

Alliance Geotechnical

Engineering | Environmental | Testing

**Stage 1 Preliminary Site Investigation
Lot X in DP387680 & Lot Y in DP387680**

4 Pennant Avenue, Gordon, NSW 2072

Prepared for: Ku-ring-gai Council

Report Number: 6839-ER-1-1

Report Date: 23 March 2018



We give you the right information to make the right decisions

Alliance Geotechnical Pty Ltd

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DOCUMENT CONTROL

Revision	Date	Author	Checked
Draft 1	22 March 2018	Jake Walker / Craig Cowper	
Rev 0	23 March 2018	Jake Walker / Craig Cowper	Craig Cowper

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EXECUTIVE SUMMARY

Alliance Geotechnical Pty Ltd (AG) was engaged by Ku-ring-gai Council, to undertake a stage 1 preliminary site investigation (PSI) for a portion of 4 Pennant Avenue, Gordon, NSW 2072 (refer **Figure 1** with the 'site' boundaries outlined in **Figure 2**).

AG has the following project appreciation:

- A preliminary site investigation is required to inform future land use planning decisions and development works.

The objectives of this investigation were to:

- assess the potential for contamination to be present on the site as a result of past and current land use activities;
- provide advice on site suitability (in the context of land contamination) for future land use scenarios;
- provide recommendations for further investigation, management and/or remediation (if warranted).

The scope of works undertaken to address the investigation objectives, included:

- a desktop review;
- a site walkover; and
- data assessment and reporting.

The site history data collected and site walkover observations made were assessed within the objectives of this investigation and in the context of the proposed development works. That assessment identified areas of environmental concern (AEC) and contaminants of potential concern (COPC) which have the potential to be present on site. The AEC identified are presented in attached **Figure 3** and associated COPC are presented in the table below.

ID	Area of Environmental Concern	Land Use Activity	Contaminants of Potential Concern
AEC01	South western bowling green	Uncontrolled filling, application of herbicides / pesticides	Hydrocarbons, herbicides, pesticides, polychlorinated biphenyl, metals and asbestos
AEC02	Northern bowling green	Uncontrolled filling, application of herbicides / pesticides	Hydrocarbons, herbicides, pesticides, polychlorinated biphenyl, metals and asbestos
AEC03	South eastern bowling green	Uncontrolled filling, application of herbicides / pesticides	Hydrocarbons, herbicides, pesticides, polychlorinated biphenyl, metals and asbestos
AEC04	Grassed open space area, north eastern corner	Uncontrolled filling	Hydrocarbons, pesticides, polychlorinated biphenyl, metals and asbestos
AEC05	Greenkeepers shed / storage area	Historical chemical / fuel storage	Hydrocarbons, pesticides and metals
AEC06	Former/current clubhouse building	Uncontrolled demolition and additions / modifications	Metals and asbestos

Based on AG's assessment of the desktop review information and fieldwork data, in the context of informing future land use planning decisions, AG makes the following conclusions:

- A number of areas of environmental concern (AEC) have been identified for the site;
- These AEC may present an unacceptable exposure risk (in the context of land contamination) for future land use settings; and
- The site could be made suitable (from a land contamination perspective) for future land use settings, subject to further assessment of the identified AEC, and management / remediation of potentially unacceptable contamination risks (if warranted).

Based on these conclusions, AG makes the following recommendations:

- A stage 2 detailed site investigation (DSI) should be undertaken for the site, addressing the identified AEC; and
- The stage 2 DSI should be undertaken by a suitably experienced environmental consultant.

This report, including its conclusions and recommendations, must be read in conjunction with the limitations presented in **Section 10**.

1. INTRODUCTION

1.1. Background

Alliance Geotechnical Pty Ltd (AG) was engaged by Ku-ring-gai Council, to undertake a stage 1 preliminary site investigation (PSI) for 4 Pennant Avenue, Gordon, NSW 2072 (refer **Figure 1** with the 'site' boundaries outlined in **Figure 2**).

AG has the following project appreciation:

- A preliminary site investigation is required to inform future land use planning decisions and development works.

1.2. Objectives

The objectives of this investigation were to:

- assess the potential for contamination to be present on the site as a result of past and current land use activities;
- provide advice on site suitability (in the context of land contamination) for future land use scenarios;
- provide recommendations for further investigation, management and/or remediation (if warranted).

1.3. Scope of Work

The scope of works undertaken to address the investigation objectives, included:

- a desktop review;
- a site walkover; and
- data assessment and reporting.

2. SITE IDENTIFICATION

The site is identified as a portion of Lot X in DP387680 & Lot Y in DP387680.

The locality of the site is set out in **Figure 1**.

The general layout and boundary of the site is set out in **Figure 2**.

The site covers an area of approximately 1.3 hectares.

A copy of a detail and level survey is presented in **Appendix A**.

3. SITE HISTORY AND LAND USE

3.1. Land Titles

A search of historical land title ownership was undertaken. The search results indicate that registered proprietors of the site since 1896, have been private individuals and Ku-ring-gai Council.

There was one lease reported for the site, to Gordon Bowling Club in 2006, expiring in 2006 with two 5 year options (affecting Lot X and Lot Y).

There were five easements reported for the site, for drainage.

The results of the land title ownership search indicate a potential for land contaminating activities to have occurred on the site, specifically operation of a lawn bowls facility and associated land use activities. Further assessment of the lawn bowls use of the land, in the context of other historical information identified during this investigation and site walkover observations, is considered warranted.

A copy of the land title search record is presented in **Appendix B**.

3.2. Aerial Imagery

A review of selected historical aerial imagery of the site was undertaken. Observations made of the imagery considered relevant to this investigation, are presented in **Table 3.2**.

Table 3.2: Aerial Imagery Observations

Image Date	Site Features	Surrounding Land Use Settings
1930	The image is unclear, with much of the site surface blocked by trees. No obvious indicators of development on site.	Residential, with indicators of small localised orchards towards the south
1943	The image is unclear, with much of the site surface blocked by trees. No obvious indicators of development on site.	Small localised orchards are no longer visible.
1956	Northern and south eastern bowling greens are present. A structure of similar size to current toilet block (west of northern green) is visible. A structure in a similar location to the current greenkeepers sheds adjacent the central eastern boundary, is visible. A structure is present adjacent to the central northern boundary, in a similar location to the current clubhouse building.	No significant change from previous image
1965	The south western bowling green is present. There are cars visible in the current car parking area. The structure adjacent to the central northern boundary appears to have been replaced with a larger building.	No significant change from previous image

Image Date	Site Features	Surrounding Land Use Settings
1975	The inferred clubhouse building appears to have a minor addition to the eastern end of the building. There are small structures to the south of the inferred toilet block, similar in nature and extent to the current greenkeeper storage area to the west of the northern bowling green.	No significant change from previous image
1986	No significant change from previous image	No significant change from previous image
1994	No significant change from previous image	No significant change from previous image
2007	A new section of the eastern end of the clubhouse building appears to be under construction, similar to current.	No significant change from previous image
2018 (Nearmap)	No significant change from previous image	No significant change from previous image

The aerial imagery review indicated a potential for land contaminating activities to have been undertaken, specifically localised uncontrolled demolition (between 1956 and 1975), uncontrolled filling for bowling green construction and levelling (between 1943 and 1965), and application of pesticides to bowling greens between 1943 and current. Further assessment of these potential land contaminating activities, in the context of other historical information identified during this investigation and site walkover observations, is considered warranted.

3.3. Anecdotal Information

There was no anecdotal information provided to AG as part of this project.

3.4. Incident Reports

There were no incident reports relevant to the site provided to AG during the investigation.

3.5. Complaints History

There was no complaints history provided to AG during the investigation.

3.6. Previous Contamination Assessments

There were no previous contamination assessment reports made available to AG during this investigation.

4. REGULATORY RECORDS

4.1. NSW EPA CLM Act Record of Notices

A search of the publicly available online NSW EPA CLM Act Record of Notices was completed on 5 March 2018. The results indicated that the site was not the subject of any notifications under Section 58 of the *Contaminated Land Management Act 1997*.

A copy of the CLM Act Record of Notices search record is presented in **Appendix C**.

4.2. NSW EPA POEO Act Register of Licences, Applications and Notices

A search of the publicly available online NSW EPA Record of Notices was completed on 5 March 2018. The results indicated that the site was not the subject of any licences, applications, notices, audits or pollution studies or reduction programs under Section 308 of the *Protection of the Environment Operations Act 1997*.

A copy of the POEO Act Register of Licences, Applications and Notices search record is presented in **Appendix C**.

4.3. NSW EPA CLM Act Register of Notified Sites

A search of the publicly available online register of sites notified to the NSW EPA under Section 60 of the *Contaminated Land Management Act 1997*, was undertaken on 5 March 2018. The results indicated that the site was not listed on the register, nor were any properties located on adjacent land.

4.4. Section 149 Planning Certificate

A copy of the planning certificate issued for the site under Section 149 of the Environmental Planning and Assessment Act was reviewed. The certificate indicated that, within the meaning of the Contaminated Land Management Act, the site was not:

- Significantly contaminated land;
- Subject to a management order;
- The subject of an approved voluntary management proposal;
- Subject to an ongoing maintenance order; or
- The subject of a site audit statement.

A copy of the planning certificate is presented in **Appendix D**.

