



Douglas Partners

Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation
for Contamination

Proposed Mixed Use Development
617-621 Pacific Highway
St. Leonards

Prepared for
Anson Group

Project 85962.00
May 2017

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.

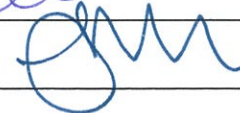
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Preliminary Site Investigation for Contamination Proposed Mixed Use Development 617-621 Pacific Highway, St. Leonards

1. Introduction

This report presents the results of a Preliminary Site Investigation (PSI) for contamination for the proposed mixed use development at 617-621, Pacific Highway, St. Leonards ('the site'). The PSI was commissioned by Anson Group Pty Ltd and was undertaken in accordance with the Douglas Partners Pty Ltd (DP) proposal SYD170554 dated 05 May 2017.

It is understood that this report is required as part of a development application to North Sydney Council under State Environmental Planning Policy No.55 (SEPP 55). The development will include a 50 storey mixed use development with intended ground floor commercial use and residential space above. The location and boundary of the site is shown on Drawing 1, Appendix A.

The objectives of the PSI phase of the investigation are to identify;

- Potential sources of contamination and determine the potential contaminants of concern (if any);
- Areas of potential contamination;
- Potential human and ecological receptors; and
- Potentially affected media (soil, groundwater, etc.).

The PSI has been conducted in general accordance with the National Environment Protection Council (NEPC) *National Environment Protection (Assessment of Site Contamination) Measure 1999* (amended 2013, NEPC 2013) and included a review of historical information, a site walkover and development of a preliminary conceptual site model.

It is noted that the informal council information and the WorkCover records pertaining to dangerous goods licences have not been received yet, and the conclusion might be amended when all the records are received.

2. Scope of Works

The scope of works for the PSI comprised the following:

- Conduct a site walkover and observe situations that indicate a potential for contamination and identify any environmental receptors;
- Review of site information, comprising:
 - Geological, and topographical maps;
 - Groundwater bores registered with the NSW Department of Primary Industries Water;
 - Published maps of acid sulphate soil (ASS) potential;

- Review of readily available site history, comprising:
 - Current and historic titles and deposited plans;
 - Historical aerial photographs;
 - Historical and current aerial photographs;
 - Public databases held under the *Contaminated Land Management Act 1997* and the *Protection of the Environment Operations Act 1997*;
 - Council's Section 149(2&5) Certificate;
- An informal access to Council information;
- WorkCover records pertaining to dangerous goods licences; and
- Provision of this report detailing the findings of the desk based study and site walkover.

3. Site Identification and Description

3.1 Site Identification

The site is located at 617-621 Pacific Highway, St. Leonards and occupies an approximate area of 0.11 hectares. The site comprises 4 lots being Lot 1 in Deposited Plan (D.P.) 1022881, Lot 1 in D.P. 577070 and Lots 1 and 2 in D.P. 455937.

The site is accessed from Pacific Highway to the east, and is bounded by Christie Street to the west and Atchison Street to the north as shown on Drawings 1 and 2, Appendix A.

3.2 Site Description

A site walkover was conducted by an environmental scientist on 10 May 2017. The walkover was limited to the proposed development site as shown on Drawing 1, Appendix A. The observations made are noted below. Site references below are included in Appendix B.

The site was predominately occupied by two buildings with carpeted, vinyl and wooden flooring, surrounding by dining areas, retails and office buildings. The two buildings are currently vacant but were used for retails on ground floor and office space above (Photographs 1, 2, 3, 4 and 5). The ground floor of Building 619 appeared to be on a higher elevation than Building 621. No asbestos on ground surfaces was observed. A hazardous building materials survey did not form part of the scope of works.

Building 621 contained two basement car parks (Photograph 6) and was observed to contain a rainwater storage tank with pumping systems and an underground fuel tank, which has not been used for many years (Photographs 7 and 8). A rubbish chute was also observed to the rear of the building in the concrete paved car park (Photograph 9). The roof top of the building is formed from concrete and contained a refrigeration area (at the rear) which included storage of coolant chemicals and a toilet exhaust system (Photographs 10, 11 and 12).

Building 619 was present to the east of Building 621. The basement car park was also covered by concrete and observed to be in relatively good condition. Two storage areas were observed in the carpark. Cleaning equipment/products, boxes and rubbish bins were stored in storage area 1 in the north east corner of the carpark (Photographs 13 and 14). Storage area 2 contained a water isolation system and a fuel bottle in the south east corner of the carpark (Photographs 15 and 16). An underground fuel tank, two general waste rubbish bins and a rubbish chute were also observed at the south east front corner of the carpark (Photographs 17 and 18).

Surrounding site uses included:

- North: Gilroy Hotel and commercial shopping area (Photograph 19);
- South: Restaurants and retails (Photograph 20);
- East: Blue Duck Café and IBM office building (Photographs 21 and 22);
- West: commercial shopping area and St. Leonards station.

The proposed redevelopment of 617-621 Pacific Highway comprises a seven storey podium (including retails, community and office facilities), forty one levels of residential apartments and five levels of basement parking, which includes commercial parking spaces, residential parking spaces, storage zone and bike parking spaces.

4. Geology and Hydrogeology

4.1 Geology and Soils

Reference to the Sydney 1:100 000 Geology Sheet indicates the site is underlain by Ashfield Shale of the Wianamatta stratigraphic group, which typically comprises black to dark-grey shale and laminite.

Reference to the Sydney 1:100,000 Soils Landscape Sheet indicates the site is located within the Blacktown soil landscape, which is a Residual soil comprising yellow podzolic soils and sloths (150-300 m) on lower slopes and in areas of poor drainage; shallow to moderately deep (<100 m) red and brown podzolic soils on crests, upper slopes and well drained areas. The limitations associated with this classification are moderately reactive highly plastic subsoil with low fertility, and poor soil drainage.

4.2 Hydrogeology

A search of the NSW Department of Primary Industries Water groundwater database on 11 May 2017 revealed 2 groundwater bores within 1000 m of the site. The locations of the groundwater bores are shown in Appendix C and a summary is shown in Table 1.

Table 1: Results of Groundwater Bore Search

Well ID	Completion Date	Purpose	Well Depth (m)	Standing Water Level (m)	Geological Material
GW0108224	05/09/2006	Domestic	132.40	35.00	Topsoil, clay and sandstone
GW72478	10/01/1995	Domestic	180.50	-	Fill to 2.50, clay, sandstone and shale

4.3 Acid Sulphate Soils

Reference to the 1:25,000 Acid Sulphate Soil Risk mapping indicates that the proposed site is in an area of no known occurrences of acid sulphate soils (ASS).

5. Site History Information

5.1 Historical Title Search

A title search was carried out to assist in the identification of previous land uses that could potentially contaminate the site. Tables 2 to 7 provide a summary of the search and a copy of the historical title report is attached in Appendix D.

Table 2: Lot1 DP455937 (see Figure 1)

Date of Acquisition and Term held	Registered Proprietor(s) & Occupations Where Available
06.06.1914 (1914 to 1936)	Mary Ann Elizabeth Lanceley (Married Woman)
26.03.1936 (1936 to 1938)	Andrew Sydney Armstrong (Gentleman)
16.03.1938 (1938 to 1982)	Albert G Sims Pty Limited

Table 3: Lot 2 DP455937 (see Figure 1)

Date of Acquisition and Term held	Registered Proprietor(s) & Occupations Where Available
06.06.1914 (1914 to 1936)	Mary Ann Elizabeth Lanceley (Married Woman)
26.03.1936 (1936 to 1938)	Andrew Sydney Armstrong (Gentleman)
16.03.1938 (1938 to 1968)	Standard Weighbridges Pty Limited
19.01.1968 (1968 to 1982)	Albert G Sims Limited Now Sims Consolidated Ltd

Table 4: Lot 1 and 2 DP 455937 (see Figure 1)

Date of Acquisition and Term held	Registered Proprietor(s) & Occupations Where Available
20.10.1982 (1982 to 1988)	Aetna Properties Limited
01.08.1988 (1988 to 2015)	Votrant No 281 Pty Limited Then Votrant (No 281) Pty Limited Now Votrant No 281 Pty Limited
06.03.2015 (2015 to date)	# Anson City Developments 1 (Australia) Pty Limited

Table 5: Lot 1 DP 1022881 (see Figure 1)

Date of Acquisition and Term held	Registered Proprietor(s) & Occupations Where Available
26.04.1922 (1922 to 1936)	Sarah Sinclair (Married Woman)
04.11.1936 (1936 to 1940)	Mary Margaret Hopkins (Widow)
05.12.1940 (1940 to 1941)	Amy Peterson Schrader (Married Woman) William Hopkins (Builder) (Transmission Application not investigated)
13.05.1941 (1941 to 1955)	Albert Major (Company Director)
21.02.1955 (1955 to 1955)	Eileen Barnes (Married Woman) (Transmission Application not investigated)
21.06.1955 (1955 to 1969)	Wallace Osborne Newlyn (Public Servant)
15.09.1969 (1969 to 1972)	Omnibus and General Insurance Brokers Pty Limited Now Omnibus and General Insurance Company Limited

Table 6: Lot 1 DP 577070 (see Figure 1)

Date of Acquisition and Term held	Registered Proprietor(s) & Occupations Where Available
26.04.1922 (1922 to 1936)	Sarah Sinclair (Married Woman)
04.11.1936 (1936 to 1939)	Mary Margaret Hopkins (Widow)
25.10.1939 (1939 to 1970)	Dorothy Lonergan (Spinster)
15.09.1970 (1970 to 1972)	Omnibus and General Insurance Brokers Pty Limited Now Omnibus and General Insurance Company Limited

Table 7: Lot 1 DP 1200881 (see Figure 1)

Date of Acquisition and Term held	Registered Proprietor(s) & Occupations Where Available
26.06.1972 (1972 to 1999)	Car Owners' Mutual Insurance Company Limited Now FAI Car Owners Mutual Insurance Company Limited
03.08.1999 (1999 to 2001)	Blue Ocean Int'l Limited
23.01.2001 (2001 to 2013)	Duppa Pty Limited
26.09.2013 (2013 to 2015)	Legpro 19 Pty Ltd
06.03.2015 (2015 to date)	Anson City Developments 1 (Australian) Pty Limited

Denotes Current Registered Proprietor

Leases: - Nil

Easements – Nil



Figure 1: Cadastre Plan in Relation to Tables 2 - 7

Based on the historical title deeds search, it appears that the site has previously been owned by individuals as well as been used as offices.

5.2 Historical Aerial Photographs

Historical aerial photographs of the site were obtained from NSW Government, Land and Property Information (LPI) and reviewed to identify possible uses of the site and surrounding properties. The aerial photographs are provided in Appendix E. The following summarises the findings of the review:

Table 8: Historical Aerial Photograph Summary

Year	Site Features	Surrounding Features
1943	Appears to be two residential buildings with a small village green	Surrounding area appears to be occupied with medium density residential housing. The North West and South East appears to have some vacant land.
1956	No significant changes are apparent compared to the 1943 photograph	No significant changes are apparent compared to the 1943 photograph. However, a few larger buildings have been erected to the West and South East, mostly on vacant land.
1961	No significant changes are apparent compared to the 1956 photograph	A number of residential housing near the site has been demolished to be replaced with larger buildings as well as additional buildings erected to the North West. The North East remains the same as the 1956 photograph.
1965	No significant changes are apparent compared to the 1961 photograph	Larger buildings near the site have been expanded, including the development of a new high rise building to the South East of the site. Areas further away from the site remain the same as the 1961 photograph.
1970	The two buildings on the East of the site appeared to have been demolished for what appears to be a parking lot.	Smaller buildings in the close surrounds and the West are being demolished to make way for new larger buildings. The high rise building has also been expanded. However, the North East and South East corners appear to be the same as the 1965 photograph.
1982	The parking lot has been removed and the entire site has now been developed into what appears to be three high rise buildings	More housing has been demolished for either larger buildings or new parking lots with developments spreading outwards further away from the centrally developed area. Some residential housing remains to the North and South.
1991	No significant changes are apparent compared to the 1982 photograph	To the West of the site, there is a large site under construction. Larger sized buildings are being redeveloped into high rises. All housing to the south has been redeveloped into larger complexes along with road improvements. Only the North East corner and South West edge retains any residential housing.
2004	No significant changes are apparent compared to the 1991 photograph	The construction site and the buildings adjacent have been developed as two conjoining high rise buildings. It appears that a new apartment complex has been erected to the South. Everything else appears to be the same as the 1991 photograph.
2009	No significant changes are apparent compared to the 2002 photograph	No significant changes are apparent compared to the 2004 photograph

Year	Site Features	Surrounding Features
2014	No significant changes are apparent compared to the 2009 photograph	No significant changes are apparent compared to the 2009 photograph
2017	The site is much the same as previous image	No significant changes are apparent compared to the 2014 photograph

5.3 Regulatory Notice Search Under the CLM and POEO Acts

The Protection of the Environment Operations Act public register, published by NSW Environment Protection Authority (EPA), contains information about environment protection licences and other regulatory information required under the Protection of the Environment Operations Act 1997 (POEO Act). A search of the register on 10 May 2017 did not reveal any listings for the school or nearby properties. A copy of the search results is attached in Appendix F.

The Contaminated Land Record of Notices, published by NSW EPA, contains a database of:

- Orders made under Part 3 of the Contaminated Land Management Act 1997 (CLM Act);
- Approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the NSW EPA has not been revoked;
- Site audit statements provided to the NSW EPA under section 53B of the CLM Act that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and
- Actions taken by EPA under section 35 or 36 of the Environmentally Hazardous Chemicals Act 1985 (EHC Act).

A search of the record on 9 May 2017 did not reveal any notices for the site or nearby properties.

The NSW EPA provides a 'List of contaminated sites' that have been notified to the NSW EPA' under Section 60 of the *Contaminated Land Management Act 1997*. It should be noted that not all contaminated sites in NSW are listed. A search of the list on 9 May 2017 revealed that the subject sites and surrounding properties were not listed.

5.4 Section 149 Planning Certificate

The Planning Certificate under Section 149 of the *Environmental Planning and Assessment Act 1979* were obtained for the lots comprising the site and are provided in Appendix F. The lots are zoned as 'B3 Commercial Core (North Sydney Local Environmental Plan 2013).'

The certificates for Lot 1 DP1022881, Lot 1 DP577070 and Lots 1&2 DP455937 (under Section 149(2)) state that, as prescribed by section 59 (2) of the *Contaminated Land Management Act, 1997*, Council has not identified that a site audit statement has been received in respect of the site and the land to which the certificate relates are not:

- Declared to be significantly contaminated land;

- Subject to a management order;
- Subject of an approved voluntary management proposal; or
- Subject of an ongoing maintenance order.

5.5 Informal Access to Council Information

An informal search of council records using the North Sydney Council DA Tracker was conducted on 9 May 2017; however, the information has not been received yet.

5.6 Records for Dangerous Goods Licences

A search of the WorkCover NSW database for licences to keep dangerous goods has been ordered but not been received yet. The search results will be provided in Appendix G.

6. 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).

6.1 Potential Sources

Based on site history information and site walkover, the potential source of contaminations is considered to be potentially contaminated imported filling and the leaking oil from underground fuel tank. Although previous demolition works have not been identified in a review of historical aerial photographs, hazardous building materials from possible refurbishment/redevelopment works at the site may have also impacted surface soils. These potential sources of contamination have been listed as S1, S2 and S3 respectively in Table 9, Section 6.4.

Various potential contaminants can be associated with filling, such as metals, total petroleum hydrocarbons (TPH), BTEX (benzene, toluene, ethylbenzene and xylene), polycyclic aromatic hydrocarbons (PAH), organochlorine pesticides (OCP), organophosphorus pesticides (OPP), polychlorinated biphenyls (PCB), and asbestos. Potential contaminants associated with hazardous building materials include lead, asbestos and PCB.

6.2 Potential Contamination Receptors

The main potential receptors of contamination are considered to be:

- (R1) Site users (students, staff visitors and maintenance workers);
- (R2) Construction workers (for the construction of the proposed development);
- (R3) Adjacent site users;
- (R4) Surface water;
- (R5) Groundwater;

6.3 Potential Contamination Pathways

The potential contamination pathways are considered to be:

- (P1) Ingestion and dermal contact;
- (P2) Inhalation of dust;
- (P3) Inhalation of vapours;
- (P4) Surface water run off;
- (P5) Leaching and vertical migration into groundwater;
- (P6) Lateral migration of groundwater;

6.4 Summary of Potential Complete 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 source (S1, S2 and S3) and receptors (R1 to R5) are provided in Table 9.

Table 9: Summary of Potential Complete Pathways

Potential Source	Transport Pathway	Receptor
(S1) Imported filling (S3) Hazardous building materials	(P1) Ingestion and dermal contact	(R1) Site users (R2) Construction workers
	(P2) Inhalation of dust (P3) Inhalation of vapours	(R1) Site users (R2) Construction workers (R3) Adjacent site users
(S2) Leaking Oil	(P4) Surface water run off (P6) Lateral migration of contaminants in groundwater	(R4) Surface water
	(P5) Leaching of contaminants and vertical migration into groundwater	(R5) Groundwater

7. Conclusion

Based on a review of site history information and a site walkover, it is considered that the potential for contamination is limited to the sources identified in Table 9 and that the site can be made suitable for the proposed development following intrusive investigations to assess the potential contamination source-pathway-receptor linkages identified in the CSM (Section 6) and if necessary the development of a remediation action plan.

The investigation should include a preliminary waste classification to inform disposal options for any surplus soils generated by the redevelopment process which is assumed to include basement excavation under which circumstances any necessary remediation may be undertaken during the course of bulk excavations.

It is therefore recommended that intrusive soil sampling be undertaken at the development site, particularly in areas that have been filled.

Soils designated for off-site disposal will need to be subject to waste classification in accordance with NSW EPA, *Waste Classification Guidelines*, 2014. Preliminary waste classification testing can be undertaken concurrently with intrusive soil sampling for contamination.

