

APPENDIX E – Stage 1 Preliminary Site Investigation – SLR Global Environmental Solutions

Stage 1 Preliminary Site Investigation

Lot 1 in DP 228129, Lot 1 in DP 519532, Lot 2 in DP221290, Lot
1 in DP81994 (including William Street / Higgs Lane / Forbes
Lane Roadways)

4 William Street, 12 William Street, 5 Ray Street and 1275 Pacific
Highway, Turramurra NSW

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Ku-ring-gai Municipal Council
818 Pacific Highway
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Lot 1 in DP81994 (including William Street / Higgs Lane /
Forbes Lane Roadways)

4 William Street, 12 William Street, 5 Ray Street and 1275
Pacific Highway, Turramurra NSW

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DOCUMENT CONTROL

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610.14433-R2	Revision 1	9 April 2015	Craig Cowper	Nalin De Silva	Craig Cowper
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Executive Summary

SLR Consulting Pty Ltd (SLR) was engaged by Ku-ring-gai Municipal Council to prepare a stage 1 preliminary site investigation (PSI) for 4 William Street, 12 William Street, 5 Ray Street and 1275 Pacific Highway (including William Street / Higgs Lane / Forbes Lane roadways), Turramurra, NSW (the site).

The assessment was undertaken in accordance with SLR's offer of services dated 8 September 2014 (ref: 610.14433 Offer of Services 20140908) and as varied on 24 March 2015

SLR understands the following:

- The site is currently being operated as a community library, commercial space, parking area, village park and roadway;
- This stage 1 PSI will be used as background information for the re-classification and possible redevelopment or divestment of the site.

The objectives of this project were to:

- Make an assessment of the likelihood of contamination to be present on the site, as a result of past and present land use activities;
- 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.

ID	AEC	Activity of Concern	Contaminants of Potential Concern
AEC01	Five former residential buildings in Lot 2 DP221290	Demolition	Metals, asbestos and aesthetics
AEC02	Five former residential buildings in Lot 2 DP221290	Demolition	Metals, asbestos and aesthetics
AEC03	Current service station facility	Underground fuel storage	Hydrocarbons, lead
AEC04	Former service station (current car wash facility)	Underground fuel storage	Hydrocarbons, lead
AEC05	1275 Pacific Highway	Historical rail related activities and uncontrolled filling	Hydrocarbons, metals, asbestos and aesthetics
AEC06	Former residential building and shed in Forbes Lane (west)	Demolition	Metals, asbestos and aesthetics
AEC07	Former potential commercial shed style buildings in Forbes Lane (towards east)	Demolition and chemical storage/handling	Hydrocarbons, metals, asbestos and aesthetics

Executive Summary

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 medium 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 include intrusive sampling using a targeted sampling point approach to address the former residential buildings (AEC01, AEC02, AEC06 and AEC07), current service station on southern side of Pacific Highway (AEC03), the current car wash facility (former service station (AEC04), and former railway land (AEC05);
- Potential future land use options should be identified prior to undertaking further assessment works, to enable appropriate human and environmental health exposure scenarios to be considered during those assessment works; 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 Municipal Council to prepare a stage 1 preliminary site investigation (PSI) for 4 William Street, 12 William Street, 5 Ray Street and 1275 Pacific Highway (including William Street / Higgs Lane / Forbes Lane roadways), Turramurra, NSW (the site).

The assessment was undertaken in accordance with SLR's offer of services dated 8 September 2014 (ref: 610.14433 Offer of Services 20140908), and as varied on 24 March 2015.

SLR understands the following:

- The site is currently being operated as a community library, commercial space, parking area, village park and roadway;
- This stage 1 PSI will be used as background information for the re-classification and possible redevelopment or divestment of the site.

1.2 Objectives

The objectives of this project were to:

- Make an assessment of the likelihood of contamination to be present on the site, as a result of past and present land use activities;
- 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 1 in DP228129, Lot 1 in DP519532 and Lot 2 in DP221290. SLR understands that the William Street and Higgs Lane roadways are not registered Lots. However, for the purpose of this investigation, the extent of William Street is limited to its intersections with Ray Street to the north and the Forbes Lane roundabout to the south, while the extent of Higgs Lane is limited to its intersections with William Street to the north and Forbes Lane to the south.

The site is irregular in shape.

Lot 1 in DP228129 occupies an area of 271.90m².

Lot 1 in DP519532 occupies an area of 581m².

Lot 2 in DP221290 occupies an area of 3,471m².

Lot 1 in DP81994 occupies an area of

William Street roadway occupies an area of approximately 4,000m².

Higgs Lane roadway occupies an area of approximately 500m².

3 SITE SETTING

3.1 Geology

The Geological Survey of NSW Sydney 1:100,000 Geological Series Sheet 9130 Edition 1 (1983) indicates that the site is underlain with Triassic Ashfield Shale, comprised of black to dark grey shale and laminite.

3.2 Topography

The topography is generally flat with an approximate elevation of 180m Australian height datum (AHD). Topography is undulating with gentle slopes towards the east and north.

3.3 Hydrogeology

The nearest surface water courses to the site are considered to be South Branch of Cowan Creek (located approximately 1,300m to the east) and Coups Creek (located approximately 1,400m to the west).

Based on the regional topography and the location of nearby water bodies, it is considered that groundwater flow at the site is likely to be towards the east and north.

A search of the NSW Natural Resources Atlas (NSW-NRS, www.nratlas.nsw.gov.au) conducted on 17 December 2014 identified a potential for five registered groundwater works features within the search area (500m radius of the site), located approximately 450m to the east of the site. No information was available for these features, however, SLR considers that these features are likely to be groundwater monitoring wells associated with a service station located on the Pacific Highway between Ku-ring-gai Avenue and Womerah Street.

A copy of the registered groundwater bore search record is provided in Appendix A.

3.4 Acid Sulfate Soils

The Department of Land and Water Conservation (DLWC) acid sulfate soil (ASS) risk map for Hornsby / Mona Vale (Edition 2) indicates that the map class description for the site is “no known occurrence”, meaning acid sulfate soils are not known or expected to occur in these environments. The environmental risk associated with this map class description is “land management activities are not likely to be affected by acid sulfate soil materials”.

No further assessment of acid sulfate soil risk for this site is considered 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
	Lot 1 in DP228129	Lot 1 in DP519532	Lot 2 in DP221290	Lot 1 in DP81994	William St Roadway	Higgs Lane Roadway	Forbes Lane Roadway	
1930 (black and white)	Appears to be vacant.	Potential low density residential building	Low density residential (five house structures)	Potential park	Unsealed roadway	Unclear, potential vacant land	Part of residential structure and shed at western end and two shed style structures towards eastern end.	North shore rail line to the north, then commercial and low density residential. North shore rail line to the east, then low density residential. Pacific Highway to the south, then low density residential and some potential scattered light commercial. Low density residential to the west.

Year of Photograph	Site Land Use Observations							Surrounding Land Use Observations
	Lot 1 in DP228129	Lot 1 in DP519532	Lot 2 in DP221290	Lot 1 in DP81994	William St Roadway	Higgs Lane Roadway	Forbes Lane Roadway	
1943 (SIX viewer)	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.
1956 (black and white)	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	Western structures no longer visible.	Some houses towards the south west are no longer visible.
1965 (black and white)	Commercial style building is present.	Building is no longer visible	The five houses are no longer visible	No significant changes from previous image.	No significant changes from previous image.	Potential roadway	Eastern structures no longer visible and a roadway is now present.	A large commercial building is located towards the south west (likely current shopping centre), and a service station beyond this. A second service station appears to be present beyond that one, on the southern side of the Pacific Highway.

Year of Photograph	Site Land Use Observations							Surrounding Land Use Observations
	Lot 1 in DP228129	Lot 1 in DP519532	Lot 2 in DP221290	Lot 1 in DP81994	William St Roadway	Higgs Lane Roadway	Forbes Lane Roadway	
1975 (black and white)	No significant changes from previous image.	Car park	Commercial building (likely current library) and car parking	No significant changes from previous image, with exception of pedestrian pathway.	Carpark	Roadway	No significant changes from previous image.	Medium to high density residential development towards the north, commercial towards the east, commercial development to the south, medium to high density residential development towards the west
1986 (colour)	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.
1994 (colour)	Redevelopment of site with new commercial style building, similar to current.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.

Year of Photograph	Site Land Use Observations							Surrounding Land Use Observations
	Lot 1 in DP228129	Lot 1 in DP519532	Lot 2 in DP221290	Lot 1 in DP81994	William St Roadway	Higgs Lane Roadway	Forbes Lane Roadway	
2003 (Google Earth)	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	Turramurra railway station platform has been redeveloped. The service station appears to have been redeveloped (likely current car wash configuration).
2014 (Nearmap)	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.	No significant changes from previous image.

The aerial photography review indicates that the following land contaminating activities may have been undertaken on the site:

- Demolition of structures; and
- Filling for carpark / roadway levelling.

These activities warrant further assessment during the site walkover.

The aerial photography review indicated off site land use activities which may present an onsite contamination migration risk. The former service station located towards the south west is considered to be located in a hydraulically up gradient position to the site, and therefore warrants further assessment in the context of this investigation.

4.2 Historical Land Titles

A search of historical land title ownership records (for the registered Lots) was undertaken on 4 December 2014. The search indicated ownership by the proprietors set out below.

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

4.2.1 Lot 1 in DP228129

- Private owners;
- Orchardist (eastern portion from 1920 to 1927);
- Upholsterer;
- Commercial businesses (including a bank); and
- Ku-ring-gai Council.

One easement was reported for the site in 1969 (for a wall).

Four leases were reported for the site (three expired). The fourth lease was to a company (Sean One North Pty Ltd, understood to be associated with Endota Spa (current tenant). Two sub leases were reported, one expired, and one to two individuals who appear to be medical practitioners operating on the first floor.

While the orchardist ownership suggests a potential for land contaminating activities, when considered in the context of development on and around the site just three years later, SLR considers that historical orcharding activities on this portion of the Lot is unlikely. On this basis, further assessment of this issue is considered not warranted.

4.2.2 Lot 1 in DP519532

- Private owners,
- commercial businesses; and
- Ku-ring-gai Council.

No easements or leases were reported for the site.

The historical land title ownership records do not indicate potential for land contaminating activities to have occurred on the site between 1903 and present.

4.2.3 Lot 2 in DP221290

- Private owners;
- Ku-ring-gai Council

No easements or leases were reported for the site.

