

TWT PROPERTY GROUP

JANUARY 2018

CONFIDENTIAL

PRELIMINARY SITE INVESTIGATION ST LEONARDS SITE 1

23-35 ATCHISON ST, ST
LEONARDS, NSW

wsp



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Preliminary Site Investigation St Leonards Site 1
23-35 Atchison St, St Leonards, NSW

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EXECUTIVE SUMMARY

WSP Australia Pty (Ltd) (WSP) was commissioned by TWT Property Group (TWT) to undertake a preliminary site investigation (PSI) at 23-35 Atchison Street, St Leonards, NSW ('the site'). The site is legally composed of six lots identified as Lots 27, 28, 29, 30 and 31 in deposited plan (DP) 2872 and Lot 321 DP 566480.

TWT indicated that the site will undergo development that will provide opportunity for new homes, mixed use activities, retail and a laneway with easy access to existing and planned public transport. The development is consistent with the current zoning for mixed use. The objectives of the PSI were to assess likely past and present on-site activities for the potential to cause contamination and document (if any) the likely associated contaminants (i.e. potential contaminants of concern) in order to provide an overview of site conditions and recommendations for more detailed investigations and additional works (if required).

The PSI consisted of background searches, a review of information available on publicly listed websites, a site inspection and the compilation of this report. The following represents the findings of the investigation:

- The site consisted of six defined lots comprising five buildings used as offices, an art gallery and an automotive workshop. A basement car park and minor landscaping areas were also identified.
- During the site inspection, possible contamination sources were identified. The storage of waste oil in an aboveground storage tank (AST) and a rinse trap with oil separator system and its associated AST were identified within the automotive workshop at 31 Atchison Street. Apart from the waste oil and separator tanks, no other above or below ground storage tanks were observed on-site. Within the car park basement an area where chemicals are stored was identified; however, the volumes of products are deemed insignificant.
- Most the surface cover at the site is concrete in good condition. The basement parking area is asphalted and is deemed to be in generally good condition. No significant concrete staining, ongoing earthworks, waste dumping or other evidence of contamination was observed at the site during the site investigation.
- No potentially asbestos-containing materials were observed in or outside the building. Nonetheless, given that the site was constructed prior to 2004 (according to aerial photographs), legislation requires that an asbestos survey, register and management plan be in place if asbestos-containing materials are identified during the survey.
- No licences or notices have been issued for the site under the *Protection of the Environment Operations Act 1997* or notices or orders to investigate or remediate the site under the *Contaminated Land Management Act 1997*. The site is not listed on the register of contaminated sites notified to Environment Protection Authority.
- The aerial photographs indicate that the site was developed to its current layout between 1951 and 1961. The building and site configuration appear to have remained the same since 1961 to current date. Prior 1961 the site appears to be residential properties. The aerial photographs indicate that the surrounding areas underwent gradual development over time. As the site is situated in an area unlikely to be impacted by industry, title searches and SafeWork NSW dangerous goods records have not been included.
- Based on the conceptual site model potentially complete source-pathway-receptor linkages exist at the site for vapour inhalation if volatile chemicals have leaked or spilled. However, the likelihood for widespread contamination is low.

Based on our assessment, WSP consider that the environmental liability associated with the site is low and is suitable for the proposed mixed use development incorporating commercial and residential uses.

1 INTRODUCTION AND OBJECTIVES

1.1 INTRODUCTION

WSP Australia Pty Ltd (WSP) was commissioned by TWT Property Group (TWT) to undertake a preliminary site investigation (PSI) at 23-35 Atchison Street, St Leonards, NSW ('the site'). The site is legally composed of six lots identified as Lots 27, 28, 29, 30 and 31 in deposited plan (DP) 2872 and Lot 321 DP 566480.

TWT indicated that the site will undergo development that will provide opportunity for new homes, mixed use activities, retail and a laneway with easy access to existing and planned public transport. The development is consistent with the current zoning for mixed use.

This study has been undertaken to document any potential historical or current contamination at the site and provide recommendations should any contamination sources be identified at the site.

1.2 OBJECTIVES

The objectives of the PSI were to assess likely past and present on-site activities for the potential to cause contamination and document (if any) the likely associated contaminants (i.e. potential contaminants of concern) in order to provide an overview of site conditions and recommendations for more detailed investigations and additional works (if required).

1.3 SCOPE OF WORKS

To achieve the project objectives, the scope of works for the PSI included:

- a desktop review of available historical and current information pertaining to the property in order to establish whether there are any known environmental concerns associated with the site. This consisted of a review of:
 - historical aerial photographs of the site and surrounding area (for the years 1930, 1951, 1961, 1970, 1978, 1986, 1994 and 2005)
 - groundwater database search of registered boreholes in the area within a 500 m radius (to assess groundwater use in the vicinity of the site)
 - New South Wales Environment Protection Authority (NSW EPA) database for notices and licences relating to known contamination or potentially contaminating activities on properties in the vicinity of the site
 - physical site setting information including topography, geology and hydrogeology and potential sensitive receptors on or in the vicinity of the site
 - council records to identify current zoning on and off site and current planning overlays that are of relevance to contaminated sites
- a site inspection to identify current site uses, and those of surrounding properties to assess potential for these to have impacted the site
- preparation of this PSI report detailing all of the information obtained as well as the information sources accessed. This includes:
 - a summary of the historical and background information reviewed
 - information collected during the inspection

- an assessment of potential contaminating activities, potential areas of environmental concern, and contaminants likely to be associated with the activities identified
- a summary of any recommended further investigation and/or remediation works.

The works were undertaken in general accordance with the following NSW guidelines:

- NSW EPA 2017, *Guidelines for the NSW Site Auditor Scheme* (3rd edition)
- *National Environment Protection (Assessment of Site Contamination) Measure 1999* (NEPM; as amended 2013)
- NSW Government Office of Environment and Heritage 2011(EPA), *Guidelines for Consultants Reporting on Contaminated Sites*.

2 SITE SETTING

2.1 LOCATION AND IDENTIFICATION

Pertinent site details are provided in Table 2.1, with the site location presented in Appendix A, Figure 1.

Table 2.1 Site details

SITE NAME	SITE 1, ATCHISON ST, ST LEONARDS
Address	23-35 Atchison Street, St Leonards, Sydney, NSW 2065
Global coordinates	-33.823157° south, 151.198579° east (<i>approximate centre of the site</i>)
Size	2,109.8 m ²
Local government	North Sydney Council
Legal identification	Lots 27-31 DP 2872 and Lot 321 DP 566480
Zoning	B4 – Mixed use: To provide a mixture of compatible land uses
Current site use	Various businesses
Historical site use	Residential properties

2.2 SURROUNDING LAND USE

A summary of the surrounding land use within 1 km radius is presented in Table 2.2.

Table 2.2 Summary of surrounding land use

DIRECTION FROM SITE	IMMEDIATE VICINITY (<20 m)	WITHIN 1 km RADIUS
North	Atchison Street	Residential properties, commercial properties and a service station (400 m from site)
East	Oxley Street	Commercial properties, residential properties and a recreational park
South	Albany Lane	Commercial and residential properties
West	Commercial properties	Commercial properties, residential properties and a sports ground

2.3 PREVIOUS ENVIRONMENTAL INVESTIGATIONS

WSP is not aware of any previous environmental investigations conducted at the site.

2.4 ENVIRONMENTAL SETTING

2.4.1 TOPOGRAPHY

Based on the New South Wales, Department of Lands Topographic Map Sheet 9130, 2nd edition, 1:25 000 scale, the site is situated roughly 90 m above Australian Height Datum (mAHD). The area is relatively flat, with the regional topography sloping down towards the east.

