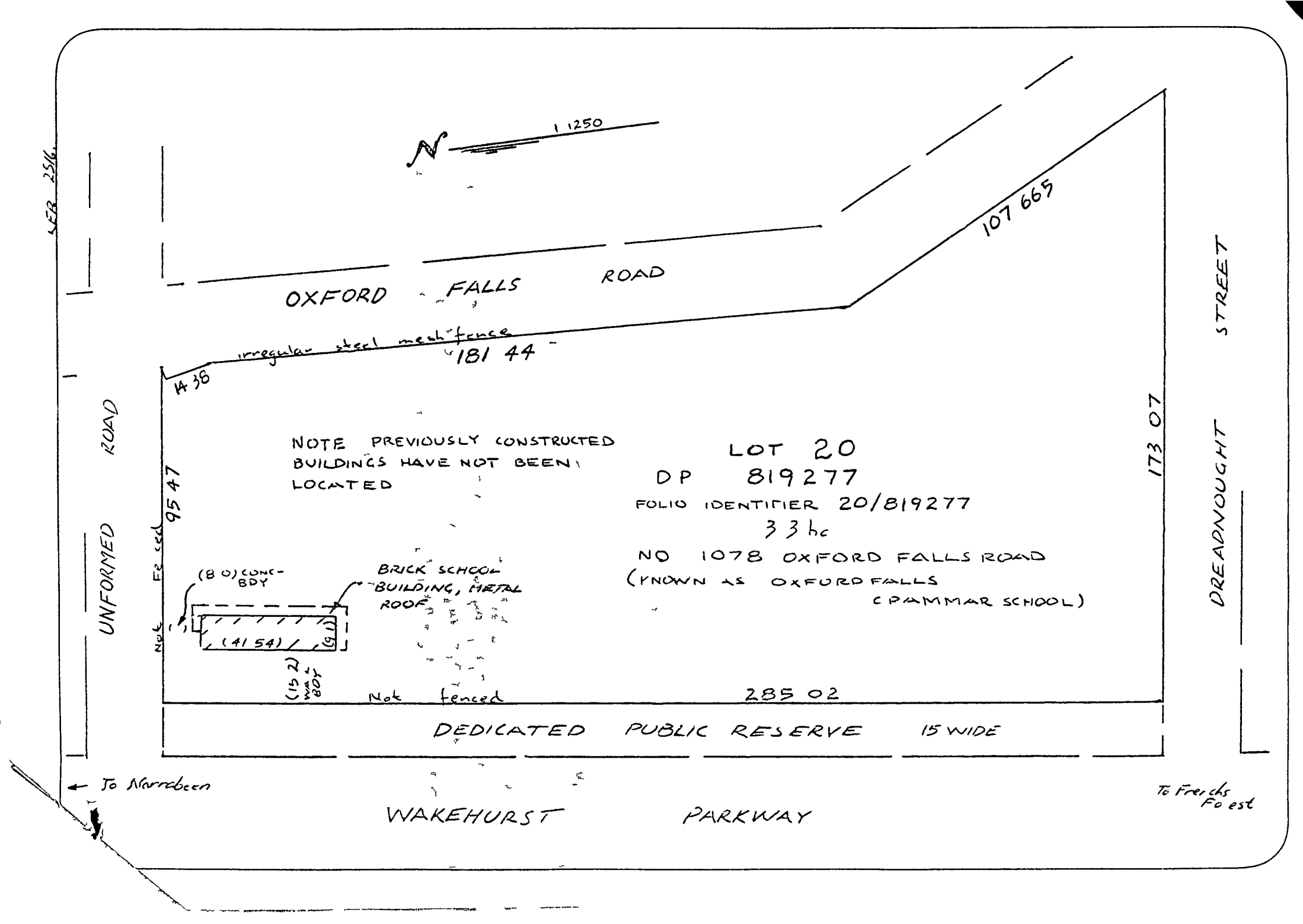
The floor level of the concrete floor slab has been measured as 74 8 metres AHD being above the minimum level of 74 0 metres AHD required by Warringah Shire Council

General

No attempt has been made to locate the position of other buildings or improvements upon the subject land

Registered Surveyor

Brian Key


1:1250
OXFORD FALLS ROAD
107 665
irregular steel mesh fence
181 44
A 36
NOTE PREVIOUSLY CONSTRUCTED BUILDINGS HAVE NOT BEEN LOCATED
LOT 20
DP 819277
FOLIO IDENTIFIER 20/819277
33 hc
NO 1078 OXFORD FALLS ROAD
(KNOWN AS OXFORD FALLS GRAMMAR SCHOOL)
95 47
173 07
UNFORMED ROAD
DREADNOUGHT STREET
(8 0) CONC BDY
BRICK SCHOOL BUILDING, METAL ROOF
(41 54)
(15 2) WALL BDY
Not fenced
285 02
DEDICATED PUBLIC RESERVE 15 WIDE
To Narrabeen
WAKEHURST PARKWAY
To Frenchs Forest

PF 3675/P1078-1080 SC

96661

K-GORDON 9/7/93

Name M EARLAM

Address Lot 1085 OXFORD FALLS ROAD
OXFORD FALLS 2100

Date 22/7/93

Phone 451 6224
(Please give daytime contact No)

The General Manager/Shire Clerk
Warringah Shire Council
Civic Centre
DEE WHY NSW 2099

Address of Proposal LOT 20 D P 819277, OXFORD FALLS RD, OXFORD FALLS
OXFORD FALLS GRAMMAR SCHOOL

The proposal constitutes modfication of Development Consent No 91/29 for the erection in three stages of a primary and infants school comprising nine classrooms, associated library, hall and administration office, a play field, carparking and associated landscaping The modification sought is to rearrange buildings within the site to provide northerly orientation

1 I do not object to the proposed development

2 ~~I object to the proposal~~ for the following reason(s)

Signature M Earlam

Strike out whichever
is not applicable

Stanton Dahl

Architects
18 20 Oxford Street
Epping
Sydney
New South Wales

Box 833
Post Office Epping
New South Wales 2121
Facsimile 02 868 2624
Telephone 02 868 4955

6th July 1993

WARRINGAH CORRO No 95945
REF TO K GORDON
FILE WITH
FILE No PF3675/P1076-1080
07 JUL 1993
SEEN BY
REF TO DATE
REPLY REQUIRED YES/NO

General Manager
Warringah Shire Council
Civic Centre
Pittwater Road
DEE WHY NSW 2099

4 x 2 PLANS

ATTENTION Miss K Gordon

Dear Sir

re Oxford Falls Grammar School
Lots 1 & 2 DP 776469 Oxford Falls Road Oxford Falls

Further to our telephone conversation we enclose herewith 4 sets of drawings regarding the above project

Yours faithfully

D P Stanton
Encls

Phillip Stanton
B Arch ARAIA
Chartered Architect
Director
Peter Dahl
B Arch (Hons) ARAIA
Chartered Architect
Director

Architecture
Planning
Restoration
Commercial Interiors
Feasibility Studies
Environmental Impact

Stanton Dahl and Associates Pty Ltd
A C N 002 261 396

0417H

HEALTH & BUILDING BRANCH
ENVIRONMENTAL SERVICES DIVISION

INTER BRANCH COMMENT FORM
(VIA DEVELOPMENT UNIT)

MEMO TO TOWN PLANNING BRANCH

COMPUTER NO 22487

FROM N FLETCHER (Name) EXT 379

DATE 7/7/93

Your Branch s comments are required in respec of Any objections to the release of the BA plans for Stage 2 of the Development — Note the applicant proposes to have the roof BEIGE COLOURBOND To match the existing premises

TYPE OF STRUCTUR PROPOSED (WHERE APPLICABLE) School Building

SUBJECT LAND/ADDRESS LOT POR 1078 DP _____ STREET NO _____

STREET OXFORD FALLS RD SUBURB OXFORD FALLS

COMMENT

S102 modification application lodged but not determined
Re refer in 3 weeks TP object to release of BA

12/7/92

Development Unit Endorsement Stamp

KG
12/7

SIGNATURE _____

DATE _____

DEVELOPMENT UNIT

DATE 2/7/93

FILE NO PF3675/P1078 -1080

REF NO 3M0054

SUBJECT APPLICATION FOR MODIFICATION OF DEVELOPMENT CONSENT NO 91/29

PROPOSAL (Full details to be stated)

School

APPLICANT Stanton Dahl - Architects

LOT NO 1 & 2 SECTION _____ D P _____ STREET NO _____

STREET Oxford Falls Rd SUBURB Oxford Falls

HEALTH & BUILDING/ENGINEERS COMMENTS

NF 2/7

No objection to proposal (Modification of Consent) subject to inclusion of conditions: 8(w), 12(w), 13(w), 14(w) and deletion of conditions 7, 8, 9 (delete reference to 7 & 8 in condition 10) 11, 12, 17, 19, 22, 24, 25, 26, 27 (ie 56, 57, 58, 59, 60, 61, 63, 68, 71, 73, 74, 75, 76, 44, 45, 46, 47 of the Mod. to Consent

* Note the colour hard roof of the Stage 1 is ~~blue~~ beige to low not Olive green as per T/P requirements — I consider a change in colour to the other stages not consistent with Stage 1 would not be desirable

14/7/93 14/7/93

PF 3675/P1078-1080 SC

WARRINGAH CORRO No 96381
REF TO K GORDON - 9/7/93
FILE WITH
FILE No
19 JUL 1993
SEEN BY
REF TO DATE
REPLY REQUIRED YES/NO

Name Christian Cty Church
Address Unit 11, 9-13 Winbourne rd
Brookvale
Date ~~9386177~~ 14/7/93
Phone 9386177 Richard Ray
(Please give daytime contact No)

The General Manager/Shire Clerk
Warringah Shire Council
Civic Centre
DEE WHY NSW 2099

Address of Proposal LOT 20 D P 819277, OXFORD FALLS RD, OXFORD FALLS
OXFORD FALLS GRAMMAR SCHOOL

The proposal constitutes modfication of Development Consent No 91/29 for the erection in three stages of a primary and infants school comprising nine classrooms, associated library, hall and administration office, a play field, carparking and associated landscaping The modification sought is to rearrange buildings within the site to provide northerly orientation

(1) I do not object to the proposed development

~~2 I object to the proposal for the following reason(s).~~

Signature

Strike out whichever
is not applicable

THE COUNCIL OF THE
SHIRE OF WARRINGAH

File No
Enquiries

FILE NO PF 3675/P1078-1080 SC
ENQUIRY OFFICER MS K GORDON

Telephone (02) 982 0333
8 30-10 30am, Monday-Friday

12th July 1993

DEPARTMENT OF EDUCATION

P O BOX 498
NORTH SYDNEY 2060

Dear Sir/Madam,

ADDRESS OF PROPOSAL LOT 20 D P 819277, OXFORD FALLS RD, OXFORD FALLS
OXFORD FALLS GRAMMAR SCHOOL

Council has received a development application in respect of the above land It is Council s policy to seek the view of nearby residents on this type of proposal, before making a decision whether to grant planning consent or not

The proposal constitutes modfication of Development Consent No 91/29 for the erection in three stages of a primary and infants school comprising nine classrooms, associated library, hall and administration office, a play field, carparking and associated landscaping The modification sought is to rearrange buildings within the site to provide northerly orientation

Further details including plans are available at Level 3, Town Planning Department, Civic Centre, Dee Why, during the hours 8 30am to 5 00pm, Monday to Friday, excluding public holidays

If you wish to use this opportunity to express your opinion, it is requested that the attached form be completed and returned to this office by 26th July 1993

Please note that submissions received are recorded and fully considered without further acknowledgement Amendments to the current application will be brought to your attention only if they are considered by Council to result in a greater environmental impact

Yours faithfully

L S Winnacott
CHIEF TOWN PLANNER
Per S Clement

All correspondence to be addressed
General Manager
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

PF 3675/P1078-1080 SC

Name _____

Address _____

_____

Date _____

Phone _____
(Please give daytime contact No)

The General Manager/Shire Clerk
Warringah Shire Council
Civic Centre
DEE WHY NSW 2099

Address of Proposal LOT 20 D P 819277, OXFORD FALLS RD, OXFORD FALLS
OXFORD FALLS GRAMMAR SCHOOL

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1 I do not object to the proposed development

2 I object to the proposal for the following reason(s)

Signature _____

Strike out whichever
is not applicable

PF 3675/P1078-1080 ? SC

96574

K GORDON - 9/7/93

Name (Rev.) J. A. Dyer,

Address 9 Janice Place,

NARRAWEENA, NSW 2099

Date 21.7.93

Phone (02)972 1082
(Please give daytime contact No)

The General Manager/Shire Clerk
Warringah Shire Council
Civic Centre
DEE WHY NSW 2099

Address of Proposal LOT 20 D P 819277, OXFORD FALLS RD, OXFORD FALLS
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1 I do not object to the proposed development

2 ~~I object to the proposal for the following reason(s).~~

Signature J A Dyer

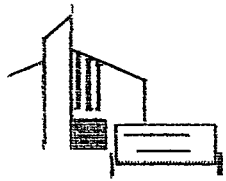
Strike out whichever
is not applicable

HOLY TRINITY ANGLICAN CHURCH, BEACON HILL

(Cnr Tristram/Ellis/Oxford Falls Rd's)

Services 8am ('1662) 9.30am 7.[illegible]pm Young People 9.30am Fellowship 5.30pm.
Day Kindergarten (Boyer Rd.) Mrs Dane 975-1888

From The Rev J A Dyer, 9 Janice Place Narraweena 2099 (972-1082)



THE COUNCIL OF THE SHIRE OF WARRINGAH

File No
Enquiries

FILE NO PF 3675/P1078-1080 SC
ENQUIRY OFFICER MS K GORDON

Telephone (02) 982 0333
8 30-10 30am, Monday-Friday

12th July 1993

NUMEVE PTY LIMITED

P O BOX 100
OXFORD FALLS 2100

Dear Sir/Madam,

ADDRESS OF PROPOSAL LOT 20 D P 819277, OXFORD FALLS RD, OXFORD FALLS
OXFORD FALLS GRAMMAR SCHOOL

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Yours faithfully

L S Winnacott
CHIEF TOWN PLANNER
Per S Clement

All correspondence to be addressed
General Manager
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

PF 3675/P1078-1080 SC

96643

K-GORDON 9/7/93

Name K M Edwards

Address

Date 18 7 93

Phone 975 1792
(Please give daytime contact No)

The General Manager/Shire Clerk
Warringah Shire Council
Civic Centre
DEE WHY NSW 2099

Address of Proposal LOT 20 D P 819277, OXFORD FALLS RD, OXFORD FALLS
OXFORD FALLS GRAMMAR SCHOOL

The proposal constitutes modfication of Development Consent No 91/29 for the erection in three stages of a primary and infants school comprising nine classrooms, associated library, hall and administration office, a play field, carparking and associated landscaping The modification sought is to rearrange buildings within the site to provide northerly orientation

1 I do not object to the proposed development

2 ✓ I object to the proposal for the following reason(s)

I have no objections whatsoever

Signature K M Edwards

Strike out whichever
is not applicable

THE COUNCIL OF THE SHIRE OF WARRINGAH

File No
Enquiries

FILE NO PF 3675/P1078-1080 SC
ENQUIRY OFFICER MS K GORDON

Telephone (02) 982 0333
8 30-10 30am, Monday-Friday

12th July 1993

CHRISTIAN CITY CHURCH SYDNEY LIMITED

9 WINBOURNE ROAD
BROOKVALE 2100

Dear Sir/Madam,

ADDRESS OF PROPOSAL LOT 20 D P 819277, OXFORD FALLS RD, OXFORD FALLS
OXFORD FALLS GRAMMAR SCHOOL

Council has received a development application in respect of the above land It is Council s policy to seek the view of nearby residents on this type of proposal, before making a decision whether to grant planning consent or not

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If you wish to use this opportunity to express your opinion, it is requested that the attached form be completed and returned to this office by 26th July 1993

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Yours faithfully

L S Winnacott
CHIEF TOWN PLANNER
Per S Clement

All correspondence to be addressed
General Manager
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

PF 3675/P1078-1080 SC

Name _____

Address _____

_____

Date _____

Phone _____
(Please give daytime contact No)

The General Manager/Shire Clerk
Warringah Shire Council
Civic Centre
DEE WHY NSW 2099

Address of Proposal LOT 20 D P 819277, OXFORD FALLS RD, OXFORD FALLS
OXFORD FALLS GRAMMAR SCHOOL

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1 I do not object to the proposed development

2 I object to the proposal for the following reason(s)

Signature _____

Strike out whichever
is not applicable

LISTING OF LETTERS SENT FOR NOTIFICATION OF A DEVELOPMENT PROPOSAL

Asses #	Names	Address
PROPOSAL ASSESSMENT NO 067267 - 1078		OXFORD FALLS ROAD OXFORD FALLS
049622	NUMEVE PTY LIMITED	P O BOX 100 OXFORD FALLS 2100
049625	STYLE R W	OXFORD FALLS RD OXFORD FALLS 2100
049626	HARRIS G P	POR 2511 OXFORD FALLS ROAD OXFORD FALLS 2100
049627	QUINNELL G R	POR 1081 OXFORD FALLS ROAD OXFORD FALLS 2100
049628	GREEN A	POR 1083 OXFORD FALLS ROAD OXFORD FALLS 2100
049629	CHURCH OF ENGLAND TRUSTEES	C/- THE RECTORY JANICE PLACE NARRAWEENA 2099
049630	EARLAM M W	OXFORD FALLS ROAD OXFORD FALLS 2100
049631	BAGGULEY J J	P O BOX 17 BROOKVALE 2100
049700	PITTS R C	LOT 1100 DREADNOUGHT ROAD OXFORD FALLS 2100
067254	CHRISTIAN CITY CHURCH SYDNEY LIMITED	9 WINBOURNE ROAD BROOKVALE 2100
067255	CHRISTIAN CITY CHURCH SYDNEY LTD	9 WINBOURNE ROAD BROOKVALE 2100
067256	TRUSTEES OF THE CHRISTIAN BROTHERS	179 ALBERT ROAD STRATHFIELD 2135
067266	DEPARTMENT OF EDUCATION	P O BOX 498 NORTH SYDNEY 2060

Lot 100 Oxford Falls Rd ✓

Por 2591 Oxford Falls Rd ✓

✓ ✓

✓ ✓

✓ ✓

Por 1085 Oxford Falls Rd ✓

Por 1085 Oxford Falls Rd ✓

Por 1085 Oxford Falls Rd ✓

✓

Por 1075 Wakehurst

Lot 1 Wakehurst

Por 1097 Wakehurst

Por 1098 Wakehurst ✓

LISTING OF LETTERS SENT FOR NOTIFICATION OF A DEVELOPMENT PROPOSAL

Asses #	Names	Address
078244	CHRISTIAN CITY CHURCH SYDNEY LIMITED	9 WINBOURNE ROAD BROOKVALE 2100

Lot 100 Wakehurst

AN FORM 2

Plan Drawing only to appear in this space

SIGNATURE AND SEALS ONLY

ROAD
LOT 3
(DP 776469)

OXFORD

FALLS

ROAD

RM GIP FD 270° 08' 36" 0.500 (DP 776469)

150 | 4 | 20 | 45 | 181 44

UNFORMED ROAD

279 36 05 | 95 47

50 | 344 5 55" | 14 385

20

DIAGRAM

SCALE 1 250

(UNFORMED)

FALLS

(20 115 WIDE)

4 | 20 | 45° | 181 44

IRREG STEEL FENCE

IRREG POST & WIRE FENCE

IRREG POST & WIRE FENCE

ROAD 335 51 15 | 107 665

OXFORD

see diagram

RM GIP FD 270° 08' 36" 0.500 (DP 776469)

RM GIP FD 345° 36' 0.500 DP 776469

30 STREET

NATURAL VARIABLE WATERCOURSE WIDTH

VARIABLE

WIDTH

20 115 WIDE ROAD 279 36 05 | 95 470

20
3 319 ha

73 07

38 99 DREADNOUGHT (20 115 WIDE)

POST & WIRE FENCE

(4 225)

331 05 05

32 325

122.8

RM GIP 189° 33' 30" -0.5

20 115

RM CONC BLK FD DP 776469 189° 33' 30" -0.45

189° | 33 | 30"

4275 m² PUBLIC 21 285 01 285 02 RESERVE

15.0

RM GIP 9°33' -0.50

(0.3)

RM CONC BLK FD 99°38' 30" -0.455

RM GIP 135° 46' 08" 0.455 (DP 776469)

(CM 228 zone)

30 to Cnr

177 51 | 241 366

30° to corner

165 05 | 18 326

WAKEHURST

PARKWAY

CALCULATION FROM SCIMS CO-ORDINATES 190° 01' 40" 349 865
CALCULATION BY TRAVERSE (NOT INTERVISIBLE) 90° 01' 40" 349 858

A SSM 39028 (DMR CONC BLK NO 397/32)

B SSM 39026 (DMR CONC BLK NO 397/30)

CONNECTION TO EXISTING STATE SURVEY MARKS
DATA SUPPLIED BY DEPT LANDS – SURVEY CONTROL INFORMATION MANAGEMENT SYSTEM (SCIMS) 10 4 1992

NAME	DESCRIPTION	EASTING	NORTHING	ZONE	HEIGHT	ACC H	ACC V	ADJ H	ADJ V	NOS MAP SHEET
SSM 39026		322 557.279	1 265 423.990	56/1	73.2	S	6	81079	71080	U1860–II
SSM 39028		322 618.202	1 265 768.510	56/1	71.1	S	6	81079	71080	U1860–II

0 | 20 | 30 | 40 | 50 | 60 | 70 | 80 | 90 | 00 | 10 | 20 | 30 | 40 | 50 | 60 | 70 Table of mm 210 | 220 | 230 | 240 | 250 | 260 | 270 | 280 | 290 | 300 | 310 | 320 | 330 | 340 | 350 | 360 | 370 | 380 | 390

MPD

WARNING. CREASING OR FOLDING WILL LEAD TO REJECTION

OFFICE USE ONLY

DP 819277

Registered 22 9 1992

CA No 9253 OF 22 7 1992

Title System TORRENS

Purpose SUBDIVISION

Ref Map U1860 2*

Last Plan DP 776469

PLAN
SUBDIVISION OF PART
LOTS 1 & 2 DP 776469

250

Lengths are in metres. Reduction Ratio

Mun./Shire City: WARRINGAH

Locality: OXFORD FALLS
MANLY COVE

Parish: CUMBERLAND

County:

This is sheet 1 of my plan in sheets
(Delete if inapplicable)

BRIAN KENT
VICTORIA KENT & CO
8/73 ALBERT AVE, CHATSWOOD

of

surveyor registered under the Surveyors Act 929 as amended hereby certify that the survey represented in this plan
accurate and has been made in accordance with the Survey Practice Regulation 990 and any special requirements of the Department of Lands, and was completed on
21 4 1992

Signed... Surveyor registered under Surveyors Act, 929, as amended
Datum Line of Azimuth,
Insert date of survey

Plans used preparation of survey/compilation
DP 776469
DP 304150

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

IT IS INTENDED TO DEDICATE LOT 21 TO THE PUBLIC AS RESERVE

Crown Lands Office Approval

PLAN PREPARED

Authorised Officer

and Distric

Paper No.

Field Book pages

Council Clerk's Certificate

hereby certify that —

) the requirements of the Local Government Act, (other than the requirements for the registration of plans), and

) the requirements of section 34B of the † Metropolitan Water Sewerage and Drainage Act, 924 as amended, [Hunter District Water, Sewerage, and Drainage Act, 1938, as amended].

as amended the application for the proposed subdivision
(insert new road" "subdivision" or consolidated lot") set out herein

Subdivision No. 9253

Date 22nd July 1992

(Signature)
Council Clerk

Council File No. SD 8203

† part of certificate to be deleted where the application only for consolidated lot or the opening of new road or where the land to be subdivided wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.

† Delete if inapplicable

SURVEYOR'S REFERENCE

10 | 20 | 30 | 40 | 50 | 60 | 70 Table of mm | 110 | 120 | 130 | 140

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day 23rd September 1992

TOWN PLANNING BRANCH

DATE 8 7 93 FILE PF3675/P1078-1080

Shirley,

Please arrange notification of this modification

SITE Lot 20, DP 819277, Oxford Falls Road, Oxford Falls - Oxford Falls Grammar School

PROPOSAL Modification of Development Consent No 91/29 for the erection in three stages of a primary and infants school comprising nine classrooms, associated library, hall and administration office, a play field, carparking and associated landscaping

The modification sought is to rearrange buildings within the site to provide northerly orientation

as per tagged map & list

Thanks

Kerry Gordon

Note Complete details are wrong, They should be changed

DEVELOPMENT UNIT

DATE 2/7/93

FILE NO PF3675/PD7[illegible]
-108

REF NO SM0054

SUBJECT APPLICATION FOR MODIFICATION OF DEVELOPMENT CONSENT NO 91/29

PROPOSAL (Full details to be stated)

School

APPLICANT Stanton Dahl - Architects

LOT NO 1 & 2 SECTION _____ D P _____ STREET NO _____

STREET Oxford Falls Rd SUBURB Oxford Falls

HEALTH & BUILDING/ENGINEERS COMMENTS

No objections to modification

5/7/93.

No objection to stage 2 FFL 74.75 a
Condition 23 to reflect this variation

6/8/93

95912
K GORDON - 2/7/93
DF 3675/P1078-1080

Stanton Dahl

Architects
18 20 Oxford Street
Epping
Sydney
New South Wales

Box 833
Post Office Epping
New South Wales 2121
Facsimile 02 868 2624
Telephone 02 868 4955

5th July 1993

CC325

General Manager
Warringah Shire Council
Civic Centre
Pittwater Road
DEE WHY NSW 2099

ATTENTION Miss K Gordon

Dear Sir

re Oxford Falls Grammar School
Lots 1 & 2 DP 776469 Oxford Falls Road Oxford Falls

Thank you for your letter dated 5th July 1993 regarding the above project

Please find enclosed our cheque for $30 being the balance of the fees

Yours faithfully

D P Stanton
Encl

Philip Stanton
B Arch ARAIA
Chartered Architect
Director
Peter Dahl
B Arch (Hons) ARAIA
Chartered Architect
Director

Architecture
Planning
Restoration
Commercial Interiors
Feasibility Studies
Environmental Impact

Stanton Dahl and Associates Pty Ltd
A C N 002 261 396

ORIGINAL

WARRINGAH COUNCIL

Dept No	Account Type	Description	Amount
200	D A FEE	STANTON LOTS 1 & 2 OXFORD FALL	30 00

Date 06/07/1993	Receipt No 012000092	Total Paid $30 00

OXFORD GRAMMAR SCHOOL

Cashier MC Payment method CHEQUE

CHEQUES ACCEPTED SUBJECT TO CLEARANCE

Postal Address Civic Centre Pittwater Road Dee Why 2099
(DX 9118 Dee Why)
Office Hours 8 30am to 5 00pm Mondays to Fridays
Phone 982 0333

OFFICIAL RECEIPT

THE COUNCIL OF THE SHIRE OF WARRINGAH

File No PF 3675/P1078-1080 dd dd/6240d
Enquiries Miss K Gordon, Town Planning Dept
8 30-10 30am, Mon-Fri

Telephone (02) 982 0333

5th July 1993

Stanton Dahl - Architects
PO Box 833
EPPING NSW 2121

Dear Sir/Madam

Re Modification of Consent No 91/92 at Lots 1 & 2, DP 776469, Oxford Falls Road, Oxford Falls for the erection of a primary & infants school

Receipt of the above application on the 1st July 1993 is acknowledged

I am pleased to advise that Ms Kerry Gordon, is the Town Planner who has been assigned to assess your application and will be in contact with you to discuss the development proposal

It is also advised that the fee paid is deficient by $30 00 According to Council policy modification fees are calculated at 30/ of the original fee (ie $1650) This totals $495 and to date Council has only received $465 from you

Notwithstanding the above processing of the application has commenced, however, no final decision can be made until this additional fee is supplied

Yours faithfully

R Kay

R Kay
CHAIRMAN, DEVELOPMENT UNIT
CORPORATE SERVICES DIVISION

Per D Deegan DD

Rang Phil Stanton 5/7 for extra plans layout, cut/fill, elevations will send them soon

COUNCIL REFERENCE No 3M0054

COUNTER CHECK

Part 1(2)
Part 6(C)

APPLICANT BLOCK LETTERS

NAME Stanton Dahl - Architects

POSTAL ADDRESS PO Box 833
Epping 2121
(Paul Stanton)

PHONE PRIVATE

BUSINESS 868 4455

NOMINATED CONSENT CHECK

SUBJECT DEVELOPMENT CONSENT

CONSENT No 91/29 ENDORSEMENT DATE ~~23/12/91~~ 23/1/91

ADDRESS
Lots 1, 2 & 3
Oxford Falls Rd
Oxford Falls

REAL PROPERTY DESCRIPTION

LOT/PORTION 1 2 & 3 SEC/PARISH DP/~~SP~~ 776469

IF CHANGED WRITE NEW DESCRIPTION

DEVELOPMENT CONSENT GRANTED
Construction of new buildings for existing School

ENTITLEMENT TO ACT CHECK

ENTITLEMENT TO ACT UPON CONSENT

Architect engaged by Proprietor

DETAILS OF MODIFICATION CHECK

NOTES

Full name of person/s or company making application

Postal address for notices and correspondence

List each and every modification sought attach additional sheets if space is insufficient Where the modification request involves changes to consent plans the changes must be highlighted by colouring on the plans accompanying this modification request Four copies/sets of such plans are required Where the modification request entails a change to a consent condition the new consent condition sought by the applicants must be nominated In all cases the development as proposed to be modified must be substantially the same development as that granted consent Council must be satisfied this is so otherwise a new development application will be required

Indicate the consent number and the endorsement date from the Consent which is the subject of the request The date of any previous modification should also be shown

Street name and number suburb as specified in the subject Consent

Real property description as specified in the subject Consent and if changed since issue of Consent the new description

Indicate the development granted consent in the subject Consent

All modification requests must show cause why Council should modify the Consent Specify the reasons for the request and the justification in your opinion

Only the original applicant or any other person entitled to act upon the Consent may apply to modify the Consent If you are the former write original applicant if you are not you must indicate your entitlement to act upon the consent e g the land owner a new purchaser architect for the original applicant etc Council may require documentary evidence to support this statement

95650

K FABEEV/-9/4/93
PF3675/P1078-1080

WARRINGAH SHIRE COUNCIL

4 X 1 PLANS
LETTER

APPLICATION FOR MODIFICATION OF DEVELOPMENT CONSENT

SECTION 102

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

PLEASE NOTE

1 Before filling in this form read these notes and the notes on page 2

2 Fill in all of the clear boxes on the form the shaded areas are for official use only

3 Provide as much information to support your application as you can this will minimise the chances of delay through Council having to request additional information

4 If you have any problems completing this form please consult the Town Planning Branch counter staff or the Duty Town Planner

5 The Act requires that you clearly indicate the details of the modification/s sought The changes you wish to make must be listed in the space on page 3 and where appropriate be shown by colouring on any plans submitted

6 The Act also requires that you show cause why Council should modify the consent Space for you to state your reasons is provided on pages 3 and 4

7 Council charges a fee for dealing with these applications The scale of fees and examples of how to calculate your fee are shown on page 4

8 Council may reject or decline to accept an incomplete application

DETAILS OF MODIFICATION(S) SOUGHT

Consent sought for changed planning arranged on the site Primarily relates to a desire to orient more buildings to the north, rather than east/west as originally proposed See correspondence attached

WHY THE CONSENT SHOULD BE MODIFIED

the changes are of a minor nature & do not materially impact on the consent -

ADDITIONAL SPACE OVER

APPLICATION

I/we the undersigned being the applicants nominated on this form hereby apply for the modification of the development consent nominated in this form I have specified the details of the modifications sought in this form and/or on the accompanying plans and have shown cause why in my/our opinion the application should be so modified I/we understand that incomplete or inadequate applications may be rejected or subject to delay and that Council may request more information

Signature PRINCIPAL Capacity/Authority 30/6/93 Date

MODIFICATION REASONS CHECK

Cat 2
KC

DATE RECEIVED 30/6/1993

ASSESSED FEE $495—

FEE RECEIPT No 152007594

$465— (OLD FEE)

* phoned applicant 30/6/1993 will send additional fee $30

ACTION OFFICER

TARGET DATE 28/7

COMMENTS

FINAL CHECK (MANAGER)

WHY THE CONSENT SHOULD BE MODIFIED ADDITIONAL SPACE

COUNCIL S SCALE OF FEES FOR MODIFICATION OF DEVELOPMENT CONSENTS

FEE FOR ORIGINAL APPLICATION	FEE FOR MODIFICATION OF CONSENT
NO FEE	NIL
NOT EXCEEDING $100	$50
EXCEEDING $100 BUT NOT EXCEEDING $1 000	$50 PLUS 10 / OF ORIGINAL FEE
EXCEEDING $1 000 BUT NOT EXCEEDING $1 500	$150 PLUS 10 / OF ORIGINAL FEE
EXCEEDING $1 500 BUT NOT EXCEEDING $8 000	$300 PLUS 10 / OF ORIGINAL FEE
EXCEEDING $8 000	$1 100 PLUS 5 / OF ORIGINAL FEE

COUNCIL MAY REFUND ON WRITTEN REQUEST SO MUCH OF THIS FEE THAT IS NOT IN COUNCIL S OPINION EXPENDED IN DEALING WITH THE MODIFICATION APPLICATION THE AMOUNT OF ANY REFUND WILL BE BASED ON THE DIFFERENCE BETWEEN THE FEE PAID IN ACCORDANCE WITH THE ABOVE TABLE AND THE ACTUAL COST TO COUNCIL OF PROCESSING THE APPLICATION

WARRINGAH SHIRE COUNCIL

OFFICIAL RECEIPT

B – Where payment is made by cheque this receipt is issued subject to cheque being cleared
Valid only for the amount shown by cash register imprint

RECEIPT NO 152007594 DUPLICATE

DATE	CASH	CHEQUE	M ORDER	OTHER	TOTAL
30/06/93		$465 00			$465 00

205 MODIFIED DEVELOP FEE

DRAWER STANTON DAHL ARCHITECTS Ω

STANTON L1,2,3 OXFORD PAL AD1

GENERAL MANAGER/
SHIRE CLERK per

CIVIC CENTRE PITTWATER ROAD DEE WHY 2099 PHONE 982 0333
All correspondence to be addressed to The General Manager, Shire Clerk

Stanton Dahl

Architects
18 20 Oxford Street
Epping
Sydney
New South Wales

Box 833
Post Office Epping
New South Wales 2121
Facsimile 02 868 2624
Telephone 02 868 4955

9569

PT 3675 / P1078-1082

24th June 1993

General Manager
Warringah Shire Council
Civic Centre
Pittwater Road
DEE WHY NSW 2099

Dear Sir

re Oxford Falls Grammar School
Lots 1 2 & 3 DP 776469 Oxford Falls Road Oxford Falls
Development Consent No 91/29

On the 23rd December 1991 Council issued a modified consent for development of permanent buildings for the school

Stage 1 of these works has now been constructed which included the connection of the property to the Board s main sewer line

The school have now requested that documents be prepared for the next stage of construction As part of this process the master plan has been reviewed and it has been decided to seek to orientate the classroom block so that its major elevation is to the north as opposed to the east/west as shown on the original drawings

We therefore make application under Section 102 of the Local Government Act for approval for the modified master plan as shown on our drawing No 34393-02

The construction of permanent buildings is related to the continued development of the school and the program of construction that can be agreed with the Federal Government s Block Grant Authority the Association of Independent Schools However it is envisaged that staging of the buildings will be along the following general lines

Stage 2 - construction of the western end of the northern block - construction in 1993

Stage 3 - construction of the administration/library building and the removal of the main demountable building - construction in 1994

Phillip Stanton
B Arch ARAIA
Chartered Architect
Director
Peter Dahl
B Arch (Hons) ARAIA
Chartered Architect
Director

Architecture
Planning
Restoration
Commercial Interiors
Feasibility Studies
Environmental Impact

Stanton Dahl and Associates Pty Ltd
A C N 002 261 396

Stage 4 - Construction of the building to the rear of the adminstration/library block (there are additional toilets in this wing that will be required at this stage) - construction in 1995

Stage 5 - Construction of the remainder of the northern block and removal of last demountable - construction in 1997

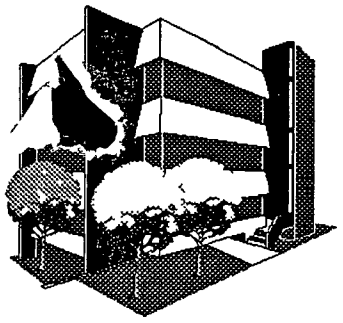
(The construction dates indicated for stages 3 4 and 5 are at this stage preliminary requiring approval from the Block Grant Authority as noted earlier)

Your approval in due course would be appreciated

Yours faithfully

D P Stanton
Encl

TOWN PLANNING BRANCH



TO
SUBJECT
FILE **DATE**

KATH,

Ring →

Phillip Stanton
B Arch ARAIA
Director

Stanton Dahl
Architects
18 20 Oxford Street
Epping
New South Wales

Box 833
Post Office Epping
New South Wales 2121
Facsimile 02 868 2624
Telephone 02 868 4955

after 3 30pm

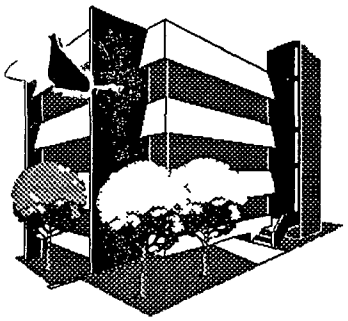
re Wakehurst Christian Grammar School

Geoff 2 40pm
7 6 93

Phoned several times between 7/6 & 9/6
Kept missing Mr Stanton Left
message for him to contact me
re BA requirements stage 1 works,
my comments dated 24/2/93,
Mon - Wed K Tadeo 9/6
Spoke to Phillip Stanton, suggested on site meeting
to look at question of suitable roof colour Mr Stanton
is to get back to me to nominate a suitable
meeting time
K.T.

WARRINGAH SHIRE COUNCIL

TOWN PLANNING BRANCH



TO FILE
SUBJECT WAKEHURST GRAMMAR SCHOOL
FILE PT3675/P1078 **DATE** 7 6 93

Meeting today 2pm - Geoff Goodyer & Kerrie Symonds (TP)
Phillip Stanton (architect)

PS said the school wanted to rearrange Stage 2 classrooms & postpone hall building I advised lodge 102 for Stage 2 classrooms and another 102 in the future covering other changes (hall, car parking & access)

I Advised ~~Ann~~ PS to discuss outstanding Stage 1 items with Kath Fadeev

I gave him mod forms and advised fee was $465 said plans should show dimensions & floor levels and staging

Meeting ended 2 30pm

G Goodyer

0497H

(1)

HEALTH & BUILDING BRANCH
ENVIRONMENTAL SERVICES DIVISION

INTER BRANCH COMMENT FORM
(VIA DEVELOPMENT UNIT)

MEMO TO TOWN PLANNING BRANCH COMPUTER NO 17906

FROM Bradley (Name) EXT 905 DATE 1/2/92

Your Branch s comments are required in respec of 5 Sn Inquiston

TYPE OF STRUCTUR PROPO. D (WHERE APPLICABLE) Seniors

SUBJE.T LAND/ADDRESS LOT 1,2,3 DP 76469 STREET NO 1078

STREET Oxford Falls Rd SUBURB Oxford Falls

COMMENT Constructal Stage 1 classroom/amenities building is generally in accordance with consent no 91/29 (granted 23/1/91 as modified 20/12/91 & 22/7/92)

However, a number of matters remain outstanding as follows

(1) Cond no 62 Full compliance with this condition has not been achieved Informal access from Wakehurst Parkway is available to caretakers cottage and to classroom/school area The required perimeter fence has not been fully constructed in accordance with consent plans no 9005/MP(1) Pedestrian and/or vehicular access can be gained via two openings in the perimeter fence at the Wakehurst Parkway frontage Further, the fence has not been constructed at the sites northern boundary It is also noted that vehicular access to the site can be gained via a break in the perimeter fence at the northern end of the Oxford Falls Rd frontage of site This access was

cont →

Development Unit Endorsement Stamp

KF
3/2/93

SIGNATURE

DATE

TOWN PLANNING BRANCH

DATE _____ FILE _____

observed to be cleared precluding use. It is acknowledged that such access will continue to be required for Stage 2 building works

TP requires completion of the perimeter fence in accordance with consent plans no 7005/MP1 in all respects with the exception of the on going provision of construction access

(3) Site landscaping has not been completed in accordance with (Stage 1 landscape details (numbered L1 & L2 dated October 1991)

The landscaping which has been undertaken immediately adjacent to the western & northern face of the Stage 1 building is satisfactory

The Stage 1 landscape plans indicate paving treatment of the area between Stage 1 & Stage 2 classrooms buildings This has not been provided However, in view of the possibility of damage to a paved area in this location at Stage 2 construction TP will accept that this detail be postponed to Stage 2 ~~ex~~ landscape details

Stage 1 landscape works also indicate extensive landscaping at the Oxford Falls Rd frontage Onward the northern end of the site TP requires implementation of boundary landscaping to Oxford Falls Rd in accordance with approved plans with the exception accepted that a construction entrance can ~~be~~ continue to be maintained at the northern end of the site

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TOWN PLANNING BRANCH

DATE _____ FILE _____

The following additional comments are made

(1) 17 car parking spaces & adequate pickup/set down facilities & low site turning area are available

(2) Conditions 16 & 17 requiring consolidation of allotments and dedication of a 15m strip at Western boundary must be fully effected prior to occupation of Stage 1 works as previously advised by TP in comments dated 24/6/92

(3) Building Approval for Stage 1 works indicates that roofing material is to be colorbond — green/olive. This detail was agreed to prior to building by TP Constructed Stage 1 building has colorbond roofing in beige colour This ~~is~~ has potential to be reflective of cause glare problems to overlooking residential properties and is therefore unacceptable This choice of roofing colour must not be carried through to further stages of development

Kathryn Faden
24/2/93

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0417H

H LTH & BUILDING AGENCY
ENVIRONMENTAL SERVICES DIVISION

INTER BRANCH COMMENT FORM
(VIA DEVELOPMENT UNIT)

MEMO TO TOWN PLANNING BRANCH — COMPUTER NO 17906

FROM M Bagby (Name) EXT 405 — DATE 16/9/92

Your branch comment are required in respect of B/a Jan Senoon, Amended Site Plan, Any objections?