A hazardous building materials survey of the buildings is also recommended.

It is noted that the conclusion might be amended when all the records are received.

8. Limitations

Douglas Partners (DP) has prepared this report for the proposed mixed use development of 617-621 Pacific Highway, St. Leonards in accordance with DP's proposal and acceptance received from Anson Group Pty Ltd. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use by Anson Group Pty Ltd for this project only and for the purpose as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other 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 results provided in the report are indicative of the surface conditions on the site only at the specific locations accessible during inspection. Surface and sub-surface 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 inspection has been completed.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the locations accessible during the site inspection. The advice may also be limited by budget constraints imposed by others or by site accessibility.

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

Drawings

Notes About this Report



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.

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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.

Appendix B

Site Photographs



Photo 1 – View of ground floor of Building 621



Photo 2 – View of ground floor of Building 621



Site Photographs

**Preliminary Site Investigation
617-621 Pacific Highway,
St. Leonards**

CLIENT: Anson Group

PROJECT: 85962.00

PLATE No: 1

REV: 0

DATE: 16-May-17



Photo 3 – View of ground floor of Building 619



Photo 4 – View of ground floor of Building 619



Site Photographs

Preliminary Site Investigation
617-621 Pacific Highway,
St. Leonards

CLIENT: Anson Group

PROJECT: 85962.00

PLATE No: 2

REV: 0

DATE: 16-May-17



Photo 5 – View of ground floor of Building 619



Site Photographs

Preliminary Site Investigation
617-621 Pacific Highway,
St. Leonards

CLIENT: Anson Group

PROJECT: 85962.00

PLATE No: 3

REV: 0

DATE: 16-May-17



Photo 6 – View of carparks of Building 621

	Site Photographs Preliminary Site Investigation 617-621 Pacific Highway, St. Leonards	PROJECT: 85962.00
		PLATE No: 4
		REV: 0
	CLIENT: Anson Group	DATE: 16-May-17



Photo 7 – View of underground rainwater system



Photo 8 – View of underground fuel tank



Site Photographs
Preliminary Site Investigation
617-621 Pacific Highway,
St. Leonards

CLIENT: Anson Group

PROJECT: 85962.00

PLATE
No: 5

REV: 0

DATE: 16-May-17



Photo 9 – View of rubbish chute in the carpark

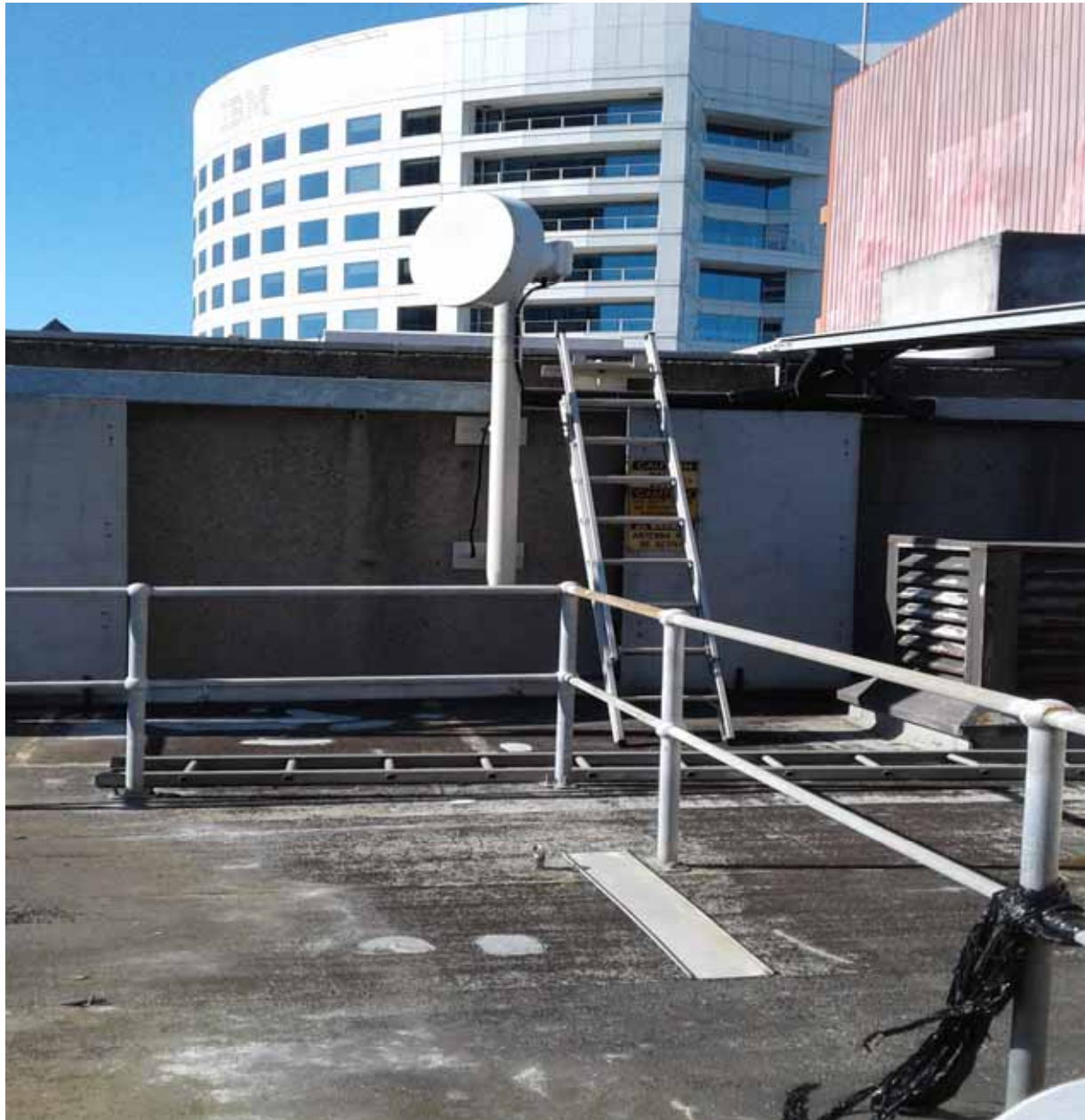


Photo 10 – View of rooftop in Building 621



Photo 11 – View of coolant chemical storage



Site Photographs

Preliminary Site Investigation
617-621 Pacific Highway,
St. Leonards

CLIENT: Anson Group

PROJECT: 85962.00

PLATE
No: 8

REV: 0

DATE: 16-May-17



Photo 12 – View of toilet exhauster



Site Photographs

Preliminary Site Investigation

**617-621 Pacific Highway,
St. Leonards**

CLIENT: Anson Group

PROJECT: 85962.00

PLATE
No: 9

REV: 0

DATE: 16-May-17



Photo 13 – View of storage 1



Photo 14 – View of cleaning equipment

	Site Photographs Preliminary Site Investigation 617-621 Pacific Highway, St. Leonards	PROJECT: 85962.00
		PLATE No: 10
		REV: 0
	CLIENT: Anson Group	DATE: 16-May-17



Photo 15 – View of storage 2



Photo 16 – View of fuel bottle



Site Photographs

Preliminary Site Investigation
617-621 Pacific Highway,
St. Leonards

CLIENT: Anson Group

PROJECT: 85962.00

PLATE
No: 11

REV: 0

DATE: 16-May-17



Photo 17 – View of underground fuel tank



Site Photographs
Preliminary Site Investigation
617-621 Pacific Highway,
St. Leonards

CLIENT: Anson Group

PROJECT: 85962.00

PLATE
No: 12

REV: 0

DATE: 16-May-17



Photo 18 – View of rubbish bins and rubbish chute

	Site Photographs Preliminary Site Investigation 617-621 Pacific Highway, St. Leonards	PROJECT: 85962.00
		PLATE No: 13
		REV: 0
	CLIENT: Anson Group	DATE: 16-May-17



Photo 19 – View of Gilroy Hotel



Photo 20 – View of surrounding retails and restaurants



Site Photographs

Preliminary Site Investigation

**617-621 Pacific Highway,
St. Leonards**

CLIENT: Anson Group

PROJECT: 85962.00

PLATE
No: 14

REV: 0

DATE: 16-May-17



Photo 21 – View of nearby café



Photo 22 – View of surrounding building



Site Photographs

Preliminary Site Investigation

**617-621 Pacific Highway,
St. Leonards**

CLIENT: Anson Group

PROJECT: 85962.00

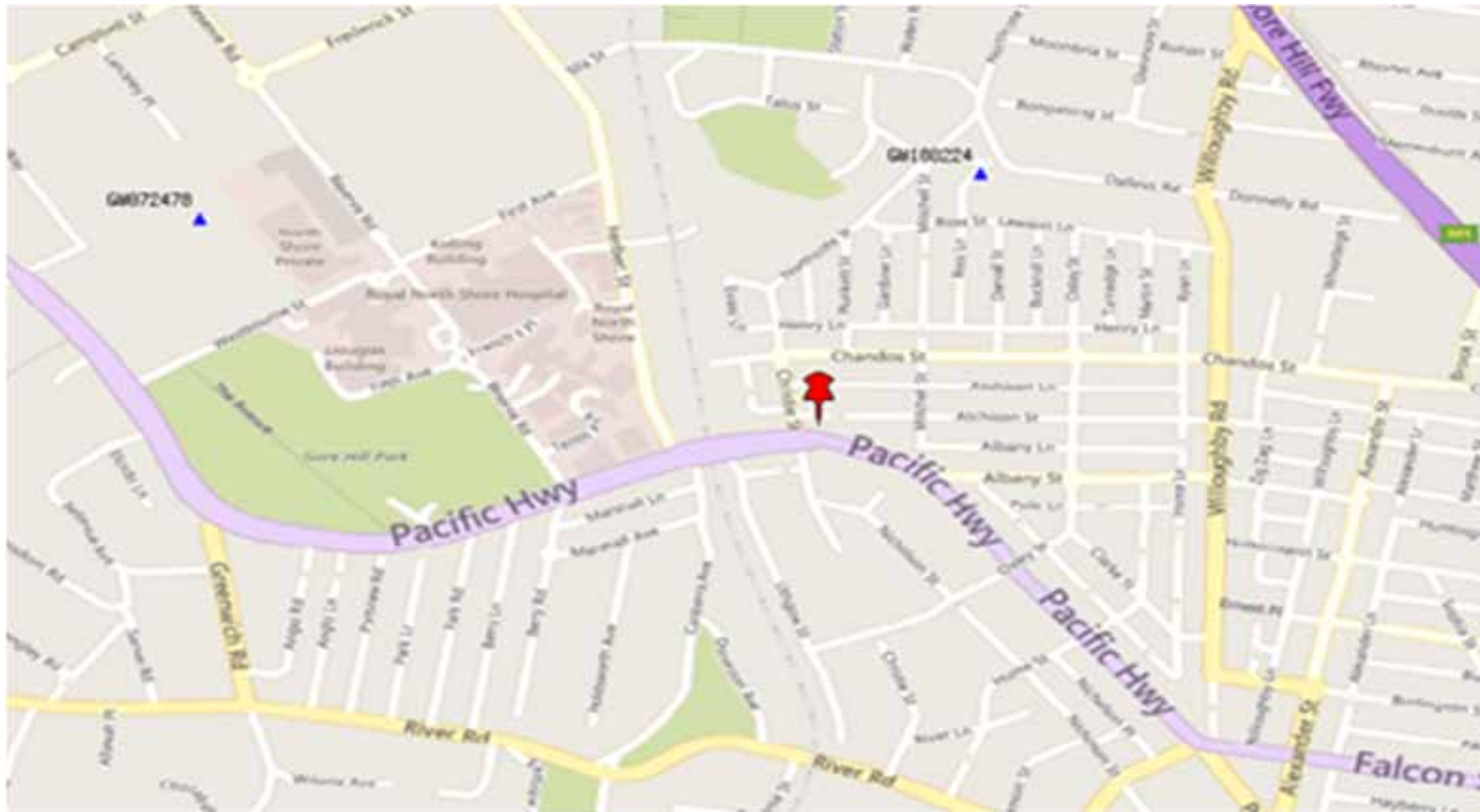
PLATE
No: 15

REV: 0

DATE: 16-May-17

Appendix C

Results of
Registered Groundwater Bore Search



NSW OFFICE OF WATER

Work Summary

GW072478

Licence :	Licence Status	
Work Type : Bore	Authorised Purpose(s)	Intended Purpose(s)
Work Status : (Unknown)		DOMESTIC
Construct. Method : Rotary		
Owner Type :		
Commenced Date :	Final Depth :	180.50 m
Completion Date : 10-Jan-1995	Drilled Depth :	180.50 m
Contractor Name : INTERTECH DRILLING		
Driller : 1648	AULD, Richard	
Assistant Driller's Name :		
Property :	Standing Water Level :	
GWMA : -	Salinity :	270.00 mg/L
GW Zone : -	Yield :	

Site Details

Site Chosen By	County	Parish	Portion/Lot DP
Client	Form A : CUMBERLAND	WILLOUGHBY	101//1075748
	Licensed :		
Region : 10 - SYDNEY SOUTH COAST	CMA Map : 9130-3N	PARRAMATTA RIVER	
River Basin :	Grid Zone : 56/1	Scale : 1:25,000	
Area / District :			
Elevation :	Northing : 6256317	Latitude (S) : 33° 49' 12"	
Elevation Source :	Easting : 332277	Longitude (E) : 151° 11' 16"	
GS Map :	MGA Zone : 56	Coordinate Source : Unidentified Location	

Construction

Negative depths indicate Above Ground Level;

H-Hole;P-Pipe;OD-Outside Diameter;ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity;PL-Placement of Gravel Pack;PC-Pressure Cemented;S-Sump;CE-Centralisers

H	P	Component	Type	From (m)	To (m)	OD (mm)	ID (mm)	Interval	Details
1		Hole	Hole	0.00	5.40	210			Rotary
1		Hole	Hole	5.40	180.50	158			Rotary
1	1	Casing	Steel	-0.50	5.40	168.3	158.7		C: 0-5.4m; Driven into Hole

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
29.70	30.10	0.40				0.20	30.50	0.25	230.00
138.00	139.80	1.80				0.30	142.50	0.25	270.00
143.80	144.50	0.70		48.00		0.20	180.50	0.50	270.00

Drillers Log

From (m)	To (m)	Thickness(m)	Drillers Description	Geological Material	Comments
0.00	2.50	2.50	CONCRETE OVERBURDEN		
2.50	5.10	2.60	MOIST CLAY		
5.10	28.70	23.60	L/G MED. GRAIN SANDSTONE		
28.70	30.10	1.40	LIGHT GREY MED. GRAIN S/STONE QUARTZ MATRIX		
30.10	35.90	5.80	L/GREY GRAIN SANDSTONE		
35.90	37.20	1.30	L/GREY MED GRAIN S/STONE QUARTZ MATRIX		
37.20	45.30	8.10	L/GREY MED GRAIN S/STONE		
45.30	54.30	9.00	DARK GREY SHALE		
54.30	72.40	18.10	L/GREY CEMENTED S/STONE		
72.40	75.40	3.00	DARK GREY SHALE		
75.40	109.70	34.30	L/GREY MED GRAIN S/STONE		
109.70	110.60	0.90	QUARTZ LAYER		
110.60	121.80	11.20	L/GREY MED GRAIN S/STONE		
121.80	123.30	1.50	DARK GREY SHALE		
123.30	135.40	12.10	L/GREY MED GRAIN S/STONE		
135.40	138.00	2.60	L/GREY MED GRAIN S/STONE QUARTZ MATRIX		
138.00	139.80	1.80	WATER BEARING QUARTZ		
139.80	143.80	4.00	L/GREY MED GRAIN S/STONE QUARTZ MATRIX		
143.80	144.40	0.60	WATER BEARING QUARTZ		
144.40	154.10	9.70	L/GREY CEMENTED SANDSTONE		
154.10	163.70	9.60	L/GREY MED GRAIN S/STONE QUARTZ MATRIX		
163.70	166.90	3.20	QUARTZ LAYER		
166.90	168.70	1.80	GREY MED GRAIN S/STONE		
168.70	180.50	11.80	L/GREY MED GRAIN SANDSTONE		

Remarks

Nat Carling, 11-Nov-2009: Updated coordinates as per IPW info, old cadastre was '8//233037'.

