



Douglas Partners

Geotechnics | Environment | Groundwater

Report on
Preliminary Geotechnical Assessment and Preliminary
Site Investigation for Contamination

Proposed Residential Unit Development
53 - 55 Donnison Street West, Gosford

Prepared for
Australian Luxury Living

Project 203360.00
May 2021

Integrated Practical Solutions



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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.


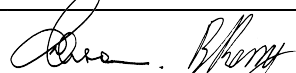
	Signature	Date
Author		5 May 2021
Reviewer		5 May 2021



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Report on Preliminary Geotechnical Assessment and Preliminary Site Investigation for Contamination

Proposed Residential Unit Development

53 - 55 Donnison Street West, Gosford

1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by Australian Luxury Living to complete this preliminary geotechnical assessment (PGA) and preliminary site investigation for contamination (PSI) undertaken for a proposed residential unit development for the site at 53 - 55 Donnison Street West, Gosford (the site). The site is shown on Drawing 1, Appendix A.

The investigation was undertaken in accordance with DP's proposal CCT200226 dated 21 July 2020.

It is understood that this report will be used to support a development application for the proposed residential unit development. It is understood that a PGA is required to accompany the DA submission, and that a more detailed geotechnical investigation would be required at a later date for the structural design of the proposed building. Thus, this PGA aims to provide comment on the expected ground conditions, site constraints and recommended additional investigation, given the proposed development.

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and / or management with regard to the proposed development.

This report must be read in conjunction with all appendices including the notes provided in Appendix B.

The following key guidelines were consulted in the preparation of this report:

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]* (NEPC, 2013); and
- NSW EPA *Guidelines for Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

2. Proposed Development

The proposed development is understood to comprise the construction of a multi-storey building consisting of seven levels of residential units over two basement levels. Based on dimensions given on the architectural plans (provided in Appendix A), the site comprises two lots that have a combined area of approximately 1,165 m².

3. Scope of Works

The scope of work comprised:

- Review of information obtained from the following sources:
 - o Published data, including topographical, geological and hydrogeological maps;
 - o Historical land titles;
 - o Central Coast Council (CCC) property enquiry information; and
 - o NSW EPA Contaminated Land and Protection of Environment Operations databases;
 - o Historical aerial photographs;
 - o Review of previous investigations completed in the area by DP.
- Walkover to assess existing site conditions, potential contamination sources and receptors and geotechnical aspects of the site; and
- Preparation of this report.

4. Site Information

Site Address	53 - 55 Donnison Street West, Gosford
Legal Description	Lots A and B Deposited Plan 312912
Area	1,165 m ²
Zoning	Zone R1 Residential
Local Council Area	Central Coast Council
Current Use	Residential (western portion, Lot B) and Vacant (eastern portion, Lot A)
Surrounding Uses	Residential in all directions. The neighbouring sites to the south and west are currently occupied by multi-storey residential unit developments. Site is bounded by Donnison Street West to the north and Batley Street to the west.

5. Environmental Setting

5.1 Regional Geology

Reference to the interim 1:25 000 scale Geological Series Sheet for Gosford indicates that the site is mapped as being underlain by the Terrigal Formation.

The Terrigal Formation typically comprises interbedded laminite, siltstone and quartz to lithic-quartz sandstone, and weathers to form medium and high plasticity clay soils.

5.2 Soil Landscape

Soil Landscape mapping (1:100,000 Sydney-Newcastle-Wollongong Soils Landscape Series Sheet) indicates that the site is underlain by Erina Erosional soil landscape group.

5.3 Acid Sulfate Soils

Reference to the Department of Land and Water Conservation 1:25 000 scale acid sulfate soil risk map for Gosford indicates that the site is located in an area where there is no known occurrence of acid sulfate soils.

Acid sulfate soils are normally present in low lying alluvial or marine sediments where surface elevations are less than RL 5 m AHD. Surface elevations at the site are well above RL 5 m AHD (see Section 5.4) and the area is not mapped as having alluvial soils. These conditions are consistent with the acid sulfate soil risk mapping.

5.4 Regional Topography

According to the conditions encountered during the site walkover (see Section 8), the proposed development plans provided by the client (Appendix A) and reference to NSW 2 m Elevation Contours, the site slopes down to the south from approximately 39 m AHD to approximately 35 m AHD. The surrounding area also slopes down to the south.

5.5 Surface Water and Groundwater

The closest water body to the site is Brisbane Water which is located approximately 300 m to the south.

Based on the regional topography and the inferred flow direction of nearby watercourses, the anticipated flow direction of groundwater beneath the site is to the south, towards Brisbane Water, the likely receiving surface water body for the groundwater flow path.

Given the local geology (i.e. Terrigal Formation), the groundwater in the fractured rock beneath the site is anticipated to be relatively fresh. Accordingly, potential beneficial uses could include irrigation or drinking water, although the future use of the groundwater for these purposes in the vicinity of the site is considered unlikely given the urban setting.

6. Site History

The desktop component of this investigation involved a review of historical information relating to potential contamination sources at the site. Relevant findings are provided below and in Appendix B.

6.1 Aerial photographs

Historic aerial photographs for the years 1965, 1975, 1998, 2002 and 2006 were obtained from the NSW Government Historical Imagery database. Photographs for the years 2017 and 2019 were obtained from Google Earth and the photograph for the year 2018 was obtained from SIXMaps.

These photographs were studied in order to identify the likely past uses and changes to the site and surrounding area, particularly those of a potentially contaminating nature. The findings are summarised below and the photographs are presented in Appendix B.

1965

The site appeared to be occupied by two residential dwellings. The surrounding sites appeared occupied by similar residential dwellings, with bushland further to the north.

1975

The dwelling on the western portion of the site appeared to have been changed since the 1965 photograph. The residential dwelling appeared larger than the previous dwelling. The remaining site area and surrounding area appeared similar to the 1965 photograph.

1998

The site and surrounding area appeared similar to the 1975 photograph with the exception of the neighbouring site to the east, which appeared occupied by a larger residential building, possibly a unit or townhouse development.

2002

The site and surrounding area appeared similar to the 1998 photograph.

2006

The site and surrounding area appeared similar to the 2002 photograph with the exception of the neighbouring site to west, on the corner of Batley Street and Donnison Street West, which appeared unoccupied (the residential dwelling appeared to have been removed some time after 2002).

2017

The site and surrounding area appeared similar to the 2006 photograph with the exception of the neighbouring sites to the west on the opposite side of Batley Street. The sites appeared occupied by multistorey residential developments. The site on the corner of Batley Street and Donnison St West appeared to be in the construction phase.

2018

The site appeared occupied by a residential building in the western portion which appeared consistent with that noted in earlier photographs. The eastern portion of the site appeared occupied by demountable or temporary buildings, construction equipment and vehicles.

The neighbouring site to the south appeared to be occupied by a multistorey residential building which appeared to be in the construction phase. It is assumed that the eastern portion of the site was being used during construction of the development on the neighbouring site to the south.

The neighbouring site to the west on the corner of Batley Street and Donnison St West appeared to still be in the construction phase.

2019

The western portion of the site appeared unchanged (occupied by residential building). The eastern portion appeared occupied by three demountable or temporary buildings. The neighbouring site to the south appeared occupied by a completed multi-storey building. The neighbouring sites to the west also appeared occupied by completed multi-storey buildings.

6.2 Historical Land Titles

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Table 1 and 2.

Table 1: Historical Title Deeds for Lot A (Eastern Portion of the Site)

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
19.08.1925 (1925 to 1942)	James Albert Mobbs (Orchardist)	Residential
27.02.1942 (1942 to 1949)	Doris Elizabeth Martin (Married Woman) (Transmission Application not investigated)	Residential
26.08.1949 (1949 to 1962)	Ronald Arthur Preston (Shop Assistant)	Residential
22.06.1967 (1967 to 1997)	Eileen Grace Preston (Spinster)	Residential
19.11.1997 (1997 to 1999)	Ronald Arthur Preston Albert John Black (Transmission Application not investigated)	Residential
21.01.1999 (1999 to 2001)	Peter Francis Sewell Linda Gay Sewell	Residential
19.07.2001 (2001 to 2003)	Yun Mo Ok	Residential
15.07.2003 (2003 to 2007)	Paul John Cutting Michelle Ann Cutting	Residential Aerial photography indicated vacant land from about 2006
03.04.2007 (2007 to 2015)	PHK Group Pty Limited Now Autopack Services Pty Ltd	Vacant
09.03.2015 (2015 to 2017)	Michael Gerald Aiossa David George Aiossa Northfield Properties Pty Ltd	Vacant
16.11.2017 (2017 to Date)	# SSKZ Pty Ltd	Vacant Aerial photography indicated construction equipment storage 2018-2019

Current Owner

Table 2: Historical Title Deeds for Lot B (Western Portion of the Site)

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
19.08.1925 (1925 to 1942)	James Albert Mobbs (Orchardist)	Residential
27.02.1942 (1942 to 1960)	Doris Elizabeth Martin (Married Woman) (Transmission Application not investigated)	Residential
24.05.1960 (1960 to 1965)	Michael Lawrence Moran (Textile Manufacturer)	Residential
17.09.1965 (1965 to 1992)	Sylvia Mavis Coulter (Married Woman)	Residential
19.11.1992 (1992 to 1995)	Frederick George Butt	Residential
14.12.1995 (1995 to 2001)	Frederick George Butt Belle Butt	Residential
28.03.2001 (2001 to 2013)	Belle Butt	Residential
14.11.2013 (2013 to 2013)	Lynette Adele Smith Noel Sanders Wright (Executors of the Estate of Belle Butt)	Residential
30.12.2013 (2013 to 2016)	Nadeem Mohammed Johanna Elizabeth Dale	Residential
01.04.2016 (2016 to Date)	# Charles Elias Nasr # Fadia Nasr	Residential

Current Owner

No easements or leases recorded for the site (Lot A or Lot B).

6.3 Regulatory Notices

The EPA publishes records of contaminated sites under Section 58 of the CLM Act on a public database, accessible via the internet. The notices relate to investigation and / or remediation of significant contaminated as defined under the CLM Act. More specifically the notices relate to the following:

- Actions taken by the EPA under Sections 15, 17, 19, 21, 23, 26 or 28 of the CLM Act;
- Actions taken by the EPA under Sections 35 or 36 of the Environmentally Hazardous Chemicals Act 1985; and

- Site audit statements provided to the EPA under section 52 of the CLM Act on sites subject to an in-force remediation order.

The search of the database on 31 March 2021 revealed that the subject site and neighbouring sites are not listed

It should be noted that the EPA record of notices for contaminated land does not provide a record of all contaminated land in NSW.

The NSW EPA also issues environmental protection licenses under Section 308 of the POEO Act. The register contains:

- Environmental protection licenses;
- Applications for new licenses and to transfer or vary or extend licenses;
- Environment protection and noise control licenses;
- Convictions and prosecutions under the POEO Act;
- The result of civil proceedings;
- License review information;
- Exemptions and provisions of the POEO Act or Regulations;
- Approvals granted under Clause 9 of the POEO (Control of Burning) Regulation; and
- Approvals granted under Clause 7a of the POEO (Clean Air) Regulation.

A search of the public register on the 31 March 2021 indicated that no licenses were listed for the subject site or neighbouring sites.

6.4 Council Records

A request to view Central Coast Council Records under the Government Information (Public Access) Act 2009 (the GIPA Act) in relation to the site was lodged on 30 March 2021. Council had not provided any information by 19 April 2021; however, the following record of Development Applications was found on Council's website:

- 53 Donnison Street West:
 - o BA71686/1993: Building Application, Dwelling – house was refused in 1993;
 - o BA73933/1993: Building Application, Fence was approved in 1993; and
 - o BA74678/1993: Building Application, Dwelling – house was approved in 1993.
- 55 Donnison Street West:
 - o DA28013/2005: Development Application, Dwelling – house approved under delegation in 2005; and
 - o CC28013/2005: Construction Certificate, Dwelling – house approval not released.

6.5 Site History Integrity Assessment

The information used to establish the history of the site was sourced from reputable and reliable reference documents, many of which were official records held by Government departments / agencies. The databases maintained by various Government agencies potentially can contain high quality information, but some of these do not contain any data at all.

In particular, aerial photographs provide high quality information that is generally independent of memory or documentation. They are only available at intervals of several years, so some gaps exist in the information from this source. The observed site features are open to different interpretations and can be affected by the time of day and / or year at which they were taken, as well as specific events, such as flooding. Care has been taken to consider different possible interpretations of aerial photographs and to consider them in conjunction with other lines of evidence.

6.6 Summary of Site History

The site history information suggests the site use has been residential since at least the 1940s. The site history suggests the dwelling on the eastern portion of the site (No. 55) was removed sometime between 2003 and 2006 and this portion of the site was used by developers between 2018 and 2019 during construction of the multi-storey residential development located on the neighbouring site to the south. Since this portion of the site has remained vacant.

The current townhouse dwelling located on the western portion (No. 53) of the site appears to have been constructed in the early 1990s (approved in 1993).

7. Previous DP Geotechnical Investigations

DP has prepared the following reports for sites within close proximity of the subject site, including the following:

- Review of Geotechnical Aspects, Proposed Multi-storey Apartment Building, 2-6 Wilhelmina Street, Gosford completed in 2015 (DP Project 82804.00);
- Review of Geotechnical Aspects, Proposed Apartment Tower, 6-10 George Street, Gosford completed in 2016 (DP Project 82933.00); and
- Geotechnical Investigation, Proposed Road Extension, Cape Street South, Gosford, completed in 2019 (DP Project 83611.00).

The results of the previous investigations suggest the following:

- Given the geological mapping for the site, the surface soils are expected to comprise mainly medium and high plasticity residual clays derived from the in situ weathering of the parent Terrigal Formation rock layers. Such soils usually range in consistency from firm through to hard, with the firm soils tending to be relatively limited in depth and areal extent, and usually associated with waterlogged zones.
- No evidence of waterlogging was observed during the site walkover inspection for the above sites.

- The borehole completed for the proposed road extension encountered poorly compacted sandy clay fill over the full depth of drilling (1 m). No free groundwater was observed in the borehole during the course of the field work.

8. Site Walkover / Description

A walkover was completed on 15 April 2021. Photographs 1 to 4 are presented in Appendix A.

The eastern portion of the site was occupied by two shipping containers located at the rear (southern end). The remaining area was covered by long grass. The western portion of the site was occupied by a three-storey residential townhouse building. It is considered likely that fill would have been placed at the site during construction of the townhouse building.

The site sloped down to the south. The surrounding area sloped down to the south and east and west.

The eastern portion appeared occupied by two demountable or temporary buildings.

No other anthropogenic materials were noted on the site's surface, however, the long grass over the eastern portion of the site precluded thorough inspection of the site surface.

9. Preliminary Conceptual Site Model

A conceptual site model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or the future i.e.: it enables an assessment of the potential source – pathway – receptor linkages (complete pathways).

Potential Sources

Based on the current investigation, the following potential sources of contamination and associated contaminants of potential concern (COPC) have been identified.

- S1: Fill: Associated with levelling, demolition of former buildings on the site.
 - o COPC include metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos.
- S2: Former and current buildings.
 - o COPC include asbestos, synthetic mineral fibres (SMF), lead (in paint) and PCB.

Potential Receptors

The following potential human receptors have been identified:

- R1: Current users [residential];

- R2: Construction and maintenance workers;
- R3: End users [residential]; and
- R4: Adjacent site users [residential].

The following potential environmental receptors have been identified:

- R5: Surface water [Brisbane Water];
- R6: Groundwater; and
- R7: Terrestrial ecology.

Potential Pathways

The following potential pathways have been identified:

- P1: Ingestion and dermal contact;
- P2: Inhalation of dust and / or vapours;
- P3: Surface water run-off;
- P4: Lateral migration of groundwater providing base flow to water bodies;
- P5: Leaching of contaminants and vertical migration into groundwater; and
- P6: Contact with terrestrial ecology.

Summary of Potentially Complete Exposure Pathways

A 'source–pathway–receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 to S4) and receptors (R1 to R7) are provided in below Table 3.

Table 3: Summary of Potentially Complete Exposure Pathways

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S1: Fill, Metals, TRH, BTEX, PAH, OCP and asbestos S2: Former and current buildings, asbestos, SMF, lead (in paint) and PCB	P1: Ingestion and dermal contact P2: Inhalation of dust and / or vapours P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater P6: Contact with terrestrial ecology	R1: Current users [residential] R2: Construction and maintenance workers R3: End users [residential] R4: Adjacent site users [residential].	An intrusive investigation is recommended to assess possible contamination including testing of the soils and groundwater.