The historical land title ownership records do not indicate potential for land contaminating activities to have occurred on the site between 1905 and present.

4.2.4 Lot 1 in DP81994

- Railway Commissioners for New South Wales

- Ku-ring-gai Council

No easements or leases were reported for the site.

The railway ownership suggests a potential for land contaminating activities to have occurred in this portion of the site. Given the alignment of the railway corridor, these activities may only ancillary to railway operations (e.g. railway construction). Further assessment of this issue is considered warranted.

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 17 December 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 17 December 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 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 7 November 2014) was undertaken on 17 December 2014. The search did not identify any records for the site. The search identified a record for a former Mobil service station at 1408 Pacific Highway, Turramurra, which is located approximately 100m to the west of the site. The record indicated the Section 60 notification form has been received by NSW EPA, that NSW EPA's initial assessment is "in progress" and that EPA management class is "B" (which means NSW EPA is awaiting further information to progress its initial assessment of the site). Based on topography and inferred groundwater flow direction (refer Section 3), SLR considers the former Mobil service station to be a potential offsite contamination source, that warrants further assessment.

A copy of the search records is presented in Appendix C.

4.3.2 NSW Office of Environment and Heritage

A search of the NSW OEH state heritage register did not return any records for the site.

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

4.3.3 Council Records

Planning certificates (dated 3 December 2014) and 31 March 2015 issued by Ku-ring-gai Council under Section 149 (2) of the Environmental Planning and Assessment Act 1979 were reviewed. The planning certificates indicate that the land to which the certificate relates to, in the context of the Contaminated Land Management Act and at the date the certificate was issued:

- Is not affected by one of the matters prescribed in Section 59(2) of the Contaminated Land Management Act 1997.

The Ku-ring-gai Council development application tracker was searched on 7 January 2015 and 30 March 2015 for development application information for the registered Lots on the site. No records were available for this search, with the exception of development applications for operation of a day spa at 4 William Street.

Separate property reports for the registered Lots on the site were provided by Ku-ring-gai Council, dated 5 August 2014 and 30 March 2015. The records did not indicate a potential for contamination at the site.

Copies of the planning certificate and development application search records are presented in Appendix E.

4.3.4 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 highly unlikely that licensable quantities of dangerous goods have been stored on the site, and that further assessment of this issue is not warranted.

4.4 Previous Contamination Assessments

No previous contamination assessment records were provided to SLR for this investigation.

5 SITE WALKOVER

A site walkover was undertaken by a suitably experienced environmental scientist (Craig Cowper) on 5 January 2015 and 26 March 2015. The purpose of the site walkover was to make observations of the site and adjacent site land uses (relevant to land contamination). A discussion and photographic record of observations made, is presented in Sections 5.1 to 5.9.

5.1 Site Features

The following site features were observed during the walkover

5.1.1 4 William Street

- A two storey brick commercial building with under croft parking at the western end;
- The building appeared to be occupied by a day spa business and a medical practice business.

5.1.2 12 William Street

- An asphalt sealed public car park.

5.1.3 5 Ray Street

- A two storey brick commercial building, which appeared to be occupied by a community library;
- An asphalt sealed public car park.

5.1.4 1275 Pacific Highway

- A village green style park.

5.1.5 William Street Roadway

- An asphalt sealed public car park, roadway and roundabout, and minor garden beds along the north western boundary;

5.1.6 Higgs Lane Roadway

- An asphalt sealed public car park.

5.1.7 Forbes Lane Roadway

- An asphalt sealed public car park.

The site was generally flat, with sloping generally towards the north east (with some minor south east sloping from the northern end of William Street and some north west sloping from the southern end of William Street).



Photo 5.2.1 – Eastern end of 4 William Street, looking west



Photo 5.2.2 – Western end of 4 William Street, looking east



Photo 5.2.3 – Northern end of 12 William Street, looking south



Photo 5.2.4 – Western side of 5 Ray Street, looking south east



Photo 5.2.5 – Western side of 5 Ray Street carpark, looking south



Photo 5.2.6 – Northern end of 5 Ray Street car park, looking east



Photo 5.2.7 – Northern end of William Street roadway, looking south east



Photo 5.2.8 – Southern end of Higgs Lane roadway, looking north



Photo 5.2.9 – 1275 Pacific Highway looking north east



Photo 5.2.10 - 1275 Pacific Highway, looking north west



Photo 5.2.11 – 125 Pacific Highway, looking west



Photo 5.2.12 – Roundabout towards southern end of William Street, looking south



Photo 5.2.13 – Southern end of William Street, looking north



Photo 5.2.14 – Eastern end of Forbes Lane looking west



Photo 5.2.15 – Central and western end of Forbes Lane, looking west

5.1 Wastes

There was no evidence of waste generating activities observed in the carpark and roadway areas of the site. It is considered likely that waste generation in the library and day-spa / medical practice would be limited to general commercial type wastes.

5.2 Fill

There was no apparent visual evidence of any significant or widespread filling on the site, with the exception of the southern boundary of Lot 1 in DP81994.

5.3 Chemical Use and Storage

5.4.1 Fuels and Lubricants

There was no evidence of fuels or lubricants being stored on the site.

5.4.2 Underground and Aboveground Storage Tanks

Evidence of underground storage tanks (browsers, dip/fill points or vent pipes) was not observed on site.

Evidence of above ground storage tanks was not observed on site.

5.5 Asbestos

There was no evidence of potential asbestos containing materials observed on the surface of the site.

It is noted that a hazardous building materials survey was not within the scope of this investigation.

5.6 Phytotoxicity

There was no visual evidence of phytotoxic impact (i.e. plant stress or dieback) observed on the site.

5.7 Odours and Staining

There was no olfactory evidence of odours on the site.

There was no visual evidence of widespread or significant staining on the site.

5.8 Incidents and Complaints

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

5.9 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	North Shore railway line in a cutting and generally commercial beyond.
East	North Shore railway line in a cutting and generally commercial beyond
West	Medium / high density residential
South	Commercial, including a car wash facility, Pacific Highway and service station beyond

The current land uses to the north, east and west do not suggest a potential for offsite land contaminating activities to be affecting the site.

The current land uses to the south (primarily the service station on the southern side of Pacific Highway, and to a lesser degree, the car wash facility) could present a contamination risk to the site via subsurface migration (most likely groundwater, and to a lesser degree in soil), given the topographically up gradient position of these two land uses. It is noted that historical evidence indicates that the car wash facility was formerly a service station.

5.10 Anecdotal Information

No anecdotal information was made available to SLR during the investigation.

6 DATA QUALITY ASSESSMENT

The sources of data relied upon for this assessment included:

- NSW Environment Protection Authority;
- NSW Natural Resources Atlas;
- NSW Office of Environment and Heritage;
- Google Earth;
- Nearmap;
- Ku-ring-gai Council; and
- observations made in the field by SLR.

Observations made in the field were generally 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	Five former residential buildings in Lot 2 DP221290	Demolition	Metals, asbestos and aesthetics
AEC02	Five former residential buildings in Lot 2 DP221290	Demolition	Metals, asbestos and aesthetics
AEC03	Current service station facility	Underground fuel storage	Hydrocarbons, lead
AEC04	Former service station (current car wash facility)	Underground fuel storage	Hydrocarbons, lead
AEC05	1275 Pacific Highway	Historical rail related activities and uncontrolled filling	Hydrocarbons, metals, asbestos and aesthetics
AEC06	Former residential building and shed in Forbes Lane (west)	Demolition	Metals, asbestos and aesthetics
AEC07	Former potential commercial shed style buildings in Forbes Lane (towards east)	Demolition and chemical storage/handling	Hydrocarbons, metals, asbestos and aesthetics

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 medium 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 former residential buildings (AEC01, AEC02, AEC06 and AEC07), current service station on southern side of Pacific Highway (AEC03) and the current car wash facility (former service station (AEC04), and former railway land (AEC05);
- Potential future land use options should be identified prior to undertaking further assessment works, to enable appropriate human and environmental health exposure scenarios to be considered during those assessment works; 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

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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.

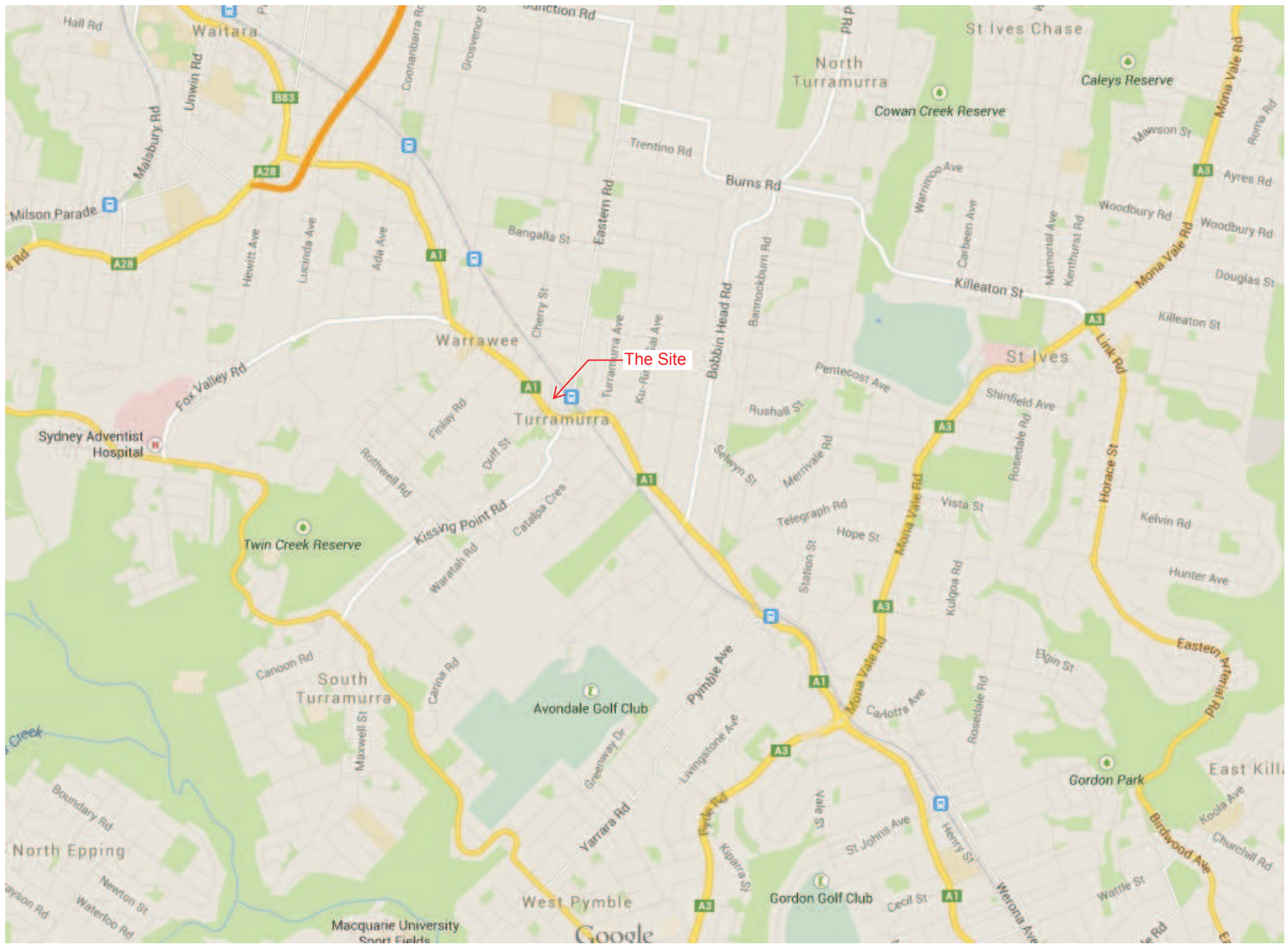
This report has been prepared by SLR Consulting with reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected (data, surveys, analyses, designs, plans 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.