*** End of GW072478 ***

NSW OFFICE OF WATER

Work Summary

GW108224

Licence :10BL600442		Licence Status :Active		Intended Purpose(s) DOMESTIC
Work Type :Bore		Authorised Purpose(s) DOMESTIC		
Work Status :Supply Obtained				
Construct. Method :Down Hole Hammer				
Owner Type :Private				
Commenced Date :		Final Depth :		132.40 m
Completion Date :05-Sep-2006		Drilled Depth :		132.40 m
Contractor Name :INTERTECH				
Driller :1489		BARDEN, Colin Leslie		
Assistant Driller's Name :				
Property : - TINTILLY		Standing Water Level :		35.00 m
GWMA : -		Salinity :		
GW Zone : -		Yield :		0.30 L/s cumulative

Site Details

Site Chosen By		County	Parish	Portion/Lot DP
Client		Form A :CUMBERLAND	WILLOUGHBY	1 306386
		Licensed :CUMBERLAND	WILLOUGHBY	1 306386
Region :10 - SYDNEY SOUTH COAST			CMA Map :	
River Basin :			Grid Zone :	Scale :
Area / District :				
Elevation :			Northing :6256404	Latitude (S) :33° 49' 10"
Elevation Source :			Easting :333214	Longitude (E) :151° 11' 52"
GS Map :		MGA Zone :56	Coordinate Source :GIS - Geographic Information System	

Construction

Negative depths indicate Above Ground Level;

H-Hole;P-Pipe;OD-Outside Diameter;ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity;PL-Placement of Gravel Pack;PC-Pressure Cemented;S-Sump;CE-Centralisers

H	P	Component	Type	From (m)	To (m)	OD (mm)	ID (mm)	Interval	Details
1		Hole	Hole	0.00	2.50	203			Down Hole Hammer
1		Hole	Hole	2.50	132.40	165			Down Hole Hammer
1	1	Casing	Steel	-0.40	2.60	165	155.4		Driven into Hole; Suspended in Clamps; Open End
1	1	Casing	PVC Class 9	-0.40	71.60	140			Screwed and Glued; Suspended in Clamps
1		Annulus	Concrete	0.00	2.50	203			

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
29.00	35.00	6.00				0.10			1750.00
98.00	100.00	2.00				0.20			970.00

Drillers Log

From (m)	To (m)	Thickness(m)	Drillers Description	Geological Material	Comments
0.00	0.60	0.60	clay, sandy	Clay	
0.60	2.80	2.20	sandstone, weathered	Sandstone	
2.80	3.10	0.30	clay	Clay	
3.10	25.50	22.40	sandstone, weathered	Sandstone	
25.50	27.00	1.50	sandstone, grey quartz	Sandstone	
27.00	29.00	2.00	shale	Shale	
29.00	35.00	6.00	sandstone, quartz grey	Sandstone	
35.00	41.00	6.00	shale	Shale	
41.00	52.00	11.00	sandstone, grey	Sandstone	
52.00	54.00	2.00	sandstone, quartz grey	Sandstone	
54.00	61.00	7.00	sandstone, grey	Sandstone	
61.00	65.00	4.00	shale	Shale	
65.00	81.00	16.00	sandstone, grey	Sandstone	
81.00	84.00	3.00	sandstone, grey quartz siltstone	Sandstone	
84.00	98.00	14.00	sandstone, grey	Sandstone	
98.00	100.00	2.00	sandstone, grey quartz	Sandstone	
100.00	106.50	6.50	sandstone, grey	Sandstone	
106.50	109.00	2.50	sandstone, dark brown	Sandstone	
109.00	110.50	1.50	sandstone, grey quartz	Sandstone	
110.50	112.00	1.50	siltstone	Siltstone	
112.00	132.40	20.40	sandstone, grey	Sandstone	

Remarks

updated from original form A

*** End of GW108224 ***

Appendix D

Historical Title Deeds

ABN: 42 166 543 255
Ph: 02 9099 7400
Fax: 02 9232 7141
(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

LPI

Sydney

Address: - 619 – 621 Pacific Highway St Leonards

Description: - Lots 1 and 2 D.P.455937 (excluding Stratum Lot 2 D.P. 577582)

Also

Lot 1 D.P.1022881 and Lot 1 D.P.577070

As regards Lots 1 and 2 D.P.455937 (excluding Stratum Lot 2 D.P. 577582)

As regards Lot 1 D.P.455937 (excluding Stratum Lot 2 D.P. 577582)

<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>
06.06.1914 (1914 to 1936)	Mary Ann Elizabeth Lanceley (Married Woman)	Vol 1291 Fol 118
26.03.1936 (1936 to 1938)	Andrew Sydney Armstrong (Gentleman)	Vol 1291 Fol 118
16.03.1938 (1938 to 1982)	Albert G Sims Pty Limited Now Simms Consolidated Ltd (? Sims Consolidated Ltd)	Vol 1291 Fol 118 Now Vol 13505 Fol 25

As regards Lot 2 D.P.455937 (excluding Stratum Lot 2 D.P. 577582)

<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>
06.06.1914 (1914 to 1936)	Mary Ann Elizabeth Lanceley (Married Woman)	Vol 1291 Fol 118
26.03.1936 (1936 to 1938)	Andrew Sydney Armstrong (Gentleman)	Vol 1291 Fol 118
16.03.1938 (1938 to 1968)	Standard Weighbridges Pty Limited	Vol 11291 Fol 118 Now Vol 4944 Fol 167
19.01.1968 (1968 to 1982)	Albert G Sims Limited Now Sims Consolidated Ltd	Vol 4944 Fol 167 Now Vol 13505 Fol 25

ABN: 42 166 543 255
Ph: 02 9099 7400
Fax: 02 9232 7141
(Ph: 0412 199 304)

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

Search continued as regards Lots 1 and 2 D.P.455937 (excluding Stratum Lot 2 D.P. 577582)

<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>
20.10.1982 (1982 to 1988)	Aetna Properties Limited	Vol 13505 Fol 25
01.08.1988 (1988 to 2015)	Votrant No 281 Pty Limited Then Votrant (No 281) Pty Limited Now Votrant No 281 Pty Limited	Vol 13505 Fol 25 Now Auto Consol 13505-25
06.03.2015 (2015 to date)	# Anson City Developments 1 (Australia) Pty Limited	Auto Consol 13505-25

Denotes Current Registered Proprietor

Leases, excluding shop and building premises: -

- 06.06.1974 (N993008) to Sydney County Council, of Substation Premises No.3610, together with rights
- Numerous leases were found that have since expired or have been surrendered, not investigated
- 05.03.2002 to Optus Mobile Pty Limited – expires 29.10.2017

Easements: - NIL

ABN: 42 166 543 255
Ph: 02 9099 7400
Fax: 02 9232 7141
(Ph: 0412 199 304)

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

As regards Lot 1 D.P. 1022881 and Lot 1 D.P. 577070

As regards Lot 1 D.P. 1022881

<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>
26.04.1922 (1922 to 1936)	Sarah Sinclair (Married Woman)	Vol 2357 Fol 80
04.11.1936 (1936 to 1940)	Mary Margaret Hopkins (Widow)	Vol 2357 Fol 80 Now Vol 4844 Fol 249
05.12.1940 (1940 to 1941)	Amy Peterson Schrader (Married Woman) William Hopkins (Builder) (Transmission Application not investigated)	Vol 4844 Fol 249
13.05.1941 (1941 to 1955)	Albert Major (Company Director)	Vol 4844 Fol 249
21.02.1955 (1955 to 1955)	Eileen Barnes (Married Woman) (Transmission Application not investigated)	Vol 4844 Fol 249
21.06.1955 (1955 to 1969)	Wallace Osborne Newlyn (Public Servant)	Vol 4844 Fol 249
15.09.1969 (1969 to 1972)	Omnibus and General Insurance Brokers Pty Limited Now Omnibus and General Insurance Company Limited	Vol 4844 Fol 249

As regards Lot 1 D.P. 577070

<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>
26.04.1922 (1922 to 1936)	Sarah Sinclair (Married Woman)	Vol 2357 Fol 80
04.11.1936 (1936 to 1939)	Mary Margaret Hopkins (Widow)	Vol 2357 Fol 80 Now Vol 4845 Fol 52
25.10.1939 (1939 to 1970)	Dorothy Lonergan (Spinster)	Vol 4845 Fol 52 Now Vol 5215 Fol 108
15.09.1970 (1970 to 1972)	Omnibus and General Insurance Brokers Pty Limited Now Omnibus and General Insurance Company Limited	Vol 5215 Fol 108

ABN: 42 166 543 255
Ph: 02 9099 7400
Fax: 02 9232 7141
(Ph: 0412 199 304)

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

Search continued as regards Lot 1 D.P. 1022881 and Lot 1 D.P. 577070

<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>
26.06.1972 (1972 to 1999)	Car Owners' Mutual Insurance Company Limited Now FAI Car Owners Mutual Insurance Company Limited	Vol 4844 Fol 249 & Vol 5215 Fol 108 Now Vol 13304 Fol 58
03.08.1999 (1999 to 2001)	Blue Ocean Int'l Limited	Vol 13304 Fol 58
23.01.2001 (2001 to 2013)	Duppa Pty Limited	Vol 13304 Fol 58 Now Auto Consol 13304-58
26.09.2013 (2013 to 2015)	Legpro 19 Pty Ltd	Auto Consol 13304-58
06.03.2015 (2015 to date)	# Anson City Developments 1 (Australia) Pty Limited	Auto Consol 13304-58

Denotes Current Registered Proprietor

Leases, excluding shop and building premises: -

- 06.11.1972 (N566352) to Sydney County Council, of part of the land, together with rights
- 25.11.1993 to Sydney Electricity, of Substation Premises No.3417, with air ducts, together with the right of way and easement for electricity purposes – expires 31.05.2042
- Numerous leases were found that have since expired or have been surrendered, not investigated

Easements: - NIL

Yours Sincerely
Matt Hillerman
(Checked by Mark Groll)
9 May 2017



CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



13505025

NEW SOUTH WALES

Vol. 13505 Fol. 25

Appln. No. 3083

Prior Titles Vol. 4944 Fol. 167
 Vol. 5069 Fol. 50



CANCELLED EDITION ISSUED

14 12 1977

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

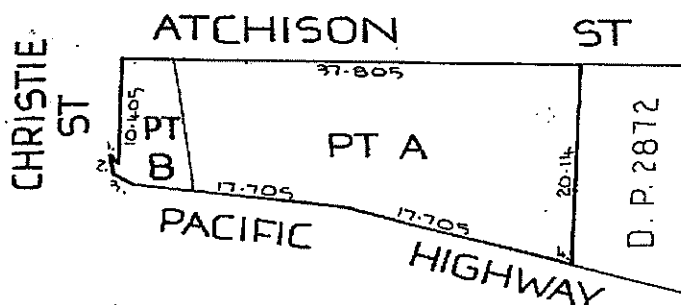
SEE AUTO FOLIO

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



REFERENCE	
1	0.505
2	1.93
3	2.055
4	1.395

Q332708 M.X.

AREA: 563.6 m²

REDUCTION RATIO 1:500

ESTATE AND LAND REFERRED TO

At lots A & B in
 DP 337428
 WITHIN DESCRIBED IS NOW
 LOTS 1 & 2 DP 455927

Estate in Fee Simple in the parts of Lots A and B in Deposited Plan 337428 shown in the plan hereon in the Municipality of North Sydney Parish of Willoughby and County of Cumberland being part of Portion 323 granted to Edward Wollstonecraft on 30-6-1825. EXCEPTING THEREOUT the land between two regular planes which are 82.47 metres and 87.5 metres above Australian Height Datum being Lot 2 in Deposited Plan 577582.

FIRST SCHEDULE

CONSOLIDATED
 SIMS CONSOLIDATION LTD.

SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grant above referred to.
- N993008 Lease to Sydney County Council of substation premises shown in plan in Lease No. N993008

FOR FURTHER REGISTERED LEASES SEE SCHEDULE FOLLOWING:-

SCHEDULE OF LEASES REFERRED TO

NUMBER	SHOP OR SUITE NO.	FLOOR	LESSEE	DATE OF EXPIRY	CANCELLATION
N779901	Shop A	Podium Level	Career Productions Pty. Limited	16-12-1979	Expired 20-10-1982
N779903	Shop B	Podium Level	Bank of New South Wales	31-12-1979	Expired 20-5-1980
Q249354	Suite 1	1st	Grobb Australia Pty. Limited	26-5-1980	Expired 20-10-1982
N993010	Suite 1	2nd	J. Anderson Wood & Sons Pty. Limited	22-9-1978	Expired 20-10-1982
P717949	Suites 2&3	2nd	Leighton Irwin & Company Limited	21-9-1978	Expired 23-8-1982
Q332708	Suite 2	3rd	Computer Limited	22-2-1980	Expired 20-10-1982
P801511		4th	Wongala Holdings Pty. Limited	21-7-1979	Expired 23-8-1982

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TILES OFFICE.

13505

25

Page

Vol. Fol.

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

X647874 Mortgage to EAGLE STAR NOMINEES LIMITED Registered 1-8-1988
 Y423206 Mortgage to Australia and new Zealand Banking Group Limited. Registered
 15-9-1989.

X647874 Mortgage Z250185 Transfer of Mortgage to The National Mutual Life
 Association of Australia Limited. Registered 19-10-1990

~~Z601292 Mortgage to The National Mutual Life Association
 of Australia Limited Registered 13-5-1991 2.9.1994~~

~~Z601293 Postponement of Mortgage. Priority now~~

~~X647874 Z601292 and Y423206. Registered 13-5-1991.~~

~~X647874 Mortgage 6574812 Variation Registered
 2.9.1994.~~

CANCELLED

SEE AUTO FOLIO

NOTATIONS AND UNREGISTERED DEALINGS

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

5/5/2017 11:31AM

FOLIO: AUTO CONSOL 13505-25

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
8/8/1997		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 13505-25	
		PARCELS IN CONSOL ARE: 1-2/455937.	
26/8/1997	3357054	VARIATION OF MORTGAGE	EDITION 1
2/9/1997	3376543	DEPARTMENTAL DEALING	EDITION 2
5/9/1997	3389860	DEPARTMENTAL DEALING	EDITION 3
13/1/1998	3725385	LEASE	
13/1/1998	3725386	LEASE	
13/1/1998	3725387	LEASE	
13/1/1998	3725388	LEASE	
13/1/1998	3725389	LEASE	EDITION 4
14/1/1998	3725390	LEASE	EDITION 5
21/1/1998	3743186	DEPARTMENTAL DEALING	
28/1/1998	3755477	LEASE	EDITION 6
28/1/1999	5553124	LEASE	EDITION 7
16/3/1999	5682394	LEASE	EDITION 8
17/5/1999	5762859	REQUEST	
17/5/1999	5762860	LEASE	
17/5/1999	5762861	LEASE	EDITION 9
18/5/2000	6793769	DEPARTMENTAL DEALING	EDITION 10
23/5/2000	6804371	DISCHARGE OF MORTGAGE	
23/5/2000	6804372	DISCHARGE OF MORTGAGE	
23/5/2000	6804373	MORTGAGE	EDITION 11
24/11/2000	7241096	LEASE	
24/11/2000	7241097	LEASE	
24/11/2000	7241098	LEASE	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

5/5/2017 11:31AM

FOLIO: AUTO CONSOL 13505-25

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
24/11/2000	7241099	LEASE	
24/11/2000	7241100	LEASE	
24/11/2000	7242478	LEASE	
24/11/2000	7242479	LEASE	EDITION 12
11/10/2001	7844593	REQUEST	
11/10/2001	7844594	LEASE	EDITION 13
5/3/2002	8235172	LEASE	
5/3/2002	8235173	LEASE	
5/3/2002	8235174	LEASE	
5/3/2002	8235175	LEASE	
5/3/2002	8303021	TRANSFER OF LEASE	EDITION 14
5/11/2009	AF93697	DISCHARGE OF MORTGAGE	EDITION 15
25/11/2010	AF897543	LEASE	EDITION 16
5/4/2011	AG159819	LEASE	EDITION 17
9/8/2013	AH939055	DEPARTMENTAL DEALING	
17/2/2015	AJ266446	CAVEAT	
6/3/2015	AJ313310	TRANSFER	EDITION 18

*** END OF SEARCH ***

st leonards

PRINTED ON 5/5/2017

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 13505-25

SEARCH DATE -----	TIME -----	EDITION NO -----	DATE -----
9/5/2017	9:01 AM	18	6/3/2015

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA NORTH SYDNEY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP455937

FIRST SCHEDULE

ANSON CITY DEVELOPMENTS 1 (AUSTRALIA) PTY LIMITED (T AJ313310)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 EXCEPTING LAND BETWEEN TWO REGULAR PLANES WHICH ARE 82.47 METRES
& 87.5 METRES ABOVE A.H.D. BEING LOT 2 IN DP577582
- 3 8235175 LEASE TO OPTUS MOBILE PTY LIMITED BEING PART OF THE
PROPERTY KNOWN AS 621PACIFIC HIGHWAY, ST LEONARDS
BEING THE SITE SHOWN HATCHED IN PLAN (PAGE 15) WITH
8235175. COMMENCEMENT DATE 30/10/2012. EXPIRES:
29/10/2017.
- 4 AG159819 LEASE TO MARCOMEDIA PTY LIMITED BEING SUITE 1,
GROUND FLOOR 621 PACIFIC HIGHWAY, ST LEONARDS.
EXPIRES: 31/1/2013. OPTION OF RENEWAL: TWO YEARS.

NOTATIONS

NOTE: DISPOSAL OF ANY LOTS IN DP455937 MAY REQUIRE REGISTRATION OF A
DEPOSITED PLAN OF SURVEY PURSUANT TO SECTION 114 OF THE REAL
PROPERTY ACT, 1900

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 1-2 IN DP455937.

*** END OF SEARCH ***

st leonards

PRINTED ON 9/5/2017

NSW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900



12782244

Appln. No. 3083

Prior Title Vol. 5215 Fol. 108

Vol. 12782 Fol. 244

Edition issued 16-5-1975



GAY 511150 W

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

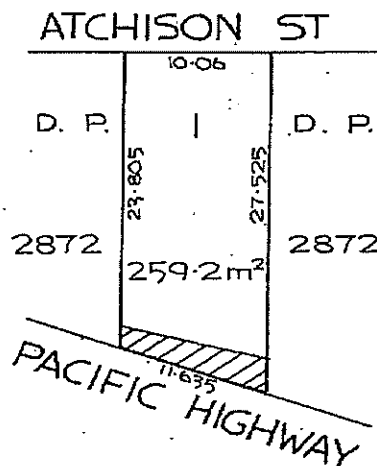
Jawatson

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



P197373 CND

REDUCTION RATIO 1:400

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 577070 at St. Leonards in the Municipality of Willoughby, Parish of Willoughby and County of Cumberland being part of Portion 323 granted to Edward Wollstonecraft on 30-6-1825.