10. PSI Conclusions and Recommendations

Based on the findings of this PSI, DP considers that there is generally a low potential for contamination given the past mainly residential use. Some potential contamination sources were identified (refer Table 3, Section 9) including fill and former and current buildings.

The site would generally be considered compatible (from a site contamination perspective) with the proposed residential unit development given that the majority of the site would be excavated for the proposed two basement levels.

Based on review of the limited site history information and the walkover, the site appears to generally have a low potential for contamination, and would generally be compatible with the proposed development (from a site contamination standpoint), subject to completion of the following assessments:

- Existing Structures:** A pre-demolition hazardous building material survey in accordance with SafeWork NSW requirements is recommended to be conducted by an appropriately qualified occupation hygienist prior to the demolition of the existing structures. All demolition work should be undertaken by a licenced demolition contractor and a clearance certificate provided by an occupational hygienist for the ground surface post demolition;
- Soil:** An intrusive soil investigation with associated contamination sampling should be conducted to confirm the assessed low potential for contamination. Given that part of the site is covered in tall grass and given there is a residential property present on part of the site, DP consider it would be appropriate to conduct the intrusive soil investigation following stripping of the vegetation and demolition of the existing structure.

- **Groundwater:** Should the results of the soil investigation indicate signs of contamination; groundwater testing may be recommended.

Any soil removed from the site must be waste classified prior to disposal to a licensed facility as detailed in Section 11.3.2.

11. Geotechnical Comments

11.1 Expected Ground Conditions

Based on a review of the available information the subsurface conditions are likely to comprise medium and high plasticity residual clay soils derived from the in situ weathering of the parent Terrigal Formation rock layers. Such soils usually range in consistency from firm through to hard, with the firm soils tending to be relatively limited in depth and areal extent, and usually associated with waterlogged zones.

The upper layers of the Terrigal Formation tend to be highly weathered, and often include completed weathered layers that have soil properties. As such, rock strengths can vary markedly throughout the rock profile.

11.2 Groundwater

Given excavations are proposed, and groundwater is likely to be encountered, then appropriate shoring and dewatering measures will be required. Generally, seepage rates through the Terrigal Formation and overlying residual soil profile would be expected to be relatively low, and likely able to be managed by pumping from localised sumps within the excavation.

Monitoring of the groundwater collected will be required prior to disposal.

11.3 Recommended Additional Investigation

11.3.1 Geotechnical Investigation

Geotechnical investigation would be required as recommended below:

- Drilling of boreholes to up to approximately 15 m depth (about 5 m below proposed bulk excavation level) targeting bedrock, including coring of the underlying bedrock;
- Standard penetration testing within the soil profile;
- Point load testing on recovered rock core;
- Field permeability testing and seepage analysis in the event that a drained basement and groundwater discharge is proposed; and

- Geotechnical laboratory testing including:
 - Soil and groundwater aggressivity;
 - Atterberg limits;
 - Emerson dispersion; and
 - Maximum dry density and field moisture content

11.3.2 Waste Classification Assessment

It is anticipated that significant quantities of soil and weathered rock will require off-site transport to facilitate the construction of the proposed residential unit development. On this basis, a waste classification assessment would be required. The scope of the waste classification assessment would also be dependent on whether fill material is to be assessed in accordance with the *Excavated Natural Material (ENM) Order 2014* or assessment is limited to the NSW EPA *Waste Classification Guidelines*. Notwithstanding this, the waste classification assessment should include:

- Site walkover and desktop review to identify any potential on-site sources of contamination;
- Screening of samples for potential volatile contaminants using a photoionisation detector (PID); and
- Laboratory testing of selected samples of fill material and natural material for contaminants of concern. This may include the following (although additional testing would be required for an ENM assessment):
 - o Heavy metals (As, Cd, Cr, Cu, Hg, Pb, Ni & Zn);
 - o Petroleum hydrocarbons (TPH, BTEX, PAH & PCB);
 - o Pesticides (OCP); and
 - o Asbestos (fill material only).

12. Limitations

Douglas Partners Pty Ltd (DP) has prepared this report for this project at 53 - 55 Donnison Street West, Gosford in accordance with DP's proposal CCT200226.P.001.Rev0 dated 21 July 2020 and acceptance received from Christian Charles of Australian Luxury Living dated 22 February 2021. The work was carried out under revised DP's Conditions of Engagement. This report is provided for the exclusive use of Australian Luxury Living for this project only and for the purposes as described in the report. It should not be used by or be relied upon for other projects or purposes on the same or another site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and / or their agents.

The comments provided in the report are based on a desktop review and walkover inspection of the site and do not include any subsurface investigations. Subsurface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after DP's field testing has been completed.

DP's advice is based upon a desktop review and a walkover inspection, and therefore are to be considered as preliminary in nature. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site. The advice may also be limited by budget constraints imposed by others or by site accessibility.

The assessment of atypical safety hazards arising from this advice is restricted to the geotechnical and environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

Douglas Partners Pty Ltd

Appendix A

Drawing 1

Proposed Development Plans

Site Photographs



Site Location

Images sourced from GoogleEarthPro (2019)

PRE DA DRAWING PACKAGE

19074

Residential Flat Building - 53-55 Donnison Street, West Gosford

SNZHoldings + Australian Luxury Living

SCHEDULE OF DRAWINGS	
DA000	COVER PAGE
DA010	SITE ANALYSIS
DA011	SITE ANALYSIS
DA020	DEMOLITION PLAN
DA030	SITE PLAN
DA040	MASSING PERSPECTIVE 01
DA041	MASSING PERSPECTIVE 01 W/ ENVELOPE
DA042	MASSING PERSPECTIVE 02
DA043	MASSING PERSPECTIVE 02 W/ ENVELOPE
DA050	RENDERED PERSPECTIVE 01
DA051	RENDERED PERSPECTIVE 02
DA052	RENDERED PERSPECTIVE 03
DA053	RENDERED PERSPECTIVE 04
DA054	RENDERED PERSPECTIVE 05
DA100	BASEMENT 2
DA110	BASEMENT 1
DA120	GROUND FLOOR
DA130	FIRST FLOOR
DA140	SECOND FLOOR
DA150	THIRD FLOOR
DA160	FOURTH FLOOR
DA170	FIFTH FLOOR
DA180	SIXTH FLOOR
DA300	NORTHERN ELEVATION
DA301	EASTERN ELEVATION
DA302	SOUTHERN ELEVATION
DA303	WESTERN ELEVATION
DA350	EXTERNAL FINISHES
DA400	SECTION A-A
DA970	FSR CALCULATION



SUBJECT SITE



SITE LOCATION

DRAFT

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

Survey By: Clarke Dowdle
Ref: x Date: 13.11.19

Notes

PO Box 601 Kotara
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
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Drawings are to be read in conjunction with all contract documents.
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The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Issue	Description	Date
P1	Client Review	08.01.20
P2	Pre DA Issue	23.01.20
P3	Revised for Pre DA	20.03.20
P4	For Client Approval	02.07.20

Project

Residential Flat Building

Location

53-55 Donnison Street
West Gosford

Client

SNZHoldings +
Australian Luxury Living

Drawing

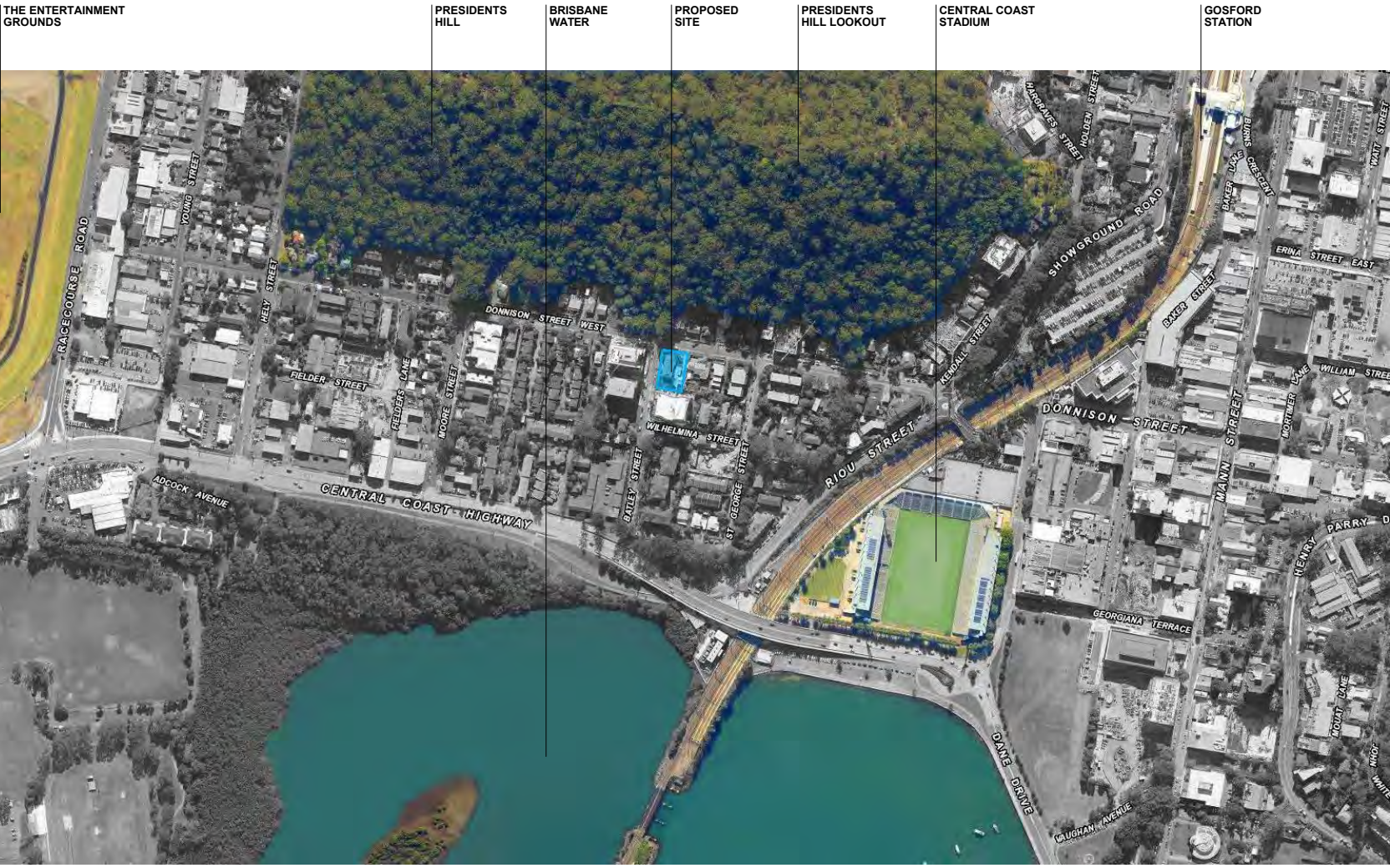
COVER PAGE

Scale	Date
@ A3	2/07/2020
Drawn By	QA Checked By
PG/JG	DH
Project Number	Drawing Number
19074	DA000
Issue	
P4	

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Nominated Architect:
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ELK

DESIGNS



THE ENTERTAINMENT GROUNDS

PRESIDENTS HILL

BRISBANE WATER

PROPOSED SITE

PRESIDENTS HILL LOOKOUT

CENTRAL COAST STADIUM

GOSFORD STATION



VIEWS TOWARDS WEST GOSFORD & BRISBANE WATER NATIONAL PARK

VIEWS TOWARDS GOSFORD & KINCUMBER MOUNTAIN RESERVE

VIEWS TOWARDS BRISBANE WATER & POINT CLARE

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NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209

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Consultants

Issue	Description	Date
P1	Client Review	08.01.20
P2	Pre DA Issue	23.01.20
P3	Revised for Pre DA	20.03.20

Project

Residential Flat Building

Location

53-55 Donnison Street
West Gosford

Client

SNZHoldings +
Australian Luxury Living

Drawing

SITE ANALYSIS

Scale

@ A3

Date

2/07/2020

Drawn By

PG/JG

QA Checked By

DH

Project Number

19074

Drawing Number

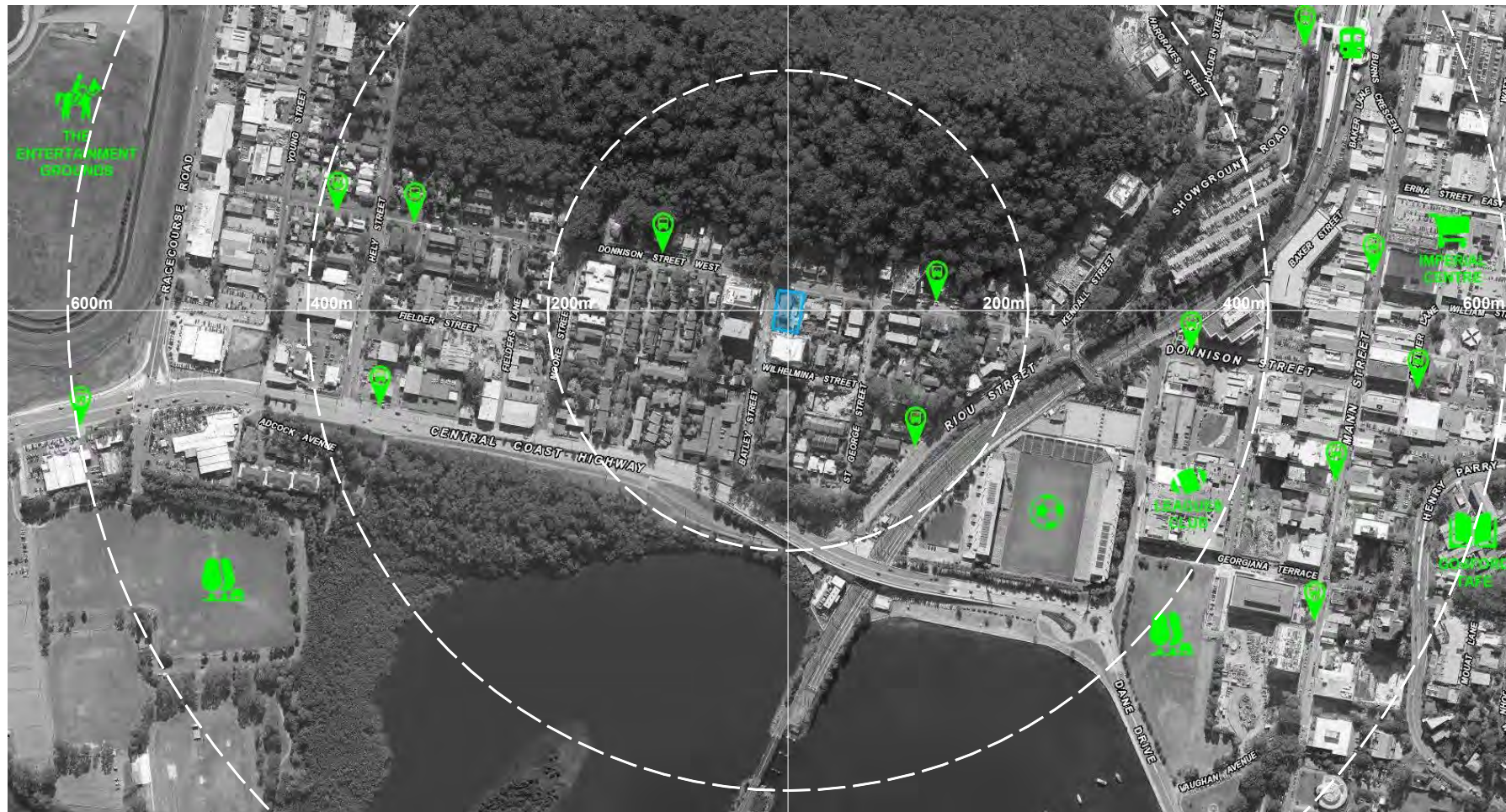
DA010

Issue

P3

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Consultants	
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Issue	Description	Date
P1	Client Review	08.01.20
P2	Pre DA Issue	23.01.20
P3	Revised for Pre DA	20.03.20

Project	Residential Flat Building
---------	----------------------------------

Location
**53-55 Donnison Street
West Gosford**

Client **SNZHoldings +
Australian Luxury Living**

Drawing

SITE ANALYSIS

Scale	Date
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@ A3	2/07/2020
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Drawn By BG/IG	QA Checked By DH
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FG/JG	DN
Drawing Number	Drawing Number