TYPE OF STRUCTURE PROPOSED (HOUSE, APPLICATION) Senoon

UNIT NO ADDRESS LOT 1078 DP SP NO

STREET Oxford Drive SUBURB Oxford Downs

COMMENTS

Amended Plans are generally in accordance with DA plans

No TP objects subject to conditions as advised on 26 5 1992

18 9 1992

Development Unit endorsement Stamp

GE 18/9

SIGNATURE

DATE

MEMO

From

27/8/92

TRAFFIC ENGINEER

To DAVID HALLIDAY / FILE

Re: Oxford Falls Grammar School

Calculation of Section 94 Contribution towards clearing of Oxford Falls Rd - @ Wakehurst Parkway.

AM (major flow) Existing flow = 1522 v/h
additional traffic = 52 "

AM (minor flow) Existing flow = 25 v/h
additional flow - 19 "
Total addl = 71

Noted on advised applicant of amount

27/8/92

Ray Dowsett

MEMO

From

TRAFFIC ENGINEER

(2)

To

PM (major flow) Existing flow = 1291
additional traffic = 47

PM (minor flow) Existing = 40
additional traffic = 33
Total/add'l. = 80

$\frac{71}{1547} \times \$88,000 = \$4,038$ +

$\frac{80}{1331} \times \$88,000 = \$5,289$

$= \frac{9327}{2}$

$= \$4,663$

Ray Dowsett

PF 3675/P1078 - 1080 F

WARRINGAH SHIRE COUNCIL

APPLICATION FOR SUBDIVISION

Application No 41/92

STREET 1078 OXFORD FALLS RD DISTRICT OXFORD FALLS
POR / LOT Nos 1 & 2 DP 776469
No EXISTING LOTS 2 No PROPOSED LOTS 2
OWNER/S ANDREW EGAN (OXFORD FALLS GRAMMER SCHOOL)
APPLICANT NOBEL P/L CONSENT
AMT FEE $235 RECEIPT No 1540000001 DATE 15-6-92

VALUATION FEE RECEIPT No DATE

ZONING
VG PLAN No 49 WSC PLAN No 1 4000 41
TO TP
TO SHS

DATE PANEL MEETING DATE ORD MEETING
RESUBMISSION

NEW ROAD/S NAME/S LENGTH
CHAINAGE FEE $ RECEIPT No DATE PAID
DRAINAGE FEE $ RECEIPT No DATE PAID

AMT BOND FOR $ RECEIPT No DATE
CONTRIB SEC 333 $ RECEIPT No DATE

DATE LINEN PLAN RECEIVED 15-6-92 FORM 21 (88B) RECEIVED

SHIRE CLERK'S CERT No 9253 DATE 22nd July 1992
PLOTTED VG 2ch 4ch SHEET Sub 8203 Lots 20 & 21
SPARE 2ch 16ch Subdivision No

67267 Wakehurst Christian School

VALN No VALN BOOK
INDEX REGISTER ROAD REGISTER
NEW DP No

CONSENT CONDITION REVIEW SHEET

DEVELOPMENT UNIT USE ONLY

CONSENT No 91 / 29 as modified

PROPERTY Lot 1+2 Oxford Falls Rd Oxford Falls

ACTION OFFICER REFERRED TO G Goodyer

TOWN PLANNERS USE ONLY

I have undertaken a check of the above consent and the following conditions are required to be attended to

Condition	Time Period
nil	

NOTE If no condition to be actioned return file to records

signed

If action required referred to manager on / /

THE COUNCIL OF THE SHIRE OF WARRINGAH

File No PF 3675/P1078 RK CM/4186D
Enquiries Mr G Goodyer, Town Planning Dept
8 30-10 30am, Mon-Fri

Telephone (02) 982 0333

23rd July 1992

Timothy Moon & Partners Pty Ltd
11/2 Beattie Street
BALMAIN NSW 2041

Dear Sir

re Modification of Consent No 91/29, dated 23rd January,1991 to permit a lower floor level for the Stage 1 classrooms at Lots 1 and 2 DP 77469 Oxford Falls Rd Oxford Falls

Your request for modification of Consent No 91/29 has been considered by Council and it has been agreed to modify the Consent as follows -

1 That Condition 1 be modified to read

1 Development being generally in accordance with plans numbered 9005/MP1-3, undated, submitted 3 7 1992, plan No 9005/Ba4, dated April 1992, submitted 26 5 1992 and figures 5 1, 5 2 and 4 (indicating extent of fill), undated, submitted 5 12 1990 as modified by any conditions of this consent

2 That condition 23 be modified to read

23 The minimum finished floor level of the school buildings shall be RL 74 0 m AHD with regards to Stage 1 and RL 76 0 m AHD with regards to Stages 2 and 3

Consent No 91/29, as modified above, will lapse on 23rd January, 1993 unless substantially commenced

For ease of reference, a list of all the conditions of Consent No 91/29, as now modified, accompanies this letter

Should you have any enquiries, I would be obliged if you would contact Mr G Goodyer, of the Town Planning Department, who will be pleased to assist you

Yours faithfully

R Kay
CHAIRMAN, DEVELOPMENT UNIT
CORPORATE SERVICES DIVISION

THE COUNCIL OF THE SHIRE OF WARRINGAH

File No PF 3675/P1078 RK CM/4186D
Enquiries

Telephone (02) 982 0333

MODIFICATION

MODIFICATION OF DEVELOPMENT CONSENT NO 91/29 DATED 23 1.91

SECTION 102(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

APPLICANT S NAME & ADDRESS Timothy Moon & Parnters Pty Ltd, 11/2 Beattie Street, Balmain, NSW, 2041

PROPERTY DESCRIPTION Lots 1 and 2, DP 776469, Oxford Falls Road, Oxford Falls

PROPOSED DEVELOPMENT Erect in three stages a primary and infants school comprising nine classrooms, associated library, hall and administration office, a playing field, carparking and associated landscaping and retention of existing enclosed pool and caretakers cottage

Complete list of Conditions contained in Consent No 91/29 as modified by Council on 18th December, 1991 and 10th July, 1992

1 Development being generally in accordance with plans numbered 9005/MP1-3, undated, submitted 3 7 1992, plan No 9005/Ba4 dated April 1992, submitted 26 5 1992 and figures 5 1, 5 2 and 4 (indicating extent of fill), undated, submitted 5 12 1990 as modified by any conditions of this consent

2 The use not commencing until such time as the requirements of the conditions of this consent have been carried out to Council s reasonable satisfaction as signified in writing

3 No signs to be displayed without a separate approval given under Warringah Local Environmental Plan 1985 or Ordinance 55 of the Local Government Act where necessary

4 The colour, texture and substance of all external components of the building and hard surfaced areas being to Council s satisfaction, details to be included at Building Application stage

5 A Sample Board being submitted with the Building Application Such sample board to include samples of external building materials, to the satisfaction of Council

All correspondence to be addressed
General Manager/Shire Clerk
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

THE COUNCIL OF THE SHIRE OF WARRINGAH

File No PF 3675/P1078 RK CM/4186D
Enquiries

Telephone (02) 982 0333

MODIFICATION

6 The provision of 17 carparking spaces, the layout of which is to be generally in accordance with the requirements of Council s Car Parking Policy (Warringah Development Control Plan No 2), adopted Special Meeting 2 4 86, in force from 19 4 86 including the dimensions of parking bays, width of access driveways, widths and gradients of ramps, particularly that all dimensions be clear of obstructions

7 The proposed height and materials of all fences being to Council s satisfaction details to be included on Building Application plans

8 The hours of construction and/or work being restricted to Monday to Friday 7am to 5pm, Saturday 7am to 1pm, no work on Sunday or Public Holidays, where the construction or work in the opinion of Council interferes with the amenity of the neighbourhood by the emission of noise, chemical or physical pollutants or otherwise In respect of noise, the LIO level (average maximum noise levels) measured over a period of 15 minutes when the construction site is in operation must not exceed background noise level by more than 10 d B(A)

9 Landscaping plans shall be submitted to Council together with any Building Application required, or where no Building Application is required, prior to the commencement of the development approved by this consent The plans shall indicate all existing trees specifying those trees to be retained and those proposed to be removed It shall specify details of proposed planting, including common and botanical names and height and spread at maturity Such landscaping shall be designed and executed to Council s specification and shall be maintained in perpetuity to Council s satisfaction by the existing or future owners and occupiers of the property Such landscaping shall be completed prior to the occupation of the building, or prior to the issue of a Building Certificate under Section 317AE of the Local Government Act, which ever occurs first Furthermore no tree or shrub of any kind whatsoever planted or retained pursuant to this consent shall be lopped, topped, pruned or removed without the prior written approval of the Council as a variation of this consent

10 Pursuant to Section 90(1)(b),(h),(g) and (ml), adequate measures shall be taken to mitigate harm caused to the environment and adjoining properties by the development including

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THE COUNCIL OF THE
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MODIFICATION

a) Minimising site disturbance, and by the rehabilitation of cleared or denuded areas by the planting, establishment and maintenance of groundcovers, shrubs and trees, as soon as possible

b) Where earthworks are involved, the removal, stockpiling and replacement of topsoil, and the prevention of erosion of excavated areas and topsoil stockpiles

c) The stabilisation and maintenance of the beds and banks of natural watercourses and open drains traversing the site

d) The control of water flows onto and across the land by the provision of surface and sub-surface drains where appropriate

e) The prevention of transmission of soil, sediment and waterborne pollution from the land by the construction and maintenance of settling ponds, sediment and pollution traps in all watercourses and drainage lines which discharge water from the site

11 In respect of conditions 10 & 39, work undertaken shall be carried out and maintained to the reasonable satisfaction of the Shire Engineer and shall comply where relevant with the standards of the Soil Conservation Service of New South Wales, (as set out in their publication Urban Erosion and Sediment Control , and Pollution Control Manual for Urban Stormwater respectively) Copies of these are available from the Soil Conservation Service and the State Pollution Control Commission

12 Pursuant to Section 90(1)(b),(h),(g) and (m1) of the Environmental Planning and Assessment Act, the development granted consent shall not harm the environment by way of

(a) Denudation of the land

(b) Uncontrolled flow of water across onto, off or from the land

(c) Uncontrolled disposal of animal, vegetable or chemical waste products on the land

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THE COUNCIL OF THE
SHIRE OF WARRINGAH

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MODIFICATION

(d) Soil erosion and sedimentation caused by (a) and (b) above

(e) The transmission of soil, sediment or waste products from the land onto adjoining land or land in the locality

(f) Subsidence slip or other risk

13 Adequate means to ensure that there is no transmittal of sediment or pollution onto, or soil erosion of adjoining properties shall be effected at all times during the works on the site A soil conservation plan for the control of erosion and sediment transport during the construction phase of the development shall be prepared, to Council s reasonable satisfaction and having regard to the principles of the Soil Conservation Service of New South Wales, as described in their booklet Urban Erosion and Sediment Control Such shall be presented to Council with the Building Application for approval and implementation prior to the commencement of any other works on the site

14 Sediment traps settling ponds, filters, cut-off drains and other soil conservation measures shall be maintained in efficient working condition to Council s reasonable satisfaction throughout the works Failure to comply with this requirement may lead to a direction by Council to cease all other works until soil conservation measures are restored to operational condition

15 Adequate provision shall be made throughout the period of construction to prevent transmission of soil to the public road and drainage system by means of vehicles leaving the site Details shall be submitted to Council for approval and installation prior to other work commencing and shall include the provision of a gravel exit pad and/or vehicle washing facilities or other approved devices

16 Dedication of the following land as Reserve - a strip of land 15m wide along the western boundary, this dedication to be effected at full cost to the applicant

All correspondence to be addressed
General Manager/Shire Clerk
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

THE COUNCIL OF THE SHIRE OF WARRINGAH

File No PF 3675/P1078 RK CM/4186D
Enquiries

Telephone (02) 982 0333

MODIFICATION

25 The public footways and roadways adjacent to the site shall be maintained at all times during the course of the work in a safe condition to the satisfaction of the Shire Engineer

26 Provision of 1 vehicle crossings, 9 metres wide, to the reasonable satisfaction of the Divisional Manager, Public Works and in accordance with Council Drawing No A43330 to approved levels and specifications An application for street levels is to be made to the Council s Public Works Division

27 Construction of approved kerb laybacks in accordance with the details shown on Council Plan A4 2276

28 Reinstatement of redundant crossings and laybacks

29 The submission of three (3) copies of Civil Engineering Plans, including long and cross sections, details of proposed structures and specifications for

a) The proposed road and drainage works on A1 size sheets The drainage design and analysis is to be undertaken by a Civil Engineer (or by such persons as may be approved by the Shire Engineer) experienced in stormwater drainage analysis

b) Payment of the prescribed engineering development fees prior to release of the engineering plans into Account 12912 in accordance with Council Policy 4 4 11

c) A Tree Preservation Order application is required to be submitted for the removal of any trees

d) Stamped approved plans by the Shire Engineer must be obtained prior to the commencement of any works Such approval is valid for a period of 12 months from the date of plan approval An approved stamped copy is to be held on the site by the contractor at all times

e) Upon completion of the works, the applicant is to provide a Works-as-Executed plan The plans are to show relevant dimensions and finished levels and to be certified by a surveyor Where roads and drainage works have been constructed, certification is to be obtained as to satisfactory construction of the road and drainage works

All correspondence to be addressed
General Manager/Shire Clerk
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

THE COUNCIL OF THE SHIRE OF WARRINGAH

File No PF 3675/P1078 RK CM/4186D
Enquiries

Telephone (02) 982 0333

MODIFICATION

17 The consolidation of Lots 1 & 2 as one lot and the registration of the appropriate survey plan by the Land Titles Office

18 In respect of Condition/s 16, 17 & 19, the following condition should be observed

The number allocated by the Land Titles Office to the documents and/or plans referred to shall be advised in writing to the Council, together with a letter of intent to proceed with the dedication, prior to release of the building approval

A certified copy of the documents shall be provided to Council after final approval and registration has been effected by the Land Titles Office

19 Natural watercourses being accurately shown on all copies of a plan for the Land Titles Offices as natural watercourses of variable widths

20 Dedication as public road of suitable sites for electricity sub-stations, if required by Sydney County Council

21 Construction of kerb and gutter and half road carriageway to approved line and levels in Oxford Falls Road between the existing kerb and gutter and Dreadnought Road, adjoining the site together with footpath formation, necessary drainage, construction and sealing of the road pavement between the centreline and the lip of gutter, to Council s requirements prior to the occupation of Stage 3

22 Buildings to be located clear of any pipeline, natural watercourse or Council easement Footings of any building adjacent to an easement or pipeline to be a minimum of 300mm below the invert of the pipe and may rise by 300mm for each 300mm removed therefrom

23 The minimum finished floor level of the school buildings shall be RL 74 0 AHD with regards to the Stage 1 and RL 76 0m AHD with regards to Stages 2 and 3

24 Restoration and maintenance to approved levels and safe condition of the footway reserve(s) adjoining the site full frontage to Council s reasonable satisfaction

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THE COUNCIL OF THE SHIRE OF WARRINGAH

File No PF 3675/P1078 RK CM/4186D
Enquiries

Telephone (02) 982 0333

MODIFICATION

f) All civil engineering works are to be fully supervised by the consultant responsible for their designs, or by such persons as may be approved by Council s Shire Engineer and certified that they have been satisfactorily completed, and that the correct degree of compaction has been obtained, and prior to the approval of any building approval where such works form part of the development

30 All design and/or construction of works shall comply with the Standard Specifications of the Council of the Shire of Warringah Copies of these are available at the prescribed fee from the Public Works Division of the Council

31 The adjustment of public utilities and services as necessary to be effected at full cost to the applicant

32 A declaration by a registered surveyor shall be provided to evidence that the construction has been effected within the appropriate property and easement boundaries

This shall be in the form of a copy of the final subdivision or easement plan, with the distances from the boundaries to the edges of these structures endorsed in red thereon and signed by the surveyor

33 The requirements of condition(s) 23 shall be supervised during the works by a registered surveyor who shall certify compliance to Council s satisfaction prior to occupation or to the issue of a certificate of classification

34 The requirements of condition(s) 21 & 55 shall be designed and supervised during the works by an Engineer with qualifications and expertise recognised by the Institution of Engineers Australia as being adequate for the purpose The Engineer shall certify to Council s satisfaction, prior to occupation or to the issue of a certificate of classification, that the works are sound, stable and durable and meet accepted standards of engineering practice and Council s requirements

35 With respect to condition(s) 21, 29 & 55 of this Consent, details and/or support documentation shall be submitted for Council s approval with the Building Application

All correspondence to be addressed
General Manager/Shire Clerk
Civic Centre Pittwater Road Dee Why 2099
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THE COUNCIL OF THE SHIRE OF WARRINGAH

File No PF 3675/P1078 RK CM/4186D
Enquiries

Telephone (02) 982 0333

MODIFICATION

36 Approval for the works required by conditions 26 of this consent shall be obtained by making an Application for Street Levels to Council s Public Works Division

37 All fences, letter boxes and any other structures erected on the street alignment to conform to the approved back of footpath levels

38 Access to vehicles except at the constructed entrance is to be denied by a physical barrier erected adjoining the road alignment

39 Provision is to be made to Council s satisfaction to ensure effective erosion, sediment and stormwater pollution control measures are achieved in the long term use of the land

40 Submission for Council s approval and implementation to Council s satisfaction, of details of earthworks and filling, including foundation preparation, specifications for fill material and placement, finished levels, embankment slopes, means of stabilisation, top soil depth, planting and scour protection, surface and subsoil drainage, proposals for site supervision, and any other necessary provisions to ensure stability of the earthworks, and to prevent soil erosion

41 Lodgement with Council pursuant to (s)314(1B) of the Local Government Act of a bond as security against damage to Council s property and costs of maintenance thereof caused by the works, (including the transport and disposal of material to and from the site) in the amount of $5,000 to Account Reg 900-*TF 037

42 All materials excavated from the site shall be disposed of to Council s reasonable satisfaction Material from the site disposed of at a site within the Shire for which Council approval and/or Development Consent has not been obtained shall be removed and the disposal site restored to Council s satisfaction prior to occupation of this development Documentation of the disposal site to be provided to Council with the Building Application or prior to work commencing

43 Stormwater from the property being piped by gravitational means to Council s stormwater system and to the satisfaction of Council s engineer

All correspondence to be addressed
General Manager/Shire Clerk
Civic Centre Pittwater Road Dee Why 2099
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THE COUNCIL OF THE SHIRE OF WARRINGAH

File No PF 3675/P1078 RK CM/4186D
Enquiries

Telephone (02) 982 0333

MODIFICATION

44 All rooms in the building being ventilated in accordance with the provisions of Ordinance 70

45 Provision of emergency lighting and illuminated exit signs throughout the building, in accordance with the provisions of Part 55 of Ordinance 70 Details are to be supplied with the Building Application

46 Provision of hose reels within 36m of any part of the floor area in accordance with Part 27 of Ordinance 70 Details are to be supplied with the Building Application

47 Provision of hydrants in accordance with Clause 27 3 of Ordinance 70 Full details are required with the Building Application

48 Pursuant to the provisions of Clause 6 2 1 of Ordinance 70 the building, the subject to this approval, may not be occupied until a Certificate of Classification has been issued

49 Garbage/waste only being removed between 7am and 8pm any day

50 Total noise emitted from premises is not to exceed 5dB(A) above background when measured at any residential boundary at any time Exceedence of background is only permissible where the noise is broadband, free of tones, not intermittent or impulsive

51 Collected roof and site drainage to be piped to the natural watercourses within the site Details of the disposal points and treatment within the watercourse shall be submitted with the building application for approval

52 Safety fencing to separate the school buildings, play areas and oval from the floodway watercourse and any open channels within the site Details to be submitted for approval with the building application

53 No obstructions to flow or channel works within the 1 in 100 year floodways shall take place without Council s prior approval

All correspondence to be addressed
General Manager/Shire Clerk
Civic Centre Pittwater Road Dee Why 2099
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THE COUNCIL OF THE SHIRE OF WARRINGAH

File No PF 3675/P1078 RK CM/4186D
Enquiries

Telephone (02) 982 0333

MODIFICATION

54 Further to Condition 13 and in accordance with the requirements of the Soil Conservation Service of New South Wales, the erosion and sediment control plan shall contain the following

(a) Locations of sediment trapping structures (geotextile fabric fences) and associated diversion banks

(b) Locations and volumes of sediment trapping basins (if any),

(c) Locations of run on protection structures (if any),

(d) Locations of on-site piped drainage,

(e) Detailed drawings of silt fences, cut off drains, and a construction sequence

Furthermore, words to the effect of the following are to be included on the erosion and sediment control plan

(i) Geotextile fabric fencing shall be installed and made functional before any ground is disturbed for development The fabric fencing must be able to intercept all eroded sediment in run-off water at all times during development The fabric fencing must be repaired if damaged or in a condition where sediment can enter the creek traversing the site

(ii) The piped drainage network should be progressively installed and made functional as early as possible During development piped discharges should be directed through a sediment trapping structure to remove as much eroded sediment as possible

(iii) There should be a practical minimum level of ground disturbance during development and landscaping/revegetation should be progressively undertaken throughout the project

55 No fill to be imported to the site for the construction of the playing field Volume of fill to be balanced by volume of cut

56 DELETED

57 DELETED

All correspondence to be addressed
General Manager/Shire Clerk
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

THE COUNCIL OF THE SHIRE OF WARRINGAH

File No PF 3675/P1078 RK CM/4186D
Enquiries

Telephone (02) 982 0333

MODIFICATION

58 DELETED

59 DELETED

60 Compliance with Council s requirements in regard to the provision of a private sewer on public road reserves including construction, maintenance and payment of fees on a recurring basis Details shall be submitted for approval by the Shire Engineer prior to release of the Building Approval, including the written consent of the Roads and Traffic Authority

61 The site s sewer shall be connected to the Water Board sewer prior to the occupation of Stage 1

62 Vehicular and pedestrian access to the site from Wakehurst Parkway is to be prevented by the erection of a pedestrian proof fence, setback 15m from the boundary of the property with Wakehurst Parkway The existing informal access way from Wakehurst Parkway from the site, south of the creek, to be landscaped within the property Details being submitted with the building application

63 Location of the enclosed pool and caretaker s dwelling house being indicated on the plans submitted with the building application

64 The carparking area to be completely clear of obstacles and available for parking at all times However, out of normal school hours and where sufficient carparking is available on site for the requirements of persons visiting the site, the carparking area may be used as a basketball court Basketball hoops are to be portable and removeable such that the carparking area is available for carparking on the next school day

65 Payment to Council under Section 94 of the Environmental Planning and Assessment Act, 1979, as amended of a cash contribution, to be placed by the Council in a trust fund, to Account 26341 and applied for works involved in the closure of Oxford Falls Road, east of Wakehurst Parkway Such payment is to be made prior to the release of the building approval The amount payable shall be assessed at the time of payment

66 Further to Condition 9, landscaping comprising mass planting being provided along all property boundaries to screen the development from adjoining public roads

All correspondence to be addressed
General Manager/Shire Clerk
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

THE COUNCIL OF THE SHIRE OF WARRINGAH

File No PF 3675/P1078 RK CM/4186D
Enquiries

Telephone (02) 982 0333

MODIFICATION

67 The covered waiting area adjacent to the bus turning circle being relocated such that it is entirely behind the 20m building line to Oxford Falls Road Details being submitted with the building application

68 Egress to comply with the requirements of the NSW Fire Brigade

69 Water closets, washing points and drinking bubblers being provided in accordance with the guidelines issued by the Department of Education Details being submitted with the building application

70 Floor levels of the building, including verandahs, being a minimum of 300mm above the adjacent finished ground level to prevent ingress of surface waters Details being submitted with the building application

71 A report from a hydraulic engineer certifying or detailing an adequate water supply to the required hose reels and hydrants, in accordance with Specification 10 of Ordinance 70, being submitted with the building application

72 Each entrance to the building not being situated more than 90m from the nearest hydrant Details being submitted with the building application

73 Two storey buildings being constructed in Type 3 construction and single storey buildings in Type 5 construction

74 Swimming pool being provided with safety fencing in accordance with AS 1926-1986

75 No further development or increase in pupil numbers will be approved until the site is connected to the Water Board s sewer

76 A septic tank (pump out) application for any modification of the existing system, being submitted with the building application

77 An Acoustic Engineer s report being submitted with the building application which addresses all noise emissions from the site related to Council s criteria This report to specifically address the school hall and should it not be demonstrated to Councils satisfaction that a nuisance will not be occassioned the hours of use of the hall shall be restricted to between 7 00am and 9 00pm any day

All correspondence to be addressed
General Manager/Shire Clerk
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

THE COUNCIL OF THE SHIRE OF WARRINGAH

File No PF 3675/P1078 RK CM/4186D
Enquiries

Telephone (02) 982 0333

MODIFICATION

78 Details of proposed garbage storage being submitted to Council for approval with the building application

79 No public address system to be installed or used on the site

80 A separate building application being submitted and approved for each of the three stages

81 The swimming pool being provided with safety fencing in accordance with AS 1926-1986 as part of Stage 1

82 Each stage being separated from the next construction stage with suitable safety fencing prior to occupation of the completed stage or commencement of work on the next stage

83 All stormwater lines, silt, sedimentation and erosion controls being installed as part of Stage 1, unless details submitted with the building application satisfy Council that some works may proceed at a later stage

NOTE

(1) It is to be clearly understood that the Consent as modified is not an approval to carry out any structural work A formal building application must be submitted to Council and be approved before any structural work is carried out to implement the modified Consent Also the applicant is not relieved of any obligation to obtain any other approval required under any other Act

(2) Section 102(5) of the Environmental Planning & Assessment Act confers on the applicant who is not satisfied with the determination of the Consent Authority a right of appeal to the Land & Environment Court exercisable within 12 months of receipt of this notice

(3) This modified Consent shall be effective and operative from the endorsement date of the original Consent, ie 23rd January, 1991

All correspondence to be addressed
General Manager/Shire Clerk
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

THE COUNCIL OF THE SHIRE OF WARRINGAH

File No PF 3675/P1078 RK CM/4186D
Enquiries

Telephone (02) 982 0333

MODIFICATION

(4) For information about the circumstances in which this modified Consent may lapse, about commencement of a development granted consent, about extension of the Consent, and about the circumstances in which Council may require completion of the development, see Section 99 of the Act

F L Thomson
GENERAL MANAGER/
SHIRE CLERK

per

Date 22 JUL 1992

All correspondence to be addressed
General Manager/Shire Clerk
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

3 Operating hours for the child care centre are to be restricted to 7 30am to 6 00pm Monday to Friday

4 The child care centre is to cater for a maximum of twenty four (24) children

5 Between the hours of 7 30am to 8 30am and 4 30pm to 6 00pm Monday to Friday all pre school activities shall be conducted within the church and hall buildings

6 On site carparking is approved for five (5) vehicles generally in accordance with consent plans as overdrawn in red Staff carparking is to take place on site and all pick up and set down of children is to take place within the designated on site carparking area

7 Compliance with all relevant requirements of the NSW Department of Community Services

8 The premises not being used as a place of public entertainment without the prior written approval of Council to ensure compliance with the provisions of Part H of the Building Code of Australia

Dennis Emery
Manager, Local Approval Service Unit

per

Date

(3) Mod 91/29
approved 22/7/92

Report to Development Unit, 10 JUL 1992

TRACK A DEVELOPMENT APPLICATION DETERMINATION COMPUTER NO. 2M0053

DEVELOPMENT APPLICATION (No 1990/361) FILE PF 3675/P1078-1080 (Pt 3)
(Modification request lodged 25 5 1992)

PROPOSAL Modification of Consent 91/29, issued 23 1 1991, modified 20 12 1991 for a primary and infants school comprising nine classrooms, associated library hall and administration office, playing field, carparking and associated landscaping and retention of existing enclosed pool and caretakers cottage, to be constructed in three stages, to permit a lower floor level for the Stage 1 classrooms

LAND DESCRIPTION
Lots 1 and 2, DP 776469
Oxford Falls Road
OXFORD FALLS

APPLICANTS NAME & ADDRESS
Timothy Moon & Partners Pty Ltd
11/2 Beattie Street
BALMAIN NSW 2041

STATEMENT

The site has been inspected and the application has been assessed having regard to Section 90 and Section 102, where appropriate, of the Environmental Planning & Assessment Act

NOTIFICATION

The proposal was notified to 12 nearby landowners, the Narrabeen Lagoon committee and the Oxford Falls Progress Association One submission was received raising no objection

IMPACT ON NARRABEEN LAGOON

Pursuant to Clause 28 of Warringah Local Environmental Plan 1985 and Council s resolution of 28 8 1990, the proposal has been assessed and is considered unlikely to result in

i Pollution of Narrabeen Lagoon,
ii Siltation of Narrabeen Lagoon, or
iii Harm to landforms in the environs of Narrabeen Lagoon

RECOMMENDATION

That the application for modification of consent 91/29 be approved as follows -

1 That Condition 1 be modified to read

Chairman

PAGE

Report to Development Unit,

1 Development being generally in accordance with plans numbered 9005/MP1-3, undated, submitted 3 7 1992, plan No 9005/Ba4, dated April 1992, submitted 26 5 1992 and figures 5 1, 5 2 and 4 (indicating extent of fill), undated, submitted 5 12 1990 as modified by any conditions of this consent

2 That condition 23 be modified to read

23 The minimum finished floor level of the school buildings shall be RL 74 0 m AHD with regards to Stage 1 and RL 76 0 m AHD with regards to Stages 2 and 3

(signed) 10 7 1992 (date)

DECISION OF DEVELOPMENT UNIT 10 JUL 1992

ADOPTED

INSTRUMENT OF EXERCISE OF DELEGATED AUTHORITY

The within application for MODIFICATION of DEVELOPMENT CONSENT, No 91/29 is hereby DETERMINED as set out above, including any additional conditions, pursuant to delegated authority granted by Council on 25 7 79

CHAIRMAN

Chairman

TOWN PLANNING BRANCH

DATE 22 6 1992 FILE PF3675/P10780(4)

TO FILE

FROM GEOFF GOODYER

RE 2M0053 - FILE NOTES

Proposal Modification of condition 23 of Consent 91/29 (issued for a primary/infants school and ancillary buildings) to permit a finished floor level of RL 74.0m, (1.5m below current requirement of RL 75.5m)

Background

Prior to 1985 property used as a rural dwelling

21 5 1986 - Consent 86/157 for demountable classroom buildings to left block

21 12 1987 - Consent 87/465 for demountable additions, increasing school to 8 classrooms plus a school hall

17 12 1988 - Consent 87/465 modified now permitting only 5 classrooms

23 1 1991 - Consent 91/29 for primary/infants school with 9 classrooms library, hall, admin offices, playing field & carparking

26 12 1991 - Consent 91/29 modified to permit development in 3 stages delay road kerb & guttering, reduce floor levels from RL 76.0m to RL 75.5m for Stage 1 buildings connection to sewer, and construction of a new caretakers cottage as part of Stage 3

ENV SERVICES DIVISION COMMENTS (3 6 1992)

No objections

PUBLIC WORKS DIVISION COMMENTS (3 6 1992)

No objections

ENVIRONMENTAL PLANNING COMMENTS

Cond 23 of Consent 91/29 currently reads

23 The minimum finished floor level of the school buildings shall be RL 75.5 AHD with regards to Stage 1 and RL 76.0m AHD with regards to Stages 2 & 3

Printed on 80% recycled paper

TOWN PLANNING BRANCH

DATE _____ FILE _____

The applicant requests that the minimum finished floor level for stage 1 be 7.4 om. This would enable the building to be constructed without the need to import any fill

The proposal is substantially the same as that originally consented to. There was only one original objection from the Narrabeen Lagoon Committee. There will be no prejudice to this objector if this modification is approved. Consequently, the modification can proceed under s 102 of the EP&A Act

The proposal ~~will~~ complies with cl 28 of WLEP 1985 & CL's resolution of 28 8 1990, because less fill will be imported, thereby reducing any visual impact or possible siltation

The minimum flood level in this area is RL ~~7.2~~ 5m AHD, so the buildings will still be well above the flood level

NOTIFICATION

The proposal was notified to 12 nearby landowners, the Narrabeen Lagoon Committee and Friends of Oxford Falls. On submission was received, raising no objection

RECOMMENDATION

Approve modification of condition 23, and consequently modify condition 1 (No other conditions require modification)

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4 pm 22 6 1992

Rang Tm Moo & asked for 3 copies of plans showing lower floor levels

G Godyr
22 6 92

DEVELOPMENT UNIT

GG

DATE 29/5/92

FILE NO PF3675/P1078/1080

REF NO 2M0053

SUBJECT APPLICATION FOR MODIFICATION OF DEVELOPMENT CONSENT NO 91/29

PROPOSAL (Full details to be stated) Primary and Infants School

APPLICANT Timothy Moon & Partners P/L

LOT NO 1 & 2 SECTION _____ D P 776469 STREET NO _____

STREET Oxford Falls Rd SUBURB Oxford Falls

HEALTH & BUILDING/ENGINEERS COMMENTS

No objection to modification of consent

3/6/92

DEVELOPMENT UNIT

CG

DATE 29/5/92

FILE NO PF3675/P1078 =1080

REF NO 2M0053

SUBJECT APPLICATION FOR MODIFICATION OF DEVELOPMENT CONSENT NO 91/29

PROPOSAL (Full details to be stated) Primary and Infants School

APPLICANT Timothy Moon & Partners P/L

LOT NO 1 & 2 SECTION _____ D P 776469 STREET NO _____

STREET Oxford Falls Rd SUBURB Oxford Falls

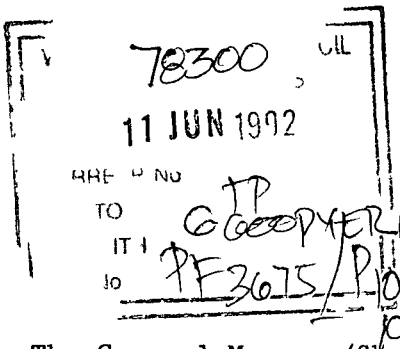
HEALTH & BUILDING/ENGINEERS COMMENTS

No Objection

Glad

3/6/92

PF 3675/P1078-1080
SC rj/6918t



Name CHRISTIAN CITY CHURCH

Address 11/9-13 Wentworth Rd Brookvale

Date 9/6/92

Phone 938-6177
(Please give daytime contact No)

The General Manager/Shire Clerk
Warringah Shire Council
Civic Centre
DEE WHY NSW 2099

Proposed Development Modification of Development Consent No 91/29 to permit proposed school buildings

Address of Proposal Lots 1 and 2, DP 776469, Oxford Falls Road, Oxford Falls - Oxford Falls Grammar School

1 I do not object to the proposed development

~~2. I object to the proposal for the following reason(s)~~

Signature G Creswell

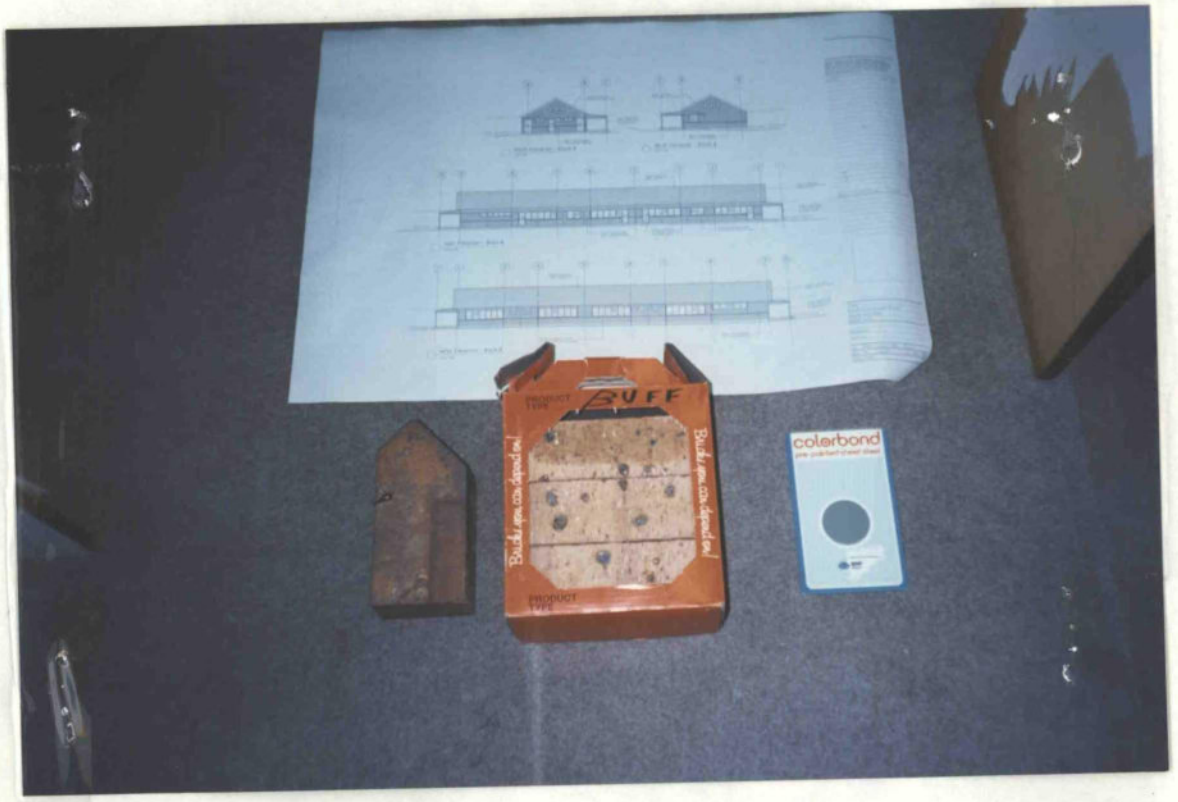
Strike out whichever is not applicable

TOWN PLANNING BRANCH

DATE: 11.6.1992 FILE: PF 3675 / P1098-?

RECORDS,

Please file for
Wakehurst Grammar School.



Finished surface materials.