FIRST SCHEDULE

CAR OWNERS' MUTUAL INSURANCE COMPANY LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Lease No. M895507 of premises being Suite 1 on the ground floor of the building known as 619 Pacific Highway, St. Leonards to Australian Guarantee Corporation Limited. Entered 22-9-1972. Expired 15.12.1975~~
3. ~~Mortgage No. N46318 to Industrial Acceptance Corporation Limited. Entered 22-11-1973. Discharged P540073~~
4. ~~Restriction on User No. N536926 of the land hatched shown on the plan hereon being Lot 3 in Deposited Plan 243632 See Section 27B(6) Main Roads Act, 1924. Entered 22-11-1973.~~
5. Lease No. M194255 of premises being the entire first and second floors of the building known as 619 Pacific Highway, St. Leonards to Australian and International Insurances Limited. Entered 8-4-1974.
6. Lease No. M566351 of premises being the third floor of the building known as 619 Pacific Highway, St. Leonards, shown by hatching on the plan annexed to Lease No. N566351 to Hawkins Advertising Pty. Limited. Entered 22-8-1974.
7. Lease No. M617643 of premises being Suite 2 of the building known as 617A-619 Pacific Highway, St. Leonards to Totalizator Agency Board. Entered 22-8-1974.
8. Lease No. P197373 of premises being part of the fifth floor as shown in plan annexed to Lease No. P197373 of the building known as 619 Pacific Highway, St. Leonards to Best & Gee Holdings Limited. Entered 27-3-1975.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

CERTIFICATE OF TITLE
PROPERTY ACT, 1900



12373144

NEW SOUTH WALES

Appln. No. 3083

Prior Title Vol.4844 Fol.249



Vol. 12373 Fol. 144
CANCELLED ☒
Edition issued 8-3-1974.

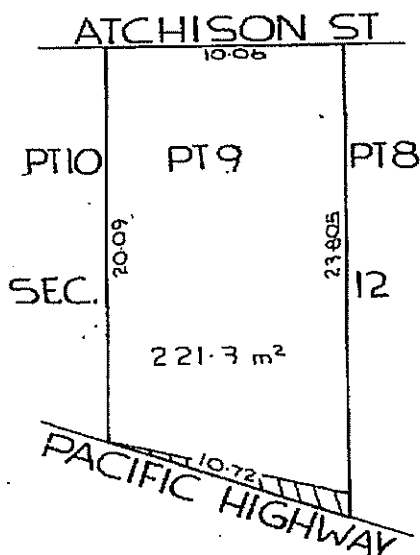
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



N656146 *22*

REDUCTION RATIO 1:250

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the part of Lot 9 of Section 12 in Deposited Plan 2872 at St. Leonards in the Municipality of Willoughby Parish of Willoughby and County of Cumberland being part of Portion 323 granted to Edward Wollstonecraft on 30-6-1825.

FIRST SCHEDULE

CAR OWNERS MUTUAL INSURANCE COMPANY LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Mortgage No. N46318 to Industrial Acceptance Corporation Limited. Entered 22-11-1973. Discharged P540073.
3. Restriction on User No. N536926 of the land shown by hatching in the plan hereon being Lot 2 in Deposited Plan 243632 - See Section 27E (6) Main Roads Act, 1924. Entered 22-11-1973.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

REGISTERED PROPRIETOR

This Deed is cancelled and Certificate of Title Issued.
Vol. 73304 Fol. 58 dated 10-5-1977
Index D 0078116

~~REGISTRAR GENERAL~~

[illegible]

Signature of
Registrar General

SECOND SCHEDULE (continued)

SECOND SCHEDULE (continued)				
NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	
Lease.	N194255	18-7-1974 18-7-1974	to Australian and International Insurance Limited of premises being the entire first and second floors in the building known as 619 Pacific Highway, St Leonards.	ENTERED 24-1974
Lease	N566351	15-11-1972	two of premises being the first floor of the premises known as 619 Pacific Highway, St Leonards shown by Easeling on the plan annexed to lease No N566351 to Handlin Advertising Pty. Limited of part together with rights to the Sydney Conf. Centre of premises known as suite 2, 617 A-619 Pacific Highway St Leonards to Telcelator Flooring Board of premises being part of the fifth floor, as shown on plan annexed to lease No P47573 shown as 619 Pacific Highway, St Leonards, to Portland Flooring Limited.	ENTERED 8-1-1974
Lease	N566352	6-11-1972	of premises being part of the fifth floor, as shown on plan annexed to lease No P47573 shown as 619 Pacific Highway, St Leonards, to Portland Flooring Limited.	ENTERED 22-8-1974
Lease	N617043	24-9-1973 6-11-1972	of premises being part of the fifth floor, as shown on plan annexed to lease No P47573 shown as 619 Pacific Highway, St Leonards, to Portland Flooring Limited.	ENTERED 23-8-1974
Lease	P197573	19-7-1973	of premises being part of the fifth floor, as shown on plan annexed to lease No P47573 shown as 619 Pacific Highway, St Leonards, to Portland Flooring Limited.	ENTERED 22-8-1974
Lease	P476129	-----	of premises being known as part of the fourth floor of 619 Pacific Highway, St Leonards as shown in plan lodged with P476129 to Gordon D. Boyd & Co. Pty. Limited.	ENTERED 26-27-5-1975

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

(Page 3 of 4 pages)

SECOND SCHEDULE (continued)

[illegible]

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

SECOND SCHEDULE (continued)[illegible]

RG 274

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



13304058

Appln. No. 3083

Prior Titles Vol. 12373 Fol. 144
Vol. 12782 Fol. 244



Vol. 13304 Fol. 58

CANCELLED
EDITION ISSUED

11 5 1977

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

[Signature]

Registrar General.



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 577070 and the part of Lot 9 of Section 12 in Deposited Plan 2872 shown in the plan hereon at St. Leonards in the Municipality of Willoughby Parish of Willoughby and County of Cumberland being part of Portion 323 granted to Edward Wollstonecraft on 30-6-1825.

FIRST SCHEDULE

~~CAR OWNERS' MUTUAL INSURANCE COMPANY LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Restriction on User No. N636926 of land shown by hatching in plan hereon see Section 27E(6) Main Roads Act, 1924. Registered 22-11-1973. 0603551. 22-10-1995~~
3. ~~Lease No. N194255 of premises being the first and second floors of the building known as 649 Pacific Highway, St. Leonards to Aust. and International Insurance Limited. Registered 8-4-1974. Expired 24-3-1983.~~
4. ~~Lease No. N566352 of part (together with rights) to The Sydney County Council. Registered 22-8-1974. J192536~~
5. ~~Lease No. N647643 of premises being Suite 2 of the building known as 617A to 619 Pacific Highway, St. Leonards to Totalizer Agency Pty. Registered 22-8-1974. Expired 7-7-1977~~
6. ~~Lease No. P476429 of premises being the part of the fourth floor of the building known as 619 Pacific Highway, St. Leonards shown in plan lodged with P476429 to Gordon D. Boyd & Co. Pty. Limited. Registered 5-11-1975. Expired 24-11-1977~~
7. ~~Lease No. P276707 of premises being Suite 1 on the ground floor of the building known as FAI Insurance Building, 619 Pacific Highway, St. Leonards to Australian Guarantee Corporation Limited. Registered 45-12-1975. Expired 22-3-1978.~~
8. ~~Lease No. P843307 of premises being Suite 2 on the sixth floor of the building known as FAI Insurance Building, 619 Pacific Highway, St. Leonards to Otter Exploration N.L. Registered 13-8-1976. Expired 20-3-1981~~
9. ~~Lease No. P899759 of premises being Suite 3 on the fourth floor of the building known as FAI Insurance Building, 619 Pacific Highway, St. Leonards to Online Systems Pty. Limited. Date of Expiry 31-3-1978. Registered 29-11-1976. Expired 28-4-1978.~~

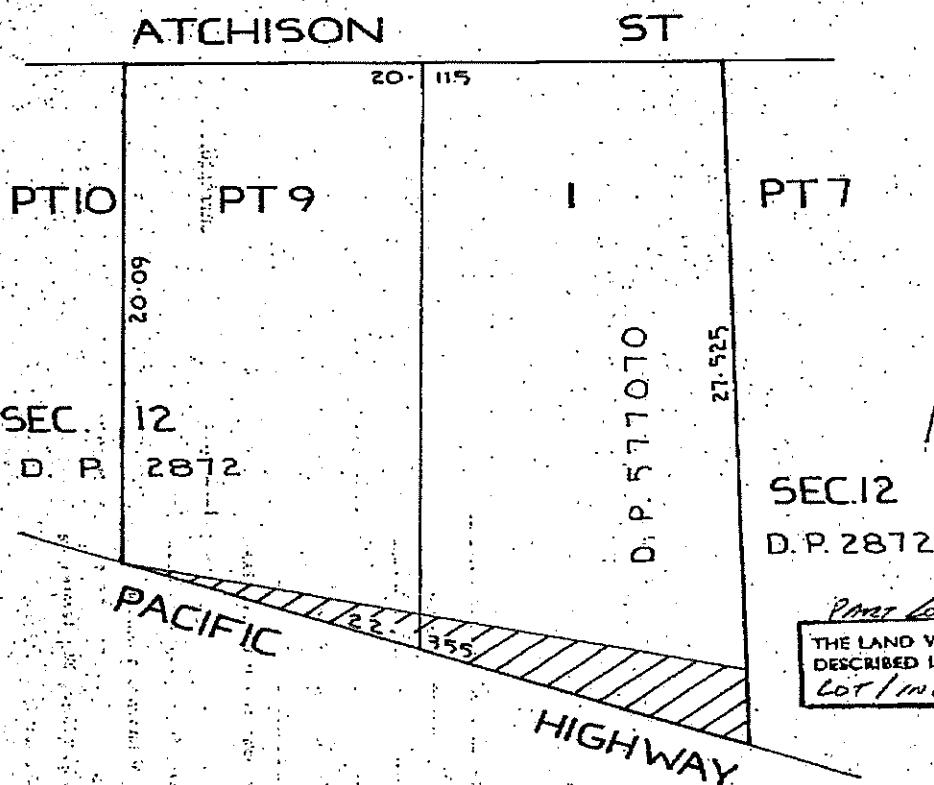
NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.



PLAN SHOWING LOCATION OF LAND
 LENGTHS ARE IN METRES



PART LOT 9 SEC. 12
 THE LAND WITHIN
 DESCRIBED IS NOW
 LOT 1 IN DP/1022881

Q7B116 M.X. g

AREA: 480.5 m²
 REDUCTION RATIO 1:200

[illegible]

SECOND SCHEDULE (continued)

INSTRUMENT		NATURE	NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
Lease	Q481560				of premises being Suite 2 on the 5th Floor, PAI Insurance Building, 619 Pacific Highway, St. Leonards, to Adelaide Pty. Limited, Date of Expiry 14-1-1980.	7-7-1977	<i>[Signature]</i>	9-6-1981.
Lease	Q377981				of premises being Suite 1 on the Fourth Floor of building known as 619 Pacific Highway, St. Leonards, to Ornum Advertising Pty. Limited, Date of expiry 27-7-1980.	21-9-1977	<i>[Signature]</i>	16-12-1980
Lease	Q462745				of premises being Suite 4 on the 4th Floor, PAI Insurance Building, 619 Pacific Highway, St. Leonards to Seven-Up Pty. Inc., Expiry Date 31-5-1979.	24-11-1977	<i>[Signature]</i>	R218511
Lease	Q462747				of premises being Suite 2 on the 3rd Floor, PAI Insurance Building situated at 619 Pacific Highway, St. Leonards to H.G. Slater and Partners Ltd., Date of expiry 31-8-1982.	24-11-1977	<i>[Signature]</i>	E792536
Lease	Q551436				of premises being Suite 4 on the 3rd Floor of the building known as PAI Insurance Building 619 Pacific Highway, St. Leonards to Interactive Business Systems Pty. Limited, Date of Expiry 14-8-1980.	25-1-1978	<i>[Signature]</i>	Surrendered R837364

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

SECOND SCHEDULE (continued)

SECOND SCHEDULE (continued)					
NATURE	NUMBER	PARTICULARS	REGISTERED	Signature of Registrar General	CANCELLATION
Lease	R097674	of premises being Suite 1 on the Ground Floor of the building known as PAI Insurance Building, 619 Pacific Highway, St. Leonards, to Australian Guarantor Corporation Limited. Date of Expiry 20-11-1980.	22-3-1978.	[Signature]	Expired 9-6-1981.
Lease	R060735	of premises being Suite 3 on the Ground Floor, PAI Insurance Building, 619 Pacific Highway, St. Leonards. [Stamp] Date of expiry 7-8-1979.	28-4-1978	[Signature]	Expired 22-8-1979.
Lease	R060736	of premises being Suite 2 on the 4th Floor, PAI Insurance Building, 619 Pacific Highway, St. Leonards to Aunias (NSW) Pty. Ltd. Date of expiry 31-1-1983.	28-4-1978	[Signature]	18/2/78 28-5-1999
Lease	R094562	of premises being Suite 3 on the 6th Floor, PAI Insurance Building, 619 Pacific Highway, St. Leonards, together with option of removal, to Dean Walleston of Gladesville, and Stephen John Bennett of Ashgrove, Queensland, both Business Proprietors. Expires 20-4-1980.	19-10-1979.	[Signature]	Expired 20-3-1981
Lease	R210512	of premises being Suite 1 on the 3rd Floor of the building known as PAI Insurance Building, 619 Pacific Highway, St. Leonards, Together with Option of Renewal, to Eriex Memetics Pty. Limited. Expires 29-2-1984.	31-7-1979.	[Signature]	Expired 7-3-1986
Lease	R307202	of premises being Suite 3 on the Ground Floor, PAI Insurance Building, 619 Pacific Highway, St. Leonards, Together with Option of Renewal, to Denis John Pickwell and Margaret Lane-Pickwell, both of Killara, Marketing Officers, as joint tenants. Expires 17-12-1980.	22-8-1979.	[Signature]	Surrendered Revived \$119825 10-12-1980
Lease	R459245	of premises being Suite 4 on the 4th Floor, PAI Insurance Building, 619 Pacific Highway, St. Leonards, to John Anthony Preece of Shaderville, Commercial Artist and Lyndell Betty Preece his wife as joint tenants. Expires 31-3-1984.	11-10-1979	[Signature]	5586438 12-2-1994
Lease	R551438	affected by R 837363 transfer of lease, becomes now interactive between Systems Marketing Pty. Limited.	2-6-1980	[Signature]	Cancelled Still Registered R837364
Lease	R767853	of premises being Suite 4 on the 3rd Floor, PAI Insurance Building, 619 Pacific Highway, St. Leonards, to [Stamp] Archibald Australia Pty. Limited. Expires 21-10-1982.	2-6-1980	[Signature]	Expired 24-3-1983.
Lease	R194255	affiliated by S27202 Surrender of Lease as regards second floor of building known as 619 Pacific Highway, St. Leonards.	16-12-1980	[Signature]	
Lease	S27203	of premises being Suite 1 on 2nd floor of building known as PAI Insurance Building, 619 Pacific Highway, St. Leonards to William George Keening and George William Street both of St. Leonards, Chartered Accountants as tenants in Common. Expires 31-1-1982.	16-12-1980	[Signature]	Expired 20-4-1982

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

[illegible]

SECOND SCHEDULE (continued)

SECOND SCHEDULE (continued)						
INSTRUMENT		NUMBER	PARTICULARS	REGISTERED	Signature of Registrar General	CANCELLATION
NATURE						
Lease		S149826	of premises being Suite 3, Ground Floor, FAI Insurance Building, 619 Pacific Highway, St. Leonards to George Laurence Wincham of Castlereag, Solicitor. Expires 31-5-1982.	16-12-1980		Expired 24-3-1983.
Lease		S177649	of premises being Suite 1 on 4th Floor, FAI Insurance Building, 619 Pacific Highway, St. Leonards to Modiano Publications Pty. Limited. Expires 31-7-1983.	16-12-1980		Expired 7-6-1984
Lease		S240229	to Skerrison Farming (Australia) Pty. Limited of premises being Suites 1, 2 and 3 on the 6th Floor of the building known as the FAI Insurance Building situated at 619 Pacific Highway, St. Leonards with option of renewal Expires 30-11-1982.			
Lease		S224547	to the Commonwealth of Australia of premises being Suite 2 on the 4th Floor of the building known as FAI Insurance Building situated at 619 Pacific Highway, St. Leonards together with rights and option of renewal Expires 31-5-1985.	20-3-1981		Expired 29-4-1983
Lease		S516234	to Australian Guarantee Corporation Limited of premises being Suite 1 on the ground floor of the building known as FAI Insurance Building, 619 Pacific Highway, St. Leonards Expires 30-11-1983. Registered 9-6-1981.			5585438 12-2-1999
Lease		S510236	to Adelaide Pty. Limited of premises being Suite 2 on the 5th Floor of the building known as FAI Insurance Building, 619 Pacific Highway, St. Leonards together with option of renewal Expires 28-2-1982. Registered 9-6-1981.			Surrendered 1475146
Lease		S551377	to Australian Posters Pty. Limited, of that outside part of the South-eastern wall of the building known as FAI Insurance Building, 619 Pacific Highway, St. Leonards, as shown more clearly shown in sketch with S551377, together with rights and option of renewal. Expires 30-11-1983. Registered 9-9-1981.			Expired 3-12-1982
Lease		T1129	to Wincham George Keesing and George William Street as tenants in common of premises being Suite 1 on the 2nd Floor of the building known as FAI Insurance Building, 619 Pacific Highway, St. Leonards together with and reserving rights. Expires 31-1-1985. Registered 20-4-1982			Expired 11-4-1984
Lease		T1431	to Totalizer or Agency Board of premises being Suite 2, 617A-619 Pacific Highway, St. Leonards. Expires 31-3-1981. Registered 20-4-1982			Surrendered 1425368
Lease		T26655	to Glensurff Holdings Pty. Ltd. of premises being Suite 2 on the 5th Floor of the building known as FAI Insurance Building, 619 Pacific Highway, St. Leonards together with and reserving rights. Registered 3-12-1982			Surrendered 1649347
Lease		T40617	to E.G. Shaffer and Partners Pty. Ltd. of premises being Suite 2, 3rd Floor, FAI Insurance Building, 619 Pacific Highway, St. Leonards, together with and reserving rights. Expires 31-8-1987. Registered 1-2-1983.			5585438 12-2-1999
Lease		T425369	to Wincham George Keesing and George William Street, as tenants in common, of premises known as Suite 3, Ground Floor, FAI Insurance Building, 619 Pacific Highway, St. Leonards, together with and reserving rights. Expires 31-1-1985. Registered 24-3-1983.			Surrendered 1475146