2.4.2 SOIL LANDSCAPE CHARACTERISTICS

Based on the 1:100,000 Sydney Soil Landscape Sheet 9130 (Sydney), topsoils in the area comprise dark grey sandy loam with 20 to 50% sedimentary, dispersed, weakly weathered, sub-angular, fine gravel to 0.08 m below ground level (BGL). Topsoils overlay brownish yellow clay with sedimentary, dispersed, weakly weathered, sub-angular gravel. Light medium to medium clays are reported to depths greater than 0.7 mBGL.

It is expected that the low permeability clays would assist in reducing the migration and infiltration of spills and leaks (historical or otherwise), if they occurred.

2.4.3 ACID SULFATE SOILS

A search of the Australian Soil Resource Information System (ASRIS) conducted in December 2017 showed that there is extremely low probability of occurrence of acid sulfate soils (ASS) at the site.

2.4.4 GEOLOGY

Based on the Department of Minerals and Resources Map Sheet 9130 (Sydney), 1:100 000 scale, 1st Edition, dated 1983, the site is typically underlain by the Wianmatta Group of the Mesozoic Era, comprising black to dark grey shale and laminite.

2.4.5 HYDROLOGY

The site is located within the Georges Catchment, Basin 213. Berrys Creek is located approximately 990 m south-west of the site and flows to the south-west. Flat Rock Creek is located approximately 900 m north-east of the site and flows towards the north-east. Flat Rock Creek discharges into Quakers Hat Bay located south-east whereas Berrys Creek discharges into Berrys Bay located south-west. No other major surface water features within close proximity (<1 km) of the site has been identified.

2.4.6 GEOHYDROLOGY

Regional groundwater flow is anticipated to be towards the east to south-east, considering the topography and surface water features in the area. During a review of the Department of Primary Industries registered groundwater bore database (www.allwaterdata.water.nsw.gov.au) conducted on 13 December 2017 one registered groundwater bore was identified approximately 490 m from the site. The groundwater bore is registered as being used for domestic purposes and is 132.40 m deep. Regional static groundwater levels in the area range from 35 to 48 mBGL. No other registered groundwater bores were identified within close proximity (<500 m) of the site.

Considering the distance of the registered groundwater abstraction bore it is unlikely that it would be affected by site derived activities or affect the groundwater movement underlying the site.

2.5 SENSITIVE ENVIRONMENTAL RECEPTORS

Based on the site setting the, sensitive receptors potentially include:

- current and proposed future site users
- users of adjacent sites
- underlying groundwater, although given the depth to groundwater of approximately 35 mBGL this is unlikely to be affected by site derived contamination
- perched groundwater underlying the site
- Flat Rock Creek south-east of the site; however, considering its distance (900 m) from the site, the clay substrate and the depth to groundwater contamination from the site is unlikely to affect Flat Rock Creek through base flow contributions
- Berrys Creek south-west of the site; however, considering its distance (990 m) from site, the clay substrate and depth to groundwater contamination from the site is unlikely to affect Berrys Creek through base flow contributions
- users of the recreational park and sports ground located west and east from the site, respectively.

3 SITE INVESTIGATION

WSP conducted an inspection of the site on 8 December 2017 in the presence of a TWT representative. The WSP environmental scientist made the following observations:

- The site comprises five buildings occupied by various businesses. The businesses occupying the site is as follows:
 - 23 Atchison Street: commercial offices
 - 25 Atchison Street: currently unoccupied, previously used as art studio
 - 27-29 Atchison Street: art gallery
 - 31 Atchison street: automotive workshop
 - 33-35 Atchison Street: restaurant (ground floor) and commercial offices (upper floors).
- A car park is located beneath 33-35 Atchison Street. 23-31 Atchison Street has loading bays and parking areas located at the southern portion of the site.
- The surface cover at the site comprises of concrete or asphalt with the exception of a few landscaping strips in front of the buildings located in the north. The concrete slab and asphalted surfaces appeared to be in good condition with no visible potholes, major cracks or stains.
- The buildings at the site did not appear to be recently constructed. It appeared that four of the buildings (23-31 Atchison) underwent refurbishments at some point in time. No potentially asbestos-containing materials were observed in or outside the building. Nonetheless, given that the site was constructed prior to 2004 (according to aerial photographs), legislation requires that an asbestos survey, register and management plan be in place if asbestos containing materials are identified during the survey.
- The site is located on a hill that slopes from the east to the west. The site is immediately surrounded by residential and commercial properties.
- At the top of the building at 33-35 Atchison Street a cooling tower was present. No staining or leaks were observed on the surface around or below the cooling tower. Cleaning chemical and paints are stored within the car park basement of 33-35 Atchison Street. These chemicals are stored on shelves on top of asphalt in the northern portion of the basement. The volumes of chemicals stored are deemed insignificant.
- 31 Atchison Street houses an automotive workshop. According to the manager of the workshop all scrap parts are collected and stored in waste bins for subsequent collection and removal. An aboveground waste oil reservoir is present on the outside of the workshop within its parking area. It was indicated by the manager that the oil is collected once a month and removed from the site. Furthermore, a rinse trap which is connected to an aboveground oil separator was observed adjacent the waste oil reservoir. It is understood that the engines of vehicles are washed in this area with subsequent runoff captured by the rinse trap. Surface cover of the workshop comprises of concrete in good condition. Minimal staining was observed on the surface around or below the storage tanks.
- Behind 27-29 Atchison Street, cardboard boxes, office furniture and wooden pallets are stored.

Apart from the waste oil and separator tanks, no other above or below ground storage tanks were observed on-site. No significant concrete staining, ongoing earthworks, waste dumping or other evidence of contamination was observed at the site. The main features described above are presented in the photographic record, Appendix B. The site layout is presented in Appendix A, Figure 2.

4 HISTORICAL AND CURRENT LAND USE INFORMATION

4.1 LAND ZONING AND PLANNING CONTROLS

The *North Sydney Local Environmental Plan 2013* (LEP) indicated that the current zoning for the site is B4- Mixed Use.

The objective of the B4 – Mixed Use zone are to:

- integrate suitable business, office, residential, retail and other development in accessible locations so as to maximize public transport patronage and encourage walking and cycling
- create interesting and vibrant mixed use centers with safe, high quality urban environments with residential amenity
- maintain existing commercial space and allow for residential development in mixed use buildings, with non-residential uses concentrated on the lower levels and residential uses predominantly on the higher levels.

Land zoning maps from the LEP (2013) are presented in Appendix C.

The planning certificates for the site, issued under Section 149 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) states that:

- no part of the land is declared to be significantly contaminated land under the meaning in the *Contaminated Land Management Act 1997* (CLM Act)
- the land is not subject to a management order or the subject of an approved voluntary management proposal or ongoing maintenance order
- Council is not aware of any site audit statements regarding the site.

The Section 149 planning certificates also states that the site:

- is not subject to flooding or bushfire control
- is affected by a Council policy that restricts development of land if there is likelihood of contamination of the land
- is not affected by any road widening or road realignment
- does not include or comprise critical habitat
- is not in a conservation area
- is not located in a mine subsidence district
- is not identified as containing a heritage item, under clause 5.10 – Heritage Conservation of the LEP
- is not subject to order made under Part 4D of the *Coastal Protection Act 1979*
- has no record of being identified on the NSW fair trading's Loose-Fill Asbestos Insulation Register.

The planning certificates pursuant to Section 149 (2) and 149 (5) of the EP&A Act for the site are presented in Appendix D.

