

APPENDIX H

Stage 1 Preliminary Site Investigation

SLR Global Environmental Solutions



global environmental solutions

Stage 1 Preliminary Site Investigation

Lot 2 DP786550, Lot 1 DP786550, Lot A DP355615, Lot C & D
DP386283

818 Pacific Highway & 828 Pacific Highway and 9, 15 & 17
Dumaresq Street, Gordon NSW

Report Number 610.14210-R3

19 November 2015

Ku-ring-gai Council
818 Pacific Highway
Gordon NSW 2072

Version: Revision 3

Stage 1 Preliminary Site Investigation

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DP386283

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Dumaresq Street, Gordon NSW

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¹ Amended to include Lot 2 DP786550, Lot 1 DP786550, Lot A DP355615, Lot C & D DP386283

² Amendment to site address

Executive Summary

SLR Consulting Pty Ltd (SLR) was engaged by Ku-ring-gai Council (Council) to prepare a stage 1 preliminary site investigation (PSI) for 818 & 828 Pacific Highway and 9, 15 & 17 Dumaresq Street, Gordon, NSW (the site).

The assessment was undertaken in accordance with SLR's offer of services dated 27 June 2014, (ref: 610.14210 Offer of Services 20140627) and 1 May 2015 (ref: 610.14210 Offer of Services 20150501).

It is understood that this contamination PSI will be used as background information for reclassification and possible redevelopment or divestment of the site.

SLR understands the objectives of this project are to:

- Assess the likelihood of contamination to be present on the site, as a result of past and present land use activities; and
- Provide preliminary recommendations on further contamination assessment, management or remediation works (if required).

SLR undertook the following scope of work to address the project objectives:

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

SLR has identified a number of areas of environmental concern (AEC) and contaminants of potential concern (COPC) for the site. These AEC and COPC are presented in the table below.

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ID	AEC	Activity of Concern	Contaminants of Potential Concern
AEC01	Undercroft parking in Lot 2	Uncontrolled filling for park construction	Hydrocarbons, metals, pesticides, PCB and asbestos
AEC02	Open air vehicle parking in Lot 2	Uncontrolled filling for park construction	Hydrocarbons, metals, pesticides, PCB and asbestos
AEC03	Western portion of council administration building footprint in Lot 2	Demolition	Metals, asbestos
AEC04	Residential dwelling in Lot C	Fibrous cement fragments on surface soils	Asbestos
AEC05	Former residential dwelling in Lot 2	Demolition	Metals and asbestos

Based on a review of the available desktop search data and observations made during the site walkover, SLR makes the following conclusions and recommendations:

- There is a low to moderate likelihood of unacceptable contamination to be present on the site, as a result of past and present land use activities;
- Further assessment would be required to assess the suitability of the site for future land uses. The further assessment would likely require intrusive soil sampling using a targeted sampling point approach to address the identified areas of environmental concern;

Executive Summary

- Potential future land use options should be identified prior to undertaking further assessment works, to enable appropriate exposure scenarios to be considered; and
- Further contamination assessment work should be undertaken by a suitably experienced environmental consultant.

This report must be read in conjunction with the limitations set out in Section 10 of this report.

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1 INTRODUCTION

1.1 Background

SLR Consulting Pty Ltd (SLR) was engaged by Ku-ring-gai Council (Council) to prepare a stage 1 preliminary site investigation (PSI) for 818 & 828 Pacific Highway and 9, 15 & 17 Dumaresq Street, Gordon, NSW (the site).

The assessment was undertaken in accordance with SLR's offer of services dated 27 June 2014, (ref: 610.14210 Offer of Services 20140627) and 1 May 2015 (ref: 610.14210 Offer of Services 201650501).

It is understood that this contamination PSI will be used as background information for reclassification and possible redevelopment or divestment of the site.

1.2 Objectives

SLR understands the objectives of this project are to:

- Assess the likelihood of contamination to be present on the site, as a result of past and present land use activities; and
- Provide preliminary recommendations on further contamination assessment, management or remediation works (if required).

1.3 Scope of Work

SLR undertook the following scope of work to address the project objectives:

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

2 SITE IDENTIFICATION

The locality of the site is presented in Figure 1.

The site is legally identified as Lot 2 in DP786550, Lot 1 in DP786550, Lot A in DP 355615 and Lot C & D in DP 386283.

The site is irregular in shape and occupies an area of approximately 1.28 hectares.

3 SITE SETTING

3.1 Geology

The Geological Survey of NSW Sydney 1:250,000 Geological Series Sheet S1 56-5 Third Edition (1966) indicates that the site is located in the vicinity of a boundary between Triassic Hawkesbury Sandstone, which is comprised of sandstone, quartz, with some shale, and Triassic Bringelly Shale, Minchinbury Sandstone and Ashfield Shale, which is comprised of shale with some sandstone beds.

3.2 Topography

Topography in the vicinity of the site is generally flat with an approximate elevation of 120m to 130m Australian height datum (AHD) which includes a downward slope generally towards the west.

3.3 Hydrogeology

The nearest surface water body to the site is considered to be:

- Stony Creek (discharging into Middle Harbour via Rocky Creek), located approximately 600m to the north east; and
- Blackbutt Creek (discharging into Lane Cove River), located approximately 800m to the south west.

Based on regional topography and the location of the nearest surface water body to the site, it is considered that groundwater flow at the site is likely to be towards the south west.

A search of the NSW Natural Resources Atlas (www.nratlas.nsw.gov.au) conducted on 9 September 2014 identified two registered groundwater features within the search area (500m radius of the site). No information was available on the website for features. These features are located approximately 450m to the south west of the site.

Given that there is a reticulated water system in the area, and land use in the area is predominantly residential, abstraction of groundwater from the site for drinking, agricultural or industrial purposes is considered unlikely.

A record of the search is presented in Appendix A.

3.4 Acid Sulfate Soils

The Department of Land and Water Conservation (DLWC) acid sulfate soil (ASS) Prospect/Parramatta River risk map Edition Two 1997 shows the site is located in a map class description of no known occurrence, where land management activities are not likely to be affected by acid sulfate soil materials.

It is noted that the site is located at an elevation of approximately 120m to 130m AHD. The presence of acid sulfate soils is generally limited to elevations of less than 10m AHD.

Based on these lines of evidence, further assessment of acid sulfate soils or potential acid sulfate soils is considered not warranted.

4 SITE HISTORY

4.1 Aerial Photography

A review of a selection of historical aerial photographs was undertaken. Observations made during the review are presented in Table 1.

Table 1 Aerial Photography Review

Year of Photograph	Site Land Use Observations	Surrounding Land Use Observations
1930 (black and white)	A commercial style building is present towards the south western corner of the site (similar in appearance and location to the eastern half of the current building on the site). There are two narrow buildings present towards the north eastern corner of the site. The north western portion of the site appears to be vegetated. The south central portion of the site appears to be vegetated, while low density residential dwellings are present in the south western corner of the site.	Predominantly low density residential, with some minor commercial located to the east on the opposite side of the Pacific Highway.
1943 SIX Viewer (black and white)	Further building development in the north eastern and north central portions of the site. Development appears to be a mix of commercial and residential.	Predominantly low density residential, with some minor commercial located to the east on the opposite side of the Pacific Highway.
1956 (black and white)	No significant changes observed from 1943 image.	No significant changes observed from the previous image.
1965 (black and white)	The commercial style building (Council) observed in 1930, has been extended towards the west (similar in appearance and location to the western half of the current building on site). The north west and north central portions of the site have been paved for car parking (some previous observed building in this area no longer visible).	Commercial redevelopment to the south and south east.
1975 (black and white)	No significant changes observed from the previous image.	No significant changes observed from the previous image.
1986 (colour)	The western edge of the existing commercial style building (Council) has been further extended towards the west. The building to the south of the car park is no longer visible and soils appear to be exposed.	The building to immediate south east of the Council building has been redeveloped (commercial?).
1994 (colour)	The exposed soils area has been paved for parking. The buildings in the north eastern portion have been redeveloped into one large commercial style building, extending across the north central portion of the previously observed parking area.	Ongoing commercial development to the north, east and south.
2005 (Google Earth)	No significant changes observed from the previous image.	No significant changes observed from the previous image.

Year of Photograph	Site Land Use Observations	Surrounding Land Use Observations
2014 (Nearmap)	No significant changes observed from the previous image.	High density residential development to the west north-west and to the south of the site.

The historical aerial photography review indicates a potential for the following land contaminating activities to have occurred on the site:

- Demolition during site structure additions / modifications; and
- Uncontrolled filling for car park levelling.

Further assessment of these potential land contaminating activities is considered warranted.

4.2 Historical Land Titles

A search of historical land title ownership records was undertaken on. The search indicated the site was owned by the proprietors set out in Section 4.2.1 to 4.2.5.

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

4.2.1 Lot 2 in DP786550

- Private owners;
- Minister for Public Works for the State of New South Wales (part of the site from 1930 to 1944)
- Paul Archer Constructions Limited (part of the site in 1959)
- Gowrie Pty Limited (part of the site in 1960)
- Council of the Municipality of Ku-ring-gai (including land resumed for Council Chambers extension);

Easements were reported as the following:

- Right of way between 28 March 1961 and 9 June 1963;
- Right of way on 3 March 1991

Leases were reported as the following:

- Sydney Electricity substation premises with right of way and easement for electricity purposes on 1 June 1992.

There was no observed change in land use in the historical aerial photography reviewed in

- 1930 and 1943 for the part owned by the Minister for Public Works for the State of New South Wales between 1930 and 1944;
- 1956 and 1965 for the parts owned by Paul Archer Constructions in 1959, other than car park development; and
- 1956 and 1965 for the parts owned by Gowrie in 1960, other than car park development.

The land title ownership records do not indicate a potential for land contaminating activities to have occurred on the site.

4.2.2 Lot 1 in DP786550

- Private owners;

- Exeter Limited;
- Commissioner for Main Roads;
- Millom Pastoral Company Pty Limited;
- Pearl Wong Pty Limited;
- Gowrie Pty Limited;
- Paul Archer Constructions Pty Limited;
- Council of the Municipality of Ku-ring-gai.

Easements were reported for portions of the Lot as the following:

- Right of way in 1929;
- Right of way in 1961;
- Cross easements for support in 1976; and
- Easement to drain water in 1989.

Leases were reported for portions of the Lot as the following:

- Edward Dowding of lock up shop³ and basement from 1965 to 1976;
- Stanley Owen (Store Keeper) from 1935 to 1939;
- James White and Anthony Baldwin of basement from 1970 to 1975;
- Lorraine Bartlett of front ground floor from 1974 to 1983;
- Oberon Enterprises of front ground floor from 1983 to 1986;
- Isidra Pty Limited of ground floor premises behind the shops from 1984 to 1986; and
- Ausgrid of substation no, 7031 together with right of way from 1993 to 2042.

The land title ownership records, when considered in the context of historical aerial photograph observations do not indicate a potential for land contaminating activities to have occurred on the site. However, the contamination potential identified in Section 4.1 is still considered relevant.

4.2.3 Lot A in DP355615

- Private owners.

No leases or easements were reported for the site.

The land title ownership records do not indicate a potential for land contaminating activities to have occurred on the site.

4.2.4 Lot C in DP386283

- Private owners.

No leases or easements were reported for the site.

The land title ownership records do not indicate a potential for land contaminating activities to have occurred on the site.

³ SLR understands a lock up shop refers to non-residential premises that can be locked up, typically a small shop.

4.2.5 Lot D in DP386283

- Private owners.

No leases or easements were reported for the site.

The land title ownership records do not indicate a potential for land contaminating activities to have occurred on the site.

4.3 Regulatory Authorities

4.3.1 NSW Environment Protection Authority

A search of the NSW EPA contaminated land public register of record of notices (maintained under Section 58 of the Contaminated Land Management Act 1997) was undertaken on 9 September 2014. The search results indicated that, with regard to the site, there are no:

- 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 Environment Protection Authority has not been revoked;
- site audit statements provided 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;
- actions taken by EPA under Section 35 or 36 of the Environmentally Hazardous Chemicals Act 1985.

A search of the NSW EPA Protection of the Environment Act public register of licence, applications and notices (maintained under Section 308 of the Protection of the Environment Operations Act 1997) was undertaken on 9 September 2014. The register contains information on:

- environment protection licences;
- applications for new licences and to transfer or vary existing licences;
- environment protection and noise control notices;
- penalty notices issued by the EPA;
- convictions in prosecutions under the POEO Act;
- the results of civil proceedings;
- licence review information;
- exemptions from the provisions of the POEO Act or regulations;
- approvals granted under clause 9 of the POEO (Control of Burning) Regulation;
- approvals granted under clause 7A of the POEO (Clean Air) Regulation;
- any mandatory audits required to be undertaken in relation to a licence;
- each pollution study required by a condition of a licence;
- each pollution reduction program required by a condition of a licence; and
- each penalty notice issued in relation to a premises.

The search did not identify any records for the site or for any properties located immediately adjacent to the site.

A search of the NSW EPA public register of contaminated sites notified to NSW EPA under Section 60 of the Contaminated Land Management Act (as of 6 August) was undertaken on 9 September 2014. The search did not identify any records for the site or any land adjacent to the site.

The NSW EPA search records do not suggest a potential for land contaminating activities to have occurred on the site.

Copies of the search records are presented in Appendix C.

4.3.2 NSW Office of Environment and Heritage

A search of the NSW OEH public register of State Heritage Inventory items was undertaken on 9 September 2014. The register contains items listed by the Heritage Council under the NSW Heritage Act and items listed by local councils and shires, and state government agencies.

The search record identified the Ku-ring-gai Council Chambers and Garage as an item listed by Local Government and State Agencies. The item record indicated the following information considered relevant to this investigation:

- A Council Chambers building was constructed in 1911 with a street frontage to Lane Cove Road (currently known as Pacific Highway), near St John's Avenue (SLR notes this is not the subject site); and
- The present Council Chambers were built further north on Lane Cove Road (currently known as Pacific Highway) opposite the old public school and were opened in 1928 (SLR notes this is the subject site).

A copy of the search record is presented in Appendix D.

4.3.3 WorkCover NSW

A search of the stored chemical information database (SCID) and microfiche records held by WorkCover NSW was not within the scope of this investigation. Given SLR's understanding of historical land uses on the site from the results of other searches undertaken for the site, it is considered unlikely that licensable quantities of dangerous goods have been stored on the site.

4.3.4 Council Records

Planning certificates (dated 11 September 2014 and 22 May 2015, issued by Ku-ring-gai Council under Section 149 (2) of the Environmental Planning and Assessment Act 1979) were reviewed. The planning certificate indicates that the land to which the certificate relates to, is not affected by one of the matters prescribed by section 59(2) of the Contaminated Land Management Act.

The planning certificate record does not suggest a potential for land contaminating activities to have occurred on the site.

A copy of the planning certificates is presented in Appendix E.

4.4 Previous Contamination Assessments

There were no previous contamination assessments made available to SLR for review at the time of preparing this report.

5 SITE WALKOVER

A site walkover was undertaken by a suitably experienced environmental consultant (Craig Cowper) on 11 September 2014 (Lot 2 DP786550) and 3 June 2015 (Lot 2 DP786550, Lot 1 DP786550, Lot A DP355615, Lot C & D DP386283). The purpose of the site walkover was to make observations of the site and adjacent site land uses (relevant to the assessment of land contamination).

A discussion and photographic record of observations made is presented in Sections 5.1 to 5.11.

The layout of the site (based on observations made during the walkover) is presented in Figure 2.

5.1 Site Features

The following site features were observed at the site:

5.1.1 Lot 2 DP786550

- A council chambers and attached multi storey council administration building in the eastern portion of the site (combination of brick, tile, metal and masonry construction materials). Vents in observed in the walls of the council chambers building suggest the structure was built on piers, rather than slab on ground;
- A sandstone paved area on the eastern side of the council chambers building;
- An under croft asphalt vehicle parking area beneath the western portion of the council administration building;
- An open air asphalt vehicle parking area (split into two portions) along the western boundary of the site;
- An electrical kiosk located on a concrete slab adjacent to the eastern side of the open air car park (no evidence of staining or odours were observed around the kiosk);
- Paved stairways, gardens and BBQ area along the northern boundary of the site;
- Paved stairways and gardens on the southern boundary of the site; and
- A plaque on the eastern side of the council chambers building indicating the building was opened in 1928.



Photo 5.1.1.1 – Paved area on eastern side of council chambers building



Photo 5.1.1.2 – Undercroft vehicle parking beneath council administration building, looking towards the north



Photo 5.1.1.3 – Undercroft vehicle parking beneath council administration building, looking towards the north



Photo 5.1.1.4 – Open air vehicle parking on western boundary (southern portion)



Photo 5.1.1.5 – Open air vehicle parking on western boundary (southern portion)



Photo 5.1.1.6 – Open air vehicle parking on western boundary (northern portion)



Photo 5.1.1.7 – Electrical kiosk located adjacent to south western corner of council administration building

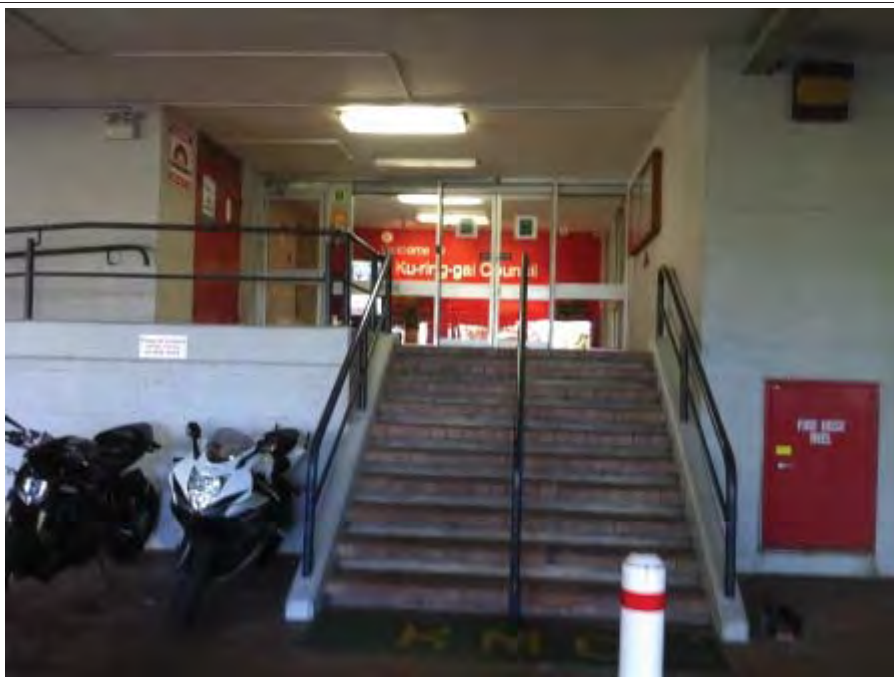


Photo 5.1.1.8 – Stairway from undercroft parking area into council administration building (looking towards the east)



Photo 5.1.1.9 – Paved stairs and gardens along northern boundary of the site, looking towards the east



Photo 5.1.1.10 – BBQ area and gardens on northern boundary of the site, looking towards the east

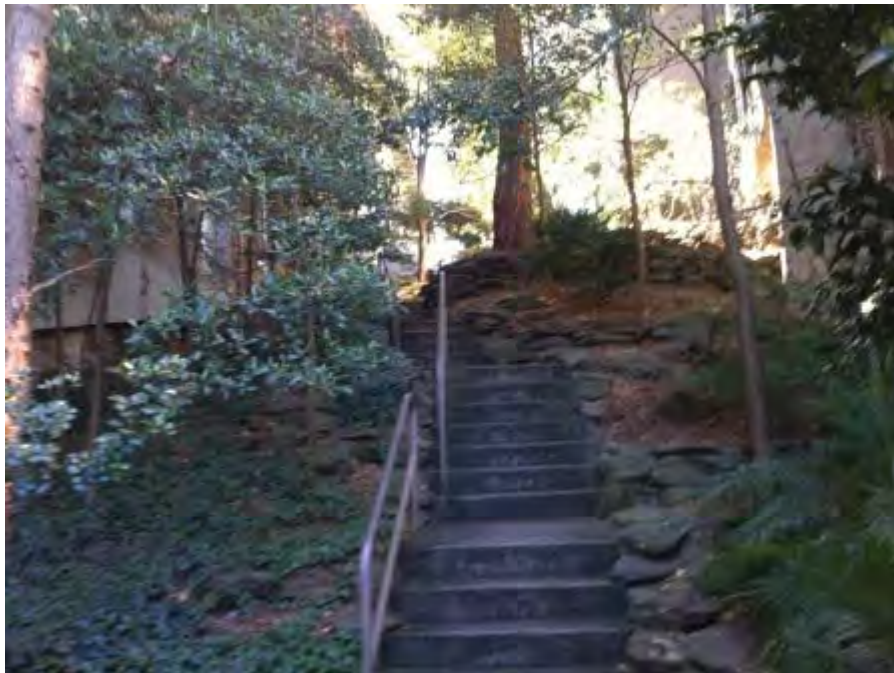


Photo 5.1.1.11 – Paved stairs and gardens on southern side of the site, looking towards the east



Photo 5.1.1.12 – Paved stairs and gardens on southern side of the site, looking towards the west



Photo 5.1.1.13 – Plaque on council chambers building with opening date.

5.1.2 Lot 1 DP786650

- A masonry multi-storey commercial building with 4 levels of basement car parking; and
- Minor landscaping around the building curtilage.

Based on the nature and extent of the basement car park, it is considered likely that construction of this building would have required excavation into natural materials across the building footprint, which is likely to have resulted in the removal the majority of filling material (if actually present) within the building footprint.



Photo 5.1.2.1 – View of eastern side of building



Photo 5.1.2.2 – View of eastern side of building



Photo 5.1.2.3 – View of northern side of building



Photo 5.1.2.4 – View of western side of building



Photo 5.1.2.5 – View of south eastern side of building



Photo 5.1.2.6 – View of entry/exit basement driveway on southern side of building



Photo 5.1.2.7 – View of south western side of building

5.1.3 Lot A DP355615

- A brick and tile split level low density residential dwelling; and
- Above ground swimming pool and landscaped gardens.



Photo 5.1.3.1 – Southern side of residential building



Photo 5.1.3.2 – Southern yard area of property



Photo 5.1.3.3 – View of western portion of northern yard area



Photo 5.1.3.4 – View of swimming pool in northern yard area



Photo 5.1.3.5 – Inside garage of residential building.

5.1.4 Lot C DP386283

- A low density residential dwelling;
- Garage and small work shed; and
- Landscaped yard areas.