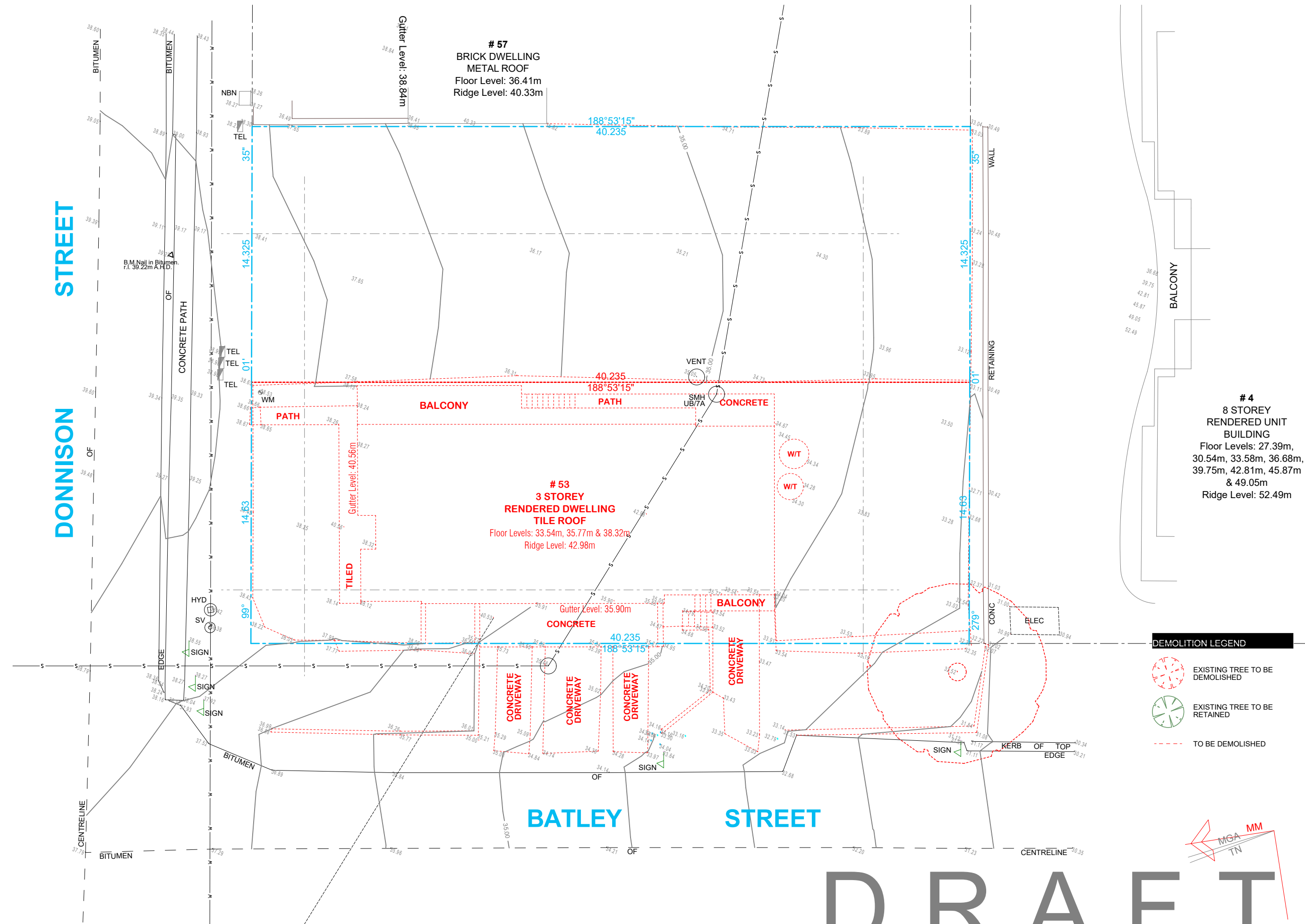
Project Number	Drawing Number
10054	D1011

19074 DA011

Issue
P3

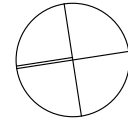
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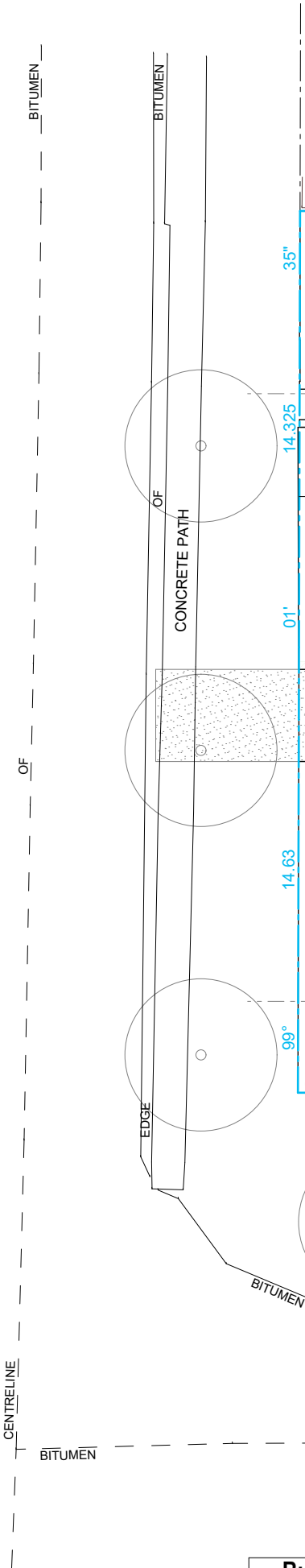
#4
8 STOREY
RENDERED UNIT
BUILDING
Floor Levels: 27.39m,
30.54m, 33.58m, 36.68m,
39.75m, 42.81m, 45.87m
& 49.05m
Ridge Level: 52.49m

- DEMOLITION LEGEND**
- EXISTING TREE TO BE DEMOLISHED
 - EXISTING TREE TO BE RETAINED
 - TO BE DEMOLISHED

Project Residential Flat Building	
Location 53-55 Donnison Street West Gosford	
Client SNZHoldings + Australian Luxury Living	
Drawing DEMOLITION PLAN	
Scale 1:200 @ A3	Date 2/07/2020
Drawn By PG/JG	QA Checked By DH
Project Number 19074	Drawing Number DA020
Issue P3	
PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209	



DONNISON STREET



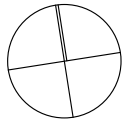
BATLEY STREET

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Built Area: 45% excludes Hardstand areas	Deep Soil: 16% total area 188m² some 3m deep areas included	Landscape: 32% total area 378m²
--	--	------------------------------------

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Consultants

SITE COVERAGE LEGEND

- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- CALCULATED LANDSCAPED AREAS
- DEEP SOIL AREAS
- PRIVATE OPEN SPACE
- INDICATIVE PLANTING

SITE COVERAGE NOTES

- PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
- FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
- FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

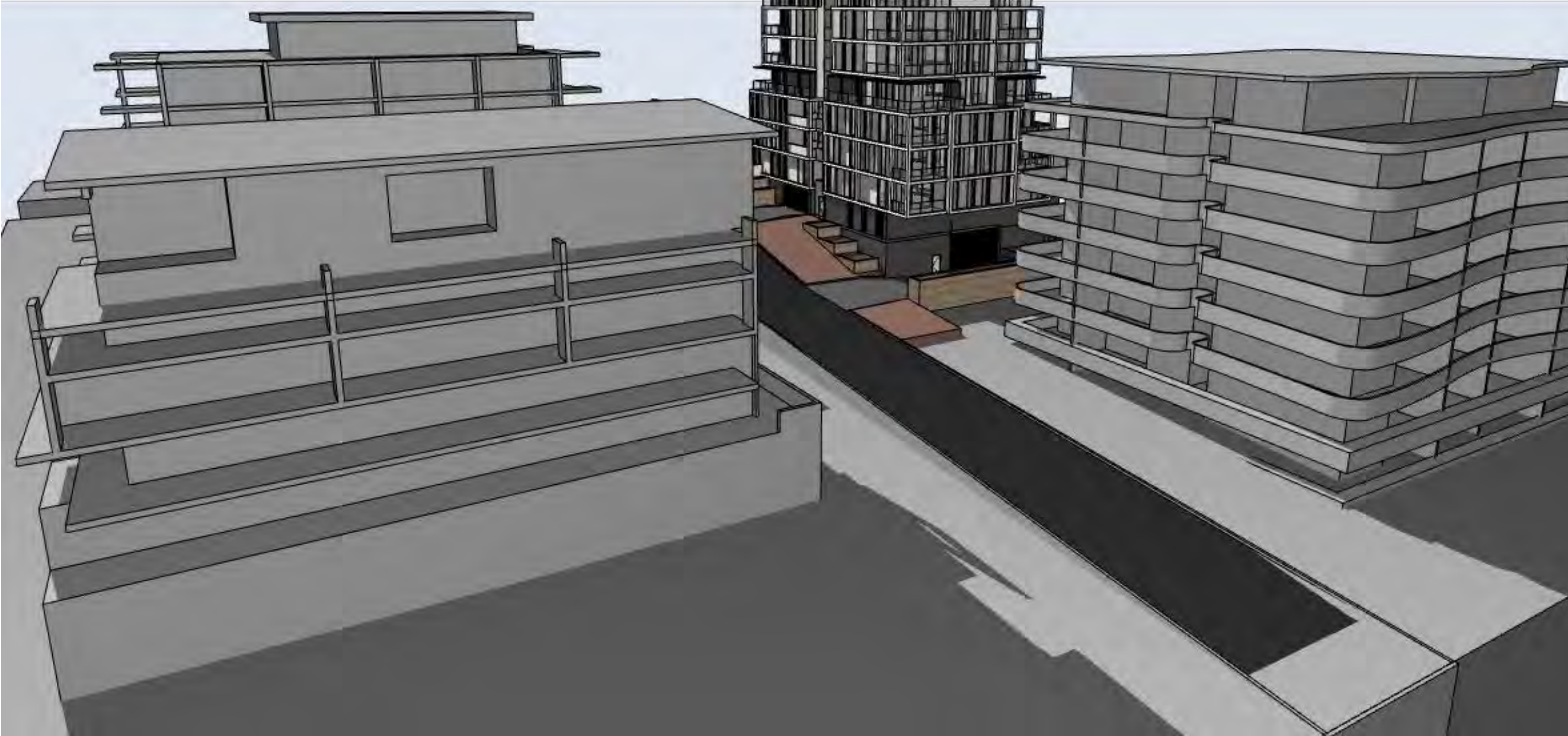
Issue	Description	Date
P1	Revised Concept	15.06.20
P2	For Client Approval	02.07.20

Project	Residential Flat Building
Location	53-55 Donnison Street West Gosford
Client	SNZHoldings + Australian Luxury Living
Drawing	

SITE COVERAGE PLAN

Scale	Date
1:200 @ A3	2/07/2020
Drawn By	QA Checked By
PG/JG	DH
Project Number	Drawing Number
19074	DA035

Issue	
P2	
PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209	ELK



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MASSING CONTEXT BATLEY STREET

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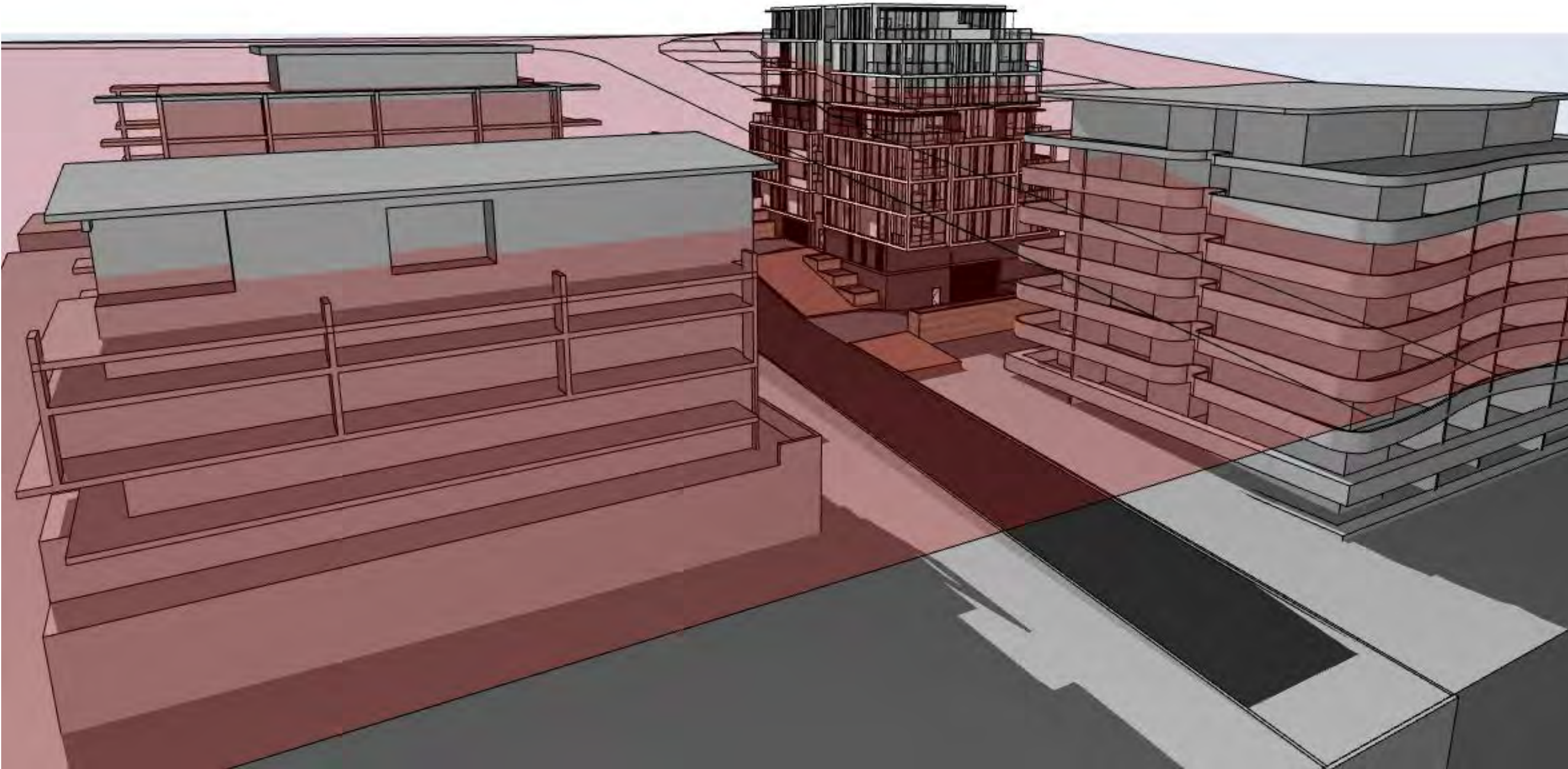
Consultants

Issue	Description	Date
P1	Pre DA Issue	23.01.20
P2	Revised for Pre DA	20.03.20
P3	For Client Approval	02.07.20

Project
Residential Flat Building
Location
**53-55 Donnison Street
West Gosford**
Client
**SNZHoldings +
Australian Luxury Living**

Drawing
MASSING PERSPECTIVE 01
Scale
1:1.19 @ A3
Date
2/07/2020
Drawn By
PG/JG
QA Checked By
DH
Project Number
19074
Drawing Number
DA040

Issue
P3
PO Box 601 Kotara
NSW 2289 Ph 49524425
Nominated Architect:
Daniel Hadley 8209
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1 MASSING CONTEXT BATLEY STREET W/ ENVELOPES

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Consultants

Issue	Description	Date
P1	Pre DA Issue	23.01.20
P2	Revised for Pre DA	20.03.20
P3	For Client Approval	02.07.20

Project Residential Flat Building	
Location 53-55 Donnison Street West Gosford	
Client SNZHoldings + Australian Luxury Living	
Drawing MASSING PERSPECTIVE 01 W/ ENVELOPE	
Scale 1:1.19 @ A3	Date 2/07/2020
Drawn By PG/JG	QA Checked By DH
Project Number 19074	Drawing Number DA041
Issue P3	
PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209	
	



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Consultants

Issue	Description	Date
P1	Pre DA Issue	23.01.20
P2	Revised for Pre DA	20.03.20
P3	For Client Approval	02.07.20

Project
Residential Flat Building
Location
**53-55 Donnison Street
West Gosford**
Client
**SNZHoldings +
Australian Luxury Living**