2 Lincoln Street,
Lane Cove,
NSW 2066
Australia

T: +61 2 9428 8100
sydney@slrconsulting.com
www.slrconsulting.com

Stage 1 Preliminary Site Investigation
Ref: 610.14433.00000

Lot 1 in DP 228129, Lot 1 in DP 519532, Lot 2 in
DP221290 (including William Street / Higgs Lane
Roadways)
4 William Street, 12 William Street and 5 Ray
Street, Turramurra, NSW

19 December 2014



Figure 1
Site Locality Plan



2 Lincoln Street,
Lane Cove,
NSW 2066
Australia

T: +61 2 9428 8100
sydney@slrconsulting.com
www.slrconsulting.com

Stage 1 Preliminary Site Investigation
Ref: 610.14433.00200

Lot 1 in DP 228129, Lot 1 in DP 519532, Lot 2 in
DP221290 and Lot 1 in DP81994 (including William
Street / Higgs Lane / Forbes Lane Roadways)
4 William Street, 12 William Street, 5 Ray Street,
and 1275 Pacific Highway, Turrumurra, NSW

30 March 2015



Figure 2
Site Layout Plan



2 Lincoln Street,
Lane Cove,
NSW 2066
Australia

T: +61 2 9428 8100
sydney@slrconsulting.com
www.slrconsulting.com

Stage 1 Preliminary Site Investigation
Ref: 610.14433.00200

Lot 1 in DP 228129, Lot 1 in DP 519532, Lot 2 in
DP221290 and Lot 1 in DP81994 (including William
Street / Higgs Lane / Forbes Lane Roadways)
4 William Street, 12 William Street, 5 Ray Street,
and 1275 Pacific Highway, Turrumurra, NSW

30 March 2015



Figure 3
Areas of
Environmental
Concern

Appendix A – Registered Groundwater Feature Search Record

Report Number 610.14433-R2

Page 1 of 1

http://realtime.data3.water.nsw.gov.au/water.htm

File Edit View Favorites Tools Help

Suggested Sites Web Slice Gallery

Find: park

Groundwater data

Groundwater works reports: N...

Groundwater data

Groundwater data

Groundwater data

Previous Next Options

Home About us

NSW

Department of Primary Industries
Office of Water

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home • help • login

customise

All Groundwater

find a site

All Groundwater

North Coast Region

Hunter Region

Greater Sydney Region

Georges River Basin

Hawkesbury River Basin

Wollongong Basin

South Coast Region

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All Groundwater

find a site

All Groundwater

North Coast Region

Hunter Region

Greater Sydney Region

Georges River Basin

Hawkesbury River Basin

Wollongong Basin

South Coast Region

bookmark this page

All Groundwater > All Groundwater > Greater Sydney Region

Hawkesbury River Basin

All data times are Eastern Standard Time

Map

Groundwater Bore

Groundwater works

Telemetered bores

Logged bores

Manual bores

Monitoring Bore Types

Abandoned

Coastal Sands

Fractured Rock

Porous Rock

Great Artesian Basin

Discontinued

Terrain

Map

Satellite

Hybrid

Groundwater works

Monitoring bores

Scale = 1 : 14K

Map data ©2014 Google

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Report a map error

Bluebeam PDF Revu

Google Earth

Paint

Calculator

Notepad

Skype

RicS

Character Map

Bluebeam Administrator

Craig Cowper

Documents

Music

Games

Computer

Network

Connect To

Control Panel

Devices and Printers

Default Programs

Administrative Tools

Help and Support

Run...

Shut Down

All Programs

Search programs and files

Appendix B – Historical Land Title Ownership Search Record

Report Number 610.14433-R2

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: - 5 Ray Street, also 4 and 12 William Street, Turramurra

Description: - Lot 1 D.P. 228129, Lot 1 D.P. 519532 and Lot 2 D.P. 221290

As regards Lot 1 D.P. 228129 – 4 William Street

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

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
27.03.1906 (1906 to 1917)	George Brown (Methodist Minister)	Vol 1682 Fol 143
02.06.1917 (1917 to 1920)	George Frederick Brown Percy Newman Slade Benjamin Dinning (Occupations not noted) (Transmission Application not investigated)	Vol 1682 Fol 143
08.04.1920 (1920 to 1920)	George Frederick Brown Percy Newman Slade	Vol 1682 Fol 143
30.06.1920 (1920 to 1927)	William Cole (Orchardist)	Vol 1682 Fol 143 Now Vol 3085 Fol 147
19.08.1927 (1927 to 1969)	Walter Henry Hutchings (Upholsterer)	Vol 3085 Fol 147 Now Vol 4140 Fol 43

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

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
13.01.1917 (1917 to 1926)	William McKime (Store Keeper)	Vol 1944 Fol 177
30.11.1926 (1926 to 1927)	Walter Mullens Vindin (Solicitor) Charles Gilbert Johnston (Civil Servant) (Transmission Application not investigated)	Vol 1944 Fol 177
05.03.1927 (1927 to 1928)	William Cole (Gentleman)	Vol 1944 Fol 177
28.03.1928 (1928 to 1969)	Walter Henry Hutchings (Upholsterer)	Vol 1944 Fol 177 Now Vol 4140 Fol 43

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 whole of the subject land

28.09.1969 (1969 to 1992)	Commercial Banking Company of Sydney Limited Now CBC Holdings Limited	Vol 4076 Fol 83 Now 1/228129
18.05.1992 (1992 to 2001)	Seymour Management Pty Limited	1/228129
28.09.2001 (2001 to 2003)	Lenco Properties Pty Limited	1/228129
02.07.2003 (2003 to 2011)	Eastbourne Construction Pty Limited	1/228129
02.09.2011 (2011 to date)	# Ku-Ring-Gai Council	1/228129

Denotes current registered proprietor

Easements: -

- 28.09.1969 Cross Easements (J 793847)

Leases: -

- 18.06.1993 (I 413087) – expired due to effluxion of time – not investigated
- 14.03.2003 (94479798) – expired or surrendered – not investigated
- 28.03.2006 (AC 205387) – expired or surrendered – not investigated
- 28.06.2010 to Sea One North Pty Limited – expires 06.05.2017, also 5 year option
 - 25.05.2011 Sub Lease (AG 255788) - expired due to effluxion of time – not investigated
 - 10.04.2014 to Marilyn Joy Dyson & Catherine Mary Morris, of Level 1 – expires 21.02.2016

As regards Lot 1 D.P. 519532 – 12 William Street

As regards the part numbered (1A) 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>
17.09.1903 (1903 to 1921)	Arthur Cowley (Store Keeper)	Vol 1490 Fol 2
15.06.1921 (1921 to 1927)	Edward James Groom (Bread Carter) Annie King (Spinster) Now Annie Groom (Married Woman)	Vol 1490 Fol 2
05.07.1927 (1927 to 1948)	Oldrey Percival Godfrey (Pharmacist)	Vol 1490 Fol 2
28.07.1948 (1948 to 1956)	Council of the Municipality of Ku-Ring-Gai	Vol 1490 Fol 2
14.09.1956 (1956 to 1959)	John Henry Townsend (Retired)	Vol 1490 Fol 2 Now Vol 7452 Fol 110
24.07.1959 (1959 to 1961)	Henry Croasdell Townsend (Bank Manager) Donald Frank Townsend (Bank Manager) (Transmission Application not investigated)	Vol 7452 Fol 110
14.07.1961 (1961 to 1963)	Pearl Provident Pty Limited	Vol 7452 Fol 110

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 numbered (1A) 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>
15.10.1963 (1963 to 1968)	Nick Malos (Produce Merchant) Andigone Malos (Married Woman)	Vol 7452 Fol 110

As regards the part numbered (1B) 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>
14.06.1905 (1905 to 1936)	Louisa Townsend (Married Woman)	Vol 1488 Fol 104
17.01.1936 (1936 to 1956)	John Henry Townsend (Retired) (Transmission Application not investigated)	Vol 1488 Fol 104 Now Vol 7452 Fol 110
24.07.1959 (1959 to 1961)	Henry Croasdell Townsend (Bank Manager) Donald Frank Townsend (Bank Manager) (Transmission Application not investigated)	Vol 7452 Fol 110
14.07.1961 (1961 to 1963)	Pearl Provident Pty Limited	Vol 7452 Fol 110
15.10.1963 (1963 to 1968)	Nick Malos (Produce Merchant) Andigone Malos (Married Woman)	Vol 7452 Fol 110

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

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
27.02.1909 (1909 to 1936)	James Francis Purcell (Tobacco Worker)	Vol 1951 Fol 153 Now Vol 4764 Fol 246
07.07.1936 (1936 to 1965)	George Mark Purcell (Retired Tobacco Worker)	Vol 4764 Fol 246 Now Vol 7280 Fol 22
16.09.1965 (1965 to 1965)	George Purcell (Tobacconist)	Vol 7280 Fol 22