Photo 5.1.4.1 – View of southern side of building



Photo 5.1.4.2 – View of southern yard area

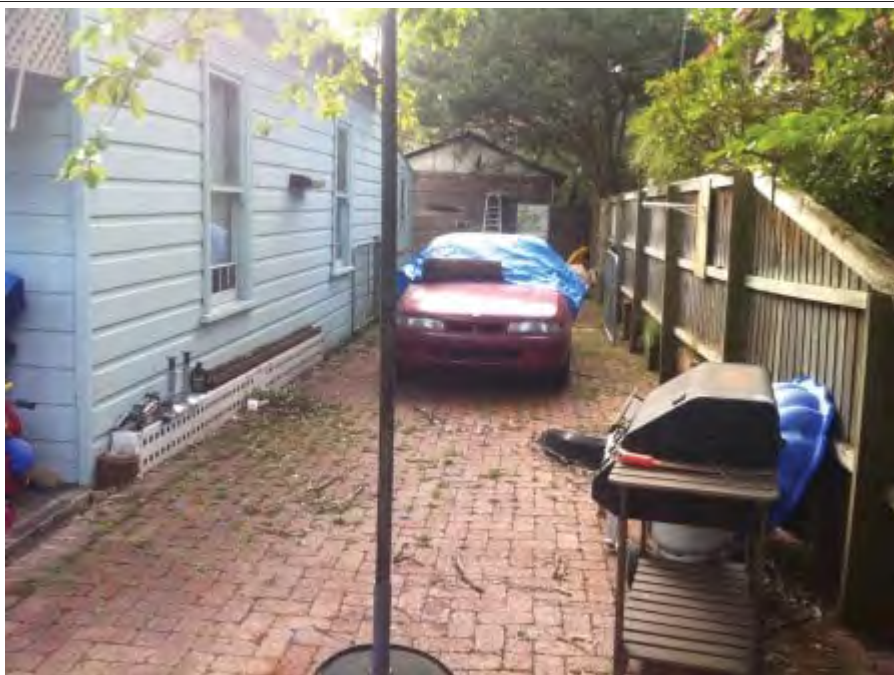


Photo 5.1.4.3 – View of driveway on eastern side of property



Photo 5.1.4.4 – View inside garage on property



Photo 5.1.4.5 – View of western portion of northern yard area



Photo 5.1.4.6 – View of eastern portion of northern yard area



Photo 5.1.4.7 – View inside garden shed area

5.1.5 Lot D DP386283

- A low density residential dwelling;
- Car garage (incorporating laundry); and
- Landscaped yard areas.



Photo 0.1 – Southern view of residential building



Photo 0.2 – View of north eastern side of residential dwelling



Photo 0.3 – View of northern yard area (looking south) and vehicle driveway



Photo 0.4 – Vehicle garage and shed



Photo 0.5 – Vehicle garage and shed

5.2 Site Drainage

Observations made during the site walkover indicate that site drainage is likely to include flows to kerbside guttering, municipal subsurface drainage, and infiltration into surface soils (where permeability permits).

The overall site appeared to slope towards the west, with some localised sloping towards the north.

5.3 Wastes

There was no visual evidence of wastes being dumped on the site. It is expected that wastes generated on the site are managed through municipal and/or contractor waste collection services.

5.4 Fill

There was no observed visual evidence to suggest the presence of extensive filling material on the site. Site contours were generally consistent with surrounding land. Observations made on the southern side of the council administration building indicated that the building slab may be founded on natural clay shales.

Based on site and surrounding surface contours, there is potential for filling to be present beneath the undercroft and open air car parking areas in Lot 2 DP786550 (for levelling purposes).

The potential for localised or minor filling elsewhere on the site cannot be precluded.



Photo 5.4.1 – Exposed natural clayey shale observed beneath the building slab on the southern side of the council administration building

5.5 Underground and Aboveground Storage Tanks

There was no visual evidence of underground storage tanks (e.g. fill points, dip points, breather lines) or above ground storage tanks observed during the site walkover.

5.6 Asbestos

There was no visual evidence of potential asbestos containing materials (ACM) observed on the surface of the site, with the exception of:

Fragments of fibrous cement sheeting observed on surface soils in the sub-floor space on the western side of the residential dwelling in Lot C in DP386283.



Photo 5.6.1 – Fragments of fibrous cement sheeting beneath residential dwelling in Lot C in DP386283.

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

5.7 Phytotoxicity

There was no visual evidence of phytotoxic impact (i.e. plant stress or dieback) observed on the site. Vegetation on adjoining properties also appeared healthy.

5.8 Odours and Staining

There was no olfactory evidence of odours detected on the site.

There was no visual evidence of surface staining observed on the site. Minor oil spotting (likely a result of car parking) was observed in the vehicle parking portion of Lot 2 in DP786550 the site. It is considered unlikely that this oil spotting would present a material risk of contamination to underlying soils.



Photo 5.8.1 – Example of oil spotting on the surface of the asphalt in the undercroft parking area

5.9 Incidents and Complaints

There was no anecdotal information provided to suggest any incidents had occurred at the site or complaints had been made about the site.

5.10 Anecdotal Evidence

There was no anecdotal evidence provided for the site.

5.11 Adjacent Land Uses

Land uses observed on the properties adjacent to the site are summarised in Table 2.

Table 2 Adjacent Land Uses

Adjacent boundary	Land Use
North	Commercial (office)
East	Pacific Highway and commercial (shops and small business)
West	Medium and high density residential
South	Commercial (car park and retail) and high density residential

Land use activities adjacent to the site did not suggest a significant potential for offsite land use activities to be affecting the site (in the context of contamination). On this basis, further assessment of potential off site sources of contamination is considered not warranted.

6 DATA QUALITY ASSESSMENT

The sources of data relied upon for this assessment included:

- NSW Environment Protection Authority
- NSW Land and Property Information Division
- NSW Natural Resources Atlas
- NSW Office of Environment and Heritage
- Nearmap
- Google Earth
- Ku-ring-gai Council
- Observations made in the in the field by SLR

Field observations reported were made by a suitably experienced SLR environmental consultant (Craig Cowper).

Observations made in the field were consistent with observations made of relevant data provided by third parties during the desktop review.

7 AREAS OF ENVIRONMENTAL CONCERN AND CONTAMINANTS OF POTENTIAL CONCERN

Based on the results of the desktop review and site walkover, SLR has identified a number of areas of environmental concern (AEC) and contaminants of potential concern (COPC) for the site. These AEC and COPC are presented in Table 3. The AEC are also presented graphically in Figure 3.

Table 3 Areas of Environmental Concern and Contaminants of Potential Concern

ID	AEC	Activity of Concern	Contaminants of Potential Concern
AEC01	Undercroft parking in Lot 2	Uncontrolled filling for park construction	Hydrocarbons, metals, pesticides, PCB and asbestos
AEC02	Open air vehicle parking in Lot 2	Uncontrolled filling for park construction	Hydrocarbons, metals, pesticides, PCB and asbestos
AEC03	Western portion of council administration building footprint in Lot 2	Demolition	Metals, asbestos
AEC04	Residential dwelling in Lot C	Fibrous cement fragments on surface soils	Asbestos
AEC05	Former residential dwelling in Lot 2	Demolition	Metals and asbestos

8 CONCLUSIONS AND RECOMMENDATIONS

Based on a review of the available desktop search data and observations made during the site walkover, SLR makes the following conclusions and recommendations:

- There is a low to moderate likelihood of unacceptable contamination to be present on the site, as a result of past and present land use activities;
- Further assessment would be required to assess the suitability of the site for future land uses. The further assessment would likely require intrusive soil sampling using a targeted sampling point approach to address the identified areas of environmental concern;
- Potential future land use options should be identified prior to undertaking further assessment works, to enable appropriate exposure scenarios to be considered; and
- Further contamination assessment work should be undertaken by a suitably experienced environmental consultant.

This report must be read in conjunction with the limitations set out in Section 10 of this report.

9 REFERENCES

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

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

10 LIMITATIONS

This report is for the exclusive use of Ku-ring-gai Council. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR Consulting.

This report has been prepared based on the scope of services (see below). SLR Consulting cannot be held responsible to the Client and/or others for any matters outside the agreed scope of services. Other parties should not rely upon this report and should make their own enquiries and obtain independent advice in relation to such matters.

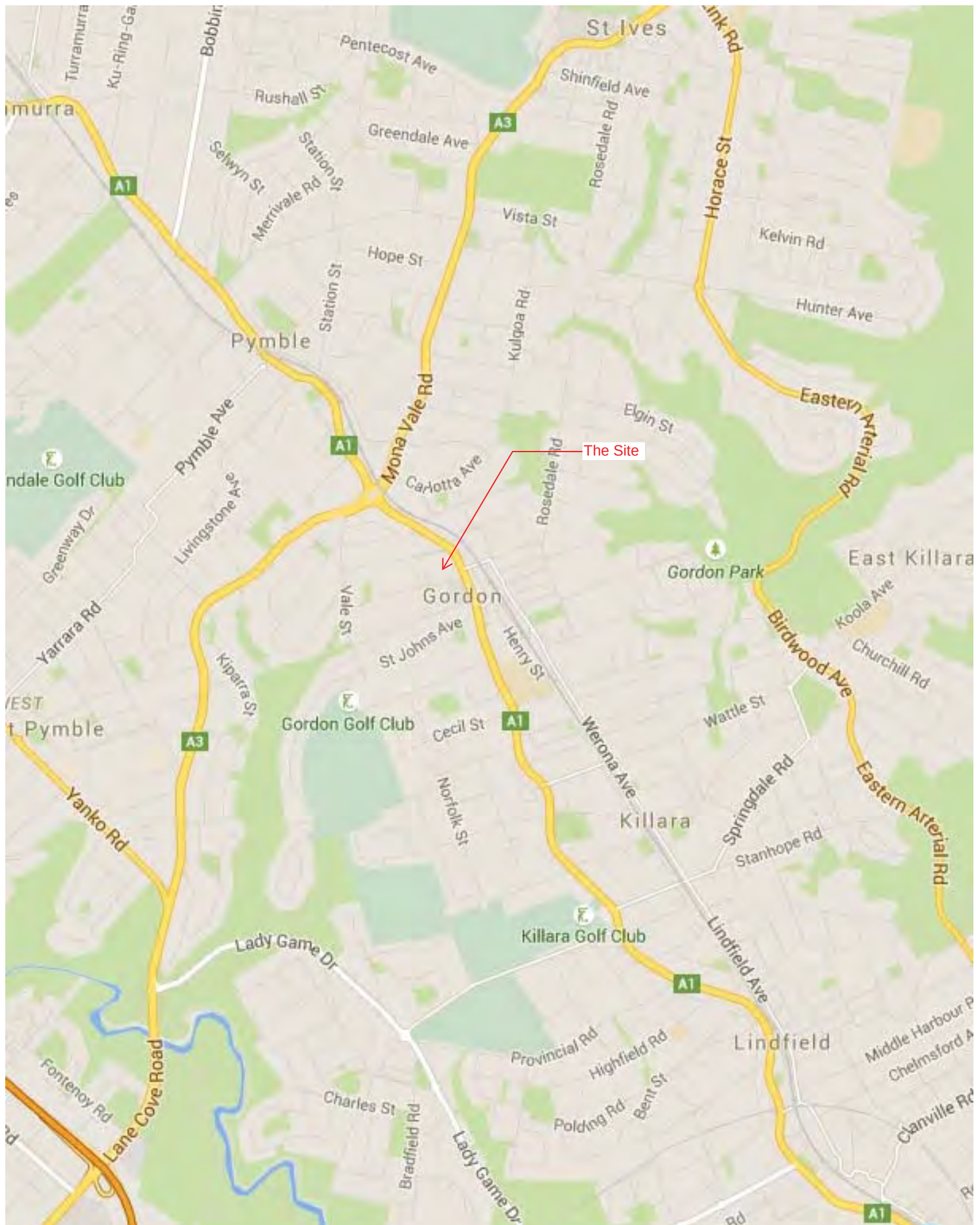
This report has been prepared by SLR Consulting with reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected (data, surveys, analyses, designs, plans and other information), which has been accepted in good faith as being accurate and valid.

It should be noted that many investigations are based upon an assessment of potentially contaminating processes which may have occurred historically on the site. This assessment is based upon historical records associated with the site. Such records may be inaccurate, absent or contradictory. In addition documents may exist which are not readily available for public viewing.

Except where it has been stated in this report, SLR Consulting has not verified the accuracy or completeness of the data relied upon. Statements, opinions, facts, information, conclusions and/or recommendations made in this report ("conclusions") are based in whole or part on the data obtained, those conclusions are contingent upon the accuracy and completeness of the data. SLR Consulting cannot be held liable should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to SLR Consulting leading to incorrect conclusions.

Should the report be reviewed for any reason, the report must be reviewed in its entirety and in conjunction with the associated Scope of Services. It should be understood that where a report has been developed for a specific purpose, for example a due diligence report for a property vendor, it may not be suitable for other purposes such as satisfying the needs of a purchaser or assessing contamination risks for classifying the site. The report should not be applied for any purpose other than that originally specified at the time the report was issued.

Report logs, figures, laboratory data, drawings, etc. are generated for this report by SLR consultants (unless otherwise stated) based on their individual interpretation of the site conditions at the time the site visit was undertaken. Although SLR consultants undergo training to achieve a standard of field reporting, individual interpretation still varies slightly. Information should not under any circumstances be redrawn for inclusion in other documents or separated from this report in any way.







Appendix A – Registered Groundwater Feature Search Record

Report Number 610.14210-R3

Page 1 of 1

818 Pacific Highway, Gordon

Map created with NSW Natural Resource Atlas - <http://www.nratlas.nsw.gov.au>
Tuesday, September 09, 2014



0

1 Km

Legend

Symbol	Layer	Custodian
	Cities and large towns	renderImage: Cannot build image from features
	Populated places	renderImage: Cannot build image from features
	Towns	
	Groundwater Bores	
	Catchment Management Authority boundaries	
	Major rivers	
	Topographic base map	



Copyright © 2014 New South Wales Government. Map has been compiled from various sources and may contain errors or omissions. No representation is made as to its accuracy or suitability.

Appendix B – Historical Title Ownership Search Record

Report Number 610.14210-R3

Page 1 of 1

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 818 Pacific Highway, Gordon

Description: - Lot 2 D.P. 786550

As regards the part labelled (1) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.12.1902 (1902 to 1942)	Albert Charles Beeston (Confectioner)	Vol 1438 Fol 137 Now Vol 4410 Fol 12
17.08.1942 (1942 to 1945)	Sybil May Marriott (Married Woman) (Transmission Application not investigated)	Vol 4410 Fol 12
07.02.1945 (1945 to 1983)	John Overton Martin (Engineer, then a member of the Australian Imperial Force now Engineer)	Vol 4410 Fol 12 Now Vol 5691 Fol 12
10.03.1983 (1983 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 5691 Fol 12 Now 2/786550

Denotes current registered proprietor

As regards the part labelled (2) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.12.1902 (1902 to 1930)	Albert Charles Beeston (Confectioner)	Vol 1438 Fol 137
02.04.1930 (1930 to 1944)	The Minister for Public Works for the State of New South Wales	Vol 1438 Fol 137 Now Vol 4407 Fol 90
13.06.1944 (1944 to 1950)	Keith Reginald McAlister (Electrical Engineer) Effie Florence McAlister (Married Woman)	Vol 4407 Fol 90
28.04.1950 (1950 to date)	# Council of the Municipality of Ku-Ring-Gai (Resumed for Council Chambers Extension)	Vol 4407 Fol 90 Now 2/786550

Denotes current registered proprietor

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

As regards the part labelled (3) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
25.05.1900 (1900 to 1928)	William James Douglas (Accountant) Ada Douglas (Spinster)	Vol 1316 Fol's 56 & 57
17.05.1928 (1928 to date)	# Council of the Shire of Ku-Ring-Gai # Now # Council of the Municipality of Ku-Ring-Gai	Vol 1316 Fol's 56 & 57 Now 2/786550

Denotes current registered proprietor

As regards the part labelled (4) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.07.1906 (1906 to 1927)	Grace Bowden Gasson (Married Woman)	Vol 1348 Fol 182 Now Vol 3001 Fol 64
27.07.1927 (1927 to date)	# Council of the Shire of Ku-Ring-Gai # Now # Council of the Municipality of Ku-Ring-Gai	Vol 3001 Fol 64 Now 2/786550

Denotes current registered proprietor

As regards the part labelled (5) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
23.09.1912 (1912 to 1917)	Sarah Isabella Hogg (Widow)	Vol 2295 Fol 42
02.04.1917 (1917 to 1921)	Sarah Isabella Hogg (Widow) James Ernest Green (No occupation noted)	Vol 2295 Fol 42
16.07.1921 (1921 to 1924)	Sarah Isabella Hogg (Widow)	Vol 2295 Fol 42
01.04.1924 (1924 to 1925)	Sarah Isabella Hogg (Widow) Francis Edward Rogers (Farmer)	Vol 2295 Fol 42
05.03.1925 (1925 to 1933)	Arthur Hill (Carpenter)	Vol 2295 Fol 42 Now Vol 3709 Fol 54
28.01.1933 (1933 to 1960)	Emily Selina Hill (Married Woman)	Vol 3709 Fol 54 Now Vol 4579 Fol 164
11.03.1960 (1960 to 1960)	Gowrie Pty Limited	Vol 4579 Fol 164
30.11.1960 (1960 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 4579 Fol 164 Now 2/786550

Denotes current registered proprietor

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

As regards the part labelled (6) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
23.09.1912 (1912 to 1917)	Sarah Isabella Hogg (Widow)	Vol 2295 Fol 42
02.04.1917 (1917 to 1921)	Sarah Isabella Hogg (Widow) James Ernest Green (No occupation noted)	Vol 2295 Fol 42
16.07.1921 (1921 to 1924)	Sarah Isabella Hogg (Widow)	Vol 2295 Fol 42
01.04.1924 (1924 to 1925)	Sarah Isabella Hogg (Widow) Francis Edward Rogers (Farmer)	Vol 2295 Fol 42
05.03.1925 (1925 to 1933)	Arthur Hill (Carpenter)	Vol 2295 Fol 42 Now Vol 3709 Fol 54
28.01.1933 (1933 to 1948)	Emily Selina Hill (Married Woman, now Widow)	Vol 3709 Fol 54 Now Vol 5640 Fol 22
15.12.1948 (1948 to 1958)	Dorothy Daisy Goode (Married Woman)	Vol 5640 Fol 22 Now Vol 6011 Fol 171
14.08.1958 (1958 to 1959)	Rupert Stephen Albert Good (? Goode), (Soldier) Eileen Isobel Good (? Goode), (Married Woman)	Vol 6011 Fol 171
11.05.1959 (1959 to 1959)	Paul Archer Constructions Pty Limited	Vol 6011 Fol 171
13.08.1959 (1959 to 1963)	Gowrie Pty Limited	Vol 6011 Fol 171
25.03.1963 (1963 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 6011 Fol 171 Now 2/786550

Denotes current registered proprietor

As regards the part labelled (7) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
23.09.1912 (1912 to 1917)	Sarah Isabella Hogg (Widow)	Vol 2295 Fol 42
02.04.1917 (1917 to 1921)	Sarah Isabella Hogg (Widow) James Ernest Green (No occupation noted)	Vol 2295 Fol 42
16.07.1921 (1921 to 1924)	Sarah Isabella Hogg (Widow)	Vol 2295 Fol 42
01.04.1924 (1924 to 1925)	Sarah Isabella Hogg (Widow) Francis Edward Rogers (Farmer)	Vol 2295 Fol 42
05.03.1925 (1925 to 1933)	Arthur Hill (Carpenter)	Vol 2295 Fol 42 Now Vol 3709 Fol 54
28.01.1933 (1933 to 1948)	Emily Selina Hill (Married Woman, now Widow)	Vol 3709 Fol 54 Now Vol 5640 Fol 22
15.12.1948 (1948 to 1959)	Dorothy Daisy Goode (Married Woman)	Vol 5640 Fol 22 Now Vol 6011 Fol 170

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

Search continued as regards the part labelled (7) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
11.05.1959 (1959 to 1959)	Paul Archer Constructions Pty Limited	Vol 6011 Fol 170
13.08.1959 (1959 to 1963)	Gowrie Pty Limited	Vol 6011 Fol 170
25.03.1963 (1963 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 6011 Fol 170 Now 2/786550

Denotes current registered proprietor

Easements as regards the whole: -

- 28.03.1961 Right of Way (H 709036) – extinguished 09.06.1963 (Affects area cross hatched on the attached cadastre twenty feet wide, parcel 5)
- 03.07.1991 Right of Way variable width, limited in height (D.P. 644889)

Leases as regards the whole: -

- 01.06.1992 to Sydney Electricity of Substation premises No. 5985, together with right of way and easement for electricity purposes (E 479038)

Yours Sincerely
Mark Groll
10 September 2014
(Ph: 0412 199 304)