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Refer to RC2
below full

(page 350)

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SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS		REGISTERED	Signature of Registrar General	CANCELLATION
NATURE	NUMBER					
7423271	Lease to Fairchild Australia Pty. Limited, of premises known as Suite 4, 4th Floor, FAI Insurance Building, 619 Pacific Highway, St. Leonards, together with and reserving rights, Expires 21-10-1984.					
	Registered 24-3-1983.					
7475147	Lease to Macai Investments Pty. Limited, of premises known as Suite 1, Ground Floor, FAI Insurance Building, 619 Pacific Highway, St. Leonards, together with and reserving rights, Expires 12-12-1985.					Expired 12-7-1985
	Registered 24-3-1983.					
74730985	Lease to Steensen Yarning (Australia) Pty. Limited of premises being Suites 1, 2 and 3, 6th Floor, FAI Insurance Building, 619 Pacific Highway, St. Leonards, together with and reserving rights, Expires 30-11-1983.					Expired 28-5-1987
	Registered 29-4-1983.					
V41943	Lease to Australian Posters Pty. Limited of that outside part of the south-eastern wall of the building known as FAI Insurance Building 619 Pacific Highway St. Leonards as shown in sketch with V41942, together with rights, Expires 30-11-1986. Registered 11-4-1984.					Expired 12-7-1985
V419920	Lease to Fawcett Greene & Services Pty. Ltd, together with an option of renewal, Expires 6-11-1985. Registered 7-6-1984.					Expired 21-4-1999
V649249	Lease to Totalizator Agency Board of Suite 2, Ground Floor, FAI Insurance Building, 619 Pacific Highway, St. Leonards, Expires 31-3-1987. Option of renewal 5 years. Registered 11-4-1985					Expired 18-1-1990
V652320	Lease to Australian Mineral Development Laboratories of Suite 4, 3rd Floor, FAI Insurance Building, 619 Pacific Highway, St. Leonards, Option of renewal 2 years, Expires 20-5-1986. Registered 12-7-1985.					Expired 21-4-1999
V754505	Lease to Wingham George Keating and George William Street as tenants in common of Suite 3, Ground Floor, FAI Insurance Building, 619 Pacific Highway, St. Leonards, Expires 31-1-1988. Registered 12-7-1985.					Expired 21-4-1999
V754567	Lease to Steensen Yarning (Australia) Pty. Limited of part of Suites 2 and 3, 6th Floor, FAI Insurance Building, 619 Pacific Highway, St. Leonards, as shown in plan with V754587 Expires 30-11-1986. Option of renewal 2 years. Registered 12-7-1985.					Expired 21-4-1999
V210483	Lease to Futuretech Pty. Ltd. of Suite 1, 3rd Floor, FAI Insurance Building, 619 Pacific Highway, St. Leonards, Expires 31-1-1987. Option of renewal 2 years. Registered 7-3-1986.					Expired 21-4-1999
V855574	Lease to Thrain Pty. Ltd. of Suite 1, Ground Floor, FAI Insurance Building, 619 Pacific Highway, St. Leonards, Expires 31-1-1989. Option of renewal 3 years. Registered 28-5-1987.					Expired 21-4-1999
V311017	Lease to Totalizator Agency Board of Suite 2, Ground Floor, FAI Insurance Building, 619 Pacific Highway, St. Leonards, Registered 19-4-1989.					Expired 18-1-1990.
V776523	Lease to Totalizator Agency Board of suite 2, Ground Floor, FAI Insurance Building, 619 Pacific Highway, St. Leonards, Expires 31-3-1992. Registered 18-1-1990.					Expired 24-1-1992.

NOTE: ALL ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

5585438-1
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 Level 1 & 2
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 569892-1
 (Level 1)
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SECOND SCHEDULE (continued)

INSTRUMENT NUMBER	NATURE	PARTICULARS	REGISTERED	Signature of Registrar General	CANCELLATION
5622480	Lease to Totalizer Agency Board of New South Wales, Suite 2 ground floor, 619 Pacific Highway	Registered 24-7-1992			12-2-1999
5709536	Lease to Sydney Electricity of Substation Premises No. 3417 with air ducts as shown in plan with 1792516 with a right of way & easement for electricity purposes over another part of the land above described. Expires 31-5-2012. Registered 25-11-1993.	Registered 24-7-1992			
5585438	Lease to Consolidated Investment Management Pty Limited of Suite 2, Ground floor and Level 4, 5 and 6. Expires 30-9-2004. Option of renewal 6 years.	Registered 12-2-1999			
569892	Lease to Consolidated Investment Management Pty Limited of Suite 1, Ground floor and Level 4, 5 and 6. Expires 30-9-2004. Option of renewal 6 years.	Registered 12-2-1999			
5757930	Lease to Consolidated Investment Management Pty Limited of Suite 1, Ground floor and Level 4, 5 and 6. Expires 30-9-2004. Option of renewal 6 years.	Registered 12-2-1999			
5852769	Lease to Consolidated Investment Management Pty Limited of Suite 1, Ground floor and Level 4, 5 and 6. Expires 30-9-2004. Option of renewal 6 years.	Registered 12-2-1999			
6047147	Lease to Consolidated Investment Management Pty Limited of Suite 1, Ground floor and Level 4, 5 and 6. Expires 30-9-2004. Option of renewal 6 years.	Registered 12-2-1999			
6291608	Lease to Consolidated Investment Management Pty Limited of Suite 1, Ground floor and Level 4, 5 and 6. Expires 30-9-2004. Option of renewal 6 years.	Registered 12-2-1999			
6291609	Lease to Consolidated Investment Management Pty Limited of Suite 1, Ground floor and Level 4, 5 and 6. Expires 30-9-2004. Option of renewal 6 years.	Registered 12-2-1999			
6722706	Lease to Consolidated Investment Management Pty Limited of Suite 1, Ground floor and Level 4, 5 and 6. Expires 30-9-2004. Option of renewal 6 years.	Registered 12-2-1999			
6774735	Lease to Consolidated Investment Management Pty Limited of Suite 1, Ground floor and Level 4, 5 and 6. Expires 30-9-2004. Option of renewal 6 years.	Registered 12-2-1999			
6830203	Lease to Consolidated Investment Management Pty Limited of Suite 1, Ground floor and Level 4, 5 and 6. Expires 30-9-2004. Option of renewal 6 years.	Registered 12-2-1999			
6899262	Lease to Consolidated Investment Management Pty Limited of Suite 1, Ground floor and Level 4, 5 and 6. Expires 30-9-2004. Option of renewal 6 years.	Registered 12-2-1999			
7049862	Lease to Consolidated Investment Management Pty Limited of Suite 1, Ground floor and Level 4, 5 and 6. Expires 30-9-2004. Option of renewal 6 years.	Registered 12-2-1999			
7049863	Lease to Consolidated Investment Management Pty Limited of Suite 1, Ground floor and Level 4, 5 and 6. Expires 30-9-2004. Option of renewal 6 years.	Registered 12-2-1999			
DP1019263	Lease to Consolidated Investment Management Pty Limited of Suite 1, Ground floor and Level 4, 5 and 6. Expires 30-9-2004. Option of renewal 6 years.	Registered 12-2-1999			

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

[illegible]

SECOND SCHEDULE (continued)

SECOND SCHEDULE (continued)							
INSTRUMENT	NATURE	NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
Lease		Q481560		of premises being Suite 2 on the 5th Floor, PAI Insurance Building, 619 Pacific Highway, St. Leonards, to Macapagos Pty. Limited. Date of Expiry 14-1-1980.	7-7-1977	<i>[Signature]</i>	9-6-1981.
Lease		Q377981		of premises being Suite 1 on the Fourth Floor of building known as 619 Pacific Highway, St. Leonards, to Ornum Advertising Pty. Limited. Date of expiry 27-7-1980.	21-9-1977	<i>[Signature]</i>	16-12-1980
Lease		Q462745		of premises being Suite 4 on the 4th floor, PAI Insurance Building, 619 Pacific Highway, St. Leonards to Servus Pty Ltd. Expiry Date 31-5-1979.	24-11-1977	<i>[Signature]</i>	Surrendered R218511
Lease		Q462747		of premises being Suite 2 on the 3rd Floor, PAI Insurance Building situated at 619 Pacific Highway, St. Leonards to H.O. Fletcher and Partners Ltd. Date of expiry 31-8-1980.	24-11-1977	<i>[Signature]</i>	L792536
Lease		Q551738		of premises being Suite 4 on the 3rd Floor of the building known as PAI Insurance Building, 619 Pacific Highway, St. Leonards to Interactive Business Systems Pty. Limited. Date of Expiry 14-8-1980.	25-1-1978	<i>[Signature]</i>	Surrendered R837364

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

5/5/2017 11:31AM

FOLIO: 1/577070

First Title(s): OLD SYSTEM
Prior Title(s): VOL 13304 FOL 58

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/1/2001	7226673	TRANSFER	FOLIO CREATED CT NOT ISSUED
29/1/2001	7371236	CONVERTED TO AUTO CONSOL 13304-58	CONSOL CREATED CT NOT ISSUED

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

5/5/2017 11:31AM

FOLIO: 1/1022881

First Title(s): OLD SYSTEM
Prior Title(s): VOL 13304 FOL 58

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
24/1/2001	DP1022881	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
29/1/2001	7226673	TRANSFER	FOLIO CREATED CT NOT ISSUED
29/1/2001	7371236	CONVERTED TO AUTO CONSOL 13304-58	CONSOL CREATED CT NOT ISSUED

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

5/5/2017 11:33AM

FOLIO: AUTO CONSOL 13304-58

Recorded	Number	Type of Instrument	C.T. Issue
29/1/2001	7371236	CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 13304-58	EDITION 1
PARCELS IN CONSOL ARE: 1/577070, 1/1022881.			
5/9/2001	7915181	SURRENDER OF LEASE	EDITION 2
15/8/2002	8869962	DEPARTMENTAL DEALING TO UPLIFT CT	EDITION 3
7/11/2002	9107617	LEASE	EDITION 4
19/3/2003	9462800	LEASE	EDITION 5
25/6/2003	9728822	TRANSFER OF LEASE	EDITION 6
29/12/2003	AA286488	DISCHARGE OF MORTGAGE	EDITION 7
29/12/2003	AA286489	MORTGAGE	
19/5/2004	AA629502	REQUEST	
7/6/2004	AA701934	SURRENDER OF LEASE	EDITION 8
22/11/2004	AB109187	LEASE	EDITION 9
22/11/2004	AB109188	LEASE	
7/12/2004	AB142914	LEASE	EDITION 10
30/6/2005	AB519747	LEASE	EDITION 11
30/6/2005	AB519748	VARIATION OF LEASE	
30/6/2005	AB532874	SURRENDER OF LEASE	
30/6/2005	AB532905	LEASE	
30/6/2005	AB546978	LEASE	
30/6/2005	AB556135	LEASE	
30/6/2005	AB581850	LEASE	
17/8/2005	AB680990	LEASE	
17/8/2005	AB680991	LEASE	EDITION 12
30/11/2005	AB950947	LEASE	EDITION 13

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

5/5/2017 11:33AM

FOLIO: AUTO CONSOL 13304-58

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/2006	AC178998	LEASE	EDITION 14
12/9/2006	AC589633	DISCHARGE OF MORTGAGE	
12/9/2006	AC589634	MORTGAGE	EDITION 15
9/11/2006	AC709926	SURRENDER OF LEASE	
9/11/2006	AC709927	LEASE	EDITION 16
16/5/2008	AD959584	SURRENDER OF LEASE	
16/5/2008	AD959585	LEASE	EDITION 17
16/12/2008	AE395462	VARIATION OF LEASE	EDITION 18
16/12/2008	AE395504	LEASE	EDITION 19
20/4/2009	AE574643	SURRENDER OF LEASE	
20/4/2009	AE574644	SURRENDER OF LEASE	
20/4/2009	AE574645	LEASE	EDITION 20
12/6/2009	AE739355	LEASE	
12/6/2009	AE739356	LEASE	EDITION 21
21/9/2009	AE974762	LEASE	EDITION 22
10/11/2009	AF107237	LEASE	EDITION 23
22/4/2010	AF427263	LEASE	EDITION 24
29/8/2011	AG2348	LEASE	EDITION 25
30/4/2012	AG950982	SURRENDER OF LEASE	
30/4/2012	AG950983	LEASE	EDITION 26
28/8/2012	AH200916	SURRENDER OF LEASE	
28/8/2012	AH200917	LEASE	EDITION 27
25/9/2012	AH258581	REQUEST	
25/9/2012	AH258582	REQUEST	
28/11/2012	AH398156	SURRENDER OF LEASE	
28/11/2012	AH398157	SURRENDER OF LEASE	
28/11/2012	AH398158	LEASE	EDITION 28
26/9/2013	AI48837	DISCHARGE OF MORTGAGE	

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

5/5/2017 11:33AM

FOLIO: AUTO CONSOL 13304-58

PAGE 3

Recorded	Number	Type of Instrument	C.T. Issue
26/9/2013	AI48838	TRANSFER	EDITION 29
17/2/2015	AJ266432	CAVEAT	
6/3/2015	AJ313293	TRANSFER	EDITION 30
28/2/2017	AK971351	LEASE	
28/2/2017	AK971352	SUB-LEASE	
28/2/2017	AK971502	MORTGAGE OF LEASE	
28/2/2017	AK971571	CHANGE OF NAME	
28/2/2017	AM26356	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

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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.

TRANSFER
New South Wales
Real Property Act 1900

AI488385

STAMP DUTY

Office of State Revenue use only

Section 95B of the Act requires that
(NSW)
Client No: 1411509 3871
Duty: \$10 Tolls No: 7284744
Asst details:
23/9/13

- (A) TORRENS TITLE

AUTO CONSOL 13304-58

- (B) **LODGED BY**

Document Collection Box 28A	Name, Address or DX, Telephone, and Customer Account Number if any LLPN: SAI GLOBAL Property 124247U DX 885 SYDNEY. 02 9210 0700 Reference: <u>33773550 - Lands</u>	CODES T TW
--	--	---

- (C) TRANSFEROR**

DUPPA PTY LIMITED (ACN 080 856 597)

- (D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 7,650,000.00 and as regards

- (E) ESTATE the abovementioned land transfers to the transferee an estate in fee simple

- (F) **SHARE TRANSFERRED**

- (G) Encumbrances (if applicable):

- (H) TRANSFEREE**

LEGPRO 19 PTY LTD (ACN 160 205 005)

- (1) TENANCY:

DATE 20 Nov 2014

- (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: **DUPPA PTY LIMITED (ACN 080 856 597)**

Authority: DOHARTY LIMITED (ACN 080 850 255)
section 127 of the Corporations Act 2001

Signature of authorised person:

Signature of authorised person:

Name of authorised person:

Name of authorised person:

Office held: RINALD GEORGE WINESTOCK
DIRECTOR

Name of authorized person: NICOLA MARGARET WINSTOCK
Office held: DIRECTOR

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:
Signatory's capacity:

ANDREW PARR
solicitor

- (K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. Full name: 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

Page 1 of 1

1303

OFF(L) AC 709927

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 13304-58

SEARCH DATE -----	TIME ----	EDITION NO -----	DATE ----
9/5/2017	9:01 AM	30	6/3/2015

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT ST.LEONARDS
LOCAL GOVERNMENT AREA NORTH SYDNEY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

ANSON CITY DEVELOPMENTS 1 (AUSTRALIA) PTY LIMITED (T AJ313293)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 I792536 LEASE TO SYDNEY ELECTRICITY OF SUBSTATION PREMISES
NO 3417 WITH AIR DUCTS AS SHOWN IN PLAN WITH I792536
TOGETHER WITH A RIGHT OF WAY AND EASEMENT FOR
ELECTRICITY PURPOSES OVER ANOTHER PART OF THE LAND
ABOVE DESCRIBED. EXPIRES: 31/5/2042.
- * AK971351 LEASE OF LEASE I792536 TO BLUE ASSET PARTNER PTY
LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC
ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA
ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET
CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE
2.3 (b) (ii).
- * AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY
LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD,
ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC
ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA
OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE
DEALING. CLAUSE 12.1
- * AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY
SERVICES PTY LTD
- * AK971571 CHANGE OF NAME AFFECTING LEASE I792536 LESSEE
NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING
CORPORATION
- 3 DP1019263 EASEMENT FOR SIGNAGE, ACCESS AND OVERHANG 3 METRES
WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 DP1019263 POSITIVE COVENANT
- 5 AE395504 LEASE TO LIQUID LEARNING GROUP PTY LTD OF SUITE 201,
617-619 PACIFIC H'WAY, ST LEONARDS. EXPIRES:
23/5/2012. OPTION OF RENEWAL: 3 YEARS.

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FOLIO: AUTO CONSOL 13304-58

PAGE 2

SECOND SCHEDULE (7 NOTIFICATIONS) (CONTINUED)

- 6 AG2348 LEASE TO EYE CORP AUSTRALIA PTY LTD OF PART OF THE SOUTH-EASTERN WALL, 617-619 PACIFIC HIGHWAY, ST LEONARDS, DESIGNATED (A) IN PLAN WITH AG2348. EXPIRES: 5/11/2015.
- 7 AH398158 LEASE TO OPORTO LEASING PTY LTD OF SUITE 302, LEVEL 3, LEVELS 5 AND 6, 617-619 PACIFIC HIGHWAY, ST LEONARDS. EXPIRES: 10/3/2015.

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

TITLE DIAGRAM

LOT 1 IN DP577070
LOT 1 IN DP1022881

DP577070
DP1022881.