Search continued as regards the whole

<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>
12.07.1965 (as regards the parts numbered (1A) & (1B) on the attached cadastre) 01.10.1965 (as regards the part numbered (2) on the attached cadastre) (1965 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 7280 Fol 22 & Vol 7452 Fol 110 Now 1/519532

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

Search continued as regards the whole

Easements & Leases: - NIL

As regards Lot 2 D.P. 221290 – 5 Ray Street

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

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
14.06.1912 (1912 to 1918)	William Wheatley (Clerk)	Vol 1203 Fol 26
20.03.1918 (1918 to 1947)	Mary Honora Kickens (Spinster) (Transmission Application not investigated)	Vol 1203 Fol 26 Now Vol 3377 Fol 10
15.09.1947 (1947 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 3377 Fol 10 Now 2/221290

Denotes current registered proprietor

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

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
10.11.1905 (1905 to 1927)	Arthur Cowley (Store Keeper)	Vol 1209 Fol 171
11.04.1927 (1927 to 1947)	Florence Margaret Godfrey (Married Woman) Oldrey Beale Godfrey (Ships Officer) Percival Beale Godfrey (Ships Officer)	Vol 1209 Fol 171
15.09.1947 (1947 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 1209 Fol 171 Now 2/221290

Denotes current registered proprietor

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

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
30.11.1908 (1908 to 1927)	Arthur Cowley (Store Keeper)	Vol 1293 Fol 178
11.04.1927 (1927 to 1947)	Florence Margaret Godfrey (Married Woman) Oldrey Beale Godfrey (Ships Officer) Percival Beale Godfrey (Ships Officer)	Vol 1293 Fol 178
15.09.1947 (1947 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 1293 Fol 178 Now 2/221290

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 numbered (4) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.06.1904 (1904 to 1927)	Arthur Cowley (Store Keeper)	Vol 1220 Fol 40
26.06.1927 (1927 to 1936)	Alexander Orr (Analyst & Assayer) (& His deceased estate)	Vol 1220 Fol 40
3103.1936 (1936 to 1947)	Florence Margaret Godfrey (Married Woman)	Vol 1220 Fol 40
15.09.1947 (1947 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 1220 Fol 40 Now 2/221290

Denotes current registered proprietor

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

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.09.1903 (1903 to 1921)	Arthur Cowley (Store Keeper)	Vol 1490 Fol 2
15.06.1921 (1921 to 1927)	Edward James Groom (Bread Carter) Annie King (Spinster) Now Annie Groom (Married Woman)	Vol 1490 Fol 2
05.07.1927 (1927 to 1948)	Oldrey Percival Godfrey (Pharmacist)	Vol 1490 Fol 2
28.07.1948 (1948 to 1956)	Council of the Municipality of Ku-Ring-Gai	Vol 1490 Fol 2 Now 2/221290

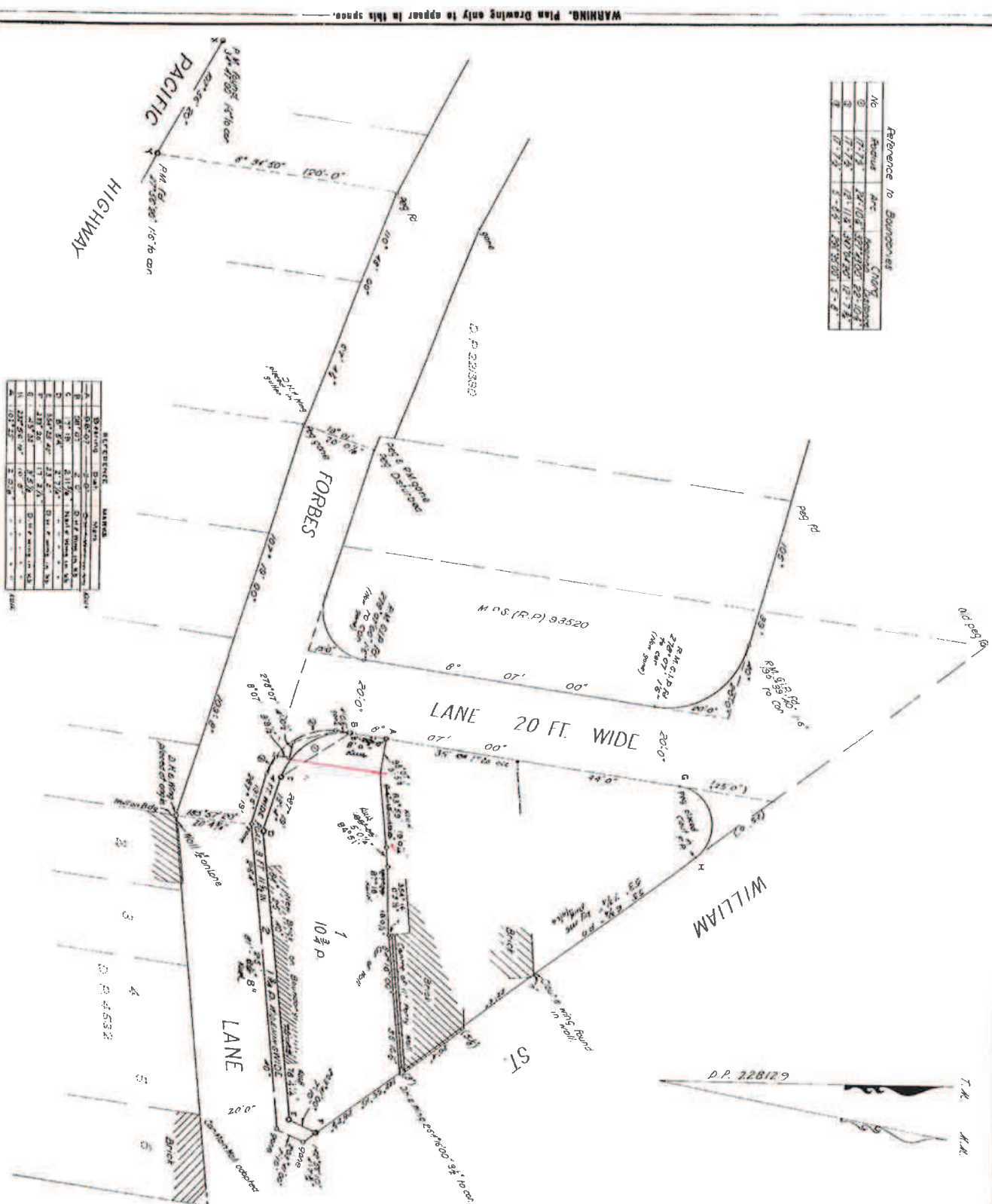
Denotes current registered proprietor

Easements & Leases as regards the whole: - NIL

Yours Sincerely
Mark Groll
4 December 2014
(Ph: 0412 199 304)



No	Radius	Arc	Area (sq ft)
①	17'-7 1/2"	22'-10 1/2"	367'41.00 22'-10 1/2"
②	17'-7 1/2"	12'-11 1/2"	340'74.20 12'-7 1/2"
③	17'-7 1/2"	5'-2 1/2"	230'25.00 5'-2 1/2"



	Dyeing	Dist.	Mfn.
A	0.6-0.7	2	0.7-0.8
B	0.01-0.1	2	0.1-0.2
C	1-1.5	2	1.5-2.0
D	0.1-0.4	2	0.4-0.6
E	1.5-2.0	2	2.0-2.5
F	0.1-0.2	2	0.2-0.3
G	0.1-0.2	2	0.2-0.3
H	0.1-0.2	2	0.2-0.3
I	0.1-0.2	2	0.2-0.3
J	0.1-0.2	2	0.2-0.3
K	0.1-0.2	2	0.2-0.3
L	0.1-0.2	2	0.2-0.3
M	0.1-0.2	2	0.2-0.3
N	0.1-0.2	2	0.2-0.3
O	0.1-0.2	2	0.2-0.3
P	0.1-0.2	2	0.2-0.3
Q	0.1-0.2	2	0.2-0.3
R	0.1-0.2	2	0.2-0.3
S	0.1-0.2	2	0.2-0.3
T	0.1-0.2	2	0.2-0.3
U	0.1-0.2	2	0.2-0.3
V	0.1-0.2	2	0.2-0.3
W	0.1-0.2	2	0.2-0.3
X	0.1-0.2	2	0.2-0.3
Y	0.1-0.2	2	0.2-0.3
Z	0.1-0.2	2	0.2-0.3

— WARNING. Plan Drawing only to appear in this space

D P 228129

Registered: *July 20 - 066*

65/131 of 239/1965
C.A.I.

Title System.....10785

Purpose: to see if the

8553618, 8650790

(0.5.2011) (0.5.2011)

Subdivision of the long

Vol. 4/40 Vol. 43 being

78553618 and please call
at 800 888 1010 T 855C9900

Sales *2000 and 1999*

MUN, SHEL

ТИРАМИДА

Parish: GORDON

County: CUMBERLAND

...

[illegible]

a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan

it occurred and has been made (1) by the (2) under-
standing-developing in accordance with the Survey, Foreign
Legislative 1932 and was completed on 30 July 1935.

Signature: *William A. Miller*

Deinum Lm of Alimurh X.Y

(Signatures and Seals to appear in panel provided)

It is intended to dedicate

Public for food purposes.

Amendments to plan made

11/11/2019 11:11:11

* Strike out either (1) or (2). Y insert note of survey.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.

OFFICE USE ONLY.

D P 228/129- C.A., 65/121 of 23.9.1965	Register No. 404 of 1964 The System, TONGARENS Purpose... Subdivision Ref. Map. Kt-779-gal, 5A/6 Last Plan B55568 B550790 (B4553) (D.R.251)*	PLAN OF (at foot) Subdivision of The land in Certificate of Title No 4140 for 43 ha 9 a containing 10 lots being T 555368 and Part of Lot 2 in Block I B550790	Section 20/10e on plan	Main Subject Kt-779-GAL Locality: TURAMURARA Parish: GORDON County: CUMBERLAND	L. Stephens, Maxwell Humphries of: Stevens, Crawford, Greyson a survey registered under the Survey Act, 1978 as shown and, hereby certify that the survey represented in this plan is correct and has been made by me or my duly authorized Representative, 1981, in accordance with the Survey Regulations No 22 and 1984 in force from 1st January 1981. Surveyor registered under Survey Act, 1978, as amended David Lee of Auckland, NZ	Synopsis of Deductions, Easements, Signatures and Seal to appear in plan provided: It is intended to dedicate Lot 2 (1½ perches) to the Public for Road purposes.	A c/c
---	---	---	--------------------------------------	---	---	---	----------

Remnants to plan made
by me on 4-4-65
Mildred Jackson

OFFICE USE ONLY.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.