4.5. SafeWork NSW Stored Chemical Information Database (SCID)

A search of Safe Work NSW stored chemical information database (SCID) was not undertaken for the site. A review of historical aerial imagery and historical land title ownership records for the site did not indicate a potential for licensable quantities of dangerous goods to have been historically stored on the site. AG considers that further assessment of storage of licensable quantities of dangerous goods on the site is not warranted.

5. GEOLOGY, ACID SULFATE SOILS, TOPOGRAPHY AND HYDROGEOLOGY

5.1. Geology

A review of the Sydney 1:100,000 Geological Series Sheet 9130 (Edition 1) 1983, indicated that the site is likely to be underlain by Middle Triassic, Wianamatta Group, Ashfield Shale, defined as black to dark-grey shale and laminite.

5.2. Acid Sulfate Soils

A review of the New South Wales Department of Land and Water Conservation (NSW DLWC 1997, 2nd Ed) Acid Sulfate Risk Map series for Prospect – Parramatta River indicates that the site lies in an area mapped as 'No Known Occurrence' with respect to acid sulfate soils.

Further assessment of acid sulfate soils in the context of this investigation is considered by AG as not warranted.

5.3. Topography

The site topography was generally flat, with some western facing slopes.

A detail and level survey indicated that the site surface was located at an elevation of approximately 95m to 105m Australian Height Datum (AHD).

5.4. Hydrogeology

Surface water courses proximal to the site include:

- Blackbutt Creeker, approximately 800m to the west;
- Falls Creek, approximately 660m to the south west; and
- Links Creek, approximately 820m to the south.

Based on distances to the nearest surface water course and the site topography, groundwater flow in the vicinity of the site is considered likely to be towards the west or south-west.

A review of the NSW Office of Water groundwater database ([www.http://allwaterdata.water.nsw.gov.au/water](http://allwaterdata.water.nsw.gov.au/water)) implemented on 5 March 2018 indicated there were six (6) registered groundwater features located within a 500m radius of the site. One bore located was located in the western portion of the site and authorised for 'recreation' use. Two bores were located west of the site and authorised for domestic use. Three bores were located south east of the site and authorised for monitoring purposes (likely for a service station site).

A copy of the NSW Office of Water search record is presented in **Appendix E**.

6. SITE WALKOVER

A site walkover was undertaken on 12 March 2018 by a suitably experienced AG environmental consultant (Mr Craig Cowper). The purpose of the site walkover was to make observations of land use activities on the site, and on properties immediately adjacent to the site.

6.1. Current Land Use Activity

The land use setting on the site appeared to be comprised of predominantly an unused lawn bowls facility.

6.2. Buildings and General Infrastructure

The following buildings and infrastructure was observed on the site:

- a single storey clubhouse building in the central northern portion of the site;
- an asphalt driveway entering the from the western side the site, towards an asphalt paved carparking area located towards the south west of the clubhouse building;
- three lawn bowls greens;
- a greenkeeper's shed and storage area adjacent to the eastern boundary of the site;
- a toilet block and additional greenkeeper storage infrastructure, towards the south eastern corner of the asphalt car parking area; and
- an asphalt paved pedestrian walkway located along the pan handle located in the northern portion of the site.

Image 6.2.1 View of southern side of clubhouse building, facing north east



Image 6.2.2 View of a portion of the site access asphalt driveway in the western portion of the site, facing west



Image 6.2.3 View of asphalt parking area in north western portion of site, facing south east



Image 6.2.4 View of northern bowling green, facing south west



Image 6.2.5 View of south western bowling green, facing north



Image 6.2.6 View of south eastern bowling green, facing south



Image 6.2.7 View of northern portion of greenkeeper sheds



Image 6.2.8 View of dry dam in south western portion of site



Image 6.2.9 View of toilet block



Image 6.2.10 View of greenkeeper storage infrastructure



Image 6.2.11 View of asphalt paved path on pan handle portion of site



6.3. Boundary Fencing

The site boundary was generally fenced, with the exception of the driveway and parking area in the western portion of the site.

6.4. Adjacent Land Use Activities

Observations made during the site walkover indicated the following land use activities adjacent to the site:

- North - low density residential;

- East - low density residential;
- West - low density residential; and
- South - low density residential.

6.5. Odours and Staining

There was no olfactory evidence of odours or visual evidence of staining observed on the surface of the site, during the site walkover.

6.6. Chemical Storage

There was no visual evidence observed of significant or widespread chemical storage on the site. The greenkeepers sheds were locked at the time of the site walkover, however, parts of the shed were observable through gaps in the shed walls. The observable portion of the sheds indicated there was nothing being stored in that area.

The potential for handling of fuels and chemical sprays in the greenkeepers shed (and subsequent application of sprays to the bowling greens), should not be precluded.

Image 6.6.1 View of asphalt paved path on pan handle portion of site



6.7. Underground and Aboveground Storage Tanks

There was no visual evidence observed of underground or aboveground storage tanks on the site.

6.8. Filling Material

There was visual evidence to suggest the presence of filling on the site, specifically in the following areas:

- The south western bowling green, particularly the western and northern portion, nominally 2.5m deep;
- The south eastern bowling green, particularly the western portion, nominally 1.0m deep;
- The northern bowling green, particularly the western portion, 1m to 2.5m deep; and
- The grassed area to the east of the clubhouse.

There was visual evidence to suggest earthworks cutting of the site along the south eastern and southern boundaries of the site. The extent of cutting on the site did not appear to be commensurate with the level of filling which appears to have been undertaken on the site, indicating that fill may have been imported to the site to achieve current levels.

Image 6.6.1 View of potential fill embankment on north western corner of south western bowling green

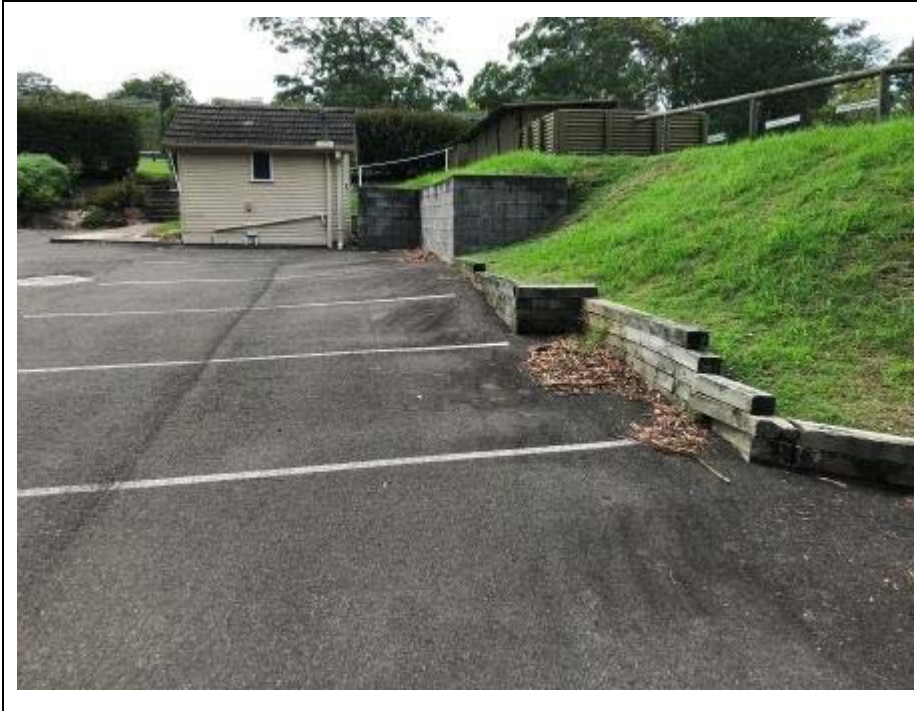


Image 6.6.2 View of potential fill embankment on north western corner of south western bowling green



Image 6.6.3 View of potential fill material in grassed area east of the clubhouse



6.9. Wastes

There was no visual evidence observed of wastes being stored inappropriately on the site.

6.10. Asbestos Containing Materials

There was visual evidence observed of potential asbestos containing materials on the surface of the site, specifically:

- Fragments of fibrous cement sheeting observed on the surface of the inferred fill embankment on the western side of the northern bowling green.

Image 6.10.1 View of fibrous cement sheeting fragments on the surface of the inferred fill embankment on the western side of the northern bowling green



A hazardous materials building survey was not within the scope of this project.

6.11. Phytotoxicity

There was no visual evidence observed to suggest significant or widespread phytotoxic impact (in the form of dieback or plant stress) in vegetation at the site. Similar observations were made of visible vegetation on land adjacent to the site.

6.12. Site Drainage

Visual observations made in the context of site drainage during the walkover, indicated that drainage mechanisms on the site are likely to include:

- downpipes from roofs and gutters into subsurface drainage infrastructure;
- overland flow across hardstand paved areas; and
- infiltration into underlying soils, where soil permeability permits.

7. DATA INTEGRITY ASSESSMENT

AG has relied on the following sources of data while undertaking this investigation:

- AG field observations during the site walkover
- Local Council
- Department of Land and Water Conservations
- Department of Minerals and Energy
- Australian Soil Resource Information System
- Google Earth
- National Environment Protection Council
- Nearmap
- NSW Environment Protection Authority
- NSW Land and Property Information
- NSW Office of Water

Based on AG's experience and professional judgement, the data obtained from the sources relied upon, is considered to be adequately precise, accurate, representative, complete and comparable within the objectives of this investigation and for the purpose of drawing conclusions regarding land contamination risks at the site.