4.2 HERITAGE SEARCH

A search of the state heritage register (<http://www.environment.nsw.gov.au/heritage/index.htm>) on 14 December 2017 indicated that there are no heritage items (state or local) that affect the subject site. Local heritage items are presented in Appendix C on the heritage map of the North Sydney LEP (2013).

4.3 NSW EPA DATABASE SEARCH

A review of the most recent list of NSW contaminated sites notified to the EPA (last updated on 10 November 2017 <http://www.epa.nsw.gov.au/resources/clm/docs/pdf/publiclist.pdf>) indicated that the subject site is not on the register and there are no sites which have been notified to the NSW EPA within a 1 km radius of the site. An online search of the NSW EPA Protection of the Environment Operations Act 1997 public register found no records.

4.4 AERIAL PHOTOGRAPHS

Eight aerial photographs, obtained from Land and Property Information were reviewed. Details are summarised in Table 4.1. Aerial photographs are presented in Appendix E.

Table 4.1 Aerial photograph summary

YEAR	SITE	SURROUNDING AREA
1930	The site appears to be developed with residential properties.	The site appears to be surrounded by residential properties.
1951	The site remains unchanged.	The surrounding area remains mostly unchanged.
1961	Residential properties developed into commercial properties. The site has a layout consistent with the current layout.	The surrounding area remains mostly unchanged.
1970	The site remains unchanged.	The surrounding area remains mostly unchanged.
1978	The site remains unchanged.	The site is surrounded by commercial and residential properties the same as current layout. The Warringah freeway is being constructed.
1986	The site remains unchanged.	The surrounding area remains mostly unchanged.
1994	The site remains unchanged.	The site is surrounded by commercial and residential properties. Additional development of commercial properties to the west.
2005	The site remains unchanged.	The site is surrounded by commercial and residential properties. Additional development of commercial properties to the west.

The site appears to be a residential property from 1930 to 1951, with subsequent development thereafter to its current layout. The aerial photographs indicate that the site was developed to its current layout between 1951 and 1961. The building and site configuration appear to have remained the same since 1961. The aerial photographs indicate that the surrounding areas underwent gradual development over time.

As the site is situated in an area unlikely to be impacted by industry, title searches and SafeWork NSW dangerous goods records have not been included.

5 DISCUSSION

5.1 POTENTIAL SOURCES OF CONTAMINATION IDENTIFIED

Based on the results of the site inspection and review of historical and background information, the following features summarised in Table 5.1 were considered to be likely sources of contamination with potential to impact soil and groundwater at the site.

Table 5.1 Potential sources of contamination identified

SITE ACTIVITY	CONTAMINANT SOURCE	POTENTIAL CONTAMINANTS OF CONCERN
Storage of various chemicals on-site	Potential leaks from chemical containers including solvents, acids, paints, varnishes and thinners etc.	TRH, BTEX, PAHs, heavy metals, phenols, VOCs, chlorine
Movement and maintenance of vehicles on-site (i.e. underground parking and mechanics workshop)	Potential leaks from vehicles. Oils and grease present during the servicing of the vehicles	TRH, BTEX, PAHs, phenols and heavy metals
Storage of waste oils in aboveground storage tank (AST)	Potential leaks and spills from waste oil AST	TRH, BTEX, PAHs, phenols and heavy metals
Oil separator system and associated AST	Potential leaks from separator and its associated infrastructure. Spills from associated AST.	TRH, BTEX, PAHs, phenols and heavy metals
Unknown fill material used during the development of the site (from residential to commercial)	Unknown potential imported fill materials	Unknown, commonly encountered contaminants include heavy metals, TRH, PAHs, OCPs, phenols and ACM

TRH: Total recoverable hydrocarbons

BTEX: Benzene, toluene, ethylbenzene, xylene

PAHs: Polycyclic aromatic hydrocarbons

PCBs: Polychlorinated biphenyls

OCPs: Organochlorinated pesticides

ACM: Asbestos containing material

VOCs: Volatile organic compounds

5.2 CONCEPTUAL SITE MODEL

A key component of understanding the risks posed by potential contaminants, and how to manage them is the development of a conceptual site model (CSM). In essence for a risk to exist there must be a source of contamination, a potential receptor (e.g. a human or ecological community) and a plausible pathway that links the two. This is known as a source-pathway-receptor analysis. If any one of these components is absent there is no unacceptable risk.

Section 2.5 provides a summary of potential receptors while Section 5.1 has outlined, based on our historical study and the site inspection, potential sources of contamination on the land are. Table 5.2 (following page) provides a qualitative risk assessment by considering the potential for a pathway to develop between these sources and receptors.

Table 5.2 Source-pathway-receptor analysis

POTENTIAL SOURCE	POTENTIAL PATHWAY	POTENTIAL RECEPTOR	QUALITATIVE RISK	COMMENTS/RATIONALE
Unknown fill used in different sections of the site to build up the different levels	Direct contact, inhalation or ingestion of soil, dust, vapour or fibres	Current and future site users	Negligible	The surface of the site is fully covered with concrete and asphalt which provides a barrier to direct contact with underlying fill and/or subsurface contamination (if present). Future construction is expected to similarly provide full surface coverage. The potential for volatile contamination is expected to be low.
		Construction or intrusive maintenance workers	Low	During future construction or intrusive maintenance works there is a potential that workers could have direct contact with underlying fill. This can however be managed via work health and safety procedures such as development of safe work method statements.
Potential leakages of chemicals to underlying soils from storage Potential leaks from vehicles. Oils and grease present during the servicing of the vehicles Potential leaks and spills from waste oil AST and oil separator system	Direct contact, inhalation or ingestion of soil, dust, vapour or fibres	Current and future site users	Low	The surface of the site is fully covered with concrete and asphalt which prevents the infiltration of contamination from spill and surface leaks (e.g. ASTs) and serves as a barrier to direct contact with underlying subsurface. Future construction is expected to similarly provide full surface coverage. Minimal surface staining was observed in areas where contaminant substance are stored (automotive workshop and basement parking). The potential for volatile contamination is expected to be low, however some volatile chemical storage may result in vapours.
		Construction or intrusive maintenance workers	Low	The current storage of contaminants results in a low potential for these stored in the building to have spilled or leaked into underlying soils. The automotive workshop building is fully covered with concrete in good condition, with minimal evidence of staining and good housekeeping practices observed at the site during the site inspection. It is therefore unlikely that leaks or spills have led to subsurface contamination. The basement parking area is also asphalted which reduces risk of contamination of underlying soils.