[illegible]

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

OP 226129

FEET INCHES		METRES	
-	0 1/8	0.003	
-	0 1/2	0.013	
-	3	0.076	
-	3 1/2	0.089	
-	4 3/4	0.121	
-	5 1/6	0.130	
-	5 1/2	0.140	
-	7	0.176	
-	8	0.203	
-	11	0.279	
-	16	0.457	
1	0 1/8	0.610	
2	0 7/8	0.643	
2	7 1/4	0.508	
2	11 5/8	0.516	
3	5 1/8	1.005	
3	5 1/2	1.156	
3	11 5/6	1.219	
4	0 5/6	1.235	
4	7 5/4	1.416	
4	10 1/2	1.466	
5	0 1/4	1.530	
5	8	1.727	
5	6 1/2	1.740	
6	10	2.368	
6	5 1/6	2.458	
8	5	2.675	
10	7 3/4	3.115	
12	11 1/4	3.854	
14	13 1/2	3.913	
15	5	4.064	
16	4	4.089	
17	2 1/2	5.572	
17	7 1/2	5.245	
18	0 1/2	5.326	
19	0 1/4	5.798	
20	-	6.096	
20	0 1/8	6.099	
20	4 3/4	6.196	
22	6	6.217	
22	10 1/8	6.858	
23	12	7.061	
23	10 1/4	7.576	
25	2 1/2	7.620	
25	2 1/2	8.196	
30	10 1/2	10.935	
32	10 1/4	11.340	
34	13 1/2	13.411	
34	3 3/4	16.226	
34	6	16.531	
37	4 1/4	20.330	
37	4 1/4	22.066	
38	4 1/4	24.482	
41	8	33.032	
48	-	36.576	
120	-		

AC RD P

- - 1 3/4
- - 10 3/4

SO M

44.3
271.9

Form 1

6-6-2003

OFFICE USE ONLY

1

PLAN OF the land comprised in Certificates

of Title Vol 7290 fol 22 and Vol 7452

Fol 110 comprising Lot C in G572700, Lot A in

MPS (No 97027 and Lot B in MRS (No 93526

Men. 4th Div. 1st. 1908-94.

Term or Locality. TETTERCOURT.

Field. GUNTERLAND. Ball. 20. ft. 30. in. inch.

D P 519532

Registered

CA. 65/14. 17-3-1966

This System. TORSERS

Purpose. Subdivision

Ref. Map. M. 1919-24. 51.16.

Lot Plan G572700, MRS (No 93526

10/25/11

10/25/11

10/25/11

10/25/11

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10/25/11

CONVERSION TABLE ADDED IN
RECORDS OFFICE'S DEPARTMENT

10/25/11

FEET INCHES

1 0 3/4

1 6 3/4

1 12 3/4

1 18 3/4

1 24 3/4

1 30 3/4

1 36 3/4

1 42 3/4

1 48 3/4

1 54 3/4

1 60 3/4

1 66 3/4

1 72 3/4

1 78 3/4

1 84 3/4

1 90 3/4

1 96 3/4

1 102 3/4

1 108 3/4

1 114 3/4

1 120 3/4

1 126 3/4

1 132 3/4

1 138 3/4

1 144 3/4

1 150 3/4

1 156 3/4

1 162 3/4

1 168 3/4

1 174 3/4

1 180 3/4

1 186 3/4

1 192 3/4

1 198 3/4

1 204 3/4

1 210 3/4

1 216 3/4

1 222 3/4

1 228 3/4

1 234 3/4

1 240 3/4

1 246 3/4

10/25/11

FEET INCHES

1 0 3/4

1 6 3/4

1 12 3/4

1 18 3/4

1 24 3/4

1 30 3/4

1 36 3/4

1 42 3/4

1 48 3/4

1 54 3/4

1 60 3/4

1 66 3/4

1 72 3/4

1 78 3/4

1 84 3/4

1 90 3/4

1 96 3/4

1 102 3/4

1 108 3/4

1 114 3/4

1 120 3/4

1 126 3/4

1 132 3/4

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WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.

DP221290	
Registered... <i>14/14/60</i>	
C.A. <i>67/18</i> of <i>1-2-54</i>	
Title System... <i>Terrains</i>	
Purpose... <i>Subdivision</i>	
Ref. Map... <i>N. 4 - Ring - gal. 5h. 16.</i>	
<i>F. 02305</i>	
Leaf Plan <i>F. 41757</i>	<i>D. P. 2511</i>
<i>657700</i>	
PLAN OF SUBDIVISION OF THE LAND COMPRISED IN CERTIFICATES OF TITLE Vol. 1205 fol. 11, Vol. 1211 fol. 60, Vol. 1220 fol. 40, Vol. 1233 fol. 178, Vol. 1377 fol. 10, Vol. 1355 fol. 242, Vol. 1700 fol. 196, Vol. 1452 fol. 111, Vol. 1533 fol. 20, Vol. 1408 fol. 15-16, Vol. 1524 fol. 15, Vol. 1472 fol. 47 A new plan in 657700.	
Scale 50 feet to an inch	
Mun./State	
City... <i>Murcia</i>	
Locality... <i>Lucanurra</i>	
Parish... <i>Gordon</i>	
County... <i>Cumberland</i>	
L. <i>Alfonso XIII</i> ... <i>14/14/60</i>	
of... <i>657700</i>	
a survey registered under the Survey Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made " (1) by the accompanying Regulations, 1923, and subsequent amendments, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 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2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 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3714, 3715, 3716, 3717, 3718, 3719, 3720, 3721, 3722, 3723, 3724, 3725, 3726, 3727, 3728, 3729, 3730, 3731, 3732, 3733, 3734, 3735, 3736, 3737, 3738, 3739, 3740, 3741, 3742, 3743, 3744, 3745, 3746, 3747, 3748, 3749, 3750, 3751, 3752, 3753, 3754, 3755, 3756, 3757, 3758, 3759, 3760, 3761, 3762, 3763, 3764, 3765, 3766, 3767, 3768, 3769, 3770, 3771, 3772, 3773, 3774, 3775, 3776, 3777, 3778, 3779, 3780, 3781, 3782, 3783, 3784, 3785, 3786, 3787, 3788, 3789, 3790, 3791, 3792, 3793, 3794, 3795, 3796, 3797, 3798, 3799, 3800, 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3808, 3809, 3810, 3811, 3812, 3813, 3814, 3815, 3816, 3817, 3818, 3819, 3820, 3821, 3822, 3823, 3824, 3825, 3826, 3827, 3828, 3829, 3830, 3831, 3832, 3833, 3834, 3835, 3836, 3837, 3838, 3839, 3840, 3841, 3842, 3843, 3844, 3845,	

NEW SOUTH WALES

Application No. 4337
Prior Title Volume 4140 Folio 43

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



ID

Vol. 10367 Fol. 109

CANCELLED
Edition Issued 3-8-1962

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

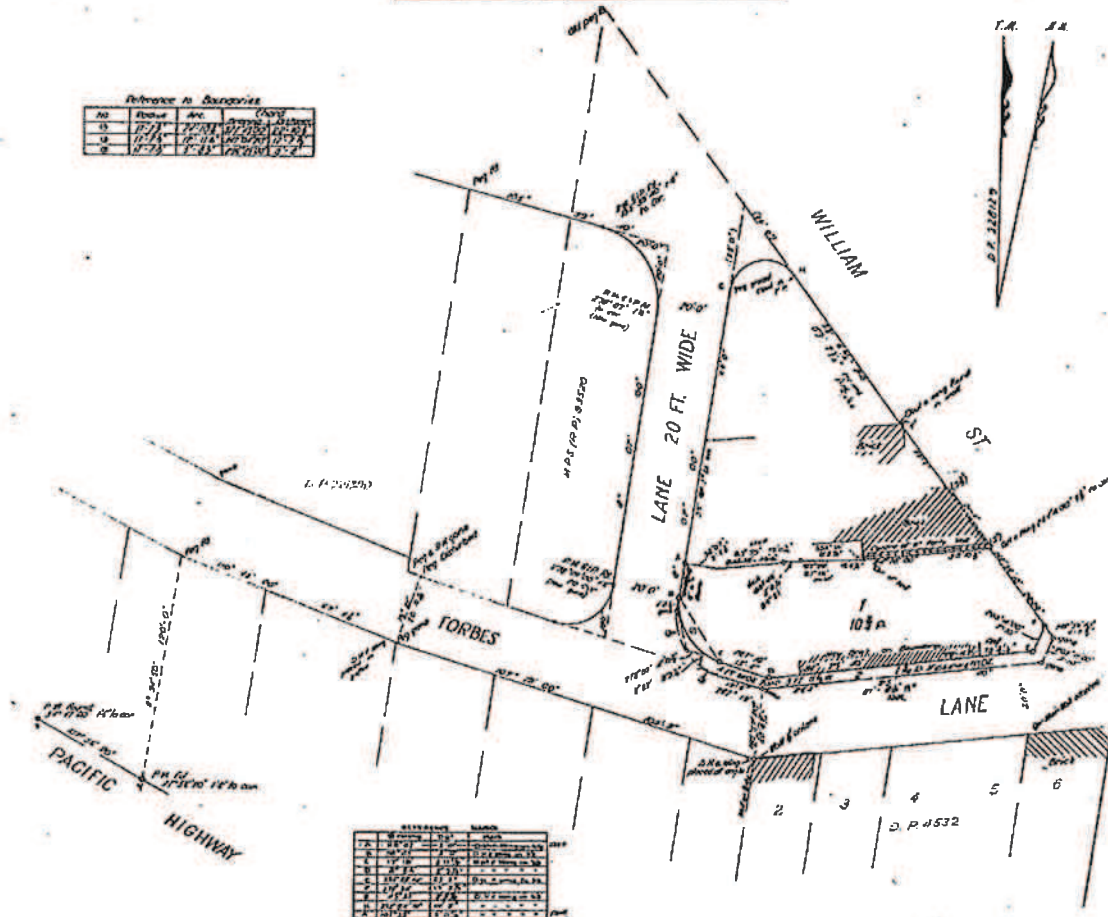
Witness *D. Sullivan.*

Joubertson
Registrar General.