*** END OF SEARCH ***

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* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. 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 E

Historical Aerial Photographs



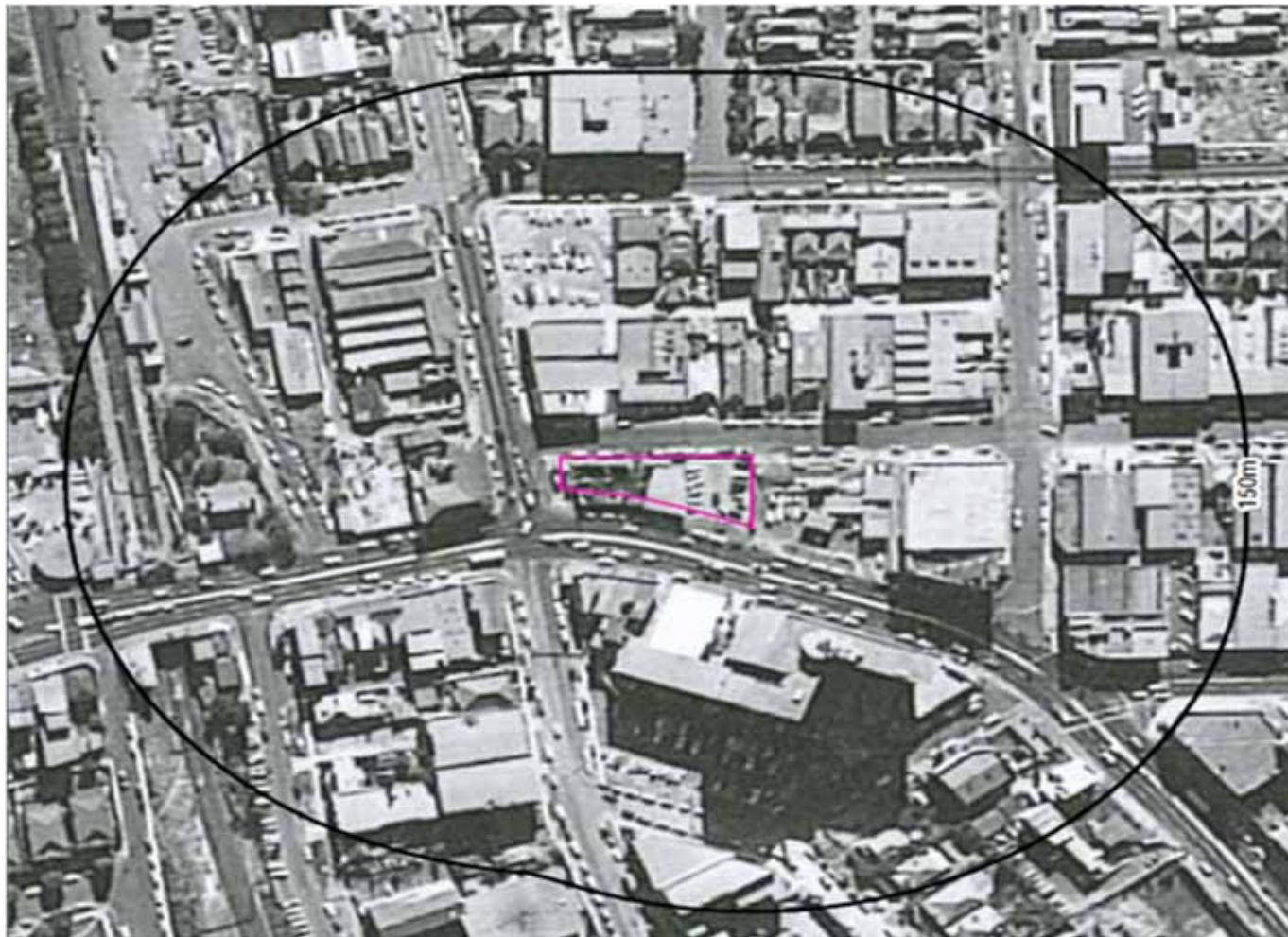




















Appendix F

Regulatory Notice Search

Informal Access to Council Information

Section 149 Planning Certificate



Healthy Environment, Healthy Community, Healthy Business

[Home](#) [Contaminated land](#) [Record of notices](#)

Search results

Your search for: Suburb: ST LEONARDS

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](#)

[Connect](#)

[Feedback](#)

[Web support](#)
[Public contact](#)

9 May 2017

Number	Name	Location	Type	Status	Issued date
2915	CHANNEL SEVEN SYDNEY PTY LIMITED	MOBBS LANE, EPPING, NSW 2121	POEO licence	Surrendered	28-Dec-00
1005131	CHANNEL SEVEN SYDNEY PTY LIMITED	MOBBS LANE, EPPING, NSW 2121	s.58 Licence Variation	Issued	5-Apr-02
10986	EPPING PRIVATE HOSPITAL PTY. LIMITED	66 NORFOLK ROAD, EPPING, NSW 2121	POEO licence	Surrendered	12-Jul-00
1011932	EPPING PRIVATE HOSPITAL PTY. LIMITED	66 NORFOLK ROAD, EPPING, NSW 2121	s.58 Licence Variation	Issued	4-Oct-01
1034937	EPPING PRIVATE HOSPITAL PTY. LIMITED	66 NORFOLK ROAD, EPPING, NSW 2121	s.58 Licence Variation	Issued	27-Feb-04
185	HORNSBY SHIRE COUNCIL	26A STANLEY ROAD, EPPING, NSW 2121	POEO licence	Surrendered	27-Sep-99
1007684	HORNSBY SHIRE COUNCIL	26A STANLEY ROAD, EPPING, NSW 2121	s.58 Licence Variation	Issued	25-Oct-02
1047075	HORNSBY SHIRE COUNCIL	26A STANLEY ROAD, EPPING, NSW 2121	s.58 Licence Variation	Issued	23-Jun-05
20198	LEND LEASE ENGINEERING PTY LIMITED	Between Tallawong Road Maintenance Facility and Epping Station, EPPING, NSW 2121	POEO licence	Surrendered	8-Mar-13
1513998	LEND LEASE ENGINEERING PTY LIMITED	Between Tallawong Road Maintenance Facility and Epping Station, EPPING, NSW 2121	s.58 Licence Variation	Issued	14-May-13
1517714	LEND LEASE ENGINEERING PTY LIMITED	Between Tallawong Road Maintenance Facility and Epping Station, EPPING, NSW 2121	s.58 Licence Variation	Issued	17-Oct-13
1517970	LEND LEASE ENGINEERING PTY LIMITED	Between Tallawong Road Maintenance Facility and Epping Station, EPPING, NSW 2121	s.58 Licence Variation	Issued	31-Oct-13
1518597	LEND LEASE ENGINEERING PTY LIMITED	Between Tallawong Road Maintenance Facility and Epping Station, EPPING, NSW 2121	s.58 Licence Variation	Issued	17-Dec-13

Number	Name	Location	Type	Status	Application date
141556	MOCKRIDGE BULMER PTY LTD	2/12 FREDERICK STREET, ST LEONARDS, NSW 2065	POEO Licence Transfer	Withdrawn	29-Aug-02
1025667	MOCKRIDGE BULMER PTY LTD	2/12 FREDERICK STREET, ST LEONARDS, NSW 2065	s.80 Approval of the Surrender of a Licence	Application approved	13-Feb-03
1096533	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	2-Jan-09
145748	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Approved	10-Feb-09
1099637	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	17-Mar-09
1102309	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	27-May-09
1103852	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	11-Jun-09
1103992	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	1-Jul-09
1104068	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	6-Jul-09
1105824	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	21-Aug-09
1109163	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	15-Nov-09
1112398	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	1-Mar-10
1114586	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	9-Apr-10
1116927	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	1-Jul-10
1119536	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	3-Sep-10
1122403	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	24-Nov-10
1123528	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	7-Jan-11
1501076	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	11-Aug-11
1505202	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	POEO Licence Transfer	Approved	5-Mar-12
1506168	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	4-May-12
1509363	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	27-Aug-12
1511290	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	15-Nov-12
1510877	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	10-Dec-12

1518061	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	6-Nov-13
1521869	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	7-Apr-14
1524725	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	29-Aug-14
1525877	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.58 Licence Variation	Application approved	24-Oct-14
1531778	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	s.80 Approval of the Surrender of a Licence	Application approved	1-Jul-15
1547893	VENTIA UTILITY SERVICES PTY LIMITED	Royal North Shore Hospital, Reserve Road, ST LEONARDS, NSW 2065	s.80 Approval of the Surrender of a Licence	Application approved	20-Dec-16

Number	Name	Location	Type	Status	Issued date
1025667	MOCKRIDGE BULMER PTY LTD		s.80 Surrender of a Licence	Issued	12-Mar-03
1018592	NORTHERN SYDNEY AND CENTRAL COAST AREA HEALTH SERVICE	ROYAL NORTH SHORE HOSPITAL	s.58 Licence Variation	Issued	22-Oct-02
1027381	NORTHERN SYDNEY AND CENTRAL COAST AREA HEALTH SERVICE	ROYAL NORTH SHORE HOSPITAL	s.58 Licence Variation	Issued	18-Jun-03
1044544	NORTHERN SYDNEY AND CENTRAL COAST AREA HEALTH SERVICE	ROYAL NORTH SHORE HOSPITAL	s.58 Licence Variation	Issued	16-Feb-05
1034912	RAMSAY HEALTH CARE AUSTRALIA PTY LIMITED	NORTH SHORE PRIVATE HOSPITAL	s.58 Licence Variation	Issued	17-Mar-04
1057752	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	22-Mar-06
1061467	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	8-Jun-06
1063712	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	18-Aug-06
1064638	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	1-Sep-06
1065547	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	26-Oct-06
1067983	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	11-Jan-07
1068923	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	19-Jan-07
1069135	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	9-Feb-07
1070045	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	23-Feb-07
1071102	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	28-Mar-07
1071946	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	19-Apr-07
1072566	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	4-May-07
1073905	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	7-Jun-07
1074608	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	22-Jun-07
1074931	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	26-Jun-07
1075522	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	4-Jul-07
1075965	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	16-Jul-07
1076177	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	20-Jul-07
1076399	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	30-Jul-07
1077496	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	27-Aug-07
1077654	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	31-Aug-07

1077903	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	14-Sep-07
1078330	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	21-Sep-07
1078805	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	9-Oct-07
1079326	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	26-Oct-07
1079820	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	7-Nov-07
1080029	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	9-Nov-07
1080251	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	22-Nov-07
1080718	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	30-Nov-07
1080890	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	6-Dec-07
1081253	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	21-Dec-07
1082052	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	1-Feb-08
1082694	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	11-Feb-08
1082834	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	20-Feb-08
1083247	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	7-Mar-08
1083594	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	17-Mar-08
1084038	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	27-Mar-08
1084428	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	1-Apr-08
1084917	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	17-Apr-08
1087230	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	15-May-08
1088312	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	3-Jun-08
1088987	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	20-Jun-08
1089391	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	27-Jun-08
1090509	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	23-Jul-08
1090739	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	30-Jul-08
1090779	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	31-Jul-08
1090927	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	8-Aug-08
1091180	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	14-Aug-08
1091558	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	25-Aug-08
1092071	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	12-Sep-08
1092354	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	24-Sep-08
1093257	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	12-Dec-08

1096533	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	6-Jan-09
145748	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Approved	10-Feb-09
1097717	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	10-Feb-09
1099139	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	27-Mar-09
1099637	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	3-Apr-09
1102309	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	19-Jun-09
1103281	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	30-Jun-09
1103852	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	9-Jul-09
1103992	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	13-Jul-09
1104068	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	16-Jul-09
1105824	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	25-Aug-09
1105949	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	3-Sep-09
1106705	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	24-Sep-09
1108086	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	27-Oct-09
1109163	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	9-Dec-09
1112398	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	19-Mar-10
1114586	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	31-May-10
1116927	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	15-Jul-10
1119536	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	17-Sep-10
1122403	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	3-Dec-10
1123528	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	10-Jan-11
1127396	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	28-Apr-11
1501076	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	13-Sep-11
1503205	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	8-Dec-11
1506168	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	18-May-12
1509363	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	25-Oct-12
1510877	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	7-Jan-13
1511290	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	21-Jan-13
1514126	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	15-May-13
1518061	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	7-Nov-13
1521869	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	19-Aug-14

1524725	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	1-Sep-14
1525877	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.58 Licence Variation	Issued	28-Oct-14
1531778	TRANSPORT FOR NEW SOUTH WALES	RAIL CONSTRUCTION PREMISES	s.80 Surrender of a Licence	Issued	2-Jul-15
1528865	VENTIA UTILITY SERVICES PTY LIMITED	Cogeneration Plantroom, Level 1 Acute Services Building	s.58 Licence Variation	Issued	13-May-15
1547893	VENTIA UTILITY SERVICES PTY LIMITED	Cogeneration Plantroom, Level 1 Acute Services Building	s.80 Surrender of a Licence	Issued	20-Jan-17

Number	Name	Location	Type	Status	Issued date
6996	MOCKRIDGE BULMER PTY LTD	2/12 FREDERICK STREET, ST LEONARDS, NSW 2065	POEO licence	Surrendered	26-Jun-00
6737	NORTHERN SYDNEY AND CENTRAL COAST AREA HEALTH SERVICE	PACIFIC HIGHWAY, ST LEONARDS, NSW 2065	POEO licence	No longer in force	27-Jul-00
11170	RAMSAY HEALTH CARE AUSTRALIA PTY LIMITED	3 Westbourne Street, ST LEONARDS, NSW 2065	POEO licence	No longer in force	24-Aug-00
12413	TRANSPORT FOR NEW SOUTH WALES	Locked Bag 6501, ST LEONARDS, NSW 2065	POEO licence	Surrendered	9-Jan-06
13358	VENTIA UTILITY SERVICES PTY LIMITED	Royal North Shore Hospital, Reserve Road, ST LEONARDS, NSW 2065	POEO licence	Surrendered	20-Apr-11



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**PLANNING CERTIFICATE UNDER
SECTION 149 ENVIRONMENTAL PLANNING
AND ASSESSMENT ACT 1979**

Cert. No.:

57594/02

Page No.:

1 of 7

Parcel No: 44530

Date:

03/03/2014

Receipt No.:

1557310

Your REF:

Applicant:

**NSW Conveyancing Enquiries
DX 12002
BONDI JUNCTION**

Owner (as recorded by council):

**Votaint No 281 Pty Ltd
C/- First National Real Estate
66 Berry St
NORTH SYDNEY NSW 2060**

Property Description:

**621 Pacific Highway ST LEONARDS 2065
LOT: 1 DP: 455937**

The Title information shown on this Certificate has been obtained from the Land and Property Information NSW, therefore Council cannot guarantee accuracy.

The information required to be disclosed in this planning certificate is that prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000. If no response is provided in this planning certificate for an item listed in Schedule 4, that matter has been considered and determined as not applying to the land to which this certificate relates.

**AS AT THE DATE OF THE CERTIFICATE THE FOLLOWING MATTERS APPLY TO THE ABOVE
MENTIONED LAND.**

PLANNING INSTRUMENT:

North Sydney Local Environmental Plan 2013, published on the NSW legislation website on 2 August 2013 and came into force on 13 September 2013

Zone: B3 – Commercial Core

PERMITTED WITHOUT CONSENT

Nil

PERMITTED WITH CONSENT

Amusement centres; Backpackers' accommodation; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Serviced apartments; Sex service premises; Signage; Vehicle repair stations; Veterinary hospitals

PROHIBITED

Any purpose, other than a purpose listed above, is prohibited in the zone

Exempt Development

Development for the purposes set out in clause 3.1 of *North Sydney Local Environmental Plan 2013* is exempt development, which may be carried out within the zone without the need for development consent.

Complying Development



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Development for the purposes set out in clause 3.2 of *North Sydney Local Environmental Plan 2013* is complying development, which may be carried out within the zone without the need for development consent, provided that a complying development certificate is obtained.

Development Consent MAY BE REQUIRED for the DEMOLITION of all or part of any building on the subject land under *North Sydney Local Environmental Plan 2013*. Refer to *SEPP (Exempt and Complying Development Codes) 2008* and Schedule 6 - Exempt Development under *North Sydney Local Environmental Plan 2013*.

DRAFT PLANNING INSTRUMENTS:

Planning Proposal – 12 Shirley Road, Wollstonecraft

This Planning Proposal seeks to amend North Sydney Local Environment Plan 2013 to rezone a portion of the site from 'IN4 Working Waterfront' to 'E4 Environmental Living' and to introduce a minimum subdivision lot size of 450m².

Government Property NSW submitted the Planning Proposal after the NSW Department of Primary Industries advised that the eastern portion of the site had become surplus to their needs. The Planning Proposal is being sought to allow the surplus land to be sold.

Public exhibition of the Planning Proposal will take place from Thursday 30 January 2014 to Wednesday 19 February 2014.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 and draft Voluntary Planning Agreement – 101-111 Willoughby Road and portion of Zig Zag Lane, Crows Nest

This Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2013* as it relates to 101-111 Willoughby Road and an adjacent portion of Zig Zag Lane Crows Nest as follows:

- Rezoning of a portion of Zig Zag Lane from SP2 Infrastructure – Car Park to B4 Mixed Use;
- Amending the maximum 10m and 13m height limit on the Height of Buildings Map to a range of heights between 1m and 26.5m; and
- Insertion of a new clause that will allow for a variation of the proposed height limit map of up to 1m in any direction without triggering a formal variation to development standards under clause 4.6 of LEP 2013.

The draft Voluntary Planning Agreement (VPA) proposes that:

- Coles Group Property Developments Ltd (Coles) construct a publicly accessible plaza of approximately 415m² fronting Willoughby Road;
- Coles redevelop the adjoining portion of Zig Zag Lane to include a dedicated pedestrian walkway separated from the roadway;
- Coles construct and operate a public car park for a minimum of 140 cars with two hour free parking;
- Coles make a monetary contribution of \$1.1m to Council, representing the estimated shared profit over ten years of the proposed public car park; and
- Coles purchase the adjoining portion of Zig Zag Lane from Council for \$2.4m

The Planning Proposal and draft VPA will be on public exhibition from Thursday 20 February 2014 to Thursday 20 March 2014.