Cadastral Records Enquiry Report

Ref : surv:scim-grollm

Requested Parcel : Lot 2 DP 786550

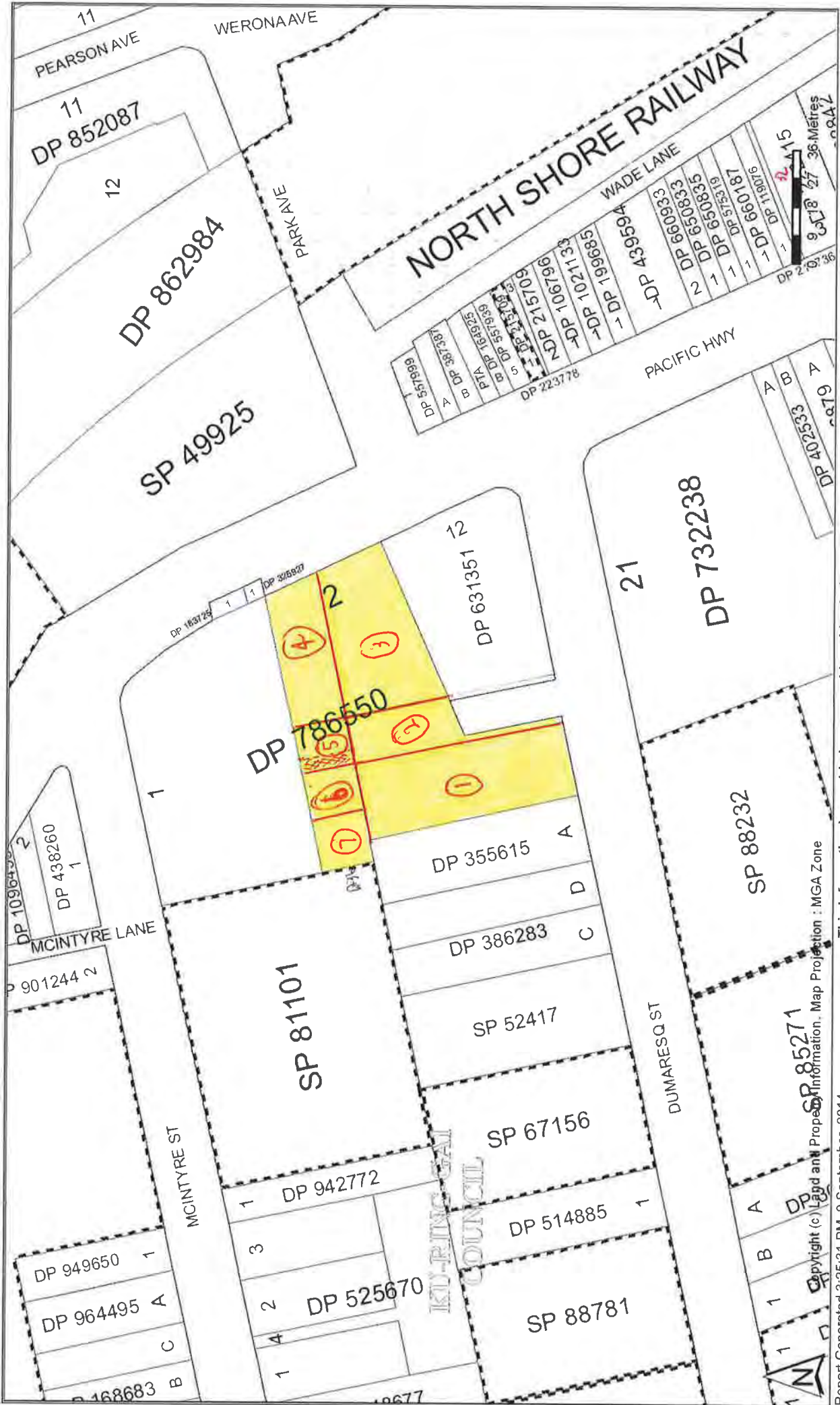
Identified Parcel : Lot 2 DP 786550

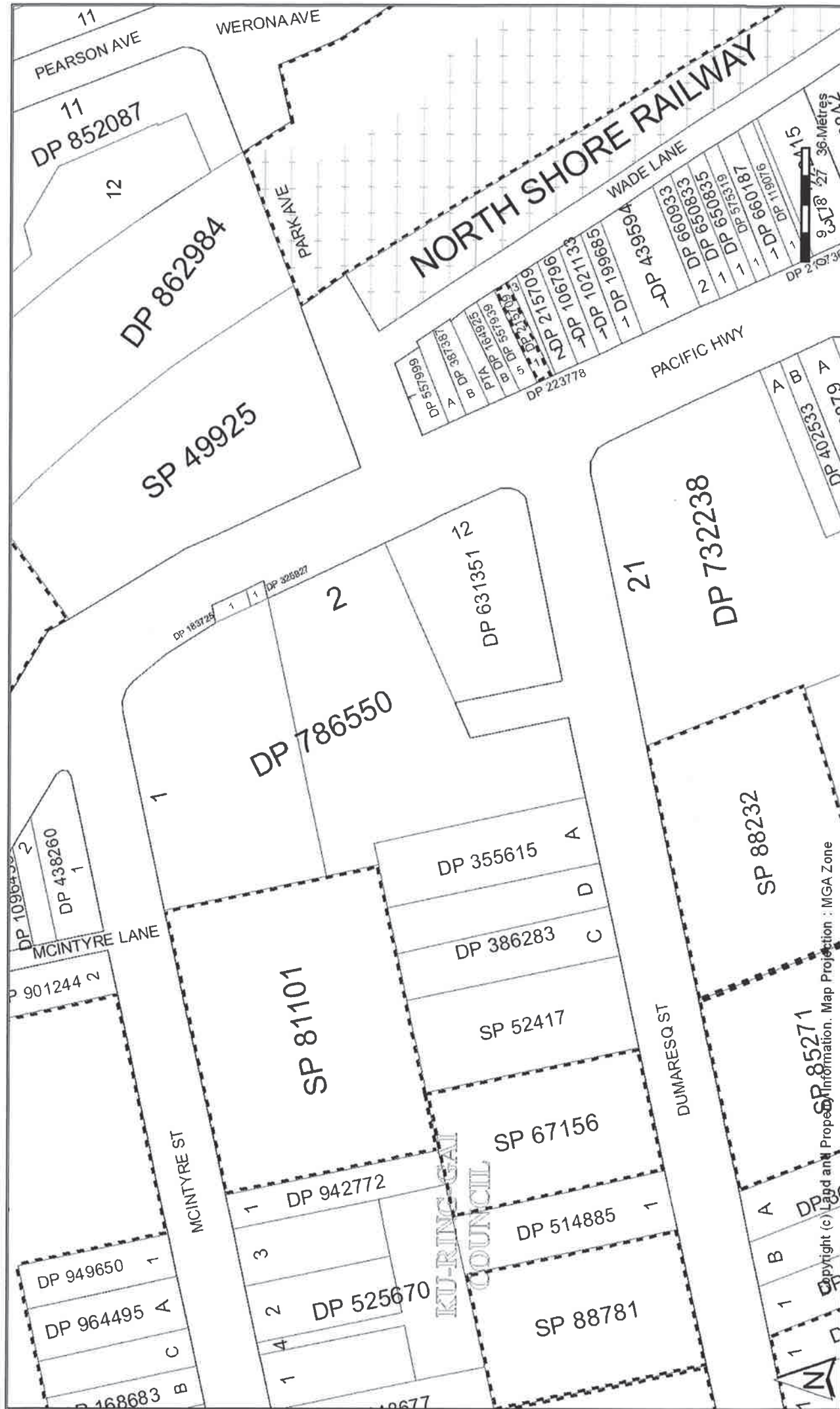
Locality : GORDON

LGA : KU-RING-GAI

Parish : GORDON

County : CUMBERLAND





SIGNATURE AND SEALS ONLY.

936

THE COMMON SEAL OF THE COUNCIL
OF THE MUNICIPALITY OF KU-RING-GAI
WAS HEREIN AFFIXED ON THE 14th
DAY OF FEBRUARY, 1988, PURSUANT
TO A RESOLUTION OF COUNCIL
PASSED ON THE 29th OF NOVEMBER,
1983

John Edgar
JOHN EDGAR
MAYOR

Tonn Clerk
TONN CLERK

Crown Lands Office Approval

Council Clerk's Certificate

Thereby satisfy that —

(a) the requirements of the Local Government Act, 1979 (other than the requirements of the Act in relation to the regulation of planning, and

(b) the requirements of section 246 of the Metropolitan Water, Sewerage and Drainage Act, 1924 in connection with the discharge of effluent into the sewerage system.

have been complied with by the applicant in relation to the proposed SUBDIVISION

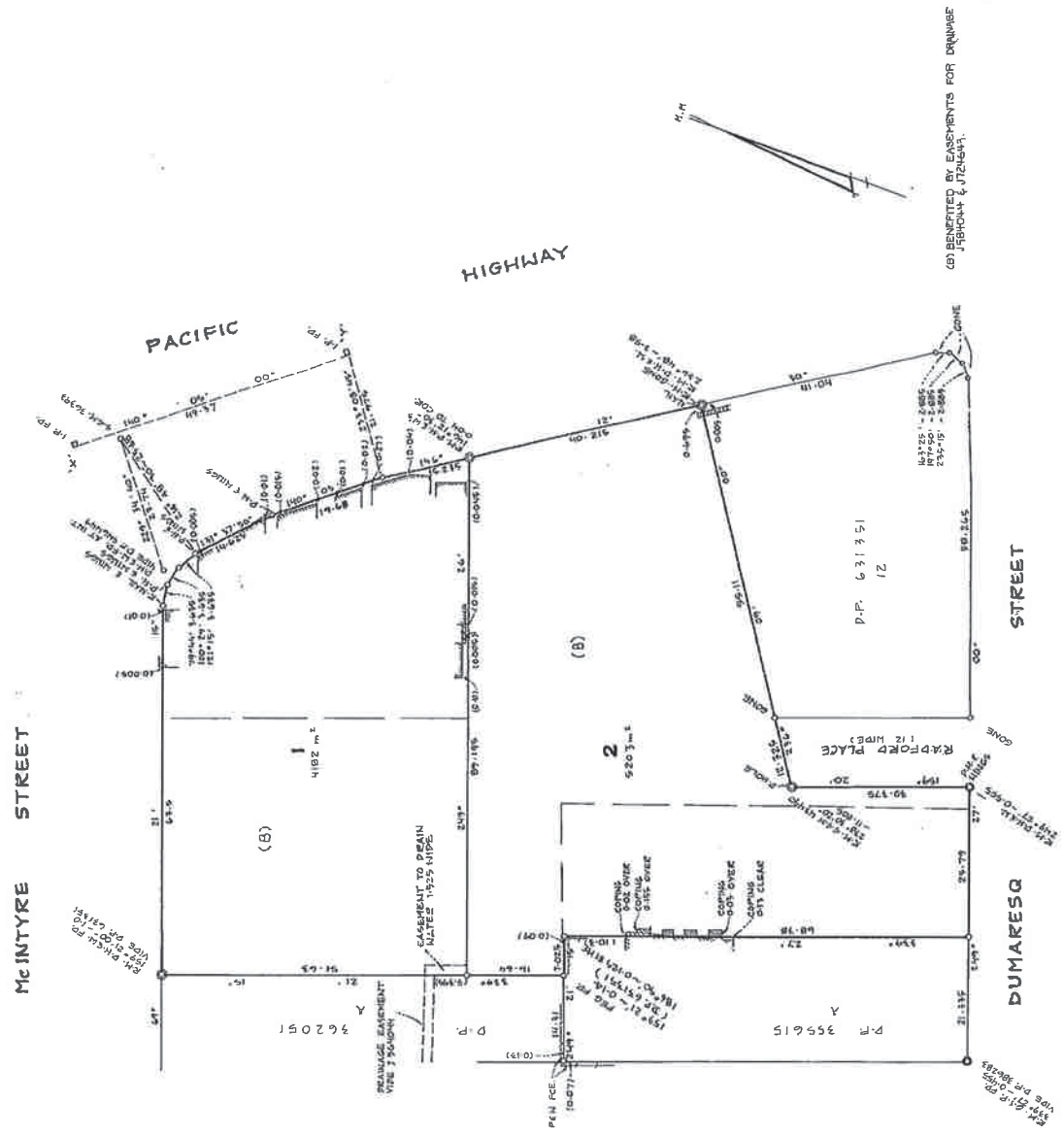
[illegible]

SURVEYOR'S REFERENCE: **L 2369**
MPD

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 30 June, 1999

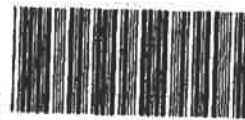
10	20	30	40	50	60	70	Table of mm	110	120	130	140
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amendments made by Supervisor 10/14/89

amendments made by Supervisor 10/14/89

amendments made by Supervisor 10/14/89



E
D
479038



LEASE

REAL PROPERTY ACT, 1900
(To be lodged in duplicate)

L	of	R
\$		/

DESCRIPTION
OF LAND

Note (a)

Torrens Title Reference	LAND of which LESSOR is registered proprietor If Part or Premises, See Note (a) (ii)	Location
Volume 5691 Folio 12 and Folio Identifier 11/631351 (now Folio Identifier 2/786550)	WHOLE PART being the premises shown on the plan hereto annexed marked "A" and thereon described as "Substation Premises No. 5985" hereinafter called the "demised premises" together with right of way and easement referred to in clauses 1 and 2 hereof.	AT GORDON

LESSOR

Note (b)

THE COUNCIL OF THE MUNICIPALITY OF KU-RING-GAI

(the abovenamed LESSOR) hereby leases to the LESSEE

LESSEE

Note (b)

SYDNEY ELECTRICITY of 570 George Street, Sydney

OFFICE USE ONLY

OVER

Note (c)

~~as joint tenants/tenants in common~~

PRIOR
ENCUMBRANCES

Note (d) and (h)
TERM
Note (e)

the ~~land~~ premises above described, subject to the following PRIOR ENCUMBRANCES

2. for a TERM of Fifty (50) years
commencing on 2 / 1 1991 and TERMINATING on 1 / 1 2041.

OFFICE USE ONLY

Purchase Renewal

Note (f)

Note (g)

~~with an OPTION TO PURCHASE and/or an OPTION OF RENEWAL as set forth in clause(s) of SCHEDULE TWO hereto,~~
together with and reserving the rights and liberties set forth in SCHEDULE ONE hereto).

at a rental of Ten cents (\$0.10) per annum payable at the expiration of the
said term (if demanded)

RENT

Note (i)

Note (h)

SUBJECT TO the covenants and provisions:

- (i) implied by sections 84 and 85 of the Conveyancing Act, 1919, as are not expressly negatived or modified herein;
(ii) set forth in the Memorandum filed in the Land Titles Office as Number W578000; and
(iii) set forth in SCHEDULE TWO hereto, which covenants and provisions shall be deemed to be incorporated herein.

TO BE COMPLETED
BY LODGING PARTY

Notes (j) and (k)

LODGED BY

BARTIER PERRY PURCELL
157 MACQUARIE ST.,
SYDNEY 221-3877
DY 102 1022

Ref:
Delivery Box Number

CR-SE-KuringGai

OFFICE USE ONLY

Checked
Passed
Signed
Extra Fee

REGISTERED -19

CT OTHER LOCATION OF DOCUMENTS

Herewith
In L.T.O. with
Produced by 67c

Secondary
Directions

Delivery
Directions

SCHEDULE ONE HEREINBEFORE REFERRED TO

The Lessee shall have the benefit of the following rights and liberties:

Notes (l) and (n)

1. The Lessee shall have full right and liberty for its officers servants workmen agents and contractors with or without tools materials plant and other apparatus and vehicles to pass and repass at all times of the day or night during the term hereby created over the land marked "Right of Way and Easement for Electricity Purposes (1.16 wide) (variable width) (3 wide) (var. width)" on the plan hereto annexed marked "A" (hereinafter referred to as "right of way") and during such times as the Lessee considers necessary to park vehicles upon the said right of way PROVIDED HOWEVER that access for the Lessor its agents tenants or licensees is not unnecessarily impeded.

~~The following rights and liberties are reserved unto the Lessor:-~~

Notes (l) and (n)

2. The Lessee shall have full right liberty and licence for its officers servants workmen agents and contractors during the term hereby created to construct lay down dismantle replace repair renew and maintain underground electricity cables through beneath or over the land marked "Right Way and Easement for Electricity Purposes (1.16 wide) (variable width) (3 wide) (var. width)" and "Easement for Electricity Purposes (3 wide)" and "Easement for Electricity Purposes (variable width)" on the plan hereto annexed marked "A" (hereinafter referred to as "easement") AND ALSO free and uninterrupted passage of electricity through the cables within the said easement.

SCHEDULE TWO HEREINBEFORE REFERRED TO

Notes (m) and (n)

MEMORANDUM W578000

Clause 7 - Deleted and replaced with the following:-

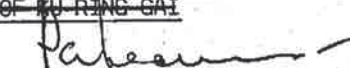
"Upon registration of the within lease the lessee shall meet all reasonable legal expenses incurred by the lessor in connection therewith including the costs of obtaining the consent of any mortgagee."

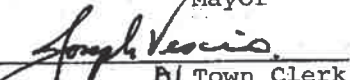
Clause 10 - The words "and any air ducting" are deleted.

Clause 11 - Deleted.

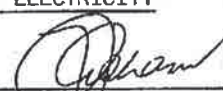
SEE ALSO ANNEXURE "B" HERETO

SIGNED FOR AND ON BEHALF OF
THE COUNCIL OF THE MUNICIPALITY
OF KU-RING-GAI


Mayor


A/ Town Clerk

SIGNED FOR AND ON BEHALF OF
SYDNEY ELECTRICITY




Witness

The Common Seal of the Municipality of Ku-ring-gai was hereto affixed this 2nd day of January 1992 pursuant to a resolution of Council passed on 17th day of December 1991.

MUN. OF KU-RING-GAI
LOCALITY: GORDON

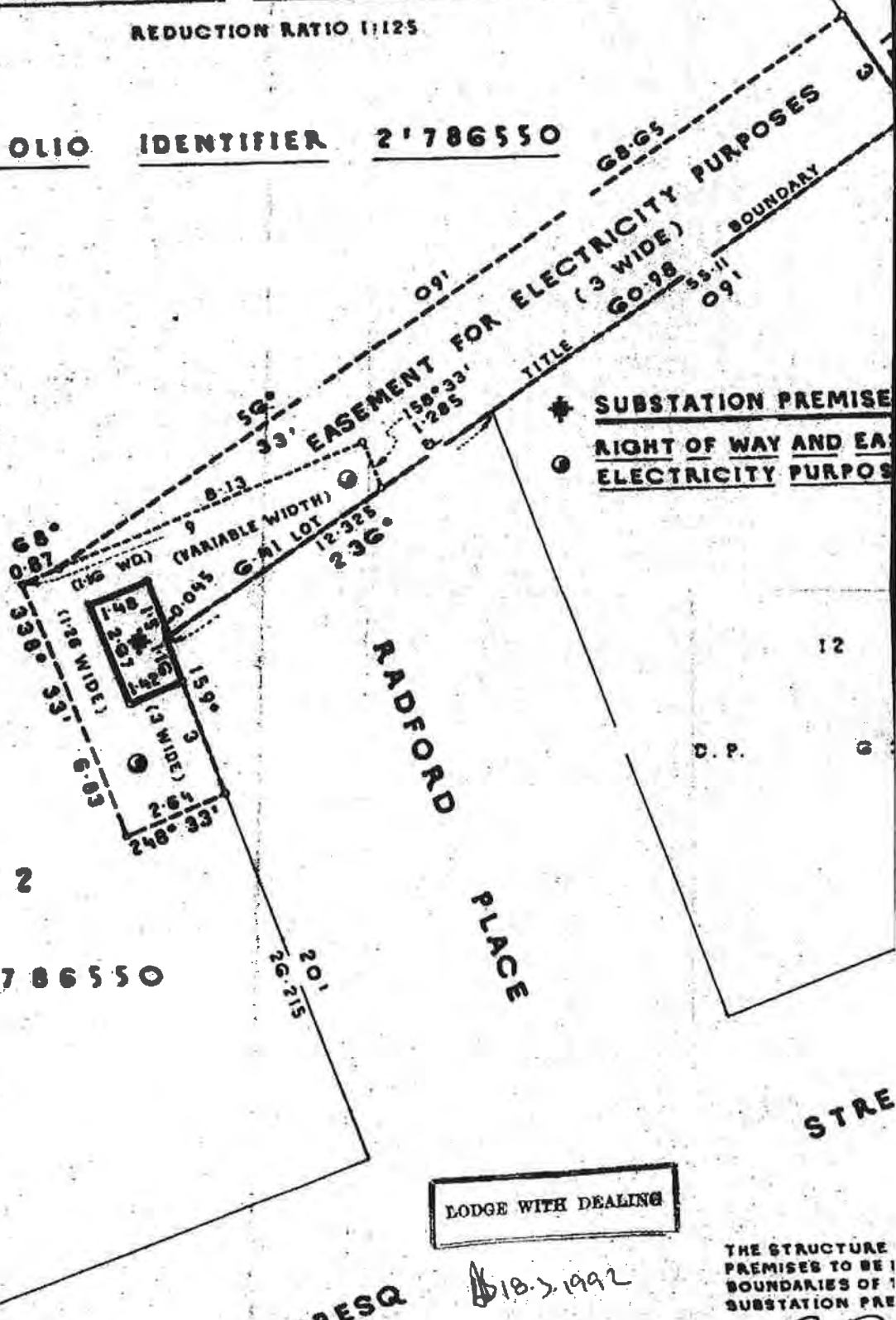
PLAN

**SHOWING SUBSTATION PREMISES N°5985, RIGHT OF WAY
AND EASEMENT FOR ELECTRICITY PURPOSES WITHIN
FOLIO IDENTIFIER 2'786550**

PARISH OF GORDON COUNTY OF CUMBERLAND.

REDUCTION RATIO 1:125

FOLIO IDENTIFIER 2'786550



THIS MARGIN IS TO REMAIN FREE OF NOTATION

D.P. 786550

14 TH FEB, 1989

EXEMPTABLE 5'G3'Q18-19,R17-71,R18-71,S19-17'5985' FILE 5039-36'K.R.S.

**SIGNATURES AND SEALS
OF PARTIES**

B

HIGHWAY
30m

**№ 5985
SEMENT FOR
ES**

MM

1 3 5 1

THIS IS THE PLAN MARKED 'A' REFERRED TO IN MEMORANDUM OF LEASE BETWEEN THE COUNCIL OF THE MUNICIPALITY OF

KU-RING-GAI AND SYDNEY ELECTRICITY

SIGNED FOR AND ON BEHALF OF
SYDNEY ELECTRICITY

[Signature]
[Signature]

SIGNED FOR AND ON BEHALF OF
THE COUNCIL OF THE MUNICIPALITY
OF KU-RING-GAI

[Signature]
[Signature]
Mayor
A Town Clerk

The Common Seal of the Municipality of
Ku-ring-gai was hereto affixed this 2nd
day of January 1992 pursuant to a resolution
of Council passed on 17th day of December 1991.

COMPRISING THE
LEASED FORMS THE
THE SITE SHOWN AS
MISSES HEREON.

[Signature]
TAN
SURVEYOR

S.9212'1

THIS IS THE ANNEXURE MARKED "B" REFERRED TO IN LEASE BETWEEN THE COUNCIL OF
THE MUNICIPALITY OF KU-RING-GAI AS LESSOR AND SYDNEY ELECTRICITY AS LESSEE

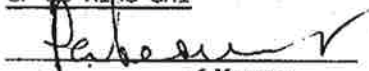
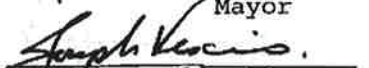
Clause 13 - The lessor will make no objection or claim for compensation from the lessee in respect of any damage to the kerbing, footpath and area adjacent to the substation which may be caused by the lessee's plant equipment and/or vehicles in the exercise of any of its rights under this lease.

Clause 14 - Notwithstanding anything hereinbefore contained should the Lessor in its absolute and uncontrolled discretion require the demised premises for the purpose of redevelopment or reconstruction (or both) of the land of which the demised premises form part then:-

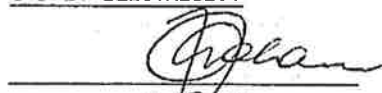
1. The Lessor may give to the Lessee not less than 12 months notice of the proposed redevelopment and/or reconstruction.
2. At the expiration of such period of notice (or otherwise as agreed between the Lessor and the Lessee) the Lessee shall thereafter within a reasonable period remove from the demised premises such of its fixtures, fittings and equipment as the Lessee thinks fit. Nothing in this clause shall oblige the Lessee to remove from the premises all or any part of its fixtures, fittings or equipment.
3. On the Lessee having removed such fixtures, fittings and equipment the Lessee shall notify the Lessor of such fact and shall notify the Lessor of its Costs of Relocation. The Lessor shall pay to the Lessee the Lessee's Costs of Relocation forthwith upon service of such notice.
4. On the Lessor paying to the Lessee the Lessee's Costs of Relocation the Lessee shall thereupon execute a surrender of the Lease without payment of further compensation.
5. The provision of services by the Lessee to the Lessor's land after any redevelopment and/or reconstruction thereon shall be governed by the provisions of the Local Government Act and the Ordinances thereunder and the Council's Service and Installation Rules.

For the purposes of this clause the Lessee's Costs of Relocation as referred to above shall be the Lessee's reasonable estimate of costs incurred by it arising from removal of its equipment from the demised premises prior to the expiration of the term of the Lease together with its reasonable costs in effecting such removal and relocation, such costs to be determined by the Lessee from time to time in accordance with its standard practices. A certificate signed by any General Manager, Assistant General Manager or Internal Auditor of the Lessee as to the Costs of Relocation shall be prima facie evidence of such costs.

SIGNED FOR AND ON BEHALF OF
~~THE COUNCIL OF THE MUNICIPALITY~~
~~OF KU-RING-GAI~~


Mayor

A Town Clerk

SIGNED FOR AND ON BEHALF OF
SYDNEY ELECTRICITY



Witness

The Common Seal of the Municipality of
Ku-ring-gai was hereto affixed this 2nd day
of January 1992 pursuant to a resolution of
Council passed on 17th day of December 1991.