THE COUNCIL OF THE SHIRE OF WARRINGAH

File No PF 3675/P1078-1080 GG rj/6917t
Enquiries Mr G Goodyer, Town Planning Dept
8 30-10 30am, Mon-Fri

Telephone (02) 982 0333

5th June 1992

Dear Sir/Madam,

Re Lots 11 and 2, DP 776469, Oxford Falls Road, Oxford Falls - Oxford Falls Grammar School

Council has received an application to modify Consent No 91/29 for erect in three stages a primary and infants school comprising nine classrooms, associated library, hall and administration office, a play field, carparking, and associated landscaping and retention of existing enclosed pool and caretakers cottage granted on 23rd January 1991

The modification sought is to amend Condition 23 of Consent 91/29, to permit proposed school buildings to have a minimum finished floor level of RL 74 0m (currently required RL 76 0m)

Further details are available at Level 3, Town Planning Department, Civic Centre, Dee Why, during the hours of 8 30am to 4 00pm, Monday to Friday (excluding public holidays)

If you wish to use this opportunity to express your opinion with regards to the application for modification of consent, it is requested that the attached form be completed and returned to this office by 19th June 1992

Yours faithfully

C J Brown
REGIONAL PLANNING MANAGER

Per S Clement

All correspondence to be addressed
General Manager/Shire Clerk
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

PF 3675/P1078-1080
SC rj/6918t

Name

Address

Date

Phone
(Please give daytime contact No)

The General Manager/Shire Clerk
Warringah Shire Council
Civic Centre
DEE WHY NSW 2099

Proposed Development Modification of Development Consent No 91/29 to permit proposed school buildings

Address of Proposal Lots 1 and 2, DP 776469, Oxford Falls Road, Oxford Falls - Oxford Falls Grammar School

1 I do not object to the proposed development

2 I object to the proposal for the following reason(s)

Signature

Strike out whichever is not applicable

'ADDRESSES 6919t FOR 6917t'

G P Harris
Portion 2511 Oxford Falls Road
BEACON HILL NSW 2100_

G R Quinnell
Portion 1081 Oxford Falls Road
BEACON HILL NSW 2100_

A Green
Portion 1083 Oxford Falls Road
BEACON HILL NSW 2100_

Church of England Trustees
C/- The Rectory
Janice Place
NARRAWEENA NSW 2099_

M W Earlam
Oxford Falls Road
OXFORD FALLS NSW 2100_

J J Bagguley
P O Box 17
BROOKVALE NSW 2100_

R C Pitts
Lot 1100 Dreadnought Road
OXFORD FALLS NSW 2100_

Department of Education
P O Box 498
NORTH SYDNEY NSW 2060_

Department of Main Roads NSW
P O Box 198
HAYMARKET NSW 2000_

Christian City Church Sydney Ltd
9 Winbourne Road
BROOKVALE NSW 2100_

Narrabeen Lagoon Committee
C/- Tom Webster
72 Mactier Street
NARRABEEN NSW 2101_

Friends of Oxford Falls
C/- Mr B Condon
1 Spicer Road
OXFORD FALLS NSW 2100_

R W Style
Oxford Falls Road
OXFORD FALL S NSW 2100_

Numeve Pty Ltd
P O Box 100
OXFORD FALLS NSW 2100_

TOWN PLANNING BRANCH

DATE _____ FILE _____

Oxford Falls Road
P 2511
49626

P 1081
49627

L2 - P1083
49628

PtP 1085
49629

PtP 1085
49630

PtP 1085
49631

Oxford Falls Rd
P1100
49700

G P Marris
Por 2511 Oxford Falls Rd
BEACON HILL 2100

G R Quinnell
Por 1081 Oxford Falls Rd
BEACON HILL 2100

A Green
Por 1083 Oxford Falls Rd
BEACON HILL 2100

Church of England Trustees
C/- The Rectory
Janice Place
NARRAWEENA 2099

M W Earlam
Oxford Falls Rd
OXFORD FALLS 2100

J J Bagguley
PO Box 42
BROOKVALE 2100

R C Pitts
Lot 1100 Dreadnought Rd
OXFORD FALLS 2100

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TOWN PLANNING BRANCH

DATE _____ FILE _____

Wakehurst Parkway
P1089 - 1099
67266

Wakehurst Parkway
L PO
67252

L 1 - P 1075
67254

L 1
67255

Department of Education
PO Box 498
NORTH SYDNEY 2060 ✓

Department of Main Roads
NSW
PO Box 198
HAYMARKET 2000 ✓

Christian City Church
Sydney Ltd
9 Winbourne Rd
BROOKVALE 2100 ✓

Christian City Church
Sydney Ltd
as above

Narrabeen Lagoon Committee
c/- Tom Webster
72 Mactier St
NARRABEEN 2101

Friends of Oxford Falls
c/- Mr B Condon
1 Spicer Rd
OXFORD FALLS 2100

Printed on 80% recycled paper

TOWN PLANNING BRANCH

DATE _____ FILE _____

Oxford Falls Road
P2591
49625

P 1052 + 2509
49622

RW style
Oxford Falls Rd ✓
OXFORD FALLS 2100

Numeve Pty Ltd
PO Box 100
OXFORD FALLS 2100

Printed on 80% recycled paper

TOWN PLANNING BRANCH

DATE 29 5 1992 FILE PF 3675/P1078 1060

To SHIRLEY

FROM GEOFF

Please notify as per attached plan Previous list tagged Refers

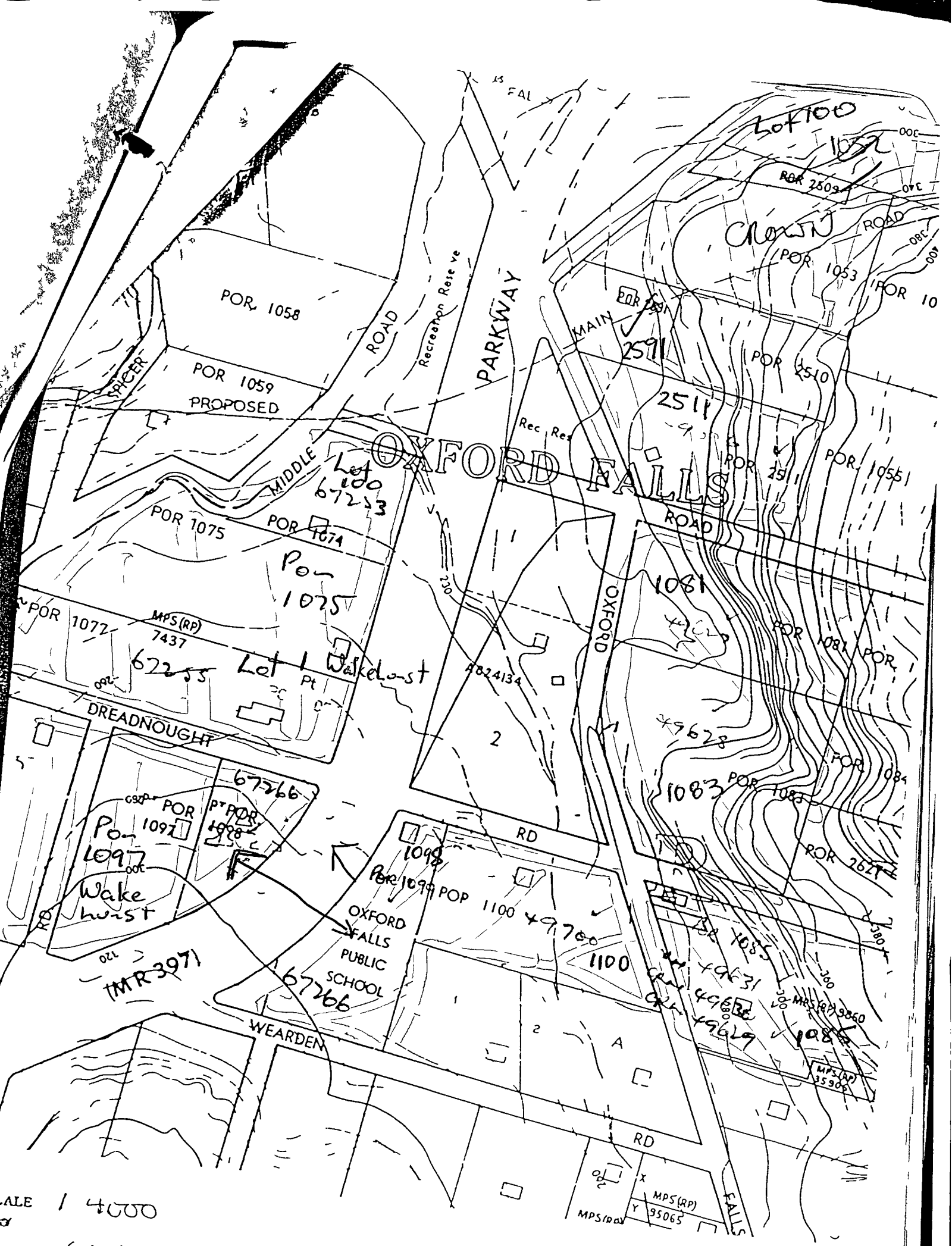
Lots 1 & 2, DP 776469, Oxford Falls Rd, Oxford Falls – Oxford Falls ~~Peninsula~~ Grammar School

Modification of Condition 23 of Consent 91/29, to permit proposed school buildings to have a minimum finished floor level of RL 74.0 m (currently required RL 76.0 m)

2 week notification No plans available

TA 11

Geoff



SCALE 1 : 4000

ZONE 1(a1)(Non-Urban A")

THE COUNCIL OF THE
SHIRE OF WARRINGAH

File No PF3675/P1078-1080 RK RD/5399d
Enquiries Mrs R Dowse/Mr R Kay
Development Unit

Telephone (02) 982 0333

29th May 1992

Timothy Moon & Partners Pty Ltd
11/2 Beattie Street
BALMAIN NSW 2041

Dear Sir/Madam

Re Application for Modification of Development Consent No 91/29 at Lots 1 & 2, DP 776469, Oxford Falls Road, Oxford Falls for construction of an infant & primary school

Receipt of the above application on 28th May 1992 is acknowledged

Should any additional information be required prior to Council determining the matter, you will be advised as soon as possible

Yours faithfully

R K

R Kay
CHAIRMAN, DEVELOPMENT UNIT
CORPORATE SERVICES DIVISION

Per Mrs R Dowse RD

All correspondence to be addressed
General Manager/Shire Clerk
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

COUNCIL REFERENCE No 2M0053

Cour Check ✓

APPLICANT-BLOCK LETTERS

NAME TIMOTHY MOON + PARTNERS P/L

POSTAL ADDRESS 11/2 BEATTIE ST BALMAIN. 2041

PHONE- ~~PRIVATE~~ BUSINESS 555 9500

Nominated Consent Check ✓

SUBJECT DEVELOPMENT CONSENT

CONSENT No 91/29

ENDORSEMENT DATE 23/1/91

ADDRESS ~~Oxford~~ Falls Road Oxford Falls

REAL PROPERTY DESCRIPTION

LOT/PORTION	SECT/PARISH	DP/FP
1+2		776469

IF CHANGED WRITE NEW DESCRIPTION

DEVELOPMENT GRANTED CONSENT

Construct an infant + primary school comprising 9 classrooms, library, hall admin block, carparking + landscaping

Entitle-ment to Act Check ✓

ENTITLEMENT TO ACT UPON CONSENT

Architect for the development

Details of Modifi-cation Check ✓

Modify condition 23 to read RL 74.0 for stage 1 in lieu RL 75.5

NOTES

Full name of person/s or company making application

Postal address for notices and correspondence

List each and every modification ought attach additional sheets if pace in ufficient Where the modification reque t involve change to consented to plans the change must be highlighted by colouring on the plans accompanying this modification request Three copies/sets of such plans are required Where the modification request entails a change to a consent condition the new consent condition sought by the applicants must be nominated In all cases the development as proposed to be modified must be substantially the same development as that granted consent Council must be satisfied this is o otherwise a new development application will be required

Indicate the Consent number and the endorsement date from the Consent which is the subject of the request The date of any previous modification should also be shown

Street name and number uburb as specified in the ubject Consent

Real property description a specified in the subject Consent and if changed since is ue of consent new description

Indicate the development granted consent in the ubject Consent

All modification requests must show cause why the Council hould modify the Consent Specify the reasons for the request and the justification in your opinion for Council granting the modification/s

Only the original applicant or any other per on entitled to ict upon the Consent may apply to modify the Consent If you are the former write original applicant if you are not you must indicate your entitlement to act upon the consent e g the landowner a new purchaser architect for the original applicant etc Council may require documentary evidence to support this statement

WARRINGAH SHIRE COUNCIL
CENTRAL RECORDS
26 MAY 1982
CORRESP No 7743
REF TO TP (G GOODYER)
FILE WITH DU LARGE TABLE 25/4/82
FILE No PF3675/P10 8-1080

WARRINGAH SHIRE COUNCIL

1981 PLAN

APPLICATION FOR MODIFICATION OF DEVELOPMENT CONSENT

Environmental Planning & Assessment Act 1979

PLEASE NOTE

1 Before filling in this form read these notes and the notes on page 2

2 Fill in all of the clear boxes on the form the shaded areas are for official use only

3 Provide as much information to support your application as you can this will minimise the chances of delay

4 If you have any questions on completing the form or making the application consult the Town Planning Branch counter staff or the Duty Town Planner

5 The Act requires that you clearly indicate the details of the modification/s sought The changes you wish to make must be listed in the space on page 3 and where appropriate be shown by colouring on any plans submitted

6 The Act also requires that you show cause why Council should modify the Consent Space for you to state your reasons is provided on pages 3 and 4

7 Council charges a fee for dealing with modification applications The scale of fees and examples of how to calculate your fee are shown on page 4

8 Council has made every effort to state all its requirements for modification application on this form and to provide as many explanatory notes as possible However these cannot be exhaustive and Council reserves the right to request more information from the applicant/s

9 Council may reject or decline to accept an incomplete application

WARRINGAH SHIRE COUNCIL

OFFICIAL RECEIPT

D – Where payment is made by cheque this receipt is issued subject to cheque being cleared valid only for the amount shown by cash register imprint

RECEIPT NO 153011110 DUPLICATE

DATE	CASH	CHEQUE	M ORDER	OTHER	TOTAL
25/05/92		$215 00			$215 00

205 MODIFIED DEVELOP FEE

DRAWER OXFORD FALLS GRAMMER SCHOOL

OXFORD FALLS RD 91/29

AD GENERAL MANAGER/
SHIRE CLERK per

CIVIC CENTRE PITTWATER ROAD DEE WHY 2099 PHONE 982 0333
All correspondence to be addressed to The General Manager, Shire Clerk

DETAILS OF MODIFICATION(S) SOUGHT

See attached letter

WHY THE CONSENT SHOULD BE MODIFIED

See attached letter.

(Additional space over)

APPLICATION

I/we the undersigned being the applicants nominated on this form hereby apply for the modification of the development consent nominated in this form I have specified the details of the modifications sought in this form and/or on the accompanying plans and have shown cause why in my/our opinion the application should be so modified I understand that incomplete or inadequate applications may be rejected or subject to delay and that Council may request more information

Signature | Arcuter | Capacity/Authority | 25/5/92 | Date

Modification Reasons Check

Cat 2A

DATE RECEIVED 25 5 92

ASSESSED FEE $215 00

FEE RECEIPT No 153011110

GG

ACTION OFFICER G Goodyer

TARGET DATE 26 6 92

COMMENTS Prejudice? Which conditions appeal from I need amendment?

Final Check (Senior Planner)

WHY THE CONSENT SHOULD BE MODIFIED-ADDITIONAL SPACE

COUNCIL S SCALE OF FEES FOR MODIFICATION OF DEVELOPMENT CONSENTS

Fee for Original Application	Fee for Modification of Consent
No Fee	Nil
Not exceeding $100	$50
Exceeding $100 but not exceeding $1 000	$50 plus 10% of Original Fee
Exceeding $1,000 but not exceeding $1 500	$150 plus 10% of Original Fee
Exceeding $1 500 but not exceeding $8 000	$300 plus 10% of Original Fee
Exceeding $8 000	$1 100 plus 5% of Original Fee

Council may refund on written request so much of this fee that is not in Council s opinion expended in dealing with the modification application The amount of any refund will be based on the difference between the fee paid in accordance with the above table and the actual cost to Council of processing the application

[redacted]ay 1992

The Shire Clerk
Warringah Shire Council
Civic Centre
Pittwater Road
Dee Why 2099

WARRINGAH SHIRE COUNCIL
CIVIC CENTRE DEE WHY
26 MAY 1992
CORRESP No 17437
REF TO TP
FILE WITH DU PLACE TABLE
FILE No PF 3675/P1078-1080

Timothy Moon
Architects

Suite 11
2 Beattie Street
BALMAIN 2041

Tel (02) 555 9500

Attention Geoff Goodyear

SCHOOL BUILDINGS
OXFORD FALLS GRAMMAR SCHOOL
LOTS 1,2 & 3 OXFORD FALLS ROAD OXFORD FALLS
CONSENT No 91/29

Dear Sir

Further to our recent discussions and site meeting with Council s David Halliday we confirm our request to modify a condition of Council s Consent

Condition of Consent number 23 nominates a finished floor level of RL 75 5m for the current stage 1

We have forwarded documentation to David Halliday prepared by Sinclair Knight & Partners Pty Limited which shows the 1 in 100 year flood level in this area of the site to be approximately RL 72 5 metres

We request Council to reduce the level nominated to 74 0 metres

The present grassed playing area where Stage 1 is to be constructed is approximately RL 74 0 metres We propose to construct stage 1 directly on this level and comply with Council s Condition 70 requiring 300mm from this level to the verandahs and classroom floor levels giving a finished floor level of approximately RL 74 3 metres

Commencing the structure between RL 74 0 and RL 74 5 will eliminate the import of approximately 1 2 metres of fill that would be required to comply with Council s present condition of consent

We would appreciate Council s earliest consideration of this matter as construction work is required to commence in June to enable the facility to be completed and ready for use in Term 1 of the 1993 school year

Yours faithfully
TIMOTHY MOON & PARTNERS PTY LIMITED

Timothy Moon
Director

PF3675/P 1078-1080 RECORDS, Register a file - Oxford Falls Rd Por 1078-1080 G Goodyer 25592

Timothy Moon Architects

Suite 11
2 Beattie Street
BALMAIN 2041

Tel (02) 555 9500

SCHEDULE OF FINISHES
OXFORD FALLS GRAMMAR SCHOOL
OXFORD FALLS ROAD
OXFORD FALLS

25th May 1992

Brickwork

Generally	Austral Colonial Buff Sandstock
Banding & Sill Bricks	Austral Dark Mottled Chocolate

Roofsheeting

Lysaght Brownbuilt	Trimdeck Hi Ten
Colour	Mist Green

Windows

Bronze anodised aluminium

Timberwork

Verandah posts and barges
painted to match roofsheeting

Verandahs and pathways

Broom finish concrete

0417H

HEALTH & BUILDING BRANCH
ENVIRONMENTAL SERVICES DIVISION

4920/P1078

INTER BRANCH COMMENT FORM
(VIA DEVELOPMENT UNIT)

MEMO TO TOWN PLANNING BRANCH

COMPUTER NO 17906

FROM Idaal (Name) EXT 587

DATE 25/5/92

Branch s comments are required in re pect of

BA School

Info submitted by you - additional plan attached

Covenant Chris School

TYPE OF STRUCTURE PROPOSED (WHERE APPLICABLE)

SUBJECT LAND/ADDRESS LOT DP STREET NO P1078

STREET Wakehurst Pky SUBURB Oxford Falls

COMMENT

No TP objections to release of BA subject to:

1 The water tower on the landscape plans being deleted

2 Shrubs on sheet L1 to be at 15m centres.

26 5 92

Development Unit Endorsement Stamp

SIGNATURE

DATE

0417H

HEALTH & BUILDING BRANCH
ENVIRONMENTAL SERVICES DIVISION

4920/ P1078-C

INTER BRANCH COMMENT FORM
(VIA DEVELOPMENT UNIT)

TO TOWN PLANNING BRANCH — COMPUTER NO 17906

FROM Bjaal (Name) — EXT 587 — DATE 18-11-91

Your Branch s comments are required in respect of

BA School building

TYPE OF STRUCTURE PROPOSED (WHERE APPLICABLE)

SUBJECT LAND/ADDRESS LOT 1+2 — DP — STREET NO P 1078

STREET Oxford Falls Rd — SUBURB Oxford Falls

COMMENT Consent 91/29 issued 23 1 1991, modified 20 12 1991

Cond 1 Plans are generally in accordance with DA plans

Cond 2 & 3 Noted Small sign identifying school (1m high) shown on landscape plan is OK

Cond 4 & 5 Details of external components & hard surfaces required (colour & texture). Samples

Cond 6 OK

Cond 7 1m high fence noted & OK.

Cond 9 Landscaping plans satisfactory EXCEPT (a) Water tank to be deleted

(b) Shrubs on sheet L1 to be at 15m centres.

Cond 10-15 Env Services Division to comment.

Cond 16-19 Dealing number and plan required

Cond 20 Details of correspondence from Sydney County Council required

Cond 22-43 Public Works Division to check

Cond 44-54 Environmental Services Division to check

Development Unit Endorsement Stamp

G Cooder 20/11

Cond 55 Not relevant at this stage

Cond 60 Public Works Division to check.

Cond 62 Fence details required

Cond 65 Public Works Division to check

Cond 66 & 67 OK

Cond 68 - 83 Environmental Services Division to check

CONCLUSION TP OBJECTS to release of BA until details required by conditions 4 5, 16-19, 20, and 62 are submitted

SIGNATURE

DATE 6 1 92

THE COUNCIL OF THE
SHIRE OF WARRINGAH

File No PF 3675/P1078 RM CM/3762D
Enquiries Mr G Goodyer, Town Planning Dept
8 30-10 30am, Mon-Fri

Telephone (02) 982 0333

23rd December 1991

Mood and Rudolph
Architects
11 Mount Street
HUNTERS HILL NSW 2110

Dear Sir/Madam

re Modification of Consent No 91/29 dated 23rd January 1991 for primary and infants school playing field, carparking etc at Lots 1 & 2, DP 776469, Oxford Falls Road, Oxford Falls

Your request for modification of Consent No 91/29 has been considered by Council and it has been agreed to modify the Consent as follows -

1 Description of development be modified to read

Erect in three stages a primary and infants school comprising nine classrooms, associated library, hall and administration office, a playing field, carparking, and associated landscaping and retention of existing enclosed pool and caretakers cottage

2 That Condition 1 be amended to read

1 Development being generally in accordance with plans numbered 9005/01 (four sheets), dated 14th June 1990, submitted 10 9 1991 and plans numbered 9005/03 and 04, dated 15th June 1990, submitted 3 10 1990, as amended by plan number 9005/04A dated 1 8 1991, submitted 18 12 1991 and figures 5 1, 5 2 and 4 (indicating extent of fill), undated, submitted 5 12 1990 as modified by any conditions of this consent

3 That Condition 21 be amended to read

2/

All correspondence to be addressed
General Manager/Shire Clerk
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

21 Construction of kerb and gutter and half road carriageway to approved line and levels in Oxford Falls Road between the existing kerb and gutter and Dreadnought Road, adjoining the site together with footpath formation, necessary drainage, construction and sealing of the road pavement between the centre line and the length of gutter, to Council s requirements prior to the occupation of Stage 3

4 That Condition 23 be amended to read

23 The minimum finished floor level of the school buildings shall be RL 75 5m AHD with regards to the Stage 1 and RL 76 0m AHD with regards to Stages 2 and 3

5 That Condition 41 be amended by replacing 905-*TF 090 with 900-*TF 037

6 That Conditions 56-59 be deleted

7 That Condition 60 be amended to read

60 Compliance with Council s requirements in regard to the provision of a private sewer on public road reserves including construction, maintenance and payment of fees on a recurring basis Details shall be submitted for approval by the Shire Engineer prior to release of the Building Approval, including the written consent of the Roads and Traffic Authority

8 That Condition 61 be amended to read

61 The site s sewer shall be connected to the Water Board sewer prior to the occupation of Stage 1

9 That Condition 70 be amended to read

70 Floor levels of the building, including verandahs, being a minimum of 300mm above the adjacent finished ground level to prevent ingress of surface waters Details being submitted with the building application

10 That the following additional conditions be imposed

80 A separate building application being submitted and approved for each of the three stages

3/

81 The swimming pool being provided with safety fencing in accordance with AS 1926-1986 as part of Stage 1

82 Each stage being separated from the next construction stage with suitable safety fencing prior to occupation of the completed stage or commencement of work on the next stage

83 All stormwater lines, silt, sedimentation and erosion controls being installed as part of Stage 1, unless details submitted with the building application satisfy Council that some works may proceed at a later stage

You are also advised that Council does not accede to the request to amend Condition 79 at this time, and that an Acoustic Engineers report will be required to be submitted prior to any further consideration of modification of this condition Furthermore, Council requires full plans and details of any proposed new caretakers cottage prior to considering modifying the development consent to allow a new caretakers dwelling to be erected

Further, Council does not accede to the request that the landscaping be carried out within the 15m strip along Wakehurst Parkway at the same time as the school carries out its landscaping on site, because the cost benefit does not justify it being carried out with a higher priority to other works currently on Council s work program

Consent No 91/29, as modified above, will lapse on 23rd January 1993 unless substantially commenced

For ease of reference, a list of all the conditions of Consent No 91/29, as now modified, accompanies this letter

Should you have any enquiries, I would be obliged if you would contact Mr G Goodyer, of the Town Planning Department who will be pleased to assist you

Yours faithfully

R Kay
CHAIRMAN, DEVELOPMENT UNIT
CORPORATE SERVICES DIVISION

THE COUNCIL OF THE SHIRE OF WARRINGAH

File No PF 3675/P1078 RM CM/3762D
Enquiries

Telephone (02) 982 0333

MODIFICATION

MODIFICATION OF DEVELOPMENT CONSENT NO 91/29, DATED 23 1 91

SECTION 102(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

APPLICANT S NAME & ADDRESS Moon and Rudolph, Architects, 11 Mount Street, Hunters Hill, NSW, 2110

PROPERTY DESCRIPTION Lots 1 and 2, DP 776469, Oxford Falls Road, Oxford Falls

PROPOSED DEVELOPMENT Erect in three stages a primary and infants school comprising nine classrooms, associated library, hall and administration office, a playing field, carparking, and associated landscaping and retention of existing enclosed pool and caretakers cottage

Complete list of Conditions contained in Consent No 91/29 as modified by Council on 18th December, 1991

1 Development being generally in accordance with plans numbered 9005/01 (four sheets), dated 14th June 1990, submitted 10 9 1991, and plans numbered 9005/03 and 04, dated 15th June 1990, submitted 3 10 1990, as amended by plan number 9005/04A, dated 1 8 1991, submitted 18 12 1991, and figures 5 1, 5 2 and 4 (indicating extent of fill), undated, submitted 5 12 1990 as modified by any conditions of this consent

2 The use not commencing until such time as the requirements of the conditions of this consent have been carried out to Council s reasonable satisfaction as signified in writing

3 No signs to be displayed without a separate approval given under Warringah Local Environmental Plan 1985 or Ordinance 55 of the Local Government Act where necessary

4 The colour, texture and substance of all external components of the building and hard surfaced areas being to Council s satisfaction, details to be included at Building Application stage

All correspondence to be addressed
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DX 9118 Dee Why Fax (02) 971 4522

THE COUNCIL OF THE SHIRE OF WARRINGAH

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MODIFICATION

5 A Sample Board being submitted with the Building Application Such sample board to include samples of external building materials, to the satisfaction of Council

6 The provision of 17 carparking spaces, the layout of which is to be generally in accordance with the requirements of Council s Car Parking Policy (Warringah Development Control Plan No 2), adopted Special Meeting 2 4 86, in force from 19 4 86 including the dimensions of parking bays, width of access driveways, widths and gradients of ramps, particularly that all dimensions be clear of obstructions

7 The proposed height and materials of all fences being to Council s satisfaction, details to be included on Building Application plans

8 The hours of construction and/or work being restricted to Monday to Friday 7am to 5pm, Saturday 7am to 1pm, no work on Sunday or Public Holidays, where the construction or work in the opinion of Council interferes with the amenity of the neighbourhood by the emission of noise, chemical or physical pollutants or otherwise In respect of noise, the LIO level (average maximum noise levels) measured over a period of 15 minutes when the construction site is in operation must not exceed background noise level by more than 10 d B(A)

9 Landscaping plans shall be submitted to Council together with any Building Application required, or where no Building Application is required, prior to the commencement of the development approved by this consent The plans shall indicate all existing trees specifying those trees to be retained and those proposed to be removed It shall specify details of proposed planting, including common and botanical names and height and spread at maturity Such landscaping shall be designed and executed to Council s specification and shall be maintained in perpetuity to Council s satisfaction by the existing or future owners and occupiers of the property Such landscaping shall be completed prior to the occupation of the building, or prior to the issue of a Building Certificate under Section 317AE of the Local Government Act, which ever occurs first Furthermore, no tree or shrub of any kind whatsoever planted or retained pursuant to this consent shall be lopped, topped, pruned or removed without the prior written approval of the Council as a variation of this consent

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MODIFICATION

10 Pursuant to Section 90(1)(b),(h),(g) and (m1), adequate measures shall be taken to mitigate harm caused to the environment and adjoining properties by the development including

a) Minimising site disturbance, and by the rehabilitation of cleared or denuded areas by the planting, establishment and maintenance of groundcovers, shrubs and trees, as soon as possible

b) Where earthworks are involved, the removal, stockpiling and replacement of topsoil, and the prevention of erosion of excavated areas and topsoil stockpiles

c) The stabilisation and maintenance of the beds and banks of natural watercourses and open drains traversing the site

d) The control of water flows onto and across the land by the provision of surface and sub-surface drains where appropriate

e) The prevention of transmission of soil, sediment and waterborne pollution from the land by the construction and maintenance of settling ponds, sediment and pollution traps in all watercourses and drainage lines which discharge water from the site

11 In respect of conditions 10 & 39, work undertaken shall be carried out and maintained to the reasonable satisfaction of the Shire Engineer and shall comply where relevant with the standards of the Soil Conservation Service of New South Wales, (as set out in their publication Urban Erosion and Sediment Control , and Pollution Control Manual for Urban Stormwater respectively) Copies of these are available from the Soil Conservation Service and the State Pollution Control Commission

12 Pursuant to Section 90(1)(b),(h),(g) and (m1) of the Environmental Planning and Assessment Act, the development granted consent shall not harm the environment by way of

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THE COUNCIL OF THE
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MODIFICATION

(a) Denudation of the land

(b) Uncontrolled flow of water across, onto, off or from the land

(c) Uncontrolled disposal of animal, vegetable or chemical waste products on the land

(d) Soil erosion and sedimentation caused by (a) and (b) above

(e) The transmission of soil, sediment or waste products from the land onto adjoining land or land in the locality

(f) Subsidence, slip or other risk

13 Adequate means to ensure that there is no transmittal of sediment or pollution onto, or soil erosion of adjoining properties shall be effected at all times during the works on the site A soil conservation plan for the control of erosion and sediment transport during the construction phase of the development shall be prepared, to Council s reasonable satisfaction and having regard to the principles of the Soil Conservation Service of New South Wales, as described in their booklet Urban Erosion and Sediment Control Such shall be presented to Council with the Building Application for approval and implementation prior to the commencement of any other works on the site

14 Sediment traps, settling ponds, filters, cut-off drains and other soil conservation measures shall be maintained in efficient working condition to Council s reasonable satisfaction throughout the works Failure to comply with this requirement may lead to a direction by Council to cease all other works until soil conservation measures are restored to operational condition

15 Adequate provision shall be made throughout the period of construction to prevent transmission of soil to the public road and drainage system by means of vehicles leaving the site Details shall be submitted to Council for approval and installation prior to other work commencing and shall include the provision of a gravel exit pad and/or vehicle washing facilities, or other approved devices

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THE COUNCIL OF THE SHIRE OF WARRINGAH

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MODIFICATION

16 Dedication of the following land as Reserve - a strip of land 15m wide along the western boundary, this dedication to be effected at full cost to the applicant

17 The consolidation of Lots 1 & 2 as one lot and the registration of the appropriate survey plan by the Land Titles Office

18 In respect of Condition/s 16, 17 & 19, the following condition should be observed

The number allocated by the Land Titles Office to the documents and/or plans referred to shall be advised in writing to the Council, together with a letter of intent to proceed with the dedication, prior to release of the building approval

A certified copy of the documents shall be provided to Council after final approval and registration has been effected by the Land Titles Office

19 Natural watercourses being accurately shown on all copies of a plan for the Land Titles Offices as natural watercourses of variable widths

20 Dedication as public road of suitable sites for electricity sub-stations, if required by Sydney County Council

21 Construction of kerb and gutter and half road carriageway to approved line and levels in Oxford Falls Road between the existing kerb and gutter and Dreadnought Road, adjoining the site together with footpath formation, necessary drainage, construction and sealing of the road pavement between the centreline and the lip of gutter, to Council s requirements prior to the occupation of Stage 3

22 Buildings to be located clear of any pipeline, natural watercourse or Council easement Footings of any building adjacent to an easement or pipeline to be a minimum of 300mm below the invert of the pipe and may rise by 300mm for each 300mm removed therefrom

23 The minimum finished floor level of the school buildings shall be RL 75 5 AHD with regards to the Stage 1 and RL 76 0m AHD with regards to Stages 2 and 3

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MODIFICATION

24 Restoration and maintenance to approved levels and safe condition of the footway reserve(s) adjoining the site full frontage to Council s reasonable satisfaction

25 The public footways and roadways adjacent to the site shall be maintained at all times during the course of the work in a safe condition to the satisfaction of the Shire Engineer

26 Provision of 1 vehicle crossings, 9 metres wide, to the reasonable satisfaction of the Divisional Manager, Public Works and in accordance with Council Drawing No A43330 to approved levels and specifications An application for street levels is to be made to the Council s Public Works Division

27 Construction of approved kerb laybacks in accordance with the details shown on Council Plan A4 2276

28 Reinstatement of redundant crossings and laybacks

29 The submission of three (3) copies of Civil Engineering Plans, including long and cross sections, details of proposed structures and specifications for

a) The proposed road and drainage works on A1 size sheets The drainage design and analysis is to be undertaken by a Civil Engineer (or by such persons as may be approved by the Shire Engineer) experienced in stormwater drainage analysis

b) Payment of the prescribed engineering development fees prior to release of the engineering plans into Account 12912 in accordance with Council Policy 4 4 11

c) A Tree Preservation Order application is required to be submitted for the removal of any trees

d) Stamped approved plans by the Shire Engineer must be obtained prior to the commencement of any works Such approval is valid for a period of 12 months from the date of plan approval An approved stamped copy is to be held on the site by the contractor at all times

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MODIFICATION

e) Upon completion of the works, the applicant is to provide a Works-as-Executed plan The plans are to show relevant dimensions and finished levels and to be certified by a surveyor Where roads and drainage works have been constructed, certification is to be obtained as to satisfactory construction of the road and drainage works

f) All civil engineering works are to be fully supervised by the consultant responsible for their designs, or by such persons as may be approved by Council s Shire Engineer and certified that they have been satisfactorily completed, and that the correct degree of compaction has been obtained, and prior to the approval of any building approval where such works form part of the development

30 All design and/or construction of works shall comply with the Standard Specifications of the Council of the Shire of Warringah Copies of these are available at the prescribed fee from the Public Works Division of the Council

31 The adjustment of public utilities and services as necessary to be effected at full cost to the applicant

32 A declaration by a registered surveyor shall be provided to evidence that the construction has been effected within the appropriate property and easement boundaries

This shall be in the form of a copy of the final subdivision or easement plan, with the distances from the boundaries to the edges of these structures endorsed in red thereon and signed by the surveyor

33 The requirements of condition(s) 23 shall be supervised during the works by a registered surveyor who shall certify compliance to Council's satisfaction prior to occupation or to the issue of a certificate of classification

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MODIFICATION

34 The requirements of condition(s) 21 & 55 shall be designed and supervised during the works by an Engineer with qualifications and expertise recognised by the Institution of Engineers Australia as being adequate for the purpose The Engineer shall certify to Council s satisfaction, prior to occupation or to the issue of a certificate of classification, that the works are sound, stable and durable and meet accepted standards of engineering practice and Council s requirements

35 With respect to condition(s) 21, 29 & 55 of this Consent, details and/or support documentation shall be submitted for Council s approval with the Building Application

36 Approval for the works required by conditions 26 of this consent shall be obtained by making an Application for Street Levels to Council s Public Works Division

37 All fences, letter boxes and any other structures erected on the street alignment to conform to the approved back of footpath levels

38 Access to vehicles except at the constructed entrance is to be denied by a physical barrier erected adjoining the road alignment

39 Provision is to be made to Council s satisfaction to ensure effective erosion, sediment and stormwater pollution control measures are achieved in the long term use of the land

40 Submission for Council s approval and implementation to Council's satisfaction, of details of earthworks and filling, including foundation preparation, specifications for fill material and placement, finished levels, embankment slopes, means of stabilisation, top soil depth, planting and scour protection, surface and subsoil drainage, proposals for site supervision, and any other necessary provisions to ensure stability of the earthworks, and to prevent soil erosion

41 Lodgement with Council pursuant to (s)314(1B) of the Local Government Act of a bond as security against damage to Council s property and costs of maintenance thereof caused by the works, (including the transport and disposal of material to and from the site) in the amount of $5 000 to Account Reg 900-*TF 037

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THE COUNCIL OF THE SHIRE OF WARRINGAH

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MODIFICATION

42 All materials excavated from the site shall be disposed of to Council s reasonable satisfaction Material from the site disposed of at a site within the Shire for which Council approval and/or Development Consent has not been obtained shall be removed and the disposal site restored to Council s satisfaction, prior to occupation of this development Documentation of the disposal site to be provided to Council with the Building Application or prior to work commencing

43 Stormwater from the property being piped by gravitational means to Council s stormwater system and to the satisfaction of Council s engineer

44 All rooms in the building being ventilated in accordance with the provisions of Ordinance 70

45 Provision of emergency lighting and illuminated exit signs, throughout the building, in accordance with the provisions of Part 55 of Ordinance 70 Details are to be supplied with the Building Application

46 Provision of hose reels within 36m of any part of the floor area in accordance with Part 27 of Ordinance 70 Details are to be supplied with the Building Application

47 Provision of hydrants in accordance with Clause 27 3 of Ordinance 70 Full details are required with the Building Application

48 Pursuant to the provisions of Clause 6 2 1 of Ordinance 70 the building, the subject to this approval, may not be occupied until a Certificate of Classification has been issued

49 Garbage/waste only being removed between 7am and 8pm any day

50 Total noise emitted from premises is not to exceed 5dB(A) above background when measured at any residential boundary at any time Exceedence of background is only permissible where the noise is broadband, free of tones, not intermittent or impulsive

All correspondence to be addressed
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THE COUNCIL OF THE
SHIRE OF WARRINGAH

File No PF 3675/P1078 RM CM/3762D
Enquiries

Telephone (02) 982 0333

MODIFICATION

51 Collected roof and site drainage to be piped to the natural watercourses within the site Details of the disposal points and treatment within the watercourse shall be submitted with the building application for approval

52 Safety fencing to separate the school buildings, play areas and oval from the floodway watercourse and any open channels within the site Details to be submitted for approval with the building application

53 No obstructions to flow or channel works within the 1 in 100 year floodways shall take place without Council s prior approval

54 Further to Condition 13 and in accordance with the requirements of the Soil Conservation Service of New South Wales, the erosion and sediment control plan shall contain the following

(a) Locations of sediment trapping structures (geotextile fabric fences) and associated diversion banks,

(b) Locations and volumes of sediment trapping basins (if any),

(c) Locations of run on protection structures (if any),

(d) Locations of on-site piped drainage,

(e) Detailed drawings of silt fences, cut off drains, and a construction sequence

Furthermore, words to the effect of the following are to be included on the erosion and sediment control plan

(1) Geotextile fabric fencing shall be installed and made functional before any ground is disturbed for development The fabric fencing must be able to intercept all eroded sediment in run-off water at all times during development The fabric fencing must be repaired if damaged or in a condition where sediment can enter the creek traversing the site

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General Manager/Shire Clerk
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THE COUNCIL OF THE
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MODIFICATION

(ii) The piped drainage network should be progressively installed and made functional as early as possible During development, piped discharges should be directed through a sediment trapping structure to remove as much eroded sediment as possible

(iii) There should be a practical minimum level of ground disturbance during development and landscaping/revegetation should be progressively undertaken throughout the project

55 No fill to be imported to the site for the construction of the playing field Volume of fill to be balanced by volume of cut

56 DELETED

57 DELETED

58 DELETED

59 DELETED

60 Compliance with Council s requirements in regard to the provision of a private sewer on public road reserves including construction, maintenance and payment of fees on a recurring basis Details shall be submitted for approval by the Shire Engineer prior to release of the Building Approval, including the written consent of the Roads and Traffic Authority

61 The site s sewer shall be connected to the Water Board sewer prior to the occupation of Stage 1

62 Vehicular and pedestrian access to the site from Wakehurst Parkway is to be prevented by the erection of a pedestrian proof fence, setback 15m from the boundary of the property with Wakehurst Parkway The existing informal access way from Wakehurst Parkway from the site, south of the creek, to be landscaped within the property Details being submitted with the building application

63 Location of the enclosed pool and caretaker s dwelling house being indicated on the plans submitted with the building application

64 The carparking area to be completely clear of obstacles and available for parking at all times However, out of normal school hours and where sufficient carparking is available on site for the requirements of persons visiting the site, the carparking area may be used as a basketball court Basketball hoops are to be portable and removeable such that the carparking area is available for carparking on the next school day

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THE COUNCIL OF THE
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MODIFICATION

65 Payment to Council under Section 94 of the Environmental Planning and Assessment Act, 1979, as amended of a cash contribution, to be placed by the Council in a trust fund, to Account 26341 and applied for works involved in the closure of Oxford Falls Road, east of Wakehurst Parkway Such payment is to be made prior to the release of the building approval The amount payable shall be assessed at the time of payment

66 Further to Condition 9, landscaping comprising mass planting being provided along all property boundaries to screen the development from adjoining public roads

67 The covered waiting area adjacent to the bus turning circle being relocated such that it is entirely behind the 20m building line to Oxford Falls Road Details being submitted with the building application

68 Egress to comply with the requirements of the NSW Fire Brigade

69 Water closets, washing points and drinking bubblers being provided in accordance with the guidelines issued by the Department of Education Details being submitted with the building application

70 Floor levels of the building, including verandahs, being a minimum of 300mm above the adjacent finished ground level to prevent ingress of surface waters Details being submitted with the building application

71 A report from a hydraulic engineer certifying or detailing an adequate water supply to the required hose reels and hydrants, in accordance with Specification 10 of Ordinance 70, being submitted with the building application

72 Each entrance to the building not being situated more than 90m from the nearest hydrant Details being submitted with the building application

73 Two storey buildings being constructed in Type 3 construction and single storey buildings in Type 5 construction

74 Swimming pool being provided with safety fencing in accordance with AS 1926-1986

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THE COUNCIL OF THE
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Enquiries

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MODIFICATION

75 No further development or increase in pupil numbers will be approved until the site is connected to the Water Board s sewer

76 A septic tank (pump out) application, for any modification of the existing system, being submitted with the building application

77 An Acoustic Engineer s report being submitted with the building application which addresses all noise emissions from the site related to Council s criteria This report to specifically address the school hall and should it not be demonstrated to Councils satisfaction that a nuisance will not be occassioned the hours of use of the hall shall be restricted to between 7 00am and 9 00pm, any day

78 Details of proposed garbage storage being submitted to Council for approval with the building application

79 No public address system to be installed or used on the site

80 A separate building application being submitted and approved for each of the three stages

81 The swimming pool being provided with safety fencing in accordance with AS 1926-1986 as part of Stage 1

82 Each stage being separated from the next construction stage with suitable safety fencing prior to occupation of the completed stage or commencement of work on the next stage

83 All stormwater lines, silt, sedimentation and erosion controls being installed as part of Stage 1, unless details submitted with the building application satisfy Council that some works may proceed at a later stage

NOTE

(1) It is to be clearly understood that the Consent as modified is not an approval to carry out any structural work A formal building application must be submitted to Council and be approved before any structural work is carried out to implement the modified Consent Also the applicant is not relieved of any obligation to obtain any other approval required under any other Act

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THE COUNCIL OF THE
SHIRE OF WARRINGAH

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MODIFICATION

(2) Section 102(5) of the Environmental Planning & Assessment Act confers on the applicant who is not satisfied with the determination of the Consent Authority a right of appeal to the Land & Environment Court exercisable within 12 months of receipt of this notice

(3) This modified Consent shall be effective and operative from the endorsement date of the original Consent, ie 23rd January, 1991

(4) For information about the circumstances in which this modified Consent may lapse, about commencement of a development granted consent, about extension of the Consent, and about the circumstances in which Council may require completion of the development, see Section 99 of the Act

F L Thomson
GENERAL MANAGER/
SHIRE CLERK

per Regina Quiller

Date 20 DEC 1991

All correspondence to be addressed
General Manager/Shire Clerk
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

3 Operating hours for the child care centre are to be restricted to 7.30am to 6.00pm Monday to Friday

4 The child care centre is to cater for a maximum of twenty four (24) children

5 Between the hours of 7.30am to 8.30am and 4.30pm to 6.00pm Monday to Friday all pre school activities shall be conducted within the church and hall buildings

6 On site carparking is approved for five (5) vehicles generally in accordance with consent plans as overdrawn in red. Staff carparking is to take place on site and all pick up and set down of children is to take place within the designated on site carparking area.