Drawing
MASSING PERSPECTIVE 02
Scale
1:1.19 @ A3
Date
2/07/2020
Drawn By
PG/JG
QA Checked By
DH
Project Number
19074
Drawing Number
DA042

Issue
P3
PO Box 601 Kotara
NSW 2289 Ph 49524425
Nominated Architect:
Daniel Hadley 8209
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Consultants

Issue	Description	Date
P1	Pre DA Issue	23.01.20
P2	Revised for Pre DA	20.03.20
P3	For Client Approval	02.07.20

Project Residential Flat Building	
Location 53-55 Donnison Street West Gosford	
Client SNZHoldings + Australian Luxury Living	
Drawing MASSING PERSPECTIVE 02 W/ ENVELOPE	

Scale 1:1.19 @ A3	Date 2/07/2020
Drawn By PG/JG	QA Checked By DH
Project Number 19074	Drawing Number DA043

Issue P3	
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Consultants

Issue	Description	Date
P1	Client Review	08.01.20
P2	Pre DA Issue	23.01.20
P3	Revised for Pre DA	20.03.20
P4	For Client Approval	02.07.20

Project

Residential Flat Building

Location

**53-55 Donnison Street
West Gosford**

Client

**SNZHoldings +
Australian Luxury Living**

Drawing

RENDERED PERSPECTIVE 01

Scale	Date
@ A3	2/07/2020
Drawn By	QA Checked By
PG/JG	DH
Project Number	Drawing Number
19074	DA050

Issue

P4

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Issue	Description	Date
P1	Client Review	08.01.20
P2	Pre DA Issue	23.01.20
P3	Revised for Pre DA	20.03.20
P4	For Client Approval	02.07.20

Project	
Residential Flat Building	
Location	
53-55 Donnison Street West Gosford	
Client	
SNZHoldings + Australian Luxury Living	
Drawing	

RENDERED PERSPECTIVE 02	
Scale	Date
@ A3	2/07/2020
Drawn By	QA Checked By
PG/JG	DH
Project Number	Drawing Number
19074	DA051
Issue	
P4	
PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209	
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RENDERED PERSPECTIVE DONNISON STREET FACADE

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Consultants		
Issue	Description	Date
P1	For Client Approval	02.07.20
Project Residential Flat Building		
Location 53-55 Donnison Street West Gosford		
Client SNZHoldings + Australian Luxury Living		
Drawing RENDERED PERSPECTIVE 03		
Scale @ A3	Date 2/07/2020	
Drawn By PG/JG	QA Checked By DH	
Project Number 19074	Drawing Number DA052	
Issue P1		
PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209		ELK DESIGNS



1
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RENDERED PERSPECTIVE DONNISON STREET ENTRY

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Consultants		
Issue	Description	Date
P1	For Client Approval	02.07.20
Project Residential Flat Building		
Location 53-55 Donnison Street West Gosford		
Client SNZHoldings + Australian Luxury Living		
Drawing RENDERED PERSPECTIVE 04		
Scale @ A3	Date 2/07/2020	
Drawn By PG/JG	QA Checked By DH	
Project Number 19074	Drawing Number DA053	
Issue P1		
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Consultants

Issue	Description	Date
P1	For Client Approval	02.07.20

Project

Residential Flat Building

Location

53-55 Donnison Street
West Gosford

Client

SNZHoldings +
Australian Luxury Living

Drawing

RENDERED PERSPECTIVE 05

Scale	Date
@ A3	2/07/2020
Drawn By	QA Checked By
PG/JG	DH
Project Number	Drawing Number
19074	DA054

Issue

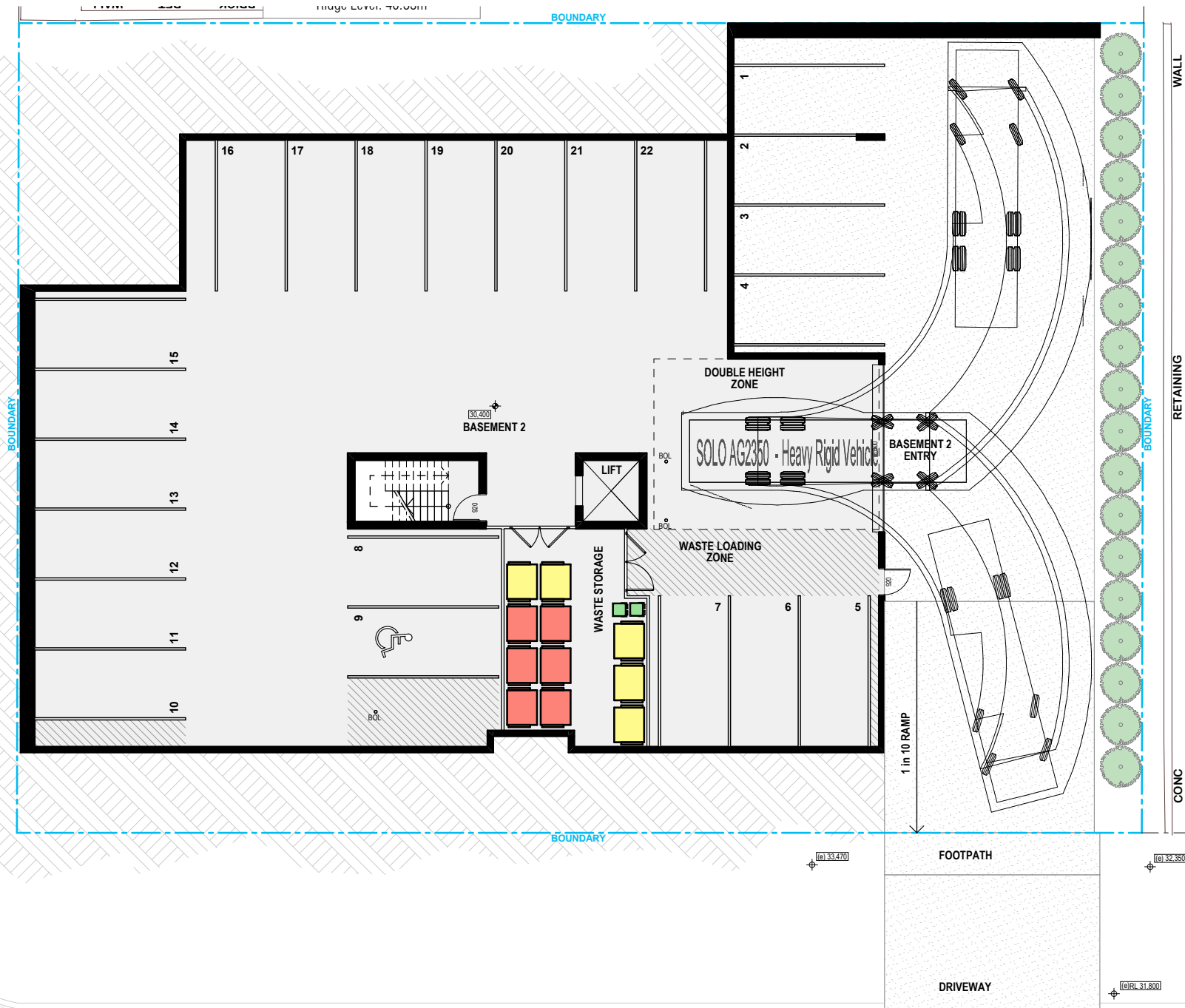
P1

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DESIGNS

DONNISON STREET WEST



BATLEY STREET

2-6
WILHELMINA STREET

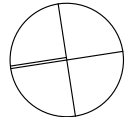
14-16
BATLEY STREET

10-12
BATLEY STREET

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Consultants

Issue	Description	Date
P1	Client Review	08.01.20
P2	Pre DA Issue	23.01.20
P3	Layout Amendments	04.02.20
P4	Revised for Pre DA	20.03.20
P5	Revised Concept	15.06.20
P6	For Client Approval	02.07.20

Project
Residential Flat Building

Location
**53-55 Donnison Street
West Gosford**

Client
**SNZHoldings +
Australian Luxury Living**

Drawing
BASEMENT 2

Scale	Date
1:200 @ A3	2/07/2020
Drawn By PG/JG	QA Checked By DH
Project Number 19074	Drawing Number DA100

Issue
P6
PO Box 601 Kotara
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Nominated Architect:
Daniel Hadley 8209



DONNISON STREET WEST

BATLEY STREET

2-6
WILHELMINA STREET

14-16
BATLEY STREET

10-12
BATLEY STREET

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STRUCTION

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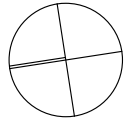
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P1	Client Review	08.01.20
P2	Pre DA Issue	23.01.20
P3	Layout Amendments	04.02.20
P4	Revised for Pre DA	20.03.20
P5	Revised Concept	15.06.20
P6	For Client Approval	02.07.20

Project
Residential Flat Building

Location
**53-55 Donnison Street
West Gosford**

Client
**SNZHoldings +
Australian Luxury Living**

Drawing
BASEMENT 1


Scale	Date
1:200 @ A3	2/07/2020

Drawn By	QA Checked By
PG/JG	DH

Project Number	Drawing Number
19074	DA110

Issue
P6

PO Box 601 Kotara
NSW 2289 Ph 49524425
Nominated Architect:
Daniel Hadley 8209



DONNISON STREET WEST

BATLEY STREET

2-6
WILHELMINA STREET

#4
8 STOREY
RENDERED UNIT
BUILDING
Floor Levels: 27.39m,
30.54m, 33.58m, 36.68m,
39.75m, 42.81m, 45.87m
& 49.05m
Ridge Level: 52.49m

2-5
WILHELMINA STREET

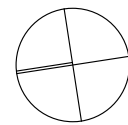
14-16
BATLEY STREET

10-12
BATLEY STREET

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P1	Client Review	08.01.20
P2	Pre DA Issue	23.01.20
P3	Layout Amendments	04.02.20
P4	Revised for Pre DA	20.03.20
P5	Revised Concept	15.06.20
P6	Unit Mix Options	20.06.20
P7	For Client Approval	02.07.20

Project
Residential Flat Building

Location
**53-55 Donnison Street
West Gosford**

Client
**SNZHoldings +
Australian Luxury Living**

Drawing

GROUND FLOOR

Scale	Date
1:200 @ A3	2/07/2020
Drawn By PG/JG	QA Checked By DH
Project Number 19074	Drawing Number DA120

Issue
P7

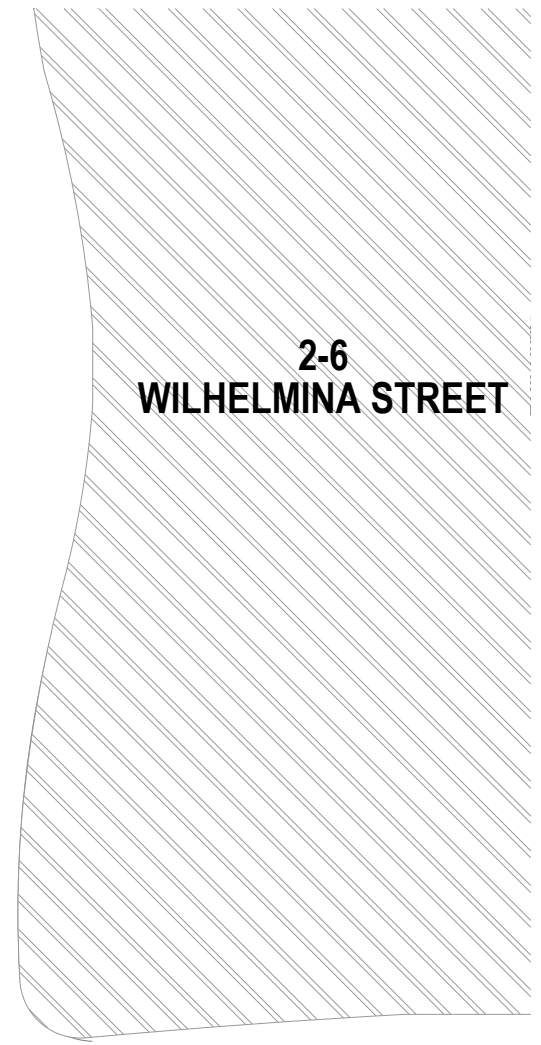
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Nominated Architect:
Daniel Hadley 8209



DONNISON STREET WEST



BATLEY STREET



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10-12
BATLEY STREET

Notes

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Consultants

Issue	Description	Date
P1	Client Review	08.01.20
P2	Pre DA Issue	23.01.20
P3	Layout Amendments	04.02.20
P4	Revised for Pre DA	20.03.20
P5	Revised Concept	15.06.20
P6	Unit Mix Options	20.06.20
P7	For Client Approval	02.07.20