PLAN SHOWING LOCATION OF LAND

Reference to Deposited			
No.	Area	Ac.	Cont.
1	10.1	10.1	10.1
2	10.1	10.1	10.1
3	10.1	10.1	10.1
4	10.1	10.1	10.1
5	10.1	10.1	10.1
6	10.1	10.1	10.1



Reference to Deposited			
No.	Area	Ac.	Cont.
1	10.1	10.1	10.1
2	10.1	10.1	10.1
3	10.1	10.1	10.1
4	10.1	10.1	10.1
5	10.1	10.1	10.1
6	10.1	10.1	10.1

ESTATE AND LAND REFERRED TO
Estate in Fee Simple in Lot 1 in Deposited Plan 228129 at Turramurra in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland being part of Portion 400A granted to John Terry Hughes on 18-8-1842.

FIRST SCHEDULE (continued overleaf)

THE COMMERCIAL BANKING COMPANY OF SYDNEY LIMITED.

Joubertson
Registrar General

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Right of Way created by Transfer No. B650790 appurtenant to the land above described affecting the piece of land shown as Proposed Right of Way 10 feet wide in plan annexed to Transfer No. B650790.
3. Cross easements (Section 181 B Conveyancing Act 1919) created by Transfer No. J753847 affecting the 11 inch party wall shown in the plan hereon.

Joubertson
Registrar General

962 M7500

Reg. Gen.
2-11-1967

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

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



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.

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

2/12/2014 8:20AM

FOLIO: 1/228129

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

Prior Title(s): VOL 10367 FOL 109

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
26/4/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
25/2/1992	E281037	CAVEAT	
25/2/1992	E281038	CAVEAT	
18/5/1992	E450277	TRANSFER	EDITION 1
18/6/1993	I413086	WITHDRAWAL OF CAVEAT	
18/6/1993	I413087	LEASE	EDITION 2
2/8/1993		AMENDMENT: LOCAL GOVT AREA	
13/8/1993		AMENDMENT: LOCAL GOVT AREA	
28/9/2001	7986039	TRANSFER	EDITION 3
14/3/2003	9449798	LEASE	EDITION 4
2/7/2003	9750099	TRANSFER	EDITION 5
4/3/2004	AA469277	MORTGAGE	EDITION 6
28/3/2006	AC205387	LEASE	EDITION 7
28/6/2010	AF585519	DETERMINATION OF LEASE	
28/6/2010	AF585520	LEASE	EDITION 8
25/5/2011	AG255788	SUB-LEASE	
2/9/2011	AG471950	DISCHARGE OF MORTGAGE	
2/9/2011	AG471951	TRANSFER	EDITION 9
10/4/2014	AI502977	SUB-LEASE	

*** END OF SEARCH ***

slr

PRINTED ON 2/12/2014

*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.

Ref:slr /Src:T

RP 13

STAMP DUTY



E
450277 P



OFFICE OF STATE REVENUE
STAMP DUTY 1992/93

DUTY \$ 2.00 1ST REC'D 200422713

TRANSFER
REAL PROPERTY ACT, 1900

B

T

	of	
\$		R /

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
VOLUME 10367 FOLIO 109 (NOW KNOWN AS FOLIO IDENTIFIER 1/228129)	WHOLE	AT TURRAMURRA

TRANSFEROR
Note (b)

CBC HOLDINGS LIMITED (A.C.N. 006 836 282)
(formerly known as The Commercial Banking Company of
Sydney Limited)

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 455,000
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

SEYMOUR MANAGEMENT PTY LIMITED (A.C.N. 001 940 549)
C/- N. Anastasopoulos
15 Orchard Street, Brookvale NSW 2100

OFFICE USE ONLY

S

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1.
2. 3.

DATE 24th February 1992

EXECUTION
Note (g)

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

E. L. MACKERTY

Name of Witness (BLOCK LETTERS)

300 Elizabeth Street, Sydney, N.S.W. 2000
Address and occupation of Witness

Signed for and on behalf of CBC HOLDINGS LIMITED by
its Attorney WILLIAM CHARLIE
RUTHERFORD
and I the Said Attorney state that I am PROPOSITOR
PORTFOLIO MANAGER
of National
Australia Bank Limited and that I have not received any
notice of the revocation of the Power of Attorney dated
20th May 1997 registered No. 956 Book 3701 under
which I now execute this document.

Signature of Attorney

Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Transferee
R. S. DAVIS
Solicitor

TO BE COMPLETED
BY LODGING PARTY
Notes (h)
and (i)

OFFICE USE ONLY

LODGED BY				LOCATION OF DOCUMENTS			
R. S. Davis - Davis				CT	OTHER		
				✓		Herewith.	
						In L.T.O. with	
Rel: 9965						Produced by	
Checked 046	Passed	REGISTERED	-19	Secondary Directions	OFF NB		
Signed	Extra Fee			Delivery Directions			

Canvata E 28/03/78 do not prohibit registration

Ref:slr /Src:T

97-01T

Licence: 10V/0096/96

Edition: 9804

TRANSFER

New South Wales
Real Property Act 1900



7986039R

STAMP DUTY

Office of State Revenue use only

04-09-2001

0000733263-001

SECTION 18(2)

DUTY

\$ *****2.00

(A) TORRENS TITLE

If appropriate, specify the part or share transferred

FOLIO IDENTIFIER 1/228129

(B) LODGED BY

LTO Box

Name, Address or DX and Telephone

J.P. LEGAL & COMMERCIAL SERVICES

A.B.N. 32 334 372 910

4/235 PACIFIC HIGHWAY, LINDFIELD NSW 2070

DX1024 SYDNEY PH: 9416 4440

Reference (optional): PKC: 7792: Lenco.

CODES

T

TS (s713)

TW (Sheriff)

(C) TRANSFEROR

SEYMOUR MANAGEMENT PTY LIMITED ACN 001 940 549

(D)

The transferor acknowledges receipt of the consideration of \$

\$1,460,000.00

and as regards the land specified above

transfers to the transferee an estate in fee simple.

(E)

Encumbrances (if applicable): 1.

2.

3.

(F) TRANSFEE

LENCO PROPERTIES PTY LIMITED ACN 000 396 154

(G)

TENANCY:

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

DATE: 25.9.2001

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

EXECUTED BY SEYMOUR MANAGEMENT PTY LIMITED

ACN 001 940 549 by GEORGE TSIVIS and ANGELA MARIA

TERESA SAKELLIS directors of the company:

Signature of witness:

Signature of transferor:

Name of witness:

GEORGE TSIVIS

ANGELA MARIA TERESA SAKELLIS

Address of witness:

Director

Director

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

Signature of witness:

Signature of transferee: Philip Kingsley Coster

Name of witness:

Address of witness:

If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name and capacity below:

All handwriting must be in block capitals.

A set of notes on this form (97-01T-2)

is available from the Land Titles Office.

Page 1 of

number additional pages sequentially

Checked by (LTO use)

Form: 01T
Release: 2.1
www.lpi.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 190



9750099P

PRIVACY NOTE: this information is legally required and

STAMP DUTY

Office of State Revenue (N.S.W. TREASURY)

CLIENT No. 3323743

STAMP No. 1338

STAMP DUTY

SIGNATURE

TRANSACTION No.

DATE

ASSESSMENT DETAILS:

(A) TORRENS TITLE

FOLIO IDENTIFIER 1/228129

(B) LODGED BY

Delivery
Box

347H

Name, Address or DX and Telephone

GOULD SHAW & HUME

SOLICITORS

DX 28607 AUSTRALIA

TEL: 643 0081

Reference:

J-7929

CODES

T

TW

(Sheriff)

(C) TRANSFEROR

LENCO PROPERTIES PTY LIMITED

ACN 000 396 154

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 2,270,000.00 and as regards

(E) ESTATE

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

(F) SHARE

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEE

EASTBOURNE CONSTRUCTION PTY LTD

ACN 000 913 673

(I)

TENANCY:

(J) DATE

30-06-2003

Certified correct for the purposes of the Real Property Act 1900
by the corporation named below the common seal of which
was affixed pursuant to the authority specified and in the presence
of the authorised person(s) whose signature(s) appear(s) below.

Corporation: LENCO PROPERTIES PTY LIMITED

Authority:

Signature of authorised person:

[Signature]

Signature of authorised person:

[Signature]

Name of authorised person: RAYMOND MITCHELL LENTFER

Office held:

R.M. LENTFER
DIRECTOR

Name of authorised person: JOAN ELAINE LENTFER

Office held:

J.E. LENTFER
SECRETARY



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

Signature of Solicitor for Transferee

[Signature]

Signatory's name:

RAYMOND JOHN HUME

Signatory's capacity:

Solicitor



Legal Liaison Services

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/228129

SEARCH DATE	TIME	EDITION NO	DATE
2/12/2014	1:36 PM	9	2/9/2011

LAND

LOT 1 IN DEPOSITED PLAN 228129
AT TURRAMURRA
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP228129

FIRST SCHEDULE

KU-RING-GAI COUNCIL

(T AG471951)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - 2 B650790 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PIECE OF LAND SHOWN AS PROPOSED RIGHT OF WAY 10 FEET WIDE IN PLAN ANNEXED TO B650790
 - 3 J793847 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE 11 INCH PARTY WALL SHOWN IN DP228129
 - 4 AF585520 LEASE TO SEA ONE NORTH PTY LIMITED 4 WILLIAM STREET, TURRAMURRA. EXPIRES: 6/5/2017. OPTION OF RENEWAL: 5 YEARS WITH FURTHER OPTION OF 5 YEARS.
- * AI502977 LEASE OF LEASE AF585520 TO MARILYN JOY DYSON & CATHERINE MARY MORRIS OF LEVEL 1/4 WILLIAM STREET, TURRAMURRA. EXPIRES: 21/2/2016.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

slr

PRINTED ON 2/12/2014

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NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10353116

Application No. 4337
Prior Titles Volume 7280 Folio 22
Volume 7452 Folio 110

Vol. **10353** Fol. **116**



EH

Edition issued 13-7-1966

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.