POTENTIAL SOURCE	POTENTIAL PATHWAY	POTENTIAL RECEPTOR	QUALITATIVE RISK	COMMENTS/RATIONALE
	Uptake by plants	Site plants	Low	There is minimal site vegetation, but trees and shrubs grow in landscaped areas to the north in front of the buildings. Given the conditions observed at the site from the use and storage of contaminants and the condition of the landscaped areas, there is no evidence of impact from contamination in these areas.
		Flora from recreational park and sports ground	Negligible	Considering the distance of the recreational park and the sportsground from the site (>600 m) contamination from the site is unlikely to affect these areas.
	Direct contact or ingestion of groundwater	Current and future site users	Negligible	Considering the depth to groundwater (35-48 mBGL) recorded intrusive works are unlikely to extend below the groundwater level. Substrate is not suspected to be affected by activities on-site. The workshop building is fully paved with concrete in good condition, with minimal evidence of staining at the site observed during the site inspection. It is therefore unlikely that leaks or spills have led to subsurface contamination.
		Construction or intrusive maintenance workers	Negligible	Considering the depth to groundwater (35-48 mBGL) recorded intrusive works are unlikely to extend below the groundwater level. Substrate is not suspected to be affected by activities on-site. The workshop building is fully paved with concrete in good condition, with minimal evidence of staining at the site observed during the site inspection. It is therefore unlikely that leaks or spills have led to subsurface contamination.
		Surface water bodies	Negligible	The migration of contamination from the site would be limited by the low permeability of the substrate. Additionally, considering the distance of these water bodies from the site (>900 m) as well as the depth to groundwater (35-48 mBGL) it is unlikely that these surface water bodies would be affected by contamination from the site

POTENTIAL SOURCE	POTENTIAL PATHWAY	POTENTIAL RECEPTOR	QUALITATIVE RISK	COMMENTS/RATIONALE
		Groundwater	Negligible	The workshop building is fully paved with concrete in good condition, with minimal evidence of staining and good housekeeping practices observed at the site during the site inspection. It is therefore unlikely that leaks or spills have led to subsurface contamination. The basement parking area is also asphalted which reduces risk of contamination of underlying groundwater. Furthermore; considering the depth to groundwater (35-48 mBGL) recorded the infiltration of contamination in to the deep aquifer is unlikely

6 CONCLUSION

The PSI consisted of background searches, a review of information available on publicly listed websites, a site inspection and the compilation of this report. The following represents the findings of the investigation:

- The site consisted of six defined lots, comprising five buildings used as offices, an art gallery and an automotive workshop. A basement car park and minor landscaping areas were also identified.
- During the site inspection areas of possible contamination sources were identified. The storage of waste oil in an AST and a rinse trap with oil separator system and its associated AST was identified within the automotive workshop at 31 Atchison Street. Apart from the waste oil and separator tanks, no other above or below ground storage tanks were observed on-site. Within the car park basement an area where chemicals are stored was identified; however, the volumes of products are deemed insignificant.
- Most the surface cover at the site is concrete in good condition. The basement parking area is asphalted and is deemed to be in generally good condition. No significant concrete staining, ongoing earthworks, waste dumping or other evidence of contamination was observed at the site during the site investigation.
- No potentially asbestos-containing materials was observed in or outside the building. Nonetheless, given that the site was constructed prior to 2004 (according to aerial photographs), legislation requires that an asbestos survey, register and management plan be in place if asbestos-containing materials are identified during the survey.
- No licences or notices have been issued for the site under the *Protection of the Environment Operations Act 1997* or notices or orders to investigate or remediate the site under the CLM Act. The site is not listed on the register of contaminated sites notified to the EPA.
- The aerial photographs indicate that the site was developed to its current layout between 1951 and 1961. The building and site configuration appear to have remained the same since 1961 to current date. Prior 1961 the site appears to be residential properties. The aerial photographs indicate that the surrounding areas underwent gradual development over time. As the site is situated in an area unlikely to be impacted by industry, title searches and SafeWork NSW dangerous goods records have not been included.
- Based on the CSM potentially complete source-pathway-receptor linkages exist at the site for vapour inhalation if volatile chemicals have leaked or spilled. However the likelihood for widespread contamination is low.

Based on our assessment, WSP consider that the environmental liability associated with the site is low and is suitable for the proposed mixed use development incorporating commercial and residential uses.

7 LIMITATIONS

SCOPE OF SERVICES

This preliminary site investigation report (the report) has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between the client and WSP (scope of services). In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints.

RELIANCE ON DATA

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

ENVIRONMENTAL CONCLUSIONS

In accordance with the scope of services, WSP has relied upon the data and has conducted environmental field monitoring and/or testing in the preparation of the report. The nature and extent of monitoring and/or testing conducted is described in the report.

On all sites, varying degrees of non-uniformity of the vertical and horizontal soil or groundwater conditions are encountered. Hence no monitoring, common testing or sampling technique can eliminate the possibility that monitoring or testing results/samples are not totally representative of soil and/or groundwater conditions encountered. The conclusions are based upon the data and the environmental field monitoring and/or testing and are therefore merely indicative of the environmental condition of the site at the time of preparing the report, including the presence or otherwise of contaminants or emissions.

Also, it should be recognised that site conditions, including the extent and concentration of contaminants, can change with time.

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

REPORT FOR BENEFIT OF CLIENT

The report has been prepared for the benefit of the client and no other party. WSP assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of WSP or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters.

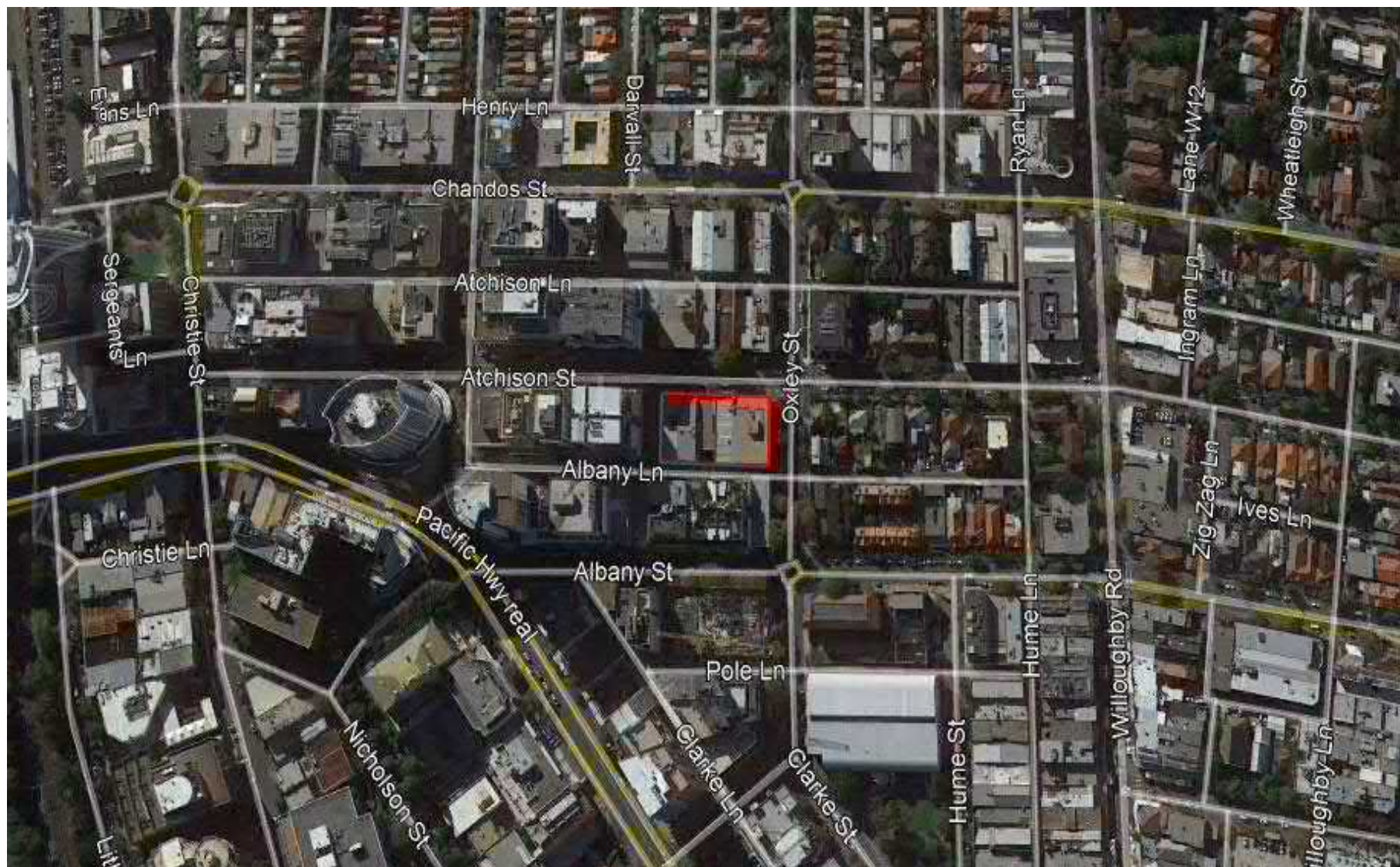
OTHER LIMITATIONS

WSP will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.