7 Compliance with all relevant requirements of the NSW Department of Community Services

8 The premises not being used as a place of public entertainment without the prior written approval of Council to ensure compliance with the provisions of Part H of the Building Code of Australia

Dennis Emery
Manager, Local Approval Service Unit

per

Date

(2) Consent 91/29
as mod 20/12/91

91/860

GG-7289r

PAGE

Report to Development Unit, 18 DEC 1991

DEVELOPMENT APPLICATION (No 1990/361)
(Modification request lodged 10 9 1991)

FILE PF 3675/P1078-1080 (part 4)

PROPOSAL Modification of Consent 91/29, issued 23 1 1991 for a primary and infants school, playing field, carparking etc, to permit the development to be completed in three stages, and other modifications as described in the proposal in detail section below

LOCATION AND LAND DESCRIPTION

Lots 1 and 2, DP 776469, Oxford Falls Road, Oxford Falls Land is bounded by Oxford Falls Road to the east, Dreadnought Road to the south, Wakehurst Parkway to the west, and unnamed, unmade road to the north, and is located 200m from the intersection of Oxford Falls Road and Wakehurst Parkway Site Area 3 75 hectares

PRESENT DEVELOPMENT

Portable school classroom building and toilet block, enclosed pool, caretakers residence, shed and associated carpark

APPLICANT S NAME AND ADDRESS

Moon and Rudolph
Architects
11 Mount Street
HUNTERS HILL NSW

PLANNING CONTROL

Land is part zoned Non Urban 1(a1) and part proposed 6(c) under WLEP 1985 The 6(c) land complies with a 15m strip adjoining Wakehurst Parkway The proposal is located entirely on that part of the land zoned Non Urban 1(a1) Modification permissible pursuant to Section 102 of the Environmental Planning and Assessment Act, 1979

BACKGROUND

Prior to 1986 the property was used as a rural dwelling Consent No 86/157 was issued on 21 5 1986 for demountable classroom building and toilet block, and use of the existing house as a caretakers dwelling Consent No 87/465 was issued on 21 12 1987 for demountable additions to the school, increasing the classrooms to 8 plus a school hall. This consent was subsequently modified on 17th December 1988 to reduce the school to five classrooms

On 23 1 1991 Consent No 91/29 was issued for the erection of a primary and infants school comprising 9 classrooms with associated library, hall and administration offices, playing field, carparking, and associated landscaping and retention of existing pool and caretakers cottage, but has not been acted on to date

Chairman

PAGE

Report to Development Unit, 18 DEC 1991

PROPOSAL IN DETAIL

The applicant has requested that Consent 91/29 be amended as follows -

Description of development be amended to include in the description the following words the demolition of the existing caretakers cottage, and erection of a new caretakers cottage with stage 3

Condition 1 (approved plans) Amend to include plans showing stages

Condition 21 (kerb and gutter of Oxford Falls Road be provided) Amend such that kerb and gutter is not required until stage 3

Condition 23 (finished floor level minimum 76 0m AHD) Amend to require minimum floor level of 75 5m AHD for Stage 1 buildings

Condition 56-60 (pumpout sewage and sewage connection) Delete, and amend Condition 61 to require sewer connection prior to occupation of any buildings

Condition 70 (Finished building level 300mm above ground level) Amend to include verandahs as part of the building floor level

Condition 79 (which prohibits public address system) Amend to allow a public address system to be provided limited to a noise level determined by Council

ENVIRONMENTAL SERVICES DIVISION COMMENTS (24 9 1991)

No objections subject to conditions 80-83 included in the recommendation of this report

Acoustic Comments

Condition 79 variation would be considered after submission of an Acoustic Engineers report

(Comment The applicant has declined to submit an Acoustic Engineers report at this stage The applicant has stated that this matter will be addressed with a separate modification application at some time in the future)

PUBLIC WORKS DIVISION COMMENTS

Traffic Engineering (20 9 1991)

No objections The Section 94 Contribution for road closure (Condition 65) is approximately $4,500 to be reviewed prior to release of the building application

Chairman

PAGE

Report to Development Unit, 18 DEC 1991

Engineering Services (24 9 1991)

No objections or conditions

Development Engineering (26 9 1991)

No objection subject to conditions 41 and 60 being amended as included in the recommendation of this report

RESERVES COMMENTS (4 11 1991)

The applicant has requested that Council landscape the 15m strip of open space on Wakehurst Parkway at the same time as the school completes on-site landscaping In this regard, estimated costs of works in 15m open space strip is $45,000 It is recommended that the applicant be advised that Council will not landscape at the same time due to the substantial cost, lack of funds and poor cost/benefit to Council

WATER BOARD COMMENTS

The Water Board submitted comments dated 25 9 1990 with regards to the original development application However, further unsolicited comments were received by letter dated 22nd May 1991 as follows -

> Firstly, in regard to water, the existing development is serviced by a 100mm diameter water main and is connected by a 25mm service Under present guidelines, upsizing of this service is not permitted for proposed additional development If necessary onsite storage can be arranged
>
> Turning to sewer, the developer will need to construct a holding tank and private pumping connection to the Middle Creek carrier Discharge into the sewer system will be restricted to a maximum of 2 litres/second and may only be permitted between 10pm and 6am Details of holding tanks and pumping requirements may be obtained from the Board s Plumbing and Drainage section

ENVIRONMENTAL PLANNING COMMENTS

Council can only approve the modification request if the proposal is substantially the same as that which was originally proposed, and there is no prejudice to previous objectors In this regard, the development is considered to be substantially the same There was only one objector to the original proposal, being the Narrabeen Lagoon Committee, who objected that the development should not proceed until a total catchment management plan is in place Approval of this modification request will not prejudice the previous objector

Chairman

PAGE

Report to Development Unit, 18 DEC 1991

Description of Development

Description of development should be modified to include the words to be developed in three stages , to reflect this modification request The request to demolish the caretakers dwelling and relocate it elsewhere on the site should not be approved as no plans have been submitted for the dwelling The applicant has advised that this matter will be dealt with separately, as the new dwelling is not proposed until Stage 3 of the Development, and is therefore a number of years down the track

Condition 1

The plans have been amended as follows

A Staging has been shown,

Stage 1 retain existing classrooms, add four new classrooms, toilets and courtyard

Stage 2 remove four existing classrooms, relocate two rooms used as administration and library, erect five new classrooms, construct new carpark and turning circle, and school oval

Stage 3 remove temporary administration and library, erect new hall, library and administration building, and new caretakers dwelling, kerb and gutter in Oxford Falls Road

B Landscaping is to be carried out progressively with each stage of the development

C Minor design changes have been carried out to the buildings, but they remain substantially the same

D Details of staging of earthworks and landscaping associated with the development has been submitted and is satisfactory

No objections are raised to the modification of Condition 1

Condition 21

The applicant requests that roadworks in Oxford Falls Road be completed as part of Stage 3 The current requirement is that these be completed as part of Stage 1 Council s Public Works Division have raised no objections to this modification

Condition 23

Chairman

The applicant proposes to lower the floor level of the Stage 1 classrooms, with the floor level of 75 5m AHD, 0 5m lower than that which was previous approved There are no Town Planning objections to this, and Council s Public Works Division have raised no objections with regards to flooding (the 1 in 100 year flood level in this location is 72 3m AHD)

Conditions 56-61

The applicant proposes to connect the site to the Water Board sewer At the time of the original development application the Water Board had advised that sewerage services could not reasonably be provided at this time However, the Water Board has subsequently advised that pumping from a holding well to the sewer is possible No objections are raised to the deletion of these conditions Condition 61 should be modified to require connection to sewer pipe prior to occupation of Stage 1 (currently requires connection to the sewer within three months of it becoming available)

Condition 70

This Condition requires the floor level of the building being a minimum of 300m above the adjacent ground level to prevent ingress of surface waters The applicant requests that the verandahs around the building be included as part of the floor level of the building, so that there is no step from the verandah into the classroom, and Council s Environmental Services Division have raised no objections to this modification

Condition 79

This condition prohibits the installation of a public address system on site Council s Environmental Services Division have requested an acoustic engineers report prior to further consideration of this matter The applicant has advised that this matter will be addressed by a separate application in the future and no Acoustic Engineers report has been submitted at this time Therefore, the condition should not be modified at this time

Council Landscaping of 15m Wide Open Space Strip

The applicant has requested that the Council complete the landscaping of the 15m wide strip along Wakehurst Parkway which will be dedicated to Council The applicant requests that this be done at the same time as the onsite landscaping associated with the school

Council s Reserves Branch have provided comments that the costs/benefits of landscaping this land does not justify completion of the landscaping ahead of other priority work currently programmed, furthermore, Council does not provide its landscaping on the basis of matching adjoining properties Consequently, the applicant should be advised that Council does not accede to this request

Chairman

Effect on Narrabeen Lagoon

Clause 28 of WLEP 1985 and Council s resolution of 28 8 1990, require that Council be satisfied that the proposal will not result in

a) Siltation of Narrabeen Lagoon,

b) Harm to landforms in the environs of Narrabeen Lagoon,

c) Pollution of Narrabeen Lagoon

In this regard, the development as modified will not have any greater effect on Narrabeen Lagoon than that originally consented to The connection to the sewer will ensure no pollution of Narrabeen Lagoon

NOTIFICATION

The application was notified to twelve nearby landowners, the Narrabeen Lagoon Committee and the Oxford Falls Residents Group Four letters of non objection were received

RECOMMENDATION (Approval)

A That the application for modification of Consent No 91/29, dated 20th January 1991, for the erection of a primary and infants school comprising nine classrooms, with associated library, hall and administration office, a playing field, carparking and associatied landscaping and retention of existing enclosed pool and caretakers cottage, be approved as follows -

1 Description of development be modified to read

Erect in three stages a primary and infants school comprising nine classrooms, associated library, hall and administration office, a playing field, carparking, and associated landscaping and retention of existing enclosed pool and caretakers cottage

2 That Condition 1 be amended to read

1 Development being generally in accordance with plans numbered 9005/01 (four sheets), dated 14th June 1990, submitted 10 9 1991, and plans numbered 9005/03 and 04, dated 15th June 1990, submitted 3 10 1990, as amended by plan number 9005/04A, dated 1 8 1991, submitted 18 12 1991, and figures 5 1, 5 2 and 4 (indicating extent of fill), undated, submitted 5 12 1990 as modified by any conditions of this consent

3 That Condition 21 be amended to read

Chairman

PAGE

Report to Development Unit, 18 DEC 1991

21 Construction of kerb and gutter and half road carriageway to approved line and levels in Oxford Falls Road between the existing kerb and gutter and Dreadnought Road, adjoining the site together with footpath formation, necessary drainage, construction and sealing of the road pavement between the centre line and the length of gutter, to Council s requirements prior to the occupation of Stage 3

4 That Condition 23 be amended to read

23 The minimum finished floor level of the school buildings shall be RL 75 5m AHD with regards to the Stage 1 and RL 76 0m AHD with regards to Stages 2 and 3

5 That Condition 41 be amended by replacing 905-*TF 090 with 900-*TF 037

6 That Conditions 56-59 be deleted

7 That Condition 60 be amended to read

60 Compliance with Council s requirements in regard to the provision of a private sewer on public road reserves including construction, maintenance and payment of fees on a recurring basis Details shall be submitted for approval by the Shire Engineer prior to release of the Building Approval, including the written consent of the Roads and Traffic Authority

8 That Condition 61 be amended to read

61 The site s sewer shall be connected to the Water Board sewer prior to the occupation of Stage 1

9 That Condition 70 be amended to read

70 Floor levels of the building, including verandahs, being a minimum of 300mm above the adjacent finished ground level to prevent ingress of surface waters Details being submitted with the building application

10 That the following additional conditions be imposed

80 A separate building application being submitted and approved for each of the three stages

81 The swimming pool being provided with safety fencing in accordance with AS 1926-1986 as part of Stage 1

Chairman

PAGE

Report to Development Unit, 18 DEC 1991

82 Each stage being separated from the next construction stage with suitable safety fencing prior to occupation of the completed stage or commencement of work on the next stage

83 All stormwater lines, silt, sedimentation and erosion controls being installed as part of Stage 1, unless details submitted with the building application satisfy Council that some works may proceed at a later stage

B That the applicant be advised that Council does not accede to the request to amend Condition 79 at this time, and that an Acoustic Engineers report will be required to be submitted prior to any further consideration of modification of this condition Furthermore, Council requires full plans and details of any proposed new caretakers cottage prior to considering modifying the development consent to allow a new caretakers dwelling to be erected

C That the applicant be advised that Council does not accede to the request that the landscaping be carried out within the 15m strip along Wakehurst Parkway at the same time as the school carries out its landscaping on site, because the cost benefit does not justify it being carried out with a higher priority to other works currently on Council s work program

W O Brown (signed) 18 12 91 (date)

DECISION OF DEVELOPMENT UNIT 18 DEC 1991

ADOPTED

INSTRUMENT OF EXERCISE OF DELEGATED AUTHORITY

The within application for MODIFICATION of DEVELOPMENT CONSENT, No 91/29 is hereby DETERMINED as set out above, including any additional conditions, pursuant to delegated authority granted by Council on 25 7 79

CHAIRMAN

TOWN PLANNING BRANCH

DATE 3 12 1991 FILE PF3675/P1072 1080

To FILE
From GEOFF GOODYER
RE MODIFICATION 1M0081 FILE NOTES

PROPOSAL Modification of Consent 91/29, issued 23 1 1991 for a primary & infants school, playing field, carparking, as follows

* Cond 1 Amended plans (showing staging)
* Cond 21 (kerb & gutter to be provided) amend such that kerb & gutter is not required until Stage 3
* Cond 23 (finished floor level min 76.0m AHD) amend to min 75.5m AHD
* Cond 54-56 (pump out sewage, and sewer connection) delete, & amend 56 to require sewer connection prior to any occupation
* Amend description of development to allow for demolition of existing dwellings and erection of new caretakers dwelling in Stage 3
* Request that Council complete landscaping of 15m strip along Wakehurst Parkway at same time as on-site landscaping, and to the same standard
* Cond 70 (finished building levels 300mm above ground level) amend to include verandahs in this requirement
* Cond 79 (public address system) amend to allow public address to limits of DB(a)

ENVIRONMENTAL SERVICES DIVISION COMMENTS (24 9 91)

No obj subject to conditions

Acoustic comments

Cond 79 variation would be considered after receipt of an acoustic engineers report

(Comment Acoustic comment discussed with applicant 4 12 91 He said this matter would be addressed with a separate modification application)

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TOWN PLANNING BRANCH

DATE _____ FILE _____

PUBLIC WORKS DIVISION COMMENTS

Traffic Engineering (20 9 91)
No objection - $4 contribution approx $4,500 for road closure, to be reviewed prior to release of DA (condition 65 to be amended) does not need

Eng Services (24 9 91)
No objections

Development Engineering (26 9 91)

No obj subject to conditions

RESERVES COMMENTS (4 11 91)

Estimated cost of works in 15m strip $45,000 Recommend that applicant be advised that CC will not landscape at the same time due to the substantial cost, lack of ~~cost benefit~~ funds and poor cost/benefit to Council

ENVIRONMENTAL PLANNING COMMENTS

Modification is permissible with Council's consent if dev is substantially the same, and there is no prejudice to previous objectors In this regard the dev is considered to be substantially the same, and the modifications will not result in any prejudice to objectors (note there was only one previous objector, the Narrabeen Lagoon Committee, who objected that dev should not proceed until a total catchment

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TOWN PLANNING BRANCH

DATE _____ FILE _____

management plan is in place. The objection was not given determining weight)

Condition 1

The plans have been amended as follows

Staging shown - Stage 1 Retain existing classrooms, add 4 classrooms toilets & courtyard

- Stage 2 Remove 4 existing classrooms, relocate 2 rooms & use as admin & library erect 5 classrooms construct carpark & turning circle, and school oval

Stage 3 Remove temporary admin & library erect new hall library & admin, ~~demolish existing dwelling and replace~~ new dwelling, new location kerb & gutter Oxford Falls Rd

Note Some landscaping is carried out with each stage of the development

Minor design changes have been carried out to the buildings, but their size and height is substantially the same ie classrooms 3.5m, library / hall 6.6m.

Details of staging of earthworks & landscaping associated with the development have been submitted and are satisfactory

No objections to the modification of condition 1

Condition 21

The applicant requests that roadworks in Oxford Falls Rd be completed as part of Stage 3 (current requirement is as part

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TOWN PLANNING BRANCH

DATE _____ FILE _____

of Stage 1) Councils Public Works Division have raised no objections to this modification

Condition 23

The applicant proposes to lower the Stage 1 buildings with a floor level 0.5m lower There are no Town Planning objections, and Public Works Division raise no objections re flooding ~~matters~~, ~~as~~ The flood level (1:100) is 3.4m below the proposed floor level

Condition 56-~~60~~

The applicant proposes to connect the site to the Water Board sewer ~~conveniently~~ At the time of the original DA this was prohibitively expensive However the applicant now prefers this to the expense of pump out No objections are raised to the deletion of these conditions Condition ~~60~~ 61 should be modified to require connection to sewer prior to occupation (it currently requires connection to sewer within 3 months of it becoming available)

Condition 70

This is an Environmental Services Division matter, and no objections have been raised to modifying the condition such that the verandahs are required to be 300mm above surrounding ground level, the same as the building floors

Condition 79

Environmental Services Division comments have requested an acoustic engineers report prior to further consideration of this matter The applicant has advised that they will address this matter

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TOWN PLANNING BRANCH

DATE _____ FILE _____

with a separate application

Relocation of dwelling

It was previously proposed to retain the existing caretakers dwelling. It is now proposed to relocated ~~the~~ dwelling about 65m to the south-east. The relocation will not create any significant environmental impact, ~~and no objections~~ are raised. However, the applicant has advised that a new dwg will be built. No plans have been submitted so this cannot be approved (the applicant has been advised)

Council landscaping 15m wide 6(c) strip

The applicant has requested that Council complete the landscaping of the 6(c) strip along Wakehurst Parkway at the same time as the on-site landscaping is done. In this regard, it is not clear when that is as landscaping is proposed in three stages. The applicant also requests the landscaping of the 6(c) strip be to the same standard as the school

Councils Reserves Branch have provided comments that the cost benefit of landscaping the 6(c) strip do not justify landscaping the area ahead of other priority works currently programmed, furthermore, Council does not provide its landscaping on the basis of matching adjoining properties. Consequently, the applicant should be advised that Council does not accede to the request

NOTIFICATION

The application was notified to 12 ~~69~~ nearby landowners, the Narrabeen Lagoon Committee and the Oxford Falls Residents Group. Four letters of ~~no~~ non-objection were received

RECOMMEND Modify consent add conditions, refuse requests re landscaping and public address system

WARRINGAH SHIRE COUNCIL

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DEVELOPMENT UNIT

DATE 27/9/91

FILE NO PF3675/P1078-1080

REF NO 1M0081

SUBJECT APPLICATION FOR MODIFICATION OF DEVELOPMENT CONSENT NO 91/29

PROPOSAL (Full details to be stated)

Infants & primary school

APPLICANT Moon & Rudolph P/L

LOT NO 1 & 2 SECTION _____ D P 776469 STREET NO Lots 1 & 2

STREET Oxford Falls Rd SUBURB Oxford Falls

~~HEALTH & BUILDING/ENGINEERS COMMENTS~~ Parks & Reserves

ESTIMATED COST TO -

1 SPRAY WEEDS

2 CLEAR RUBBISH, GRADE & RIP SITE

3 PLANT TUBE STOCK & SEMI ADVANCED SPECIES

4 MULCH EVERE SITE

5 MAINTAIN WORK FOR 12 MONTHS

IS $45,000—

COSTINGS ARE AS PER COUNCILS NORMAL RATES ALL WORK CARRIED OUT BY COUNCIL STAFF

THE 15m WIDE PLANTING STRIP, WILL, ONCE ESTABLISHED, PROVIDE VEGETATION OF MIXED TREES & SHRUBS INDIGENOUS TO THE AREA

RECOMMENDATION

THAT COUNCIL DOES NOT AGREE TO THE MODIFICATION SOUGHT (5) DUE TO THE SUBSTANTIAL COST, LACK OF FUNDS & POOR COST/BENEFIT TO COUNCIL

Gary Foster

(GARY FOSTER x672)

* COPY OF ESTIMATE ATTACHED

TOWN PLANNING BRANCH

DATE 26 9 1991 FILE PF 3675/P1078 1050(4)

To PARKS & RECREATION

FROM GEOFF GOODYER

RE PENINSULA GRAMMAR SCHOOL

Please provide comments on point 5 of attached letter

TA

WARRINGAH SHIRE COUNCIL
CENTRAL FILES
10 SEP 1991
CORRESPONDENCE NO 63504
REF TO TP
FILE WITH
FILE No PI 3675/P1078+1080

APPLICATION FOR MODIFICATION OF DEVELOPMENT CONSENT

MOON RUDOLPH
Architects

11 Mount Street
Hunters Hill 2110

Tel (02) 879 7400
Fax (02) 879 7401

CONSENT NO 91/29
APPLICANT MOON RUDOLPH ARCHITECTS
11 MOUNT STREET
HUNTERS HILL 2110

DA NO 1990/351
OXFORD FALLS GRAMMAR SCHOOL
LOT 1 & 2 DP 776469 Oxford Falls Road
OXFORD FALLS

MODIFICATIONS SOUGHT

1

Staging of the works as per drawings attached The stages are proportionate with Federal Government Funding Packages for the development of the school from portable to permanent classroom facilities The building funds available are dependant on the Federal Government Grants and works should be staged accordingly

2

Connection of proposed amenities to MWS&DB main as per plan attached This connection in accordance with Authorities requirements and completed in Stage 1

3

Consent item 21 referring to roadworks to Oxford Falls Road be undertaken and completed in stage 3

4

Consent no 23 referring to minimum AHD RL 76 00 FOR all floor levels be lowered to AHD RL 75 50 to reduce the amount of imported fill required in stage 1 (Approx 1600m3) and remain above the 1 in 100 year flood level

5

Council undertake to landscape the 15m Wakehurst Parkway resumption of property to same standard required through the site and staged in tandem with the school so that whole sections are completed uniformly

6

Consent no 70 be varied to include covered verandah areas as building floor level 300mm above adjoining landscaped levels

Directors
Timothy Moon
B S (A h) B A h ARAIA

Paul Rudolph
B S (A h) B A h ARAIA

MOON & RUDOLPH PTY LTD
A C N 003 909 519

Consent no 79 be modified for security safety efficiency & administration of day to day school operations
That a type of public address system be permitted up to specific DBa sound level readings at neighbouring boundaries
Noise generated by traffic along Wakehurst Parkway would occasionally far exceed levels acceptable to the school environment It seems that the wording of the consent could be developed for the purpose of school operational requirements

8

That the Caretakers cottage be relocated & reconstructed in a more suitable location away from the school buildings and above the Minimum AHD requirement The cottage and associated sheds are in need of refurbishing and would be better demolished and replaced elsewhere on site This new cottage could be documented as part of the stage 3 BA

PAUL RUDOLPH
Director

WARRINGAH SHIRE COUNCIL

ESTIMATE OF COST

LOCATION Oxford Falls Grammar School ... Plan No. - -

Description of Work Planting of Buffer Strip Along Wakehurst Parkway - 15m Wide

Days	Man	Item	DESCRIPTION	QTY	UNIT	RATE LABOUR	RATE PLANT	RATE MAT'L	RATE TOTAL	AMOUNT LABOUR	AMOUNT PLANT	AMOUNT MAT'L	AMOUNT TOTAL
		1	ESTABLISHMENT										300
		2	WEED SPRAYING										952
		3	CLEAR RUBBISH/GRADE										
			& RIP SITE	4350	M^2								6,708
		4	PLANTING - TUBES	1100									4,400
		5	PLANTING - SEMI ADV	1100									9,130
		6	MULCH	340	M^3								11,965
													33455
		7	MAINTENANCE OF ITEMS 2, 4, 5 & 6 @ 20% OF TOTAL										
								26,447	x 2				5289

Quantities by G FOSTER Date 1/11/91

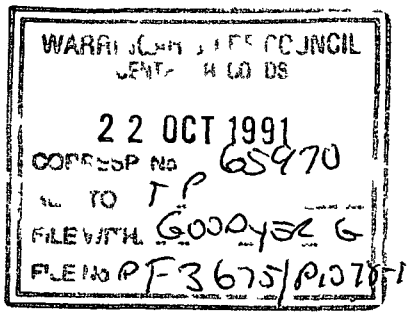
Checked by Date

Estimated by G FOSTER Date 1/11/91

Checked by Date

SUB TOTAL	38,744
On cost n total labour cost /	
TOTAL COST	
Allowance for contingencies 15 /	5812
TOTAL	44,556
ROUNDED TOTAL	45,000

PF 3675/P1078-1080
GG rj/3701t



Name CHRISTIAN City CHURCH

Address 9-13 Wentworth Rd
Brookvale

Date 4/10/91

Phone 938-6177 (Please give daytime contact No)

The General Manager/Shire Clerk
Warringah Shire Council
Civic Centre
DEE WHY NSW 2099

Proposed Development Modification of Development Consent No 1991/29 for the erection of a primary and infants school

Address of Proposal Lots 1 and 2, DP 776469, Oxford Falls Road, Oxford Falls - Peninsula Grammar School

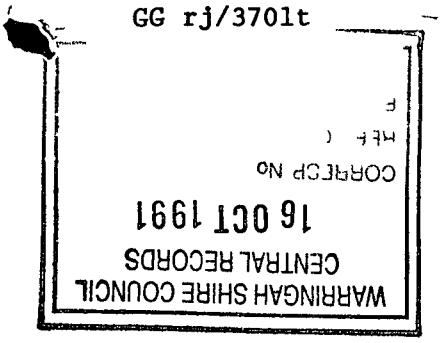
1 I do not object to the proposed development

~~2. I object to the proposal for the following reason(s).~~

Signature G Cresswell

Strike out whichever
is not applicable

PF 3675/P1078-1080
GG rj/3701t

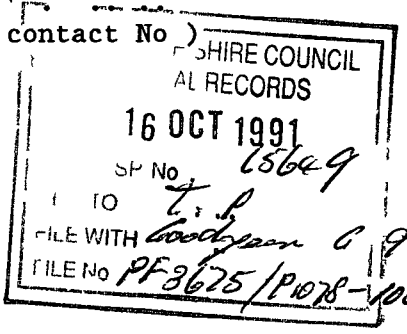


Name MRS M EARLAM

Address Lot 1085
OXFORD FALLS ROAD

Date 16/10/91

Phone 451 6224
(Please give daytime contact No.)



The General Manager/Shire Clerk
Warringah Shire Council
Civic Centre
DEE WHY NSW 2099

Proposed Development Modification of Development Consent No 1991/29 for the erection of a primary and infants school

Address of Proposal Lots 1 and 2, DP 776469, Oxford Falls Road, Oxford Falls - Peninsula Grammar School

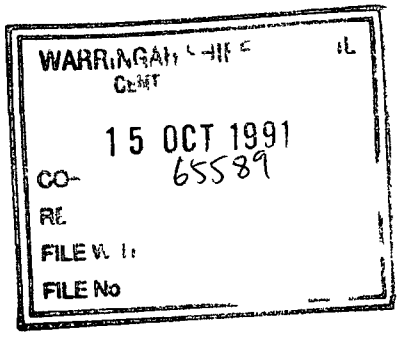
√1 I do not object to the proposed development

2 I object to the proposal for the following reason(s)

Signature Mrs Earlam

Strike out whichever
is not applicable

PF 3675/P1078-1080
GG rj/3701t



Name R, C PITTS

Address 1103 OXFORD FALLS RD
OXFORD FALLS

Date 15 10 91

Phone 451628 3
(Please give daytime contact No)

The General Manager/Shire Clerk
Warringah Shire Council
Civic Centre
DEE WHY NSW 2099

Proposed Development Modification of Development Consent No 1991/29 for the erection of a primary and infants school

Address of Proposal Lots 1 and 2, DP 776469, Oxford Falls Road, Oxford Falls - Peninsula Grammar School

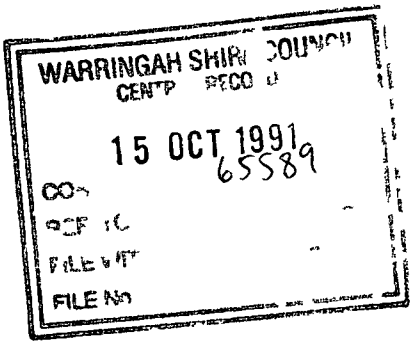
1 I do not object to the proposed development

2 I ~~object to the proposal for the following~~ reason(s)

Signature

Strike out whichever
is not applicable

PF 3675/P1078-1080
GG rj/3701t



Name ROADS & TRAFFIC AUTHORITY OF NSW

Address 260 ELIZABETH ST SURRY HILLS 2010

Date 11 OCT 1991

Phone 218 6480
(Please give daytime contact No)

The General Manager/Shire Clerk
Warringah Shire Council
Civic Centre
DEE WHY NSW 2099

Proposed Development Modification of Development Consent No 1991/29 for the erection of a primary and infants school

Address of Proposal Lots 1 and 2, DP 776469, Oxford Falls Road, Oxford Falls - Peninsula Grammar School

1 I do not object to the proposed development

2 ~~I object to the proposal for the following reason(s).~~

Signature BN Looke
EXECUTED PURSUANT TO DELEGATION
BOOK 3799 No 278

Strike out whichever is not applicable

THE COUNCIL OF THE
SHIRE OF WARRINGAH

File No PF 3675/P1078-1080 SAC rj/3699t
Enquiries Mr G Goodyer, Town Planning Dept
8 30-10 30am, Mon-Fri

Telephone (02) 982 0333

2nd October 1991

Dear Sir/Madam,

Re Lots 1 and 2, DP 776469, Oxford Falls Road, Oxford Falls - Peninsula Grammar School

Council has received an application to modify Consent No 91/29 for erect a primary and infants school comprising 9 classrooms with associated library, hall and administration offices, a playing field, carparking and associated landscaping and retention of existing enclosed pool and caretakers cottage granted on the 23rd January 1991

The modifications sought are -

1 Condition 1, amended plans showing staging of building works and relocation of caretakers cottage,

2 Connection of sewerage to Water Board sewer,

3 Road works (comprising widening, kerb and gutter of Oxford Falls Road) in Stage 3, rather than at beginning of works,

4 Lowering of minimum floor level from RL 76 0 to RL 75 5,

5 Request for Council to undertake landscaping along Wakehurst Parkway in conjunction with school landscaping,

6 Condition 70, verandahs to be 300mm above adjacent finished ground levels, the same as other buildings,

7 Condition 79, installation of a public address system, subject to appropriate noise level controls

Further details are available at level 3, Town Planning Department, Civic Centre, Dee Why, during the hours of 8 30am to 4 00pm, Monday to Friday (excluding public holidays)

/2

All correspondence to be addressed
General Manager/Shire Clerk
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

If you wish to use this opportunity to express your opinion with regards to the application for modification of consent, it is requested that the attached form be completed and returned to this office by 16th October 1991

Yours faithfully

C J Brown
REGIONAL PLANNING MANAGER (MID-WEST)
per S Clement

PF 3675/P1078-1080
GG rj/3701t

Name

Address

Date

Phone
(Please give daytime contact No)

The General Manager/Shire Clerk
Warringah Shire Council
Civic Centre
DEE WHY NSW 2099

Proposed Development Modification of Development Consent No 1991/29 for the erection of a primary and infants school

Address of Proposal Lots 1 and 2, DP 776469, Oxford Falls Road, Oxford Falls - Peninsula Grammar School

1 I do not object to the proposed development

2 I object to the proposal for the following reason(s)

Signature

Strike out whichever
is not applicable

'ADDRESSES 3703t FOR 3699t'

G P Harris
Portion 2511 Oxford Falls Road
BEACON HILL NSW 2100_

G R Quinnell
Portion 1081, Oxford Falls Road
BEACON HILL NSW 2100_

A Green
Portion 1083 Oxford Falls Road
BEACON HILL NSW 2100_

Church of England Trustees
C/- The Rectory
Janice Place
NARRAWEENA NSW 2099_

M W Earlam
Oxford Falls Road
OXFORD FALLS NSW 2100_

J J Bagguley
P O Box 17
BROOKVALE NSW 2100_

R C Pitts
Lot 1100 Dreadnought Road
OXFORD FALLS NSW 2100_

Department of Education
P O Box 498
NORTH SYDNEY NSW 2060_

Department of Main Roads NSW
P O Box 198
HAYMARKET NSW 2000_

Christian City Church Sydney Ltd
9 Winbourne Road
BROOKVALE NSW 2100_

Narrabeen Lagoon Committee
C/- Tom Webster
72 Mactier Street
NARRABEEN NSW 2101_

Friends of Oxford Falls
C/- Mr B Condon
1 Spicer Road
OXFORD FALLS NSW 2100_

R W Style
Oxford Falls Road
OXFORD FALLS NSW 2100_

Numeve Pty Ltd
P O Box 100
OXFORD FALLS NSW 2100_

TOWN PLANNING BRANCH

DATE 27 9 1991 FILE PF 3675/P1078-1080 (4)

TO RONELLE / SHIRL

FROM GEOFF

I have done previous list - have to do new residents

Please notify as per attached plan Previous notification list (part 3 of file) is tagged, but there are a couple of extra properties this time (see map) Details

~~Portions 1078 - 1080~~ Lots 1 & 2 DP 776469, Oxford Falls Road, Oxford Falls - Peninsula Grammar School

Modification of Consent 91/29 (primary & infants school library hall, offices, playing field, landscaping retention of pool and caretakers cottage) Proposed modifications are:

1 ~~Deletion~~ Condition 1, amended plans showing staging of building works and relocation of caretaker's cottage

2 Connection of sewerage to Water Board sewer

3 Roadworks (comprising widening, kerb and gutter of Oxford Falls Road) in Stage 3, rather than at beginning of works

4 Lowering of minimum floor level from ~~RL 76.0~~ RL 76.0 to RL 75.5

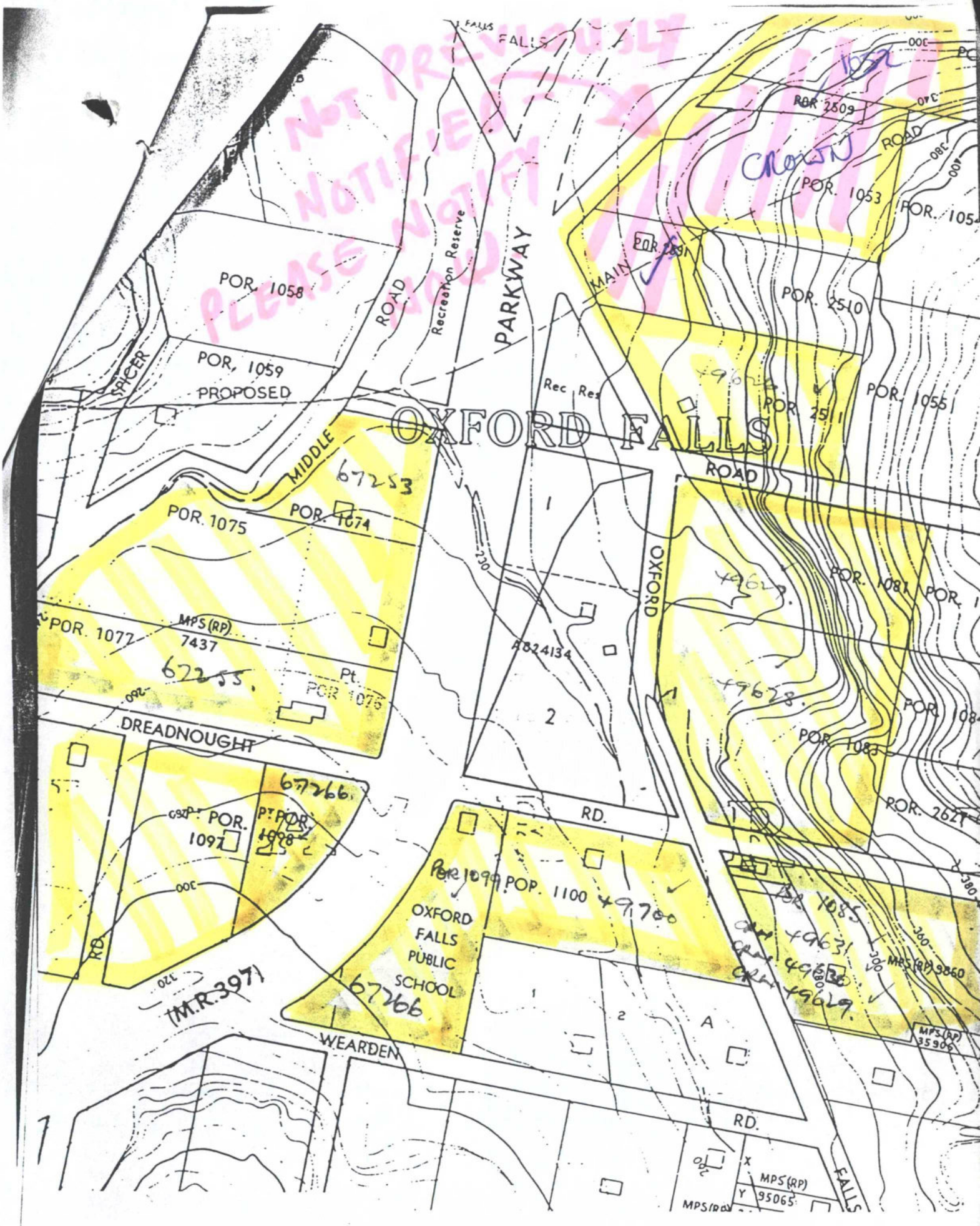
5 Request for Council to undertake landscaping along Wakehurst Parkway in conjunction with school landscaping

6 Condition 70, Verandahs to be 300mm above adjacent finished ground levels, the same as other buildings

7 Condition 79, installation of a public address system, subject to appropriate noise level controls

2 week exhibition, Plans available (attached) TA!! Geoff

Printed on 80% recycled paper



SCALE: 1:4000

ZONE: 1(a1)(Non-Urban "A")

DEVELOPMENT UNIT

DATE 11/9/91

FILE NO PF 3675/A078

REF NO 1M0081

SUBJECT APPLICATION FOR MODIFICATION OF DEVELOPMENT CONSENT NO 91/29

PROPOSAL (Full details to be stated) Primary & Infants school

APPLICANT Moon Rudolph Architects

LOT NO 1 & 2 SECTION _____ D P _____ STREET NO _____

STREET Oxford Falls Rd SUBURB Oxford Falls

HEALTH & BUILDING/ENGINEERS COMMENTS

1) TRAFFIC

No objections to modifications sought the applicant could be advised that the Sect. 94 Contribution towards the closure of Oxford Falls Road at Wakehurst Parkway would be in vicinity of $4,500, however, amount payable shall be assessed at release of C.A.

2) ~~DEN~~ ENG SERVICES

No objection to modification. Conditions re sullage pumpout redundant if property to be connected to sewer. Sewer pump line in road will require additional conditions to be attached to the D.A. 20/9/91. 24/9/91

3) DEN ENG

No objections to staged construction
Condition 23 to be amended by replacing 76 by '75 5'
Conditions 56, 57, 58, 59, 60 and 61 may be deleted as connection to the sewer is proposed
Condition 41 to be amended by replacing 905 - *TF 090" with "900 *TF 037"

CONTINUED

MEMO

DATE 26/9/91.
REF IM0081
FILE PF 3675/P1078

From
ENGINEERING DEVELOPMENT BRANCH

To D U

Re LOTS 1 & 2 OXFORD FALLS ROAD, OXFORD FALLS

The following condition is to be added for provision of the sewer –

"Compliance with Council's requirements in regard to the provision of a private sewer on public road reserves including construction, maintenance and payment of fees on a recurring basis Details shall be submitted for approval by the Shire Engineer prior to release of the Building Approval, including the written consent of the Roads and Traffic Authority"

R McWhirter

ROSS MCWHIRTER
DEVELOPMENT ENGINEER

COUNCIL REFERENCE No 1M0081

Counter Check

APPLICANT-BLOCK LETTERS

NAME
MOON & RUDOLPH PTY LTD

POSTAL ADDRESS
11 MOUNT STREET HUNTERS HILL

PHONE- PRIVATE – 879 7400
BUSINESS –

Nominated Consent Check

SUBJECT DEVELOPMENT CONSENT

CONSENT No	ENDORSEMENT DATE
91/29	OCT 90

ADDRESS
LOT 1&2 OXFORD FALLS ROAD
OXFORD FALLS

REAL PROPERTY DESCRIPTION

LOT/~~PORTION~~	SECT/PARISH	DP/FP
1 & 2	—	776469

IF CHANGED WRITE NEW DESCRIPTION

DEVELOPMENT GRANTED CONSENT
Erection of infants and primary school (9 classrooms, library, hall & admin building) carpark + playing field all landscaped. Retention of pool and cottage.