Date 10/3/92

EXECUTION

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

Notes (o)

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

The Common Seal of the Municipality of Ku-ring-gai
was hereunto affixed this Second day of January 1992
pursuant to a Resolution of Council passed on 17th day
of December 1992.

Acting Town Clerk

Mayor

Signature of Lessor

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Name of Witness (BLOCK LETTERS)
818 PACIFIC HIGHWAY GOLDEN
(Check) Address and occupation of Witness

Note (o)

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

Signature of Wanees

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Lessee

SIGNED SEALED AND DELIVERED for and on
behalf of SYDNEY ELECTRICITY by
Brian Charles GRAHAM
its duly constituted Attorney pursuant
to Power of Attorney registered Book
3836 No. 276 in the presence of:-
3864 D86

Witness

Attorney

The following instructions relate to the side notes on the form.

- ## GENERALLY

FIRST SCHEDULE DIRECTIONS

AUSDOC Commercial & Law Stationers P/L 1989



CERTIFICATE OF TITLE



14432249

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

First Title : Old System

Prior Titles:

Vol. 4253 Fol. 218 Vol. 6011 Fol. 170
Vol. 4253 Fol. 219 Vol. 6011 Fol. 171
Vol. 4407 Fol. 90 Vol. 13005 Fol. 156
Vol. 4579 Fol. 164



Vol. 14432 Fol. 249

EDITION 28 4 1983

CANCELLED

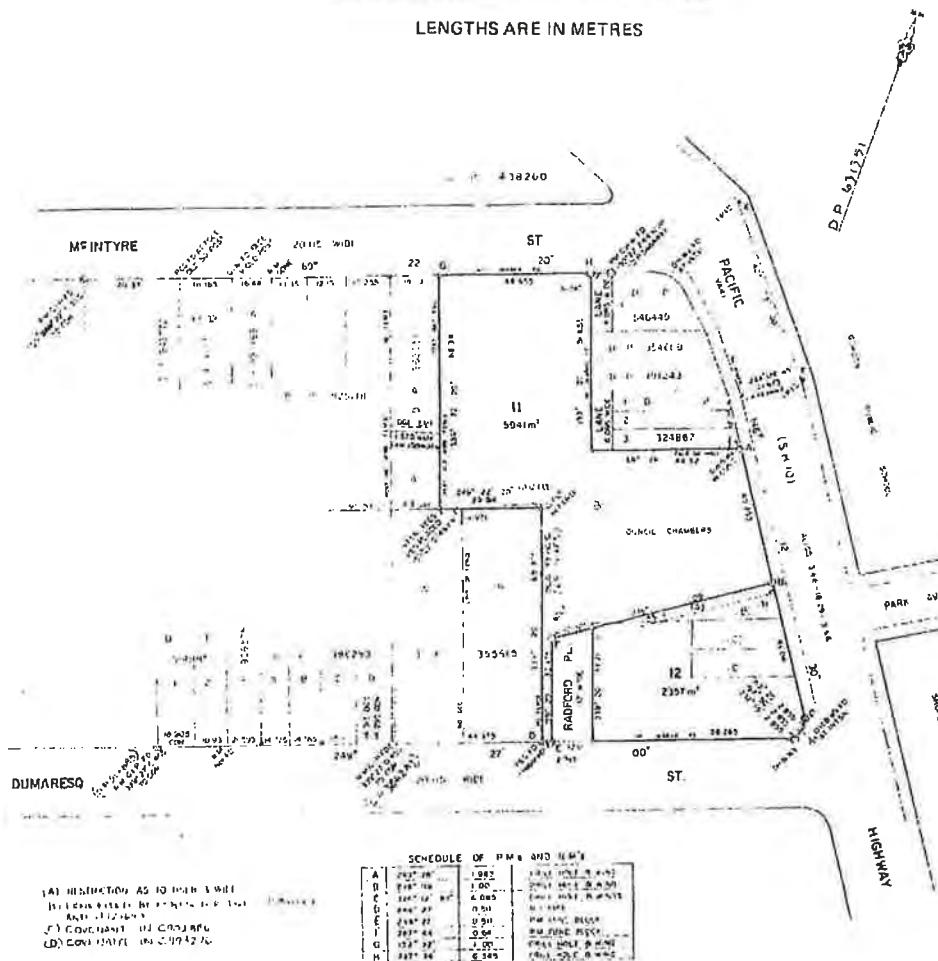
I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

SEE AUTO FOLIO
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



SCHEDULE OF PMS AND REMS			
A	B	C	D
1	1982	1.00	1.00
2	1982	1.00	1.00
3	1982	1.00	1.00
4	1982	1.00	1.00
5	1982	1.00	1.00
6	1982	1.00	1.00
7	1982	1.00	1.00
8	1982	1.00	1.00
9	1982	1.00	1.00
10	1982	1.00	1.00

LAND REFERRED TO

Lot 11 in Deposited Plan 631351 at Gordon in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland.

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF KU-RING-GAI.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant.
2. J584044 P Easement for drainage appurtenant to the part of the land above described shown so benefited affecting the land shown so burdened in Deposited Plan 631351.
3. J724643 P Easement for drainage appurtenant to the part of the land above described shown so benefited affecting the land shown so burdened in the plan annexed to J724643.

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

Registrar General

CANCELLED

SEE AUTO FOLIO

PARTICULARS

Registrar General CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS



Legal Liaison Services

LPI On-Line

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

9/9/2014 6:58AM

FOLIO: 11/631351

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

Prior Title(s): VOL 14432 FOL 249

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
26/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
29/6/1989	DP786550	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

mg

PRINTED ON 9/9/2014

*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.



Legal Liaison Services

LPI On-Line

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

9/9/2014 6:57AM

FOLIO: 2/786550

First Title(s): OLD SYSTEM

Prior Title(s): 11/631351 VOL 5691 FOL 12

Recorded	Number	Type of Instrument	C.T. Issue
29/6/1989	DP786550	DEPOSITED PLAN	FOLIO CREATED EDITION 1
3/7/1991	DP644889	DEPOSITED PLAN	EDITION 2
1/6/1992	E479038	LEASE	EDITION 3

*** END OF SEARCH ***

mg

PRINTED ON 9/9/2014

*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.



Legal Liaison Services 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.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/786550

SEARCH DATE	TIME	EDITION NO	DATE
9/9/2014	7:06 AM	3	1/6/1992

LAND

LOT 2 IN DEPOSITED PLAN 786550
AT GORDON
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP786550

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF KU-RING-GAI

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 J584044 EASEMENT FOR DRAINAGE APPURTENANT TO THE PART OF THE LAND SHOWN SO BENEFITED IN THE TITLE DIAGRAM AFFECTING THE LAND SHOWN SO BURDENED IN DP631351
- 3 J724643 EASEMENT FOR DRAINAGE APPURTENANT TO THE PART OF THE LAND SHOWN SO BENEFITTED IN THE TITLE DIAGRAM AFFECTING THE LAND SHOWN SO BURDENED IN THE PLAN ANNEXED TO J724643
- 4 EASEMENT(S) APPURTENANT TO THE LAND ABOVE DESCRIBED CREATED BY: DP786550 EASEMENT TO DRAIN WATER 1.525 WIDE
- 5 DP644889 RIGHT OF WAY VARIABLE WIDTH LIMITED IN HEIGHT AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP644889
- 6 E479038 LEASE TO SYDNEY ELECTRICITY OF SUBSTATION PREMISES NO 5985 AS SHOWN IN PLAN WITH E479038 TOGETHER WITH RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES EXPIRES 1/1/2041

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 9/9/2014

Legal Liaison Searching Services

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Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 828 Pacific Highway, Gordon

Description: - Lot 1 D.P. 786550

As regards the part labelled (1) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.07.1906 (1906 to 1927)	Grace Bowden Gasson (Married Woman)	Vol 1348 Fol 182 Now Vol 3001 Fol 64
18.07.1927 (1927 to 1929)	Eliza Pearson (Widow) Lily Louise Pearson (Spinster)	Vol 3001 Fol 64 Now Vol 4037 Fol 102
25.10.1929 (1929 to 1958)	Arthur Stanley Colwell (Licensed Surveyor)	Vol 4037 Fol 102 Now Vol 4412 Fol 135
26.05.1958 (1958 to 1977)	Bernard Arthur Colwell (Real Estate Agent) Raymond Frederick James Colwell (Real Estate Agent)	Vol 4412 Fol 135 Now Vol 7542 Fol's 118 & 119
30.05.1977 (1977 to 1978)	Raymond Frederick James Colwell (Real Estate Agent)	Vol 7542 Fol's 118 & 119 Now Vol 13370 Fol 192
15.11.1978 (1978 to 1979)	Margaret Eileen Lander (Married Woman) John Raymond Colwell (Real Estate Salesman) (Transmission Application not investigated)	Vol 13370 Fol 192
05.02.1979 (1979 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 13370 Fol 192 Now 1/786550

Denotes current registered proprietor

Easements: -

- 21.10.1929 Right of Way 1'6" wide (along northern boundary) – released (Y 319199)

As regards the part labelled (2) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.07.1906 (1906 to 1927)	Grace Bowden Gasson (Married Woman)	Vol 1348 Fol 182 Now Vol 3001 Fol 64
18.07.1927 (1927 to 1929)	Eliza Pearson (Widow) Lily Louise Pearson (Spinster)	Vol 3001 Fol 64 Now Vol 4037 Fol 102
25.10.1929 (1929 to 1929)	Arthur Stanley Colwell (Licensed Surveyor)	Vol 4037 Fol 102

Legal Liaison Searching Services

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Sydney 2000
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DX 1019 Sydney

Search continued as regards the part labelled (2) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
07.10.1929 (1929 to 1939)	Exeter Limited Now Exeter Pty Limited	Vol 4037 Fol 102 Now Vol 4467 Fol 1

As regards the part labelled (3) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.07.1906 (1906 to 1919)	Grace Bowden Gasson (Married Woman)	Vol 1348 Fol 182
26.10.1919 (1919 to 1929)	Lily Louise Pearson (Spinster)	Vol 1348 Fol 182 Now Vol 3001 Fol 61
21.10.1929 (1929 to 1939)	Exeter Limited Now Exeter Pty Limited	Vol 3001 Fol 61 Now Vol 4467 Fol 1

Search continued as regards the parts labelled (2) and (3) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
08.05.1939 (1939 to 1976)	Arthur Stanley Colwell (Estate Agent)	Vol 4467 Fol 1
09.03.1976 (1976 to 1976)	Pearl Harriet Colwell (Widow) Alfred Cresswell Parker (Accountant) (Section 93 Application not investigated)	Vol 4467 Fol 1
23.06.1976 (1976 to 1978)	Raymond Frederick James Colwell (Estate Agent)	Vol 4467 Fol 1 Now Vol 13076 Fol 250
15.11.1978 (1978 to 1979)	Margaret Eileen Lander (Married Woman) John Raymond Colwell (Real Estate Salesman) (Transmission Application not investigated)	Vol 13076 Fol 250
05.02.1979 (1979 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 13076 Fol 250 Now 1/786550

Denotes current registered proprietor

Leases: -

- 09.04.1965 to Edward John Dowding (Retired School Master), of Lock up shop and basement) – expired 09.03.1976

Easements: -

- 21.10.1929 Right of Way 1'6" wide (along northern boundary) – released (Y 319199)
- 24.09.1976 Cross Easements for Support (P845617 & P 845618) – released (Y 319200 & Y 319201)

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As regards the part labelled (4) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.07.1906 (1906 to 1919)	Grace Bowden Gasson (Married Woman)	Vol 1348 Fol 182
26.10.1919 (1919 to 1929)	Lily Louise Pearson (Spinster)	Vol 1348 Fol 182 Now Vol 3001 Fol 61
21.10.1929 (1929 to 1939)	Exeter Limited Now Exeter Pty Limited	Vol 3001 Fol 61 Now Vol 4467 Fol 1
08.05.1939 (1939 to 1976)	Arthur Stanley Colwell (Estate Agent)	Vol 4467 Fol 1
9.03.1976 (1976 to 1976)	Pearl Harriet Colwell (Widow) Alfred Cresswell Parker (Accountant) (Section 93 Application not investigated)	Vol 4467 Fol 1
23.06.1976 (1976 to 1985)	Bernard Arthur Colwell (Estate Agent)	Vol 4467 Fol 1 Now Vol 13076 Fol 249
05.12.1985 (1985 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 13076 Fol 249 Now 1/786550

Denotes current registered proprietor

Leases: -

- 09.04.1965 to Edward John Dowding (Retired School Master), of Lock up shop and basement) – expired 09.03.1976

Easements: -

- 24.09.1976 Cross Easements for Support (P845617 & P 845618) – released (Y 319200 & Y 319201)

As regards the part labelled (5) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.12.1916 (1916 to 1939)	Eliza Pearson (Widow)	Vol 2720 Fol 185
22.02.1939 (1939 to 1940)	Commissioner for Main Roads	Vol 2720 Fol 185
05.12.1940 (1940 to 1958)	Arthur Stanley Colwell (Estate Agent)	Vol 2720 Fol 185 Now Vol 5201 Fol 141
31.12.1958 (1958 to 1967)	George William Hollings (Medical Practitioner) Helen Hope Hollings (Married Woman)	Vol 5201 Fol 141
01.02.1967 (1967 to 1970)	Helen Hope Hollings (Widow)	Vol 5201 Fol 141
22.02.1970 (1970 to 1973)	Anthony Arthur Rushmere Baldwin (Solicitor) James William White (Company Director)	Vol 5201 Fol 141
19.12.1973 (1973 to 1974)	Millom Pastoral Company Pty Limited	Vol 5201 Fol 141

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Search continued as regards the part labelled (5) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
20.06.1974 (1974 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 5201 Fol 141 Now 1/786550

Denotes current registered proprietor

Leases: -

- 11.11.1935 to Stanley Owen (Store Keeper) – expired 24.02.1939

As regards the part labelled (6) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
28.11.1916 (1916 to 1940)	Emily Caroline Hardyman (Spinster) Now Emily Caroline Neale (Married Woman)	Vol 2718 Fol 19 Now Vol 5030 Fol 174
09.08.1940 (1940 to 1958)	William Hanson Hagley (Store Keeper)	Vol 5030 Fol 174
04.06.1958 (1958 to 1962)	Norman Henry Vickery (Manufacturers Agent)	Vol 5030 Fol 174
24.12.1962 (1962 to 1970)	Maurice Bernard Benson (Business Proprietor) Fay Benson (Married Woman)	Vol 5030 Fol 174
1302.1970 (1970 to 1977)	G.H. Lee Pty Limited	Vol 5030 Fol 174 Now Vol 13165 Fol 109
28.07.1977 (1977 to 1983)	P. & G. Lee Nominees Pty Limited	Vol 13165 Fol 109
02.03.1983 (1983 to 1987)	Florence May-Ling Chia	Vol 13165 Fol 109
06.01.1987 (1987 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 13165 Fol 109 Now 1/786550

Denotes current registered proprietor

Leases: -

- 06.04.1970 to James William White (Company Director) & Anthony Arthur Rushmere Baldwin (Solicitor), of Basement premises – expired 10.02.1975
- 14.06.1974 to Lorraine Bartlett (Interior Designer), of the Front Ground Floor – expired 02.03.1983
- 31.10.1983 to Oberon Enterprises Pty Limited, of the Front Ground Floor – expires 20.02.1986, also option to renew
 - 03.10.1984 Sub Lease to Isidra Pty Limited, of Ground Floor premises behind the shops – expires 18.02.1986, also option to renew 2 years 8 months

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As regards the part labelled (7) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
11.11.1911 (1911 to 1923)	Edwin Matthew Homan (Saddler)	Vol 2182 Fol 21
17.07.1923 (1923 to 1923)	Frederick Milne Homan (Builder) Charles Stephen Homan (Departmental Manager) (Transmission Application not investigated)	Vol 2182 Fol 21
14.08.1923 (1923 to 1939)	Herbert James Kerhaw ((Builder)	Vol 2182 Fol 21
10.08.1939 (1939 to 1960)	William Nassau Harrison (Store Keeper)	Vol 2182 Fol 21 Now Vol 7379 Fol 112
27.05.1960 (1960 to 1961)	Clifford William Richards (Salesman)	Vol 7379 Fol 112
13.07.1961 (1961 to 1989)	Pearl Wong Pty Limited	Vol 7379 Fol 112 Now 1/546449
24.01.1989 (1989 to date)	# Council of the Municipality of Ku-Ring-Gai	1/546449 Now 1/786550

Denotes current registered proprietor

Leases: -

During the course of our investigation numerous leases were found that have since expired due to effluxion of time or have been surrendered. These leases have not been investigated

As regards the part labelled (8) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
11.11.1911 (1911 to 1923)	Edwin Matthew Homan (Saddler)	Vol 2182 Fol 21
17.07.1923 (1923 to 1923)	Frederick Milne Homan (Builder) Charles Stephen Homan (Departmental Manager) (Transmission Application not investigated)	Vol 2182 Fol 21
14.08.1923 (1923 to 1939)	Herbert James Kerhaw ((Builder)	Vol 2182 Fol 21
10.08.1939 (1939 to 1960)	William Nassau Harrison (Store Keeper)	Vol 2182 Fol 21 Now Vol 7379 Fol 112
27.05.1960 (1960 to 1961)	Clifford William Richards (Salesman)	Vol 7379 Fol 112
13.07.1961 (1961 to 1971)	Pearl Wong Pty Limited	Vol 7379 Fol 112
11.01.1971	Lane 20 feet wide, dedicated to the public upon the registration of D.P. 546449 Council Public Road vide Local Government Act of 1919	Vol 7379 Fol 112
23.10.1987	Road Closed	Vol 7379 Fol 112 Now 1/723660

Legal Liaison Searching Services

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Search continued as regards the part labelled (8) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
23.10.1987 (1987 to date)	# Council of the Municipality of Ku-Ring-Gai	1/723660 Now 1/786550

Denotes current registered proprietor

Leases: -

During the course of our investigation numerous leases were found that have since expired due to effluxion of time or have been surrendered. These leases have not been investigated

As regards the part labelled (9) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.07.1906 (1906 to 1927)	Grace Bowden Gasson (Married Woman)	Vol 1348 Fol 182 Now Vol 3001 Fol 64
18.07.1927 (1927 to 1929)	Eliza Pearson (Widow) Lily Louise Pearson (Spinster)	Vol 3001 Fol 64 Now Vol 4037 Fol 102
25.10.1929 (1929 to 1929)	Arthur Stanley Colwell (Licensed Surveyor)	Vol 4037 Fol 102
Circa 1929	Lane 20 feet wide, dedicated to the public upon the approval of D.P. 324867 Council Public Road vide Local Government Act of 1919	Vol 4037 Fol 102
23.10.1987	Road Closed	Vol 4037 Fol 102 Now 2/723660
23.10.1987 (1987 to date)	# Council of the Municipality of Ku-Ring-Gai	2/723660 Now 1/786550

Denotes current registered proprietor

As regards the part labelled (10) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.07.1906 (1906 to 1919)	Grace Bowden Gasson (Married Woman)	Vol 1348 Fol 182
26.10.1919 (1919 to 1929)	Lily Louise Pearson (Spinster)	Vol 1348 Fol 182 Now Vol 3001 Fol 61
21.10.1929 (1929 to 1929)	Exeter Limited	Vol 3001 Fol 61
Circa 1929	Lane 20 feet wide, dedicated to the public upon the approval of D.P. 324867 Council Public Road vide Local Government Act of 1919	Vol 3001 Fol 61

Legal Liaison Searching Services

ABN: 52832569710
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Fax: 02 9221 2827

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Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

Search continued as regards the part labelled (10) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
23.10.1987	Road Closed	Vol 3001 Fol 61 Now 2/723660
23.10.1987 (1987 to date)	# Council of the Municipality of Ku-Ring-Gai	2/723660 Now 1/786550

Denotes current registered proprietor

As regards the part labelled (11) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
23.09.1912 (1912 to 1917)	Sarah Isabella Hogg (Widow)	Vol 2295 Fol 42
02.04.1917 (1917 to 1921)	Sarah Isabella Hogg (Widow) James Ernest Green (No occupation noted)	Vol 2295 Fol 42
16.07.1921 (1921 to 1924)	Sarah Isabella Hogg (Widow)	Vol 2295 Fol 42
01.04.1924 (1924 to 1925)	Sarah Isabella Hogg (Widow) Francis Edward Rogers (Farmer)	Vol 2295 Fol 42
05.03.1925 (1925 to 1933)	Arthur Hill (Carpenter)	Vol 2295 Fol 42 Now Vol 3709 Fol 54
28.01.1933 (1933 to 1960)	Emily Selina Hill (Married Woman)	Vol 3709 Fol 54 Now Vol 4579 Fol 164
11.03.1960 (1960 to 1960)	Gowrie Pty Limited	Vol 4579 Fol 164
30.11.1960 (1960 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 4579 Fol 164 Now 1/786550

Denotes current registered proprietor

Easements: -

- 28.03.1961 Right of Way (H 709036) – extinguished 09.06.1963 (Affects area marked Right of Way on the attached cadastre twenty feet wide)

Legal Liaison Searching Services

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Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

As regards the part labelled (12) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
23.09.1912 (1912 to 1917)	Sarah Isabella Hogg (Widow)	Vol 2295 Fol 42
02.04.1917 (1917 to 1921)	Sarah Isabella Hogg (Widow) James Ernest Green (No occupation noted)	Vol 2295 Fol 42
16.07.1921 (1921 to 1924)	Sarah Isabella Hogg (Widow)	Vol 2295 Fol 42
01.04.1924 (1924 to 1925)	Sarah Isabella Hogg (Widow) Francis Edward Rogers (Farmer)	Vol 2295 Fol 42
05.03.1925 (1925 to 1933)	Arthur Hill (Carpenter)	Vol 2295 Fol 42 Now Vol 3709 Fol 54
28.01.1933 (1933 to 1948)	Emily Selina Hill (Married Woman, now Widow)	Vol 3709 Fol 54 Now Vol 5640 Fol 22
15.12.1948 (1948 to 1958)	Dorothy Daisy Goode (Married Woman)	Vol 5640 Fol 22 Now Vol 6011 Fol 171
14.08.1958 (1958 to 1959)	Rupert Stephen Albert Good (? Goode), (Soldier) Eileen Isobel Good (? Goode), (Married Woman)	Vol 6011 Fol 171
11.05.1959 (1959 to 1959)	Paul Archer Constructions Pty Limited	Vol 6011 Fol 171
13.08.1959 (1959 to 1963)	Gowrie Pty Limited	Vol 6011 Fol 171
25.03.1963 (1963 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 6011 Fol 171 Now 1/786550