8. AREAS OF ENVIRONMENTAL CONCERN AND CONTAMINANTS OF POTENTIAL CONCERN

The site history data collected and site walkover observations made were assessed within the objectives of this investigation and in the context of the proposed development works. That assessment identified areas of environmental concern (AEC) and contaminants of potential concern (COPC) which have the potential to be present on site. The AEC identified are presented in attached **Figure 3** and associated COPC are presented in **Table 8.1**.

Table 8.1: AEC and COPC

ID	Area of Environmental Concern	Land Use Activity	Contaminants of Potential Concern
AEC01	South western bowling green	Uncontrolled filling, application of herbicides / pesticides	Hydrocarbons, herbicides, pesticides, polychlorinated biphenyl, metals and asbestos
AEC02	Northern bowling green	Uncontrolled filling, application of herbicides / pesticides	Hydrocarbons, herbicides, pesticides, polychlorinated biphenyl, metals and asbestos
AEC03	South eastern bowling green	Uncontrolled filling, application of herbicides / pesticides	Hydrocarbons, herbicides, pesticides, polychlorinated biphenyl, metals and asbestos
AEC04	Grassed open space area, north eastern corner	Uncontrolled filling	Hydrocarbons, pesticides, polychlorinated biphenyl, metals and asbestos
AEC05	Greenkeepers shed / storage area	Historical chemical / fuel storage	Hydrocarbons, pesticides and metals
AEC06	Former/current clubhouse building	Uncontrolled demolition and additions / modifications	Metals and asbestos

9. CONCLUSIONS AND RECOMMENDATIONS

Based on AG's assessment of the desktop review information and fieldwork data, in the context of informing future land use planning decisions, AG makes the following conclusions:

- A number of areas of environmental concern (AEC) have been identified for the site;
- These AEC may present an unacceptable exposure risk (in the context of land contamination) for future land use settings; and
- The site could be made suitable (from a land contamination perspective) for future land use settings, subject to further assessment of the identified AEC, and management / remediation of potentially unacceptable contamination risks (if warranted).

Based on these conclusions, AG makes the following recommendations:

- A stage 2 detailed site investigation (DSI) should be undertaken for the site, addressing the identified AEC; and
- The stage 2 DSI should be undertaken by a suitably experienced environmental consultant.

This report, including its conclusions and recommendations, must be read in conjunction with the limitations presented in **Section 10**.

10. STATEMENT OF LIMITATIONS

The findings presented in this report are based on specific searches of relevant, government historical databases and anecdotal information that were made available during the course of this investigation. To the best of our knowledge, these observations represent a reasonable interpretation of the general condition of the site at the time of report completion.

This report has been prepared solely for the use of the client to whom it is addressed and no other party is entitled to rely on its findings.

No warranties are made as to the information provided in this report. All conclusions and recommendations made in this report are of the professional opinions of personnel involved with the project and while normal checking of the accuracy of data has been conducted, any circumstances outside the scope of this report or which are not made known to personnel and which may impact on those opinions is not the responsibility of Alliance Geotechnical Pty Ltd. Should information become available regarding conditions at the site including previously unknown sources of contamination, AG reserves the right to review the report in the context of the additional information.

This report must be reviewed in its entirety and in conjunction with the objectives, scope and terms applicable to AG's engagement. The report must not be used for any purpose other than the purpose specified at the time AG was engaged to prepare the report.

Logs, figures, and drawings are generated for this report based on individual AG consultant interpretations of nominated data, as well as observations made at the time site walkover/s were completed.

Data and/or information presented in this report must not be redrawn for its inclusion in other reports, plans or documents, nor should that data and/or information be separated from this report in any way.

Should additional information that may impact on the findings of this report be encountered or site conditions change, AG reserves the right to review and amend this report.

11. REFERENCES

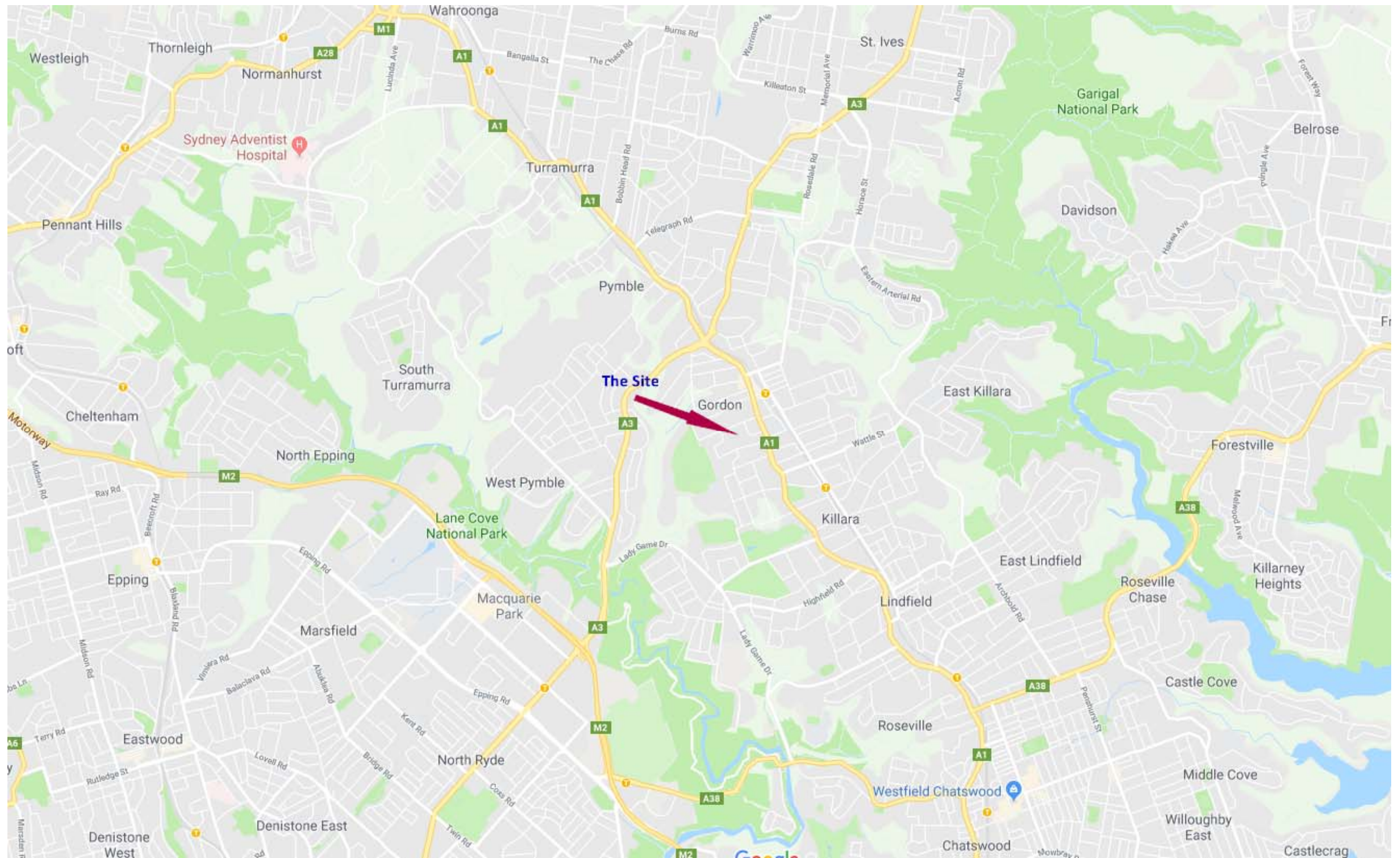
National Environment Protection Council (NEPC) 1999b, 'Schedule B(2) Guideline on Site Characterisation, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013'.

NSW DEC 2006, 'Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd edition)'.

NSW OEH 2011, 'Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites'.

NSW Office of Water Groundwater Database (www. <http://allwaterdata.water.nsw.gov.au/water>)