Project
Residential Flat Building

Location
**53-55 Donnison Street
West Gosford**

Client
**SNZHoldings +
Australian Luxury Living**

Drawing
FIRST FLOOR

Scale	Date
1:200 @ A3	2/07/2020

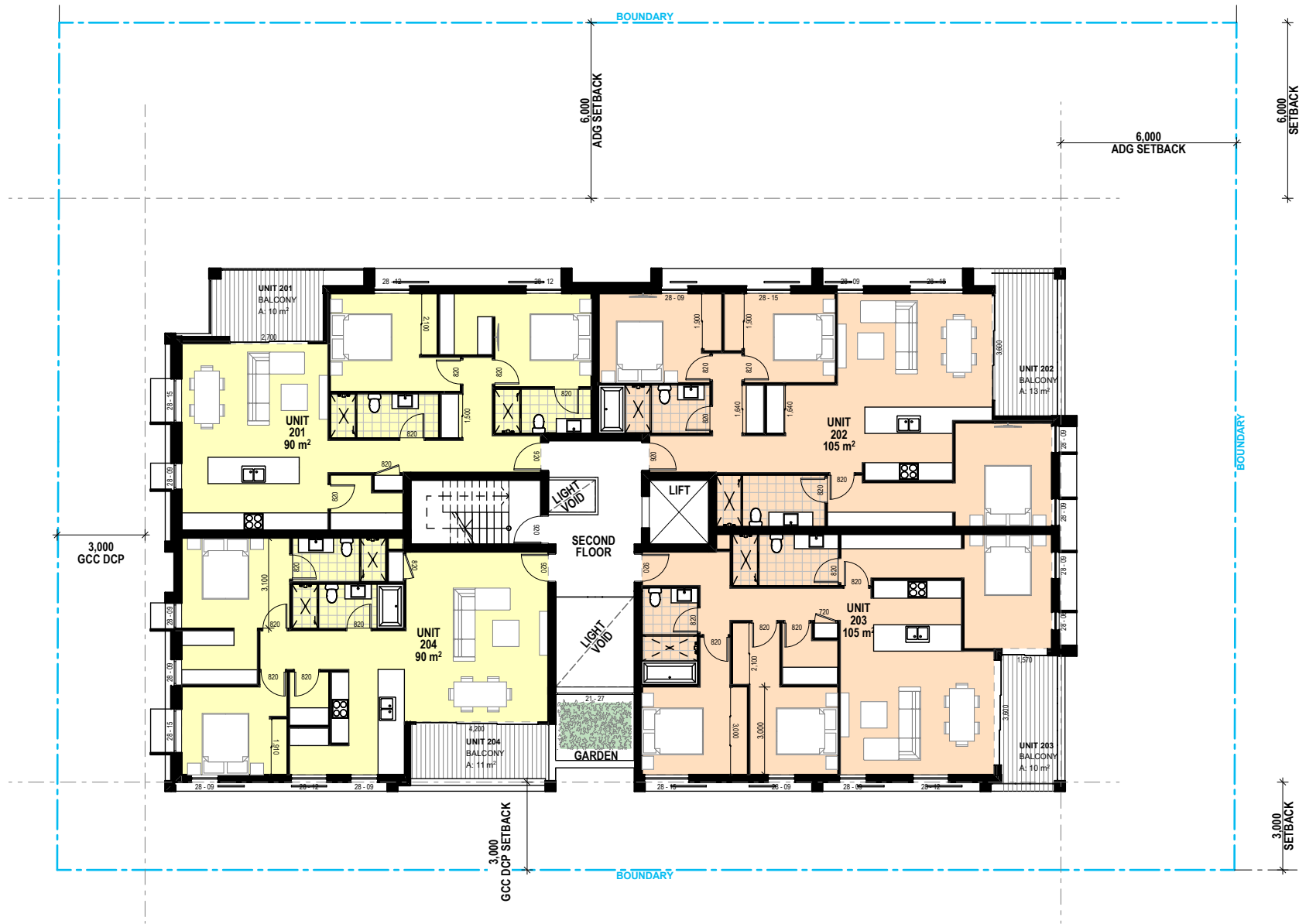
Drawn By	QA Checked By
PG/JG	DH

Project Number	Drawing Number
19074	DA130

Issue
P7

PO Box 601 Kotara
NSW 2289 Ph 49524425
Nominated Architect:
Daniel Hadley 8209

DONNISON STREET WEST



BATLEY STREET

2-6
WILHELMINA STREET

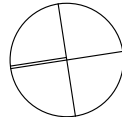
14-16
BATLEY STREET

10-12
BATLEY STREET

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Consultants

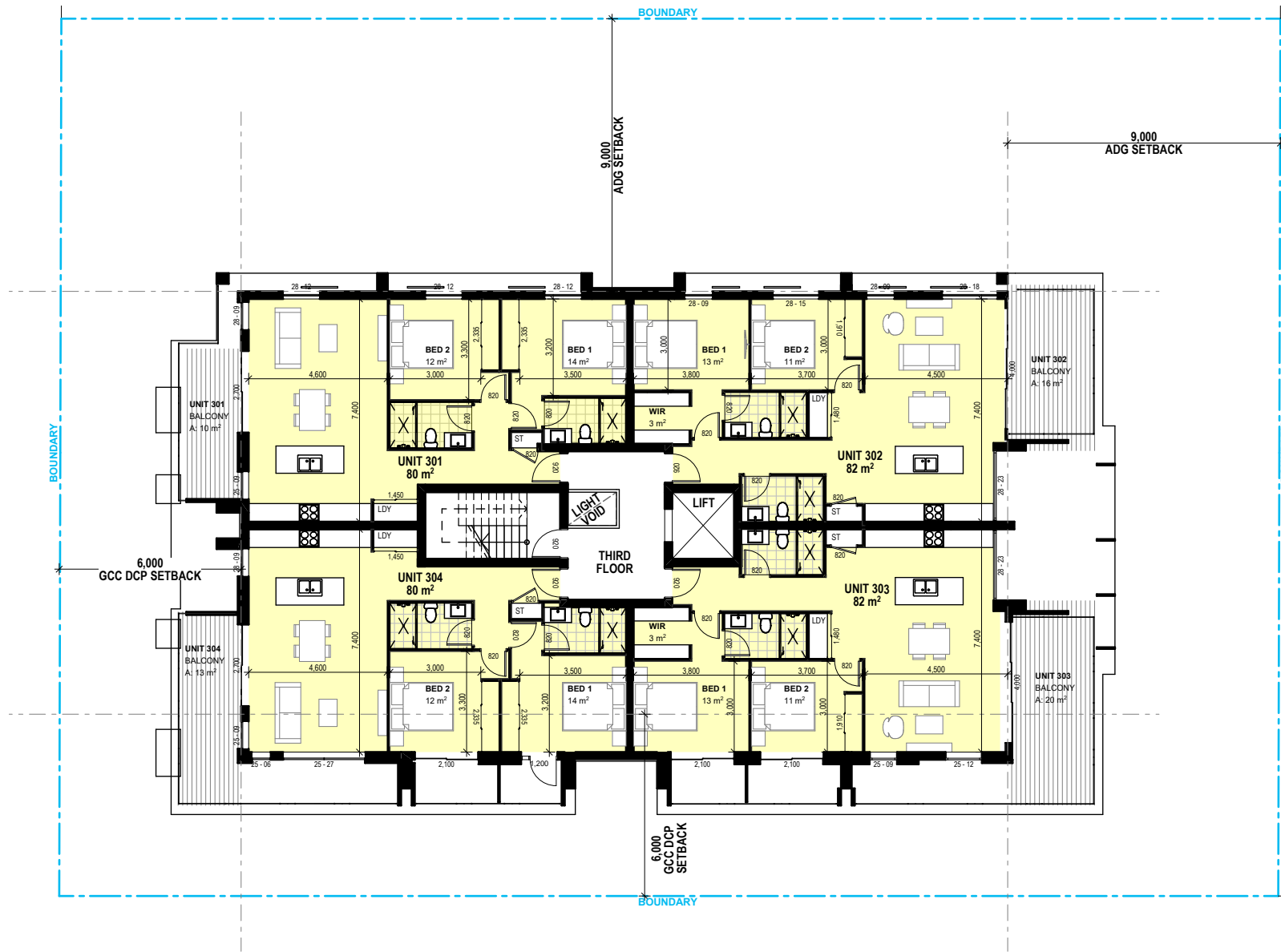
Issue	Description	Date
P1	Client Review	08.01.20
P2	Pre DA Issue	23.01.20
P3	Layout Amendments	04.02.20
P4	Revised for Pre DA	20.03.20
P5	Revised Concept	15.06.20
P6	Unit Mix Options	20.06.20
P7	For Client Approval	02.07.20

Project
Residential Flat Building
Location
**53-55 Donnison Street
West Gosford**
Client
**SNZHoldings +
Australian Luxury Living**

Drawing
SECOND FLOOR
Scale
1:200 @ A3
Date
2/07/2020
Drawn By
PG/JG
QA Checked By
DH
Project Number
19074
Drawing Number
DA140

Issue
P7
PO Box 601 Kotara
NSW 2289 Ph 49524425
Nominated Architect:
Daniel Hadley 8209
ELK

DONNISON STREET WEST



BATLEY STREET

14-16
BATLEY STREET

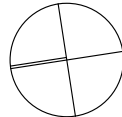
2-6
WILHELMINA STREET

10-12
BATLEY STREET

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P7	For Client Approval	02.07.20

Project
Residential Flat Building

Location
**53-55 Donnison Street
West Gosford**

Client
**SNZHoldings +
Australian Luxury Living**

Drawing
THIRD FLOOR

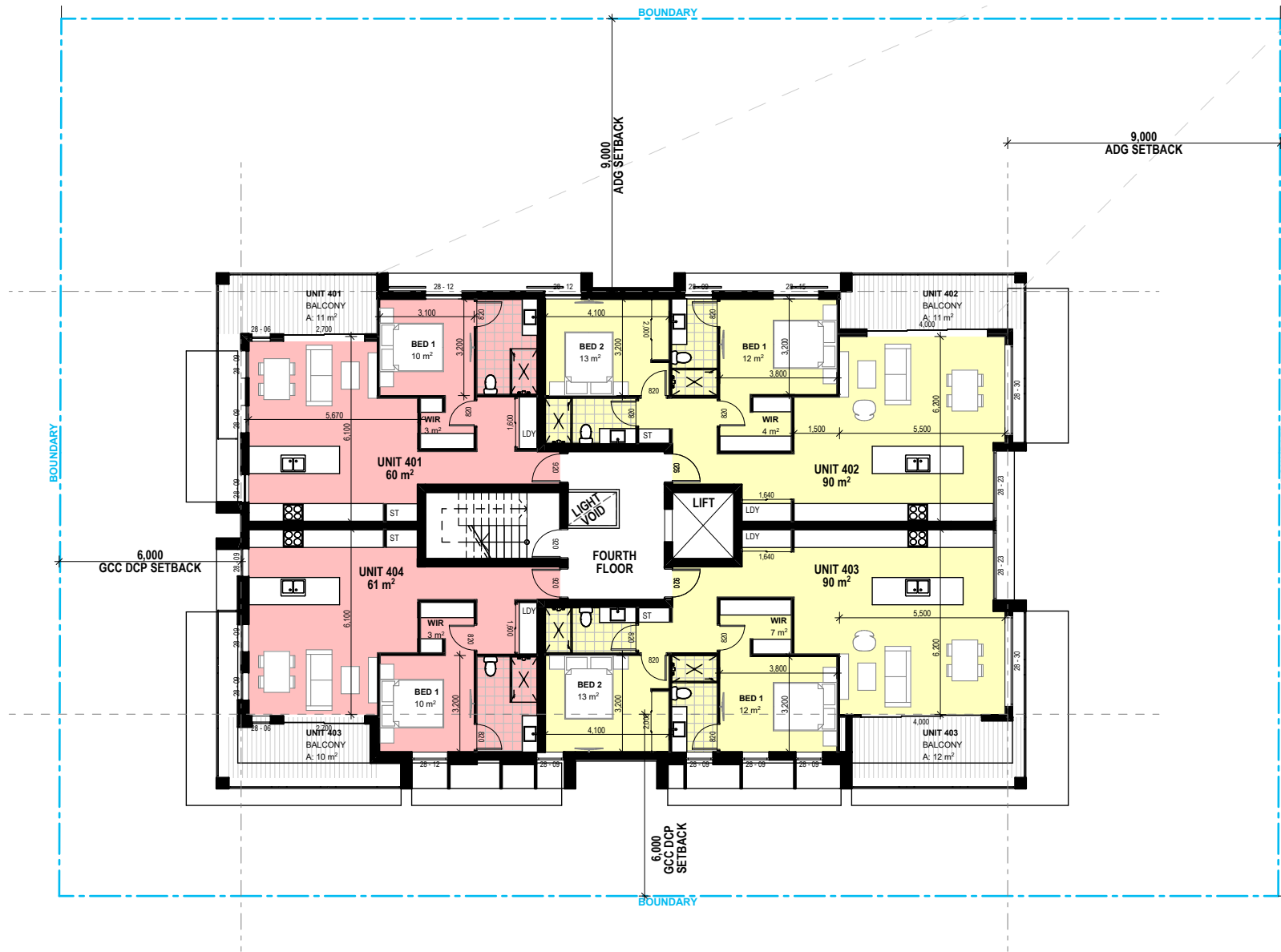
Scale	Date
1:200 @ A3	2/07/2020
Drawn By PG/JG	QA Checked By DH
Project Number 19074	Drawing Number DA150

Issue
P7

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NSW 2289 Ph 49524425
Nominated Architect:
Daniel Hadley 8209

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DESIGNS

DONNISON STREET WEST



BATLEY STREET

2-6
WILHELMINA STREET

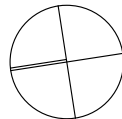
14-16
BATLEY STREET

10-12
BATLEY STREET

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P6	Unit Mix Options	20.06.20
P7	For Client Approval	02.07.20

Project
Residential Flat Building

Location
**53-55 Donnison Street
West Gosford**

Client
**SNZHoldings +
Australian Luxury Living**

Drawing
FOURTH FLOOR

Scale	Date
1:200 @ A3	2/07/2020
Drawn By	QA Checked By
PG/JG	DH
Project Number	Drawing Number
19074	DA160

Issue
P7

PO Box 601 Kotara
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Nominated Architect:
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ELK
#411004

DONNISON STREET WEST



BATLEY STREET

2-6
WILHELMINA STREET

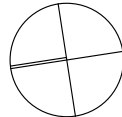
14-16
BATLEY STREET

10-12
BATLEY STREET

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P7	For Client Approval	02.07.20

Project
Residential Flat Building

Location
**53-55 Donnison Street
West Gosford**

Client
**SNZHoldings +
Australian Luxury Living**

Drawing
FIFTH FLOOR

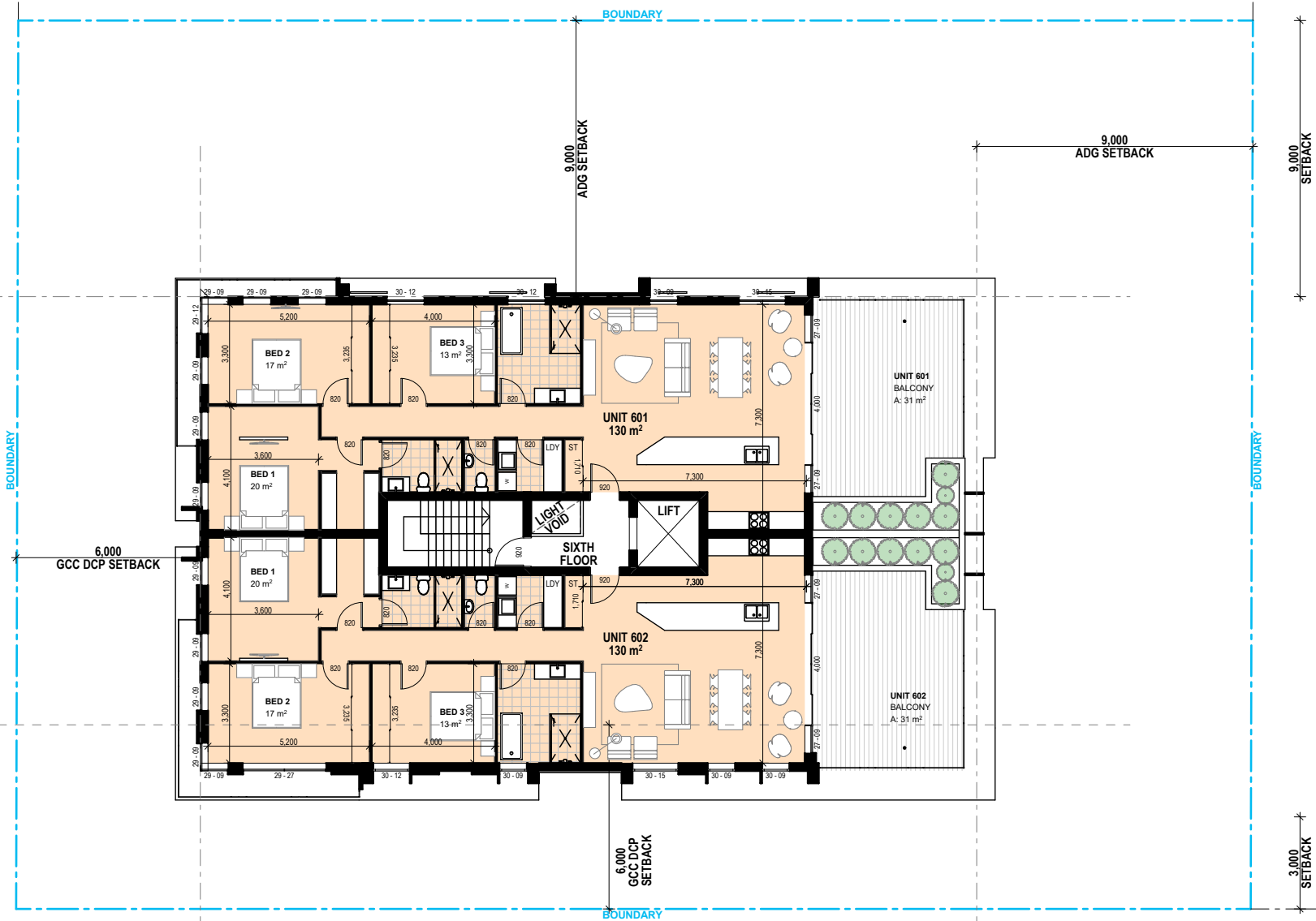
Scale	Date
1:200 @ A3	2/07/2020
Drawn By	QA Checked By
PG/JG	DH
Project Number	Drawing Number
19074	DA170

Issue
P7

PO Box 601 Kotara
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Nominated Architect:
Daniel Hadley 8209

ELK
#411004

DONNISON STREET WEST



BATLEY STREET

14-16
BATLEY STREET

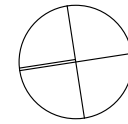
2-6
WILHELMINA STREET

10-12
BATLEY STREET

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P7	For Client Approval	02.07.20

Project
Residential Flat Building

Location
**53-55 Donnison Street
West Gosford**

Client
**SNZHoldings +
Australian Luxury Living**

Drawing
SIXTH FLOOR

Scale	Date
1:200 @ A3	2/07/2020
Drawn By PG/JG	QA Checked By DH
Project Number 19074	Drawing Number DA180

Issue
P7

PO Box 601 Kotara
NSW 2289 Ph 49524425
Nominated Architect:
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ELEVATION NOTES

1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS
2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.
5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

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Consultants

Issue	Description	Date
P1	Revised for Pre DA	20.03.20
P2	For Client Approval	02.07.20

Project	Residential Flat Building
Location	53-55 Donnison Street West Gosford
Client	SNZHoldings + Australian Luxury Living
Drawing	

NORTHERN ELEVATION	
Scale	Date
1:200 @ A3	2/07/2020
Drawn By	QA Checked By
PG/JG	DH
Project Number	Drawing Number
19074	DA300
Issue	
P2	
PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209	
ELK	