Denotes current registered proprietor

As regards the part labelled (13) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
23.09.1912 (1912 to 1917)	Sarah Isabella Hogg (Widow)	Vol 2295 Fol 42
02.04.1917 (1917 to 1921)	Sarah Isabella Hogg (Widow) James Ernest Green (No occupation noted)	Vol 2295 Fol 42
16.07.1921 (1921 to 1924)	Sarah Isabella Hogg (Widow)	Vol 2295 Fol 42
01.04.1924 (1924 to 1925)	Sarah Isabella Hogg (Widow) Francis Edward Rogers (Farmer)	Vol 2295 Fol 42
05.03.1925 (1925 to 1933)	Arthur Hill (Carpenter)	Vol 2295 Fol 42 Now Vol 3709 Fol 54
28.01.1933 (1933 to 1948)	Emily Selina Hill (Married Woman, now Widow)	Vol 3709 Fol 54 Now Vol 5640 Fol 22
15.12.1948 (1948 to 1959)	Dorothy Daisy Goode (Married Woman)	Vol 5640 Fol 22 Now Vol 6011 Fol 170

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DX 1019 Sydney

Search continued as regards the part labelled (13) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
11.05.1959 (1959 to 1959)	Paul Archer Constructions Pty Limited	Vol 6011 Fol 170
13.08.1959 (1959 to 1963)	Gowrie Pty Limited	Vol 6011 Fol 170
25.03.1963 (1963 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 6011 Fol 170 Now 1/786550

Denotes current registered proprietor

Leases continued as regards the whole: -

- 11.03.1993 to Ausgrid, of Substation No. 7031, together with a Right of Way – expires 31.07.2042 (I 170273 & AJ 71566)
- Numerous leases and sub leases were found since the issue of the title for Lot 1 D.P. 786550, 29.06.1989 to date, that have since expired due to effluxion of time or have been surrendered. These have not been investigated

Current leases are shown on the current title for 1/786550

Easements continued as regards the whole: -

- 29.06.1989 Easement to Drain Water 1.525 wide (D.P. 786550)

Mark Groll
27 May 2015
(Ph: 0412 199 304)

Cadastral Records Enquiry Report

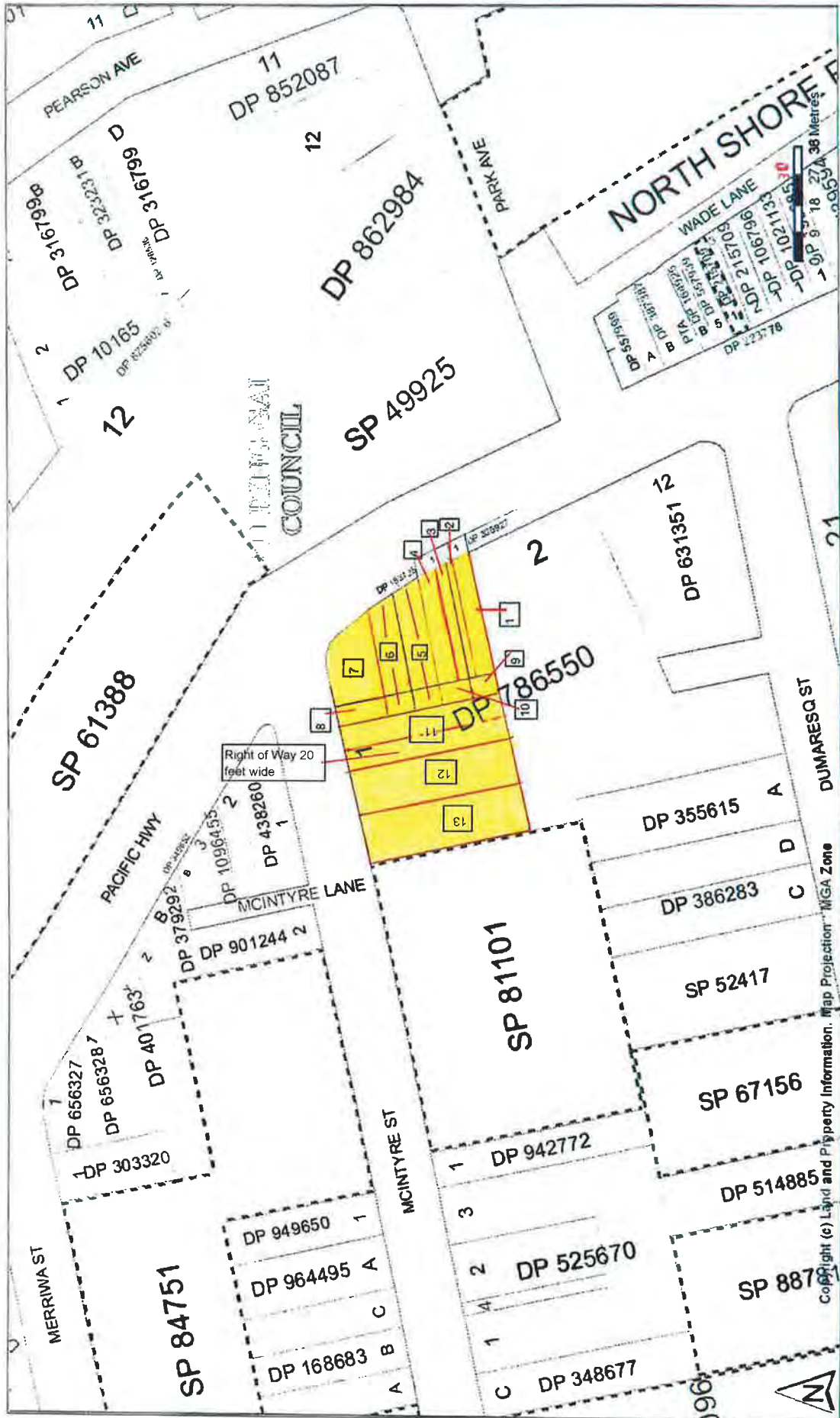
Requested Parcel : Lot 1 DP 786550
LGA : KU-RING-GAI

Identified Parcel : Lot 1 DP 786550

County : CUMBERLAND

Parish : GORDON

Locality : GORDON



PLAN FORM 2

Plan Drawing only to appear in this space

OFFICE USE ONLY

SIGNATURE AND SEALS ONLY

DP 786550

Registered:  29-6-1989

CA: 88/10 OF 14121988

THE SYSTEM: TORRENTS

Purpose: SUBMISSION

44-09600 : 4000 0000

PLAN OF SUBDIVISION OF

LOT #	D.P.	51955E
LOT 1	D.P.	5191243
LOT 2	D.P.	5191243
LOT 3	D.P.	5191243

LOTS 1, 2, 63 D.P. 324867
LOT 1 D.P. 546449
LOT 1 D.P. 546449

Longella line is in parentheses. Reproduction: None. Substratum:

सं **0867/94** **KU-ENG-5A**

Locality: GORDON

Parable: GORDON

This is sheet 1 of my plan in

LINDSAY A. PYCE
(20100111 11:44:00 AM)

MODERN LIBRARY'S "COUNCIL OF

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 399–405

החלטתו של בית דין זה, תהיה כפופה להחלטת בית דין זה.

© 1997 by The McGraw-Hill Companies, Inc.

Plate used in preparation of survey/complaint

519544 D.P. 475615

1

[illegible]

THE UNIVERSITY OF CHICAGO PRESS

PERMANENT TO BRAIN PLATE
1.626 WIDE

14/03/2019 15:00

1997

A715 81.03

PLAN OF ROAD PURCHASE APPLICATION BY: WU-PING-CAI MUNICIPAL COUNCIL			D.P. 723660
MUN/SHIRE CITY: WU-PING-CAI PAPER No. MN 87 H 137			Registered <u>16/11/1987</u>
LAND DISTRICT: METROPOLITAN			Purpose <u>CROWN TITLE ISSUE</u>
PARISH: GORDON COUNTY: CUMBERLAND			Ref. Map <u>U0960-54</u>

COMPILED IN THE CROWN LANDS OFFICE REDUCTION RATIO 1: 500 LENGTHS ARE IN METRES.

81-71

<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td>10</td><td>20</td><td>30</td><td>40</td><td>50</td><td>60</td><td>70</td><td>Table of mm</td><td>110</td><td>120</td><td>130</td><td>140</td> </tr> </table>	10	20	30	40	50	60	70	Table of mm	110	120	130	140	This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 18th November, 1987
10	20	30	40	50	60	70	Table of mm	110	120	130	140		



CIFICATE OF TITLE



13370192

TA MOUTH WALLEN

AL PROPERTY ACT, 1900

Appln No. 4927

Vol. **13370** Fol. **192**

Prior Titles Vol. 7542 Fols. 118 & 119



CANCELLED ☒

EDITION ISSUED

28 7 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.

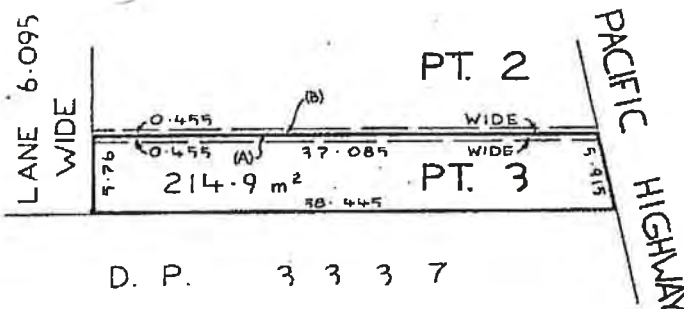
[Signature]

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



D. P. 3 3 3 7

Q 219 239

REDUCTION RATIO 1:400

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the part of Lot 3 in Deposited Plan 324867 shown in the plan hereon at Gordon in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland being part of Portion 7 granted to John Terry Hughes on 29-2-1840.

FIRST SCHEDULE

~~RAYMOND FREDERICK JAMES COLWELL of Gordon, Real Estate Agent.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~D910290 Right of Way affecting the land 0.455 metres wide designated (A) shown in the plan hereon. RELEASED TIR Y 319198~~
3. ~~D910290 Right of Way appurtenant to the land above described affecting the land 0.455 metres wide designated (B) shown in the plan hereon. RELEASED TIR Y 319198~~

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

STATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

Vol. 13076 Fol. 250

CANCELLED EDITION ISSUED

2 7 1976

Appln. No. 4927

Prior Title Vol. 4467 Fol. 1



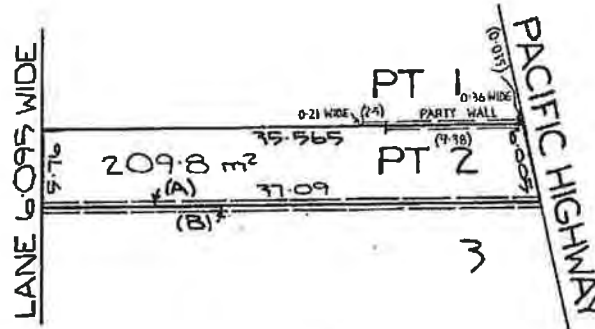
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



P 711214 N

REDUCTION RATIO 1:400

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the part of Lot 2 in Deposited Plan 324867 shown in the plan hereon at Gordon in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland being part of Portion 7 granted to John Terry Hughes on 29-2-1840.

FIRST SCHEDULE

James
RAYMOND FREDERICK COLWELL of Gordon, Estate Agent.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Right of Way created by Transfer No. B910230 affecting the piece of land designated (A) shown in the plan hereon. RELEASED TIR Y319198
3. Right of Way created by Transfer No. B910230 appurtenant to the land above described affecting the piece of land designated (B) shown in the plan hereon. RELEASED TIR Y319198

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

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

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



CERTIFICATE OF TITLE



13076-249

NEW SOUTH WALES

PROPERTY ACT, 1900

Appln. No. 4927

Prior Title Vol. 4467 Fol. 1



Vol. 13076 Fol. 249

CANCELLED COMMON ISSUED

2 7 1976

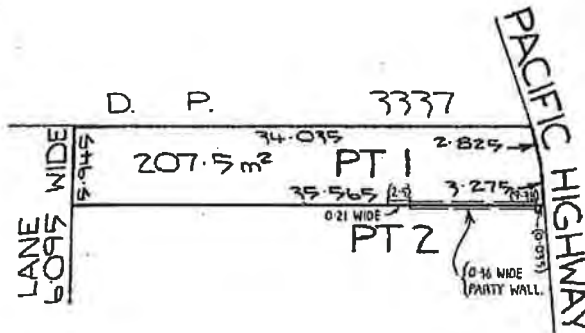
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

J. Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



P 711213

REDUCTION RATIO 1 : 400

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the part of Lot 1 in Deposited Plan 324867 shown in the plan hereon at Gordon in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland being part of Portion 7 granted to John Terry Hughes on 29-2-1840.

FIRST SCHEDULE

~~BERNARD ARTHUR COLWELL~~ of Gordon, Estate Agent.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

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.



CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13165-109

NEW SOUTH WALES

Appln. No. 4927

Prior Title Vol. 5030 Fol. 174



Vol. 13165 Fol. 109

CANCELLED ☒ EDITION ISSUED

1 11 1976

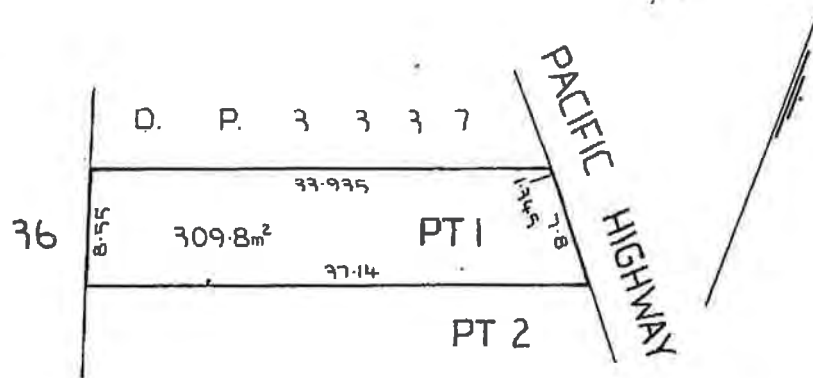
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

J. J. Jackson
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



P896999 M.X. REDUCTION RATIO 1:400

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in part of Lot 1 in Deposited Plan 954609 at Gordon in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland being part of Portion 7 granted to John Terry Hughes on 29-2-1840.

FIRST SCHEDULE

~~C. H. LEE & SONS LTD.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Lease No. P146163 of premises being the front part and floor of premises known as 830 Pacific Highway, Gordon to Lorraine Bartlett of Gordon, Interior Designer. Registered 10-2-1975. Exp. 2-3-1983

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.

NEW SOUTH WALES

CIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



11518053

Appln No.4927
Prior Title Vol.7379 Fol.112

Vol. **11518** Fol. **53**

Edition issued 3-2-1971



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.

Witness

Barnes

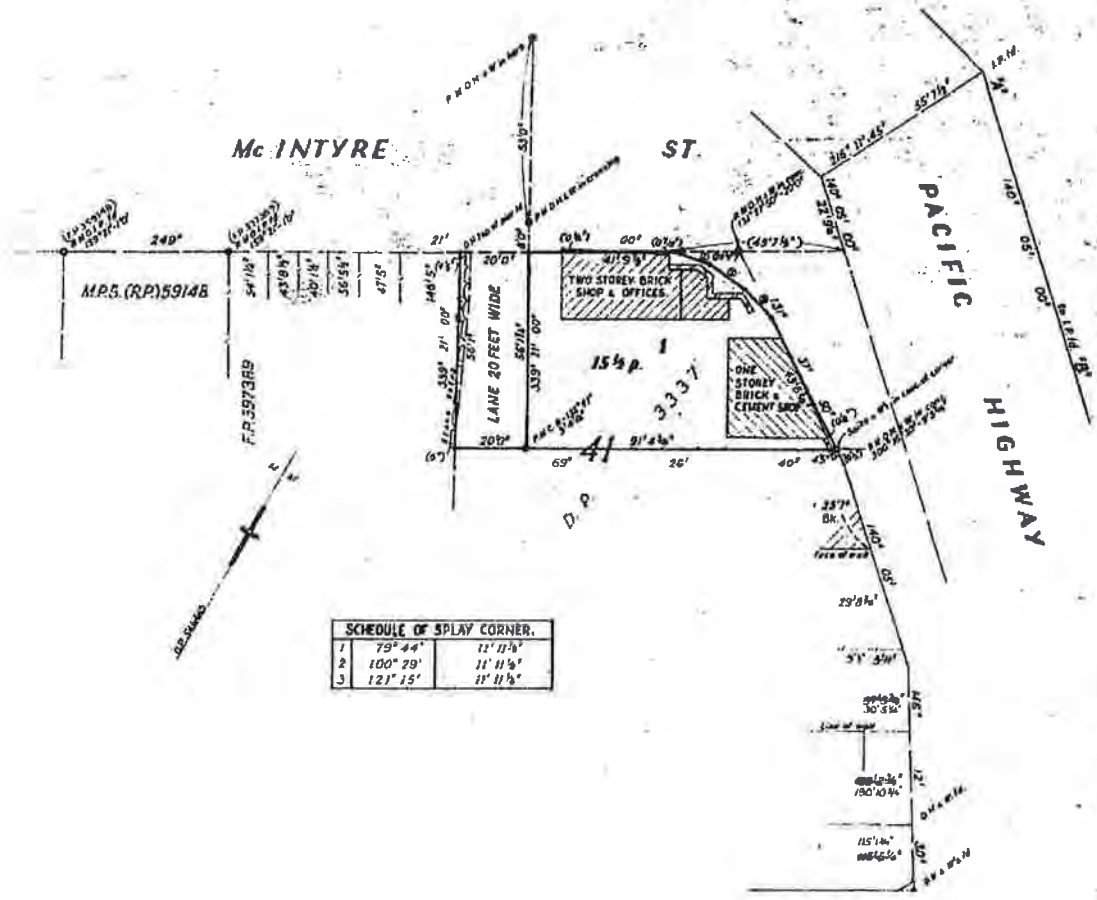
Lawson

Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



SCHEDULE OF SPLAY CORNER.			
1	79° 44'	11' 11 1/2"	
2	100° 29'	11' 11 1/2"	
3	121° 15'	11' 11 1/2"	

DUMARESQ ST.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 546449 at Gordon in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland being part of Portion 7 granted to John Terry Hughes on 29-2-1840.

FIRST SCHEDULE

PEARL WONG PTY LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Mortgage No. K930940 to Harold Hamilton Moore, Gordon William Henry Marr, and Joan Crisp Latona. Entered 1-2-1968. Discharged M339274.
3. Lease No. L257092 of premises being Room 3 on the First Floor of the building known as No. 832 Pacific Highway Gordon to Patricia Florence Gleeson of Pymble, Married Woman (with consent of mortgagees). Entered 1-2-1968. Expired 9-5-1973.
4. Lease No. L314911 of offices Nos. 1 and 2 on the First Floor of the building known as 832 Pacific Highway Gordon to Richard Bieber of Hornsby, Hairdresser and Inge Bieber his wife (with consent of Mortgagees). Entered 17-2-1969. Expired 29-2-1972.
5. Lease No. L726673 of premises being the shop on the ground floor of the building known as No. 832 Pacific Highway Gordon to Choc Full of Chips Pty Limited (with consent of mortgagees). Entered 10-2-1970. Expired 9-5-1973.
6. Lease No. M21523 of premises being the loading dock in the basement at the rear of the premises known as No. 832 Pacific Highway, Gordon to Lipet Catering Pty Limited. Entered 15-10-1970. Expired 9-5-1973.

Lawson
Registrar General

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.

(Page 3 of 4 pages)

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
Lease	N188455	15-1-1973	of premises being Office No. 2 on the first floor of the building known as 832 Pacific Highway, Gordon to Kenneth Richard Rogers of Newmarket and Brown Joseph Rogers of Waverange both Quantity Surveyors	9-5-1973	<i>James</i>	Expired 1-10-1976
Lease	N291126	14-3-1973	of premises being Office No. 1 on the first floor of the building known as 832 Pacific Highway, Gordon together with car parking spaces Nos 3 and 6 in the basement of the said Building to Habitat Industries Limited	21-6-1973 21-6-1973	<i>James</i>	Expired 23-7-1976
Lease	N291128	28-2-1973	of premises being shop No. 2 on the ground floor of the building known as 832 Pacific Highway, Gordon to Tanay (Gordon) Pty Limited	21-6-1973	<i>James</i>	Expired 10-9-1974
Lease	N931552	7-6-1974	of premises being Shop No. 2 on the ground floor of the building known as 832 Pacific Highway, Gordon to John James Rendell and Vere Rendell, both of West Mount Hills, Company Directors	10-9-1974	<i>James</i>	Expired 9-12-1983
Lease	P016270		of premises being Office No. 2 on the First Floor of the building known as No. 832 Pacific Highway, Gordon to Mon Viage (Gordon) Pty. Limited	23-7-1976	<i>James</i>	Expired 15-9-1982
Lease	P016280		of premises being Office No. 4 on the First Floor of the building known as 832 Pacific Highway, Gordon to Knit Fabric Centre Franchise Pty. Limited	23-7-1976	<i>James</i>	Expired 25-6-1982
Lease	P016299		of premises being Shop No. 1 on the Ground Floor and Office No. 1 on the first floor of the building known as 832 Pacific Highway, Gordon to Knit Fabric Centre Franchise Pty. Limited	19-9-1976	<i>James</i>	Expired 8-11-1982
Lease	P875003		of premises being Office No. 8 on the First Floor of the building known as No. 832 Pacific Highway, Gordon, to Magnetic Products (Sales) Pty. Limited. Date of expiry 30-6-1979.	15-9-1976	<i>James</i>	

RG 2/74

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

AF

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
Lease	P209764		of premises being offices Nos. 5 and 6 on the first floor of the building known as 832 Pacific Highway, Gordon and Parking Space No. 6 to Store Research & Design Pty. Limited. Date of Expiry 17-10-1978.	1-10-1976	<i>[Signature]</i>	Expired 15-9-1982.
Mortgage	Q477125		to The Union Fidelity Trustee Company of Australia Limited by General Creditors (Mortgage) Pty. Limited	26-1-1978	<i>[Signature]</i>	Discharged SL37930
Deed	Q492609		to General Creditors (Mortgage) Pty. Limited.	26-1-1978	<i>[Signature]</i>	Withdrawn Q462540
Mortgage	R447126		to General Creditors (Mortgage) Pty. Limited.	20-12-1979	<i>[Signature]</i>	Discharged SL37931
Mortgage	S137932		Mortgage to N.R.M.A. Insurance Limited. Registered 9-4-1981.		<i>[Signature]</i>	Discharged W154338
Mortgage	S142761		Mortgage to Alfred Moss Investments Pty. Limited. Registered 29-10-1984.		<i>[Signature]</i>	
Mortgage	S142761		Mortgage Variation. Registered 29-10-1984.		<i>[Signature]</i>	
Lease	T103426		Lease to John Saehs Pty. Ltd. of premises known as Office No. 4, first floor 832 Pacific Highway, Gordon, together with and reserving rights and an option of renewal. Expires 7-8-1983.		<i>[Signature]</i>	Expired 5-2-1988
Lease	T112458		Lease to Multiline Exports Pty. Limited, of premises known as Offices 5 and 6, 832 Pacific Highway, Gordon, together with Car Space No. 6, and an option of renewal. Expires 12-11-1983.		<i>[Signature]</i>	
Lease	T176304		Lease to Patricia Costa, of premises known as Office No. 2, 1st Floor, 832 Pacific Highway, Gordon, together with an option of renewal. Expires 15-9-1982.		<i>[Signature]</i>	
Lease	S825743		Lease to Alice Ellen McKessan and Leonie Joy Cubis, as joint tenants, of premises known as Shop 1, 832 Pacific Highway, Gordon, together with Car Space No. 2, together with an option of renewal. Expires 8-11-1982.		<i>[Signature]</i>	Expired 1-3-1988
Lease	T455118		Lease to Arnold Gould and Brian Phillip Kenner as tenants in common of premises being Suite 7, 1st Floor at rear 832 Pacific Highway, Gordon and Car space No. 3, together with rights and an option of renewal. Expires 28-2-1985. Registered 15-3-1983		<i>[Signature]</i>	
Lease	T568395		Lease to Troy Gregory Tanner, of premises known as Office No. 1, 1st Floor, 832 Pacific Highway, Gordon. Expires 19-2-1985. Registered 9-6-1983.		<i>[Signature]</i>	
Lease	T747456		Lease to Brachychiton Pty. Limited of premises being Shop 2, Ground Floor, 832 Pacific Highway, Gordon together with Car Space 3, together with option of renewal. Expires 23-4-1984. Registered 9-12-1983.		<i>[Signature]</i>	
Mortgage	S142761		Mortgage 1901975 Variation. Registered 6-2-1984.		<i>[Signature]</i>	Cancelled W154338
Mortgage	S142761		Mortgage 1901976 Variation. Registered 6-2-1984.		<i>[Signature]</i>	Cancelled W154338
Mortgage	S137932		Mortgage W154340 Variation. Registered 5-2-1986		<i>[Signature]</i>	
Mortgage	W16383		Mortgage to Saint George's Limited		<i>[Signature]</i>	
Lease	W427148		Lease to Brachychiton Pty. Limited of premises being Shop 3, Ground Floor, 832 Pacific Highway, Gordon, together with Car space 4. Expires 28-4-1987. Option of renewal 3 years. Registered 24-7-1986.		<i>[Signature]</i>	

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

M W734442 Mortgage to Council of the Municipality of Ku-Ring-Gai. Registered 26-2-1987



L X41480 Lease to John Sachs Pty. Limited of premises being Office 4. First floor, 832 Pacific Highway. Gordon. Together with and reserving rights. Expires 7-12-1988. Registered 5-2-1988.