FIGURES

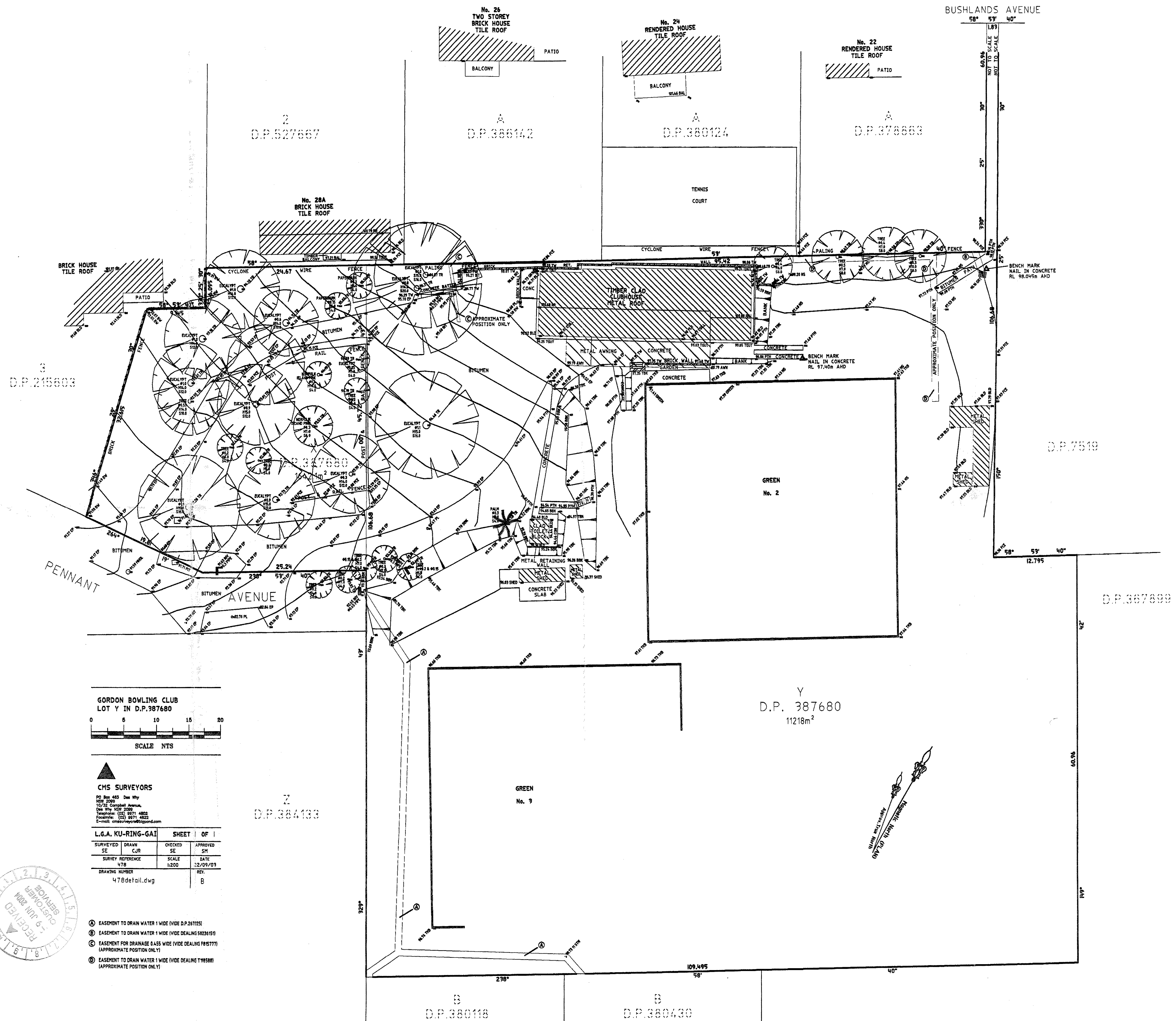






APPENDIX A

SURVEY



APPENDIX B

TITLES



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

LRS NSW (Formerly LPI)

Sydney

Address: - 4 Pennant Avenue, Gordon

Description: - Lots X & Y D.P. 387680

As regards the part shown tinted yellow and numbered (1) on the attached cadastre

<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>
16.11.1896 (1896 to 1939)	Mary Jane Hunt (Widow)	Vol 1207 Fol 61
08.05.1939 (1939 to 1944)	Reginald De Vere Hunt (Bank Manager)	Vol 1207 Fol 61 Now Vol 5118 Fol 199
08.06.1944 (1944 to 1950)	Kelvin Lindsay Barrett (School Master)	Vol 5118 Fol 199
21.08.1950 (1950 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 5118 Fol 199 Now X/387680

Denotes Current Registered Proprietor

As regards the part shown tinted yellow and numbered (2) on the attached cadastre

<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>
16.11.1896 (1896 to 1939)	Mary Jane Hunt (Widow)	Vol 1207 Fol 61
08.05.1939 (1939 to 1944)	Reginald De Vere Hunt (Bank Manager)	Vol 1207 Fol 61 Now Vol 5118 Fol 200
04.07.1944 (1944 to 1950)	Clive Mervyn Backhouse (Captain in the Australian Imperial Forces)	Vol 5118 Fol 200
21.08.1950 (1950 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 5118 Fol 200 Now X/387680

Denotes Current Registered Proprietor

As regards the part shown tinted yellow and numbered (3) on the attached cadastre

<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>
11.04.1927 (1927 to 1946)	Peter Elith (Retired Grazier)	Vol 3989 Fol 118
05.03.1946 (1946 to 1949)	Thomas Richard Elith (Telephone Mechanic) Joseph Elith (Grazier) (Transmission Application not investigated)	Vol 3989 Fol 118



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

Continued as regards the part shown tinted yellow and numbered (3) on the attached cadastre

<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>
18.05.1949 (1949 to 1951)	Stanley Thomas (Commercial Traveller)	Vol 3989 Fol 118 Now Vol 6055 Fol 3
06.12.1951 (1951 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 6055 Fol 3 Now X/387680 & Y/387680

Denotes Current Registered Proprietor

As regards the part shown tinted yellow and numbered (4) on the attached cadastre

<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>
27.09.1924 (1924 to 1953)	Ruby Halliday (Married Woman)	Vol 2645 Fol 28
23.01.1953 (1953 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 2645 Fol 28

Denotes Current Registered Proprietor

As regards the part shown tinted yellow and numbered (5) on the attached cadastre

<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>
26.05.1925 (1925 to 1933)	Luce Helene Fotheringham (Married Woman)	Vol 1942 Fol 207
20.03.1933 (1933 to 1937)	Frederick Henry Fotheringham (Manufacturers Agent) (Transmission Application not investigated)	Vol 1942 Fol 207 Now Vol 4567 Fol 82
27.07.1937 (1937 to 1937)	Frances Louisa Fotheringham (Widow) (Transmission Application not investigated)	Vol 4567 Fol 82
02.09.1937 (1937 to 1947)	Elsie May Neave (Widow)	Vol 4567 Fol 82 Now Vol 4874 Fol 223
27.02.1947 (1947 to 1947)	Reginald Claydon Neave (Company Director) Alison Norton Baur (Married Woman) (Transmission Application not investigated)	Vol 4874 Fol 223
14.02.1947 (1947 to 1952)	Alison Norton Baur (Married Woman)	Vol 4874 Fol 223
08.09.1952 (1953 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 4874 Fol 223 Now Y/387680

Denotes Current Registered Proprietor



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 the part shown tinted yellow and numbered (6) on the attached cadastre

<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>
26.05.1925 (1925 to 1933)	Luce Helene Fotheringham (Married Woman)	Vol 2100 Fol 121
20.03.1933 (1933 to 1937)	Frederick Henry Fotheringham (Manufacturers Agent) (Transmission Application not investigated)	Vol 2100 Fol 121 Now Vol 4567 Fol 82
27.07.1937 (1937 to 1938)	Frances Louisa Fotheringham (Widow) (Transmission Application not investigated)	Vol 4567 Fol 82
22.04.1938 (1938 to 1938)	Janine Elizabeth Braddock (Married Woman) Frances Louisa Fotheringham (Widow)	Vol 4567 Fol 82 Now Vol 4945 Fol 200
16.07.1938 (1938 to 1950)	Alison Norton Baur (Married Woman)	Vol 4945 Fol 200
28.09.1950 (1950 to 1952)	Charles Frederick Everett (Company Director)	Vol 4945 Fol 200
05.05.1952 (1952 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 4945 Fol 200 Now Y/387680

Denotes Current Registered Proprietor

As regards the part shown tinted yellow and numbered (7) on the attached cadastre

<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>
31.05.1918 (1918 to 1925)	Charles Albert Reed (Civil Engineer)	Vol 1508 Fol 97
25.05.1925 (1925 to 1927)	George Arthur Charters (Grazier)	Vol 1508 Fol 97
04.03.1927 (1927 to 1927)	Arthur Montagu Coward (Departmental Manager) Marjorie coward (Married Woman)	Vol 1508 Fol 97
19.07.1927 (1927 to 1952)	Arthur Montagu Coward (Departmental Manager)	Vol 1508 Fol 97
18.06.1952 (1952 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 1508 Fol 97 Now Y/387680

Denotes Current Registered Proprietor



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 the part shown tinted yellow and numbered (8) on the attached cadastre

<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>
30.07.1920 (1920 to 1924)	Ormond Douglas Bisset (Merchant)	Vol 1833 Fol 196
25.11.1924 (1924 to 1943)	William Hutchinson (Engineer)	Vol 1833 Fol 196
02.03.1943 (1943 to 1952)	Dorothea Sophia Hutchinson (Spinster) Jessie Constance Hutchinson (Spinster) (Transmission Application not investigated)	Vol 1833 Fol 196
22.07.1952 (1952 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 1833 Fol 196 Now Y/387680

Denotes Current Registered Proprietor

As regards the part shown tinted yellow and numbered (9) on the attached cadastre

<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>
11.09.1907 (1907 to 1940)	Walter Heywood Dansey (Government Officer)	Vol 1507 Fol 5
16.02.1940 (1940 to 1952)	Kathleen Stella Dansey (Widow) (Transmission Application not investigated)	Vol 1507 Fol 5
14.03.1952 (1952 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 1507 Fol 5 Now Y/387680

Denotes Current Registered Proprietor

As regards the part shown tinted yellow and numbered (10) on the attached cadastre

<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>
22.07.1912 (1912 to 1942)	William Bartley (Grazier)	Vol 1403 Fol 95 Now Vol 5326 Fol 219
09.03.1942 (1942 to 1952)	Frederick William Bartley (Railway Guard)	Vol 5326 Fol 219
13.02.1952 (1952 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 5326 Fol 219 Now Y/387680

Denotes Current Registered Proprietor

Leases, as regards Lots X and Y D.P. 387680: -

- 03.02.2006 (AB 762565) to Gordon Bowling Club Ltd – expires 18.11.2009, also 2 x 5 year options (affecting Lot X and Lot Y)



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

Easements, as regards Lots X and Y D.P. 387680: -

- 30.11.1935 (C 398751) Easement for Drainage 6 feet wide (within Lot X D.P. 387680) – extinguished 21.08.1950
- 23.01.1953 (F 815777) Easement for Drainage 1 foot 6 inches wide (within that part of Lot Y D.P. 387680 numbered (4) on the attached cadastre)
- 19.07.1982 (T 118588 & D.P. 116457) Easement to Drain Water (affecting Lot Y)
- 10.01.1997 (D.P. 267225) Easement to Drain Water 1 wide (affecting Lot Y)
- 01.10.1995 (5823615) Easement to Drain Water 1 wide (affecting Lot Y)

Note: -

By Trust Deed No. 18029 dated 9th December 1953, the subject lands are held by Council as a Public Reserve

Yours Sincerely
Mark Groll
7 March 2018

F993942

F' 993942

FP.387680

Plan Form N7 (for completion)
Municipality of Ku-ring-gai
Shire of

PLAN

of subdivision of part of land in F689238, F733770, F815777
F23621, F648298, F706486, F692274, F307052, F626901
Parish of Gordon County of Cumberland

Scale 80 feet to an inch.