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Consultants

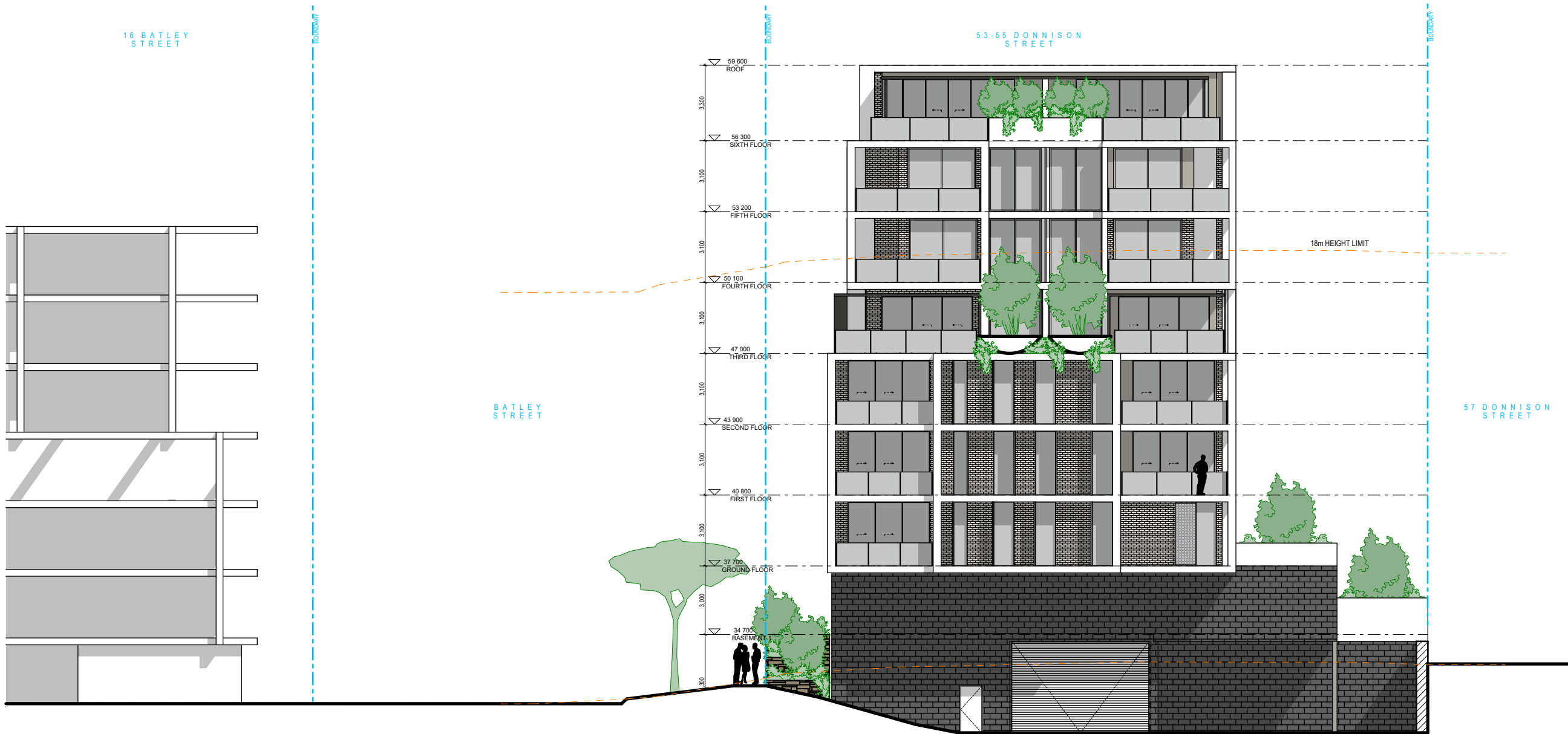
Issue	Description	Date
P1	Revised for Pre DA	20.03.20
P2	For Client Approval	02.07.20

Project
Residential Flat Building
Location
**53-55 Donnison Street
West Gosford**
Client
**SNZHoldings +
Australian Luxury Living**

EASTERN ELEVATION

Scale	Date
1:200 @ A3	2/07/2020
Drawn By PG/JG	QA Checked By DH
Project Number 19074	Drawing Number DA301

Issue
P2
PO Box 601 Kotara
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Nominated Architect:
Daniel Hadley 8209
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ELEVATION NOTES

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2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.
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P2	For Client Approval	02.07.20

Project
Residential Flat Building

Location
**53-55 Donnison Street
West Gosford**

Client
**SNZHoldings +
Australian Luxury Living**

Drawing
SOUTHERN ELEVATION

Scale	Date
1:200 @ A3	2/07/2020
Drawn By	QA Checked By
PG/JG	DH
Project Number	Drawing Number
19074	DA302

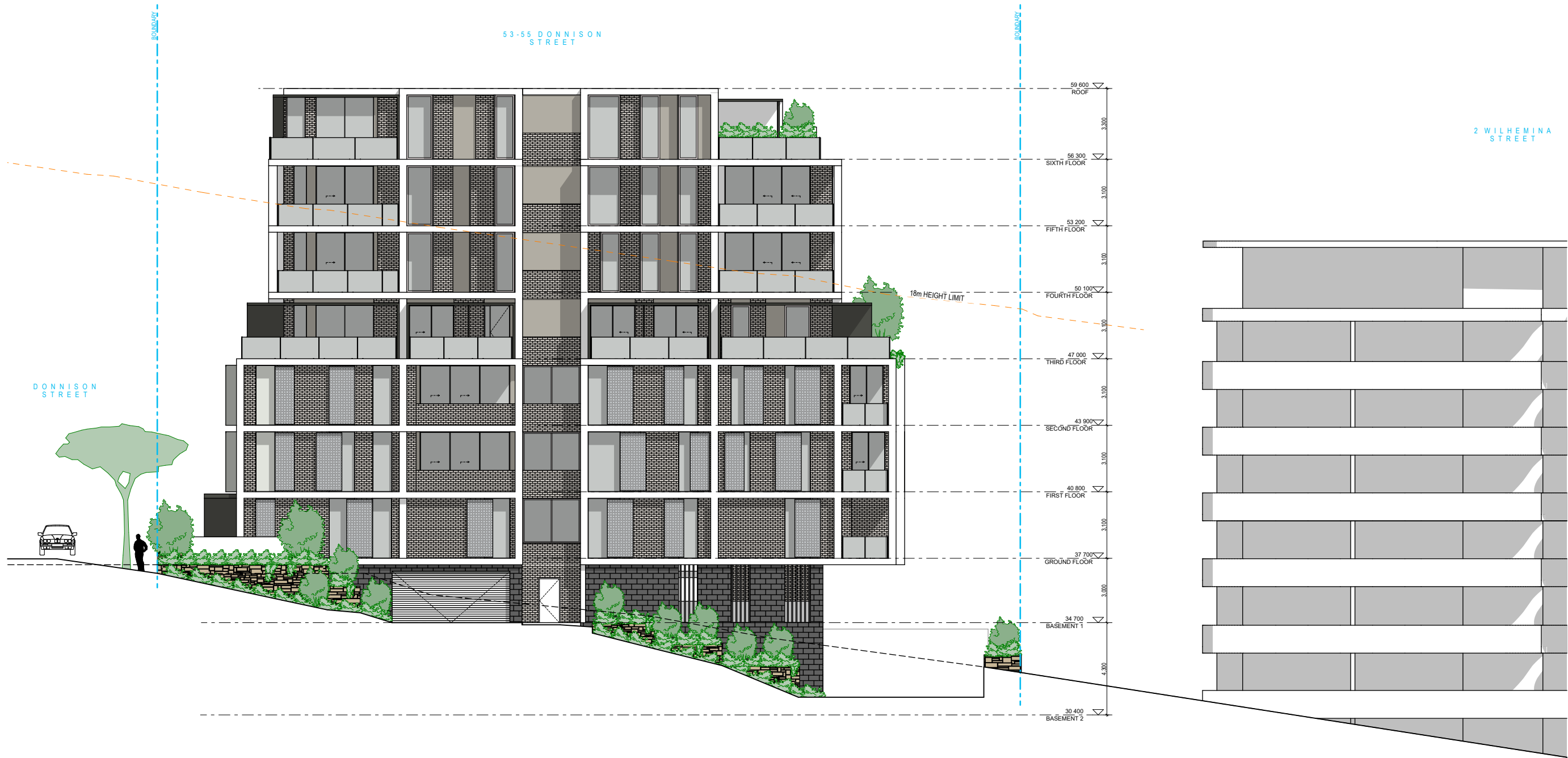
Issue
P2

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DESIGNS

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P2	For Client Approval	02.07.20

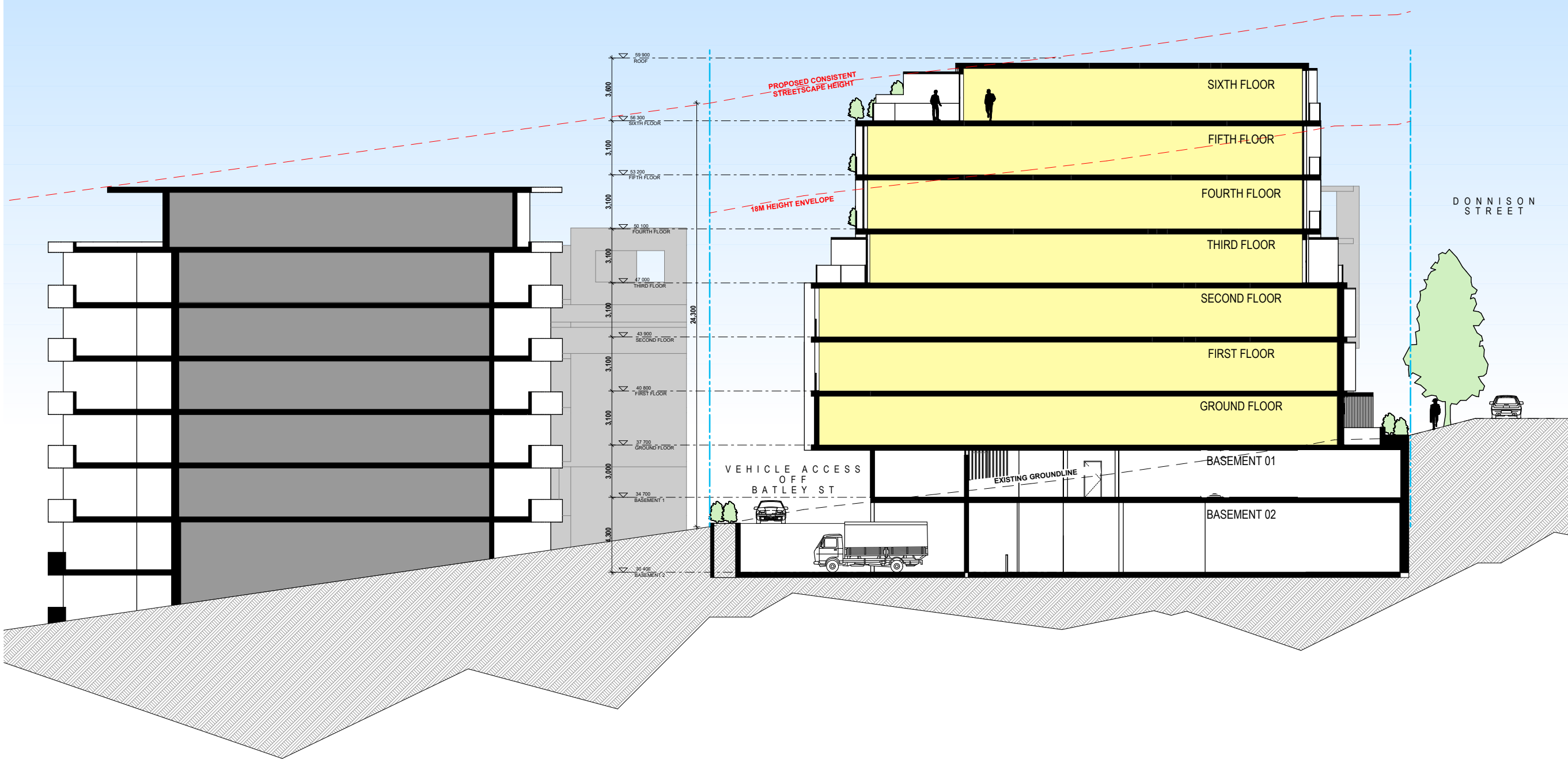
Project
Residential Flat Building
Location
**53-55 Donnison Street
West Gosford**
Client
**SNZHoldings +
Australian Luxury Living**

Drawing
WESTERN ELEVATION
Scale
1:200 @ A3
Date
2/07/2020
Drawn By
PG/JG
QA Checked By
DH
Project Number
19074
Drawing Number
DA303

Issue
P2
PO Box 601 Kotara
NSW 2289 Ph 49524425
Nominated Architect:
Daniel Hadley 8209
ELK
#AL1004

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A
-

SECTION AA
1:250

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P4	For Client Approval	02.07.20

Project
Residential Flat Building

Location
**53-55 Donnison Street
West Gosford**

Client
**SNZHoldings +
Australian Luxury Living**

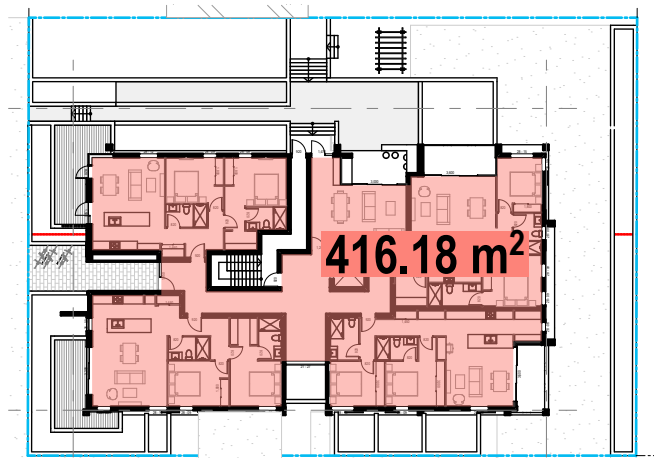
Drawing
SECTION A-A

Scale	Date
1:250 @ A3	2/07/2020
Drawn By PG/JG	QA Checked By DH
Project Number 19074	Drawing Number DA400

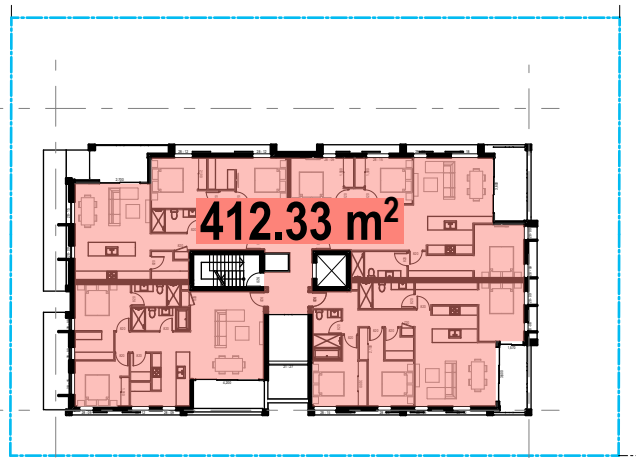
Issue
P4

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Nominated Architect:
Daniel Hadley 8209

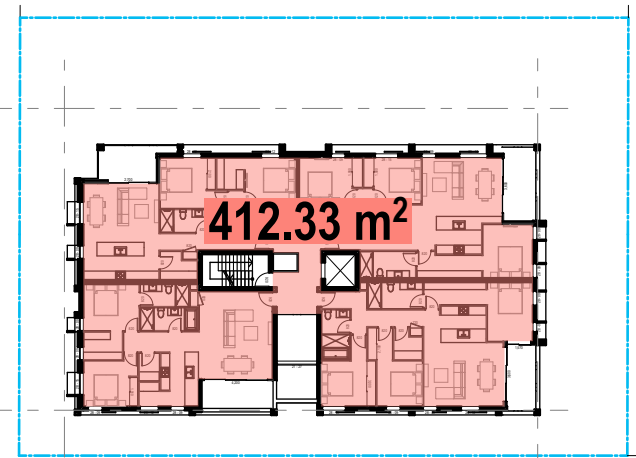
ELK
DESIGNS



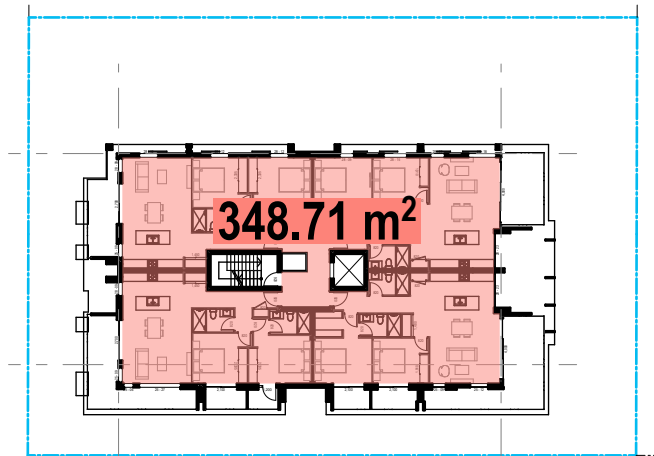
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Scale 1:500