Entitle-ment to Act Check

ENTITLEMENT TO ACT UPON CONSENT

original applicant (architect)

Details of Modifi-cation Check

NOTES

Full name of person/s or company making application

Postal addres for notice and correspondence

List each and every modification ought attach additional heet if pace i insufficient Where the modification reque t involves change to con ented to plans the change mu t be highlighted by colouring on the plans accompanying this modification request Three copies/sets of uch plans are required Where the *modification* request entails a change to a consent condition the new consent condition sought by the applicants must be nominated In all cases the development as proposed to be modified must be substantially the same development as that granted consent Council must be satisfied this is o otherwise a new de elopment application will be required

Indicate the Consent number and the endorsement date from the Consent which is the subject of the request The date of any previous modification should also be shown

Street name and number uburb as pecified in the ubject Consent

Real property description a specified in the subject Consent and f changed since is ue of consent new description

Indicate the development granted con ent in the ubject Consent

All modification requests must show cause why the Council hould modify the Consent Specify the reasons for the request and the justification in your opinion for Council granting the modification/s

Only the original applicant or any other per on entitled to ict upon the Consent may apply to modify the Consent If you are the former write original applicant if you are not you must indicate your entitlement to act upon the con ent e g the landowner a new purcha er architect for the original applicant etc Council may require documentary evidence to support this statement

DETAILS OF MODIFICATION(S) SOUGHT

4

See attached letter

WHY THE CONSENT SHOULD BE MODIFIED

See attached letter

(Additional space over)

APPLICATION

I/we the undersigned being the applicants nominated on this form hereby apply for the modification of the development consent nominated in this form I have specified the details of the modifications sought in this form and/or on the accompanying plans and have shown cause why in my/our opinion the application should be so modified I understand that incomplete or inadequate applications may be rejected or subject to delay and that Council may reque t more information

Signature	Capacity/Authority	Date
[signature]	ARCHITECT -	8/9/91

Modifi-cation Reasons Check

✓

DATE RECEIVED 10.9.1991

ASSESSED FEE $465.00

FEE RECEIPT No 153005350

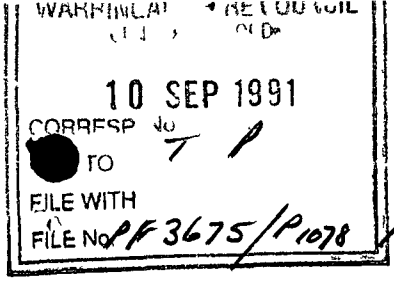
ACTION OFFICER

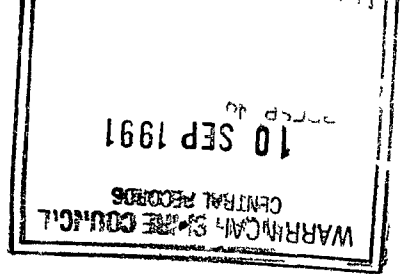
TARGET DATE

COMMENTS

Final Check (Senior Planner)

[signature]





MOON RUDOLPH
Architects

11 Mount Street
Hunters Hill 2110

Tel (02) 879 7400
Fax (02) 879 7401

APPLICATION FOR MODIFICATION OF DEVELOPMENT CONSENT

CONSENT NO 91/29
APPLICANT MOON RUDOLPH ARCHITECTS
11 MOUNT STREET
HUNTERS HILL 2110

DA NO 1990/351
OXFORD FALLS GRAMMAR SCHOOL
LOT 1 & 2 DP 776469 Oxford Falls Road
OXFORD FALLS

MODIFICATIONS SOUGHT

1

Staging of the works as per drawings attached The stages are proportionate with Federal Government Funding Packages for the development of the school from portable to permanent classroom facilities The building funds available are dependant on the Federal Government Grants and works should be staged accordingly

2

Connection of proposed amenities to MWS&DB main as per plan attached This connection in accordance with Authorities requirements and completed in Stage 1

3

Consent item 21 referring to roadworks to Oxford Falls Road be undertaken and completed in stage 3

4

Consent no 23 referring to minimum AHD RL 76 00 FOR all floor levels be lowered to AHD RL 75 50 to reduce the amount of imported fill required in stage 1 (Approx 1600m3) and remain above the 1 in 100 year flood level

O K Rmc

5

Council undertake to landscape the 15m Wakehurst Parkway resumption of property to same standard required through the site and staged in tandem with the school so that whole sections are completed uniformly

6

Consent no 70 be varied to include covered verandah areas as building floor level 300mm above adjoining landscaped levels

Directors
Timothy Moon
B S (A h) B A h ARAIA

Paul Rudolph
B S (A h) B A h ARAIA

MOON & RUDOLPH PTY LTD
A C N 003 909 519

7

Consent no 79 be modified for security safety efficiency & administration of day to day school operations
That a type of public address system be permitted up to specific DBa sound level readings at neighbouring boundaries
Noise generated by traffic along Wakehurst Parkway would occasionally far exceed levels acceptable to the school environment It seems that the wording of the consent could be developed for the purpose of school operational requirements

8

That the Caretakers cottage be relocated & reconstructed in a more suitable location away from the school buildings and above the Minimum AHD requirement The cottage and associated sheds are in need of refurbishing and would be better demolished and replaced elsewhere on site This new cottage could be documented as part of the stage 3 BA

PAUL RUDOLPH
Director

14/8/91

Memo to record - a DU interview

Present - Reg Miller (LA/Clerk), N Faden, W Tebbe, myself

Meeting convened to discuss staging of the Consent 91/29 and to discuss the conditions

They were not sure as to what way the staging would occur for this was dependent upon the School receiving funding from the Federal Gaverment

We advised that a S102 Modification requests was required and that any submission would have to provide a staging plan and for them to address conditions that require amendment to meet the Schools financial restrictions or any conditions that would need to be addressed as a result of the staging

We discussed in general terms conditions as noted on the attached submission I showed the letter of the water Board of 22/5/91

General discussion on use of stormwater detention on site - whether adequate once D available

Intend to lodge the S102 at the end of the month
WT Advised seperate BA required for each stage
The School is looking at building March 1992

Staging plans also to show that part of the existing school to be retained during the staging

Clare Braun

MOON RUDOLPH
Architects

11 Mount Street
Hunters Hill 2110

Tel (02) 879 7400
Fax (02) 879 7401

DEVELOPMENT CONSENT NO 91/29

DEVELOPMENT APPLICATION NO 1990/351

OXFORD FALLS GRAMMAR SCHOOL
LOT 1 & 2 Oxford Falls Road
Oxford Falls

CONDITION 9

Landscaping completion required prior to occupation → Any DA should show all works for entire site With staging completion will relate to each nominated stage
Implications of staged construction

CONDITIONS 10 15 & 54

Sedimentary control of upstream properties run off → required to comply with conditions They raised concern as to impacts on this site from adjoining properties
Contribution to cost of retention ponds and ongoing maintenance

CONDITION 16

Implication of 15m land reserve re → Advised required dedication to Council of the land title 6(c) strip - standard
maintenance
easements
Require easement to get sewer line across to Boards line
Council wants to reserve
→ Advised of other changes to the conditions

CONDITION 21

Footpath Kerb gutter & road to Oxford Falls Road & Dreadnought Road → discussed staging of work & requirements for completion of works prior to occupation of final stage
Extent of works required
Staging of work
Application fo street levels

CONDITION 51

→ discuss in general terms details to be provided

Piped stormwater drainage possible alternatives eg gravel absorbtion trenches etc

CONDITION 56 58 61 & 75

Septic tank alternatives → May now be able to connect to Water Board sewer
connection to sewer at Wakehurst Parkway
long term availability of sewer to site
Date to from the Board to be provided

Directors
Timothy Moon
BS (A h) BA h ARAIA

Paul Rudolph
BS (A h) BA h ARAIA

MOON & RUDOLPH PTY LTD
A C N 003 909 519

CONDITION 65

Approximate cost of cash contribution for Oxford Falls Road closure and possible future use of dead end portion of road

→ Could Sue us details Traffic Engineer to be contacted as to wether or not they wish to lease the closed road

CONDITION 77 & 79

Public Address System school requirements

Try + tye the conditions together in any modification request in future if they wish to persue a PA system

WATER BOARD
SYDNEY–ILLAWARRA–BLUE MOUNTAINS

Postal Address
P O Box 756
CHATSWOOD NSW 2057

Mr J Perry
Tel 4109–589

WARRINGAH SHIRE COUNCIL
CENTRAL RECORDS
23 MAY 1991
COR 41632
REF TO TP
FILE WITH: ✓
FILE No PF 3675/P1078-1080

Bds Ref 925368W1/S9

22 MAY 1991

The General Manager
Warringah Shire Council
Civic Centre Pittwater Road
DEE WHY NSW 2099

your ref PF 3675/P1078-1080 GG rj/81211
Mr G Goodyear, Town Planning

Dear Sir

Proposed Development Lots 1 – 3 Oxford Falls Road, Oxford Falls

---

I refer to your letter dated 12th September 1990 requesting information on the provision of water and sewer facilities to the proposed infants and primary school on the abovementioned site

Firstly in regard to water the existing development is served by a 100 mm diameter watermain and is connected by a 25 mm service Under present guidelines upsizing of this service is not permitted for proposed additional development If necessary on site storage can be installed

Turning to sewer, the developer will need to construct a holding tank and private pumping connection to the Middle Creek carrier Discharge into the sewer system will be restricted to a maximum of 2 litres/second and may only be permitted between 10 pm and 6 am Details of the holding tank and pumping requirements may be obtained from the Board's Plumbing and Drainage Section (tel 4109–518)

Yours faithfully

M Wiles
A/Urban Development Manager, Northern

No longer relevant, advice previously received on 25 9 1990
No reply necessary
G Goodyer 23 5 91

Please file

HEALTH & BUILDING DEPT

1M00081

Inspectors _____

Date _____

Owners Name O F Grommer Lot 1+2 Sec _____ DP _____

Street Oxford Falls Rd No _____ Locality Oxford Falls

Subject modification of Consent

REFERRED

TO

* No Health & Building objection to proposed stagers of development (3 stages) subject to -

(1) A seperate B/A being submitted & approved for each of the 3 stages

(2) Swimming Pool being provided with safety fencing in accordance with AS 1926-1986 as part of stage 1

(3) Each stage being seperated from the next construction stage with suitable safety fencing prior to occupation of the completed stage or commencement of work on the next stage

(4) All stormwater lines, silt, sedimentation and erosion controls being installed as part of stage 1, if considered necessary by Council

* No objections to modification of conditions :-

23 - subject to Public Works requirements in relation to flooding & floor level

70 - no objection

* additional information is required, as per attached memo from C Thomson dated 23-9-91, prior to further consideration being given to modification of cond 79

* Relocation of caretakers cottage to comply with building lines and floor levels

* Cond 21 & landscaping of 15m Wakehurst Parkway resumption are not H-B requirements

N Forbes 24 9 91

THE WARRINGAH SHIRE COUNCIL

HEALTH & BUILDING DEPT

MEMORANDUM FORM

Date 23 9 91

FROM W TREBLE

TO G THOMSON

SUBJECT D A - modification of Consent

School - LOT 1 & 2 Oxford Falls Rd

Oxford Falls

Your comments please

Cond 99 Public address system

W Treble

DEVELOPMENT UNIT

DATE 11/9/91

FILE NO PF 3675/P078

REF NO 1M0081

SUBJECT APPLICATION FOR MODIFICATION OF DEVELOPMENT CONSENT NO 91/29

PROPOSAL (Full details to be stated) Primary & Infants school

APPLICANT Moon Rudolph Architects

LOT NO 1 & 2 SECTION _____ D P _____ STREET NO _____

STREET Oxford Falls Rd SUBURB Oxford Falls

HEALTH & BUILDING/ENGINEERS COMMENTS

The intrusive nature of intermittent announcements is likely to be annoying to local residents the criteria for this type of noise is that it should not be audible at any residential boundary should the applicant provide an Acoustic Engineers report indicating that this criteria can be met, the condition will be reconsidered

23/9/91

THE COUNCIL OF THE SHIRE OF WARRINGAH

File No PF 3675/P1078-1080 dd dd/4802d
Enquiries Mrs R Miller
Development Unit

Telephone (02) 982 0333

16th September 1991

Moon & Rudolph Pty Ltd
11 Mount St
HUNTERS HILL 2110

Dear Sirs

Re Modification of Consent no 91/29 for a primary & infants school at Lots 1 & 2 Oxford Falls Rd, Oxford Falls

Receipt of the above application on the 10th September 1991 is acknowledged

Should any additional information be required prior to Council determining the matter, you will be advised as soon as possible

Yours faithfully

R Kay

R Kay
CHAIRMAN, DEVELOPMENT UNIT
CORPORATE SERVICES DIVISION

Per Danielle Deegan DD

All correspondence to be addressed
General Manager/Shire Clerk
Civic Centre Pittwater Road Dee Why 2099
DX 9118 Dee Why Fax (02) 971 4522

COUNCIL REFERENCE No 1M0091

Counter Check

APPLICANT-BLOCK LETTERS

NAME
MOON & RUDOLPH PTY LTD

POSTAL ADDRESS
11 MOUNT STREET HUNTERS HILL

PHONE- PRIVATE – 8797400
BUSINESS –

Nominated Consent Check

SUBJECT DEVELOPMENT CONSENT

CONSENT No	ENDORSEMENT DATE
91/29	23/1/1991 ~~OCT 90~~

ADDRESS
LOT 1&2 OXFORD FALLS ROAD
OXFORD FALLS

REAL PROPERTY DESCRIPTION

LOT/~~PORTION~~	SECT/PARISH	DP/FP
1 & 2	—	776469

IF CHANGED WRITE NEW DESCRIPTION

DEVELOPMENT GRANTED CONSENT
Erection of infants and primary school (9 classrooms, library, hall & admin building) carpark + playing field all landscaped Retention of pool and cottage

Entitlement to Act Check

ENTITLEMENT TO ACT UPON CONSENT

Original applicant (architect)

Details of Modification Check

NOTES

Full name of person/s or company making application

Postal address for notice and correspondence

List each and every modification ought attach additional heet if pace i insufficient Where the modification reque t involves change to consented to plans the change mu t be highlighted by colouring on the plans accompanying this modification request Three copies/sets of uch plans are required Where the modification reque t entails a change to a consent condition the new consent condition sought by the applicants must be nominated In all cases the development as propo ed to be modified must be substantially the same development as that granted consent Council must be satisfied this is o otherwise a new de elopment application will be required

Indicate the Consent number and the endorsement date from the Consent which is the subject of the request The date of any previous modification should also be shown

Street name and number uburb as pecified in the subject Consent

Real property description a specified in the subject Consent and if changed since i ue of consent new description

Indicate the development granted con ent in the ubject Consent

All modification requests must show cause why the Council hould modify the Consent Specify the reasons for the request and the justification in your opinion for Council granting the modification/s

Only the original applicant or any other per on entitled to ict upon the Consent may apply to modify the Consent If you are the former write original applicant if you are not you must indicate your entitlement to act upon the consent e g the landowner a new purchaser architect for the original applicant etc Council may require documentary evidence to support this statement

WARRINGAH SHIRE COUNCIL
CENTRAL RECORDS
10 SEP 1991
CORRESPONDENCE NO 6350
REFER TO TP
FILE NO PF3675/P108-1080

WARRINGAH SHIRE COUNCIL

APPLICATION FOR MODIFICATION OF DEVELOPMENT CONSENT

Environmental Planning & Assessment Act 1979

PLEASE NOTE

1 Before filling in this form read these notes and the notes on page 2

2 Fill in all of the clear boxes on the form the shaded areas are for official use only

3 Provide as much information to support your application as you can this will minimise the chances of delay

4 If you have any questions on completing the form or making the application consult the Town Planning Branch counter staff or the Duty Town Planner

5 The Act requires that you clearly indicate the details of the modification/s sought The changes you wish to make must be listed in the space on page 3 and where appropriate be shown by colouring on any plans submitted

6 The Act also requires that you show cause why Council should modify the Consent Space for you to state your reasons is provided on pages 3 and 4

7 Council charges a fee for dealing with modification applications The scale of fees and examples of how to calculate your fee are shown on page 4

8 Council has made every effort to state all its requirements for modification application on this form and to provide as many explanatory notes as possible However these cannot be exhaustive and Council reserves the right to request more information from the applicant/s

9 Council may reject or decline to accept an incomplete application

DETAILS OF MODIFICATION(S) SOUGHT

See attached letter

WHY THE CONSENT SHOULD BE MODIFIED

See attached letter

(Additional space over)

APPLICATION

I/we the undersigned being the applicants nominated on this form hereby apply for the modification of the development consent nominated in this form I have specified the details of the modifications sought in this form and/or on the accompanying plans and have shown cause why in my/our opinion the application should be so modified I understand that incomplete or inadequate applications may be rejected or subject to delay and that Council may request more information

Signature	Capacity/Authority	Date
Paul Rudolph	ARCHITECT -	8/9/91

Modification Reasons Check

✓

JH

DATE RECEIVED 10.9 1991

ASSESSED FEE $465.00

FEE RECEIPT No 153005350

ACTION OFFICER L Goodyer Cat 2

TARGET DATE 8 10 91

COMMENTS Prejudice to objectors
Discuss detail

Final Check (Senior Planner)

_____

MBoldy

$1650

WHY THE CONSENT SHOULD BE MODIFIED-ADDITIONAL SPACE

COUNCIL S SCALE OF FEES FOR MODIFICATION OF DEVELOPMENT CONSENTS

Fee for Original Application	Fee for Modification of Consent
No Fee	Nil
Not exceeding $100	$50
Exceeding $100 but not exceeding $1 000	$50 plus 10% of Original Fee
Exceeding $1,000 but not exceeding $1 500	$150 plus 10% of Original Fee
Exceeding $1 500 but not exceeding $8 000	300 + 165 $465 $300 plus 10% of Original Fee
Exceeding $8 000	$1 100 plus 5% of Original Fee

Council may refund on written request so much of this fee that is not in Council s opinion expended in dealing with the modification application The amount of any refund will be based on the difference between the fee paid in accordance with the above table and the actual cost to Council of processing the application

WARRINGAH SHIRE COUNCIL

OFFICIAL RECEIPT

B – Where payment s made b/ cheque this receipt is ssued subject to neque eing clea d
alid only for ne amount snown b/ casn regis er mpr nt

GENERAL MANAGER/
SHIRE CLERK per

CIVIC CENTRE PITTWATER ROAD DEE WHY 2099 PHONE 982 0333
All correspondence to be addressed to The General Manager, Shire Clerk

WARRINGAH SHIRE COUNCIL
CENTRAL RECORDS
10 SEP 1991
CORRESP No 63504
REF TO TP
FILE WITH
FILE No. PF3675/P1078-1080

APPLICATION FOR MODIFICATION OF DEVELOPMENT CONSENT

MOON RUDOLPH
Architects

11 Mount Street
Hunters Hill 2110

Tel (02) 879 7400
Fax (02) 879 7401

CONSENT NO 91/29
APPLICANT MOON RUDOLPH ARCHITECTS
11 MOUNT STREET
HUNTERS HILL 2110

DA NO 1990/351
OXFORD FALLS GRAMMAR SCHOOL
LOT 1 & 2 DP 776469 Oxford Falls Road
OXFORD FALLS

MODIFICATIONS SOUGHT

1

Staging of the works as per drawings attached The stages are proportionate with Federal Government Funding Packages for the development of the school from portable to permanent classroom facilities The building funds available are dependant on the Federal Government Grants and works should be staged accordingly

2

Connection of proposed amenities to MWS&DB main as per plan attached This connection in accordance with Authorities requirements and completed in Stage 1

cnd 56 61

3

Consent item 21 referring to roadworks to Oxford Falls Road be undertaken and completed in stage 3

4

Consent no 23 referring to minimum AHD RL 76 00 FOR all floor levels be lowered to AHD RL 75 50 to reduce the amount of imported fill required in stage 1 (Approx 1600m3) and remain above the 1 in 100 year flood level

5

Council undertake to landscape the 15m Wakehurst Parkway resumption of property to same standard required through the site and staged in tandem with the school so that whole sections are completed uniformly

6

Consent no 70 be varied to include covered verandah areas as building floor level 300mm above adjoining landscaped levels

Directors
Timothy Moon
B S (A h) B A h ARAIA

Paul Rudolph
B S (A h) B A h ARAIA

MOON & RUDOLPH PTY LTD
A C N 003 909 519

7

Consent no 79 be modified for security safety efficiency & administration of day to day school operations
That a type of public address system be permitted up to specific DBa sound level readings at neighbouring boundaries
Noise generated by traffic along Wakehurst Parkway would occasionally far exceed levels acceptable to the school environment It seems that the wording of the consent could be developed for the purpose of school operational requirements

8

That the Caretakers cottage be relocated & reconstructed in a more suitable location away from the school buildings and above the Minimum AHD requirement The cottage and associated sheds are in need of refurbishing and would be better demolished and replaced elsewhere on site This new cottage could be documented as part of the stage 3 BA

PAUL RUDOLPH
Director

14/8/91

Memo to record a DU interview

Present - Reg. Miller (A/Clerk), N Fadeev, W Treble, myself

Meeting convened to discuss staging of the Consent 91/29 and to discuss the conditions

They were not sure as to what way the staging would occur for this was dependent upon the School receiving funding from the Federal Government

We advised that a S102 Modification request was required and that any submission would have to provide a staging plan and for them to address conditions that require amendment to meet the Schools financial restrictions or any conditions that would need to be addressed as a result of the staging

We discussed in general terms conditions as noted on the attached submission I showed the letter of the Water Board of 22/5/91

General discussion on use of stormwater detention on site - whether adequate once is available

Intend to lodge the S102 at the end of the month
WT Advised separate BA required for each stage
The School is looking at building March 1992

Staging plans also to show that part of the existing school to be retained during the staging

Clare Brown

Dec 4/7

Hab

1W62	Ann	KC No obj
A14	CT	KC Add'l info
W64	Joey	KC No obj

ENG

D228	Weed	No obj
102	Boot	" "
238	Vet	" " STC
225	Tyler	Add'l info Engineer
W63	Jerry	No obj
M62	Gardner	" "
D229	Private	" " STC
234	"	" " "

IP

S28	Wu	No obj
W62		Denied

6K3

SD 649

MOON RUDOLPH
Architects

11 Mount Street
Hunters Hill 2110

Tel (02) 879 7400
Fax (02) 879 7401

DEVELOPMENT CONSENT NO 91/29

DEVELOPMENT APPLICATION NO 1990/351

OXFORD FALLS GRAMMAR SCHOOL
LOT 1 & 2 Oxford Falls Road
Oxford Falls

CONDITION 9

Landscaping completion required prior to occupation → Any DA should show all works for entire site with staging completion will relate to each nominated stage
Implications of staged construction

CONDITIONS 10 15 & 54

Sedimentary control of upstream properties run off → required to comply with conditions They raised concern as to impacts on this site from adjoining properties
Contribution to cost of retention ponds and ongoing maintenance

CONDITION 16

Implication of 15m land reserve re → Advised required dedication to Council of the 6(c) strip - standard ~~Deposit~~
land title
maintenance
easements
Require easement to get sewer line across to Boards line
Council maintains reserve
→ Advised of other charges to the inconditions

CONDITION 21

Footpath Kerb gutter & road to Oxford Falls Road & Dreadnought Road → discussed staging of the work & requirements for completion of works prior to occupation of final stage
Extent of works required
Staging of work
Application to street levels

CONDITION 51

→ discuss - several items details to be provided

Piped stormwater drainage possible alternatives eg gravel absorbtion trenches etc

CONDITION 56 58 61 & 75

→ May now be able to connect to Water Board sewer
Septic tank alternatives
connection to sewer at Wakehurst Parkway
long term availability of sewer to site
Date is from the Board to be provided

Directors
Timothy Moon
B Sc (A h) B A h ARAIA

Paul Rudolph
B S (A h) B A h ARAIA

MOON & RUDOLPH PTY LTD
A C N 003 909 519

CONDITION 65

→ Could give no details Traffic Engineer to be contacted as to whether or not they wish to lease the closed road

Approximate cost of cash contribution for Oxford Falls Road closure and possible future use of dead end portion of road

CONDITION 77 & 79

Public Address System school requirements

Try + tie the conditions together in any modification request in future if they wish to persue a PA system

WATER BOARD

SYDNEY – ILLAWARRA – BLUE MOUNTAINS

WARRINGAH SHIRE COUNCIL
CENTRAL RECORDS
23 MAY 1991
LOG 41632
REF C TP
FILE WITH ✓
FILE No. PF 3675/P1078-1080

Postal Address
P O Box 756
CHATSWOOD NSW 2057

Mr J Perry
Tel 4109-589

Bds Ref 925368W1/S9

2 MAY 1991

The General Manager
Warringah Shire Council
Civic Centre, Pittwater Road
DEE WHY NSW 2099

your ref PF 3675/P1078-1080 GG rj/81214
Mr G Goodyear, Town Planning

Dear Sir

Proposed Development Lots 1 - 3 Oxford Falls Road, Oxford Falls

---

I refer to your letter dated 12th September 1990 requesting information on the provision of water and sewer facilities to the proposed infants and primary school on the abovementioned site

Firstly, in regard to water the existing development is served by a 100 mm diameter watermain and is connected by a 25 mm service Under present guidelines upsizing of this service is not permitted for proposed additional development If necessary on site storage can be installed

Turning to sewer, the developer will need to construct a holding tank and private pumping connection to the Middle Creek carrier Discharge into the sewer system will be restricted to a maximum of 2 litres/second and may only be permitted between 10 pm and 6 am Details of the holding tank and pumping requirements may be obtained from the Board s Plumbing and Drainage Section (tel 4109-518)

Yours faithfully

M Wiles
A/Urban Development Manager Northern

No longer relevant, advice previously received on 25 9 1990
No reply necessary
G Goodyer 23 5 91

Please file

GG

Report to Development Unit,

DEVELOPMENT APPLICATION (No 1990/351)
(Lodged 16 8 1990)

FILE PF 3675/P1078-1080 (Pt 3)

PROPOSAL Erection of a primary and infants school comprising nine classrooms, library, hall and administrative offices, school oval, associated carparking and landscaping (Oxford Falls Grammar School), and retention of existing caretaker s cottage and enclosed pool

LOCATION AND LAND DESCRIPTION

Lots 1 and 2, DP 776469, Oxford Falls Road, Oxford Falls Land is bounded by Oxford Falls Road to the east, Dreadnought Road to the south, Wakehurst Parkway to the west, and unnamed unmade road to the north, and is located 200m from the intersection of Oxford Falls Road and Wakehurst Parkway Site area 3 75ha

PRESENT DEVELOPMENT

Portable school classroom building and toilet block, enclosed pool, caretaker s residence, shed and associated carparking

APPLICANT S NAME AND ADDRESS

Moon & Rudulph
Architects
11 Mount Street
HUNTERS HILL NSW 2100

PLANNING CONTROL

Land is part zoned Non-Urban 1(a1) and part Proposed Recreation 6(c) under WLEP 1985 The 6(c) land comprises a 15m strip adjoining Wakehurst Parkway The proposal is located entirely on that part of the land zoned Non-Urban 1(a1) and is permissible with Council s consent

BACKGROUND

Prior to 1986 the property was used as a rural dwelling On 21 5 1986, Consent No 86/157 was issued for a demountable classroom building and toilet block, and use of the existing house as a caretaker s dwelling This consent was modified on 13 11 1986, deleting the requirement to dedicate to Council the 15m wide open space strip along Wakehurst Parkway as the land had been identified for future purchase by the then Department of Main Roads in connection with the St Ives-Dee Why freeway

On 21 12 1987, Consent No 87/465 was issued for demountable additions to the school, increasing the classrooms to eight plus a school hall On 17 10 1988 this consent was modified to reduce the school to five classrooms

Chairman

PAGE

Report to Development Unit,

PROPOSAL IN DETAIL

It is proposed to demolish the existing portable classrooms and erect buildings comprising a total of nine classrooms for infants and primary students attached to a two storey library, hall, and two storey administrative offices grouped around a central courtyard on the northern portion of the land A playing field is to be constructed on the southern portion of the land, by grading, top soiling and turfing A bus turning area and carpark for 28 cars is proposed with access from Oxford Falls Road

The existing enclosed pool and caretaker s cottage are proposed to be retained

The plans also indicate that the erection of a similarly sized secondary school and removal of the enclosed pool and caretaker s cottage, as Stage 2, will be proposed in the future No details have been submitted in this regard and no consideration given to this part of the proposal

HEALTH AND BUILDING COMMENTS (28 11 1990) E S.D 1

No Health & Building Branch objections subject to model conditions and conditions 18-30 included in the recommendation of this report

In relation to the sewer, it is considered a cost of connection of $280,000 (as advised by Sinclair Knight & Partners dated 8 10 1990) for 220 pupils is excessive

Provided the enlarged pump-out system can be serviced by Council it is reasonable to allow the proposed development to go ahead, but advise the school that the site must be connected to to the Water Board s sewer prior to any further development or increase in the number of pupils

Proposed covered bus waiting area to maintain a 20m building line to Oxford Falls Road Playing field to maintain a 15m building line to Wakehurst Parkway and 7 5m to Dreadnought Road

PUBLIC WORKS DIVISION COMMENTS

Traffic Engineer (5 9 1990)

Requirement for Consultation

In accordance with the provision of SEPP 11, Table 1, Item No 6 - Education Establishments, 50-500 Students , this proposal will require referral to Warringah Shire Traffic Committee, acting as Council s Development Committee

Access

It is proposed that the existing driveway, located on the west side of

Chairman

Report to Development Unit,

Oxford Falls Road approximately 200m north of Dreadnought Road, will be retained as the vehicular access point The internal roundabout has been designed to cater for a school bus, thereby allowing pick up and set down of students on-site Similarly, cars will be able to utilise the same arrangement At present, Oxford Falls Road has a sealed carriageway width of approximately 6m adjacent to the access drive with kerb and gutter along the eastern boundary of the school To enable a bus to turn into the site without crossing the centreline of Oxford Falls Road would require widening of the access drive from the present 6m width to 9m, and this action is recommended

Traffic Generation and Impact

The Traffic and Services Report dated August 1990 prepared by consulting engineers, Sinclair Knight & Partners, has assessed the traffic generation and impact on the surrounding roads of the proposed development based on results from an origin and distance survey of the existing operation Results of the survey indicates that the proposed expansion of the school would generate a total of around 149 vehicles Tables 4 3, 4 4 and 4 5 on pages 9, 10 and 11 respectively of the report detail an assessment of the impact of the traffic generated by the school on the operation of the intersections of Wakehurst Parkway/Dreadnought Road, Wakehurst Parkway/Oxford Falls Road, indicating acceptable average rates of delay will be maintained

The report does draw attention to the potential safety problems for traffic exiting Oxford Falls Road at Wakehurst Parkway due to the restricted sight distance to south bound traffic on Wakehurst Parkway It could be expected that safety at the intersection would deteriorate further with the additional traffic loading on the intersection resulting from the school expansion

Council has had a long term proposal to close Oxford Falls Road (south) at Wakehurst Parkway due to restricted sight distance at the intersection Examination of Roads and Traffic Authority crash statistics for the 3 year period ended December 1989 revealed a total of 11 crashes at the intersection, resulting in 4 injuries Of this total, 9 crashes (3 injuries) could be considered correctable if a closure of Oxford Falls Road (east) at Wakehurst Parkway was implemented

Assessment of the additional traffic generated by such a proposal on the intersection of Dreadnought Road and Wakehurst Parkway indicates that while average rates of delay increase from between 12% to 36% they are still within acceptable limits

Parking

The proposal provides for 28 on-site carparking spaces in accordance with DCP No 2 (Carparking), and having regard to the potential enrolment of

Report to Development Unit,

secondary pupils and staff involved, is considered adequate

Conclusion

It is proposed that this matter will be considered by the Traffic Committee at its meeting on 27th September 1990

In general, there are no objections to the proposed school expansion, subject to widening of vehicular access driveway to 9m, which is considered to be generally in accordance with Council s and Roads and Traffic Authority policies and guidelines

The closure of Oxford Falls Road at Wakehurst Parkway will be considered by the Traffic Committee, and if appropriate, included as a condition of development consent

(Note A contribution towards the closure of Oxford Falls Road will be calculated by comparing traffic generated by the proposal using the intersection with overall traffic volumes using the intersection, and then making a contribution proportional to the total cost of the closure A final figure cannot be calculated at this time as design and costing of the closure has not occurred)

Development Engineer (15 10 1990)

No objections subject to model conditions and conditions 2-4 included in the recommendation of this report

Engineering Services Manager (13 12 1990)

The pump out sewerage service can be extended to cater for the additional pupils subject to the construction of a tanker standing bay outside the school grounds and the enlarging of the existing tank holding capacity

It should be noted that the Sullage Service provided by Council will be phased down over the next three years and may not be able to effectively service any further expansion of the school beyond the proposal currently before Council Any further expansion of facilities at the school should be subject to sewer being provided to the site

No objections subject to Conditions 7-12 included in the recommendation of this report

WARRINGAH SHIRE TRAFFIC COMMITTEE (27 9 1990)

Roads & Traffic Authority advised that the Authority has decided not to include any portion of the school s property in proposals for the St Ives - Cromer Freeway

Chairman

PAGE

Report to Development Unit,

The Traffic Committee decided

That the development proposal is generally satisfactory, the Committee supporting in principle the closure of Oxford Falls Road, east of Wakehurst Parkway and that Council consider seeking a Section 94 contribution from the applicant towards the necessary works

SOIL CONSERVATION SERVICE (7 11 1990)

It is noted that the Traffic and Services Report by Sinclair Knight & Partners acknowledges that temporary sediment control works should be constructed in accordance with the Service s recommendataions

Accordingly, it is recommended that the submission of an erosion and sediment control plan which is acceptable to the Service be a condition of development consent (Note This erosion and sediment control plan should contain the information included in condition 5 included in the recommendation of this report) It is noted that Section 7 4 of the Traffic Services Report refers to the placement of haybale perimeter bunds, these should be shown on the erosion and sediment control plan

Service officers are available to provide advice to the developers and Council on details of erosion and sediment control measures which should be adopted during the proposed development

As you may be aware, the Service has been undertaking regular inspections of the Austlink development site at Terrey Hills to monitor the effectiveness of erosion and sediment control measures A similar consultative agreement could be arranged whereby the Service regularly monitors the subject proposed development at Oxford Falls Road

The Service s publication Urban Erosion and Sediment Control (Technical Publication No 2) is a guide to environmental management in urban areas Assistance in interpreting and applying the measures recommended in this publication should be obtained from officers of the Service at the Parramatta office

(Note The service advised further of its requirements in relation to erosion and sediment control which are included in Condition 5 of the recommendation of this report, and are to be included on the erosion and sediment control plan)

NATIONAL PARKS & WILDLIFE COMMENTS (26 11 1990)

The National Parks & Wildlife Service has no objections to the proposal as set out in the plans

However, it is recommended that as part of any approval, the proponent should comply with the State Pollution Control Commission Manual of Urban

Chairman

PAGE

Report to Development Unit,

Stormwater because of the close proximity to the creek

WATER BOARD (25 9 1990)

An existing 100mm diameter water main is available to serve the subject property Current supply is by a 25mm metered service which will provide about 1 litre per second continuous flow

Under the Board s present policy, upsizing of this service is not permitted Furthermore, if storage is required for domestic/fire hose reels, the size of the tank will need to be determined by the Water Board

Major works charges are not applicable

Sewerage services cannot reasonably be provided at this time

ENVIRONMENTAL PLANNING COMMENTS

Siting and Design

Development details for the proposal are included in the following table

		Height	Hip of Roof
Site area	3 7467ha		
Gross Floor Space -			
Classrooms/toilets	626 3sqm	3 5m	5 0m
Library	286 0sqm	6 6m	8 8m
Hall	300 0sqm	6 0m	8 2m
Total	1549 3sqm		
Floor space ratio	0 04 1		

Carparking
Required under DCP No 2 = 17 + pick-up/set-down area

Proposed 28 + pick-up/set-down area

The proposal complies with the 11m maximum height limit applicable under DCP No 11 - Height of Buildings

The proposal complies with Council s Building Lines & Building Setbacks Policy, which requires a 20m setback to Oxford Falls Road, Dreadnought Road and the unmade, unnamed Crown road to the north of the property and a 30m

Chairman

Report to Development Unit,

setback to Wakehurst Parkway, except as follows

(a) Classrooms and retaining wall for the courtyard are located up to 7 5m from the northern boundary The adjoining road is an unnamed, unmade Crown road, and is unlikely to ever be constructed, especially in view of the local Traffic Committee recommendation to close Oxford Falls and direct traffic to the Dreadnought Road/Wakehurst Parkway intersection Therefore, the variation is considered acceptable in the circumstances in accordance with the aims and objectives of Council s Building Lines Policy

(b) A covered bus stop waiting area is located next to the bus turning circle to within 8m of Dreadnought Road This shelter may be relocated behind the 20m building line and adjacent to the administration building The structure measures 12m x 6m and is contrary to the aims and objectives of the Building Line Policy in that it will interfere with the rural character of the area Consequently, Council should enforce its building line in this regard, and delete the bus waiting area from its proposed location An appropriate condition is included in the recommendation to this report

(c) A corner of the proposed playing field is setback 15m from Wakehurst Parkway and another corner 7 5m from Dreadnought Road Earthworks have been designed to balance cut and fill on site, and minimise earthworks The oval will be at existing ground level at Dreadnought Road and Wakehurst Parkway A small amount of cut (up to 0 5m) will be required near the Wakehurst Parkway corner of the oval The submitted information indicates that the maximum fill proposed is 1 2m at the south-eastern end of the oval, and this will be confirmed by a condition of consent The amount of cut and fill proposed is minor and in view of the subsequent turfing, will not have a significant visual impact The building line variation is considered acceptable in that the oval is not a structure and the setbacks proposed are sufficient to provide screening of the playing field, thereby achieving the aims and objectives of Council s Building Lines Policy

(d) A timber boardwalk from the school to the oval is proposed to within 18m of Wakehurst Parkway This is a low structure, utilising an existing footbridge across the creek which is the only constructed crossing point over the creek It will have no discernable effect on the streetscape or rural character, achieving the aims and objectives of the Building Line Policy, and therefore the variation is supported

Access, Traffic and Parking

The Traffic Engineer s comments regarding the modified access point are concurred with

Chairman

PAGE

Report to Development Unit,

The Local Traffic Committee s recommendations regarding the closure of Oxford Falls Road, east of Wakehurst Parkway, is supported and an apropriate condition is recommended regarding the levying of a Section 94 contribution towards the costs of closing Oxford Falls Road

Development Control Plan No 2 - Carparking requires the provision of one carparking space per staff, an adequate pick-up/set-down area and a bus standing and turning area Twenty-eight carparking spaces are proposed, and the submitted traffic and services report states that up to 17 of these may be used for staff on site A bus turning circle is proposed providing satisfactory area for buses and cars to pick-up and set-down students

The carparking area is indicated on the submitted plans as being for dual use for a basketball court An appropriate condition is recommended ensuring that the carparking area is clear of obstructions and available for carparking

Clause 28A of WLEP 1985 prohibits access from the site to Wakehurst Parkway An existing informal access way exists south of the creek that bisects the property An appropriate condition is included in the recommendation of this report requiring that this access way be fenced off and the area landscaped to prevent access Furthermore, a fence is required to prevent pedestrian access from the site to Wakehurst Parkway

Impact on Narrabeen Lagoon

Clause 28 of WLEP 1985, and Council s resolution at its Ordinary Meeting of 28 8 1990, require that Council be satisfied that the proposal will not siltate, pollute or mar the landscape in the environs of Narrabeen Lagoon

The land capability assessment included in the Non-Urban 1(a1) Study by Don Fox Planning Pty Ltd, shows that the majority of the site, with the exception of the creek, has moderately deep hard setting duplex or gradational soils with low to moderate fertility and with a slight slope It is within Precinct B in which most land uses are capable of locating subject to design and management criteria Consequently, subject to appropriate conditions included in the recommendation of this report and as recommended by the Soil Conservation Service of New South Wales, the proposal is suitable for this land and will not result in the siltation of or pollution of Narrabeen Lagoon

Adequate pump out sewerage services are available for the site and the use is unlikely to result in pollution of Narrabeen Lagoon

The site is not located within the immediate environs of Narrabeen Lagoon The proposal is of relatively low scale, with a low floorspace ratio, and will have a minimal visual impact on the locality

Chairman

PAGE

Report to Development Unit,

Open Space Strip Adjacent to Wakehurst Parkway

A 15m wide strip zoned Proposed Recreation 6(c) exists adjoining Wakehurst Parkway It is Council s usual practice that, when a development is proposed which results in a permanent use of the structure, both in terms of its current non-urban zoning and any potential future urban zoning, Council seek the dedication of the 6(c) land as a condition of development consent This will ensure that Council s aim of providing a parkway vista along main roads throughout the Shire is achieved by including the land in the ownership, care and management of Council An appropriate condition is included in the recommendation of this report

Council had previously not required dedication of this land on the basis that it would be acquired by the Roads & Traffic Authority in relation to the St Ives-Cromer Freeway Circumstances have now changed The RTA now advise that the land is no longer required for road purposes Consequently, Council should seek dedication of the 15m strip for open space

Other Matters

The submitted development application was for Lots 1, 2 and 3, DP 776469 Lot 3 is located in the north eastern corner of the land, has an area of 35 9sqm, and is owned by Council having been dedicated as a public road as a cut-off corner The plans have been amended in red deleting this land from the proposal

Water & Sewerage

Clause 45 of WLEP 1985 requires that Council be satisfied that adequate water and sewerage facilities are available for the proposed development The Traffic and Services Report accompanying the development application details water usage on site and documents that adequate water is available as advised by the Water Board A pump out sewerage service is available for the development Consequently, adequate water and sewerage facilities are available for the proposed development

Notification

The application was notified to 10 nearby landowners, the Narrabeen Lagoon Committee and the Friends of Oxford Falls local community group One non-objection was received and one objection from the Narrabeen Lagoons Committee on the following grounds

1 Development of this sort should not proceed prior to the full consideration and introduction of a Total Catchment Management Plan for Narrabeen Lagoon

Comment The proposal is permissible within the Non-Urban 1(a1) zone and, in accordance with Clause 28 of WLEP 1985 and Council s resolution of

Chairman

PAGE

Report to Development Unit,

28 8 1990, will not siltate, pollute or harm the landscape of Narrabeen Lagoon The land has been assessed for its land capability in the Non-Urban 1(a1) Zone Study, and is suitable for the propsoal subject to design and management criteria which are reflected in the design of the proposal and the conditions included in the recommendation of this report Therefore, this objection should not be given determining weight

Conclusion

The proposal for a school and playing field will replace the existing portable classrooms on site As the development is of a permanent nature, Council should seek the dedication of a 15m wide strip of land zoned Proposed Recreation 6(c) adjoining Wakehurst Parkway Appropriate conditions are recommended to ensure that the proposal will not harm Narrabeen Lagoon Adequate water and sewerage facilities are available for the site The proposal has been assessed pursuant to WLEP 1985, relevant Council Development Control Plans, Codes and Policies, and Section 90 of the Environmental Planning and Assessment Act The proposal is considered suitable for approval subject to appropriate conditions

RECOMMENDATION (CONSENT)

That the application to demolish the existing school buildings and to erect a primary and infants school comprising nine classrooms, with associated library, hall and administration offices, a playing field, carparking, and associated landscaping, and retention of existing enclosed pool and caretaker s cottage, at Lots 1 and 2, DP 776469, Oxford Falls Road, Oxford Falls be approved subject to the following conditions