Certificate No. 53/164

Plan of Subdivision certified approved by the Council
of the Municipality of Ku-ring-gai, the requirements
of the Local Government Act, 1919 (under the
requirements for the registration of plans) have
been complied with.

Approved by the Council on the 19th

December 1953

(Z) COVENANT - FB15777

BUSHLANDS AVE.

58° 52' 40"

58° 52' 40"

58° 52' 40"

58° 52' 40"

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58° 52' 40"

58° 52' 40"

58° 52' 40"

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58° 52' 40"

58° 52' 40"

No survey has been made. No improvements exist
on or adjacent to the subdivision boundary.
I certify that this plan has been compiled from the information in
F689238, F733770, F815777, F23621, F648298
F706486, F692274, F307052, F626901 and is correct.

R. E. Nott

Surveyor registered under Surveyors Act, 1920.
4th December 1953

L1075

1278/62

D. X. 2011-54

CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

DP 307680

FEET	INCHES	METRES
1	-	0.305
2	-	0.610
3	-	0.914
4	-	1.219
5	-	1.524
6	-	1.829
7	-	2.134
8	-	2.438
9	-	2.743
10	-	3.048
11	-	3.353
12	-	3.658
13	-	3.963
14	-	4.268
15	-	4.573
16	-	4.878
17	-	5.183
18	-	5.488
19	-	5.793
20	-	6.098
21	-	6.403
22	-	6.708
23	-	7.013
24	-	7.318
25	-	7.623
26	-	7.928
27	-	8.233
28	-	8.538
29	-	8.843
30	-	9.148
31	-	9.453
32	-	9.758
33	-	10.063
34	-	10.368
35	-	10.673
36	-	10.978
37	-	11.283
38	-	11.588
39	-	11.893
40	-	12.198
41	11	12.795
42	11	12.795
43	11	12.795
44	11	12.795
45	11	12.795
46	11	12.795
47	11	12.795
48	11	12.795
49	11	12.795
50	11	12.795
51	11	12.795
52	11	12.795
53	11	12.795
54	11	12.795
55	11	12.795
56	11	12.795
57	11	12.795
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61	11	12.795
62	11	12.795
63	11	12.795
64	11	12.795
65	11	12.795
66	11	12.795
67	11	12.795
68	11	12.795
69	11	12.795
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71	11	12.795
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73	11	12.795
74	11	12.795
75	11	12.795
76	11	12.795
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80	11	12.795
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85	11	12.795
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87	11	12.795
88	11	12.795
89	11	12.795
90	11	12.795
91	11	12.795
92	11	12.795
93	11	12.795
94	11	12.795
95	11	12.795
96	11	12.795
97	11	12.795
98	11	12.795
99	11	12.795
100	11	12.795

AC RD P SQ M

- 1 24 3/4 1638

AC RD P HA

2 3 3 1/2 1.122

AMENDMENTS AND/OR ADDITIONS MADE ON
PLAN IN THE LAND TITLES OFFICEThis negative is a photograph made as a permanent
record of a document in the custody of the
Registrar General this day.

22nd March, 1990



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

Reg:R220170 /Doc:DP 0387680 P /Rev:26-Nov-1992 /Sta:OR. OR /Fgs:ML /Prt:05-Mar-2018 11:35 /Seq:1 of 1
M:Gordon /Sic:



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

5/3/2018 3:34PM

FOLIO: X/387680

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

Prior Title(s): VOL 6869 FOL 189

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
8/12/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/2/2006	AB762565	LEASE	EDITION 1

*** END OF SEARCH ***

gordon

PRINTED ON 5/3/2018

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Received: 05/03/2018 15:34:15



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: X/387680

SEARCH DATE

TIME

EDITION NO

DATE

5/3/2018

11:33 AM

1

3/2/2006

LAND

LOT X IN DEPOSITED PLAN 387680
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP387680

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF KU-RING-GAI

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F993941 CAVEAT BY THE REGISTRAR GENERAL
- 3 AB762565 LEASE TO GORDON BOWLING CLUB LTD EXPIRES:
18/11/2009. OPTION OF RENEWAL: 5 YEARS (& 1 FURTHER
OPTION FOR 5 YEARS).

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

gordon

PRINTED ON 5/3/2018

* 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. InfoTrack an approved NSW Information Broker 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.



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

5/3/2018 3:34PM

FOLIO: Y/387680

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

Prior Title(s): VOL 6869 FOL 190

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
8/12/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/1/1997	DP267225	DEPOSITED PLAN	EDITION 1
1/10/1999	5823615	TRANSFER GRANTING EASEMENT	EDITION 2
3/2/2006	AB762565	LEASE	EDITION 3

*** END OF SEARCH ***

gordon

PRINTED ON 5/3/2018

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Received: 05/03/2018 15:34:15

RP 138

STAMP DUTY



5 JUN 1982 15 36

T118588

OFFICE USE ONLY

**TRANSFER
GRANTING EASEMENT**

REAL PROPERTY ACT, 1900
(See Instructions for Completion on back of form)

1	2 of 2	X
564		F

DESCRIPTION
OF LAND
Note (a)

TRANSFEROR
(registered
proprietor of
servient tenement)
Note (b)

Servient Tenement (Land burdened)	Dominant Tenement (Land benefited)
Torrens Title Reference	Torrens Title Reference
VOL. 6869 FOL. 190 X	VOL. 6605 FOL. 229
THE COUNCIL OF THE MUNICIPALITY OF KU-RING-GAI	

Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 1,000.00
and TRANSFERS and GRANTS Easement to drain water 1 wide as shown on
~~Deposited Plan No.~~ annexed hereto. Marked A⁹

OFFICE USE ONLY

PLAN REFILED
AS D.P. 116457

OVER

TRANSFEE
(registered
proprietor of
dominant tenement)
Note (b)

out of the servient tenement and appurtenant to the dominant tenement to the TRANSFEE

PHILIP FARON SMOUHA of 23 Harcourt Street, East Killara, Company Director,
and DENISE CLAIRE SMOUHA of the same address, his wife,

PRIOR
ENCUMBRANCES
Note (d)

subject to the following PRIOR ENCUMBRANCES: 1. Caveat F.993971.

2. _____

EXECUTION
Note (e)

DATE OF TRANSFER 25 TH MAY 1982

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Note (f)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

THE COMMON SEAL of the COUNCIL of
the MUNICIPALITY OF KU-RING-GAI
was affixed this 25th day of May
1982 in pursuance of a Resolution
of Council passed on the 18th day
of May 1982.

Signature of Transferor

Mayor

Signature of Transferee

TO BE COMPLETED
BY LODGING PARTY
Notes (f) and (g)

LODGED BY		LOCATION OF DOCUMENTS	
KENNEDY & KENNEDY, Solicitors 111 ELIZABETH ST., SYDNEY D.X. 231 SYDNEY Ph. 232-3033 Delivery Box Number 445H		CT 2	OTHER
		Herewith	
		In R.G.O. with	
		Produced by	
Extra Fee	Checked by EF12 ECB	REGISTERED 15-7-1982	1610RE RX F993941 L.P.