APPENDIX A

FIGURES





Base map source: Google Maps (2017)

500 m



The site

Figure 1 – Site Locality
23-35 Atchison St, St Leonards, NSW



APPENDIX B

PHOTOGRAPHIC RECORD





Plate 1: View of 25 Atchison Street entrance and landscaped area.



Plate 2: View of 27 Atchison Street entrance and landscaped area.



Plate 3: View of 31 Atchison Street entrance and landscaped area.



Plate 4: Basement parking beneath 33-35 Atchison Street.



Plate 5: Waste oil AST located at 31 Atchison Street.



Plate 6: Rinse trap of the oil separator located at 31 Atchison Street.



Plate 7: Oil separator AST located at 31 Atchison Street.



Plate 8: View of automotive workshop surface cover.

APPENDIX C

LAND ZONING MAPS





North Sydney Local Environmental Plan 2013

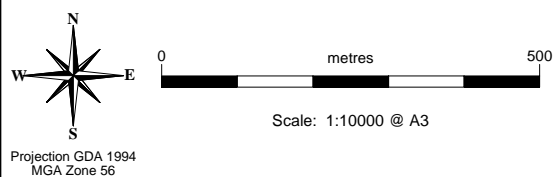
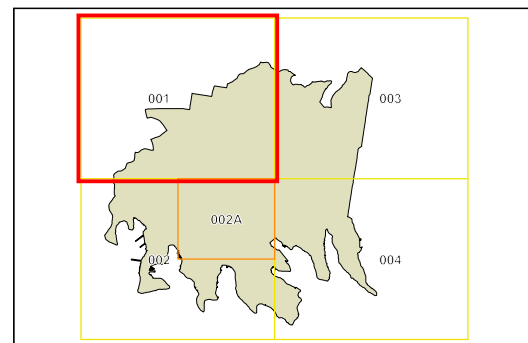
Land Zoning Map - Sheet LZN_001

Zone

B1	Neighbourhood Centre
B3	Commercial Core
B4	Mixed Use
E2	Environmental Conservation
E4	Environmental Living
IN2	Light Industrial
IN4	Working Waterfront
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
UL	Unzoned Land

Cadastre

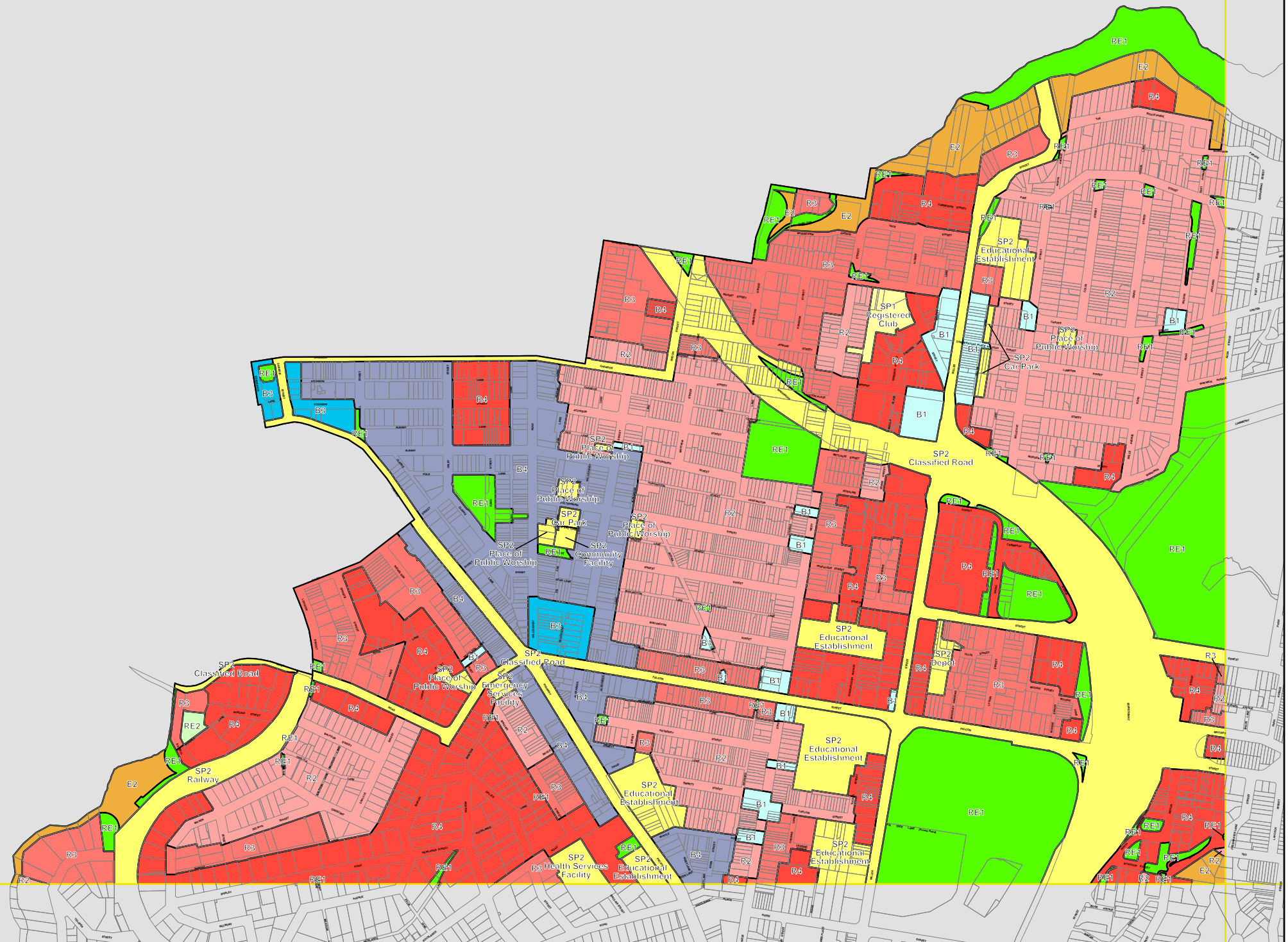
Cadastre 26/10/16 © North Sydney Council



Map identification number:
5950_COM_LZN_001_010_20161026

WILLOUGHBY LGA

LANE COVE LGA



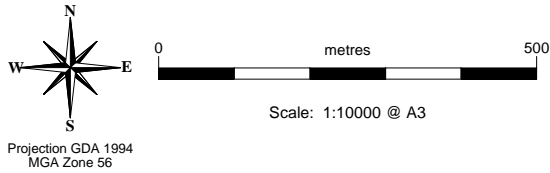
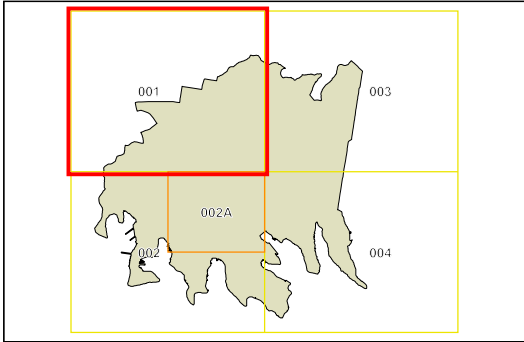