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DEVELOPMENT CONTROL PLANS:

North Sydney Development Control Plan 2013

North Sydney Development Control Plan 2013 applies to all land to which *North Sydney Local Environmental Plan 2013* applies. The Development Control Plan was adopted by Council on 2 September 2013 and came into effect on 13 September 2013. Amended 20/02/14.

SECTION 94 DEVELOPER CONTRIBUTION PLANS:

North Sydney Section 94 Contributions Plan. Comprehensive contributions plan applying to all development in the North Sydney local government area. Effective from 20 June 2013.

HERITAGE CONTROLS:

The subject land IS NOT LOCATED within a CONSERVATION AREA, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land IS NOT IDENTIFIED as containing a HERITAGE ITEM, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land is NOT IDENTIFIED as containing a HERITAGE ITEM under *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

OTHER CONTROLS:

The subject land is NOT AFFECTED by Section 38 or 39 of the *Coastal Protection Act 1979*.

Council is NOT AWARE of the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works undertaken on that land.

Council is NOT AWARE of any public land adjoining the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising of the placement of temporary coastal protection works on the subject land.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising Council of the placement of temporary coastal protection works on land adjacent to the subject land.

The subject land is NOT PROCLAIMED as a Mine Subsidence District within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under the



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Roads Act 1993.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under any environmental planning instrument.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD RESERVATION under any Council resolution.

The subject land is NOT IDENTIFIED as BUSHFIRE PRONE LAND on Council's Bushfire Prone Land Map as certified by the NSW Rural Fire Service Commissioner dated 8 April 2009 pursuant to the requirements under the of the Rural Fires Act 1997 and Environmental Planning and Assessment Act 1979.

The subject land is NOT SUBJECT to any reservation for LAND ACQUISITION by a public authority for any purpose under any environmental planning instrument applying to the land as set out in this certificate.

Contamination Information:

Council records indicate that the subject land may have been used in the past for a potentially contaminating activity. Council suggests that you should purchase a section 149(5) certificate so that you are aware of this information.

The subject land is NOT AFFECTED by a policy, adopted by the Council or adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land by reason of the likelihood of landslip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk except contamination.

THE FOLLOWING STATE ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS APPLY:

State Environmental Planning Policies (SEPPs)

- SEPP No. 6 - Number of storeys in a building
- SEPP No. 19 - Bushland in urban areas
- SEPP No. 22 - Shops and commercial premises
- SEPP No. 32 - Urban consolidation (redevelopment of urban land)
- SEPP No. 33 - Hazardous and offensive development
- SEPP No. 50 - Canal estate development
- SEPP No. 55 - Remediation of land
- SEPP No. 56 - Sydney Harbour Foreshores and Tributaries
- SEPP No. 64 - Advertising and signage
- SEPP No. 65 - Design Quality of Residential Flat Development
- SEPP (Affordable Rental Housing) 2009
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Housing for Seniors or People with a Disability) 2004 - *formerly SEPP (Seniors Living) 2004*
- SEPP (Infrastructure) 2007
- SEPP (Major Development) 2005 - *formerly SEPP Major Projects & SEPP State Significant Development*



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SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Miscellaneous Consent Provisions) 2007 - formerly SEPP (Temporary Structures) 2007
SEPP (Repeal of Concurrence and Referral Provisions) 2008
SEPP (State and Regional Development) 2011

Regional Environmental Plans (REPs) (Deemed SEPPs)

Sydney REP (Sydney Harbour Catchment) 2005

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

Draft State Environmental Planning Policies (SEPPs)

Draft SEPP No. 66 - Integration of Land Use and Transport
Draft SEPP (Application of Development Standards) 2004
Draft SEPP (Competition) 2010

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

FOR THE PURPOSE OF SECTION 149(2) AND CLAUSE 3 TO SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000, THE FOLLOWING INFORMATION IS PROVIDED:

General Housing Code

Complying development types specified within the General Housing Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Rural Housing Code

Complying development types specified within the Rural Housing Code under Part 3A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Housing Alterations Code

Complying development types specified within the Housing Alterations Code under Part 4 *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

General Development Code

Complying development types specified within the General Development Code under Part 4A *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial Alterations Code

Complying development types specified within the Commercial and Industrial Alterations Code under Part 5 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial (New Buildings and Additions) Code

Complying development types specified within the Commercial and Industrial (New Buildings and Additions) Code under Part 5A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.



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Subdivision Code

Complying development types specified within the Subdivision Code under Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Demolition Code

Complying development types specified within the Demolition Code under Part 7 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

General Housing Code

Complying development types specified within the General Housing Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Note. This part of the Planning Certificate only addresses matters raised in Clauses 1.17A(c)-(e), (2), (3) and (4), 1.18 (1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. It is your responsibility to ensure that you comply with any other relevant requirements of *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.

FOR THE PURPOSE OF SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997, THE FOLLOWING INFORMATION IS PROVIDED:

Council is NOT AWARE of the land (or part of the land) being declared SIGNIFICANTLY CONTAMINATED land, as defined under Section 11 of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to a MANAGEMENT ORDER, as defined under Section 14(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of an approved VOLUNTARY MANAGEMENT PROPOSAL, as defined under Section 17(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to an ONGOING MAINTENANCE ORDER, as defined under Section 28(2) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of a SITE AUDIT STATEMENT, as defined under Part 4 of the *Contaminated Land Management Act, 1997*.

FOR THE PURPOSE OF SECTION 149(5) THE FOLLOWING INFORMATION IS PROVIDED:

MAXIMUM BUILDING HEIGHT:

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a maximum building height of 49m.

BUILDING HEIGHT RESTRICTIONS

The subject land is identified as *Land in St Leonards* on the Exceptions to Development Standards Map of



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North Sydney Local Environmental Plan 2013. Subclause clause 4.6(8)(ca) restricts the ability to vary the maximum building height on the subject site. Clause 4.6(8)(ca) ceases to take effect on the 11 March 2014.

The subject land IS NOT LISTED in the Register of the National Trust of NSW.

The subject land is NOT AFFECTED by the *HERITAGE ACT, 1977*.

A Tree Preservation Order applies throughout the North Sydney Council area. Contact Council for details.

CONTAMINATION INFORMATION:

Council records indicate that this land may have been used in the past for a potentially contaminating activity. The question of whether the land is contaminated will be considered whenever zoning is proposed to be changed and for every proposed development of the land. Any person relying on this certificate is advised to make their own investigations as to whether the land is contaminated.

For further information, please contact Council's
DIVISION OF PLANNING & DEVELOPMENT SERVICES

WARWICK WINN
ACTING GENERAL MANAGER

per: 



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**PLANNING CERTIFICATE UNDER
SECTION 149 ENVIRONMENTAL PLANNING
AND ASSESSMENT ACT 1979**

Cert. No.: 57593/02
Page No.: 1 of 7

Parcel No: 44528

Date: 03/03/2014
Receipt No.: 1557310
Your REF:

Applicant:

**NSW Conveyancing Enquiries
DX 12002
BONDI JUNCTION**

Owner (as recorded by council):

**Votaint No 281 Pty Ltd
C/- First National Real Estate
66 Berry St
NORTH SYDNEY NSW 2060**

Property Description:

**621 Pacific Highway ST LEONARDS 2065
LOT: 2 DP: 455937**

The Title information shown on this Certificate has been obtained from the Land and Property Information NSW, therefore Council cannot guarantee accuracy.

The information required to be disclosed in this planning certificate is that prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000. If no response is provided in this planning certificate for an item listed in Schedule 4, that matter has been considered and determined as not applying to the land to which this certificate relates.

**AS AT THE DATE OF THE CERTIFICATE THE FOLLOWING MATTERS APPLY TO THE ABOVE
MENTIONED LAND.**

PLANNING INSTRUMENT:

North Sydney Local Environmental Plan 2013, published on the NSW legislation website on 2 August 2013 and came into force on 13 September 2013

Zone: B3 – Commercial Core

PERMITTED WITHOUT CONSENT

Nil

PERMITTED WITH CONSENT

Amusement centres; Backpackers' accommodation; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Serviced apartments; Sex service premises; Signage; Vehicle repair stations; Veterinary hospitals

PROHIBITED

Any purpose, other than a purpose listed above, is prohibited in the zone

Exempt Development

Development for the purposes set out in clause 3.1 of *North Sydney Local Environmental Plan 2013* is exempt development, which may be carried out within the zone without the need for development consent.

Complying Development



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ABN 32 353 260 317

Development for the purposes set out in clause 3.2 of *North Sydney Local Environmental Plan 2013* is complying development, which may be carried out within the zone without the need for development consent, provided that a complying development certificate is obtained.

Development Consent MAY BE REQUIRED for the DEMOLITION of all or part of any building on the subject land under *North Sydney Local Environmental Plan 2013*. Refer to *SEPP (Exempt and Complying Development Codes) 2008* and Schedule 6 - Exempt Development under *North Sydney Local Environmental Plan 2013*.

DRAFT PLANNING INSTRUMENTS:

Planning Proposal – 12 Shirley Road, Wollstonecraft

This Planning Proposal seeks to amend North Sydney Local Environment Plan 2013 to rezone a portion of the site from 'IN4 Working Waterfront' to 'E4 Environmental Living' and to introduce a minimum subdivision lot size of 450m².

Government Property NSW submitted the Planning Proposal after the NSW Department of Primary Industries advised that the eastern portion of the site had become surplus to their needs. The Planning Proposal is being sought to allow the surplus land to be sold.

Public exhibition of the Planning Proposal will take place from Thursday 30 January 2014 to Wednesday 19 February 2014.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 and draft Voluntary Planning Agreement – 101-111 Willoughby Road and portion of Zig Zag Lane, Crows Nest

This Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2013* as it relates to 101-111 Willoughby Road and an adjacent portion of Zig Zag lane Crows Nest as follows:

- Rezoning of a portion of Zig Zag Lane from SP2 Infrastructure – Car Park to B4 Mixed Use;
- Amending the maximum 10m and 13m height limit on the Height of Buildings Map to a range of heights between 1m and 26.5m; and
- Insertion of a new clause that will allow for a variation of the proposed height limit map of up to 1m in any direction without triggering a formal variation to development standards under clause 4.6 of LEP 2013.

The draft Voluntary Planning Agreement (VPA) proposes that:

- Coles Group Property Developments Ltd (Coles) construct a publicly accessible plaza of approximately 415m² fronting Willoughby Road;
- Coles redevelop the adjoining portion of Zig Zag Lane to include a dedicated pedestrian walkway separated from the roadway;
- Coles construct and operate a public car park for a minimum of 140 cars with two hour free parking;
- Coles make a monetary contribution of \$1.1m to Council, representing the estimated shared profit over ten years of the proposed public car park; and
- Coles purchase the adjoining portion of Zig Zag Lane from Council for \$2.4m

The Planning Proposal and draft VPA will be on public exhibition from Thursday 20 February 2014 to Thursday 20 March 2014.



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DEVELOPMENT CONTROL PLANS:

North Sydney Development Control Plan 2013

North Sydney Development Control Plan 2013 applies to all land to which *North Sydney Local Environmental Plan 2013* applies. The Development Control Plan was adopted by Council on 2 September 2013 and came into effect on 13 September 2013. Amended 20/02/14.

SECTION 94 DEVELOPER CONTRIBUTION PLANS:

North Sydney Section 94 Contributions Plan. Comprehensive contributions plan applying to all development in the North Sydney local government area. Effective from 20 June 2013.

HERITAGE CONTROLS:

The subject land IS NOT LOCATED within a CONSERVATION AREA, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land IS NOT IDENTIFIED as containing a HERITAGE ITEM, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land is NOT IDENTIFIED as containing a HERITAGE ITEM under *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

OTHER CONTROLS:

The subject land is NOT AFFECTED by Section 38 or 39 of the *Coastal Protection Act 1979*.

Council is NOT AWARE of the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works undertaken on that land.

Council is NOT AWARE of any public land adjoining the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising of the placement of temporary coastal protection works on the subject land.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising Council of the placement of temporary coastal protection works on land adjacent to the subject land.

The subject land is NOT PROCLAIMED as a Mine Subsidence District within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under the



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Roads Act 1993.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under any environmental planning instrument.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD RESERVATION under any Council resolution.

The subject land is NOT IDENTIFIED as BUSHFIRE PRONE LAND on Council's Bushfire Prone Land Map as certified by the NSW Rural Fire Service Commissioner dated 8 April 2009 pursuant to the requirements under the of the Rural Fires Act 1997 and Environmental Planning and Assessment Act 1979.

The subject land is NOT SUBJECT to any reservation for LAND ACQUISITION by a public authority for any purpose under any environmental planning instrument applying to the land as set out in this certificate.

Contamination Information:

Council records indicate that the subject land may have been used in the past for a potentially contaminating activity. Council suggests that you should purchase a section 149(5) certificate so that you are aware of this information.

The subject land is NOT AFFECTED by a policy, adopted by the Council or adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land by reason of the likelihood of landslip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk except contamination.

THE FOLLOWING STATE ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS APPLY:

State Environmental Planning Policies (SEPPs)

- SEPP No. 6 - Number of storeys in a building
- SEPP No. 19 - Bushland in urban areas
- SEPP No. 22 - Shops and commercial premises
- SEPP No. 32 - Urban consolidation (redevelopment of urban land)
- SEPP No. 33 - Hazardous and offensive development
- SEPP No. 50 - Canal estate development
- SEPP No. 55 - Remediation of land
- SEPP No. 56 - Sydney Harbour Foreshores and Tributaries
- SEPP No. 64 - Advertising and signage
- SEPP No. 65 - Design Quality of Residential Flat Development
- SEPP (Affordable Rental Housing) 2009
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Housing for Seniors or People with a Disability) 2004 - *formerly SEPP (Seniors Living) 2004*
- SEPP (Infrastructure) 2007
- SEPP (Major Development) 2005 - *formerly SEPP Major Projects & SEPP State Significant Development*



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SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Miscellaneous Consent Provisions) 2007 - formerly SEPP (Temporary Structures) 2007
SEPP (Repeal of Concurrence and Referral Provisions) 2008
SEPP (State and Regional Development) 2011

Regional Environmental Plans (REPs) (Deemed SEPPs)

Sydney REP (Sydney Harbour Catchment) 2005

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

Draft State Environmental Planning Policies (SEPPs)

Draft SEPP No. 66 - Integration of Land Use and Transport
Draft SEPP (Application of Development Standards) 2004
Draft SEPP (Competition) 2010

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

FOR THE PURPOSE OF SECTION 149(2) AND CLAUSE 3 TO SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000, THE FOLLOWING INFORMATION IS PROVIDED:

General Housing Code

Complying development types specified within the General Housing Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Rural Housing Code

Complying development types specified within the Rural Housing Code under Part 3A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Housing Alterations Code

Complying development types specified within the Housing Alterations Code under Part 4 *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

General Development Code

Complying development types specified within the General Development Code under Part 4A *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial Alterations Code

Complying development types specified within the Commercial and Industrial Alterations Code under Part 5 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial (New Buildings and Additions) Code

Complying development types specified within the Commercial and Industrial (New Buildings and Additions) Code under Part 5A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.



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Subdivision Code

Complying development types specified within the Subdivision Code under Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Demolition Code

Complying development types specified within the Demolition Code under Part 7 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

General Housing Code

Complying development types specified within the General Housing Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Note. This part of the Planning Certificate only addresses matters raised in Clauses 1.17A(c)-(e), (2), (3) and (4), 1.18 (1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. It is your responsibility to ensure that you comply with any other relevant requirements of *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.

FOR THE PURPOSE OF SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997, THE FOLLOWING INFORMATION IS PROVIDED:

Council is NOT AWARE of the land (or part of the land) being declared SIGNIFICANTLY CONTAMINATED land, as defined under Section 11 of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to a MANAGEMENT ORDER, as defined under Section 14(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of an approved VOLUNTARY MANAGEMENT PROPOSAL, as defined under Section 17(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to an ONGOING MAINTENANCE ORDER, as defined under Section 28(2) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of a SITE AUDIT STATEMENT, as defined under Part 4 of the *Contaminated Land Management Act, 1997*.

FOR THE PURPOSE OF SECTION 149(5) THE FOLLOWING INFORMATION IS PROVIDED:

MAXIMUM BUILDING HEIGHT:

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a maximum building height of 49m.

BUILDING HEIGHT RESTRICTIONS

The subject land is identified as *Land in St Leonards* on the Exceptions to Development Standards Map of



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North Sydney Local Environmental Plan 2013. Subclause clause 4.6(8)(ca) restricts the ability to vary the maximum building height on the subject site. Clause 4.6(8)(ca) ceases to take effect on the 11 March 2014.

The subject land IS NOT LISTED in the Register of the National Trust of NSW.

The subject land is NOT AFFECTED by the *HERITAGE ACT, 1977*.

A Tree Preservation Order applies throughout the North Sydney Council area. Contact Council for details.

CONTAMINATION INFORMATION:

Council records indicate that this land may have been used in the past for a potentially contaminating activity. The question of whether the land is contaminated will be considered whenever zoning is proposed to be changed and for every proposed development of the land. Any person relying on this certificate is advised to make their own investigations as to whether the land is contaminated.

For further information, please contact Council's
DIVISION OF PLANNING & DEVELOPMENT SERVICES

WARWICK WINN
ACTING GENERAL MANAGER

per: A handwritten signature in black ink, appearing to be 'M. J.' followed by a stylized flourish.



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**PLANNING CERTIFICATE UNDER
SECTION 149 ENVIRONMENTAL PLANNING
AND ASSESSMENT ACT 1979**

Cert. No.: 57596/02

Page No.: 1 of 7

Parcel No: 53440

Date: 03/03/2014

Receipt No.: 1557334

Your REF:

Applicant:

**NSW Conveyancing Enquiries
DX 12002
BONDI JUNCTION**

Owner (as recorded by council):

**Legpro 19 Pty Ltd
L 8 9-13 Young St
SYDNEY NSW 2000**

Property Description:

**619 Pacific Highway ST LEONARDS 2065
LOT: 1 DP: 1022881**

The Title information shown on this Certificate has been obtained from the Land and Property Information NSW, therefore Council cannot guarantee accuracy.