OFFICE USE ONLY

Registrar General

PLAN FORM		WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION		D.P. 116457		OFFICE USE ONLY	
<p>Council Clerk's Certificate</p> <p>I hereby certify that—</p> <p>(a) the requirements of the Local Government Act, 1978 (other than the requirements for the registration of plans, and</p> <p>(b) the requirements of section 240 of the Municipalities Act, 1934, as amended, (Municipal Districts, Townships, and Counties Act, 1933, as amended,</p> <p>have been complied with by the applicant in relation to the</p> <p>of "new road", "subdivision" or "consolidated lot" and</p> <p>is in</p> <p>Signed: _____</p> <p style="text-align: right;">Council Clerk</p>		<p>Surveyor's Certificate</p> <p>ALAN JOHN CUTHBERT DAN FITZHENRY & PARTNERS 8 COWDROY AVE, CAMMERAY</p> <p>I, a surveyor registered under the Surveyors Act, 1928, as amended, hereby certify that the survey mentioned in this plan has been completed from a CHORD</p> <p>of _____</p> <p>25' 2.82</p> <p>Signed: _____</p> <p>Surveyor registered under Surveyors Act, 1928, as amended Deputy Line of Authority Subsided on within 111 or 121. (Insert date of survey)</p>		<p>PLAN OF EASEMENT TO DRAIN WATER OVER LOT Y IN F.P. 387680</p> <p>Mun./Shire: KU-RING-GAI Locality: GORDON</p> <p>Parish: GORDON County: CUMBERLAND</p> <p>Reduction Ratio: 1: 500 Lengths are in metres</p>		<p>T118588</p> <p>Registered: 15-7-1982</p> <p>C.A.: _____</p> <p>Title System: TORRENS</p> <p>Purpose: EASEMENT</p> <p>Ref. Map: _____</p> <p>Lot Plan: _____</p>	
<p>Signatures, seals and statements of intention to dedicate public roads or to create public reserve, drainage reserve, easements or restrictions as to use.</p> <p>PURSUANT TO SEC. 68B OF THE CONVEYANCING ACT 1919-1984</p> <p>IT IS INTENDED TO CREATE—</p> <p>1) EASEMENT TO DRAIN WATER 1 WIDE</p> <p>THIS IS THE ANNEXURE MARKED "A" REFERRED TO IN THE TRANSFER GRANTING EASEMENT, BETWEEN THE COUNCIL OF THE MUNICIPALITY OF KU-RING-GAI AND PHILIP HADON SHOUHA, THE COMMON SEAL OF THE COUNCIL OF THE MUNICIPALITY OF KU-RING-GAI WAS AFFIXED THIS 25th DAY OF May 1982 in pursuance of a Resolution of Council passed on the 18th day of May 1982.</p> <p><i>Alan J. Cuthbert</i> Mayor <i>Dan Fitzhenry</i> Town Clerk</p> <p style="text-align: right;">THS TCS</p>		<p style="text-align: center;">(A) EASEMENT TO DRAIN WATER 1 WIDE</p>					
<p>Scale of map 1: 500</p> <p>SURVEYOR'S REFERENCE 1401</p>		<p>Plan Drawing only to appear in this space</p>					
<p>AMENDMENTS AND/OR ADDITIONS MADE ON PLAN IN THE LAND TITLES OFFICE.</p>		<p>This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day.</p> <p style="text-align: right;">15th June, 1987</p>					

Form: 97-01TG

Licence: 026CN/0616/96

TRANSFER
GRANTING EASEMEN
New South Wales
Real Property Act 1900

58236151



Office of State Revenue use only

RELODGED

(A) LAND

30 SEP 1999

LAND TITLES OFFICE

SERVIENT TENEMENT (Land Burdened)	DOMINANT TENEMENT (Land Benefited)
Y/387680	A/378863

(B) LODGED BY

LTO Box	Name, Address or DX and Telephone	
601V	HONGKONG BANK OF AUSTRALIA LIMITED A.C.N. 925 424 162 LEVEL 9, 1 O'CONNELL STREET, SYDNEY Member HSBC Group REFERENCE (max. 15 characters):	TG

(C) TRANSFEROR

KU-RING-GAI MUNICIPAL COUNCIL

(Registered Proprietor of servient tenement)

(D) acknowledges receipt of the consideration of \$500.00

(E) and TRANSFERS and GRANTS - an easement in the terms set out in Annexure "A" hereto

out of the servient tenement and appurtenant to the dominant tenement, to the TRANSFEREE.

(F) TRANSFEREE

ANNE RAMONA DAVIS and STUART ARTHUR DAVIS as joint tenants

(Registered Proprietor of dominant tenement)

(G) ENCUMBRANCES (if applicable)

1.

2.

3.

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

DATE

THE COMMON SEAL of KU-RING-GAI MUNICIPAL COUNCIL

was hereunto affixed pursuant to a resolution dated

14 day of November 1999
in the presence of:

General Manager

Mayor

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

Signature of Witness
DARRYL SEMMLER
4743 A

Name of Witness (BLOCK LETTERS)

1 O'Connell St Sydney
Address of Witness

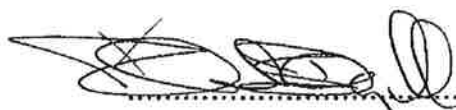
Signature of Transferee

RX K993941 to Remain
log 10 1/7/99

ANNEXURE "A"

TRANSFEROR: KU-RING-GAI MUNICIPAL COUNCIL
TRANSFeree: ANNE RAMONA DAVIS & STUART ARTHUR DAVIS
SERVIENT TENEMENT: Y/387680
DOMINANT TENEMENT: A/378863

The Transferor transfers and grants to the Transferee an easement to drain water over the strip of land 1.0~~4~~ metres wide as shown on the plan annexed hereto and marked "B" and the Transferee its successors and assigns shall upon request on reasonable ground by the Transferor sign all documents and do all things necessary to release all of the Transferee's right title and interest in said easement PROVIDED THAT the Transferor shall at no cost to the Transferee grant to the Transferee another easement within the servient tenement on the same terms and to the same effect except as to location. 7.



General Manager



Mayor



A R Davis



S A Davis

OFFICE

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

1) EASEMENT TO DRAIN WATER
1.0 WIDE

[Handwritten signatures and stamps]

Crown Lands Office Approval

PLAN APPROVED
 Authorised Officer
 Land District
 Paper No.
 Field Book pages

Council'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 Part 3 Division 2 of the Water Board Act 1987, or Part 5 Division 7 of the Hunter Water Board (Corporatisation) Act 1991,

have been complied with by the applicant in relation to the proposed
 (Insert "new road", "subdivision" or "consolidation" as set out herein)

Date
 Signature
 General Manager/Authorised Person

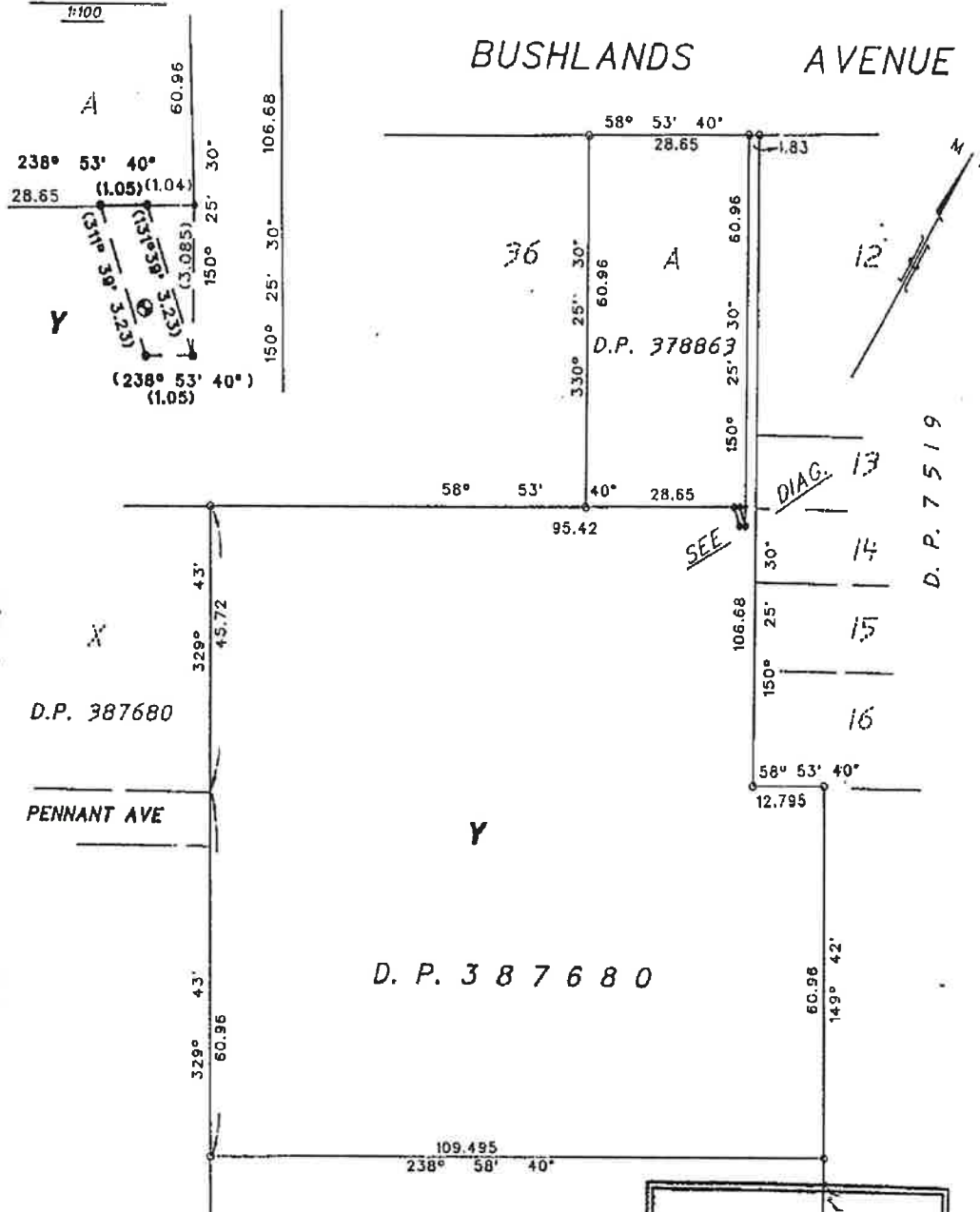
Council File No.

* 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 Water Board and the Hunter Water Corporation Ltd.

† Delete if inapplicable.

DIAGRAM

1:100



➤ EASEMENT TO DRAIN WATER 1.0 WIDE

Registered:

C.A.:

Title System:

Purpose:

Ref. Map:

Last Plan:

PLAN

OF EASEMENT TO DRAIN
WATER 1.0 WIDE OVER PART OF
LOT Y IN D.P. 387680

Lengths are in metres. Reduction Ratio 1: 8 0 0

LGA: KU - RING - GAI

Locality: GORDON

Parish: GORDON

County: CUMBERLAND

Plans used in preparation of survey/compilation.