**North Sydney Local
Environmental
Plan 2013**

**Land Reservation Acquisition Map
- Sheet LRA_001**

- Local Open Space (RE1)
- Regional Open Space (RE1)
- Local Open Space (E2)
- Regional Open Space (E2)
- Classified Road (SP2)

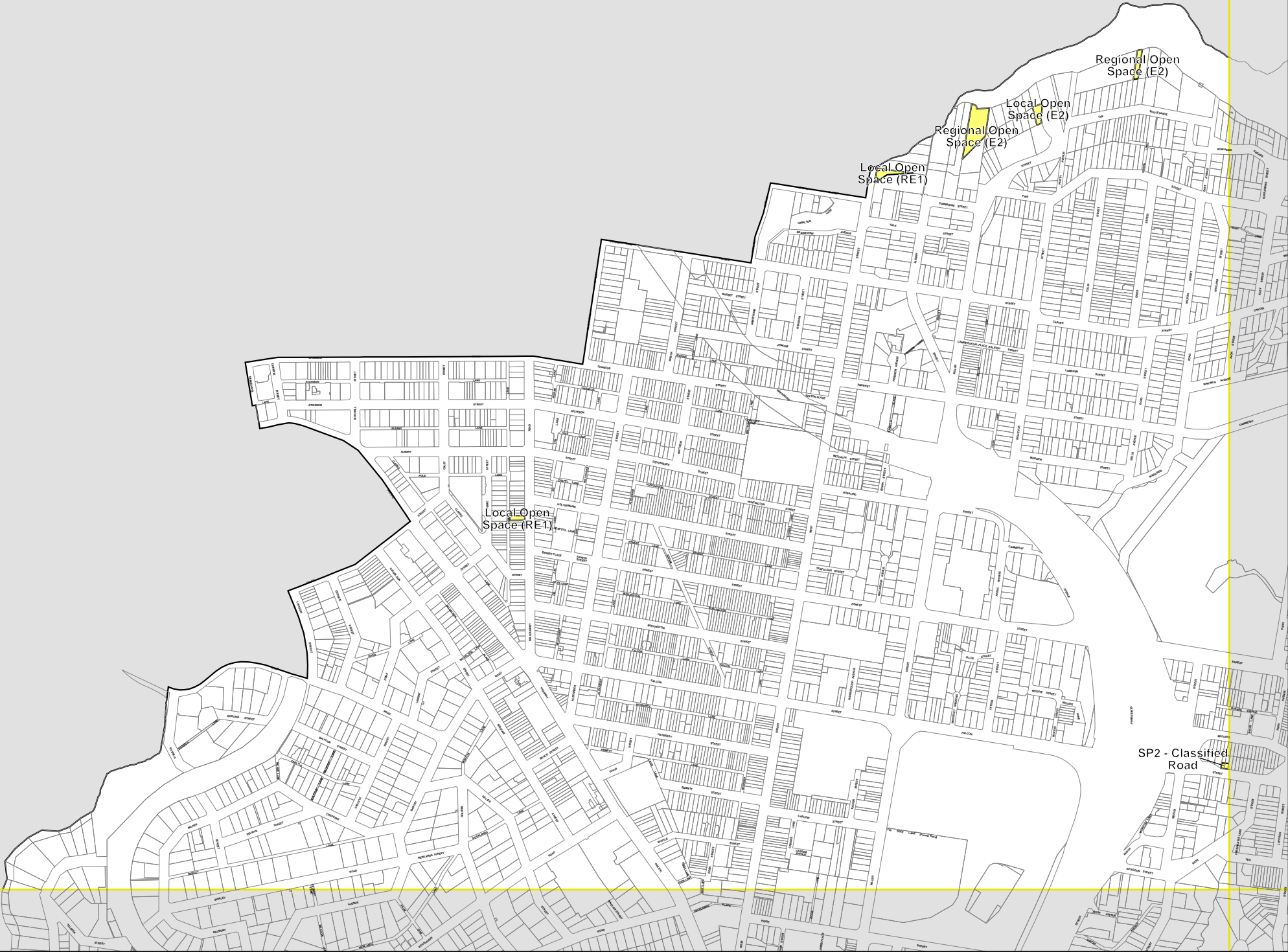
Cadastre
Cadastre 26/10/16 © North Sydney Council



Map identification number:
5950_COM_LRA_001_010_20161026

**LANE COVE
LGA**


**WILLOUGHBY
LGA**






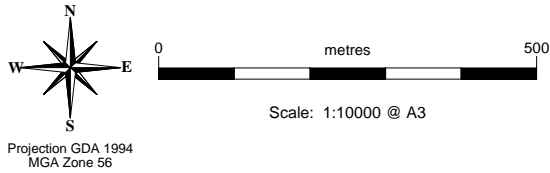
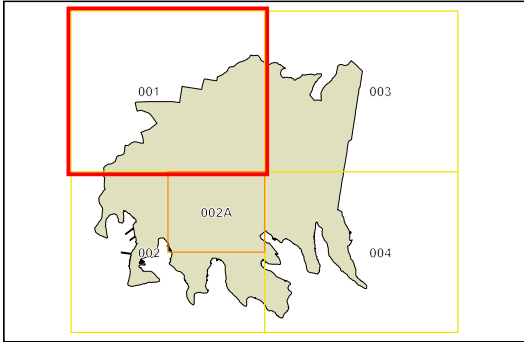
**North Sydney Local
Environmental
Plan 2013**