The information required to be disclosed in this planning certificate is that prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000. If no response is provided in this planning certificate for an item listed in Schedule 4, that matter has been considered and determined as not applying to the land to which this certificate relates.

**AS AT THE DATE OF THE CERTIFICATE THE FOLLOWING MATTERS APPLY TO THE ABOVE
MENTIONED LAND.**

PLANNING INSTRUMENT:

North Sydney Local Environmental Plan 2013, published on the NSW legislation website on 2 August 2013 and came into force on 13 September 2013

Zone: B3 – Commercial Core

PERMITTED WITHOUT CONSENT

Nil

PERMITTED WITH CONSENT

Amusement centres; Backpackers' accommodation; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Serviced apartments; Sex service premises; Signage; Vehicle repair stations; Veterinary hospitals

PROHIBITED

Any purpose, other than a purpose listed above, is prohibited in the zone

Exempt Development

Development for the purposes set out in clause 3.1 of *North Sydney Local Environmental Plan 2013* is exempt development, which may be carried out within the zone without the need for development consent.

Complying Development



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Development Consent MAY BE REQUIRED for the DEMOLITION of all or part of any building on the subject land under *North Sydney Local Environmental Plan 2013*. Refer to *SEPP (Exempt and Complying Development Codes) 2008* and Schedule 6 - Exempt Development under *North Sydney Local Environmental Plan 2013*.

DRAFT PLANNING INSTRUMENTS:

Planning Proposal – 12 Shirley Road, Wollstonecraft

This Planning Proposal seeks to amend North Sydney Local Environment Plan 2013 to rezone a portion of the site from 'IN4 Working Waterfront' to 'E4 Environmental Living' and to introduce a minimum subdivision lot size of 450m².

Government Property NSW submitted the Planning Proposal after the NSW Department of Primary Industries advised that the eastern portion of the site had become surplus to their needs. The Planning Proposal is being sought to allow the surplus land to be sold.

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- Amending the maximum 10m and 13m height limit on the Height of Buildings Map to a range of heights between 1m and 26.5m; and
- Insertion of a new clause that will allow for a variation of the proposed height limit map of up to 1m in any direction without triggering a formal variation to development standards under clause 4.6 of LEP 2013.

The draft Voluntary Planning Agreement (VPA) proposes that:

- Coles Group Property Developments Ltd (Coles) construct a publicly accessible plaza of approximately 415m² fronting Willoughby Road;
- Coles redevelop the adjoining portion of Zig Zag Lane to include a dedicated pedestrian walkway separated from the roadway;
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DEVELOPMENT CONTROL PLANS:

North Sydney Development Control Plan 2013

North Sydney Development Control Plan 2013 applies to all land to which *North Sydney Local Environmental Plan 2013* applies. The Development Control Plan was adopted by Council on 2 September 2013 and came into effect on 13 September 2013. Amended 20/02/14.

SECTION 94 DEVELOPER CONTRIBUTION PLANS:

North Sydney Section 94 Contributions Plan. Comprehensive contributions plan applying to all development in the North Sydney local government area. Effective from 20 June 2013.

HERITAGE CONTROLS:

The subject land IS NOT LOCATED within a CONSERVATION AREA, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land IS NOT IDENTIFIED as containing a HERITAGE ITEM, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land is NOT IDENTIFIED as containing a HERITAGE ITEM under *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

OTHER CONTROLS:

The subject land is NOT AFFECTED by Section 38 or 39 of the *Coastal Protection Act 1979*.

Council is NOT AWARE of the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works undertaken on that land.

Council is NOT AWARE of any public land adjoining the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising of the placement of temporary coastal protection works on the subject land.

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Roads Act 1993.

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The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD RESERVATION under any Council resolution.

The subject land is NOT IDENTIFIED as BUSHFIRE PRONE LAND on Council's Bushfire Prone Land Map as certified by the NSW Rural Fire Service Commissioner dated 8 April 2009 pursuant to the requirements under the of the Rural Fires Act 1997 and Environmental Planning and Assessment Act 1979.

The subject land is NOT SUBJECT to any reservation for LAND ACQUISITION by a public authority for any purpose under any environmental planning instrument applying to the land as set out in this certificate.

Contamination information:

Council records indicate that the subject land may have been used in the past for a potentially contaminating activity. Council suggests that you should purchase a section 149(5) certificate so that you are aware of this information.

The subject land is NOT AFFECTED by a policy, adopted by the Council or adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land by reason of the likelihood of landslip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk except contamination.

THE FOLLOWING STATE ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS APPLY:

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- SEPP No. 65 - Design Quality of Residential Flat Development
- SEPP (Affordable Rental Housing) 2009
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SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Miscellaneous Consent Provisions) 2007 - formerly SEPP (Temporary Structures) 2007
SEPP (Repeal of Concurrence and Referral Provisions) 2008
SEPP (State and Regional Development) 2011

Regional Environmental Plans (REPs) (Deemed SEPPs)

Sydney REP (Sydney Harbour Catchment) 2005

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

Draft State Environmental Planning Policies (SEPPs)

Draft SEPP No. 66 - Integration of Land Use and Transport
Draft SEPP (Application of Development Standards) 2004
Draft SEPP (Competition) 2010

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

FOR THE PURPOSE OF SECTION 149(2) AND CLAUSE 3 TO SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000, THE FOLLOWING INFORMATION IS PROVIDED:

General Housing Code

Complying development types specified within the General Housing Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Rural Housing Code

Complying development types specified within the Rural Housing Code under Part 3A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Housing Alterations Code

Complying development types specified within the Housing Alterations Code under Part 4 *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

General Development Code

Complying development types specified within the General Development Code under Part 4A *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial Alterations Code

Complying development types specified within the Commercial and Industrial Alterations Code under Part 5 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial (New Buildings and Additions) Code

Complying development types specified within the Commercial and Industrial (New Buildings and Additions) Code under Part 5A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.



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Subdivision Code

Complying development types specified within the Subdivision Code under Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Demolition Code

Complying development types specified within the Demolition Code under Part 7 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

General Housing Code

Complying development types specified within the General Housing Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Note. This part of the Planning Certificate only addresses matters raised in Clauses 1.17A(c)-(e), (2), (3) and (4), 1.18 (1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. It is your responsibility to ensure that you comply with any other relevant requirements of *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.

FOR THE PURPOSE OF SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997, THE FOLLOWING INFORMATION IS PROVIDED:

Council is NOT AWARE of the land (or part of the land) being declared SIGNIFICANTLY CONTAMINATED land, as defined under Section 11 of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to a MANAGEMENT ORDER, as defined under Section 14(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of an approved VOLUNTARY MANAGEMENT PROPOSAL, as defined under Section 17(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to an ONGOING MAINTENANCE ORDER, as defined under Section 28(2) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of a SITE AUDIT STATEMENT, as defined under Part 4 of the *Contaminated Land Management Act, 1997*.

FOR THE PURPOSE OF SECTION 149(5) THE FOLLOWING INFORMATION IS PROVIDED:

MAXIMUM BUILDING HEIGHT:

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a maximum building height of 49m.

BUILDING HEIGHT RESTRICTIONS

The subject land is identified as *Land in St Leonards* on the Exceptions to Development Standards Map of



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North Sydney Local Environmental Plan 2013. Subclause clause 4.6(8)(ca) restricts the ability to vary the maximum building height on the subject site. Clause 4.6(8)(ca) ceases to take effect on the 11 March 2014.

The subject land IS NOT LISTED in the Register of the National Trust of NSW.

The subject land is NOT AFFECTED by the *HERITAGE ACT, 1977*.

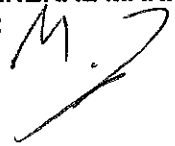
A Tree Preservation Order applies throughout the North Sydney Council area. Contact Council for details.

CONTAMINATION INFORMATION:

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For further information, please contact Council's
DIVISION OF PLANNING & DEVELOPMENT SERVICES

WARWICK WINN
ACTING GENERAL MANAGER

per: 



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all correspondence General Manager North Sydney Council
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**PLANNING CERTIFICATE UNDER
SECTION 149 ENVIRONMENTAL PLANNING
AND ASSESSMENT ACT 1979**

Cert. No.: 57595/02
Page No.: 1 of 7

Parcel No: 44577

Date: 03/03/2014
Receipt No.: 1557334
Your REF:

Applicant:
NSW Conveyancing Enquiries
DX 12002
BONDI JUNCTION

Owner (as recorded by council):
Legpro 19 Pty Ltd
L 8 9-13 Young St
SYDNEY NSW 2000

Property Description:
619 Pacific Highway ST LEONARDS 2065
LOT: 1 DP: 577070

The Title information shown on this Certificate has been obtained from the Land and Property Information NSW, therefore Council cannot guarantee accuracy.

The information required to be disclosed in this planning certificate is that prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000. If no response is provided in this planning certificate for an item listed in Schedule 4, that matter has been considered and determined as not applying to the land to which this certificate relates.

**AS AT THE DATE OF THE CERTIFICATE THE FOLLOWING MATTERS APPLY TO THE ABOVE
MENTIONED LAND.**

PLANNING INSTRUMENT:

North Sydney Local Environmental Plan 2013, published on the NSW legislation website on 2 August 2013 and came into force on 13 September 2013

Zone: B3 – Commercial Core

PERMITTED WITHOUT CONSENT

Nil

PERMITTED WITH CONSENT

Amusement centres; Backpackers' accommodation; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Serviced apartments; Sex service premises; Signage; Vehicle repair stations; Veterinary hospitals

PROHIBITED

Any purpose, other than a purpose listed above, is prohibited in the zone

Exempt Development

Development for the purposes set out in clause 3.1 of *North Sydney Local Environmental Plan 2013* is exempt development, which may be carried out within the zone without the need for development consent.

Complying Development



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Development for the purposes set out in clause 3.2 of *North Sydney Local Environmental Plan 2013* is complying development, which may be carried out within the zone without the need for development consent, provided that a complying development certificate is obtained.

Development Consent MAY BE REQUIRED for the DEMOLITION of all or part of any building on the subject land under *North Sydney Local Environmental Plan 2013*. Refer to *SEPP (Exempt and Complying Development Codes) 2008* and Schedule 6 - Exempt Development under *North Sydney Local Environmental Plan 2013*.

DRAFT PLANNING INSTRUMENTS:

Planning Proposal – 12 Shirley Road, Wollstonecraft

This Planning Proposal seeks to amend North Sydney Local Environment Plan 2013 to rezone a portion of the site from 'IN4 Working Waterfront' to 'E4 Environmental Living' and to introduce a minimum subdivision lot size of 450m².

Government Property NSW submitted the Planning Proposal after the NSW Department of Primary Industries advised that the eastern portion of the site had become surplus to their needs. The Planning Proposal is being sought to allow the surplus land to be sold.

Public exhibition of the Planning Proposal will take place from Thursday 30 January 2014 to Wednesday 19 February 2014.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 and draft Voluntary Planning Agreement – 101-111 Willoughby Road and portion of Zig Zag Lane, Crows Nest

This Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2013* as it relates to 101-111 Willoughby Road and an adjacent portion of Zig Zag lane Crows Nest as follows:

- Rezoning of a portion of Zig Zag Lane from SP2 Infrastructure – Car Park to B4 Mixed Use;
- Amending the maximum 10m and 13m height limit on the Height of Buildings Map to a range of heights between 1m and 26.5m; and
- Insertion of a new clause that will allow for a variation of the proposed height limit map of up to 1m in any direction without triggering a formal variation to development standards under clause 4.6 of LEP 2013.

The draft Voluntary Planning Agreement (VPA) proposes that:

- Coles Group Property Developments Ltd (Coles) construct a publicly accessible plaza of approximately 415m² fronting Willoughby Road;
- Coles redevelop the adjoining portion of Zig Zag Lane to include a dedicated pedestrian walkway separated from the roadway;
- Coles construct and operate a public car park for a minimum of 140 cars with two hour free parking;
- Coles make a monetary contribution of \$1.1m to Council, representing the estimated shared profit over ten years of the proposed public car park; and
- Coles purchase the adjoining portion of Zig Zag Lane from Council for \$2.4m

The Planning Proposal and draft VPA will be on public exhibition from Thursday 20 February 2014 to Thursday 20 March 2014.



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DEVELOPMENT CONTROL PLANS:

North Sydney Development Control Plan 2013

North Sydney Development Control Plan 2013 applies to all land to which *North Sydney Local Environmental Plan 2013* applies. The Development Control Plan was adopted by Council on 2 September 2013 and came into effect on 13 September 2013. Amended 20/02/14.

SECTION 94 DEVELOPER CONTRIBUTION PLANS:

North Sydney Section 94 Contributions Plan. Comprehensive contributions plan applying to all development in the North Sydney local government area. Effective from 20 June 2013.

HERITAGE CONTROLS:

The subject land IS NOT LOCATED within a CONSERVATION AREA, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land IS NOT IDENTIFIED as containing a HERITAGE ITEM, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land is NOT IDENTIFIED as containing a HERITAGE ITEM under *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

OTHER CONTROLS:

The subject land is NOT AFFECTED by Section 38 or 39 of the *Coastal Protection Act 1979*.

Council is NOT AWARE of the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works undertaken on that land.

Council is NOT AWARE of any public land adjoining the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising of the placement of temporary coastal protection works on the subject land.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising Council of the placement of temporary coastal protection works on land adjacent to the subject land.

The subject land is NOT PROCLAIMED as a Mine Subsidence District within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under the



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Roads Act 1993.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under any environmental planning instrument.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD RESERVATION under any Council resolution.

The subject land is NOT IDENTIFIED as BUSHFIRE PRONE LAND on Council's Bushfire Prone Land Map as certified by the NSW Rural Fire Service Commissioner dated 8 April 2009 pursuant to the requirements under the of the Rural Fires Act 1997 and Environmental Planning and Assessment Act 1979.

The subject land is NOT SUBJECT to any reservation for LAND ACQUISITION by a public authority for any purpose under any environmental planning instrument applying to the land as set out in this certificate.

Contamination Information:

Council records indicate that the subject land may have been used in the past for a potentially contaminating activity. Council suggests that you should purchase a section 149(5) certificate so that you are aware of this information.

The subject land is NOT AFFECTED by a policy, adopted by the Council or adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land by reason of the likelihood of landslip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk except contamination.

THE FOLLOWING STATE ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS APPLY:

State Environmental Planning Policies (SEPPs)

SEPP No. 6 - Number of storeys in a building
SEPP No. 19 - Bushland in urban areas
SEPP No. 22 - Shops and commercial premises
SEPP No. 32 - Urban consolidation (redevelopment of urban land)
SEPP No. 33 - Hazardous and offensive development
SEPP No. 50 - Canal estate development
SEPP No. 55 - Remediation of land
SEPP No. 56 - Sydney Harbour Foreshores and Tributaries
SEPP No. 64 - Advertising and signage
SEPP No. 65 - Design Quality of Residential Flat Development
SEPP (Affordable Rental Housing) 2009
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Housing for Seniors or People with a Disability) 2004 - formerly SEPP (Seniors Living) 2004
SEPP (Infrastructure) 2007
SEPP (Major Development) 2005 - formerly SEPP Major Projects & SEPP State Significant Development



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SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Miscellaneous Consent Provisions) 2007 - *formerly SEPP (Temporary Structures) 2007*
SEPP (Repeal of Concurrence and Referral Provisions) 2008
SEPP (State and Regional Development) 2011

Regional Environmental Plans (REPs) (Deemed SEPPs)

Sydney REP (Sydney Harbour Catchment) 2005

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

Draft State Environmental Planning Policies (SEPPs)

Draft SEPP No. 66 - Integration of Land Use and Transport

Draft SEPP (Application of Development Standards) 2004

Draft SEPP (Competition) 2010

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

FOR THE PURPOSE OF SECTION 149(2) AND CLAUSE 3 TO SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000, THE FOLLOWING INFORMATION IS PROVIDED:

General Housing Code

Complying development types specified within the General Housing Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Rural Housing Code

Complying development types specified within the Rural Housing Code under Part 3A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Housing Alterations Code

Complying development types specified within the Housing Alterations Code under Part 4 *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

General Development Code

Complying development types specified within the General Development Code under Part 4A *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial Alterations Code

Complying development types specified within the Commercial and Industrial Alterations Code under Part 5 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial (New Buildings and Additions) Code

Complying development types specified within the Commercial and Industrial (New Buildings and Additions) Code under Part 5A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.



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Subdivision Code

Complying development types specified within the Subdivision Code under Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Demolition Code

Complying development types specified within the Demolition Code under Part 7 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

General Housing Code

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Note. This part of the Planning Certificate only addresses matters raised in Clauses 1.17A(c)-(e), (2), (3) and (4), 1.18 (1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. It is your responsibility to ensure that you comply with any other relevant requirements of *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.

FOR THE PURPOSE OF SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997, THE FOLLOWING INFORMATION IS PROVIDED:

Council is NOT AWARE of the land (or part of the land) being declared SIGNIFICANTLY CONTAMINATED land, as defined under Section 11 of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to a MANAGEMENT ORDER, as defined under Section 14(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of an approved VOLUNTARY MANAGEMENT PROPOSAL, as defined under Section 17(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to an ONGOING MAINTENANCE ORDER, as defined under Section 28(2) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of a SITE AUDIT STATEMENT, as defined under Part 4 of the *Contaminated Land Management Act, 1997*.

FOR THE PURPOSE OF SECTION 149(5) THE FOLLOWING INFORMATION IS PROVIDED:

MAXIMUM BUILDING HEIGHT:

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a maximum building height of 49m.

BUILDING HEIGHT RESTRICTIONS

The subject land is identified as *Land in St Leonards* on the Exceptions to Development Standards Map of



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ACTING GENERAL MANAGER

per: 

Appendix G

WorkCover Dangerous Goods Licenses
Search Results