D.P. 378863

D.P. 387680

I, PHILIP C.K. HOOI
 of PHILIP C.K. HOOI P/L
 20 JARRETT ST, LEICHHARDT
 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 in accordance with the
 Survey Practice Regulations, 1990 and was completed on

18 SEPT. 1995

Signature
 Surveyor registered under Surveyors Act, 1929, as amended.

Deform-Like-of-Archet
 Insert date of survey



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: Y/387680

SEARCH DATE	TIME	EDITION NO	DATE
5/3/2018	11:33 AM	3	3/2/2006

LAND

LOT Y IN DEPOSITED PLAN 387680
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP387680

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF KU-RING-GAI

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F815777 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 3 F993941 CAVEAT BY THE REGISTRAR GENERAL
- 4 T118588 EASEMENT TO DRAIN WATER AFFECTING THE LAND SHOWN SO BURDENED IN VOL 6869 FOL 190
- 5 F815777 EASEMENT FOR DRAINAGE OVER THE LAND SHOWN SO BURDENED IN VOL 6869 FOL 190
- 6 DP267225 EASEMENT TO DRAIN WATER 1 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP267225
- 7 5823615 EASEMENT TO DRAIN WATER 1 WIDE AFFECTING THE PART SHOWN SO BURDENED IN PLAN WITH 5823615
- 8 AB762565 LEASE TO GORDON BOWLING CLUB LTD EXPIRES: 18/11/2009. OPTION OF RENEWAL: 5 YEARS (& 1 FURTHER OPTION FOR 5 YEARS).

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

gordon

PRINTED ON 5/3/2018

* 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. InfoTrack an approved NSW Information Broker 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.

APPENDIX C

NSW EPA

Search results

Your search for:Suburb: GORDON

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed. This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register.[POEO public register](#)

Search Again

Refine Search

Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

... [more search tips](#)



For

5 March 2018

business and industry () ^

For local government () ^

Contact us

-  131 555 (tel:131555)
-  Online (<http://www.epa.nsw.gov.au/about-us/contact-us/feedback/feedback-form>)
-  info@epa.nsw.gov.au (mailto:info@epa.nsw.gov.au)
-  EPA Office Locations (<http://www.epa.nsw.gov.au/about-us/contact-us/locations>)

[Accessibility](http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index) (<http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index>)

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<https://www.youtube.com/watch?v=V6MjGdR4s> (<https://www.youtube.com/watch?v=V6MjGdR4s>)

[Home](#) [Environment protection licences](#) [POEO Public Register](#) [Search for licences, applications and notices](#)

Search results

Your search for: **General Search** with the following criteria

Suburb - gordon
returned 0 result

Search Again

For business and industry () ^

For local government () ^

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- ✉ info@epa.nsw.gov.au (<mailto:info@epa.nsw.gov.au>)
- 🏠 EPA Office Locations (<http://www.epa.nsw.gov.au/about-us/contact-us/locations>)

[Accessibility \(<http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index>\)](http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index)

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APPENDIX D

PLANNING CERTIFICATE

PLANNING CERTIFICATE

UNDER SECTION 149 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

818 Pacific Highway, Gordon NSW 2072
Locked Bag 1006, Gordon NSW 2072
T 02 9424 0000 F 02 9424 0001
DX 8703 Gordon TTY 02 9424 0875
E kmc@kmc.nsw.gov.au
W www.kmc.nsw.gov.au
ABN 86 408 856 411



PROPERTY DETAILS

Address: 4 Pennant Avenue GORDON NSW 2072

Lot Description: Lot X DP 387680, Lot Y DP 387680

CERTIFICATE DETAILS

Certificate No: ePC0709/18

Certificate Date: 05/03/2018

Certificate Type: Section 149(2)

APPLICANT'S DETAILS

REF: 6839

Mr C Cowper
C/ Alliance Geotechnical, 10 Welder Road
SEVEN HILLS NSW 2147

BACKGROUND INFORMATION

This certificate provides information on how a property (such as land, a house, a commercial building, etc.) may be used and the limits on its development. The certificate contains information Council is aware of through its records and environmental plans with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 149 of the Environmental Planning and Assessment Act.

1. WHICH ENVIRONMENTAL PLAN RESTRICTS THE USE OF THIS PROPERTY?

(Including planning proposals and draft local environmental plans exhibited prior to 1 July 2009 pursuant to section 66(1) b of the E. P. & A. Act).

Ku-ring-gai Local Environmental Plan 2015 as published on the NSW Legislation Website on 5 March 2015.

2. WHAT IS THE ZONING OF THIS PROPERTY and the relevant environmental plan?

(Zoning is a way of classifying land and limits the range of uses or activities that may be permitted on that land or property).

RE1 Public Recreation

under the provisions of Ku-ring-gai Local Environmental Plan 2015 as published on the NSW Legislation Website on 5 March 2015.

3. WHAT DOES NOT REQUIRE DEVELOPMENT CONSENT under the above environmental plan(s)?

Environmental facilities; Environmental protection works; Roads.

Note: Please refer to the provisions for Exempt and Complying Development as described in Part 3 of Ku-ring-gai Local Environmental Plan 2015.

4. WHAT DOES REQUIRE DEVELOPMENT CONSENT under the above environmental plan(s)?

Animal boarding or training establishments; Bee keeping; Camping grounds; Car parks; Caravan parks; Centre-based child care facilities; Community facilities; Emergency services facilities; Flood mitigation works; Food and drink premises; Forestry; Information and education facilities; Kiosks; Markets; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roadside stalls; Signage; Water recycling facilities; Water supply systems.

5. WHAT IS PROHIBITED under the above environmental plan(s)?

Any other development not specified in item 3 or 4.

6. DO THE DIMENSIONS OF THE LAND PERMIT THE ERECTION OF A DWELLING HOUSE ON THIS PROPERTY under the above environmental plan(s)?

Not applicable. Dwelling houses are not permitted within this zone.

7. WHAT IS THE PROPOSED ZONING OF THIS PROPERTY and the relevant proposed environmental plan?

(Zoning is a way of classifying land and limits the range of uses or activities that may be permitted on that land or property).

There are no zoning changes under any proposed environmental plans applying to this land.

8. WHAT DOES NOT REQUIRE DEVELOPMENT CONSENT under the above proposed environmental plan(s)?

Not applicable.

9. WHAT DOES REQUIRE DEVELOPMENT CONSENT under the above proposed environmental plan(s)?

Not applicable.

10. WHAT IS PROHIBITED by the above proposed environmental plan(s)?

Not applicable.

11. DO THE DIMENSIONS OF THE LAND PERMIT THE ERECTION OF A DWELLING HOUSE ON THIS PROPERTY by the above proposed environmental plan(s)?

Not applicable.

12. WHAT OTHER PLANNING INSTRUMENTS AFFECT THIS PROPERTY?

(State and deemed state environmental plans are prepared by the State Government and cover issues as varied as rivers, residential development, employment, etc. If you have any further enquiries please contact the Department of Planning, Tel: 02 9228 6333 or email information@planning.nsw.gov.au..

Draft State Environmental Planning Policy (Competition)

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

State Environmental Planning Policy No.19 - Bushland in Urban Areas.

State Environmental Planning Policy No.21 - Caravan Parks

State Environmental Planning Policy No.33 - Hazardous & Offensive Development.

State Environmental Planning Policy No.44 - Koala Habitat Protection.

State Environmental Planning Policy No.55 - Remediation of Land.

State Environmental Planning Policy No.62 - Sustainable Aquaculture.

State Environmental Planning Policy No.64 - Advertising and Signage.
State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development.
State Environmental Planning Policy No.70 - Affordable Housing (Revised Schemes).
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.
State Environmental Planning Policy (State Significant Precincts) 2005.
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007.
State Environmental Planning Policy (Infrastructure) 2007.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
State Environmental Planning Policy (Affordable Rental Housing) 2009.
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

13. WHICH DEVELOPMENT CONTROL PLANS APPLY TO THE PROPERTY?

(A development control plan adds further detail to local environmental plans and may address issues such as building height, car parking etc. Copies of the Plans are available from Council).

Ku-ring-gai Development Control Plan

14. WHICH DEVELOPMENT CONTRIBUTION PLANS APPLY IF THIS PROPERTY IS DEVELOPED?

(A Development Contribution Plan – commonly known as a Section 94 Plan outlines the financial costs Council charges if a property is developed and Council believes the development will require additional services or facilities such as parks, roads etc. Copies of the Plans are available from Council).

Ku-ring-gai Contributions Plan 2010.
Ku-ring-gai s94A Contributions Plan 2015.

15. IS THE PROPERTY IDENTIFIED AS A HERITAGE ITEM by Council or State Government? (and if so, what is the status, e.g. local environmental plan, Heritage Act etc.)

No.

SPECIAL NOTE: Your attention is drawn to Clause 5.10(5) of the Ku-ring-gai Local Environmental Plan 2015 which states that the consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

16. IS THE PROPERTY IN A CONSERVATION AREA?

No.

SPECIAL NOTE: A conservation area is a place of historic and aesthetic value to the community. It contains a number of elements of significance, such as a historic subdivision layout, a pattern of building "footprints" within each street block, buildings of historic and architectural importance, road alignments, trees, gutters and kerb edges which all combine to create a sense of place that is worth keeping. Council's Heritage Conservation Planner can provide you with more information on this matter.