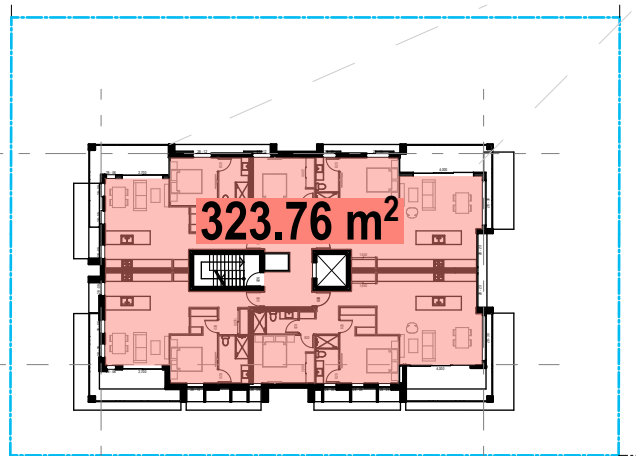
2 FIRST FLOOR FSR
Scale 1:500



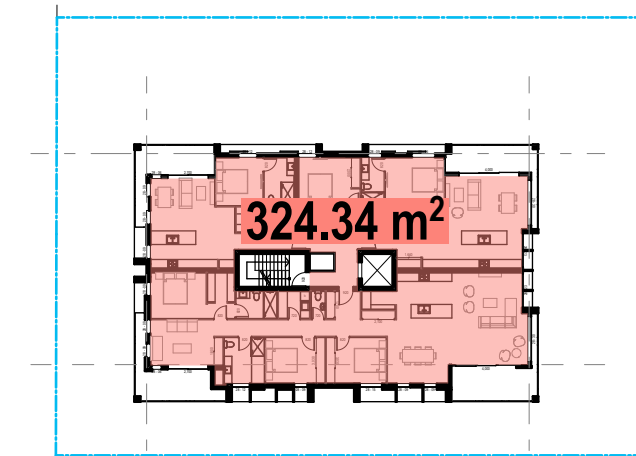
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Scale 1:500



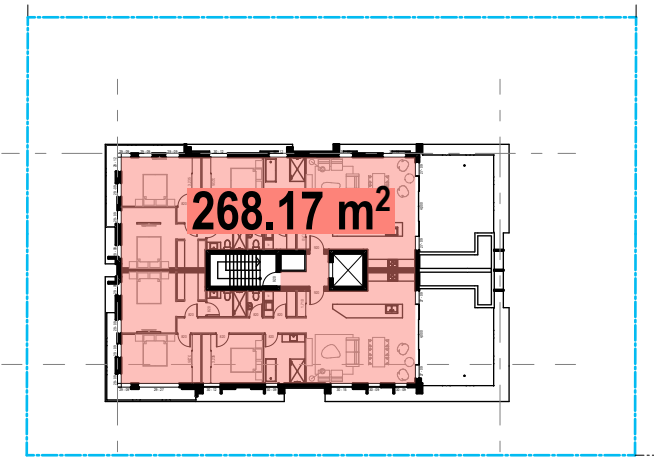
4 THIRD FLOOR FSR
Scale 1:500



5 FOURTH FLOOR FSR
Scale 1:500



6 FIFTH FLOOR FSR
Scale 1:500



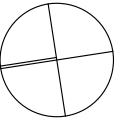
7 SIXTH FLOOR FSR
Scale 1:500

FSR CALCULATION (1.5:1 Ratio LEP)	
GROUND FLOOR	416
FIRST FLOOR	412
SECOND FLOOR	412
THIRD FLOOR	349
FOURTH FLOOR	324
FIFTH FLOOR	324
SIXTH FLOOR	268
	2505
<hr/>	
SITE AREA	1165
FSR	2.15

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P4	Revised Concept	15.06.20
P5	For Client Approval	02.07.20

Project
Residential Flat Building

Location
**53-55 Donnison Street
West Gosford**

Client
**SNZHoldings +
Australian Luxury Living**

Drawing
FSR CALCULATION

Scale	Date
1:500 @ A3	2/07/2020
Drawn By PG/JG	QA Checked By DH
Project Number 19074	Drawing Number DA970

Issue
P5

PO Box 601 Kotara
NSW 2289 Ph 49524425
Nominated Architect:
Daniel Hadley 8209





Photo 1 - Eastern portion of the site, looking toward the south, 15 April 2021.



Photo 2 - Site, looking toward the south, 15 April 2021.



Site Photographs

53-55 Donnison Street West

Gosford

CLIENT: Australian Luxury Living

PROJECT: 203360.00

PLATE No: 1

REV: 0

DATE: 19-Apr-21



Photo 3 - Eastern portion of the site, looking toward the east, 15 April 2021.



Photo 4 - Eastern portion of the site, looking toward the north-north-east, 15 April 2021.



Site Photographs

53-55 Donnison Street West

Gosford

CLIENT: Australian Luxury Living

PROJECT: 203360.00

PLATE No: 2

REV: 0

DATE: 19-Apr-21

Appendix B

About This Report

Site History Information

Aerial Photographs

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Address: 53 & 55 Donnison Street West, Gosford, NSW 2550

Description: - Lots A & B D.P. 312912

As regards to Lot A on the attached Cadastral Records Enquiry Report: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.08.1925 (1925 to 1942)	James Albert Mobbs (Orchardist)	Vol 2437 Fol 122 Then Vol 3787 Fol 196 Now Vol 4574 Fol 93
27.02.1942 (1942 to 1949)	Doris Elizabeth Martin (Married Woman) (Transmission Application not investigated)	Vol 4574 Fol 93
26.08.1949 (1949 to 1962)	Ronald Arthur Preston (Shop Assistant)	Vol 4574 Fol 93 Now Vol 6097 Fol 90
22.06.1967 (1967 to 1997)	Eileen Grace Preston (Spinster)	Vol 6097 Fol 90 Now A/312912
19.11.1997 (1997 to 1999)	Ronald Arthur Preston Albert John Black (Transmission Application not investigated)	A/312912
21.01.1999 (1999 to 2001)	Peter Francis Sewell Linda Gay Sewell	A/312912
19.07.2001 (2001 to 2003)	Yun Mo Ok	A/312912
15.07.2003 (2003 to 2007)	Paul John Cutting Michelle Ann Cutting	A/312912
03.04.2007 (2007 to 2015)	PHK Group Pty Limited Now Autopack Services Pty Ltd	A/312912
09.03.2015 (2015 to 2017)	Michael Gerald Aiossa David George Aiossa Northfield Properties Pty Ltd	A/312912
16.11.2017 (2017 to Date)	# SSKZ Pty Ltd	A/312912

Denotes current registered proprietor

Leases: - NIL

Easements: - NIL



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regards to Lot B on the attached Cadastral Records Enquiry Report: -

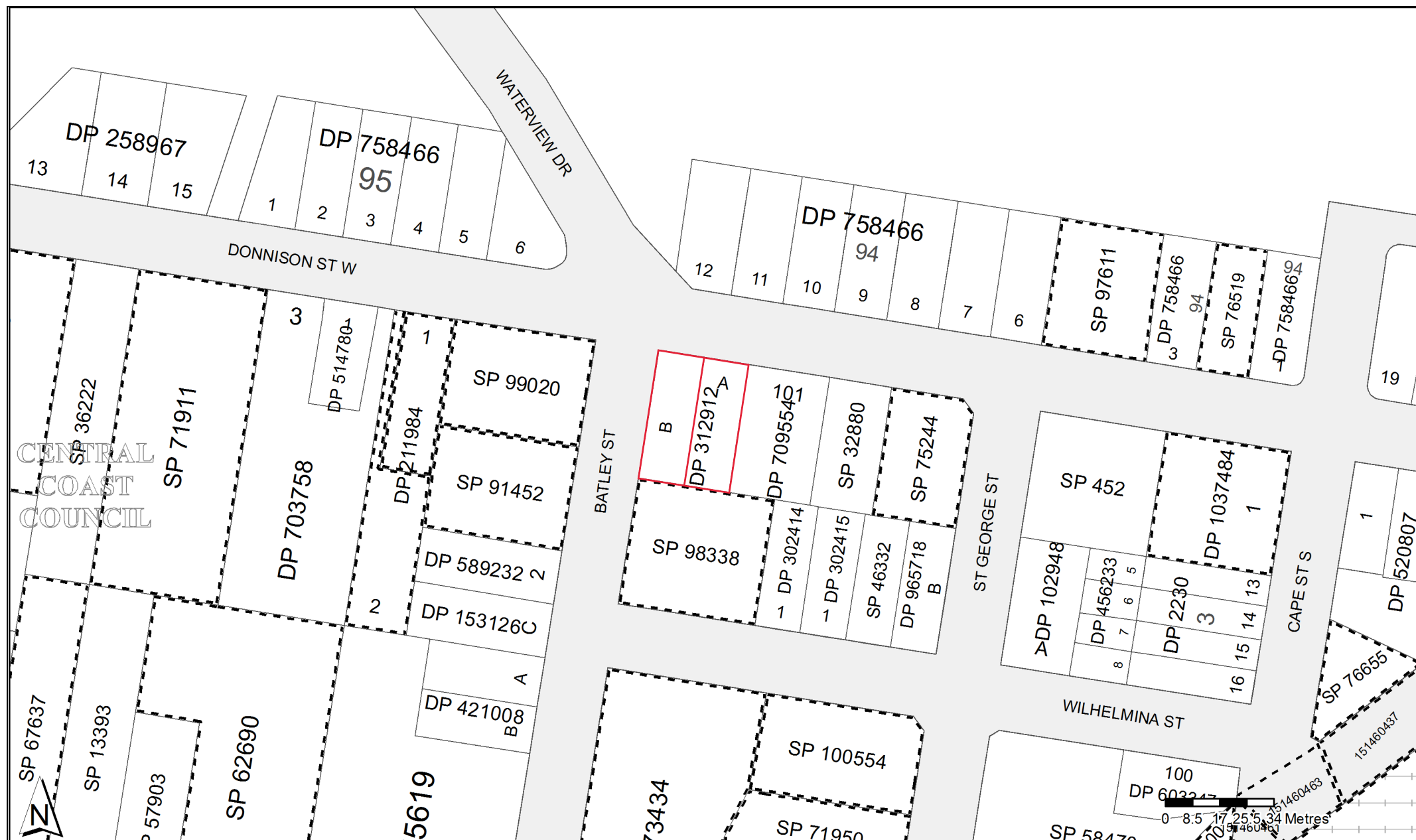
<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.08.1925 (1925 to 1942)	James Albert Mobbs (Orchardist)	Vol 2437 Fol 122 Then Vol 3787 Fol 196 Now Vol 4574 Fol 93
27.02.1942 (1942 to 1960)	Doris Elizabeth Martin (Married Woman) (Transmission Application not investigated)	Vol 4574 Fol 93
24.05.1960 (1960 to 1965)	Michael Lawrence Moran (Textile Manufacturer)	Vol 4574 Fol 93 Now Vol 8076 Fol 142
17.09.1965 (1965 to 1992)	Sylvia Mavis Coulter (Married Woman)	Vol 8076 Fol 142 Now B/312912
19.11.1992 (1992 to 1995)	Frederick George Butt	B/312912
14.12.1995 (1995 to 2001)	Frederick George Butt Belle Butt	B/312912
28.03.2001 (2001 to 2013)	Belle Butt	B/312912
14.11.2013 (2013 to 2013)	Lynette Adele Smith Noel Sanders Wright (Executors of the Estate of Belle Butt)	B/312912
30.12.2013 (2013 to 2016)	Nadeem Mohammed Johanna Elizabeth Dale	B/312912
01.04.2016 (2016 to Date)	# Charles Elias Nasr # Fadia Nasr	B/312912

Denotes current registered proprietor

Leases: - NIL

Easements: - NIL

Yours Sincerely,
Taylor Wilson
(Checked by Mark Groll)
8th April 2021





SEARCH DATE

1/4/2021 2:50PM

FOLIO: A/312912

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 6097 FOL 90

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/11/1997	3594237	TRANSMISSION APPLICATION	EDITION 1
21/1/1999	5540449	TRANSFER	
21/1/1999	5540450	MORTGAGE	EDITION 2
12/2/1999	5596576	MORTGAGE	EDITION 3
19/7/2001	7786180	DISCHARGE OF MORTGAGE	
19/7/2001	7786181	DISCHARGE OF MORTGAGE	
19/7/2001	7786182	TRANSFER	
19/7/2001	7786183	MORTGAGE	EDITION 4
15/7/2003	9788292	DISCHARGE OF MORTGAGE	
15/7/2003	9788293	TRANSFER	
15/7/2003	9788294	MORTGAGE	EDITION 5
3/4/2007	AD31202	DISCHARGE OF MORTGAGE	
3/4/2007	AD31203	TRANSFER	EDITION 6
9/3/2015	AJ316304	TRANSFER	EDITION 7
16/11/2017	AM891789	TRANSFER	EDITION 8

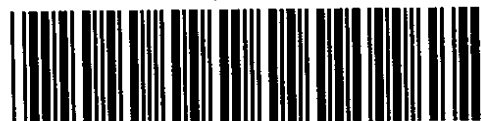
*** END OF SEARCH ***

Form: 97-01T

Licence: 026CN/0526/96

TRANSFER

New South Wales
Real Property Act 1900



Instructions for filling out
this form are available
from the Land Titles Office

Office of State Revenue use only

OFFICE OF STATE REVENUE (N.S.W. TREASURY)

CLIENT No. 1405589

STAMP DUTY \$2.00

TRANSACTION No. 990303

ASSESSMENT DETAILS

STAMP No. 75

SIGNATURE *Lw Jev*

DATE 13/1/99

- (A) **I** [REDACTED]
Show no more than 20 titles.
If appropriate, specify the
share or part transferred.

F [REDACTED] 2

- (B) **LODGED BY**

LTO Box

Name, Address or DX and Telephone

23L

CSB

REFERENCE (15 character maximum): 211299508

- (C) **T** [REDACTED] **R** [REDACTED]
(D) acknowledges receipt of the consideration of \$230,000.00
and as regards the land specified above transfers to the transferee an estate in fee simple.

- (E) Encumbrances (if applicable) 1. 2. 3.

- (F) **T** [REDACTED]
(G)

T TS (s713 LGA) TW (Sheriff)	TENANCY: JOINT
---	-----------------------

- (H) We certify this dealing correct for the purposes of the Real Property Act 1900.

DATE 13/01/99

Signed in my presence by the transferor who is personally known to me.

[Signature]
Signature of Witness

MICHAEL JAMES DAILY
Name of Witness (BLOCK LETTERS)

SOLICITOR GOSFORD
Address of Witness

[Signature] R A Preston
Signature of Transferor

Signed in my presence by the transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Solicitor for the Transferee
PAUL ANTHONY BAILEY

NB: if signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.

TRANSFER

7786182B

New South Wales
Real Property Act 1900



Office of State Revenue

CLIENT No. 3168099

STAMP DUTY \$2.00

TRANSACTION No. 911806

ASSESSMENT DETAILS:

STAMP No. 99

SIGNATURE *R Taylor*

DATE 2/5/01

(A) **IT**
If appropriate, specify the share or part transferred.

<input checked="" type="radio"/> F	<input type="radio"/> M
------------------------------------	-------------------------

(B) **LODGED BY**

LTO Box <i>2-5</i>	Name, Address or DX and Telephone <i>7-11</i>
-----------------------	--

Reference (optional):

(C) **T** ☐ **R** ☐ **P** ☐

(D) acknowledges receipt of the consideration of \$288,000.00
and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable): 1. Nil 2. 3.

(F) **TRANSFEE**

T TS (s713 LGA) TW (Sheriff)	YUN MO OK TENANCY:
---	---

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE**

Signed in my presence by the transferor who is personally known to me.