1 Model Conditions

1A (Development being generally in accordance with plans numbered 9005/01 & 02, dated 14 6 1990, and plans numbered 9005/03 and 04, dated 15 6 1990, submitted 3 10 1990 as amended in red, and Figures 5 1, 5 2, and 4 (indicating extent of cut and fill), undated, submitted 5 12 1990, and as amended by any conditions of this consent)
2A (Use not commencing until conditions carried out)
3A (No signs without separate approval)
4A (External components included at Building Application stage)
5A (Sample Board of external building materials with the Building Application)
2B (Provision of 17 carparking spaces)
2C (Fences to be included on Building Application plans)
2H (The hours of construction restricted)
1J (Landscaping plans submitted with Building Application)
4L (Measures shall be taken to mitigate harm caused to the environment and adjoining properties)

Chairman

PAGE

Report to Development Unit,

5L	(In respect of conditions 4L & 10V, work undertaken shall be carried out and maintained to the reasonable satisfaction of the Shire Engineer and shall comply where relevant with the standards of the Soil Conservation Service of New South Wales)
7L	(Shall not harm the environment)
9L	(A soil conservation plan for the control of erosion and sediment transport during the construction phase to Council s reasonable satisfaction)
11L	(Sediment traps, settling ponds, filters, cut-off drains and other soil conservation measures to Council s satisfaction)
12L	(Prevent transmission of soil to the public road and drainage system)
2N	(Dedication of land as Reserve land 15m wide along the western boundary)
6N	(Consolidation of Lots 1 & 2 as one lot)
26N	(In respect of Condition/s 2N, 6N & 10N number allocated by the Land Titles Office be advised in writing to the Council dedication and consolidation, prior to release of the building approval)
10N	(Natural watercourses shown on all copies of a plan for the Land Titles Offices)
25N	(Dedication of suitable sites for electricity sub-stations)
6Q	(Construction of kerb and gutter and half road in Oxford Falls Road between the existing kerb and gutter and Dreadnought Road)
7R	(Buildings to be located clear of any pipeline, natural watercourse or Council easement)
9R	(Minimum finished floor level of the school building R L 76m AHD)
6S	(Restoration and maintenance to approved levels and safe condition of the footway reserve(s) adjoining the sites full frontage)
10S	(Public footways and roadways adjacent shall be maintained during the course of the work in a safe condition)
1T	(Provision of 1 vehicle crossings, 9 metres wide)
2T	(Construction of approved kerb laybacks)
3T	(Reinstatement of redundant crossings and laybacks)
1U	(The submission of three (3) copies of Civil Engineering Plans Payment of the prescribed engineering development fees into Account 12912)
5U	(All design and/or construction of works shall comply with the Standard Specifications)
6U	(Adjustment of public utilities and services to be effected at full cost to the applicant)
7U	(A declaration by a registered surveyor shall be provided that construction within the easement boundaries)
9U	(Condition(s) 9R supervised registered surveyor)
10U	(Condition(s) 6Q & 2 designed and supervised by an Engineer)

Chairman

PAGE

Report to Development Unit,

11U (Condition(s) 6Q, 1U, 2 of this Consent, details shall be submitted with the Building Application)

15U (Approval for the works required by conditions 1T by making an Application for Street Levels)

2V (All fences, letter boxes to conform to the approved back of footpath levels)

4V (Access to vehicles except at the constructed entrance is to be denied)

10V (Provision is to be made to ensure effective erosion, sediment and stormwater pollution control measures are achieved in the long term use of the land)

12V (Submission for Council s approval and implementation to Council s satisfaction, of details of earthworks and filling)

14V (Lodgement with Council of a bond as security against damage to Council s property in the amount of $5,000 to Account Reg 905-*TF 090)

17V (All materials excavated from the site shall be disposed of to Council s reasonable satisfaction)

7W (Stormwater from the property being piped)

8W (All rooms in the building being ventilated)

12W (Provision of emergency lighting and illuminated exit signs)

13W (Provision of hose reels)

14W (Provision of hydrants)

27W (Not be occupied until a Certificate of Classification)

45W (Garbage/waste only being removed between 7am and 8pm any day)

49W (Total noise emitted from premises is not to exceed 5dB(A) above background)

2 Collected roof and site drainage to be piped to the natural watercourses within the site Details of the disposal points and treatment within the watercourse shall be submitted with the building application for approval

3 Safety fencing to separate the school buildings, play areas and oval from the floodway watercourse and any open channels within the site Details to be submitted for approval with the building application

4 No obstructions to flow or channel works within the 1 in 100 year floodways shall take place without Council s prior approval

5 Further to Condition 9L and in accordance with the requirements of the Soil Conservation Service of New South Wales, the erosion and sediment control plan shall contain the following

(a) Locations of sediment trapping structures (geotextile fabric fences) and associated diversion banks,

Chairman

(b) Locations and volumes of sediment trapping basins (if any),

(c) Locations of run on protection structures (if any),

(d) Locations of on-site piped drainage,

(e) Detailed drawings of silt fences, cut off drains, and a construction sequence

Furthermore, words to the effect of the following are to be included on the erosion and sediment control plan

(i) Geotextile fabric fencing shall be installed and made functional before any ground is disturbed for development The fabric fencing must be able to intercept all eroded sediment in run-off water at all times during development The fabric fencing must be repaired if damaged or in a condition where sediment can enter the creek traversing the site

(ii) The piped drainage network should be progressively installed and made functional as early as possible During development, piped discharges should be directed through a sediment trapping structure to remove as much eroded sediment as possible

(iii) There should be a practical minimum level of ground disturbance during development and landscaping/revegetation should be progressively undertaken throughout the project

6 No fill to be imported to the site for the construction of the playing field Volume of fill to be balanced by volume of cut

7 A tanker holding bay shall be constructed immediately adjacent to the septic tank suction line termination point, to be located in Oxford Falls Road adjacent to the site boundary and at a location to be agreed to by the Council s Engineer The holding bay shall be a minimum of 3 5 metres wide, 25 metres long and shall be at least 7 0 metres from the centreline of the existing carriageway of Oxford Falls Road and shall be constructed as heavy duty sealed road pavement

8 Plans detailing the proposed tanker holding bay shall be submitted to Council s Engineer for approval with the building application prior to commencement of construction

9 The collection tank of the proposed pump out septic tank system shall have a minimum capacity of 35,000 litres and shall be capable of holding at least six days estimated volume of effluent at the maximum anticipated utilisation rate The suction line outflow rate at Oxford

Chairman

Falls Road shall be a minimum of 500 litres per minute, when pumped against a maximum head of 2 5 metres If the minimum flow rate specified by this condition cannot be achieved without the assistance of a pump, a pump shall be installed at the suction line together with a readily accessible switch at the property boundary adjacent to the termination point of the suction line

10 All works required by Conditions 6, 7 and 8 shall be undertaken in accordance to the requirements and to the satisfaction of Council

11 Five days notice by phone shall be given to Council s Sullage Service of any required pump out

12 The site sewer shall be connected to the Water Board sewer within three months of the sewer becoming available to the property and the pump out tanker service shall cease

13 Vehicular and pedestrian access to the site from Wakehurst Parkway is to be prevented by the erection of a pedestrian proof fence, setback 15m from the boundary of the property with Wakehurst Parkway The existing informal access way from Wakehurst Parkway from the site, south of the creek, to be landscaped within the property Details being submitted with the building application

14 Location of the enclosed pool and caretaker s dwelling house being indicated on the plans submitted with the building application

15 The carparking area to be completely clear of obstacles and available for parking at all times However, out of normal school hours and where sufficient carparking is available on site for the requirements of persons visiting the site, the carparking area may be used as a basketball court Basketball hoops are to be portable and removeable such that the carparking area is available for carparking on the next school day

16 Payment to Council under Section 94 of the Environmental Planning and Assessment Act, 1979, as amended of a cash contribution, to be placed by the Council in a trust fund, to Account 26341 and applied for works involved in the closure of Oxford Falls Road, east of Wakehurst Parkway Such payment is to be made prior to the release of the building approval The amount payable shall be assessed at the time of payment

17 Further to Condition 1J, landscaping comprising mass planting being provided along all property boundaries to screen the development from adjoining public roads

Chairman

18 The covered waiting area adjacent to the bus turning circle being relocated such that it is entirely behind the 20m building line to Oxford Falls Road Details being submitted with the building application

19 Egress to comply with the requirements of the NSW Fire Brigade

20 Water closets, washing points and drinking bubblers being provided in accordance with the guidelines issued by the Department of Education Details being submitted with the building application

21 Floor levels of the building being a minimum of 300mm above the adjacent finished ground level to prevent ingress of surface waters Details being submitted with the building application

22 A report from a hydraulic engineer certifying or detailing an adequate water supply to the required hose reels and hydrants, in accordance with Specification 10 of Ordinance 70, being submitted with the building application

23 Each entrance to the building not being situated more than 90m from the nearest hydrant Details being submitted with the building application

24 Two storey buildings being constructed in Type 3 construction and single storey buildings in Type 5 construction

25 Swimming pool being provided with safety fencing in accordance with AS 1926-1986

26 No further development or increase in pupil numbers will be approved until the site is connected to the Water Board s sewer

27 A septic tank (pump out) application, for any modification of the existing system, being submitted with the building application

28 An Acoustic Engineer s report being submitted with the building application which addresses all noise emissions from the site related to Council s criteria This report to specifically address the school hall and should it not be demonstrated to Councils satisfaction that a nuisance will not be occassioned the hours of use of the hall shall be restricted to between 7 00am and 9 00pm, any day

29 Details of proposed garbage storage being submitted to Council for approval with the building application

30 No public address system to be installed or used on the site

Chairman

PAGE

Report to Development Unit,

Clare Brown (signed) 21 12-90 (date)

DECISION OF DEVELOPMENT UNIT

INSTRUMENT OF EXERCISE OF DELEGATED AUTHORITY

The within application for DEVELOPMENT CONSENT is hereby DETERMINED as set out above, including any additional conditions/reasons, pursuant to delegated authority granted by Council on 25 7 79

CHAIRMAN

SUPERSEDED

CONSENTED – TO PLANS

Official Use Only

COUNCIL REFERENCE NO

Zone/ Planning Control

ASS NO
26514
67256

Lone
Part 1(21)
Part 7(c)

APPLICANT — BLOCK LETTERS

NAME GLENDENNING KING + TULLY P/L
ARCHITECTS

POSTAL ADDRESS
31 NORMANHURST RD
NORMANHURST 2076

PHONE — PRIVATE

BUSINESS (OFFICE HOURS) 489 7311

Land Description Check

SUBJECT LAND — BLOCK LETTERS

STREET NAME — NO (INCL UNIT NO)
WAKEHURST PARKWAY + DREADNOUGHT RD

SUBURB/LOCALITY
OXFORD FALLS

REAL PROPERTY DESCRIPTION

LOT/PORTION	SECTION/PARISH	DP/FP
1095	WARRINGAH	DP 7180 FOL 121
1096		" 7180 " 121
1097 (PART)		" 6113 " 195
1098 (PART)		6113 195

Development Description Check

✓

Estimated Cost Check

✓

PROPOSED DEVELOPMENT

DESCRIPTION OF DEVELOPMENT

CARETAKERS COTTAGE +
№2 TENNIS COURTS TO
SCHOOL DEVELOPMENT
(PRESENTLY UNDER CONSTRUCTION)

ESTIMATED COST
$160,000—00

NOTES

Full name of person(s) or company making application

Postal address for notices and correspondence

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

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

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

Describe in full the development proposed to be carried out

Development includes

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

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

ENVIRONMENTAL IMPACT

AS ATTACHED

Environmental Impact
Adjacent Statement ☐
Attached Statement ☑
EIS (Designated Development) ☐
Check

Note
Tennis courts comprise part of existing ~~[illegible]~~

APPLICATION

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

SIGNATURE(S)	CAPACITY/AUTHORITY	DATE
	ARCHITECT	18 9 91

Applicants Signature Check ✓

CONSENT OF OWNER(S) OF LAND

NAME(S) OF OWNER(S) OF LAND TRUSTEES OF THE CHRISTIAN BROTHERS

POSTAL ADDRESS 179 ALBERT ROAD STRATHFIELD NSW 2135

NAME(S) OF SIGNATORY(IES) BRO BRIAN BERG

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

SIGNATURE(S)	CAPACITY/AUTHORITY	DATE
Brian Berg	Trustees of Christian Brothers	19/9/91

Owner(s) of Land Check ✓

Owner(s) Consent Check ✓

CHECK LIST FOR APPLICANT

This is provided for your assistance Check that you have

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

Plan 4 copies Check ✓

Correct Fee Check ✓

STATUTORY DA No

DATE RECEIVED

ESTIMATED COST 166,000

ASSESSED FEE $490

FEE RECEIPT No 1550047762

CF

ACTION OFFICER

TARGET DATE

COMMENTS

Final Check (Senior Planner)

Glendenning, King & Tully Pty Limited **Architects**
A.C.N. 001 706 412
31 Normanhurst Road (P.O. Box 2060) Normanhurst N.S.W. Australia, 2076 Telephone (02) 489 7311 Fax (02) 489 7339

342

17th September 1991

OXFORD FALLS COLLEGE

ENVIRONMENTAL IMPACT STATEMENT PF4920/P1098

NEW CARETAKER'S COTTAGE & NO. 2 TENNIS COURTS

Oxford Falls College at the corner of Wakehurst Parkway & Dreadnought Road is presently under construction
Current D.A. Approval 90/127
Current B.A. Approval 1049/91

The above Applications noted a future Gatehouse
It has been decided by the Christian Brothers that the need for supervision and care of the site is imperative and the provision of a Caretaker has been brought forward

Similarly the need for Tennis Courts has become evident and this has been included adjacent to the Cricket Practice Nets (as previously approved and re-located to suit Council's setback requirements)

SERVICES

Allowance has been made in the present Construction Programme for connection to essential sewer, water, power and gas
NOTE Detention Basins and Flood Control as current Approvals not affected

PARKING

A Garage is included in the Proposal

LANDSCAPING

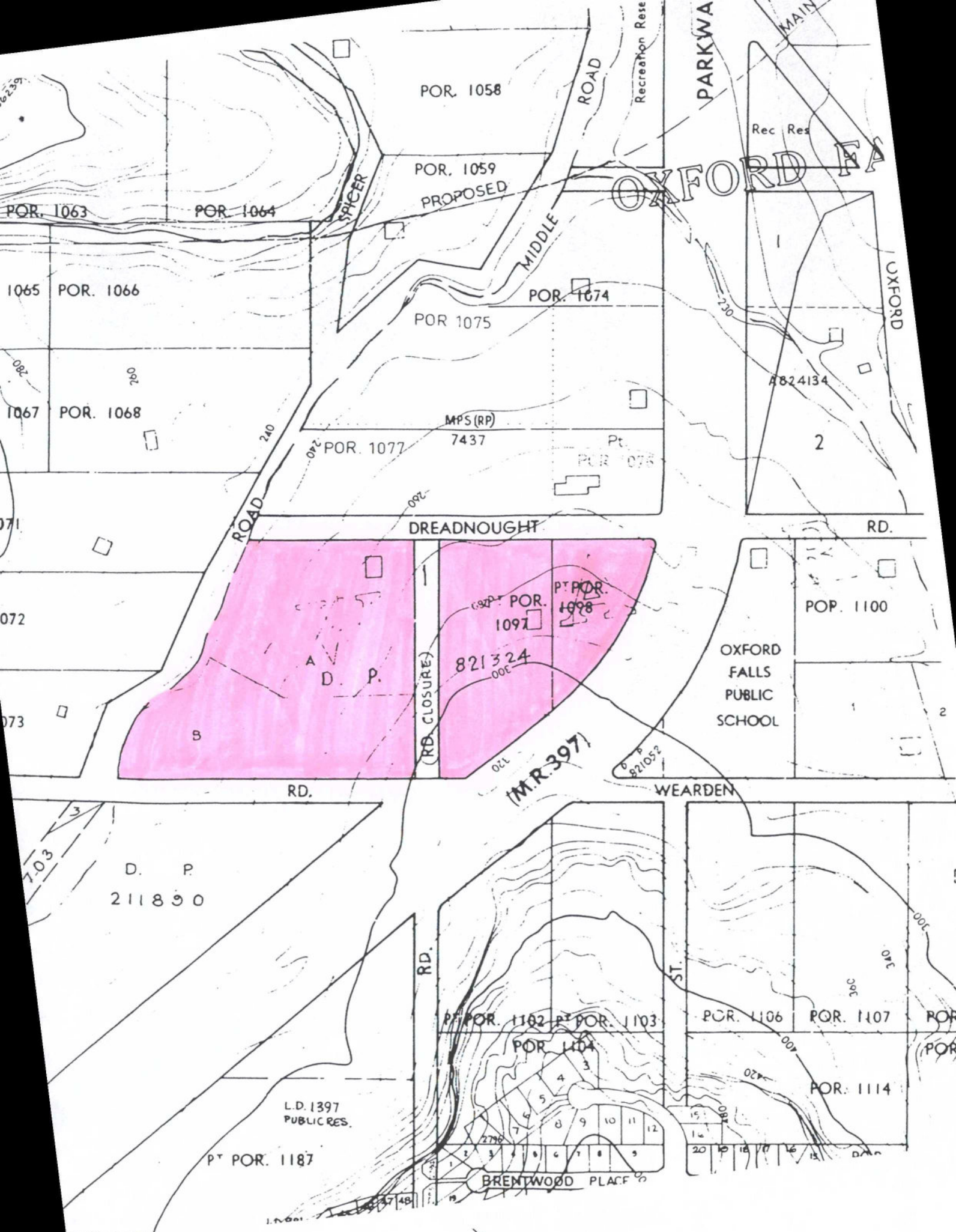
The present approved Landscape Proposal includes the Caretaker's Cottage
There will be minor modifications to the Tennis Court Area

FINISHES

Face Brick, Powdercoat Aluminium Windows and Colorbond Metal Deck Roof to match the Main Building are proposed for the new Cottage

Black PVC coated chainwire will be used for the Tennis Court fence to match the perimeter fence and approved Practice Net fencing

GLENDENNING, KING & TULLY PTY. LIMITED



SCALE: 1:4000

ZONE: 1(a1) (Non-Urban "A1") -
Part 1(a1) (Non-Urban "A1") &
(Proposed Recreation)

COUNCIL REFERENCE No 3M0054

COUNTER CHECK

APPLICANT BLOCK LETTERS

NAME Stanton - Dall - Architects

POSTAL ADDRESS PO Box 823
Epping 2121
(Paul Stanton)

PHONE PRIVATE

BUSINESS 868 4455

NOMINATED CONSENT CHECK

SUBJECT DEVELOPMENT CONSENT

CONSENT No 91/92 ENDORSEMENT DATE ~~23/12/91~~ 23/1/91

ADDRESS
Lots 1, 2 & 3
Oxford Falls Rd
Oxford Falls

REAL PROPERTY DESCRIPTION

LOT/PORTION 1 2 3 SEC/PARISH DP/~~FP~~ 776669

IF CHANGED WRITE NEW DESCRIPTION

DEVELOPMENT CONSENT GRANTED
Construction of new buildings for existing school

ENTITLEMENT TO ACT CHECK

DETAILS OF MODIFICATION CHECK

ENTITLEMENT TO ACT UPON CONSENT

Architect employed by Proprietor

NOTES

Full name of person/s or company making application

Postal address for notices and correspondence

List each and every modification sought attach additional sheets if space is insufficient Where the modification request involves changes to consent plans the changes must be highlighted by colouring on the plans accompanying this modification request Four copies/sets of such plans are required Where the modification request entails a change to a consent condition the new consent condition sought by the applicants must be nominated In all cases the development as proposed to be modified must be substantially the same development as that granted consent Council must be satisfied this is so otherwise a new development application will be required

Indicate the consent number and the endorsement date from the Consent which is the subject of the request The date of any previous modification should also be shown

Street name and number suburb as specified in the subject Consent

Real property description as specified in the subject Consent and if changed since issue of Consent the new description

Indicate the development granted consent in the subject Consent

All modification requests must show cause why Council should modify the Consent Specify the reasons for the request and the justification in your opinion

Only the original applicant or any other person entitled to act upon the Consent may apply to modify the Consent If you are the former write original applicant if you are not you must indicate your entitlement to act upon the consent e g *the land owner a new purchaser* architect for the original applicant etc Council may require documentary evidence to support this statement

DETAILS OF MODIFICATION(S) SOUGHT

Consent sought for changed placement of approved on the site Primarily relates to desire to orient more buildings to N North, rather than East/West as originally preferred See correspondence attached

WHY THE CONSENT SHOULD BE MODIFIED

the changes are of a minor nature & do not make any impact on the consent

ADDITIONAL SPACE OVER

APPLICATION

I/we the undersigned being the applicants nominated on this form hereby apply for the modification of the development consent nominated in this form I have specified the details of the modifications sought in this form and/or on the accompanying plans and have shown cause why in my/our opinion the application should be so modified I/we understand that incomplete or inadequate applications may be rejected or subject to delay and that Council may request more information

PRINCIPAL 30/6/93

Signature Capacity/Authority Date

MODIFICATION REASONS CHECK

DATE RECEIVED 30/6/1993

ASSESSED FEE $495—

FEE RECEIPT No 152007594

$465— (OLD FEE)

* phoned applicant 30/6/1993 will send additional fee $30

ACTION OFFICER

TARGET DATE

COMMENTS

FINAL CHECK (MANAGER)

Stanton Dahl

Architects
18 20 Oxford Street
Epping
Sydney
New South Wales

Box 833
Post Office Epping
New South Wales 2121
Facsimile 02 868 2624
Telephone 02 868 4955

W CR ICAH CORRO No 9562
REF TO
FILE ITH
FILE NO PT 3675 / P1078-1(S)
01 JUL 1993
SEEN BY
REF TO DATE
REPLY REQUIRED YES/NO

24th June 1993

General Manager
Warringah Shire Council
Civic Centre
Pittwater Road
DEE WHY NSW 2099

Dear Sir

re Oxford Falls Grammar School
Lots 1 2 & 3 DP 776469 Oxford Falls Road Oxford Falls
Development Consent No 91/29

On the 23rd December 1991 Council issued a modified consent for development of permanent buildings for the school

Stage 1 of these works has now been constructed which included the connection of the property to the Board s main sewer line

The school have now requested that documents be prepared for the next stage of construction As part of this process the master plan has been reviewed and it has been decided to seek to orientate the classroom block so that its major elevation is to the north as opposed to the east/west as shown on the original drawings

We therefore make application under Section 102 of the Local Government Act for approval for the modified master plan as shown on our drawing No 34393-02

The construction of permanent buildings is related to the continued development of the school and the program of construction that can be agreed with the Federal Government s Block Grant Authority the Association of Independent Schools However it is envisaged that staging of the buildings will be along the following general lines

Stage 2 - construction of the western end of the northern block - construction in 1993

Stage 3 - construction of the administration/library building and the removal of the main demountable building - construction in 1994

Phillip Stanton
B Arch ARAIA
Chartered Architect
Director
Peter Dahl
B Arch (Hons) ARAIA
Chartered Architect
Director

Architecture
Planning
Restoration
Commercial Interiors
Feasibility Studies
Environmental Impact

Stanton Dahl and Associates Pty Ltd
A C N 002 261 396

Stage 4 - Construction of the building to the rear of the adminstration/library block (there are additional toilets in this wing that will be required at this stage) - construction in 1995

Stage 5 - Construction of the remainder of the northern block and removal of last demountable - construction in 1997

(The construction dates indicated for stages 3 4 and 5 are at this stage preliminary requiring approval from the Block Grant Authority as noted earlier)

Your approval in due course would be appreciated

Yours faithfully

D P Stanton
Encl

Report to Development Unit,

DEVELOPMENT APPLICATION (No 1990/351)
(Lodged 16 8 1990)

FILE PF 3675/P1078-1080 (Pt 3)

PROPOSAL Erection of a primary and infants school comprising nine classrooms, library, hall and administrative offices, school oval, associated carparking and landscaping (Oxford Falls Grammar School), and retention of existing caretaker s cottage and enclosed pool

LOCATION AND LAND DESCRIPTION

Lots 1 and 2, DP 776469, Oxford Falls Road, Oxford Falls Land is bounded by Oxford Falls Road to the east, Dreadnought Road to the south, Wakehurst Parkway to the west, and unnamed unmade road to the north, and is located 200m from the intersection of Oxford Falls Road and Wakehurst Parkway Site area 3 75ha

PRESENT DEVELOPMENT

Portable school classroom building and toilet block, enclosed pool, caretaker s residence, shed and associated carparking

APPLICANT S NAME AND ADDRESS

Moon & Rudulph
Architects
11 Mount Street
HUNTERS HILL NSW 2100

PLANNING CONTROL

Land is part zoned Non-Urban 1(a1) and part Proposed Recreation 6(c) under WLEP 1985 The 6(c) land comprises a 15m strip adjoining Wakehurst Parkway The proposal is located entirely on that part of the land zoned Non-Urban 1(a1) and is permissible with Council s consent

BACKGROUND

Prior to 1986 the property was used as a rural dwelling On 21 5 1986, Consent No 86/157 was issued for a demountable classroom building and toilet block, and use of the existing house as a caretaker s dwelling This consent was modified on 13 11 1986, deleting the requirement to dedicate to Council the 15m wide open space strip along Wakehurst Parkway as the land had been identified for future purchase by the then Department of Main Roads in connection with the St Ives-Dee Why freeway

On 21 12 1987, Consent No 87/465 was issued for demountable additions to the school, increasing the classrooms to eight plus a school hall On 17 10 1988 this consent was modiifed to reduce the school to five classrooms

PAGE

Report to Development Unit,

PROPOSAL IN DETAIL

It is proposed to demolish the existing portable classrooms and erect buildings comprising a total of nine classrooms for infants and primary students attached to a two storey library, hall, and two storey administrative offices grouped around a central courtyard on the northern portion of the land A playing field is to be constructed on the southern portion of the land, by grading, top soiling and turfing A bus turning area and carpark for 28 cars is proposed with access from Oxford Falls Road

The existing enclosed pool and caretaker s cottage are proposed to be retained

The plans also indicate that the erection of a similarly sized secondary school and removal of the enclosed pool and caretaker s cottage, as Stage 2, will be proposed in the future No details have been submitted in this regard and no consideration given to this part of the proposal

HEALTH AND BUILDING COMMENTS (28 11 1990) & S.D 1

No Health & Building Branch objections subject to model conditions and conditions 18-30 included in the recommendation of this report

In relation to the sewer, it is considered a cost of connection of $280,000 (as advised by Sinclair Knight & Partners dated 8 10 1990) for 220 pupils is excessive

Provided the enlarged pump-out system can be serviced by Council it is reasonable to allow the proposed development to go ahead, but advise the school that the site must be connected to to the Water Board s sewer prior to any further development or increase in the number of pupils

Proposed covered bus waiting area to maintain a 20m building line to Oxford Falls Road Playing field to maintain a 15m building line to Wakehurst Parkway and 7 5m to Dreadnought Road

PUBLIC WORKS DIVISION COMMENTS

Traffic Engineer (5 9 1990)

Requirement for Consultation

In accordance with the provision of SEPP 11, Table 1, Item No 6 - Education Establishments, 50-500 Students , this proposal will require referral to Warringah Shire Traffic Committee, acting as Council s Development Committee

Access

It is proposed that the existing driveway, located on the west side of

PAGE

Report to Development Unit,

Oxford Falls Road approximately 200m north of Dreadnought Road, will be retained as the vehicular access point The internal roundabout has been designed to cater for a school bus, thereby allowing pick up and set down of students on-site Similarly, cars will be able to utilise the same arrangement At present, Oxford Falls Road has a sealed carriageway width of approximately 6m adjacent to the access drive with kerb and gutter along the eastern boundary of the school To enable a bus to turn into the site without crossing the centreline of Oxford Falls Road would require widening of the access drive from the present 6m width to 9m, and this action is recommended

Traffic Generation and Impact

The Traffic and Services Report dated August 1990 prepared by consulting engineers, Sinclair Knight & Partners, has assessed the traffic generation and impact on the surrounding roads of the proposed development based on results from an origin and distance survey of the existing operation Results of the survey indicates that the proposed expansion of the school would generate a total of around 149 vehicles Tables 4 3, 4 4 and 4 5 on pages 9, 10 and 11 respectively of the report detail an assessment of the impact of the traffic generated by the school on the operation of the intersections of Wakehurst Parkway/Dreadnought Road, Wakehurst Parkway/Oxford Falls Road, indicating acceptable average rates of delay will be maintained

The report does draw attention to the potential safety problems for traffic exiting Oxford Falls Road at Wakehurst Parkway due to the restricted sight distance to south bound traffic on Wakehurst Parkway It could be expected that safety at the intersection would deteriorate further with the additional traffic loading on the intersection resulting from the school expansion

Council has had a long term proposal to close Oxford Falls Road (south) at Wakehurst Parkway due to restricted sight distance at the intersection Examination of Roads and Traffic Authority crash statistics for the 3 year period ended December 1989 revealed a total of 11 crashes at the intersection, resulting in 4 injuries Of this total, 9 crashes (3 injuries) could be considered correctable if a closure of Oxford Falls Road (east) at Wakehurst Parkway was implemented

Assessment of the additional traffic generated by such a proposal on the intersection of Dreadnought Road and Wakehurst Parkway indicates that while average rates of delay increase from between 12% to 36% they are still within acceptable limits

Parking

The proposal provides for 28 on-site carparking spaces in accordance with DCP No 2 (Carparking), and having regard to the potential enrolment of

Chairman

PAGE

Report to Development Unit,

secondary pupils and staff involved, is considered adequate

Conclusion

It is proposed that this matter will be considered by the Traffic Committee at its meeting on 27th September 1990

In general, there are no objections to the proposed school expansion, subject to widening of vehicular access driveway to 9m, which is considered to be generally in accordance with Council s and Roads and Traffic Authority policies and guidelines

The closure of Oxford Falls Road at Wakehurst Parkway will be considered by the Traffic Committee, and if appropriate, included as a condition of development consent

(Note A contribution towards the closure of Oxford Falls Road will be calculated by comparing traffic generated by the proposal using the intersection with overall traffic volumes using the intersection, and then making a contribution proportional to the total cost of the closure A final figure cannot be calculated at this time as design and costing of the closure has not occurred)

Development Engineer (15 10 1990)

No objections subject to model conditions and conditions 2-4 included in the recommendation of this report

Engineering Services Manager (13 12 1990)

The pump out sewerage service can be extended to cater for the additional pupils subject to the construction of a tanker standing bay outside the school grounds and the enlarging of the existing tank holding capacity

It should be noted that the Sullage Service provided by Council will be phased down over the next three years and may not be able to effectively service any further expansion of the school beyond the proposal currently before Council Any further expansion of facilities at the school should be subject to sewer being provided to the site

No objections subject to Conditions 7-12 included in the recommendation of this report

WARRINGAH SHIRE TRAFFIC COMMITTEE (27 9 1990)

Roads & Traffic Authority advised that the Authority has decided not to include any portion of the school s property in proposals for the St Ives - Cromer Freeway

Chairman

PAGE

Report to Development Unit,

The Traffic Committee decided

That the development proposal is generally satisfactory, the Committee supporting in principle the closure of Oxford Falls Road, east of Wakehurst Parkway and that Council consider seeking a Section 94 contribution from the applicant towards the necessary works

SOIL CONSERVATION SERVICE (7 11 1990)

It is noted that the Traffic and Services Report by Sinclair Knight & Partners acknowledges that temporary sediment control works should be constructed in accordance with the Service s recommendataions

Accordingly, it is recommended that the submission of an erosion and sediment control plan which is acceptable to the Service be a condition of development consent (Note This erosion and sediment control plan should contain the information included in condition 5 included in the recommendation of this report) It is noted that Section 7 4 of the Traffic Services Report refers to the placement of haybale perimeter bunds, these should be shown on the erosion and sediment control plan

Service officers are available to provide advice to the developers and Council on details of erosion and sediment control measures which should be adopted during the proposed development

As you may be aware, the Service has been undertaking regular inspections of the Austlink development site at Terrey Hills to monitor the effectiveness of erosion and sediment control measures A similar consultative agreement could be arranged whereby the Service regularly monitors the subject proposed development at Oxford Falls Road

The Service s publication Urban Erosion and Sediment Control (Technical Publication No 2) is a guide to environmental management in urban areas Assistance in interpreting and applying the measures recommended in this publication should be obtained from officers of the Service at the Parramatta office

(Note The service advised further of its requirements in relation to erosion and sediment control which are included in Condition 5 of the recommendation of this report, and are to be included on the erosion and sediment control plan)

NATIONAL PARKS & WILDLIFE COMMENTS (26 11 1990)

The National Parks & Wildlife Service has no objections to the proposal as set out in the plans

However, it is recommended that as part of any approval, the proponent should comply with the State Pollution Control Commission Manual of Urban

Chairman

PAGE

Report to Development Unit,

Stormwater because of the close proximity to the creek

WATER BOARD (25 9 1990)

An existing 100mm diameter water main is available to serve the subject property Current supply is by a 25mm metered service which will provide about 1 litre per second continuous flow

Under the Board s present policy, upsizing of this service is not permitted Furthermore, if storage is required for domestic/fire hose reels, the size of the tank will need to be determined by the Water Board

Major works charges are not applicable

Sewerage services cannot reasonably be provided at this time

ENVIRONMENTAL PLANNING COMMENTS

Siting and Design

Development details for the proposal are included in the following table

		Height	Hip of Roof
Site area	3 7467ha		
Gross Floor Space -			
Classrooms/toilets	626 3sqm	3 5m	5 0m
Library	286 0sqm	6 6m	8 8m
Hall	300 0sqm	6 0m	8 2m
Total	1549 3sqm		
Floor space ratio	0 04 1		

Carparking
Required under DCP No 2 = 17 + pick-up/set-down area

Proposed 28 + pick-up/set-down area

The proposal complies with the 11m maximum height limit applicable under DCP No 11 - Height of Buildings

The proposal complies with Council s Building Lines & Building Setbacks Policy, which requires a 20m setback to Oxford Falls Road, Dreadnought Road and the unmade, unnamed Crown road to the north of the property and a 30m

Chairman

PAGE

Report to Development Unit,

setback to Wakehurst Parkway, except as follows

(a) Classrooms and retaining wall for the courtyard are located up to 7 5m from the northern boundary The adjoining road is an unnamed, unmade Crown road, and is unlikely to ever be constructed, especially in view of the local Traffic Committee recommendation to close Oxford Falls and direct traffic to the Dreadnought Road/Wakehurst Parkway intersection Therefore, the variation is considered acceptable in the circumstances in accordance with the aims and objectives of Council s Building Lines Policy

(b) A covered bus stop waiting area is located next to the bus turning circle to within 8m of Dreadnought Road This shelter may be relocated behind the 20m building line and adjacent to the administration building The structure measures 12m x 6m and is contrary to the aims and objectives of the Building Line Policy in that it will interfere with the rural character of the area Consequently, Council should enforce its building line in this regard, and delete the bus waiting area from its proposed location An appropriate condition is included in the recommendation to this report

(c) A corner of the proposed playing field is setback 15m from Wakehurst Parkway and another corner 7 5m from Dreadnought Road Earthworks have been designed to balance cut and fill on site, and minimise earthworks The oval will be at existing ground level at Dreadnought Road and Wakehurst Parkway A small amount of cut (up to 0 5m) will be required near the Wakehurst Parkway corner of the oval The submitted information indicates that the maximum fill proposed is 1 2m at the south-eastern end of the oval, and this will be confirmed by a condition of consent The amount of cut and fill proposed is minor and in view of the subsequent turfing, will not have a significant visual impact The building line variation is considered acceptable in that the oval is not a structure and the setbacks proposed are sufficient to provide screening of the playing field, thereby achieving the aims and objectives of Council s Building Lines Policy

(d) A timber boardwalk from the school to the oval is proposed to within 18m of Wakehurst Parkway This is a low structure, utilising an existing footbridge across the creek which is the only constructed crossing point over the creek It will have no discernable effect on the streetscape or rural character, achieving the aims and objectives of the Building Line Policy, and therefore the variation is supported

Access, Traffic and Parking

The Traffic Engineer s comments regarding the modified access point are concurred with

Chairman

PAGE

Report to Development Unit,

The Local Traffic Committee s recommendations regarding the closure of Oxford Falls Road, east of Wakehurst Parkway, is supported and an apropriate condition is recommended regarding the levying of a Section 94 contribution towards the costs of closing Oxford Falls Road

Development Control Plan No 2 - Carparking requires the provision of one carparking space per staff, an adequate pick-up/set-down area and a bus standing and turning area Twenty-eight carparking spaces are proposed, and the submitted traffic and services report states that up to 17 of these may be used for staff on site A bus turning circle is proposed providing satisfactory area for buses and cars to pick-up and set-down students

The carparking area is indicated on the submitted plans as being for dual use for a basketball court An appropriate condition is recommended ensuring that the carparking area is clear of obstructions and available for carparking

Clause 28A of WLEP 1985 prohibits access from the site to Wakehurst Parkway An existing informal access way exists south of the creek that bisects the property An appropriate condition is included in the recommendation of this report requiring that this access way be fenced off and the area landscaped to prevent access Furthermore, a fence is required to prevent pedestrian access from the site to Wakehurst Parkway

Impact on Narrabeen Lagoon

Clause 28 of WLEP 1985, and Council s resolution at its Ordinary Meeting of 28 8 1990, require that Council be satisfied that the proposal will not siltate, pollute or mar the landscape in the environs of Narrabeen Lagoon

The land capability assessment included in the Non-Urban 1(a1) Study by Don Fox Planning Pty Ltd, shows that the majority of the site, with the exception of the creek, has moderately deep hard setting duplex or gradational soils with low to moderate fertility and with a slight slope It is within Precinct B in which most land uses are capable of locating subject to design and management criteria Consequently, subject to appropriate conditions included in the recommendation of this report and as recommended by the Soil Conservation Service of New South Wales, the proposal is suitable for this land and will not result in the siltation of or pollution of Narrabeen Lagoon

Adequate pump out sewerage services are available for the site and the use is unlikely to result in pollution of Narrabeen Lagoon

The site is not located within the immediate environs of Narrabeen Lagoon The proposal is of relatively low scale, with a low floorspace ratio, and will have a minimal visual impact on the locality

Chairman

PAGE

Report to Development Unit,

Open Space Strip Adjacent to Wakehurst Parkway

A 15m wide strip zoned Proposed Recreation 6(c) exists adjoining Wakehurst Parkway It is Council s usual practice that, when a development is proposed which results in a permanent use of the structure, both in terms of its current non-urban zoning and any potential future urban zoning, Council seek the dedication of the 6(c) land as a condition of development consent This will ensure that Council s aim of providing a parkway vista along main roads throughout the Shire is achieved by including the land in the ownership, care and management of Council An appropriate condition is included in the recommendation of this report

Council had previously not required dedication of this land on the basis that it would be acquired by the Roads & Traffic Authority in relation to the St Ives-Cromer Freeway Circumstances have now changed The RTA now advise that the land is no longer required for road purposes Consequently, Council should seek dedication of the 15m strip for open space

Other Matters

The submitted development application was for Lots 1, 2 and 3, DP 776469 Lot 3 is located in the north eastern corner of the land, has an area of 35 9sqm, and is owned by Council having been dedicated as a public road as a cut-off corner The plans have been amended in red deleting this land from the proposal

Water & Sewerage

Clause 45 of WLEP 1985 requires that Council be satisfied that adequate water and sewerage facilities are available for the proposed development The Traffic and Services Report accompanying the development application details water usage on site and documents that adequate water is available as advised by the Water Board A pump out sewerage service is available for the development Consequently, adequate water and sewerage facilities are available for the proposed development

Notification

The application was notified to 10 nearby landowners, the Narrabeen Lagoon Committee and the Friends of Oxford Falls local community group One non-objection was received and one objection from the Narrabeen Lagoons Committee on the following grounds

1 Development of this sort should not proceed prior to the full consideration and introduction of a Total Catchment Management Plan for Narrabeen Lagoon

Comment The proposal is permissible within the Non-Urban 1(a1) zone and, in accordance with Clause 28 of WLEP 1985 and Council s resolution of

Chairman

PAGE

Report to Development Unit,

28 8 1990, will not siltate, pollute or harm the landscape of Narrabeen Lagoon The land has been assessed for its land capability in the Non-Urban 1(a1) Zone Study, and is suitable for the propsoal subject to design and management criteria which are reflected in the design of the proposal and the conditions included in the recommendation of this report Therefore, this objection should not be given determining weight

Conclusion

The proposal for a school and playing field will replace the existing portable classrooms on site As the development is of a permanent nature, Council should seek the dedication of a 15m wide strip of land zoned Proposed Recreation 6(c) adjoining Wakehurst Parkway Appropriate conditions are recommended to ensure that the proposal will not harm Narrabeen Lagoon Adequate water and sewerage facilities are available for the site The proposal has been assessed pursuant to WLEP 1985, relevant Council Development Control Plans, Codes and Policies, and Section 90 of the Environmental Planning and Assessment Act The proposal is considered suitable for approval subject to appropriate conditions

RECOMMENDATION (CONSENT)

That the application to demolish the existing school buildings and to erect a primary and infants school comprising nine classrooms, with associated library, hall and administration offices, a playing field, carparking, and associated landscaping, and retention of existing enclosed pool and caretaker s cottage, at Lots 1 and 2, DP 776469, Oxford Falls Road, Oxford Falls be approved subject to the following conditions

1 Model Conditions

1A	(Development being generally in accordance with plans numbered 9005/01 & 02, dated 14 6 1990, and plans numbered 9005/03 and 04, dated 15 6 1990, submitted 3 10 1990 as amended in red, and Figures 5 1, 5 2, and 4 (indicating extent of cut and fill), undated, submitted 5 12 1990, and as amended by any conditions of this consent)
2A	(Use not commencing until conditions carried out)
3A	(No signs without separate approval)
4A	(External components included at Building Application stage)
5A	(Sample Board of external building materials with the Building Application)
2B	(Provision of 17 carparking spaces)
2C	(Fences to be included on Building Application plans)
2H	(The hours of construction restricted)
1J	(Landscaping plans submitted with Building Application)
4L	(Measures shall be taken to mitigate harm caused to the environment and adjoining properties)