17. DOES THE PROPERTY INCLUDE OR COMPRISE CRITICAL HABITAT?

No.

18. IS THE PROPERTY AFFECTED BY A ROAD WIDENING OR ROAD REALIGNMENT under the Roads Act, any environmental planning instrument or any Council resolution?

No.

19. IS THE PROPERTY RESERVED FOR ACQUISITION BY A PUBLIC AUTHORITY UNDER ANY ENVIRONMENTAL PLAN OR PROPOSED ENVIRONMENTAL PLAN?

No.

20. IS THE PROPERTY PART OF ANY APPLICATION DECLARED TO BE "STATE SIGNIFICANT DEVELOPMENT"?

(Development is judged to be "State significant" if the Minister for Planning declares it to be so based on substantial cost of development, significant numbers of employees or other criteria. If you have any further enquiries please contact the Department of Planning, Tel: 02 9228 6333 or email information@planning.nsw.gov.au..

No.

21. IS THE PROPERTY AFFECTED BY SECTION 38 OR 39 OF THE COASTAL PROTECTION ACT?

No.

22. IS THE PROPERTY WITHIN A "PROCLAIMED MINE SUBSIDENCE DISTRICT"?

No.

23. IS THE PROPERTY AFFECTED BY ONE OF THE MATTERS PRESCRIBED BY SECTION 59(2) OF THE *CONTAMINATED LAND MANAGEMENT ACT 1997*?

No.

SPECIAL NOTE: If you have any concerns about land contamination beyond the information described in this certificate, you should contact the NSW Environmental Protection Authority. Tel:131 555 or email info@environment.nsw.gov.au.

24. IS THE PROPERTY BUSH FIRE PRONE LAND?

No.

25. IS THE PROPERTY, LAND TO WHICH A PROPERTY VEGETATION PLAN UNDER PART 4 OF THE *NATIVE VEGETATION ACT 2003* APPLIES?

No.

26. IS THE PROPERTY, LAND SUBJECT TO AN ORDER UNDER THE *TREE (DISPUTES BETWEEN NEIGHBOURS) ACT 2006*?

The land is not known to be subject to such an order.

27. IS THE PROPERTY SUBJECT TO DIRECTIONS UNDER PART 3A MAJOR INFRASTRUCTURE AND OTHER PROJECTS of the *Environmental Planning & Assessment Act 1979* No.203?

No.

28. IS THE PROPERTY SUBJECT TO A CURRENT SITE COMPATIBILITY CERTIFICATE AND CONDITIONS FOR SENIORS HOUSING under the provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004?

No.

29. IS THE PROPERTY SUBJECT TO A VALID SITE COMPATIBILITY CERTIFICATE FOR INFRASTRUCTURE issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007?

No.

- 30. IS THE PROPERTY SUBJECT TO A VALID SITE COMPATIBILITY CERTIFICATE AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING issued under clause 37 of State Environmental Planning Policy (Affordable Rental Housing) 2009?**

No.

- 31. IS THE PROPERTY SUBJECT TO AN EXEMPTION UNDER SECTION 23 OR AUTHORISATION UNDER SECTION 24 OF THE NATION BUILDING AND JOBS PLAN (*STATE INFRASTRUCTURE DELIVERY ACT 2009*)?**

No.

- 32. IS THE PROPERTY, LAND THAT IS BIODIVERSITY CERTIFIED LAND UNDER PART 8 OF THE *BIODIVERSITY CONSERVATION ACT 2016*? (Biodiversity certified land includes land certified under Part 7AA of the *Threatened Species Conservation Act 1995* that is taken to be certified under Part 8 of the *Biodiversity Conservation Act 2016*).**

No.

Special Note: For further information about the Biodiversity Certified Land contact the NSW Office of Environment & Heritage. Tel:131 555 or email info@environment.nsw.gov.au.

- 33. IS THE PROPERTY, LAND THAT IS A BIODIVERSITY STEWARDSHIP SITE UNDER A BIODIVERSITY STEWARDSHIP AGREEMENT UNDER PART 5 OF THE *BIODIVERSITY CONSERVATION ACT 2016*? (Biodiversity stewardship agreements include biobanking agreements under Part 7A of the *Threatened Species Conservation Act 1995* that are taken to be biodiversity stewardship agreements under Part 5 of the *Biodiversity Conservation Act 2016*).**

No.

Special Note: For further information about the Biodiversity Stewardship Agreement contact the NSW Office of Environment & Heritage. Tel:131 555 or email info@environment.nsw.gov.au.

- 34. IS THE PROPERTY, LAND THAT CONTAINS A SET ASIDE AREA UNDER SECTION 60ZC OF THE *LOCAL LAND SERVICES ACT 2013*?**

No.

35. DOES THE PROPERTY INCLUDE ANY RESIDENTIAL PREMISES (WITHIN THE MEANING OF DIVISION 1A OF PART 8 OF THE HOME BUILDING ACT 1989) THAT ARE LISTED ON THE REGISTER THAT IS REQUIRED TO BE MAINTAINED UNDER THAT DIVISION?

NSW Fair Trading has not provided Council with written confirmation that this property is listed on the Loose-Fill Asbestos Insulation Register.

Special Note: For further information about the Loose-fill asbestos Public Register contact NSW Fair Trading. Tel:13 32 20 or www.loosefillasbestos.nsw.gov.au.

36. MAY COMPLYING DEVELOPMENT BE CARRIED OUT UNDER EACH OF THE CODES FOR COMPLYING DEVELOPMENT IN STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008 ON THE LAND AND IF COMPLYING DEVELOPMENT MAY NOT BE CARRIED OUT ON THAT LAND, BECAUSE OF ONE OR MORE OF THE REQUIREMENTS UNDER CLAUSES 1.17A(1)(c) TO (e), (2), (3) AND (4), 1.18(1)(c3) AND 1.19 OF THAT POLICY, WHY IT MAY NOT BE CARRIED OUT ON THAT LAND?

Housing Code

Complying development under the Housing Code **may** be carried out on the land.

Housing Alterations Code

Complying development under the Housing Alterations Code **may** be carried out on the land.

General Development Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Subdivision Code

Complying development under the Subdivision Code **may** be carried out on the land.

Demolition Code

Complying development under the Demolition Code **may** be carried out on the land.

Fire Safety Code

Complying development under the Fire Safety Code **may** be carried out on the land.

Container Recycling Facilities Code

Complying development under the Container Recycling Facilities Code **may** be carried out on the land.

SPECIAL NOTE: *The above question relates to whether or not the land falls within an exclusion area under Clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.*

- 37. DO ANY ADOPTED COUNCIL POLICIES OR RESOLUTIONS OR ANY POLICIES ADOPTED BY A PUBLIC AUTHORITY AND NOTIFIED TO THE COUNCIL FOR THE EXPRESS PURPOSE OF ITS ADOPTION BY THAT AUTHORITY BEING REFERRED TO IN PLANNING CERTIFICATES ISSUED BY THE COUNCIL RESTRICT THE DEVELOPMENT OF THE PROPERTY DUE TO THE LIKELIHOOD OF LANDSLIP, BUSHFIRE, TIDAL INUNDATION, SUBSIDENCE, CONTAMINATION, ACID SULPHATE SOILS OR ANY OTHER RISK (OTHER THAN FLOODING)?**

No.

Note: A review of Council's readily available records has been conducted to identify previous land uses that may have caused land contamination. This review did not reveal any reason for contamination of this property. However, prior to urban settlement, sizeable areas of Ku-ring-gai were covered by agricultural and horticultural activities. These uses are listed in the Managing Land Contamination Planning Guidelines as activities that may cause contamination. If you are concerned about possible contamination of the site you should make your own investigations regarding the condition of this property.

- 38. DO ANY ADOPTED COUNCIL POLICIES OR RESOLUTIONS OR ANY POLICIES ADOPTED BY A PUBLIC AUTHORITY REQUIRED TO BE REFERRED TO IN A PLANNING CERTIFICATE EFFECT THE DEVELOPMENT OF THE PROPERTY DUE TO FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION?**

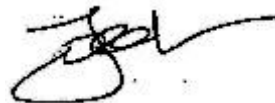
No.

39. OTHER INFORMATION RELATING TO DEVELOPMENT OF THE SITE.

This land may contain threatened species, populations and ecological communities listed under the *Biodiversity Conservation Act 2016 (NSW)* and or the *Environment Protection Biodiversity Conservation Act 1999* (Commonwealth). For more information contact NSW Office of Environment and Heritage Tel: 131 555 or the Australian Government Department of Environment and Energy Tel: 1800 803 772.

40. DO YOU NEED TO REFER TO ANY OTHER DOCUMENTS?

Yes. The Environmental Planning and Assessment Amendment Act 1997 No.152 commenced operation on 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation 1998. Your solicitor will have a copy of this legislation or it may be obtained from the Government Information Office.



John McKee
General Manager

APPENDIX E
GROUNDWATER

[home](#) · [help](#) · [login](#) · [contact](#) · [customise](#)

All Groundwater

find a site

- All Groundwater Map
- North Coast Region
- Hunter Region
- Greater Sydney Region
- Hawkesbury River Basin**
- Georges River Basin
- Wollongong Basin
- South Coast Region
- Northwest Region
- Central West Region
- Southwest Region
- Far West Region
- Great Artesian Basin
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Hawkesbury River Basin**

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