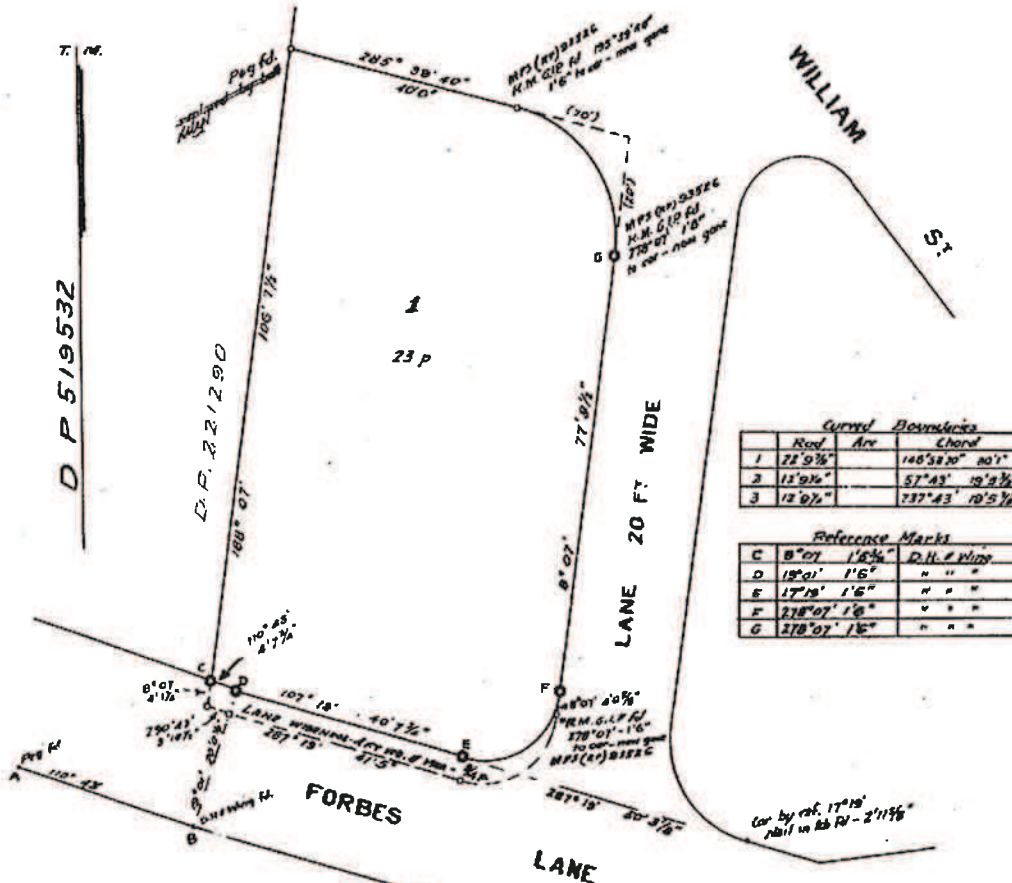
Witness *D. O'Sullivan.*

CANCELLED
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 519532 at Turramurra in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland being part of Portion 400A granted to John Terry Hughes on 18-8-1842. Excepting thereout the mines and deposits specified in Section 141 Public Works Act, 1912 as regards part.

FIRST SCHEDULE (continued overleaf)

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

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf)

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

Jawatson
Registrar General.

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



Legal Liaison Services

LPI On-Line

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/519532

SEARCH DATE	TIME	EDITION NO	DATE
2/12/2014	1:36 PM	-	-

VOL 10353 FOL 116 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 519532
AT TURRAMURRA
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP519532

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF KU-RING-GAI

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) AS REGARDS PART

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

slr

PRINTED ON 2/12/2014

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NEW SOUTH WALES

Application No.4337

Prior Title : 1209 Fol.171

Vol. 1220 Fol. 40

Vol. 1293 Fol.178

Vol. 3377 Fol. 10

Vol. 7452 Fol.111

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.



Vol. 9702 Fol. 145

MA 1st Edition issued 8-5-1964

CANCELLED

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.

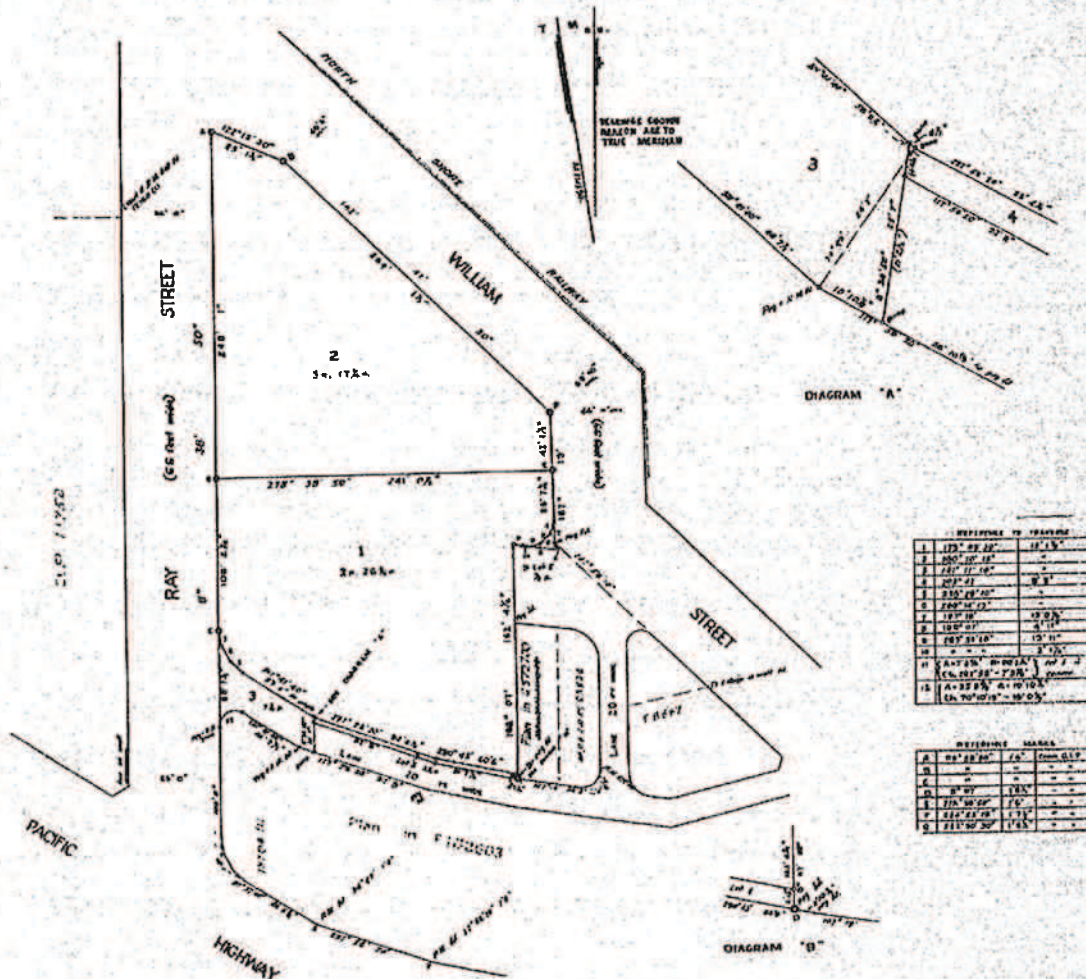
Witness

R.B. Latta

See Auto Fold
Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



REFERENCE TO TRANSFER		
1	173° 42' 12"	10' 15"
2	200° 10' 18"	10' 15"
3	180° 10' 18"	10' 15"
4	210° 10' 18"	10' 15"
5	200° 10' 18"	10' 15"
6	180° 10' 18"	10' 15"
7	160° 10' 18"	10' 15"
8	140° 10' 18"	10' 15"
9	120° 10' 18"	10' 15"
10	100° 10' 18"	10' 15"
11	80° 10' 18"	10' 15"
12	60° 10' 18"	10' 15"
13	40° 10' 18"	10' 15"
14	20° 10' 18"	10' 15"
15	0° 10' 18"	10' 15"

REFERENCE TO TRANSFER		
1	173° 42' 12"	10' 15"
2	200° 10' 18"	10' 15"
3	180° 10' 18"	10' 15"
4	210° 10' 18"	10' 15"
5	200° 10' 18"	10' 15"
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7	160° 10' 18"	10' 15"
8	140° 10' 18"	10' 15"
9	120° 10' 18"	10' 15"
10	100° 10' 18"	10' 15"
11	80° 10' 18"	10' 15"
12	60° 10' 18"	10' 15"
13	40° 10' 18"	10' 15"
14	20° 10' 18"	10' 15"
15	0° 10' 18"	10' 15"

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 221290 at Turramurra in the Municipality of Ku-ring-gai Parish of Gordon and County of Cumberland being part of Portion 400A granted to John Terry Hughes on 18-8-1842 excepting thereout the mines and deposits specified in Section 141 Public Works Act 1912.

FIRST SCHEDULE (continued overleaf)

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

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf)



Legal Liaison Services

LPI On-Line

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/221290

SEARCH DATE	TIME	EDITION NO	DATE
2/12/2014	8:20 AM	-	-

VOL 9702 FOL 145 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 2 IN DEPOSITED PLAN 221290
AT TURRAMURRA
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP221290

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF KU-RING-GAI

SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

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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: - 1275 Pacific Highway, Turramurra

Description: - Lot 1 D.P. 81994

<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>
01.04.1895 (1895 to 1935)	Railway Commissioners for New South Wales Now Commissioner for Railways	Book 555 No. 643
09.01.1935 (1935 to date)	# Council of the Municipality of Ku-Ring-Gai	Vol 4666 Fol 244 Now 1/81994