Chairman

PAGE

Report to Development Unit,

5L (In respect of conditions 4L & 10V, work undertaken shall be carried out and maintained to the reasonable satisfaction of the Shire Engineer and shall comply where relevant with the standards of the Soil Conservation Service of New South Wales)
7L (Shall not harm the environment)
9L (A soil conservation plan for the control of erosion and sediment transport during the construction phase to Council s reasonable satisfaction)
11L (Sediment traps, settling ponds, filters, cut-off drains and other soil conservation measures to Council s satisfaction)
12L (Prevent transmission of soil to the public road and drainage system)
2N (Dedication of land as Reserve land 15m wide along the western boundary)
6N (Consolidation of Lots 1 & 2 as one lot)
26N (In respect of Condition/s 2N, 6N & 10N number allocated by the Land Titles Office be advised in writing to the Council dedication and consolidation, prior to release of the building approval)
10N (Natural watercourses shown on all copies of a plan for the Land Titles Offices)
25N (Dedication of suitable sites for electricity sub-stations)
6Q (Construction of kerb and gutter and half road in Oxford Falls Road between the existing kerb and gutter and Dreadnought Road)
7R (Buildings to be located clear of any pipeline, natural watercourse or Council easement)
9R (Minimum finished floor level of the school building R L 76m AHD)
6S (Restoration and maintenance to approved levels and safe condition of the footway reserve(s) adjoining the sites full frontage)
10S (Public footways and roadways adjacent shall be maintained during the course of the work in a safe condition)
1T (Provision of 1 vehicle crossings, 9 metres wide)
2T (Construction of approved kerb laybacks)
3T (Reinstatement of redundant crossings and laybacks)
1U (The submission of three (3) copies of Civil Engineering Plans Payment of the prescribed engineering development fees into Account 12912)
5U (All design and/or construction of works shall comply with the Standard Specifications)
6U (Adjustment of public utilities and services to be effected at full cost to the applicant)
7U (A declaration by a registered surveyor shall be provided that construction within the easement boundaries)
9U (Condition(s) 9R supervised registered surveyor)
10U (Condition(s) 6Q & 2 designed and supervised by an Engineer)

Chairman

PAGE

Report to Development Unit,

11U (Condition(s) 6Q, 1U, 2 of this Consent, details shall be submitted with the Building Application)
15U (Approval for the works required by conditions 1T by making an Application for Street Levels)
2V (All fences, letter boxes to conform to the approved back of footpath levels)
4V (Access to vehicles except at the constructed entrance is to be denied)
10V (Provision is to be made to ensure effective erosion, sediment and stormwater pollution control measures are achieved in the long term use of the land)
12V (Submission for Council s approval and implementation to Council s satisfaction, of details of earthworks and filling)
14V (Lodgement with Council of a bond as security against damage to Council s property in the amount of $5,000 to Account Reg 905-*TF 090)
17V (All materials excavated from the site shall be disposed of to Council s reasonable satisfaction)
7W (Stormwater from the property being piped)
8W (All rooms in the building being ventilated)
12W (Provision of emergency lighting and illuminated exit signs)
13W (Provision of hose reels)
14W (Provision of hydrants)
27W (Not be occupied until a Certificate of Classification)
45W (Garbage/waste only being removed between 7am and 8pm any day)
49W (Total noise emitted from premises is not to exceed 5dB(A) above background)

2 Collected roof and site drainage to be piped to the natural watercourses within the site Details of the disposal points and treatment within the watercourse shall be submitted with the building application for approval

3 Safety fencing to separate the school buildings, play areas and oval from the floodway watercourse and any open channels within the site Details to be submitted for approval with the building application

4 No obstructions to flow or channel works within the 1 in 100 year floodways shall take place without Council s prior approval

5 Further to Condition 9L and in accordance with the requirements of the Soil Conservation Service of New South Wales, the erosion and sediment control plan shall contain the following

(a) Locations of sediment trapping structures (geotextile fabric fences) and associated diversion banks,

Chairman

PAGE

Report to Development Unit,

(b) Locations and volumes of sediment trapping basins (if any),

(c) Locations of run on protection structures (if any),

(d) Locations of on-site piped drainage,

(e) Detailed drawings of silt fences, cut off drains, and a construction sequence

Furthermore, words to the effect of the following are to be included on the erosion and sediment control plan

(i) Geotextile fabric fencing shall be installed and made functional before any ground is disturbed for development The fabric fencing must be able to intercept all eroded sediment in run-off water at all times during development The fabric fencing must be repaired if damaged or in a condition where sediment can enter the creek traversing the site

(ii) The piped drainage network should be progressively installed and made functional as early as possible During development, piped discharges should be directed through a sediment trapping structure to remove as much eroded sediment as possible

(iii) There should be a practical minimum level of ground disturbance during development and landscaping/revegetation should be progressively undertaken throughout the project

6 No fill to be imported to the site for the construction of the playing field Volume of fill to be balanced by volume of cut

7 A tanker holding bay shall be constructed immediately adjacent to the septic tank suction line termination point, to be located in Oxford Falls Road adjacent to the site boundary and at a location to be agreed to by the Council s Engineer The holding bay shall be a minimum of 3 5 metres wide, 25 metres long and shall be at least 7 0 metres from the centreline of the existing carriageway of Oxford Falls Road and shall be constructed as heavy duty sealed road pavement

8 Plans detailing the proposed tanker holding bay shall be submitted to Council s Engineer for approval with the building application prior to commencement of construction

9 The collection tank of the proposed pump out septic tank system shall have a minimum capacity of 35,000 litres and shall be capable of holding at least six days estimated volume of effluent at the maximum anticipated utilisation rate The suction line outflow rate at Oxford

Chairman

Falls Road shall be a minimum of 500 litres per minute, when pumped against a maximum head of 2 5 metres If the minimum flow rate specified by this condition cannot be achieved without the assistance of a pump, a pump shall be installed at the suction line together with a readily accessible switch at the property boundary adjacent to the termination point of the suction line

10 All works required by Conditions 6, 7 and 8 shall be undertaken in accordance to the requirements and to the satisfaction of Council

11 Five days notice by phone shall be given to Council s Sullage Service of any required pump out

12 The site sewer shall be connected to the Water Board sewer within three months of the sewer becoming available to the property and the pump out tanker service shall cease

13 Vehicular and pedestrian access to the site from Wakehurst Parkway is to be prevented by the erection of a pedestrian proof fence, setback 15m from the boundary of the property with Wakehurst Parkway The existing informal access way from Wakehurst Parkway from the site, south of the creek, to be landscaped within the property Details being submitted with the building application

14 Location of the enclosed pool and caretaker s dwelling house being indicated on the plans submitted with the building application

15 The carparking area to be completely clear of obstacles and available for parking at all times However, out of normal school hours and where sufficient carparking is available on site for the requirements of persons visiting the site, the carparking area may be used as a basketball court Basketball hoops are to be portable and removeable such that the carparking area is available for carparking on the next school day

16 Payment to Council under Section 94 of the Environmental Planning and Assessment Act, 1979, as amended of a cash contribution, to be placed by the Council in a trust fund, to Account 26341 and applied for works involved in the closure of Oxford Falls Road, east of Wakehurst Parkway Such payment is to be made prior to the release of the building approval The amount payable shall be assessed at the time of payment

17 Further to Condition 1J, landscaping comprising mass planting being provided along all property boundaries to screen the development from adjoining public roads

18 The covered waiting area adjacent to the bus turning circle being relocated such that it is entirely behind the 20m building line to Oxford Falls Road Details being submitted with the building application

19 Egress to comply with the requirements of the NSW Fire Brigade

20 Water closets, washing points and drinking bubblers being provided in accordance with the guidelines issued by the Department of Education Details being submitted with the building application

21 Floor levels of the building being a minimum of 300mm above the adjacent finished ground level to prevent ingress of surface waters Details being submitted with the building application

22 A report from a hydraulic engineer certifying or detailing an adequate water supply to the required hose reels and hydrants, in accordance with Specification 10 of Ordinance 70, being submitted with the building application

23 Each entrance to the building not being situated more than 90m from the nearest hydrant Details being submitted with the building application

24 Two storey buildings being constructed in Type 3 construction and single storey buildings in Type 5 construction

25 Swimming pool being provided with safety fencing in accordance with AS 1926-1986

26 No further development or increase in pupil numbers will be approved until the site is connected to the Water Board s sewer

27 A septic tank (pump out) application, for any modification of the existing system, being submitted with the building application

28 An Acoustic Engineer s report being submitted with the building application which addresses all noise emissions from the site related to Council s criteria This report to specifically address the school hall and should it not be demonstrated to Councils satisfaction that a nuisance will not be occassioned the hours of use of the hall shall be restricted to between 7 00am and 9 00pm, any day

29 Details of proposed garbage storage being submitted to Council for approval with the building application

30 No public address system to be installed or used on the site

Chairman

PAGE

Report to Development Unit.

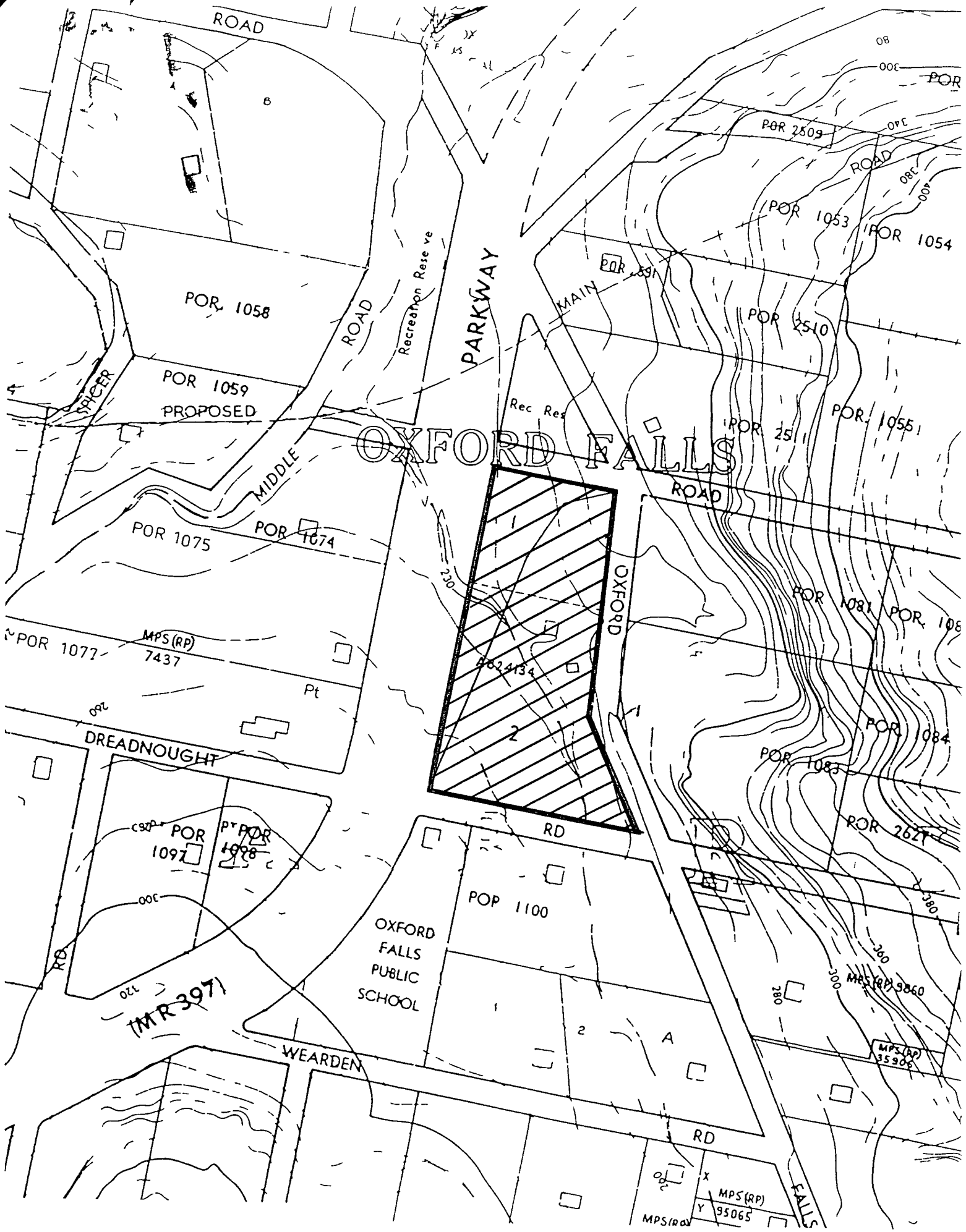
Clare Brown (signed) 21 12-90 (date)

DECISION OF DEVELOPMENT UNIT

INSTRUMENT OF EXERCISE OF DELEGATED AUTHORITY

The within application for DEVELOPMENT CONSENT is hereby DETERMINED as set out above, including any additional conditions/reasons, pursuant to delegated authority granted by Council on 25 7 79

CHAIRMAN



SCALE 1 4000

ZONE 1(a1)(Non-Urban 'A')

COUNCIL REFERENCE No 3M0054

COUNTER CHECK

APPLICANT BLOCK LETTERS

NAME Stanton - Dahl - Architects

POSTAL ADDRESS PO Box 253
Epping 2121
(Paul Stanton)

PHONE PRIVATE

BUSINESS 868 4455

NOMINATED CONSENT CHECK

SUBJECT DEVELOPMENT CONSENT

CONSENT No 91/92 ENDORSEMENT DATE ~~23/12/91~~ 23/1/91

ADDRESS
Lots 1, 2 & 3
Oxford Falls Rd
Oxford Falls

REAL PROPERTY DESCRIPTION

LOT/PORTION 1 2 3 SEC/PARISH DP/~~FP~~ 776469

IF CHANGED WRITE NEW DESCRIPTION

DEVELOPMENT CONSENT GRANTED
Construction of new buildings for existing School

ENTITLEMENT TO ACT CHECK

DETAILS OF MODIFICATION CHECK

ENTITLEMENT TO ACT UPON CONSENT

Architect engaged by Proprietor

NOTES

Full name of person/s or company making application

Postal address for notices and correspondence

List each and every modification sought attach additional sheets if space is insufficient Where the modification request involves changes to consent plans the changes must be highlighted by colouring on the plans accompanying this modification request Four copies/sets of such plans are required Where the modification request entails a change to a consent condition the new consent condition sought by the applicants must be nominated In all cases the development as proposed to be modified must be substantially the same development as that granted consent Council must be satisfied this is so otherwise a new development application will be required

Indicate the consent number and the endorsement date from the Consent which is the subject of the request The date of any previous modification should also be shown

Street name and number suburb as specified in the subject Consent

Real property description as specified in the subject Consent and if changed since issue of Consent the new description

Indicate the development granted consent in the subject Consent

All modification requests must show cause why Council should modify the Consent Specify the reasons for the request and the justification in your opinion

Only the original applicant or any other person entitled to act upon the Consent may apply to modify the Consent If you are the former write original applicant if you are not you must indicate your entitlement to act upon the consent e g the land owner a new purchaser architect for the original applicant etc Council may require documentary evidence to support this statement

DETAILS OF MODIFICATION(S) SOUGHT

Consent sought for changed plan of proposed
on the site. Primarily relates to desire to
orient more buildings to N. north, rather than
East/West as originally proposed. See correspondence
attached

WHY THE CONSENT SHOULD BE MODIFIED

the changes are of a minor nature & do not
make vastly unpleasant on the consent

ADDITIONAL SPACE OVER

APPLICATION

I/we the undersigned being the applicants nominated on this form hereby apply for the modification of the development consent nominated in this form I have specified the details of the modifications sought in this form and/or on the accompanying plans and have shown cause why in my/our opinion the application should be so modified I/we understand that incomplete or inadequate applications may be rejected or subject to delay and that Council may request more information

Signature	Capacity/Authority	Date
	PRINCIPAL	30/6/93

MODIFICATION REASONS CHECK

DATE RECEIVED	30/6/1993
ASSESSED FEE	$495—
FEE RECEIPT No	15200759Y
$465—	(OLD FEE)
* phoned applicant 30/6/1993 will send additional fee $30	

ACTION OFFICER

TARGET DATE

COMMENTS

FINAL CHECK (MANAGER)

Stanton Dahl

Architects
18 20 Oxford Street
Epping
Sydney
New South Wales

Box 833
Post Office Epping
New South Wales 2121
Facsimile 02 868 2624
Telephone 02 868 4955

WARR C/HCCTRO No 95652
REF TO
FILE
FILE No PT 3675 / P1078-1058
01 JUL 1993
SEEN BY
REF TO DATE
REPLY REQUIRED YES/NO

24th June 1993

General Manager
Warringah Shire Council
Civic Centre
Pittwater Road
DEE WHY NSW 2099

Dear Sir

re Oxford Falls Grammar School
Lots 1 2 & 3 DP 776469 Oxford Falls Road Oxford Falls
Development Consent No 91/29

On the 23rd December 1991 Council issued a modified consent for development of permanent buildings for the school

Stage 1 of these works has now been constructed which included the connection of the property to the Board s main sewer line

The school have now requested that documents be prepared for the next stage of construction As part of this process the master plan has been reviewed and it has been decided to seek to orientate the classroom block so that its major elevation is to the north as opposed to the east/west as shown on the original drawings

We therefore make application under Section 102 of the Local Government Act for approval for the modified master plan as shown on our drawing No 34393-02

The construction of permanent buildings is related to the continued development of the school and the program of construction that can be agreed with the Federal Government s Block Grant Authority the Association of Independent Schools However it is envisaged that staging of the buildings will be along the following general lines

Stage 2 - construction of the western end of the northern block - construction in 1993

Stage 3 - construction of the administration/library building and the removal of the main demountable building - construction in 1994

Phillip Stanton
B Arch ARAIA
Chartered Architect
Director
Peter Dahl
B Arch (Hons) ARAIA
Chartered Architect
Director

Architecture
Planning
Restoration
Commercial Interiors
Feasibility Studies
Environmental Impact

Stanton Dahl and Associates Pty Ltd
A C N 002 261 396

Stage 4 - Construction of the building to the rear of the adminstration/library block (there are additional toilets in this wing that will be required at this stage) - construction in 1995

Stage 5 - Construction of the remainder of the northern block and removal of last demountable - construction in 1997

(The construction dates indicated for stages 3 4 and 5 are at this stage preliminary requiring approval from the Block Grant Authority as noted earlier)

Your approval in due course would be appreciated

Yours faithfully

D P Stanton
Encl

GG

Report to Development Unit,

DEVELOPMENT APPLICATION (No 1990/351)
(Lodged 16 8 1990)

FILE PF 3675/P1078-1080 (Pt 3)

PROPOSAL Erection of a primary and infants school comprising nine classrooms, library, hall and administrative offices, school oval, associated carparking and landscaping (Oxford Falls Grammar School), and retention of existing caretaker s cottage and enclosed pool

LOCATION AND LAND DESCRIPTION

Lots 1 and 2, DP 776469, Oxford Falls Road, Oxford Falls Land is bounded by Oxford Falls Road to the east, Dreadnought Road to the south, Wakehurst Parkway to the west, and unnamed unmade road to the north, and is located 200m from the intersection of Oxford Falls Road and Wakehurst Parkway Site area 3 75ha

PRESENT DEVELOPMENT

Portable school classroom building and toilet block, enclosed pool, caretaker s residence, shed and associated carparking

APPLICANT S NAME AND ADDRESS

Moon & Rudulph
Architects
11 Mount Street
HUNTERS HILL NSW 2100

PLANNING CONTROL

Land is part zoned Non-Urban 1(a1) and part Proposed Recreation 6(c) under WLEP 1985 The 6(c) land comprises a 15m strip adjoining Wakehurst Parkway The proposal is located entirely on that part of the land zoned Non-Urban 1(a1) and is permissible with Council s consent

BACKGROUND

Prior to 1986 the property was used as a rural dwelling On 21 5 1986, Consent No 86/157 was issued for a demountable classroom building and toilet block, and use of the existing house as a caretaker s dwelling This consent was modified on 13 11 1986, deleting the requirement to dedicate to Council the 15m wide open space strip along Wakehurst Parkway as the land had been identified for future purchase by the then Department of Main Roads in connection with the St Ives-Dee Why freeway

On 21 12 1987, Consent No 87/465 was issued for demountable additions to the school, increasing the classrooms to eight plus a school hall On 17 10 1988 this consent was modified to reduce the school to five classrooms

Chairman

PAGE

Report to Development Unit,

PROPOSAL IN DETAIL

It is proposed to demolish the existing portable classrooms and erect buildings comprising a total of nine classrooms for infants and primary students attached to a two storey library, hall, and two storey administrative offices grouped around a central courtyard on the northern portion of the land A playing field is to be constructed on the southern portion of the land, by grading, top soiling and turfing A bus turning area and carpark for 28 cars is proposed with access from Oxford Falls Road

The existing enclosed pool and caretaker s cottage are proposed to be retained

The plans also indicate that the erection of a similarly sized secondary school and removal of the enclosed pool and caretaker s cottage, as Stage 2, will be proposed in the future No details have been submitted in this regard and no consideration given to this part of the proposal

HEALTH AND BUILDING COMMENTS (28 11 1990) ESD 1

No Health & Building Branch objections subject to model conditions and conditions 18-30 included in the recommendation of this report

In relation to the sewer, it is considered a cost of connection of $280,000 (as advised by Sinclair Knight & Partners dated 8 10 1990) for 220 pupils is excessive

Provided the enlarged pump-out system can be serviced by Council it is reasonable to allow the proposed development to go ahead, but advise the school that the site must be connected to to the Water Board s sewer prior to any further development or increase in the number of pupils

Proposed covered bus waiting area to maintain a 20m building line to Oxford Falls Road Playing field to maintain a 15m building line to Wakehurst Parkway and 7 5m to Dreadnought Road

PUBLIC WORKS DIVISION COMMENTS

Traffic Engineer (5 9 1990)

Requirement for Consultation

In accordance with the provision of SEPP 11, Table 1, Item No 6 - Education Establishments, 50-500 Students , this proposal will require referral to Warringah Shire Traffic Committee, acting as Council s Development Committee

Access

It is proposed that the existing driveway, located on the west side of

Chairman

PAGE

Report to Development Unit,

Oxford Falls Road approximately 200m north of Dreadnought Road, will be retained as the vehicular access point The internal roundabout has been designed to cater for a school bus, thereby allowing pick up and set down of students on-site Similarly, cars will be able to utilise the same arrangement At present, Oxford Falls Road has a sealed carriageway width of approximately 6m adjacent to the access drive with kerb and gutter along the eastern boundary of the school To enable a bus to turn into the site without crossing the centreline of Oxford Falls Road would require widening of the access drive from the present 6m width to 9m, and this action is recommended

Traffic Generation and Impact

The Traffic and Services Report dated August 1990 prepared by consulting engineers, Sinclair Knight & Partners, has assessed the traffic generation and impact on the surrounding roads of the proposed development based on results from an origin and distance survey of the existing operation Results of the survey indicates that the proposed expansion of the school would generate a total of around 149 vehicles Tables 4 3, 4 4 and 4 5 on pages 9, 10 and 11 respectively of the report detail an assessment of the impact of the traffic generated by the school on the operation of the intersections of Wakehurst Parkway/Dreadnought Road, Wakehurst Parkway/Oxford Falls Road, indicating acceptable average rates of delay will be maintained

The report does draw attention to the potential safety problems for traffic exiting Oxford Falls Road at Wakehurst Parkway due to the restricted sight distance to south bound traffic on Wakehurst Parkway It could be expected that safety at the intersection would deteriorate further with the additional traffic loading on the intersection resulting from the school expansion

Council has had a long term proposal to close Oxford Falls Road (south) at Wakehurst Parkway due to restricted sight distance at the intersection Examination of Roads and Traffic Authority crash statistics for the 3 year period ended December 1989 revealed a total of 11 crashes at the intersection, resulting in 4 injuries Of this total, 9 crashes (3 injuries) could be considered correctable if a closure of Oxford Falls Road (east) at Wakehurst Parkway was implemented

Assessment of the additional traffic generated by such a proposal on the intersection of Dreadnought Road and Wakehurst Parkway indicates that while average rates of delay increase from between 12% to 36% they are still within acceptable limits

Parking

The proposal provides for 28 on-site carparking spaces in accordance with DCP No 2 (Carparking), and having regard to the potential enrolment of

Chairman

PAGE

Report to Development Unit,

secondary pupils and staff involved, is considered adequate

Conclusion

It is proposed that this matter will be considered by the Traffic Committee at its meeting on 27th September 1990

In general, there are no objections to the proposed school expansion, subject to widening of vehicular access driveway to 9m, which is considered to be generally in accordance with Council s and Roads and Traffic Authority policies and guidelines

The closure of Oxford Falls Road at Wakehurst Parkway will be considered by the Traffic Committee, and if appropriate, included as a condition of development consent

(Note A contribution towards the closure of Oxford Falls Road will be calculated by comparing traffic generated by the proposal using the intersection with overall traffic volumes using the intersection, and then making a contribution proportional to the total cost of the closure A final figure cannot be calculated at this time as design and costing of the closure has not occurred)

Development Engineer (15 10 1990)

No objections subject to model conditions and conditions 2-4 included in the recommendation of this report

Engineering Services Manager (13 12 1990)

The pump out sewerage service can be extended to cater for the additional pupils subject to the construction of a tanker standing bay outside the school grounds and the enlarging of the existing tank holding capacity

It should be noted that the Sullage Service provided by Council will be phased down over the next three years and may not be able to effectively service any further expansion of the school beyond the proposal currently before Council Any further expansion of facilities at the school should be subject to sewer being provided to the site

No objections subject to Conditions 7-12 included in the recommendation of this report

WARRINGAH SHIRE TRAFFIC COMMITTEE (27 9 1990)

Roads & Traffic Authority advised that the Authority has decided not to include any portion of the school s property in proposals for the St Ives - Cromer Freeway

Chairman

PAGE

Report to Development Unit,

The Traffic Committee decided

That the development proposal is generally satisfactory, the Committee supporting in principle the closure of Oxford Falls Road, east of Wakehurst Parkway and that Council consider seeking a Section 94 contribution from the applicant towards the necessary works

SOIL CONSERVATION SERVICE (7 11 1990)

It is noted that the Traffic and Services Report by Sinclair Knight & Partners acknowledges that temporary sediment control works should be constructed in accordance with the Service s recommendataions

Accordingly, it is recommended that the submission of an erosion and sediment control plan which is acceptable to the Service be a condition of development consent (Note This erosion and sediment control plan should contain the information included in condition 5 included in the recommendation of this report) It is noted that Section 7 4 of the Traffic Services Report refers to the placement of haybale perimeter bunds, these should be shown on the erosion and sediment control plan

Service officers are available to provide advice to the developers and Council on details of erosion and sediment control measures which should be adopted during the proposed development

As you may be aware, the Service has been undertaking regular inspections of the Austlink development site at Terrey Hills to monitor the effectiveness of erosion and sediment control measures A similar consultative agreement could be arranged whereby the Service regularly monitors the subject proposed development at Oxford Falls Road

The Service s publication Urban Erosion and Sediment Control (Technical Publication No 2) is a guide to environmental management in urban areas Assistance in interpreting and applying the measures recommended in this publication should be obtained from officers of the Service at the Parramatta office

(Note The service advised further of its requirements in relation to erosion and sediment control which are included in Condition 5 of the recommendation of this report, and are to be included on the erosion and sediment control plan)

NATIONAL PARKS & WILDLIFE COMMENTS (26 11 1990)

The National Parks & Wildlife Service has no objections to the proposal as set out in the plans

However, it is recommended that as part of any approval, the proponent should comply with the State Pollution Control Commission Manual of Urban

Chairman

PAGE

Report to Development Unit,

Stormwater because of the close proximity to the creek

WATER BOARD (25 9 1990)

An existing 100mm diameter water main is available to serve the subject property Current supply is by a 25mm metered service which will provide about 1 litre per second continuous flow

Under the Board s present policy, upsizing of this service is not permitted Furthermore, if storage is required for domestic/fire hose reels, the size of the tank will need to be determined by the Water Board

Major works charges are not applicable

Sewerage services cannot reasonably be provided at this time

ENVIRONMENTAL PLANNING COMMENTS

Siting and Design

Development details for the proposal are included in the following table

		Height	Hip of Roof
Site area	3 7467ha		
Gross Floor Space -			
Classrooms/toilets	626 3sqm	3 5m	5 0m
Library	286 0sqm	6 6m	8 8m
Hall	300 0sqm	6 0m	8 2m
Total	1549 3sqm		
Floor space ratio	0 04 1		

Carparking
Required under DCP No 2 = 17 + pick-up/set-down area

Proposed 28 + pick-up/set-down area

The proposal complies with the 11m maximum height limit applicable under DCP No 11 - Height of Buildings

The proposal complies with Council s Building Lines & Building Setbacks Policy, which requires a 20m setback to Oxford Falls Road, Dreadnought Road and the unmade, unnamed Crown road to the north of the property and a 30m

Chairman

PAGE

Report to Development Unit,

setback to Wakehurst Parkway, except as follows

(a) Classrooms and retaining wall for the courtyard are located up to 7 5m from the northern boundary The adjoining road is an unnamed, unmade Crown road, and is unlikely to ever be constructed, especially in view of the local Traffic Committee recommendation to close Oxford Falls and direct traffic to the Dreadnought Road/Wakehurst Parkway intersection Therefore, the variation is considered acceptable in the circumstances in accordance with the aims and objectives of Council s Building Lines Policy

(b) A covered bus stop waiting area is located next to the bus turning circle to within 8m of Dreadnought Road This shelter may be relocated behind the 20m building line and adjacent to the administration building The structure measures 12m x 6m and is contrary to the aims and objectives of the Building Line Policy in that it will interfere with the rural character of the area Consequently, Council should enforce its building line in this regard, and delete the bus waiting area from its proposed location An appropriate condition is included in the recommendation to this report

(c) A corner of the proposed playing field is setback 15m from Wakehurst Parkway and another corner 7 5m from Dreadnought Road Earthworks have been designed to balance cut and fill on site, and minimise earthworks The oval will be at existing ground level at Dreadnought Road and Wakehurst Parkway A small amount of cut (up to 0 5m) will be required near the Wakehurst Parkway corner of the oval The submitted information indicates that the maximum fill proposed is 1 2m at the south-eastern end of the oval, and this will be confirmed by a condition of consent The amount of cut and fill proposed is minor and in view of the subsequent turfing, will not have a significant visual impact The building line variation is considered acceptable in that the oval is not a structure and the setbacks proposed are sufficient to provide screening of the playing field, thereby achieving the aims and objectives of Council's Building Lines Policy

(d) A timber boardwalk from the school to the oval is proposed to within 18m of Wakehurst Parkway This is a low structure, utilising an existing footbridge across the creek which is the only constructed crossing point over the creek It will have no discernable effect on the streetscape or rural character, achieving the aims and objectives of the Building Line Policy, and therefore the variation is supported

Access, Traffic and Parking

The Traffic Engineer s comments regarding the modified access point are concurred with

Chairman

PAGE

Report to Development Unit,

The Local Traffic Committee s recommendations regarding the closure of Oxford Falls Road, east of Wakehurst Parkway, is supported and an apropriate condition is recommended regarding the levying of a Section 94 contribution towards the costs of closing Oxford Falls Road

Development Control Plan No 2 - Carparking requires the provision of one carparking space per staff, an adequate pick-up/set-down area and a bus standing and turning area Twenty-eight carparking spaces are proposed, and the submitted traffic and services report states that up to 17 of these may be used for staff on site A bus turning circle is proposed providing satisfactory area for buses and cars to pick-up and set-down students

The carparking area is indicated on the submitted plans as being for dual use for a basketball court An appropriate condition is recommended ensuring that the carparking area is clear of obstructions and available for carparking

Clause 28A of WLEP 1985 prohibits access from the site to Wakehurst Parkway An existing informal access way exists south of the creek that bisects the property An appropriate condition is included in the recommendation of this report requiring that this access way be fenced off and the area landscaped to prevent access Furthermore, a fence is required to prevent pedestrian access from the site to Wakehurst Parkway

Impact on Narrabeen Lagoon

Clause 28 of WLEP 1985, and Council s resolution at its Ordinary Meeting of 28 8 1990, require that Council be satisfied that the proposal will not siltate, pollute or mar the landscape in the environs of Narrabeen Lagoon

The land capability assessment included in the Non-Urban 1(a1) Study by Don Fox Planning Pty Ltd, shows that the majority of the site, with the exception of the creek, has moderately deep hard setting duplex or gradational soils with low to moderate fertility and with a slight slope It is within Precinct B in which most land uses are capable of locating subject to design and management criteria Consequently, subject to appropriate conditions included in the recommendation of this report and as recommended by the Soil Conservation Service of New South Wales, the proposal is suitable for this land and will not result in the siltation of or pollution of Narrabeen Lagoon

Adequate pump out sewerage services are available for the site and the use is unlikely to result in pollution of Narrabeen Lagoon

The site is not located within the immediate environs of Narrabeen Lagoon The proposal is of relatively low scale, with a low floorspace ratio, and will have a minimal visual impact on the locality

Chairman

PAGE

Report to Development Unit,

Open Space Strip Adjacent to Wakehurst Parkway

A 15m wide strip zoned Proposed Recreation 6(c) exists adjoining Wakehurst Parkway It is Council s usual practice that, when a development is proposed which results in a permanent use of the structure, both in terms of its current non-urban zoning and any potential future urban zoning, Council seek the dedication of the 6(c) land as a condition of development consent This will ensure that Council s aim of providing a parkway vista along main roads throughout the Shire is achieved by including the land in the ownership, care and management of Council An appropriate condition is included in the recommendation of this report

Council had previously not required dedication of this land on the basis that it would be acquired by the Roads & Traffic Authority in relation to the St Ives-Cromer Freeway Circumstances have now changed The RTA now advise that the land is no longer required for road purposes Consequently, Council should seek dedication of the 15m strip for open space

Other Matters

The submitted development application was for Lots 1, 2 and 3, DP 776469 Lot 3 is located in the north eastern corner of the land, has an area of 35 9sqm, and is owned by Council having been dedicated as a public road as a cut-off corner The plans have been amended in red deleting this land from the proposal

Water & Sewerage

Clause 45 of WLEP 1985 requires that Council be satisfied that adequate water and sewerage facilities are available for the proposed development The Traffic and Services Report accompanying the development application details water usage on site and documents that adequate water is available as advised by the Water Board A pump out sewerage service is available for the development Consequently, adequate water and sewerage facilities are available for the proposed development

Notification

The application was notified to 10 nearby landowners, the Narrabeen Lagoon Committee and the Friends of Oxford Falls local community group One non-objection was received and one objection from the Narrabeen Lagoons Committee on the following grounds

1 Development of this sort should not proceed prior to the full consideration and introduction of a Total Catchment Management Plan for Narrabeen Lagoon

Comment The proposal is permissible within the Non-Urban 1(a1) zone and, in accordance with Clause 28 of WLEP 1985 and Council s resolution of

Chairman

PAGE

Report to Development Unit,

28 8 1990, will not siltate, pollute or harm the landscape of Narrabeen Lagoon The land has been assessed for its land capability in the Non-Urban 1(a1) Zone Study, and is suitable for the propsoal subject to design and management criteria which are reflected in the design of the proposal and the conditions included in the recommendation of this report Therefore, this objection should not be given determining weight

Conclusion

The proposal for a school and playing field will replace the existing portable classrooms on site As the development is of a permanent nature, Council should seek the dedication of a 15m wide strip of land zoned Proposed Recreation 6(c) adjoining Wakehurst Parkway Appropriate conditions are recommended to ensure that the proposal will not harm Narrabeen Lagoon Adequate water and sewerage facilities are available for the site The proposal has been assessed pursuant to WLEP 1985, relevant Council Development Control Plans, Codes and Policies, and Section 90 of the Environmental Planning and Assessment Act The proposal is considered suitable for approval subject to appropriate conditions

RECOMMENDATION (CONSENT)

That the application to demolish the existing school buildings and to erect a primary and infants school comprising nine classrooms, with associated library, hall and administration offices, a playing field, carparking, and associated landscaping, and retention of existing enclosed pool and caretaker s cottage, at Lots 1 and 2, DP 776469, Oxford Falls Road, Oxford Falls be approved subject to the following conditions

1 Model Conditions

1A	(Development being generally in accordance with plans numbered 9005/01 & 02, dated 14 6 1990, and plans numbered 9005/03 and 04, dated 15 6 1990, submitted 3 10 1990 as amended in red, and Figures 5 1, 5 2, and 4 (indicating extent of cut and fill), undated, submitted 5 12 1990, and as amended by any conditions of this consent)
2A	(Use not commencing until conditions carried out)
3A	(No signs without separate approval)
4A	(External components included at Building Application stage)
5A	(Sample Board of external building materials with the Building Application)
2B	(Provision of 17 carparking spaces)
2C	(Fences to be included on Building Application plans)
2H	(The hours of construction restricted)
1J	(Landscaping plans submitted with Building Application)
4L	(Measures shall be taken to mitigate harm caused to the environment and adjoining properties)

Chairman

PAGE

Report to Development Unit,

5L	(In respect of conditions 4L & 10V, work undertaken shall be carried out and maintained to the reasonable satisfaction of the Shire Engineer and shall comply where relevant with the standards of the Soil Conservation Service of New South Wales)
7L	(Shall not harm the environment)
9L	(A soil conservation plan for the control of erosion and sediment transport during the construction phase to Council s reasonable satisfaction)
11L	(Sediment traps, settling ponds, filters, cut-off drains and other soil conservation measures to Council s satisfaction)
12L	(Prevent transmission of soil to the public road and drainage system)
2N	(Dedication of land as Reserve land 15m wide along the western boundary)
6N	(Consolidation of Lots 1 & 2 as one lot)
26N	(In respect of Condition/s 2N, 6N & 10N number allocated by the Land Titles Office be advised in writing to the Council dedication and consolidation, prior to release of the building approval)
10N	(Natural watercourses shown on all copies of a plan for the Land Titles Offices)
25N	(Dedication of suitable sites for electricity sub-stations)
6Q	(Construction of kerb and gutter and half road in Oxford Falls Road between the existing kerb and gutter and Dreadnought Road)
7R	(Buildings to be located clear of any pipeline, natural watercourse or Council easement)
9R	(Minimum finished floor level of the school building R L 76m AHD)
6S	(Restoration and maintenance to approved levels and safe condition of the footway reserve(s) adjoining the sites full frontage)
10S	(Public footways and roadways adjacent shall be maintained during the course of the work in a safe condition)
1T	(Provision of 1 vehicle crossings, 9 metres wide)
2T	(Construction of approved kerb laybacks)
3T	(Reinstatement of redundant crossings and laybacks)
1U	(The submission of three (3) copies of Civil Engineering Plans Payment of the prescribed engineering development fees into Account 12912)
5U	(All design and/or construction of works shall comply with the Standard Specifications)
6U	(Adjustment of public utilities and services to be effected at full cost to the applicant)
7U	(A declaration by a registered surveyor shall be provided that construction within the easement boundaries)
9U	(Condition(s) 9R supervised registered surveyor)
10U	(Condition(s) 6Q & 2 designed and supervised by an Engineer)

Chairman

PAGE

Report to Development Unit,

11U (Condition(s) 6Q, 1U, 2 of this Consent, details shall be submitted with the Building Application)
15U (Approval for the works required by conditions 1T by making an Application for Street Levels)
2V (All fences, letter boxes to conform to the approved back of footpath levels)
4V (Access to vehicles except at the constructed entrance is to be denied)
10V (Provision is to be made to ensure effective erosion, sediment and stormwater pollution control measures are achieved in the long term use of the land)
12V (Submission for Council's approval and implementation to Council s satisfaction, of details of earthworks and filling)
14V (Lodgement with Council of a bond as security against damage to Council s property in the amount of $5,000 to Account Reg 905-*TF 090)
17V (All materials excavated from the site shall be disposed of to Council s reasonable satisfaction)
7W (Stormwater from the property being piped)
8W (All rooms in the building being ventilated)
12W (Provision of emergency lighting and illuminated exit signs)
13W (Provision of hose reels)
14W (Provision of hydrants)
27W (Not be occupied until a Certificate of Classification)
45W (Garbage/waste only being removed between 7am and 8pm any day)
49W (Total noise emitted from premises is not to exceed 5dB(A) above background)

2 Collected roof and site drainage to be piped to the natural watercourses within the site Details of the disposal points and treatment within the watercourse shall be submitted with the building application for approval

3 Safety fencing to separate the school buildings, play areas and oval from the floodway watercourse and any open channels within the site Details to be submitted for approval with the building application

4 No obstructions to flow or channel works within the 1 in 100 year floodways shall take place without Council s prior approval

5 Further to Condition 9L and in accordance with the requirements of the Soil Conservation Service of New South Wales, the erosion and sediment control plan shall contain the following

(a) Locations of sediment trapping structures (geotextile fabric fences) and associated diversion banks,

Chairman

PAGE

Report to Development Unit,

(b) Locations and volumes of sediment trapping basins (if any),

(c) Locations of run on protection structures (if any),

(d) Locations of on-site piped drainage,

(e) Detailed drawings of silt fences, cut off drains, and a construction sequence

Furthermore, words to the effect of the following are to be included on the erosion and sediment control plan

(i) Geotextile fabric fencing shall be installed and made functional before any ground is disturbed for development The fabric fencing must be able to intercept all eroded sediment in run-off water at all times during development The fabric fencing must be repaired if damaged or in a condition where sediment can enter the creek traversing the site

(ii) The piped drainage network should be progressively installed and made functional as early as possible During development, piped discharges should be directed through a sediment trapping structure to remove as much eroded sediment as possible

(iii) There should be a practical minimum level of ground disturbance during development and landscaping/revegetation should be progressively undertaken throughout the project

6 No fill to be imported to the site for the construction of the playing field Volume of fill to be balanced by volume of cut

7 A tanker holding bay shall be constructed immediately adjacent to the septic tank suction line termination point, to be located in Oxford Falls Road adjacent to the site boundary and at a location to be agreed to by the Council s Engineer The holding bay shall be a minimum of 3 5 metres wide, 25 metres long and shall be at least 7 0 metres from the centreline of the existing carriageway of Oxford Falls Road and shall be constructed as heavy duty sealed road pavement

8 Plans detailing the proposed tanker holding bay shall be submitted to Council s Engineer for approval with the building application prior to commencement of construction