**Additional Permitted Uses Map
- Sheet APU_001**

 Additional Permitted Uses

Cadastre

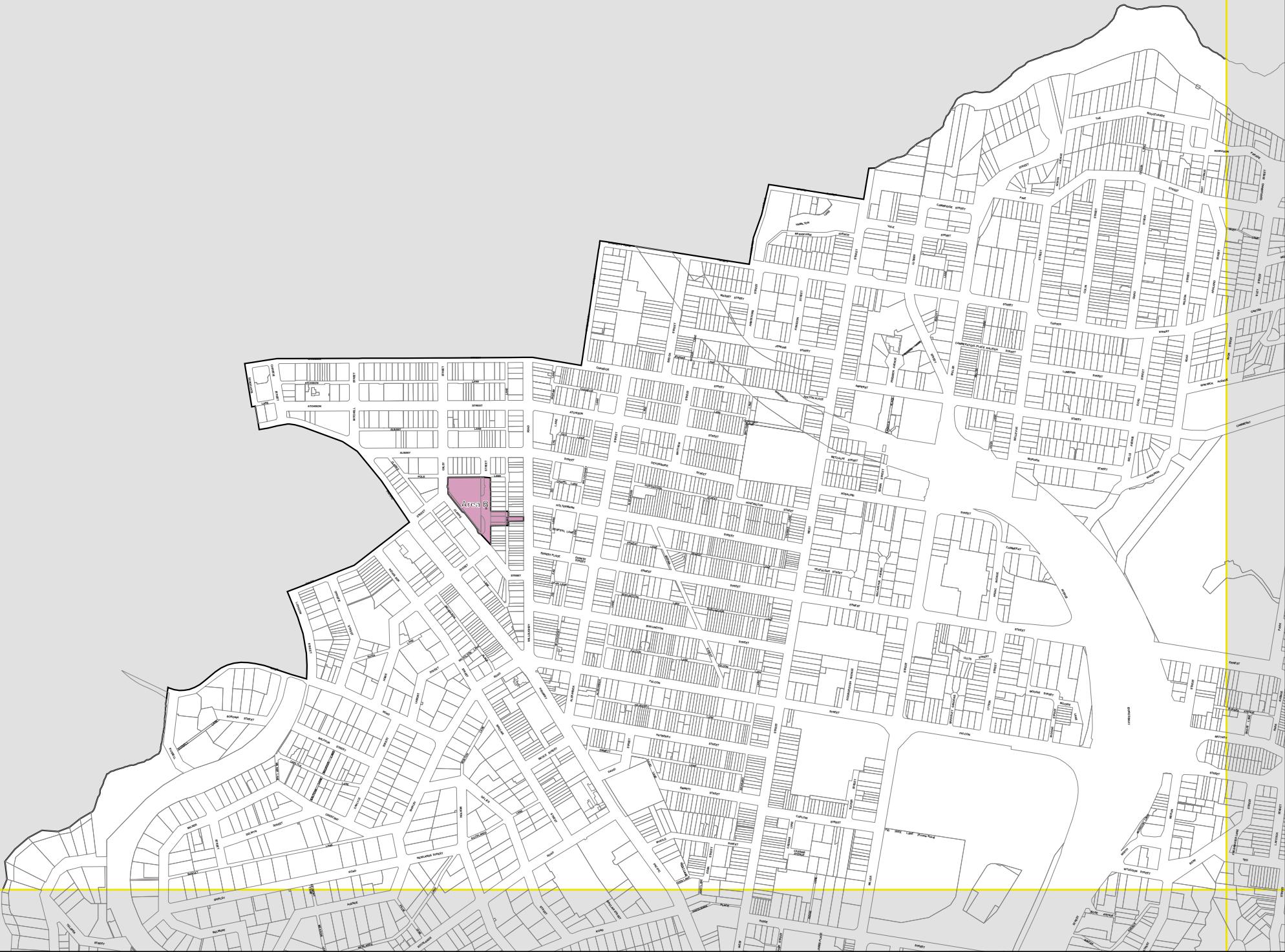
 Cadastre 26/10/16 © North Sydney Council



Map identification number:
5950_COM_APU_001_010_20161026

**WILLOUGHBY
LGA**

**LANE COVE
LGA**



APPENDIX D

SECTION 149(2)(5) CERTIFICATES





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all correspondence General Manager North Sydney Council
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DX10587

telephone (02) 9936 8100

facsimile (02) 9936 8177

email council@northsydney.nsw.gov.au

internet www.northsydney.nsw.gov.au

ABN 32 353 260 317

Applicant:

Clement Joyner
Level 27
680 George St
Sydney 2000

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

Cert. No.: 69636/02
Page No.: 1 of 9

Parcel No: 44549

Date: 14/12/2017
Receipt No.:
Your REF: PS107203

Property Description:

33-35 Atchison Street ST LEONARDS NSW
2065
LOT: 31 SEC: 10 DP: 2872

Owner (as recorded by council):

Atchison Pty Ltd
PO Box 1232
CROWS NEST NSW 1585

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, as amended.

Zone: B4 – Mixed Use

Permitted without consent

Nil

Permitted with consent

Amusement centres; Backpackers' accommodation; Boarding houses; Car parks; Centre-based childcare facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Sex service premises; Shop top housing; Signage; Vehicle repair stations; Veterinary hospitals

Prohibited

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



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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

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 Clause 3.1 under *North Sydney Local Environmental Plan 2013*.

DRAFT PLANNING INSTRUMENTS:

Planning Proposal 2/17 to amend North Sydney Local Environmental Plan 2013 – North Sydney Centre

On 1 May 2017, Council resolved to support a Planning Proposal to amend the planning controls relating to the North Sydney Centre under *North Sydney Local Environmental Plan 2013*. In particular, the proposed amendments include:

- Removing 'serviced apartments' from the list of permissible uses in the *B3 Commercial Core* zone to the Land Use Table;
- Amending the Height of Building Map to increase the maximum building height limit on a number of sites zoned *B3 Commercial Core*, consistent with the outcomes of the *North Sydney CBD Capacity and Land Use Strategy*;
- Amending the extent to which "special areas" applies to land identified on the North Sydney Centre Map consistent with the outcomes of the *North Sydney CBD Capacity and Land Use Strategy*;
- Amending clause 6.1 such that the objectives of Division 1 to Part 6 better relate to the provisions contained within that Division;
- Amending clause 6.3 to:
 - Ensure the objectives and provisions of the clause align with the outcomes of the *North Sydney CBD Capacity and Land Use Strategy*, and
 - Restrict the development of sites less than 1000sqm in area to 45m in height;
- Deletion of clause 6.5 in its entirety to remove the requirements for railway infrastructure provision and the gross floor space cap for non-residential development.

The Planning Proposal will be on public exhibition from Thursday 14 September 2016 to Wednesday 11 October 2017.

Planning Proposal 3/17 - to amend North Sydney Local Environmental Plan 2013 – 24 Cranbrook Avenue, Cremorne

This Planning Proposal applies to 24 Cranbrook Avenue, Cremorne. The Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2013*, by identifying 24 Cranbrook Avenue, Cremorne as a heritage item.

The Planning Proposal will be on public exhibition from Thursday 5 October 2017 to Wednesday 18 October 2017.

Planning Proposal 1/17 to amend North Sydney Local Environmental Plan 2013 – 617-621 Pacific Highway, St Leonards



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This Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2013* to amend the planning controls for the site of 617-621 Pacific Highway, St Leonards. In particular, the proposed amendments include:

- increasing the maximum building height from 49m to 180m;
- imposing a maximum floor space ratio (FSR) of 25.4:1;
- imposing a minimum non-residential FSR of 4.7:1; and
- incorporating an additional clause within Schedule 1 – Additional Permitted Uses such that “shop top housing” is permissible with consent on the subject site.

Accompanying the Planning Proposal is a draft Voluntary Planning Agreement with an offer to dedicate to Council two entire fitted out floor levels within the podium of a future development on the site for the purposes of an Arts Centre.

The Planning Proposal will be on public exhibition from Thursday 16 November 2017 to Wednesday 13 December 2017.

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. Amended 08/01/2015. Amended 26/03/2015. Amended 6/08/2015. Amended 5/11/2015. Amended 7/07/2016. Amended 13/10/2016. Amended 19/07/2017. Amended 16/11/2017. Amended 7/12/2017.

Draft Amendments North Sydney DCP 2013 (Advertising and Signage)

On 21 November 2016, Council resolved to place a draft amendment to *North Sydney Development Control Plan 2013* (NSDCP 2013) regarding advertising and signage on public exhibition. It is proposed to amend Section 9 – Advertising and Signage to Part B of NSDCP 2013 to:

- Provide improved guidance when considering applications for digital display signs and roof top signage;
- Revise the signage character area statements to better reflect the desired future characters of various localities;
- Correct a number of minor errors; and
- Reword certain provisions to improve the readability and implementation of Council's adopted policy positions

Public exhibition of the draft DCP amendment will take place from Thursday 2 February 2017 to Friday 31 March 2017.

Draft Amendment to North Sydney Development Control Plan 2013 – North Sydney CBD Character Statement

On 26 June 2017, Council resolved to adopt draft amendments to the *North Sydney Development Control Plan 2013* (NSDCP 2013) to support the proposed outcomes of Planning Proposal 2/17, which principally relates to development on land located within the North Sydney Centre. The proposed amendments specifically seek to revise the North Sydney Character Statement located in Part C to NSDCP 2013.