L X351801 Lease to Gilbert Young of premises being Shop No. 1, 832 Pacific Highway, Gordon. Expires 2-8-1988. With an option of renewal for 2 years. Registered 1-3-1988



NOTATIONS AND UNREGISTERED DEALINGS

X41480 L
 (Office in First Floor)
 (2-8-1988)
 (Gordon)

X351801 L

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

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

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/5/2015 12:09PM

FOLIO: 1/546449

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

Prior Title(s): VOL 11518 FOL 53

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
27/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
29/8/1988	X703848	LEASE	
29/8/1988	X703849	LEASE	EDITION 1
14/9/1988	X841007	LEASE	EDITION 2
24/1/1989	Y76059	TRANSFER OF LEASE	
24/1/1989	Y76060	LEASE	
24/1/1989	Y76061	DISCHARGE OF MORTGAGE	
24/1/1989	Y76062	DISCHARGE OF MORTGAGE	
24/1/1989	Y76063	TRANSFER	
23/3/1989	Y232038	DETERMINATION OF LEASE	
23/3/1989	Y232039	DETERMINATION OF LEASE	
23/3/1989	Y250138	DETERMINATION OF LEASE	EDITION 3
12/4/1989	Y281492	DETERMINATION OF LEASE	EDITION 4
29/6/1989	DP786550	DEPOSITED PLAN	FOLIO CANCELLED
4/8/1993		AMENDMENT: LOCAL GOVT AREA	
13/8/1993		AMENDMENT: LOCAL GOVT AREA	

*** END OF SEARCH ***

mg

PRINTED ON 26/5/2015

*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.



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/5/2015 12:10PM

FOLIO: 1/723660

First Title(s): VOL 7379 FOL 112

Prior Title(s): VOL 7379 FOL 112

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
20/11/1987	DP723660	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
21/1/1988	DP723660	DEPOSITED PLAN	FOLIO CREATED EDITION 1
29/6/1989	DP786550	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

mg

PRINTED ON 26/5/2015

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/5/2015 12:10PM

FOLIO: 2/723660

First Title(s): VOL 4037 FOL 102 VOL 3001 FOL 61

Prior Title(s): VOL 3001 FOL 61 VOL 4037 FOL 102

Recorded	Number	Type of Instrument	C.T. Issue
20/11/1987	DP723660	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
21/1/1988	DP723660	DEPOSITED PLAN	FOLIO CREATED EDITION 1
29/6/1989	DP786550	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

mg

PRINTED ON 26/5/2015

*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.



CERTIFICATE OF TITLE



14432-249

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

First Title : Old System

Prior Titles:

Vol. 4253 Fol. 218 Vol. 6011 Fol. 170
 Vol. 4253 Fol. 219 Vol. 6011 Fol. 171
 Vol. 4407 Fol. 90 Vol. 13005 Fol. 156
 Vol. 4579 Fol. 164



Vol. 14432 Fol. 249

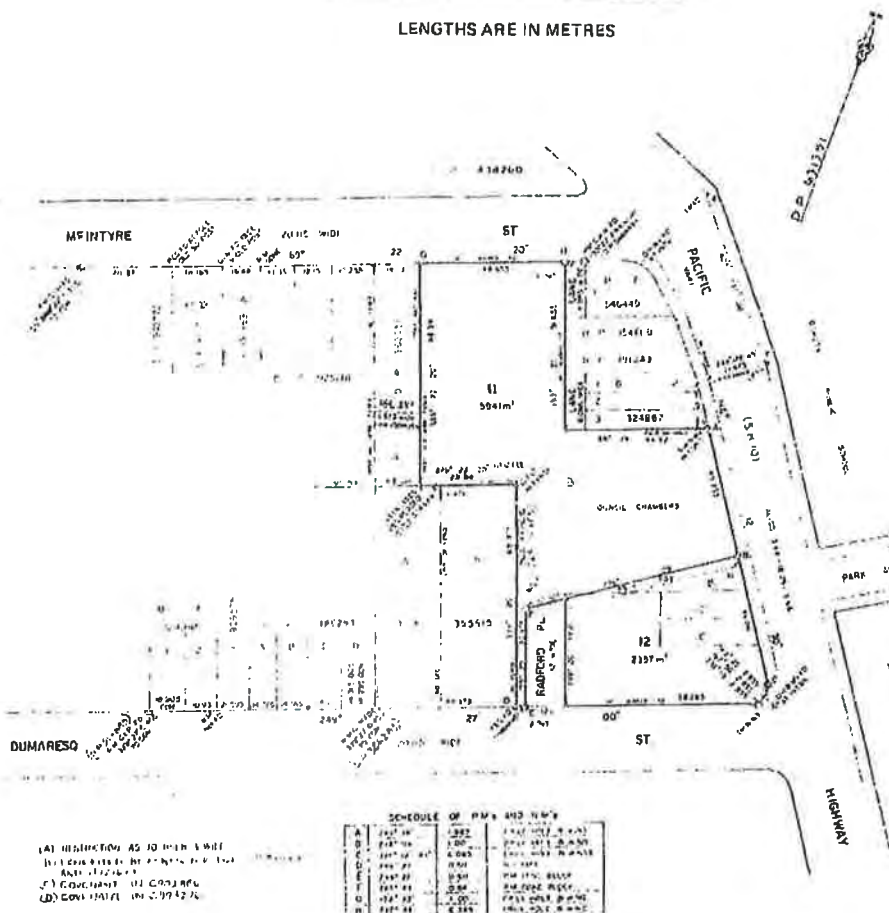
NOTION 28 4 1983
 CANCELLED

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

SEE AUTO FOLIO
 Registrar General.

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



PLAN	AREA	REMARKS
14432	1.00	PLAN 14432
14432	1.00	PLAN 14432
14432	1.00	PLAN 14432
14432	1.00	PLAN 14432
14432	1.00	PLAN 14432
14432	1.00	PLAN 14432
14432	1.00	PLAN 14432
14432	1.00	PLAN 14432
14432	1.00	PLAN 14432
14432	1.00	PLAN 14432

LAND REFERRED TO

Lot 11 in Deposited Plan 631351 at Gordon in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland.

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF KU-RING-GAI.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant.
2. J584044 P Easement for drainage appurtenant to the part of the land above described shown so benefited affecting the land shown so burdened in Deposited Plan 631351.
3. J724643 P Easement for drainage appurtenant to the part of the land above described shown so benefited affecting the land shown so burdened in the plan annexed to J724643.

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

(Page 1) Vol.

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

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

CANCELLED**SEE AUTO FOLIO**

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS



Legal Liaison Services

LPI On-Line

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

9/9/2014 6:58AM

FOLIO: 11/631351

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

Prior Title(s): VOL 14432 FOL 249

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
26/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
29/6/1989	DP786550	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

mg

PRINTED ON 9/9/2014

*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.



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

27/5/2015 1:35PM

FOLIO: 1/786550

First Title(s): OLD SYSTEM

Prior Title(s): 1/546449 11/631351

1-2/723660 VOL 5201 FOL 141

VOL 13076 FOLS 249-250 VOL 13165 FOL 109

VOL 13370 FOL 192

Recorded	Number	Type of Instrument	C.T. Issue
29/6/1989	DP786550	DEPOSITED PLAN	FOLIO CREATED EDITION 1
29/5/1990	Z12624	REQUEST	EDITION 2
3/7/1991	DP644889	DEPOSITED PLAN	EDITION 3
8/1/1992	E176028	LEASE	EDITION 4
14/4/1992	E391124	MORTGAGE OF LEASE	EDITION 5
8/5/1992	E442801	SUB-LEASE	
1/10/1992	E800018	SUB-LEASE	
11/3/1993	I170273	SUB-LEASE	EDITION 6
29/4/1993	I291901	VARIATION OF LEASE	EDITION 7
6/5/1993	I309231	DEPARTMENTAL DEALING	
30/12/1993	I915933	DEPARTMENTAL DEALING	
31/1/1994	I957990	SUB-LEASE	
1/2/1994	I987521	SUB-LEASE	
28/7/1994	U483074	VARIATION OF LEASE	
11/10/1994	U663820	SUB-LEASE	
29/12/1994	U904827	DETERMINATION OF LEASE	
17/2/1995	O10118	SUB-LEASE	
17/2/1995	O10119	TRANSFER BY MORTGAGEE UNDER	(/le lease)
		POWER OF SALE	

END OF PAGE 1 - CONTINUED OVER

mg

PRINTED ON 27/5/2015

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

27/5/2015 1:35PM

FOLIO: 1/786550

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
4/7/1995	0352683	SUB-LEASE	
12/10/1995	0602533	SUB-LEASE	
13/2/1996	0911637	TRANSFER OF LEASE	
2/8/1996	2352587	SUB-LEASE	
3/4/1997	2944770	CHANGE OF NAME	
7/11/1997	3560922	SUB-LEASE	
28/11/1997	3623530	TRANSFER OF LEASE	
19/11/1998	5408114	VARIATION OF LEASE	
4/1/1999	5506061	SUB-LEASE	
5/5/1999	5709137	SUB-LEASE	
6/5/1999	5802074	DEPARTMENTAL DEALING	
26/5/1999	5854102	VARIATION OF LEASE	
26/5/1999	5854103	SUB-LEASE	
18/6/1999	5913558	MORTGAGE OF LEASE	
27/10/1999	6191308	SUB-LEASE	
27/10/1999	6191309	SUB-LEASE	
5/5/2000	6758731	DISCHARGE OF MORTGAGE	
5/5/2000	6758732	MORTGAGE OF LEASE	
21/8/2000	7035166	SUB-LEASE	
25/9/2000	7106972	DETERMINATION OF LEASE	
2/3/2001	7278793	SUB-LEASE	
2/3/2001	7278794	SUB-LEASE	
2/3/2001	7278795	SUB-LEASE	
4/6/2001	7259464	REQUEST	
4/6/2001	7259465	SUB-LEASE	

END OF PAGE 2 - CONTINUED OVER

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PRINTED ON 27/5/2015

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

27/5/2015 1:35PM

FOLIO: 1/786550

PAGE 3

Recorded	Number	Type of Instrument	C.T. Issue
12/6/2001	7679375	VARIATION OF LEASE	
12/6/2001	7679376	VARIATION OF LEASE	
28/11/2001	8153795	DISCHARGE OF MORTGAGE	
27/12/2001	8226491	CHANGE OF NAME	
27/12/2001	8226492	VARIATION OF LEASE	
27/12/2001	8226493	VARIATION OF LEASE	
15/5/2002	8469221	SUB-LEASE	
30/8/2002	8910803	MORTGAGE OF LEASE	
3/10/2002	9007152	TRANSFER OF LEASE	
16/11/2004	AB69756	SUB-LEASE	
22/11/2004	AB108029	SUB-LEASE	
4/2/2005	AB267981	DETERMINATION OF LEASE	
18/3/2005	AB358139	SUB-LEASE	EDITION 8
14/2/2006	AC110041	VARIATION OF LEASE	
5/5/2006	AC282930	SUB-LEASE	
16/5/2006	AC310683	SUB-LEASE	
14/11/2006	AC738753	DEPARTMENTAL DEALING	
22/12/2006	AC832274	DISCHARGE OF MORTGAGE	
22/12/2006	AC832275	TRANSFER OF LEASE	
9/2/2007	AC795610	SUB-LEASE	
15/12/2009	AF185770	SUB-LEASE	
17/9/2010	AF765071	DETERMINATION OF LEASE	
17/9/2010	AF765072	SUB-LEASE	
9/8/2011	AG422312	SUB-LEASE	

END OF PAGE 3 - CONTINUED OVER

mg

PRINTED ON 27/5/2015

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

27/5/2015 1:35PM

FOLIO: 1/786550

PAGE 4

Recorded	Number	Type of Instrument	C.T. Issue
30/1/2012	AG772467	SUB-LEASE	
12/9/2012	AH231367	REQUEST	
12/9/2012	AH231368	REQUEST	
12/9/2012	AH231369	SUB-LEASE	
28/11/2012	AH397668	DETERMINATION OF LEASE	
18/12/2012	AH442318	DETERMINATION OF LEASE	
18/12/2012	AH444980	DEPARTMENTAL DEALING	EDITION 9
30/5/2014	AI622220	TRANSFER OF LEASE	
30/5/2014	AI622221	VARIATION OF LEASE	
12/8/2014	AI807654	LEASE	EDITION 10
11/3/2015	AJ322477	DEPARTMENTAL DEALING	
23/3/2015	AJ71566	CHANGE OF NAME	
23/4/2015	AJ426431	LEASE	EDITION 11

*** END OF SEARCH ***



TRANSFER UNDER POWER OF SALE

Section 58 Real Property Act 1900



010119 0

Office of St

00*2\$

10/085+1600Z 40 Z29Z 56T0TE

(A) INTEREST LAND TRANSFERRED

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

All the Lessee's interest in Lease Registered
number E176028 (being a lease of Folio Identifier
1/786550)

(B) LODGED BY

L.T.O. Box

74S

Name, Address or DX and Telephone

Allen Allen & Hemsky

DX 105

SYDNEY

Ph. 230 4000

REFERENCE (max. 15 characters):

(C) TRANSFEROR NATIONAL AUSTRALIA LIMITED (IN LIQUIDATION) (A.C.N. 004 799 106)

being the mortgagee in MORTGAGE E391124 dated 31 October 1989 from
the registered proprietor of the above Lease, acknowledges receipt of the consideration of \$ 12,520,000.00
and in exercise of power of sale under that Mortgage transfers the Lessee's interest Lease
an estate in fee simple in the above Land to the Transferee

(D) subject to the following ENCUMBRANCES

1.

2.

3.

OFFICE USE

(E) TRANSFEE

TP

SUNCAP PTY LIMITED (A.C.N. 067 371 484)
of 80-84 New South Head Road, Edgecliff

TENANCY:

UNDR L
E176028
OFF U
E391124

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

DATE 31 January 1995

Signed in my presence by the transferor who is personally known to me.
SIGNED ON BEHALF OF NATIONAL AUSTRALIA LIMITED (IN
LIQUIDATION) BY ANDREW MICHAEL CORNELL AS ATTORNEY
FOR ANTHONY GEORGE HOOGSEN, LIQUIDATOR OF NATIONAL

AUSTRALIA LIMITED (IN LIQUIDATION) UNDER POWER OF
ATTORNEY REGISTERED BOOK 4062 N°139 IN THE
PRESENCE OF:

SIGNATURE OF WITNESS *Alastair P Beveridge*

NAME OF WITNESS - ALASTAIR P BEVERIDGE

ADDRESS OF WITNESS - 25/140 WILLIAM ST,
MELBOURNE

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

THE COMMON SEAL OF SUNCAP PTY LIMITED

Signature of Witness

was hereunto duly affixed in the

Name of Witness (BLOCK LETTERS)

presence of:

Address of Witness

Director/Secretary



Signature of Transferee

Director

CHECKED BY (office use only)

1/95

006

UNDR L E176028
OFF U A E391124



Legal Liaison Services 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.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/786550

SEARCH DATE	TIME	EDITION NO	DATE
27/5/2015	1:35 PM	11	23/4/2015

LAND

LOT 1 IN DEPOSITED PLAN 786550
AT GORDON
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP786550

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF KU-RING-GAI

SECOND SCHEDULE (12 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 J584044 EASEMENT FOR DRAINAGE APPURTENANT TO THE PART OF THE LAND SHOWN SO BENEFITTED IN THE TITLE DIAGRAM AFFECTING THE LAND SHOWN SO BURDENED IN DP631351
- 3 J724643 EASEMENT FOR DRAINAGE APPURTENANT TO THE PART OF THE LAND SHOWN SO BENEFITTED IN THE TITLE DIAGRAM AFFECTING THE LAND SHOWN SO BURDENED IN THE PLAN ANNEXED TO J724643
- 4 EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM CREATED BY:
DP786550 EASEMENT TO DRAIN WATER 1.525 WIDE
- 5 DP644889 RIGHT OF WAY VARIABLE WIDTH LIMITED IN HEIGHT APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN DP644889
- 6 I170273 LEASE TO AUSGRID (SEE AJ71566) OF SUBSTATION NO 7031 TOGETHER WITH A RIGHT OF WAY SHOWN IN PLAN WITH I170273. EXPIRES: 31/7/2042.
- 7 AF765072 LEASE TO WEBB AUSTRALIA GROUP (NSW) PTY LIMITED OF SUITE 1, LEVEL 4, GORDON CORPORATE CENTRE, 828 PACIFIC HIGHWAY, GORDON. EXPIRES: 31/7/2016.
- 8 AG422312 LEASE TO DRUG SAFE AUSTRALIA PTY LTD OF SUITE 2, LEVEL 4, 828 PACIFIC HIGHWAY, GORDON. EXPIRES: 31/7/2016. OPTION OF RENEWAL: 5 YEARS.
- 9 AG772467 LEASE TO INFORMATION GATEWAYS PTY LTD OF SUITE 3, LEVEL 4, 828 PACIFIC HIGHWAY, GORDON. EXPIRES: 31/10/2016. OPTION OF RENEWAL: 3 YEARS.
- AI622220 TRANSFER OF LEASE AG772467 LESSEE NOW AXWAY PTY LTD
- AI622221 VARIATION OF LEASE AG772467

END OF PAGE 1 - CONTINUED OVER

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PRINTED ON 27/5/2015

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----FOLIO: 1/786550

PAGE 2

SECOND SCHEDULE (12 NOTIFICATIONS) (CONTINUED)

- 10 AH231369 LEASE TO KITCHENS OF SARA LEE PTY LTD OF SUITE
5.01, LEVEL 5, 828 PACIFIC HIGHWAY, GORDON. EXPIRES:
30/6/2017. OPTION OF RENEWAL: 5 YEARS.
- 11 AI807654 LEASE TO CQMS RAZER PTY LTD OF SUITE 5.02, LEVEL 5,
828 PACIFIC HIGHWAY, GORDON. EXPIRES: 31/7/2017.
OPTION OF RENEWAL: 3 YEARS.
- 12 AJ426431 LEASE TO RHODES DOCHERTY & CO PTY LTD OF SUITE 1.01,
LEVEL 1, 828 PACIFIC HIGHWAY, GORDON. EXPIRES:
31/5/2020. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 9, 15 & 17 Dumaresq Street, Gordon

Description: - Lot A D.P. 355615 also Lots C & D D.P. 386283

As regards Lot A D.P. 355615 – 9 Dumaresq Street

<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>
01.12.1902 (1902 to 1942)	Albert Charles Beeston (Confectioner)	Vol 1438 Fol 137 Now Vol 4410 Fol 12
17.08.1942 (1942 to 1945)	Sybil May Marriott (Married Woman) (Transmission Application not investigated)	Vol 4410 Fol 12
07.02.1945 (1945 to 1946)	John Overton Martin (Engineer, then a member of the Australian Imperial Force now Engineer)	Vol 4410 Fol 12
30.09.1946 (1946 to 1974)	John Walter Daubney (Architect)	Vol 4410 Fol 12 Now Vol 5691 Fol 11
02.07.1974 (1974 to 1976)	Jean Elizabeth Daubney (Widow) (Section 94 Application not investigated)	Vol 5691 Fol 11
30.01.1976 (1976 to 1981)	Ross Bishop (Company Manager) Judith Ann Bishop (Married Woman)	Vol 5691 Fol 11
22.05.1981 (1981 to 2007)	Judith Ann Bishop (Widow)	Vol 5691 Fol 11 Now A/355615
29.10.2007 (2007 to date)	# Ku-Ring-Gai Council	A/355615

Denotes Current Registered Proprietor

Leases & Easements: - NIL

As regards Lot D D.P. 386283 – 15 Dumaresq Street

<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>
01.12.1902 (1902 to 1942)	Albert Charles Beeston (Confectioner)	Vol 1402 Fol 231
17.08.1942 (1942 to 1954)	Sybil May Marriott (Married Woman) (Transmission Application not investigated)	Vol 1402 Fol 231
25.01.1954 (1954 to 2007)	Thomas William Simms (Transport Driver) Joan Winifred Simms (Married Woman)	Vol 1402 Fol 231 Now D/386283
29.10.2007 (2007 to date)	# Ku-Ring-Gai Council	D/386283

Denotes Current Registered Proprietor

Leases & Easements: - NIL

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

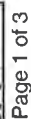
As regards Lot C D.P. 386283 – 17 Dumaresq Street

<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>
01.12.1902 (1902 to 1942)	Albert Charles Beeston (Confectioner)	Vol 1402 Fol 231
17.08.1942 (1942 to 1974)	Sybil May Marriott (Married Woman) (Transmission Application not investigated)	Vol 1402 Fol 231 Now Vol 7365 Fol 240
06.06.1974 (1974 to 1980)	Rosemary Letitia Beeston Nichols (Married Woman)	Vol 7365 Fol 240
16.01.1980 (1980 to 1982)	Alan Kenneth Werry (Architect) Pamela Denise Werry (Married Woman)	Vol 7365 Fol 240
06.12.1982 (1982 to 1986)	David Arthur Nipper	Vol 7365 Fol 240
11.11.1986 (1986 to 2007)	Sharon Nipper	Vol 7365 Fol 240 Now C/386283
29.10.2007 (2007 to date)	# Ku-Ring-Gai Council	C/386283

Denotes Current Registered Proprietor

Leases & Easements: - NIL

Yours Sincerely
Mark Groll
25 May 2015
(Ph: 0412 199 304)



FP355615

PLAN

Scale 40 Feet to an Inch



certified approved by the Council of Kuznetsov, the requirements of Local Government Act, 1919 (other than the provisions relating to plans) having been complied with.