[Signature]

Signature of Witness

MARIA KATSIARIS

Name of Witness (BLOCK LETTERS)

99 ELIZABETH ST SYDNEY

Address of Witness

[Signature]

Signature of Transferor

Signed in my presence by the transferee who is personally known to me.

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

R Taylor

Signature of Transferee's
Licensed Conveyancer
RODNEY JOHN TAYLOR

Form: **OT**
Release: **OT**
www.lpi.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900



9788293F

PRIVACY NOTE: this information is legally required and will

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY

12-05-2003

0001396371-001

SECTION 18(2)

DUTY

\$ *****2.00

(A) **T** **E**

F

(B) **LODGED BY**

Delivery
Box

Name, Address or DX and Telephone

CODES

T

TW

(Sheriff)

23C

CSB

Reference:

257030301

(C) **T** **R**

Y

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 420,000.00

and as regards

(E) **ESTATE**

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

(F) **SHARE
TRANSFERRED**

(G) **Encumbrances (if applicable):**

(H) **T** **E**

TENANCY: Joint Tenants

(I)

(J) **DATE**

06.06.03

I certify that the person(s) signing opposite, with whom
I am personally acquainted or as to whose identity I am
otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real
Property Act 1900 by the transferor.

Signature of witness:

R. Taylor

Signature of transferor:

Y. L.

Name of witness:

RODNEY TAYLOR

Address of witness:

*99 MANN ST
GOSFORD*

Certified for the purposes of the Real Property Act
1900 by the person whose signature appears below.

Signature:

Noel Kneale

Signatory's name:

Noel Kneale

Signatory's capacity:

Solicitor for TRANSFEREE

Form: 01T
Release: 1
www.lpi.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900



AD31203J

PRIVACY NOTE: this information is legally required and will

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY

03-04-2007

0004165092-001

SECTION 18(3)

DUTY

\$ *****2.00

(A) [REDACTED] E

(B) LODGED BY

Delivery
Box

537C

Name, Address or DX and Telephone

ALEXANDER LEE & ASSO.

DX 8138 BLACKTOWN LPPN123389D

Reference: PHK

CODES

T

TW

(Sheriff)

(C) T [REDACTED]

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 360,000.00 and as regards

(E) **ESTATE** the land specified above transfers to the transferee an estate in fee simple

(F) **SHARE
TRANSFERRED**

(G) Encumbrances (if applicable):

(H) T [REDACTED]

(I) **TENANCY:** ~~Joint Tenants~~

(J) **DATE** 30-3-07

I certify that the person(s) signing opposite, with whom
I am personally acquainted or as to whose identity I am
otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real
Property Act 1900 by the transferor.

Signature of witness:

Tina Maree Jackson

Signature of transferor:

Name of witness:

TINA MAREE JACKSON

Address of witness:

104 Watkin Ave
Hayward NSW 2256

Certified for the purposes of the Real Property Act
1900 by the person whose signature appears below.

Signature:

Alexander Lee

Signatory's name:

ALEXANDER LEE

Signatory's capacity:

transferee's solicitor

Handwritten signature

Form: 01T
Release: 6-1

TRANSFER
New South Wales
Real Property Act 1900



AJ316304Q

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.

STAMP DUTY

Office of State Revenue use only

Office of State Revenue
(NSW)
Client No: 130697105 4230
Duty: \$10.00 Tax: 7986789-00/
Assist details:

(A) T [REDACTED] E [REDACTED]

(B) **LODGED BY**

Document Collection Box 268D
Name, Address or DX, Telephone, and Customer Account Number if any
SYDNEY LEGAL AGENTS - INFOTRACK
LLP: 132579W
Reference: AUSTIN / 173261

CODES

T
TW

OFFICE OF STATE REVENUE
(NSW)
130697105 4230
ALTERATION NOTED

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 380,000.00
(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) [REDACTED]

(I) **TENANCY:** Tenants in Common in Equal Shares

DATE 3rd March 2015

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

Company: PHK Group Pty Limited (ACN 123 753 720) now known as Autopak Services Pty Ltd
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: [Signature]

Signature of authorised person: [Signature]

Name of authorised person: PAUL KEARNEY
Office held: SOLE DIRECTOR SECRETARY.

Name of authorised person:
Office held:

17 MAR 2015
TIME: 1-30

Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

Signature:

Signatory's name: JESSICA MARTIN
Signatory's capacity: solicitor

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 773486 Full name: Jessica Martin Signature: [Signature]

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

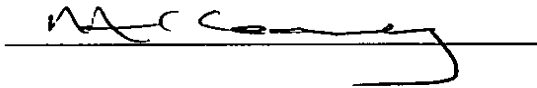
STATUTORY DECLARATION

I, **PAUL ANTONY KEARNEY**, Director, of 65 Wharf Rd, in the State of New South Wales, do hereby solemnly and sincerely declare as follows: Gladesville NSW 2111

1. I am the one of Directors of AUTOPAK SERVICES PTY LTD ACN 123 753 720.
2. The company was formerly known as PHK GROUP PTY LTD.
3. The company's name was changed from PHK GROUP PTY LTD to AUTOPAK SERVICES PTY LTD on or about the 05/02/2007 as noted on the ASIC and ABN searches. Annexed hereto and marked with the letter "A" are copies of the ASIC and ABN searches.


AND I MAKE this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act, 1900.

Declared by Declarant at Blacktown On the 27 February 2015



In the presence of an authorised witness, who states: I certify, pursuant to s.34 of the Oaths Act 1900 (NSW) that, in relation to the making of this Statutory Declaration:

1. I saw the face of the maker.
2. I have known the maker for at least 12 months



~~Alexander Lee, Solicitor (Law Society No. 8978)~~

Vanessa Lee, Solicitor (Law Society No. 54500)



ASIC

Australian Securities & Investments Commission

Australian Company

AUTOPAK SERVICES PTY LTD
ACN 123 753 720

Extracted from ASIC's database at AEST 12:41:18 on 27/02/2015

Company Summary

Name: AUTOPAK SERVICES PTY LTD

ACN: 123 753 720

ABN: 36 123 753 720

Registration Date: 02/02/2007

Next Review Date: 02/02/2016

Former Name(s): PHK GROUP PTY LTD

Status: Registered

Type: Australian Proprietary Company, Limited By Shares

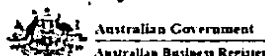
Locality of Registered Office: ST MARYS NSW 2760

Regulator: Australian Securities & Investments Commission

Further information relating to this organisation may be purchased from ASIC.

27/02/2015

Current details for ABN 36 123 753 720 | ABN Lookup



ABN Lookup

Current details for ABN 36 123 753 720

ABN details

Entity name:	AUTOPAK SERVICES PTY LTD
ABN status:	Active from 05 Feb 2007
Entity type:	Australian Private Company
Goods & Services Tax (GST):	Registered from 05 Feb 2007
Main business location:	NSW 2760

Trading name(s)

Trading name	From
PHK GROUP PTY LTD	05 Feb 2007

ASIC registration - ACN or ARBN

123 753 720 [View record on the ASIC website](#)

Deductible gift recipient status

Not entitled to receive tax deductible gifts

ABN last updated: 10 Oct 2011

Record extracted: 27 Feb 2015

Disclaimer

The Registrar makes every reasonable effort to maintain current and accurate information on this site. The Commissioner of Taxation advises that if you use ABN Lookup for information about another entity for taxation purposes and that information turns out to be incorrect, in certain circumstances you will be protected from liability. For more information see [disclaimer](#).



FOLIO: A/312912

SEARCH DATE	TIME	EDITION NO	DATE
7/4/2021	6:05 PM	8	16/11/2017

LAND

LOT A IN DEPOSITED PLAN 312912

LOCAL GOVERNMENT AREA CENTRAL COAST

PARISH OF GOSFORD COUNTY OF NORTHUMBERLAND

TITLE DIAGRAM DP312912

FIRST SCHEDULE

SSKZ PTY LTD

(T AM891789)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B268883 COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

1/4/2021 2:50PM

FOLIO: B/312912

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 8076 FOL 142

Recorded	Number	Type of Instrument	C.T. Issue
31/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
16/11/1989	Y643121	MORTGAGE	EDITION 1
14/12/1990	Z398017	DISCHARGE OF MORTGAGE	EDITION 2
19/11/1992	E912653	TRANSFER	EDITION 3
14/12/1995	O766412	TRANSFER	EDITION 4
28/3/2001	7503300	NOTICE OF DEATH	EDITION 5
14/11/2013	AI163086	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 6
30/12/2013	AI266559	TRANSFER	EDITION 7
30/12/2013	AI266560	MORTGAGE	
1/4/2016	AK185926	DISCHARGE OF MORTGAGE	EDITION 8
1/4/2016	AK185927	TRANSFER	
1/4/2016	AK185928	MORTGAGE	
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 9 CORD ISSUED

*** END OF SEARCH ***

RP13



TRANSFER

Real Property Act, 1900



E
912653 P

①

OFFICE OF STATE REVENUE

1992/93

N14

DULY STAMPED

1ST REC N°

800254705

Office of State Revenue use only

003558



(A)

[Redacted]

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

[Redacted]

(B) **LODGED BY**

L.T.O. Box

717A

Name, Address or DX and Telephone

RAVES MARSH & CO.
SOLICITORS
219-227 ELIZABETH STREET
SYDNEY
DX 255

REFERENCE (max. 15 characters):

L - Butt

(C)

[Redacted]

(D) acknowledges receipt of the consideration of \$295,000.00

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

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

(F)

[Redacted]



[Redacted]

as joint tenants/tenants in common

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATE** 10 November 1992

Signed in my presence by the transferor who is personally known to me.

Virginia Ann Rule

Signature of Witness

VIRGINIA ANN RULE

Name of Witness (BLOCK LETTERS)

91 KOOLANG ROAD, GREEN POINT

Address of Witness

L M Boulter

Signature of Transferor

Signed in my presence by the transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

B. G. Wilson

B. G. WILSON
SOLICITOR GOSFORD

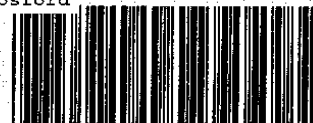
Signature of Transferee's Solicitor

[Signature]

RP13

TRANSFER

Real Property Act, 1900

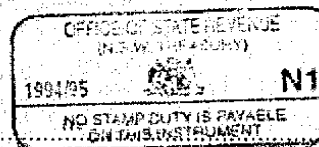


0
766412 Y



Office of State Revenue use only

032943



(A) L [REDACTED] D

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

[REDACTED]

(B) LODGED BY

L.T.O. Box

717A

Name, Address or DX and Telephone

RAVES MARSH & CO,
SOLICITORS
219-227 ELIZABETH STREET
SYDNEY
DX 255 L-BUT

REFERENCE (max. 15 characters):

(C) T [REDACTED] R

[REDACTED]

(D) acknowledges receipt of the consideration of \$1.00

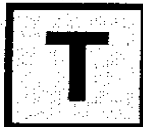
and as regards the land specified above transfers to the transferee an estate in fee simple

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

(F) [REDACTED]

[REDACTED]

(G)



as joint tenants/tenants in common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE 5 DECEMBER 1995

Signed in my presence by the transferor who is personally known to me.

Signature of Witness B. G. WILSON
SOLICITOR GOSFORD
Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferor

Signed in my presence by the transferee who is personally known to me.

Signature of Witness B. G. WILSON
SOLICITOR GOSFORD
Name of Witness (BLOCK LETTERS)

Address of Witness

B. Butt.

Signature of Transferee



Form: 03AE
Release: 2-2

**TRANSMISSION
APPLICATION**
by an Executor,
Administrator or Trustee
New South Wales
Section 93 Real Property Act 1900



AI163086W

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.

(A) T	E	E	
(B) REGISTERED DEALING	NUMBER		TORRENS TITLE
(C) LODGED BY	DOCUMENT COLLECTION BOX 392 C	NAME, ADDRESS OR DX, TELEPHONE, AND CUSTOMER ACCOUNT NUMBER IF ANY SYDNEY LEGAL AGENTS LLP : 128005 Y REFERENCE: DM-30074 Tappell - 79749	CODE AE
(D)	E	R	
(E)	L		

- (F) The abovementioned applicant, being entitled as executor of the will of the deceased registered proprietor (who died on 7 July 2013) pursuant to probate No. 2013/00231246 granted on 5 November 2013 (a certified copy of which is lodged herewith) hereby applies to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land

DATE 11 November 2013

(G)

I certify I am an eligible witness and that the applicant signed this dealing in my presence.
[See note* below]

Certified correct for the purposes of the Real Property Act 1900 by the applicant.

Signature of witness:

Signature of applicant:

Name of witness:

James Patrick MAITLAND

Address of witness:

1-5 Baker St.,
GOSFORD NSW 2250

- (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's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 519716 Full name: James Patrick Maitland Signature:

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

Evidence sighted ~~and returned~~ (office use only): Am

Form: 01T
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: Patrick McHugh & Co

TRANSFER

New South Wales
Real Property Act 1900



AI266559E

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the use of this form for the establishment and maintenance of the Real Property Register. Section 30B of the RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

(1)

Client No: 3915362

Duty: 10

Trans No: 7410659

358

Asst details:

(A) [REDACTED]

[REDACTED] 2

(B) LODGED BY

Document
Collection
Box
601V

Name, Address or DX, Telephone, and Customer Account Number if any

LLPN: 123440G
HSBC

Reference: 696220 DALE

CODES

T
TW

(C) T [REDACTED]

[REDACTED]

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$615,000.00

(E) ESTATE

the abovementioned land transfers to the transferee an estate in fee simple.

(F) SHARE

Whole

(G) TRANSFERRED

(H)

Encumbrances (if applicable):

(I) [REDACTED]

[REDACTED]

(J)

TENANCY: Joint Tenants

DATE

(J) I certify I am an eligible witness and that the transferor signed this dealing in my presence.
[See note* below]

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of witness:

Signature of transferor:

Name of witness:

M. J. CRUTCHLEY
Mervyn John Crutchley

Address of witness:

38 PICNIC POINT ROAD

PANANIA
NSW 2213

Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

Signature:

Signatory's name:

Patrick John McHugh

Signatory's capacity:

Solicitor for the Transferee

(K) The transferee's agent certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 523459 Full name: Shelley Onysko Signature: [Signature]

Annexure **A** to TRANSFER

Parties: Lynette Adele SMITH and Noel Sanders WRIGHT (Transferors)
and Nadeem MOHAMMED and Johanna Elizabeth DALE (Transferees)

Dated:/...../.....

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of witness:


.....

Signature of transferor:

Name of witness:

RHONDA SIMMONS


.....
Lynette Adele Smith

Address of witness:

UNIT 13 B THORNTON TOWER
SURFERS PARADISE
.....

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

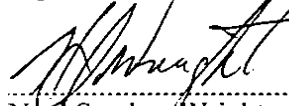
Signature of witness:


.....

Signature of transferor:

Name of witness:

M. J. CRUTCHLEY
.....


.....
Noel Sanders Wright

Address of witness:

38 PICNIC POINT ROAD
PANANIA
NSW 2213
.....



FOLIO: B/312912

SEARCH DATE	TIME	EDITION NO	DATE
7/4/2021	6:05 PM	9	8/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY WESTPAC BANKING CORPORATION.

LAND

LOT B IN DEPOSITED PLAN 312912

LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF GOSFORD COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP312912

FIRST SCHEDULE

CHARLES ELIAS NASR

FADIA NASR

AS JOINT TENANTS

(T AK185927)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B268883 COVENANT
- 3 AK185928 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



Photo 1 - 1965



Photo 2 - 1975



Aerial Photographs
53-55 Donnison Street West
Gosford

CLIENT: Australian Luxury Living

PROJECT: 203360.00

PLATE No: 1

REV: 0

DATE: 8-Apr-21



Photo 3 - 1998



Photo 4 - 2002



Douglas Partners
Geotechnics | Environment | Groundwater

Aerial Photographs

53-55 Donnison Street West

Gosford

CLIENT: Australian Luxury Living

PROJECT: 203360.00

PLATE No: 2

REV: 0

DATE: 8-Apr-21



Photo 5 - 2006



Photo 6 - 2017



Aerial Photographs
53-55 Donnison Street West
Gosford

CLIENT: Australian Luxury Living

PROJECT: 203360.00

PLATE No: 3

REV: 0

DATE: 8-Apr-21



Photo 7 - 2018



Photo 8 - 2019



Aerial Photographs
53-55 Donnison Street West
Gosford

CLIENT: Australian Luxury Living

PROJECT: 203360.00

PLATE No: 4

REV: 0

DATE: 8-Apr-21