Public exhibition of the draft amendment to NSDCP 2013 will take place from Thursday 14 September 2017 to Wednesday 11 October 2017, and will occur concurrently with the public exhibition of Planning Proposal 2/17 for the North Sydney Centre.



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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 *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

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

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 *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 REALIGNMENT 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.



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ABN 32 353 260 317

Council is NOT AWARE of the subject land being subject to an ORDER issued under the *Trees (Disputes Between Neighbours) Act 2006*.

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.

Loose-fill Asbestos Insulation

Council has no record of the subject land being identified on the NSW Fair Trading's *Loose-Fill Asbestos Insulation Register* as containing a residential building containing loose-fill asbestos insulation, (sometimes called Mr Fluffy" insulation). Loose-fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma.

You are advised to contact NSW Fair Trading for more information:

http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page

Note: Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting which may have been used at this site.

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

State Environmental Planning Policies (SEPPs)

SEPP No. 1 – Development Standards
SEPP No. 19 - Bushland in urban areas
SEPP No. 33 - Hazardous and offensive development
SEPP No. 50 - Canal estate development
SEPP No. 55 - Remediation of land
SEPP No. 64 - Advertising and signage
SEPP No. 65 - Design Quality of Residential Apartment Development
SEPP (Affordable Rental Housing) 2009
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Educational Establishments & Child Care Facilities) 2017
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*
SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Miscellaneous Consent Provisions) 2007 - *formerly SEPP (Temporary Structures) 2007*
SEPP (State and Regional Development) 2011
SEPP (Vegetation in Non-Rural Areas) 2017



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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
Draft SEPP (Environment) 2017

Note: summaries of the draft 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:

Housing Code

Complying development types specified within the 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.

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.

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.



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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.

Fire Safety Code

Complying development types specified within the Fire Safety Code under Part 8 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Container Recycling Facilities Code

Complying development types specified within the Container Recycling Facilities Code under Part 5B 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:



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The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a maximum building height of 20m.

Non-residential Floor Space Ratio (FSR):

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a minimum non-residential FSR of 0.6:1.

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

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

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.

Information regarding loose-fill asbestos insulation

NSW Fair Trading have identified that some residential buildings in the North Sydney LGA may contain loose-fill asbestos insulation (sometimes called Mr Fluffy" insulation), for example in the roof space of the building. Loose-fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma. The use of loose-fill asbestos insulation was banned in 1980.

NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, Council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information as follows:

http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page.

Note: Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting which may have been used at this site.

FLOODING INFORMATION:

Council is in the possession of a flood study that covers the catchment in which this subject land is located. The *North Sydney LGA Flood Study* (prepared by WMA Water and dated February 2017) was adopted by Council on 20 February 2017. The *Flood Study* does not establish any flood related development controls, which are to be determined at the completion of the North Sydney Floodplain Risk Management Study and Plan. You should make your own enquiries as to whether the subject land to which this Certificate relates is affected by flooding and overland flow. Copies of the Flood Study are available for inspection at the Council if required.



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For further information, please contact Council's
DIVISION OF CITY STRATEGY

ADRIAN PANUCCIO
A/GENERAL MANAGER

*Electronically generated certificate
– no signature required*

APPENDIX E

AERIAL PHOTOGRAPHS






Approximate site boundary

Historical Aerial Photograph 1930



 Approximate site boundary


Historical Aerial Photograph 1951



Approximate site boundary

Historical Aerial Photograph 1961



 Approximate site boundary


Historical Aerial Photograph 1970



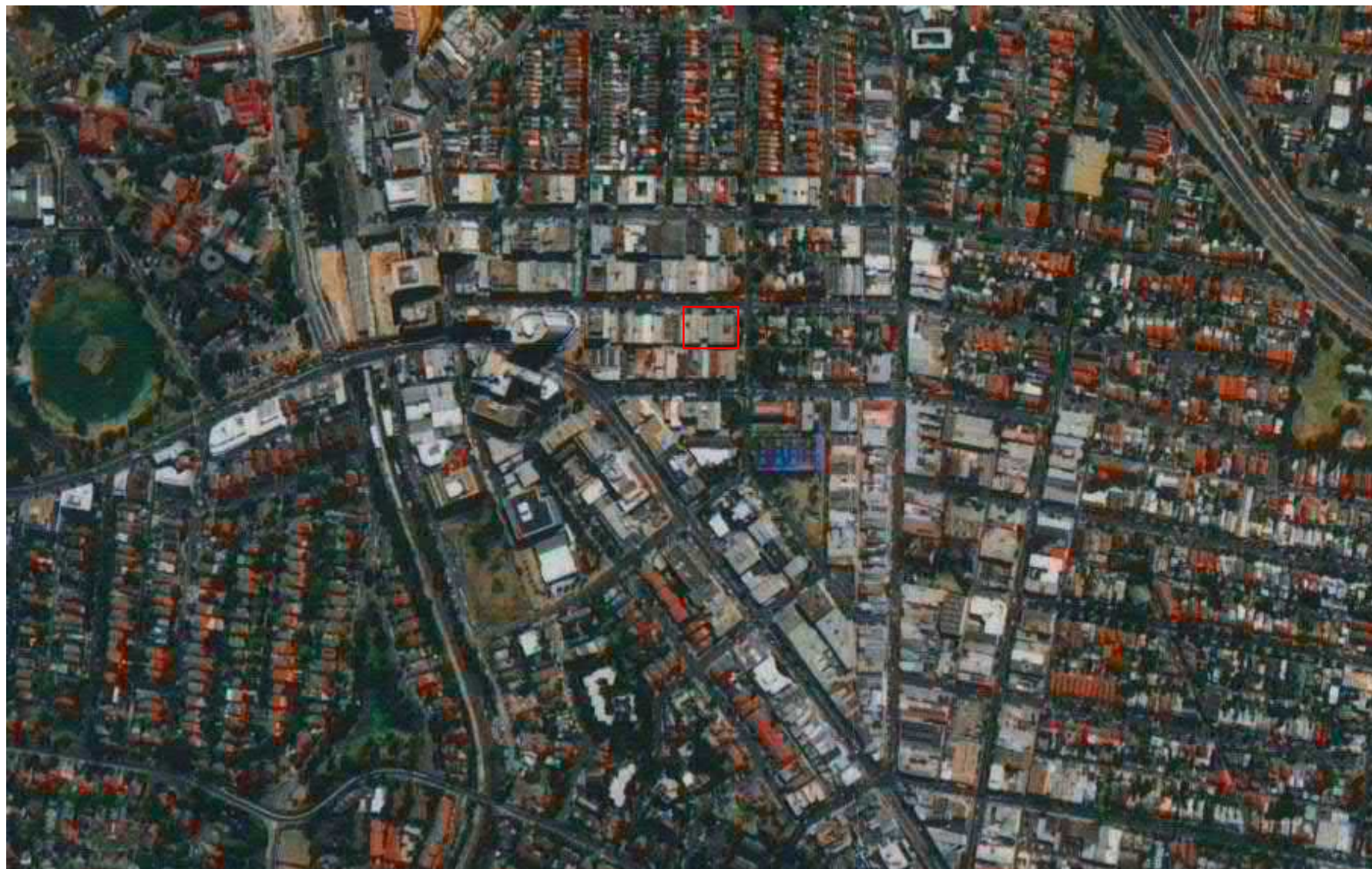
Approximate site boundary


Historical Aerial Photograph 1978



 Approximate site boundary

Historical Aerial Photograph 1986



 Approximate site boundary

Historical Aerial Photograph 1994



Approximate site boundary

Historical Aerial Photograph 2005