Plan: with B.9.6.2.23.4

and is correct.

D. Hatfield
Singer registered under Copyright Act, 1922

Keyd. No 22615

Dated. 20th September 1946


 J. Edgar Hoover
 Director

DEPARTMENT OF LANDS

Ami



F.P. 396283

PLAN

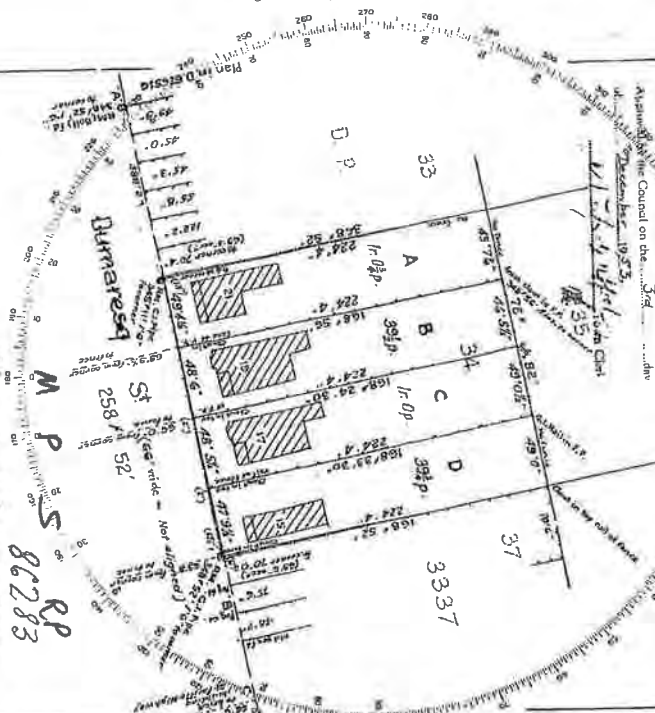
Scale :- 60 feet to an inch.

Card No. 53/163

Plan of Subdivision certified approved by the Council of the Municipality of Kingston, the predecessors of the Local Government, in 1910 (other than the amendments to the subdivision of plans) having been complied with.

Approved by the Council on the 3rd
December 1953

This margin to be left free from notation



Approved by Council and covered by Council
 Charles C. Matthews

Stemna Conifera

2

Council Clerk

Submitted and directed before me at Sydney,
this 24th day of October A.D. 1955 -

M. K. Fowell J. A. I.

(5)

^a Sir/She our either (1) or (2).
thinner side or surface

Nov 17/3/54

1, Bruce Richard Davies, Registrar General for New South Wales, certifies that this negative is a photograph made as a permanent record of a document in my custody this 14th day of March, 1979

De

This is the pian marked "A" referred to in
Dated _____

Signatures of parties to be made in this margin.

T. J. J. Thomas. J. H. L. L. L.

J. C. Marriott

		00' 306283		DEPARTMENT OF LANDS CONSERVATION TALLE ARBOR TALLE ARBOR	
		FEET INCHES		METRES	
1	2	1/4	0.051	0.051	
2	2	1/2	0.052	0.052	
3	4		0.104	0.104	
4	6		0.152	0.152	
5	8		0.204	0.204	
6	10		0.257	0.257	
7	12		0.310	0.310	
8	14		0.363	0.363	
9	16		0.416	0.416	
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11	20		0.522	0.522	
12	22		0.575	0.575	
13	24		0.628	0.628	
14	26		0.681	0.681	
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20	38		0.999	0.999	
21	40		1.052	1.052	
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25	48		1.264	1.264	
26	50		1.317	1.317	
27	52		1.370	1.370	
28	54		1.423	1.423	
29	56		1.476	1.476	
30	58		1.529	1.529	
31	60		1.582	1.582	
32	62		1.635	1.635	
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35	68		1.794	1.794	
36	70		1.847	1.847	
37	72		1.900	1.900	
38	74		1.953	1.953	
39	76		2.006	2.006	
40	78		2.059	2.059	
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44	86		2.271	2.271	
45	88		2.324	2.324	
46	90		2.377	2.377	
47	92		2.430	2.430	
48	94		2.483	2.483	
49	96		2.536	2.536	
50	98		2.589	2.589	
51	100		2.642	2.642	
52	102		2.695	2.695	
53	104		2.748	2.748	
54	106		2.801	2.801	
55	108		2.854	2.854	
56	110		2.907	2.907	
57	112		3.010	3.010	
58	114		3.113	3.113	
59	116		3.216	3.216	
60	118		3.319	3.319	
61	120		3.422	3.422	
62	122		3.525	3.525	
63	124		3.628	3.628	
64	126		3.731	3.731	
65	128		3.834	3.834	
66	130		3.937	3.937	
67	132		4.040	4.040	
68	134		4.143	4.143	
69	136		4.246	4.246	
70	138		4.349	4.349	
71	140		4.452	4.452	
72	142		4.555	4.555	
73	144		4.658	4.658	
74	146		4.761	4.761	
75	148		4.864	4.864	
76	150		4.967	4.967	
77	152		5.070	5.070	
78	154		5.173	5.173	
79	156		5.276	5.276	
80	158		5.379	5.379	
81	160		5.482	5.482	
82	162		5.585	5.585	
83	164		5.688	5.688	
84	166		5.791	5.791	
85	168		5.894	5.894	
86	170		5.997	5.997	
87	172		6.100	6.100	
88	174		6.203	6.203	
89	176		6.306	6.306	
90	178		6.409	6.409	
91	180		6.512	6.512	
92	182		6.615	6.615	
93	184		6.718	6.718	
94	186		6.821	6.821	
95	188		6.924	6.924	
96	190		7.027	7.027	
97	192		7.130	7.130	
98	194		7.233	7.233	
99	196		7.336	7.336	
100	198		7.439	7.439	
101	200		7.542	7.542	
102	202		7.645	7.645	
103	204		7.748	7.748	
104	206		7.851	7.851	
105	208		7.954	7.954	
106	210		8.057	8.057	
107	212		8.160	8.160	
108	214		8.263	8.263	
109	216		8.366	8.366	
110	218		8.469	8.469	
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112	222		8.675	8.675	
113	224		8.778	8.778	
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116	230		9.087	9.087	
117	232		9.190	9.190	
118	234		9.293	9.293	
119	236		9.396	9.396	
120	238		9.499	9.499	
121	240		9.602	9.602	
122	242		9.705	9.705	
123	244		9.808	9.808	
124	246		9.911	9.911	
125	248		10.014	10.014	
126	250		10.117	10.117	
127	252		10.220	10.220	
128	254		10.323	10.323	
129	256		10.426	10.426	
130	258		10.529	10.529	
131	260		10.632	10.632	
132	262		10.735	10.735	
133	264		10.838	10.838	
134	266		10.941	10.941	
135	268		11.044	11.044	
136	270		11.147	11.147	
137	272		11.250	11.250	
138	274		11.353	11.353	
139	276		11.456	11.456	
140	278		11.559	11.559	
141	280		11.662	11.662	
142	282		11.765	11.765	
143	284		11.868	11.868	
144	286		11.971	11.971	
145	288		12.074	12.074	
146	290		12.177	12.177	
147	292		12.280	12.280	
148	294		12.383	12.383	
149	296		12.486	12.486	
150	298		12.589	12.589	
151	300		12.692	12.692	
152	302		12.795	12.795	
153	304		12.898	12.898	
154	306		13.001	13.001	
155	308		13.104	13.104	
156	310		13.207	13.207	
157	312		13.310	13.310	
158	314		13.413	13.413	
159	316		13.516	13.516	
160	318		13.619	13.619	
161	320		13.722	13.722	
162	322		13.825	13.825	
163	324		13.928	13.928	
164	326		14.031	14.031	
165	328		14.134	14.134	
166	330		14.237	14.237	
167	332		14.340	14.340	
168	334		14.443	14.443	
169	336		14.546	14.546	
170	338		14.649	14.649	
171	340		14.752	14.752	
172	342		14.855	14.855	
173	344		14.958	14.958	
174	346		15.061	15.061	
175	348		15.164	15.164	
176	350		15.267	15.267	
177	352		15.370	15.370	
178	354		15.473	15.473	
179	356		15.576	15.576	
180	358		15.679	15.679	
181	360		15.782	15.782	
182	362		15.885	15.885	
183	364		15.988	15.988	
184	366		16.091	16.091	
185	368		16.194	16.194	
186	370		16.297	16.297	
187	372		16.400	16.400	
188	374		16.503	16.503	
189	376		16.606	16.606	
190	378		16.709	16.709	
191	380		16.812	16.812	
192	382		16.915	16.915	
193	384		17.018	17.018	
194	386		17.121	17.121	
195	388		17.224	17.224	
196	390		17.327	17.327	
197	392		17.430	17.430	
198	394		17.533	17.533	
199	396		17.636	17.636	
200	398		17.739	17.739	
201	400		17.842	17.842	
202	402		17.945	17.945	
203	404		18.048	18.048	
204	406		18.151	18.151	
205	408		18.254	18.254	
206	410		18.357	18.357	
207	412		18.460	18.460	
208	414		18.563	18.563	
209	416		18.666	18.666	
210	418		18.769	18.769	
211	420		18.872	18.872	
212	422		18.975	18.975	
213	424		19.078	19.078	
214	426		19.181	19.181	
215	428		19.284	19.284	
216	430		19.387	19.387	
217	432		19.490	19.490	
218	434		19.593	19.593	
219	436		19.696	19.696	
220	438		19.799	19.799	
221	440		19.902	19.902	
222	442		20.005	20.005	
223	444		20.108	20.108	
224	446		20.211	20.211	
225	448		20.314	20.314	
226	450		20.417	20.417	
227	452		20.520	20.520	
228	454		20.623	20.623	
229	456		20.726	20.726	
230	458		20.829	20.829	
231	460		20.932	20.932	
232	462		21.035	21.035	
233	464		21.138	21.138	
234	466		21.241	21.241	
235	468		21.344	21.344	
236	470		21.447	21.447	
237	472		21.550	21.550	
238	474		21.653	21.653	
239	476		21.756	21.756	
240	478		21.859	21.859	
241	480		21.962	21.962	
242	482		22.065	22.065	
243	484		22.168	22.168	
244	486		22.271	22.271	
245	488		22.374	22.374	
246	490		22.477	22.477	
247	492		22.580	22.580	
248	494		22.683	22.683	
249	496		22.786	22.786	
250	498		22.889	22.889	
251	500		22.992	22.992	
252	502		23.095	23.095	
253	504		23.198	23.198	
254	506</				



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

25/5/2015 8:24AM

FOLIO: A/355615

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

Prior Title(s): VOL 5691 FOL 11

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
31/10/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/5/1996	SP52417	STRATA PLAN	
27/9/2004	AA981980	CAVEAT	
16/11/2006	AC747082	WITHDRAWAL OF CAVEAT	
29/10/2007	AD523492	TRANSFER	EDITION 1

*** END OF SEARCH ***

mg

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: A/355615

SEARCH DATE	TIME	EDITION NO	DATE
25/5/2015	8:26 AM	1	29/10/2007

LAND

LOT A IN DEPOSITED PLAN 355615
AT GORDON
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP355615

FIRST SCHEDULE

KU-RING-GAI COUNCIL

(T AD523492)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 D566708 COVENANT
- 3 SP52417 EASEMENT TO DRAIN WATER 1 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

25/5/2015 8:31AM

FOLIO: D/386283

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

Prior Title(s): VOL 6812 FOL 175

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
7/12/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/5/1996	SP52417	STRATA PLAN	
1/11/1999	6307035	DISCHARGE OF MORTGAGE	EDITION 1
29/10/2007	AD523503	TRANSFER	EDITION 2

*** END OF SEARCH ***

mg

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: D/386283

SEARCH DATE	TIME	EDITION NO	DATE
25/5/2015	8:33 AM	2	29/10/2007

LAND

LOT D IN DEPOSITED PLAN 386283
AT GORDON
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP386283

FIRST SCHEDULE

KU-RING-GAI COUNCIL

(T AD523503)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 SP52417 EASEMENT TO DRAIN WATER 1 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 25/5/2015

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

25/5/2015 8:36AM

FOLIO: C/386283

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

Prior Title(s): VOL 7365 FOL 240

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
10/1/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/5/1996	SP52417	STRATA PLAN	
27/9/2004	AA981960	CAVEAT	
16/11/2006	AC747078	WITHDRAWAL OF CAVEAT	
29/10/2007	AD523498	TRANSFER	EDITION 1

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: C/386283

SEARCH DATE	TIME	EDITION NO	DATE
25/5/2015	8:37 AM	1	29/10/2007

LAND

LOT C IN DEPOSITED PLAN 386283
AT GORDON
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP386283

FIRST SCHEDULE

KU-RING-GAI COUNCIL

(T AD523498)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 SP52417 EASEMENT TO DRAIN WATER 1 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 25/5/2015

*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.

Appendix C – NSW EPA Online Contamination Public Register Search Record

Report Number 610.14210-R3

Page 1 of 1



Healthy Environment, Healthy Community, Healthy Business

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

Search results

Your search for:LGA: Ku-ring-gai Council

Matched 24 notices
relating to 3 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
Killara	692B-694 Pacific Highway	Former Caltex Service Station	1 former
Killara	684-696 Pacific Highway	Former Caltex Service Station and Adjacent Land	8 current and 13 former
St Ives	179-181 Mona Vale Road	Shell Service Station	1 current and 1 former

Page 1 of 1

9 September 2014

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Healthy Environment, Healthy Community, Healthy Business

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

Search results

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

Suburb - gordon
returned 0 result

[Search Again](#)

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Feedback

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Appendix D - NSW OEH Online Heritage Public Register Search Record

Report Number 610.14210-R3

Page 1 of 1



[Home](#) > [Heritage sites](#) > [Searches and directories](#) > NSW heritage search

Search for NSW heritage

[Return to search page where you can refine/broaden your search.](#)

Statutory listed items

Information and items listed in the State Heritage Inventory come from a number of sources. This means that there may be several entries for the same heritage item in the database. For clarity, the search results have been divided into two sections.

- **Section 1.** contains items listed by the **heritage council** under the NSW Heritage Act. This includes listing on the state heritage register, an interim heritage order or protected under section 136 of the NSW Heritage Act. This information is provided by the Heritage Branch.
- **Section 2.** contains items listed by **local councils & shires and state government agencies**. This section may also contain additional information on some of the items listed in the first section.

Section 1. Items listed under the NSW Heritage Act.

Your search returned 5 records.

Item name	Address	Suburb	LGA	SHR
Eryldene	17 McIntosh Street	Gordon	Ku-Ring-Gai	00019
Gordon Public School	799 Pacific Highway	Gordon	Ku-Ring-Gai	00757
Gordon Railway Station group	North Shore railway	Gordon	Ku-Ring-Gai	01150
Iolanthe	691 Pacific Highway	Gordon	Ku-Ring-Gai	00227
Tulkiyan	707 Pacific Highway	Gordon	Ku-Ring-Gai	01733

Section 2. Items listed by Local Government and State Agencies.

Your search returned 69 records.

Item name	Address	Suburb	LGA	Information source
Aberdour	23 Nelson Street	Gordon	Ku-Ring-Gai	LGOV
Baptist Church & Manse / Cottage with Garage	20-22 Park Avenue	Gordon	Ku-Ring-Gai	LGOV
Carinya	25 Nelson Street	Gordon	Ku-Ring-Gai	LGOV
Commonwealth Bank of Australia (Gordon Branch)	747 Pacific Highway	Gordon	Ku-Ring-Gai	LGOV
Eryldene	17 McIntosh Street	Gordon	Ku-Ring-Gai	LGOV
Eudesmia	9 Burgoyne Street	Gordon	Ku-Ring-Gai	LGOV
		Gordon		SGOV

Gordon (Werona Ave) Underbridge	Railway location, North Shore Line 16.944km Werona Avenue		Ku-Ring-Gai	
Gordon Fire Station	966 Pacific Highway	Gordon	Ku-Ring-Gai	SGOV
Gordon Public School (former) (now part of Gordon Library)	799 Pacific Highway	Gordon	Ku-Ring-Gai	LGOV
Gordon Railway Station Group	St Johns Avenue	Gordon	Ku-Ring-Gai	SGOV
Gowanlea	22 Nelson Street	Gordon	Ku-Ring-Gai	LGOV
Holly Lodge	55 Cecil Street	Gordon	Ku-Ring-Gai	LGOV
Iolanthe	691 Pacific Highway	Gordon	Ku-Ring-Gai	LGOV
Item	2 Ormiston Avenue	Gordon	Ku-Ring-Gai	LGOV
Item	37 Nelson Street	Gordon	Ku-Ring-Gai	LGOV
Item	35 Nelson Street	Gordon	Ku-Ring-Gai	LGOV
Item	33 Nelson Street	Gordon	Ku-Ring-Gai	LGOV
Item	2 Garden Square	Gordon	Ku-Ring-Gai	LGOV
Item	16 Park Avenue	Gordon	Ku-Ring-Gai	LGOV
Item	12-14 Park Avenue	Gordon	Ku-Ring-Gai	LGOV
Item	11 Park Avenue	Gordon	Ku-Ring-Gai	LGOV
Item	16 Khartoum Avenue	Gordon	Ku-Ring-Gai	LGOV
Item	1 Nelson Street	Gordon	Ku-Ring-Gai	LGOV
Item	59 Pymble Avenue	Gordon	Ku-Ring-Gai	LGOV
Item	6-8 Mona Vale Road	Gordon	Ku-Ring-Gai	LGOV
Item	66 Rosedale Road	Gordon	Ku-Ring-Gai	LGOV
Item	56 Rosedale Road	Gordon	Ku-Ring-Gai	LGOV

Item	29 Mona Vale Road	Gordon	Ku-Ring-Gai	LGOV
Item	36 McIntyre Street	Gordon	Ku-Ring-Gai	LGOV
Item	67 Elgin Street	Gordon	Ku-Ring-Gai	LGOV
Item	11 Minns Road	Gordon	Ku-Ring-Gai	LGOV
Item	35 Rosedale Road	Gordon	Ku-Ring-Gai	LGOV
Item	15 Edward Street	Gordon	Ku-Ring-Gai	LGOV
Item	16 Edward Street	Gordon	Ku-Ring-Gai	LGOV
Item	4 Garden Square	Gordon	Ku-Ring-Gai	LGOV
Item	55 Illeroy Avenue	Gordon	Ku-Ring-Gai	LGOV
Item	21 Mount William Street	Gordon	Ku-Ring-Gai	LGOV
Item	36 Carlotta Avenue	Gordon	Ku-Ring-Gai	LGOV
Item	37 Cecil Street	Gordon	Ku-Ring-Gai	LGOV
Item	38 Cecil Street	Gordon	Ku-Ring-Gai	LGOV
Item	8 Cecil Street	Gordon	Ku-Ring-Gai	LGOV
Item	12 Cecil Street	Gordon	Ku-Ring-Gai	LGOV
Item	14 Cecil Street	Gordon	Ku-Ring-Gai	LGOV
Item	49 Werona Avenue	Gordon	Ku-Ring-Gai	LGOV
Item	4 Maytone Avenue	Gordon	Ku-Ring-Gai	LGOV
Item	6 Maytone Avenue	Gordon	Ku-Ring-Gai	LGOV
Item	3 Maytone Avenue	Gordon	Ku-Ring-Gai	LGOV
Item	2 Maytone Avenue	Gordon	Ku-Ring-Gai	LGOV
Item	8 Pearson Avenue	Gordon		LGOV

			Ku-Ring-Gai	
Item	724-726 Pacific Highway	Gordon	Ku-Ring-Gai	LGOV
Killarney Castle	3 Glenview Street	Gordon	Ku-Ring-Gai	LGOV
Ku-ring-gai Council Chambers and Garage	818 Pacific Highway	Gordon	Ku-Ring-Gai	LGOV
Lady Gowrie Retirement Village	10 Edward Street	Gordon	Ku-Ring-Gai	LGOV
Mandalay	32 Nelson Street	Gordon	Ku-Ring-Gai	LGOV
Matong (?)	4 Matong Street	Gordon	Ku-Ring-Gai	LGOV
Millthorn	38 Nelson Street	Gordon	Ku-Ring-Gai	LGOV
Moree Street Cottage Group	55, 49, 33, 42 Moree Street	Gordon	Ku-Ring-Gai	LGOV
Nebraska	17 Yarabah Avenue	Gordon	Ku-Ring-Gai	LGOV
Oberon	24 St Johns Avenue	Gordon	Ku-Ring-Gai	LGOV
Ridge Street Cottage Group, Gordon	27,29,33,41,43,45,57,65 Ridge Street	Gordon	Ku-Ring-Gai	LGOV
Rochester	51 Werona Avenue	Gordon	Ku-Ring-Gai	LGOV
Seventh Day Adventist Office	738 Pacific Highway	Gordon	Ku-Ring-Gai	LGOV
Shingle-Roofed Gateway to end of street	End Garden Square	Gordon	Ku-Ring-Gai	LGOV
St. Johns Anglican Church, Manse, Cemetery	750-754 Pacific Highway	Gordon	Ku-Ring-Gai	LGOV
Theace	24 Nelson Street	Gordon	Ku-Ring-Gai	LGOV
Trewayr	28 Nelson Street	Gordon	Ku-Ring-Gai	LGOV
Tulkiyan	707 Pacific Highway	Gordon	Ku-Ring-Gai	LGOV
Tulkiyan	707 Pacific Highway	Gordon	Ku-Ring-Gai	LGOV
Windsor House	748 Pacific Highway	Gordon	Ku-Ring-Gai	LGOV

There was a total of 74 records matching your search criteria.

Key:

LGA = Local Government Area

GAZ= NSW Government Gazette (statutory listings prior to 1997), HGA =
Heritage Grant Application, HS = Heritage Study, LGOV = Local Government,
SGOV = State Government Agency.

Note: The Heritage Branch seeks to keep the State Heritage Inventory (SHI) up to date,
however the latest listings in Local and Regional Environmental Plans (LEPs and REPs) may not
yet be included. Always check with the relevant local council or shire for the most recent
listings.