9 The collection tank of the proposed pump out septic tank system shall have a minimum capacity of 35,000 litres and shall be capable of holding at least six days estimated volume of effluent at the maximum anticipated utilisation rate The suction line outflow rate at Oxford

Chairman

PAGE

Report to Development Unit,

Falls Road shall be a minimum of 500 litres per minute, when pumped against a maximum head of 2 5 metres If the minimum flow rate specified by this condition cannot be achieved without the assistance of a pump, a pump shall be installed at the suction line together with a readily accessible switch at the property boundary adjacent to the termination point of the suction line

10 All works required by Conditions 6, 7 and 8 shall be undertaken in accordance to the requirements and to the satisfaction of Council

11 Five days notice by phone shall be given to Council s Sullage Service of any required pump out

12 The site sewer shall be connected to the Water Board sewer within three months of the sewer becoming available to the property and the pump out tanker service shall cease

13 Vehicular and pedestrian access to the site from Wakehurst Parkway is to be prevented by the erection of a pedestrian proof fence, setback 15m from the boundary of the property with Wakehurst Parkway The existing informal access way from Wakehurst Parkway from the site, south of the creek, to be landscaped within the property Details being submitted with the building application

14 Location of the enclosed pool and caretaker s dwelling house being indicated on the plans submitted with the building application

15 The carparking area to be completely clear of obstacles and available for parking at all times However, out of normal school hours and where sufficient carparking is available on site for the requirements of persons visiting the site, the carparking area may be used as a basketball court Basketball hoops are to be portable and removeable such that the carparking area is available for carparking on the next school day

16 Payment to Council under Section 94 of the Environmental Planning and Assessment Act, 1979, as amended of a cash contribution, to be placed by the Council in a trust fund, to Account 26341 and applied for works involved in the closure of Oxford Falls Road, east of Wakehurst Parkway Such payment is to be made prior to the release of the building approval The amount payable shall be assessed at the time of payment

17 Further to Condition 1J, landscaping comprising mass planting being provided along all property boundaries to screen the development from adjoining public roads

Chairman

PAGE

Report to Development Unit,

18 The covered waiting area adjacent to the bus turning circle being relocated such that it is entirely behind the 20m building line to Oxford Falls Road Details being submitted with the building application

19 Egress to comply with the requirements of the NSW Fire Brigade

20 Water closets, washing points and drinking bubblers being provided in accordance with the guidelines issued by the Department of Education Details being submitted with the building application

21 Floor levels of the building being a minimum of 300mm above the adjacent finished ground level to prevent ingress of surface waters Details being submitted with the building application

22 A report from a hydraulic engineer certifying or detailing an adequate water supply to the required hose reels and hydrants, in accordance with Specification 10 of Ordinance 70, being submitted with the building application

23 Each entrance to the building not being situated more than 90m from the nearest hydrant Details being submitted with the building application

24 Two storey buildings being constructed in Type 3 construction and single storey buildings in Type 5 construction

25 Swimming pool being provided with safety fencing in accordance with AS 1926-1986

26 No further development or increase in pupil numbers will be approved until the site is connected to the Water Board s sewer

27 A septic tank (pump out) application, for any modification of the existing system, being submitted with the building application

28 An Acoustic Engineer s report being submitted with the building application which addresses all noise emissions from the site related to Council s criteria This report to specifically address the school hall and should it not be demonstrated to Councils satisfaction that a nuisance will not be occassioned the hours of use of the hall shall be restricted to between 7 00am and 9 00pm, any day

29 Details of proposed garbage storage being submitted to Council for approval with the building application

30 No public address system to be installed or used on the site

Chairman

PAGE

Report to Development Unit,

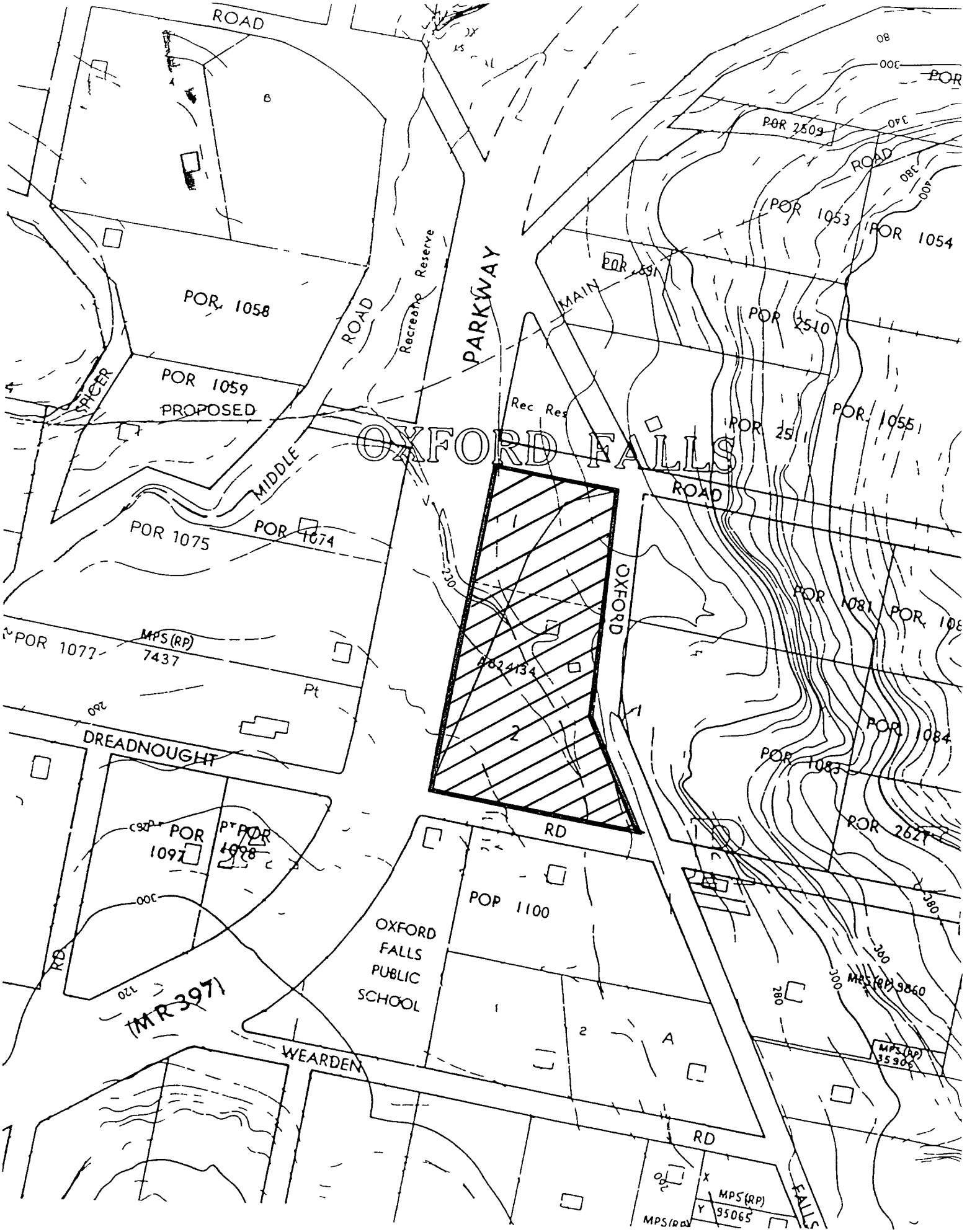
Clare Brown (signed) 21 12-90 (date)

DECISION OF DEVELOPMENT UNIT

INSTRUMENT OF EXERCISE OF DELEGATED AUTHORITY

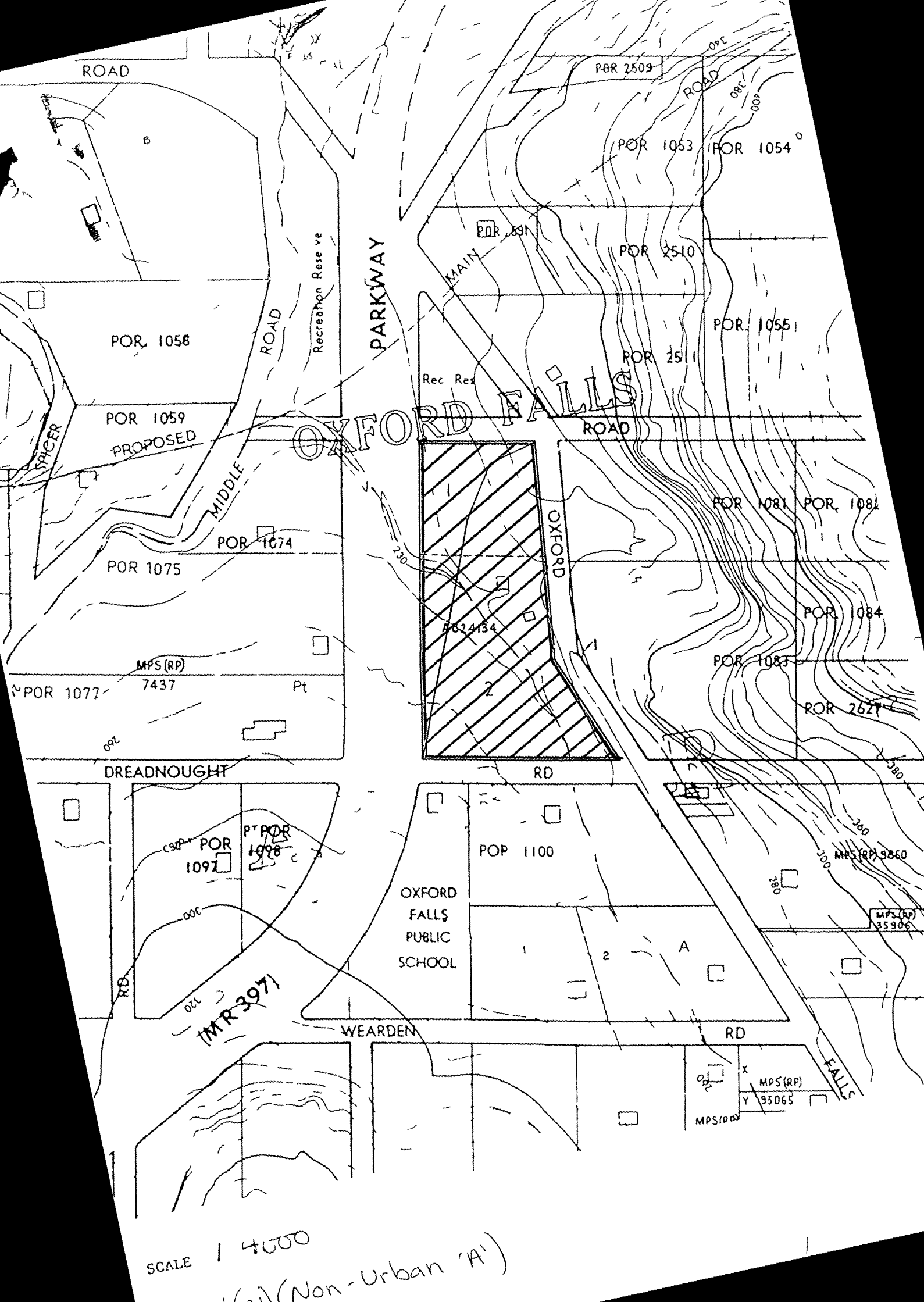
The within application for DEVELOPMENT CONSENT is hereby DETERMINED as set out above, including any additional conditions/reasons, pursuant to delegated authority granted by Council on 25 7 79

CHAIRMAN



SCALE 1 : 4000

ZONE 1(a1)(Non-Urban 'A')



SCALE 1 4000

(Non-Urban 'A')

Section 10 (2 & 5) Planning Certificate

Northern Beaches Council Planning Certificate – Part 2&5

Applicant: Eis & Jk Group
115 Wicks Road
MACQUARIE PARK NSW 2113

Reference: E30807KM
Date: 11/09/2019
Certificate No. ePLC2019/5041

Address of Property: 1078 Oxford Falls Road OXFORD FALLS NSW 2100
Description of Property: Lot 100 DP 1240806

Planning Certificate – Part 2

The following certificate is issued under the provisions of Section 10.7(2) of the *Environmental Planning and Assessment Act 1979* (as amended – formerly Section 149). The information applicable to the land is accurate as at the above date.

1. Relevant planning instruments and Development Control Plans

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

1.1a) Local Environmental Plan

Warringah Local Environmental Plan 2000

Warringah Local Environmental Plan 2011

1.1b) State Environmental Planning Policies and Regional Environmental Plans

State Environmental Planning Policy 1—Development Standards
State Environmental Planning Policy 19 – Bushland in Urban Areas
State Environmental Planning Policy 21 – Caravan Parks
State Environmental Planning Policy 33 – Hazardous and Offensive Development
State Environmental Planning Policy 50 – Canal Estate Development
State Environmental Planning Policy 55 – Remediation of Land
State Environmental Planning Policy 64 – Advertising and Signage
State Environmental Planning Policy 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 (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 (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 (State Significant Precincts) 2005
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Primary Production and Rural Development) 2019
Sydney Regional Environmental Plan No 20-Hawkesbury-Nepean River (No 2-1997)
State Environmental Planning Policy No 44-Koala Habitat Protection
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
Sydney Regional Environmental Plan No 9-Extractive Industry (No 2-1995)

1.2 Draft Environmental Planning Instruments

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

1.2 a) Draft State Environmental Planning Policies

Review of State Environmental Planning Policy 44 – Koala Habitat Protection
Draft State Environmental Planning Policy (Environment)
Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019
Amendment to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
Draft Remediation of Land State Environmental Planning Policy (intended to replace State Environmental Planning Policy 55)

1.2 b) Draft Local Environmental Plans

Planning Proposal - Dee Why Town Centre Planning Controls (PEX2018/0002)
Applies to land: Dee Why Town Centre (boundaries identified within the Planning Proposal)
Outline: Amends WLEP 2011 to:

- Increase maximum permissible building heights
- Introduce floor space ratio controls
- Provide development standards in relation to car parking, building setbacks and building proportion
- Identify additional “Key Sites”
- Implement a delivery mechanism for key infrastructure and public domain improvements

Council resolution: 23 September 2014
Gateway Determination: 1 April 2015 amended 22 September 2016

1.3 Development Control Plans

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

Warringah Development Control Plan 2000 (Notification)

Warringah Development Control Plan 2011

2. Zoning and land use under relevant Local Environmental Plans

For each environmental planning instrument or proposed instrument referred to in Clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

2.1 Zoning and land use under relevant Local Environmental Plans

2.1 (a), (b), (c) & (d)

The following information identifies the purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited, for all zones (however described) affecting the land to which the relevant Local Environmental Plan applies.

Warringah Local Environmental Plan 2000

The *Warringah Local Environmental Plan 2000* (WLEP2000) categorises permitted land uses into three groups identified within a Locality Statement that applies to the land (see below). Category One land uses are presumed consistent with the Desired Future Character statement for the locality. Category Two land uses may be consistent with the Desired Future Character statement for the locality. Category Three land uses are generally inconsistent with the Desired Future Character of the locality.

Clause 7 of WLEP 2000 provides that all development requires consent except:-
(i) exempt development, being development of minimal environmental impact identified in Schedule 1 (Exempt Development) when carried out in accordance with the requirements of that Schedule, and
(ii) development identified in Schedule 2 (Other Development not requiring consent), when carried out in accordance with the requirements of that Schedule.

Clause 10 of WLEP 2000 provides that the following development is prohibited:-
(i) development identified as being prohibited within a Locality Statement, and
(ii) signs of the type listed in Schedule 4 (Prohibited Signs).

See below Locality Statement that applies to the land:

LOCALITY B2 OXFORD FALLS VALLEY

DESIRED FUTURE CHARACTER

The present character of the Oxford Falls Valley locality will remain unchanged except in circumstances specifically addressed as follows.
Future development will be limited to new detached style housing conforming with the housing density standards set out below and low intensity, low impact uses. There will be no new development on ridgetops or in places that will disrupt the skyline when viewed from Narrabeen Lagoon and the Wakehurst Parkway.
The natural landscape including landforms and vegetation will be protected and, where possible, enhanced. Buildings will be located and grouped in areas that will minimise disturbance of vegetation and landforms whether as a result of the buildings themselves or the associated works including access roads and services. Buildings which are designed to blend with the colours and textures of the natural landscape will be strongly encouraged.
A dense bushland buffer will be retained or established along Forest Way and Wakehurst Parkway. Fencing is not to detract from the landscaped vista of the streetscape.
Development in the locality will not create siltation or pollution of Narrabeen Lagoon and its catchment and will ensure that ecological values of natural watercourses are maintained.

LAND USE

Category One

Nil

Category Two

Development for the purpose of the following:

- agriculture
- housing
- housing for older people or people with disabilities (on land described in paragraph (c) under the heading “Housing density” below)
- other buildings, works, places or land uses that are not prohibited or in Category 1 or 3.

Category Three

Development for the purpose of the following:

- animal boarding or training establishments
- bulky goods shops
- business premises
- child care centres
- community facilities
- entertainment facilities
- further education
- health consulting rooms
- heliports
- hire establishments
- hospitals
- hotels
- industries
- medical centres
- motor showrooms
- offices
- places of worship
- primary schools
- recreation facilities
- registered clubs
- restaurants
- retail plant nurseries
- service stations
- shops
- short term accommodation
- vehicle repair stations
- veterinary hospitals
- warehouses

PROHIBITED DEVELOPMENT

Development for the purpose of the following is prohibited within this locality:

- brothels
- extractive industries
- housing for older people or people with disabilities (other than on land described in paragraph (c) under the heading “Housing density” below)
- potentially hazardous industries
- potentially offensive industries
- vehicle body repair workshops

Canal estate development is also prohibited within this locality.

BUILT FORM

Housing density

The maximum housing density is 1 dwelling per 20 ha of site area (which does not include the area of any access corridor, whether such access corridor is to be created or is in existence at the time of application for development consent), except:

a. where this standard would prevent the erection of one dwelling on an existing parcel of land, being all adjacent or adjoining land held in the same ownership on 8 March 1974 and having a combined area of not less than 2 ha, and

b. on Portions 199, 200, 985, 986, 1001, 1002, 1003, 1004, 1011, 1012, 1018 and 1019 Parish of Manly Cove and Lot 33 DP 870625 Pinduro Place, Cromer, where one dwelling may be erected provided the land exceeds 4,000m2 in area and was lawfully created prior to 13 August 1982, or was otherwise lawfully created, and

c. on land that adjoins a locality primarily used for urban purposes and on which a dwelling house is permissible, where there is no maximum housing density if the development is for the purpose of "housing for older people or people with a disability" and the development complies with the minimum standards set out in clause 29.

However, consent may be granted for development that will contravene these housing density standards but, if by more than 10 per cent, only with the concurrence of the Director.

The matters which shall be taken into consideration in deciding whether concurrence should be granted are:

a. whether non-compliance with the development standard in issue raises any matter of significance for the State or regional environmental planning, and

b. the public benefit or maintaining the planning controls adopted by this plan.

To measure housing density

- the site area is divided by the number of dwellings proposed on the site, including any existing dwellings which are to be retained,
- the site is the allotment which existed on the day this plan came into effect, and
- granny flats are not considered to be a dwelling and are limited to one per allotment.

In calculating housing density, the area of any access corridor (including any right-of-carriageway, access handle, accessway or other area that provides for vehicle access) is to be excluded, whether that access corridor is to be created or is in existence at the time of application for subdivision.

Building height

Buildings are not to exceed 8.5 metres in height, where height is the distance measured vertically between the topmost point of the building (not being a vent or chimney or the like) and the natural ground level below.

Buildings are not to exceed 7.2 metres from natural ground level to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas located wholly within a roof space), but this standard may be relaxed on sites with slopes greater than 20 per cent within the building platform (measured at the base of the walls of the building), provided the building does not exceed the 8.5 metre height standard, is designed and located to minimise the bulk of the building and has minimal visual impact when viewed from the downslope sides of the land.

Front building setback

Development is to maintain a minimum front building setback.

The minimum front building setback to all roads is 20 metres. On corner allotments fronting Forest Way or Wakehurst Parkway the minimum front building setback is to apply to those roads and the side setback is to apply to the secondary road.

The minimum front building setback area is to be densely landscaped using locally occurring species of canopy trees and shrubs and be free of any structures, carparking or site facilities other than driveways, letterboxes and fences.

Rear and Side Building Setback

Development is to maintain minimum rear and side building setbacks.

The minimum rear and side building setbacks is 10 metres.
The rear and side setback areas are to be landscaped and free of any structures, carparking or site facilities other than driveways and fences.

Landscaped Open Space

The minimum area of landscaped open space is 30 per cent of the site area.
To measure an area of landscaped open space:

a. impervious surfaces such as driveways, paved areas, roofed areas, tennis courts, carparking and stormwater structures, decks and the like and any areas with a width or length of less than 2 metres are excluded from the landscaped open space area, and
b. the water surface of swimming pools and impervious surfaces that occur naturally such as rock outcrops are included in the landscaped open space area, and
c. landscaped open space must be at ground level, and
d. the minimum soil depth of land that can be included as landscaped open space is 1 metre.

National Park setback

Development is to maintain a minimum setback from National Park boundaries of 20 metres.
The minimum setback is to fire fuel reduced and landscaped with local species.

COMPLYING DEVELOPMENT

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

Column A	**Column B**
Development for the purpose of:	As described in Schedule 12 - Part A
Single storey detached houses, being: construction of new single storey houses. alterations to single storey houses. additions to single storey houses. constructions of carports, garages and outbuildings associated with a dwelling.	
Swimming pools	As described in Schedule 12 - Part B

HERITAGE ITEMS

The following items of local heritage significance are within this locality:

- Oxford Falls Public School, Dreadnought Road, Oxford Falls

CONSERVATION AREAS

Land adjacent to Wakehurst Parkway as shown on the map

EXTRACT FROM WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

Zone RE1 Public Recreation

1 Objectives of zone

• To enable land to be used for public open space or recreational purposes.

• To provide a range of recreational settings and activities and compatible land uses.

• To protect and enhance the natural environment for recreational purposes.

• To protect, manage and restore public land that is of ecological, scientific, cultural or aesthetic value.

• To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

2 Permitted without consent

Environmental facilities; Environmental protection works; Roads

3 Permitted with consent

Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Emergency services facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

Additional permitted uses

Additional permitted uses, if any, for which development is permissible with development consent pursuant to Clause 2.5 and Schedule 1 of the relevant Local Environmental Plan:

Nil

(e) Minimum land dimensions

The erection of a dwelling house is permitted subject to any housing density requirements set out in the above Locality Statement.

(f) Critical habitat

The land does not include or comprise critical habitat.

(g) Conservation areas

Refer to the above Locality Statement to determine whether this land is identified as a heritage conservation area under *Warringah Local Environmental Plan 2000*.

(h) Item of environmental heritage

Refer to the above Locality Statement to determine whether this land contains a heritage item under *Warringah Local Environmental Plan 2000*.

2.2 Draft Local Environmental Plan - if any

For any proposed changes to zoning and land use, see Part 1.2 b)
Please contact Council's Strategic and Place Planning unit with enquiries on 1300 434 434.

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

The *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* does not apply to the land.

3. Complying Development

The extent to which the land is land on which complying development may or may not be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

a) Housing Code

Complying Development under the Housing Code may be carried out on all of the land.

b) Rural Housing Code

Complying Development under the Rural Housing Code may be carried out on all of the land.

c) Low Rise Medium Density Code

Complying Development under the Low Rise Medium Density Code may not be carried out on all the land.

Note: Pursuant to clause 3B.63 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, all land in Northern Beaches Council is a 'deferred area' meaning that the Low Rise Medium Density Code does not apply until 31 October 2019.

d) Greenfield Housing Code

Complying Development under the Greenfield Housing Code may not be carried out on all of the land.

e) Housing Alterations Code

Complying Development under the Housing Alterations Code may be carried out on all of the land.

f) General Development Code

Complying Development under the General Development Code may be carried out on all of the land.

g) Commercial and Industrial Alterations Code

Complying Development under the Commercial and Industrial Alterations Code may be carried out on all of the land.

h) 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 all of the land.

i) Container Recycling Facilities Code

Complying Development under the Container Recycling Facilities Code may be carried out on all of the land.

j) Subdivisions Code

Complying Development under the Subdivisions Code may be carried out on all of the land.

k) Demolition Code

Complying Development under the Demolition Code may be carried out on all of the land.

l) Fire Safety Code

Complying Development under the Fire Safety Code may be carried out on all of the land.

m) Inland Code

Complying Development under the Inland Code does not apply to the land.

Note: Pursuant to clause 3D.1 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, the Inland Code only applies to 'inland local government areas'. Northern Beaches local government area is not defined as an 'inland local government area' by *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

4, 4A (Repealed)

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

The owner of the land (or any previous owner) has not 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).

5. Mine Subsidence

The land has not been proclaimed to be a mine Subsidence (Mine Subsidence) district within the meaning of section 15 of the *Mine Subsidence (Mine Subsidence) Compensation Act, 1961*.

6. Road widening and road realignment

(a) The land is not affected by a road widening or re-alignment proposal under Division 2 of Part 3 of the *Roads Act 1993*.

(b) The land is not affected by a road widening or re-alignment proposal under an environmental planning instrument.

(c) The land is not affected by a road widening or re-alignment proposal under a resolution of Council.

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

(a) Council has adopted a number of policies with regard to various hazards or risks which may restrict development on this land. The identified hazard or risk and the respective Council policies which affect the property, if any, are listed below (other than flooding – see 7A):

Nil

(b) The following information applies to any policy as adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in a planning certificate issued by the Council. The identified hazard or risk and the respective Policy which affect the property, if any, are listed below:

Bush Fire Prone Land
This land is identified on a Bush Fire Prone Land map certified by the Commissioner of the NSW Rural Fire Service as being bush fire prone land. The requirements of the NSW Rural Fire Service document *Planning for Bush Fire Protection* apply to this land. For further information please contact the Warringah Pittwater District Rural Fire Service.

Final Draft Northern Beaches Bush Fire Prone Land Map (BFPLM)
This land is identified as bush fire prone land on the Final Draft Northern Beaches Bush Fire Prone Land Map. The Northern Beaches BFPLM will supersede the Warringah BFPLM 2016, Pittwater BFPLM 2013 and Manly BFPLM 2010 from the date of its Certification by the Commissioner of the NSW Rural Fire Service. Please refer to the project page on Council's website for more information.

7A. Flood related development control Information

(1) 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) is subject to flood related development controls.

(2) Development on the land or part of the land for any other purpose is subject to flood related development controls.

8. Land reserved for acquisition

Environmental planning instrument referred to in Clause 1 does not make provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

9. Contribution plans

The following applies to the land:

Northern Beaches Section 7.12 Contributions Plan 2019

9A. Biodiversity certified land

The land is not biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016* (includes land certified under Part 7AA of the repealed *Threatened Species Conservation Act 1995*).

10. Biodiversity Stewardship Sites

The Council has not been notified by the Chief Executive of the Office of Environment and Heritage that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* (includes land to which a biobanking agreement under Part 7A of the repealed *Threatened Species Conservation Act 1995* relates).

10A. Native vegetation clearing set asides

Council has not been notified by Local Land Services of the existence of a set aside area under section 60ZC of the *Local Land Services Act 2013*.

11. Bush fire prone land

Bush Fire Prone Land
The land is bush fire prone land.

Draft Northern Beaches Bush Fire Prone Land Map 2018
Some of the land is bush fire prone land.

12. Property vegetation plans

The Council has not been notified that the land is land to which a vegetation plan under the *Native Vegetation Act 2003* applies.

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

Council has not been notified of the existence of an order made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

14. Directions under Part 3A

There is not 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.

15. Site compatibility certificates and conditions for seniors housing

(a) There is not a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land.

(b) No condition of consent applies to the property that limits the kind of people who may occupy the premises/ development. This refers only to consents granted after 11 October 2007 with conditions made in accordance with clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

There is not a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land.

17. Site compatibility certificate and conditions for affordable rental housing

(a) There is not a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land.

(b) There are not terms of a kind referred to in clause 17 (1) or 38 (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.

18. Paper subdivision information

There is no current paper subdivision, of which council is aware, in respect of this land according to Part 16C of the *Environmental Planning and Assessment Regulation 2000*.

19. Site verification certificates

There is no current site verification certificate, of which council is aware, in respect of the land according to Part 4AA of the *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

20. Loose-fill asbestos insulation

The residential dwelling erected on this land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

This clause applies to residential premises (within the meaning of Division 1A of part 8 of the Home Building Act 1989) that are listed in the register that is required to be maintained under that Division.

Contact NSW Fair Trading for more information.

21 Affected building notices and building product rectification orders

(1) There is not an affected building notice of which the council is aware that is in force in respect of the land.
(2) There is not a building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
(3) There is not a notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

In this clause:

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*.

Additional matters under the Contaminated Land Management Act 1997

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

(a) the land to which the certificate relates is not significantly contaminated land within the meaning of that Act

(b) the land to which the certificate relates is not subject to a management order within the meaning of that Act

(c) the land to which the certificate relates is not the subject of an approved voluntary management proposal within the meaning of that Act

(d) the land to which the certificate relates is not subject to an ongoing maintenance order within the meaning of that Act

(e) the land to which the certificate relates is not the subject of a site audit statement

If contamination is identified above please contact the Environmental Protection Authority (EPA) for further information.

Planning Certificate – Part 5

ePLC2019/5041

The following is information provided in good faith under the provisions of Section 10.7(5) of the *Environmental Planning and Assessment Act 1979* (as amended – formerly Section 149) and lists relevant matters affecting the land of which Council is aware. The Council shall not incur any liability in respect of any such advice.

Persons relying on this certificate should read the environmental planning instruments referred to in this certificate.

Company Title Subdivision

Clause 4.1 of the *Pittwater Local Environmental Plan 2014*, *Warringah Local Environmental Plan 2011* or *Manly Local Environmental Plan 2013* provides that land may not be subdivided except with the consent of the Council. This includes subdivision by way of company title schemes. Persons considering purchasing property in the Northern Beaches local government area the subject of a company title scheme are advised to check that the land has been subdivided with the consent of the Council.

District Planning

Under the Greater Sydney Regional Plan – A Metropolis of Three Cities 2018, the Greater Sydney Commission sets a planning framework for a metropolis of three cities across Greater Sydney which reach across five Districts. Northern Beaches is located within the 'Eastern Harbour City' area and is in the North District which forms a large part of the Eastern Harbour City. The North District Plan sets out planning priorities and actions for the growth of the North District, including Northern Beaches. Northern Beaches Council is preparing a Local Strategic Planning Statement which will give effect to the District Plan based on local characteristics and opportunities and Council's own priorities in the community.

Council Resolution To Amend Environmental Planning Instrument

The following instrument or resolution of Council proposes to vary the provisions of an environmental planning instrument, other than as referred to in the Planning Certificate – Part 2:

Planning Proposal - Response to Low Rise Medium Density Code
Applies to land: Certain land in the Pittwater Local Environmental Plan 2014 (PLEP 2014) and Manly Local Environmental Plan 2013 (MLEP 2013)
Outline: Seeks to amend the PLEP 2014 and MLEP 2013 in response to issues arising from the future implementation of the NSW Governments' SEPP (Exempt and Complying Development) Amendment (Low Rise Medium Density Code). The intent of the Planning Proposal is to prohibit:

- manor houses and multi-dwelling housing (including terraces) in zone R2 Low Density Residential zone under the Manly LEP 2013
- dual occupancy in zone R2 Low Density Residential zone under the Manly LEP 2013 and Pittwater LEP 2014
- multi-dwelling housing and dual occupancies in the R3 Zone in the Warriewood Valley under Pittwater LEP 2014

Council resolution: 26 June 2018

Planning Proposal - rezone deferred land within the Oxford Falls Valley & Belrose North area
Applies to land: Land within the B2 Oxford Falls Valley and C8 Belrose North localities of WLEP 2000 and land zoned E4 Environmental Living under WLEP 2011 at Cottage Point (Boundaries identified within the Planning Proposal)
Outline: Amends WLEP 2000 and WLEP 2011 to:

- Transfer the planning controls for land within the B2 Oxford Falls Valley and C8 Belrose North localities of WLEP 2000 into the best fit zones and land use controls under WLEP 2011
- Rezone the majority of the subject land to E3 Environmental Management under WLEP 2011
- Rezone smaller parcels of land to E4 Environmental Living, RU4 Primary Production Small Lots, SP2 Infrastructure, SP1 Special Activities, R5 Large Lot Residential and R2 Low Density Residential under WLEP 2011
- Include various parcels of land as having additional permitted uses under Schedule 1 of WLEP 2011

Council resolution: 24 February 2015

Planning Proposal - Freshwater Village Carpark Reclassification
Applies to land: Oliver Street carpark and Lawrence Street carpark, Freshwater
Outline: Amends WLEP 2011 to:

- Amend Schedule 4 Part 1 to include reference to the land
- Amend LZN_010 map to change the zoning from RE1 - Public Recreation to SP2 - Infrastructure
- Amend HOB_010 map to implement a maximum height of building of 3 metres.

Council resolution: 27 November 2018

Planning Proposal - Manly Warringah War Memorial State Park (Wakehurst Parkway, Allambie Heights & 1 Kirkwood Street, North Balgowlah)
Applies to: Crown Land: Lots 76 and 77 DP 504237; Lot 2 DP 710023 and Lot 1 DP 1200869; and **Sydney Water Land**: Lot 1 DP 710023 and Lot 1 DP 835 123
Outline: Proposed amendment to WLEP 2011 to:

- Amend Land Zoning Map to change the zoning from R2 (Low Density Residential) to RE1 (Public Recreation) for Lots 76 and 77 DP 504237, Lots 1 and 2 DP 710023, and Lot 1 DP 1200869.
- Amend Land Zoning Map to change the zoning from R2 (Low Density Residential) to SP2 (Infrastructure) - 'Water Supply System' for Lot 1 DP 835123.
- Amend Height of Building Map and Minimum Lot Size Map to remove the residential development standards for height and minimum lot size from all of the subject lots.

Council resolution: 28 May 2019

Planning Proposal - Pittwater Road and Albert Street, Narrabeen
Applies to: 1294 - 1300 Pittwater Road and 2 - 4 Albert Street, Narrabeen
Outline: Amends WLEP 2011 to:

- Amend Height of Building Map to increase height from 8.5m to 11m (excluding lot 1 DP613544 and part lot 8C DP200030.
- Amend Schedule 1 to allow "shop top housing" on the site.
- To seek an affordable housing contribution in conjunction with future redevelopment of the land.

Council resolution: 28 May 2019

Planning Proposal - Manly Creek Riparian Lands, Manly Vale (in the vicinity of "Mermaid Pool")
Applies to: Crown Land:

- Part Lot 7370 DP1165551 being land adjoining 102 King Street, Manly Vale
- Part Lot 7369 DP1165551 Wandella Road, Allambie Heights, south of Jenna Close, Allambie heights
- Lot 7371 DP1165577
- Part unmade road at the southern end of Wandella Road, King Street, Manly Vale

Outline: Proposed amendment to WLEP 2011 to:

- Amend Land Zoning Map to change the zoning from R2 (Low Density Residential) to RE1 (Public Recreation).
- Amend Height of Building Map and Minimum Lot Size Map to remove the residential development standards for height and minimum lot size from all of the subject lots.

Council resolution: 27 November 2018

Additional Information Applying To The Land

Additional information, if any, relating to the land the subject of this certificate:

Councils protection of Waterways and Riparian Land Policy
Council's Protection of Waterways and Riparian Land Policy (former Warringah) applies to the land.

General Information

Threatened Species
Many threatened species identified under the *Biodiversity Conservation Act 2016* (NSW) and Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth) are found within the former Local Government Area of Warringah (now part of Northern Beaches). Council's Natural Environment unit can be contacted to determine whether any site specific information is available for this property. Records of threatened flora and fauna are also available from the NSW Office of Environment and Heritage's Atlas of NSW Wildlife database: <http://www.bionet.nsw.gov.au>

Potential threatened species could include:

(a) threatened species as described in the final determination of the scientific committee to list endangered and vulnerable species under Schedule 1 of the *Biodiversity Conservation Act 2016*, and/or

(b) one or more of the following threatened ecological communities as described in the final determination of the scientific committee to list the ecological communities under Schedule 2 of the *Biodiversity Conservation Act 2016*:

- Duffys Forest Ecological Community in the Sydney Basin Bioregion
- Swamp Sclerophyll Forest on Coastal Floodplain
- Coastal Saltmarsh of the Sydney Basin Bioregion
- Swamp Oak Floodplain Forest
- Bangalay Sand Forest of the Sydney Basin Bioregion
- Themeda grasslands on Seacliffs and Coastal Headlands
- Sydney Freshwater Wetlands in the Sydney Basin Bioregion
- Coastal Upland Swamp in the Sydney Basin Bioregion
- River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions

Bush fire
Certain development may require further consideration under section 79BA or section 91 of the Environmental Planning and Assessment Act 1979, and section 100B of the Rural Fires Act, 1997 with respect to bush fire matters. Contact NSW Rural Fire Service.

Aboriginal Heritage
Many Aboriginal objects are found within the Local Government Area. It is prudent for the purchaser of land to make an enquiry with the Office of Environment and Heritage as to whether any known Aboriginal objects are located on the subject land or whether the land has been declared as an Aboriginal place under the *National Parks and Wildlife Act 1974* (NSW). The carrying out of works may be prevented on land which is likely to significantly affect an Aboriginal object or Aboriginal place. For information relating to Aboriginal sites and objects across NSW, contact: Aboriginal Heritage Information Management System (AHIMS) on (02) 9585 6345 or email **AHIMS@environment.nsw.gov.au**. Alternatively visit http://www.environment.nsw.gov.au/licences/AboriginalHeritageInformationManagementSystem.htm.

Coastal Erosion
Information available to Council indicates coastal erosion may affect a greater number of properties and may present an increased risk to properties than that shown on published hazard maps of the Warringah coastline. Council's Natural Environment Unit can be contacted for further information.

Ray Brownlee PSM
Chief Executive Officer
11/09/2019

SafeWork NSW Information

NSW GOVERNMENT | SafeWork NSW

Locked Bag 2906, [illegible]arow NSW 2252
Customer Experience 13 10 50
ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D19/191783

23 September 2019

Alistair Mitchell
JK Environments
PO Box 976
NORTH RYDE BC NSW 1670

Dear Mr Mitchell

RE SITE: 1078 Oxford Falls Road, Oxford Falls NSW

I refer to your site search request received by SafeWork NSW on 13 September 2019 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.auw

Yours sincerely

Customer Service Officer
Customer Experience - Operations
SafeWork NSW

Appendix D: Laboratory Report & COC Document

Envirolab Services Pty Ltd
ABN 37 112 535 645
12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
customerservice@envirolab.com.au
www.envirolab.com.au

CERTIFICATE OF ANALYSIS 225790

Client Details

Client	Environmental Investigation Services
Attention	Vittal Boggaram
Address	PO Box 976, North Ryde BC, NSW, 1670

Sample Details

Your Reference	**E30807KM, Oxford Falls**
Number of Samples	2 Material
Date samples received	10/09/2019
Date completed instructions received	10/09/2019

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.

Samples were analysed as received from the client. Results relate specifically to the samples as received.

Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Report Details

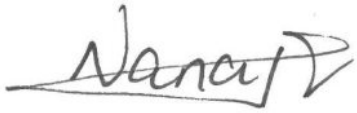
Date results requested by	17/09/2019
Date of Issue	11/09/2019

NATA Accreditation Number 2901. This document shall not be reproduced except in full.

Accredited for compliance with ISO/IEC 17025 - Testing. **Tests not covered by NATA are denoted with ***

Asbestos Approved By
Analysed by Asbestos Approved Identifier: Wonnie Condos
Authorised by Asbestos Approved Signatory: Lucy Zhu
Results Approved By
Lucy Zhu, Senior Asbestos Analyst

Authorised By



Nancy Zhang, Laboratory Manager

Asbestos ID - materials			
Our Reference		225790-1	225790-2
Your Reference	UNITS	AMF1	AMF2
Date Sampled		09/09/2019	09/09/2019
Type of sample		Material	Material
Date analysed	-	11/09/2019	11/09/2019
Mass / Dimension of Sample	-	30x20x5mm	25x25x5mm
Sample Description	-	Beige ceramic material	Beige fibre cement material
Asbestos ID in materials	-	No asbestos detected Organic fibres detected	Chrysotile asbestos detected Amosite asbestos detected

Method ID	Methodology Summary
ASB-001	Asbestos ID - Qualitative identification of asbestos in bulk samples using Polarised Light Microscopy and Dispersion Staining Techniques including Synthetic Mineral Fibre and Organic Fibre as per Australian Standard 4964-2004.

Result Definitions

NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

SAMPLE AND CHAIN OF CUSTODY FORM

TO:		FROM:
ENVIROLAB SERVICES PTY LTD 12 ASHLEY STREET CHATSWOOD NSW 2067 P: (02) 99106200 F: (02) 99106201 Attention: Aileen	EIS Job Number: E30807KM Date Results Required: STANDARD Page: 1	JKEnvironments REAR OF 115 WICKS ROAD MACQUARIE PARK, NSW 2113 P: 02-9888 5000 F: 02-9888 5001 Attention: Vittal Boggaram

Location: Oxford Falls

Sampler: AM

Sample Preserved in Esky on Ice

Tests Required

Date Sampled	Lab Ref:	Sample Number	Depth (m)	Sample Container	PID	Sample Description	Asbestos (Detection)
9.9.19	1	AMF1	Surface	A	-	Fragment	X
9.9.19	2	AMF2	Surface	A	-	Fargment	X

Envirolab Services
12 Ashley St
Chatswood NSW 2067
Ph: (02) 9910 6200

Job No: 225790

Date Received: 10/9

~~Time Received:~~ 12:40

Received by: AZ

Temp: Cool/Ambient

Cooling: Ice/Icepack

Security: Intact/Broken/None

Remarks (comments/detection limits required):

Sample Containers:
G - 250mg Glass Jar
A - Ziplock Asbestos Bag
P - Plastic Bag

Relinquished By:	Date:	Time:	Received By:	Date:
	9.9.19	10x00	AZ	10/9