[Home](#) > [Heritage sites](#) > [Searches and directories](#) > NSW heritage search

Ku-ring-gai Council Chambers and Garage

Item details

Name of item: Ku-ring-gai Council Chambers and Garage

Type of item: Built

Primary address: 818 Pacific Highway, Gordon, NSW 2072

Local govt. area: Ku-Ring-Gai

Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
818 Pacific Highway	Gordon	Ku-Ring-Gai			Primary Address

Statement of significance:

Reasons for listing; historic; cultural, social, architectural, aesthetic, State significance. Fine Municipal building with formal landscaped entry courtyard and war memorial. Designed by Hardy Wilson in 1930. Note: listing includes former garage (now demolished)

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Designer/Maker: Hardy Wilson (or Neave & Berry - RAIA)

Construction years: 1930-

Modifications and dates: Altered or extended sympathetically

History

Historical notes:

Ku-ring-gai Shire was constituted by Gazette notice on 7 March 1906. The first meeting was held on 8 December 1906 in the Parish Hall, Gordon. Mr William Cowan was elected as first President, lots having to be drawn between him and Councillor Read. The Council Chambers were built in 1911, the site having a frontage of 120 feet to Lane Cove Road, near St John's Avenue. The land had good depth, a return frontage to St John's Avenue. An animal pound was established at the rear, there was also a pipe-making shed and a building for tools and harness. With an area rapidly growing in population (1928 was a record year for building applications), the Council of 9 Members found it difficult to cope with increasing business and it was decided to ask the Government to approve the conversion of the Shire into a Municipality. This was granted by Government Gazette, 26th October 1928, and the Municipality with the same name and boundaries as the Shire divided into 4 Wards: Wahroonga, Gordon, Killara and Roseville, with 3 aldermen each, came into being on 1 November 1928. The Present Council Chamber, before extensions, were built further north on Lane Cove Road (Pacific Highway), opposite the old Public

School, at the instigation of Mr C Bowes Thistlethwayte and were opened in 1928. ("Ku-ring-gai", KHS, 1973, p.47)
Historical period: 1921-1940.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan			04 Nov 89		
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Ku-ring-gai Heritage Study	1987	23:037	Robert Moore, Penelope Pike and Helen Proudfoot	SB	Yes

References, internet links & images

Type	Author	Year	Title	Internet Links
Written			RAIA Twentieth Century Buildi	

Note: internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

Data source

The information for this entry comes from the following source:

Name: Local Government
Database number: 1880476

[Return to previous page](#)

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to the [Database Manager](#).

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Appendix E – Council Records

Report Number 610.14210-R3

Page 1 of 1

610.14210

PLANNING CERTIFICATE

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

818 Pacific Highway, Gordon NSW 2072
Locked Bag 1056, Pymble NSW 2073
T 02 9424 0000 F 02 9424 0001
DX 8703 Gordon TTY 02 9424 0875
E kmc@kmc.nsw.gov.au
W www.kmc.nsw.gov.au
ABN 86 408 856 411



PROPERTY DETAILS

Address: 818 Pacific Highway GORDON NSW 2072

Lot Description: Lot 2 DP 786550

CERTIFICATE DETAILS

Certificate No: PC3127/14

Certificate Date: 11/09/2014

Certificate Type: Section 149(2)

Receipt No: 413656

APPLICANT'S DETAILS

REF: Ku-Ring-Gai Council

Slr Consulting
2 Lincoln Street
LANE COVE NSW 2066

BACKGROUND INFORMATION

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

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

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

Ku-ring-gai Local Environmental Plan (Local Centres) 2012 as published on the NSW Legislation Website on 25 January 2013.

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

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

B2 Local Centres

under the provisions of Ku-ring-gai Local Environmental Plan (Local Centres) 2012 as published on the NSW Legislation Website on 25 January 2013.

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

Home occupations.

Note: Please refer to the provisions for Exempt and Complying Development as described in Part 3 of Ku-ring-gai Local Environmental Plan (Local Centres) 2012.

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

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes (permanent); Hostels; Information and education facilities; Light industries; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation; Water reticulation systems; Any other development not specified in item 3 or 5

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

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres;

Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

6. DO THE DIMENSIONS OF THE LAND PERMIT THE ERECTION OF A DWELLING HOUSE ON THIS PROPERTY?

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

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

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

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

12. WHAT OTHER PLANNING INSTRUMENTS AFFECT THIS PROPERTY?

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

Draft State Environmental Planning Policy (Competition)

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

State Environmental Planning Policy No.6 - Number of storeys in a building.

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

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.22 - Shops and Commercial Premises.

State Environmental Planning Policy No.32 - Urban Consolidation (Redevelopment of Urban Land).

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

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

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

State Environmental Planning Policy No.62 - Sustainable Aquaculture.

State Environmental Planning Policy No.64 - Advertising and Signage.

State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development.

State Environmental Planning Policy No.70 - Affordable Housing (Revised Schemes).

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

State Environmental Planning Policy (Major Development) 2005.

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

State Environmental Planning Policy (Temporary Structures) 2007.

State Environmental Planning Policy (Infrastructure) 2007.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

State Environmental Planning Policy (Affordable Rental Housing) 2009.

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

13. WHICH DEVELOPMENT CONTROL PLANS APPLY TO THE PROPERTY?

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

Ku-ring-gai Local Centres Development Control Plan

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

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

Ku-ring-gai Contributions Plan 2010.

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

Yes.

Ku-ring-gai Local Environmental Plan (Local Centres) 2012

***SPECIAL NOTE:** Your attention is drawn to Clause 5.10(5) of the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 which states that the consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

16. IS THE PROPERTY IN A CONSERVATION AREA?

No.

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

17. DOES THE PROPERTY INCLUDE OR COMPRISE CRITICAL HABITAT?

No.

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

No.

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

No.

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

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

No.

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

No.

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

No.

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

No.

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

24. IS THE PROPERTY BUSH FIRE PRONE LAND?

No.

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

No.

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

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

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

No.

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

No.

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

No.

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

No.

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

No.

- 32. IS THE PROPERTY, LAND THAT IS BIODIVERSITY CERTIFIED LAND WITHIN THE MEANING OF PART 7AA OF THE THREATENED SPECIES CONSERVATION ACT 1995?**

No.

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

- 33. IS THE PROPERTY, LAND TO WHICH A BIOBANKING AGREEMENT UNDER PART 7A OF THE THREATENED SPECIES CONSERVATION ACT 1995 RELATES?**

No.

Special Note: For further information about the Biobanking agreement contact the Biobanking Team at NSW Office of Environment & Heritage. Tel:131 555 or email biobanking@environment.nsw.gov.au.

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

General Housing Code

Complying development under the General Housing Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ The land is land that comprises, or on which there is, a heritage item.

Housing Alterations Code

Complying development under the Housing Internal Alterations Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ The land is land that comprises, or on which there is, a heritage item.

General Development Code

Complying development under the General Development Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ The land is land that comprises, or on which there is, a heritage item.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ The land is land that comprises, or on which there is, a heritage item.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ The land is land that comprises, or on which there is, a heritage item.

Subdivision Code

Complying development under the Subdivision Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ The land is land that comprises, or on which there is, a heritage item.

Demolition Code

Complying development under the Demolition Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ The land is land that comprises, or on which there is, a heritage item.

Fire Safety Code

Complying development under the Fire Safety Code **may not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ The land is land that comprises, or on which there is, a heritage item.

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

35. DO ANY ADOPTED COUNCIL POLICIES OR RESOLUTIONS OR ANY POLICIES ADOPTED BY A PUBLIC AUTHORITY REQUIRED TO BE REFERRED TO IN A PLANNING CERTIFICATE RESTRICT THE DEVELOPMENT OF THE PROPERTY DUE TO THE LIKELIHOOD OF LANDSLIP, BUSHFIRE, TIDAL INUNDATION, SUBSIDENCE, CONTAMINATION, ACID SULPHATE SOILS OR ANY OTHER RISK (OTHER THAN FLOODING)?

No.

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

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

No.

37. OTHER INFORMATION RELATING TO DEVELOPMENT OF THE SITE.

This land may contain threatened species, populations and ecological communities listed under the Threatened Species Conservation Act 1995 (NSW) and or the Environment Protection Biodiversity Conservation Act 1999 (Commonwealth). For more information contact NSW Department of Environment & Heritage, Tel: 131 555.

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

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

John McKee
General Manager,

Per



PLANNING CERTIFICATE

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

818 Pacific Highway, Gordon NSW 2072
Locked Bag 1056, Pymble NSW 2073
T 02 9424 0000 F 02 9424 0001
DX 8703 Gordon TTY 02 9424 0875
E kmc@kmc.nsw.gov.au
W www.kmc.nsw.gov.au
ABN 86 408 856 411



PROPERTY DETAILS

Address: 9 Dumaresq Street GORDON NSW 2072

Lot Description: Lot A DP 355615

CERTIFICATE DETAILS

Certificate No: ePC0679/15

Certificate Date: 22/05/2015

Certificate Type: Section 149(2)

APPLICANT'S DETAILS

REF: 610.14210

Mr C Cowper
C/ Slr Consulting, 2 Lincoln Street
LANE COVE NSW 2066

BACKGROUND INFORMATION

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

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

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

Ku-ring-gai Local Environmental Plan (Local Centres) 2012 as published on the NSW Legislation Website on 25 January 2013.

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

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

B2 Local Centres

under the provisions of Ku-ring-gai Local Environmental Plan (Local Centres) 2012 as published on the NSW Legislation Website on 25 January 2013.

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

Home occupations.

Note: Please refer to the provisions for Exempt and Complying Development as described in Part 3 of Ku-ring-gai Local Environmental Plan (Local Centres) 2012.

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

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes (permanent); Hostels; Information and education facilities; Light industries; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation; Water reticulation systems; Any other development not specified in item 3 or 5

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

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring

pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

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

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

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

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

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

12. WHAT OTHER PLANNING INSTRUMENTS AFFECT THIS PROPERTY?

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

Draft State Environmental Planning Policy (Competition)

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

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State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.22 - Shops and Commercial Premises.

State Environmental Planning Policy No.32 - Urban Consolidation (Redevelopment of Urban Land).

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

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

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

State Environmental Planning Policy No.62 - Sustainable Aquaculture.

State Environmental Planning Policy No.64 - Advertising and Signage.

State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development.

State Environmental Planning Policy No.70 - Affordable Housing (Revised Schemes).

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

State Environmental Planning Policy (Major Development) 2005.

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State Environmental Planning Policy (Temporary Structures) 2007.

State Environmental Planning Policy (Infrastructure) 2007.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

State Environmental Planning Policy (Affordable Rental Housing) 2009.

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

13. WHICH DEVELOPMENT CONTROL PLANS APPLY TO THE PROPERTY?

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

Ku-ring-gai Local Centres Development Control Plan

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

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

Ku-ring-gai Contributions Plan 2010.

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

No.

***SPECIAL NOTE:** Your attention is drawn to Clause 5.10(5) of the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 which states that the consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

16. IS THE PROPERTY IN A CONSERVATION AREA?

No.

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

17. DOES THE PROPERTY INCLUDE OR COMPRISE CRITICAL HABITAT?

No.

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

No.

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

No.

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

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

No.

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

No.

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

No.

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

No.

***SPECIAL NOTE:** If you have any concerns about land contamination beyond the information described in this certificate, you should contact the NSW Office of Environment & Heritage. Tel:131 555 or email info@environment.nsw.gov.au.*

24. IS THE PROPERTY BUSH FIRE PRONE LAND?

No.

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

No.

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

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

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

No.

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

No.

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

No.

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

No.

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

No.

32. IS THE PROPERTY, LAND THAT IS BIODIVERSITY CERTIFIED LAND WITHIN THE MEANING OF PART 7AA OF THE THREATENED SPECIES CONSERVATION ACT 1995?

No.

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

33. IS THE PROPERTY, LAND TO WHICH A BIOBANKING AGREEMENT UNDER PART 7A OF THE THREATENED SPECIES CONSERVATION ACT 1995 RELATES?

No.

Special Note: For further information about the Biobanking agreement contact the Biobanking Team at NSW Office of Environment & Heritage. Tel:131 555 or email biobanking@environment.nsw.gov.au.

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

General Housing Code

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

Housing Alterations Code

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

General Development Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Subdivision Code

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

Demolition Code

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

Fire Safety Code

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

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

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

No.

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

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

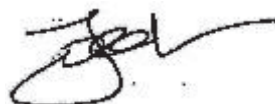
No.

37. OTHER INFORMATION RELATING TO DEVELOPMENT OF THE SITE.

This land may contain threatened species, populations and ecological communities listed under the Threatened Species Conservation Act 1995 (NSW) and or the Environment Protection Biodiversity Conservation Act 1999 (Commonwealth). For more information contact NSW Department of Environment & Heritage, Tel: 131 555.

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

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



John McKee
General Manager

PLANNING CERTIFICATE

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

818 Pacific Highway, Gordon NSW 2072
Locked Bag 1056, Pymble NSW 2073
T 02 9424 0000 F 02 9424 0001
DX 8703 Gordon TTY 02 9424 0875
E kmc@kmc.nsw.gov.au
W www.kmc.nsw.gov.au
ABN 86 408 856 411



PROPERTY DETAILS

Address: 828 Pacific Highway GORDON NSW 2072

Lot Description: Lot 1 DP 786550

CERTIFICATE DETAILS

Certificate No: ePC0680/15

Certificate Date: 22/05/2015

Certificate Type: Section 149(2)

APPLICANT'S DETAILS

REF: 610.14210

Mr C Cowper
C/ Slr Consulting, 2 Lincoln Street
LANE COVE NSW 2066

BACKGROUND INFORMATION

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

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

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

Ku-ring-gai Local Environmental Plan (Local Centres) 2012 as published on the NSW Legislation Website on 25 January 2013.

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

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

B2 Local Centres

under the provisions of Ku-ring-gai Local Environmental Plan (Local Centres) 2012 as published on the NSW Legislation Website on 25 January 2013.

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

Home occupations.

Note: Please refer to the provisions for Exempt and Complying Development as described in Part 3 of Ku-ring-gai Local Environmental Plan (Local Centres) 2012.

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

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes (permanent); Hostels; Information and education facilities; Light industries; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation; Water reticulation systems; Any other development not specified in item 3 or 5

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

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring

pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

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

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

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

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

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

12. WHAT OTHER PLANNING INSTRUMENTS AFFECT THIS PROPERTY?

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

Draft State Environmental Planning Policy (Competition)

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

State Environmental Planning Policy No.6 - Number of storeys in a building.

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State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.22 - Shops and Commercial Premises.

State Environmental Planning Policy No.32 - Urban Consolidation (Redevelopment of Urban Land).

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

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

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

State Environmental Planning Policy No.62 - Sustainable Aquaculture.

State Environmental Planning Policy No.64 - Advertising and Signage.

State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development.

State Environmental Planning Policy No.70 - Affordable Housing (Revised Schemes).

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

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State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

State Environmental Planning Policy (Temporary Structures) 2007.

State Environmental Planning Policy (Infrastructure) 2007.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

State Environmental Planning Policy (Affordable Rental Housing) 2009.

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

13. WHICH DEVELOPMENT CONTROL PLANS APPLY TO THE PROPERTY?

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

Ku-ring-gai Local Centres Development Control Plan

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

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

Ku-ring-gai Contributions Plan 2010.

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

No.

***SPECIAL NOTE:** Your attention is drawn to Clause 5.10(5) of the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 which states that the consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

16. IS THE PROPERTY IN A CONSERVATION AREA?

No.

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

17. DOES THE PROPERTY INCLUDE OR COMPRISE CRITICAL HABITAT?

No.

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

No.

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

No.

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

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

No.

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

No.

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

No.

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

No.

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

24. IS THE PROPERTY BUSH FIRE PRONE LAND?

No.

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

No.

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

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

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

No.

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

No.

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

No.

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

No.

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

No.

32. IS THE PROPERTY, LAND THAT IS BIODIVERSITY CERTIFIED LAND WITHIN THE MEANING OF PART 7AA OF THE THREATENED SPECIES CONSERVATION ACT 1995?

No.

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

33. IS THE PROPERTY, LAND TO WHICH A BIOBANKING AGREEMENT UNDER PART 7A OF THE THREATENED SPECIES CONSERVATION ACT 1995 RELATES?

No.

Special Note: For further information about the Biobanking agreement contact the Biobanking Team at NSW Office of Environment & Heritage. Tel:131 555 or email biobanking@environment.nsw.gov.au.

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

General Housing Code

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

Housing Alterations Code

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

General Development Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Subdivision Code

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

Demolition Code

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

Fire Safety Code

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

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

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

No.

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

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

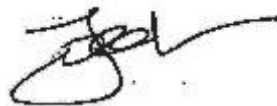
No.

37. OTHER INFORMATION RELATING TO DEVELOPMENT OF THE SITE.

This land may contain threatened species, populations and ecological communities listed under the Threatened Species Conservation Act 1995 (NSW) and or the Environment Protection Biodiversity Conservation Act 1999 (Commonwealth). For more information contact NSW Department of Environment & Heritage, Tel: 131 555.

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

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



John McKee
General Manager

PLANNING CERTIFICATE

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

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



PROPERTY DETAILS

Address: 17 Dumaresq Street GORDON NSW 2072

Lot Description: Lot C DP 386283

CERTIFICATE DETAILS

Certificate No: ePC0681/15

Certificate Date: 22/05/2015

Certificate Type: Section 149(2)

APPLICANT'S DETAILS

REF: 610.14210

Mr C Cowper
C/ Slr Consulting, 2 Lincoln Street
LANE COVE NSW 2066

BACKGROUND INFORMATION

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

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

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

Ku-ring-gai Local Environmental Plan (Local Centres) 2012 as published on the NSW Legislation Website on 25 January 2013.

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

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

B2 Local Centres

under the provisions of Ku-ring-gai Local Environmental Plan (Local Centres) 2012 as published on the NSW Legislation Website on 25 January 2013.

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

Home occupations.

Note: Please refer to the provisions for Exempt and Complying Development as described in Part 3 of Ku-ring-gai Local Environmental Plan (Local Centres) 2012.

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

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes (permanent); Hostels; Information and education facilities; Light industries; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation; Water reticulation systems; Any other development not specified in item 3 or 5

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

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring

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

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

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

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

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

12. WHAT OTHER PLANNING INSTRUMENTS AFFECT THIS PROPERTY?

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

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13. WHICH DEVELOPMENT CONTROL PLANS APPLY TO THE PROPERTY?

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

Ku-ring-gai Local Centres Development Control Plan

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

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

Ku-ring-gai Contributions Plan 2010.

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

No.

***SPECIAL NOTE:** Your attention is drawn to Clause 5.10(5) of the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 which states that the consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

16. IS THE PROPERTY IN A CONSERVATION AREA?

No.

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

17. DOES THE PROPERTY INCLUDE OR COMPRISE CRITICAL HABITAT?

No.

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

No.

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

No.

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No.

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

No.

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

No.

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

No.

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

24. IS THE PROPERTY BUSH FIRE PRONE LAND?

No.

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

No.

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

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

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

No.

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

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No.

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No.

32. IS THE PROPERTY, LAND THAT IS BIODIVERSITY CERTIFIED LAND WITHIN THE MEANING OF PART 7AA OF THE THREATENED SPECIES CONSERVATION ACT 1995?

No.

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

33. IS THE PROPERTY, LAND TO WHICH A BIOBANKING AGREEMENT UNDER PART 7A OF THE THREATENED SPECIES CONSERVATION ACT 1995 RELATES?

No.

Special Note: For further information about the Biobanking agreement contact the Biobanking Team at NSW Office of Environment & Heritage. Tel:131 555 or email biobanking@environment.nsw.gov.au.

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

General Housing Code

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

Housing Alterations Code

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

General Development Code

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

Commercial and Industrial Alterations Code

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No.

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

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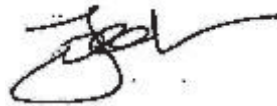
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This land may contain threatened species, populations and ecological communities listed under the Threatened Species Conservation Act 1995 (NSW) and or the Environment Protection Biodiversity Conservation Act 1999 (Commonwealth). For more information contact NSW Department of Environment & Heritage, Tel: 131 555.

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

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



John McKee
General Manager

PLANNING CERTIFICATE

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

818 Pacific Highway, Gordon NSW 2072
Locked Bag 1056, Pymble NSW 2073
T 02 9424 0000 F 02 9424 0001
DX 8703 Gordon TTY 02 9424 0875
E kmc@kmc.nsw.gov.au
W www.kmc.nsw.gov.au
ABN 86 408 856 411



PROPERTY DETAILS

Address: 15 Dumaresq Street GORDON NSW 2072

Lot Description: Lot D DP 386283

CERTIFICATE DETAILS

Certificate No: ePC0682/15

Certificate Date: 22/05/2015

Certificate Type: Section 149(2)

APPLICANT'S DETAILS

REF: 610.14210

Mr C Cowper
C/ Slr Consulting, 2 Lincoln Street
LANE COVE NSW 2066

BACKGROUND INFORMATION

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

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

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

Ku-ring-gai Local Environmental Plan (Local Centres) 2012 as published on the NSW Legislation Website on 25 January 2013.

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

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

B2 Local Centres

under the provisions of Ku-ring-gai Local Environmental Plan (Local Centres) 2012 as published on the NSW Legislation Website on 25 January 2013.

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

Home occupations.

Note: Please refer to the provisions for Exempt and Complying Development as described in Part 3 of Ku-ring-gai Local Environmental Plan (Local Centres) 2012.

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

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes (permanent); Hostels; Information and education facilities; Light industries; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation; Water reticulation systems; Any other development not specified in item 3 or 5

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

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring

pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

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

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

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

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

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

12. WHAT OTHER PLANNING INSTRUMENTS AFFECT THIS PROPERTY?

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

Draft State Environmental Planning Policy (Competition)

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

State Environmental Planning Policy No.6 - Number of storeys in a building.

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

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.22 - Shops and Commercial Premises.

State Environmental Planning Policy No.32 - Urban Consolidation (Redevelopment of Urban Land).

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

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

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

State Environmental Planning Policy No.62 - Sustainable Aquaculture.

State Environmental Planning Policy No.64 - Advertising and Signage.

State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development.

State Environmental Planning Policy No.70 - Affordable Housing (Revised Schemes).

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

State Environmental Planning Policy (Major Development) 2005.

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

State Environmental Planning Policy (Temporary Structures) 2007.

State Environmental Planning Policy (Infrastructure) 2007.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

State Environmental Planning Policy (Affordable Rental Housing) 2009.

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

13. WHICH DEVELOPMENT CONTROL PLANS APPLY TO THE PROPERTY?

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

Ku-ring-gai Local Centres Development Control Plan

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

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

Ku-ring-gai Contributions Plan 2010.

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

No.

***SPECIAL NOTE:** Your attention is drawn to Clause 5.10(5) of the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 which states that the consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

16. IS THE PROPERTY IN A CONSERVATION AREA?

No.

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

17. DOES THE PROPERTY INCLUDE OR COMPRISE CRITICAL HABITAT?

No.

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

No.

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

No.

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

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

No.

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

No.

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

No.

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

No.

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

24. IS THE PROPERTY BUSH FIRE PRONE LAND?

No.

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

No.

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

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

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

No.

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

No.

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

No.

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

No.

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

No.

32. IS THE PROPERTY, LAND THAT IS BIODIVERSITY CERTIFIED LAND WITHIN THE MEANING OF PART 7AA OF THE THREATENED SPECIES CONSERVATION ACT 1995?

No.

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

33. IS THE PROPERTY, LAND TO WHICH A BIOBANKING AGREEMENT UNDER PART 7A OF THE THREATENED SPECIES CONSERVATION ACT 1995 RELATES?

No.

Special Note: For further information about the Biobanking agreement contact the Biobanking Team at NSW Office of Environment & Heritage. Tel:131 555 or email biobanking@environment.nsw.gov.au.

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

General Housing Code

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

Housing Alterations Code

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

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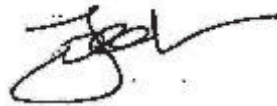
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