Denotes Current Registered Proprietor

Leases & Easements: - NIL

Subject land affected by proposed road widening in Lot 1 D.P. 237813

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

Requested Parcel : Lot 1 DP 81994

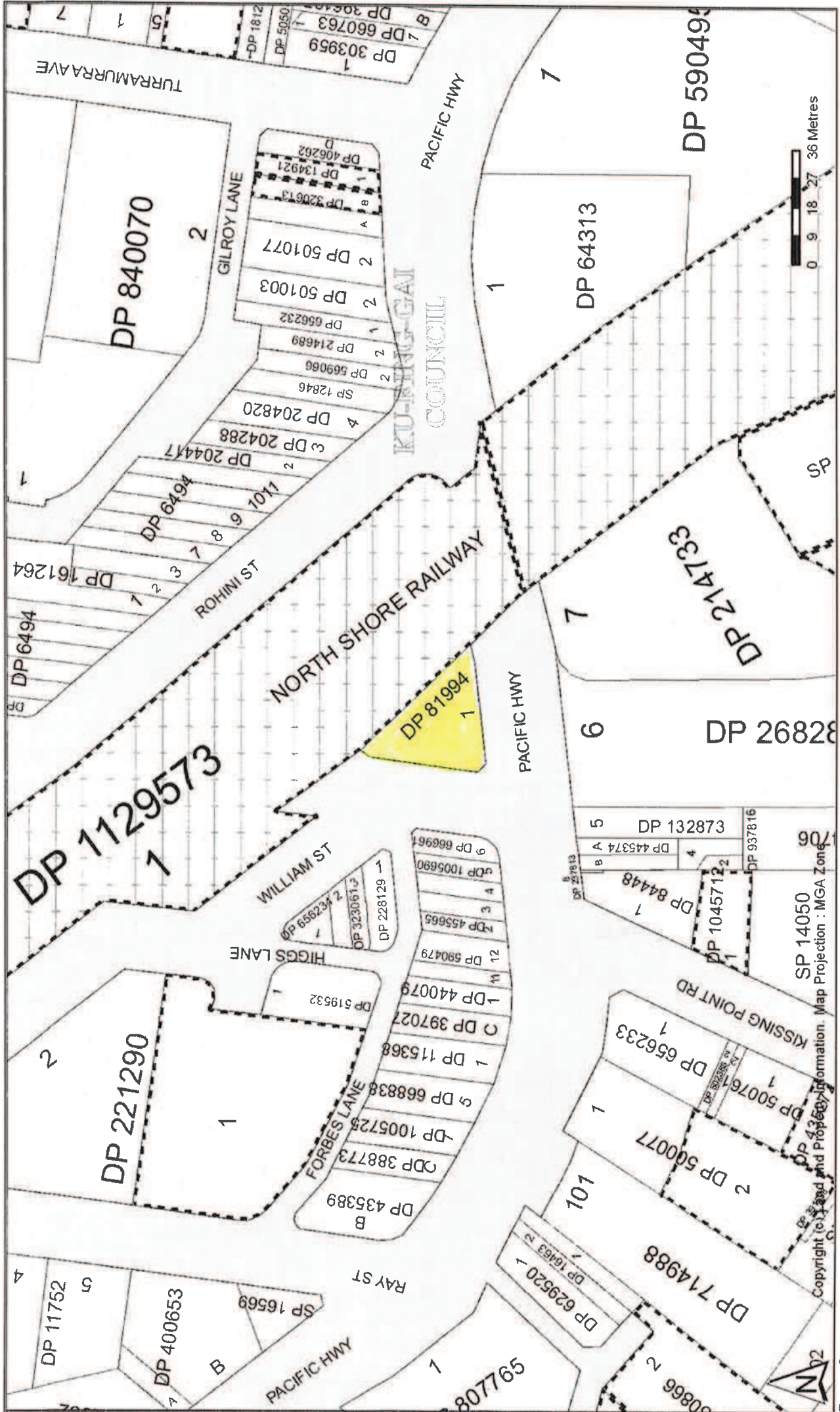
Identified Parcel : Lot 1 DP 81994

Locality : TURRAMURRA

LGA : KU-RING-GAI

Parish : GORDON

County : CUMBERLAND

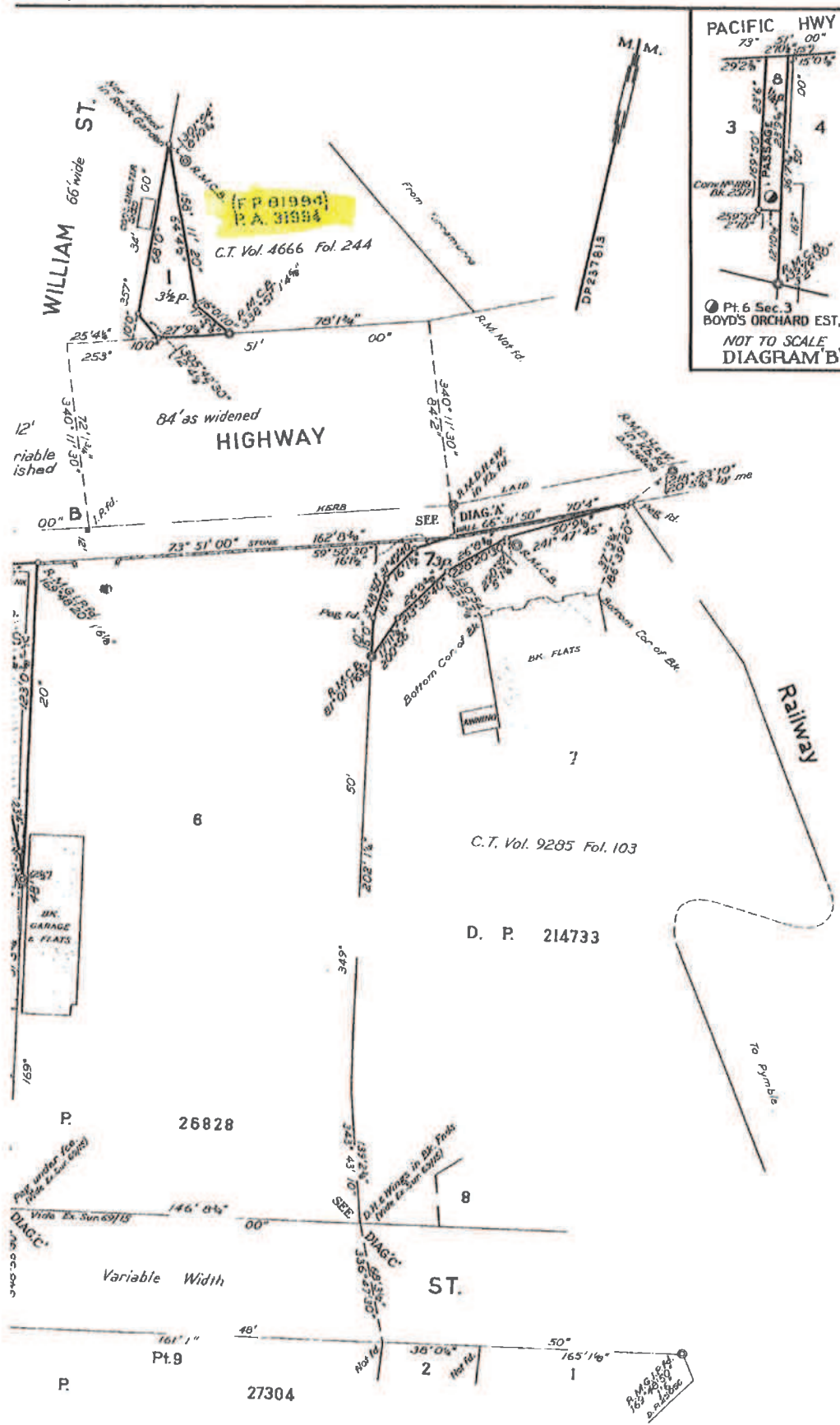




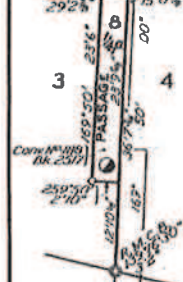
CONVERSION TABLE ADDED IN
HORIZONTAL ORIGINIALS DEPARTMENT

FEET	INCHES	METRES
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0	1/4	0.006
0	1/2	0.012
0	3/8	0.009
0	5/8	0.060
0	7/8	0.070
1	1/8	0.089
1	1/4	0.457
1	1/2	1.219
1	3/4	2.184
2	1/8	3.009
2	1/4	3.168
2	1/2	3.658
2	3/4	3.658
2	5/8	3.658
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22	3/4	20.110
22	5/8	20.110
22	7/8	20.110
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27	3/4	24.680
27	5/8	24.680
27	7/8	24.680
28	1/8	25.594
28	1/4	25.594
28	1/2	25.594
28	3/4	25.594
28	5/8	25.594
28	7/8	25.594
29	1/8	26.508
29	1/4	26.508
29	1/2	26.508
29	3/4	26.508
29	5/8	26.508
29	7/8	26.508
30	1/8	27.422
30	1/4	27.422
30	1/2	27.422
30	3/4	27.422
30	5/8	27.422
30	7/8	27.422
31	1/8	28.336
31	1/4	28.336
31	1/2	28.336
31	3/4	28.336
31	5/8	28.336
31	7/8	28.336
32	1/8	29.250
32	1/4	29.250
32	1/2	29.250
32	3/4	29.250
32	5/8	29.250
32	7/8	29.250
33	1/8	30.164
33	1/4	30.164
33	1/2	30.164
33	3/4	30.164
33	5/8	30.164
33	7/8	30.164
34	1/8	31.078
34	1/4	31.078
34	1/2	31.078
34	3/4	31.078
34	5/8	31.078
34	7/8	31.078
35	1/8	31.992
35	1/4	31.992
35	1/2	31.992
35	3/4	31.992
35	5/8	31.992
35	7/8	31.992
36	1/8	32.906
36	1/4	32.906
36	1/2	32.906
36	3/4	32.906
36	5/8	32.906
36	7/8	32.906
37	1/8	33.820
37	1/4	33.820
37	1/2	33.820
37	3/4	33.820
37	5/8	33.820
37	7/8	33.820
38	1/8	34.734
38	1/4	34.734
38	1/2	34.734
38	3/4	34.734
38	5/8	34.734
38	7/8	34.734
39	1/8	35.648
39	1/4	35.648
39	1/2	35.648
39	3/4	35.648
39	5/8	35.648
39	7/8	35.648
40	1/8	36.562
40	1/4	36.562
40	1/2	36.562
40	3/4	36.562
40	5/8	36.562
40	7/8	36.562
41	1/8	37.476
41	1/4	37.476
41	1/2	37.476
41	3/4	37.476
41	5/8	37.476
41	7/8	37.476
42	1/8	38.390
42	1/4	38.390
42	1/2	38.390
42	3/4	38.390
42	5/8	38.390
42	7/8	38.390
43	1/8	39.304
43	1/4	39.304
43	1/2	39.304
43	3/4	39.304
43	5/8	39.304
43	7/8	39.304
44	1/8	40.218
44	1/4	40.218
44	1/2	40.218
44	3/4	40.218
44	5/8	40.218
44	7/8	40.218
45	1/8	41.132
45	1/4	41.132
45	1/2	41.132
45	3/4	41.132
45	5/8	41.132
45	7/8	41.132
46	1/8	42.046
46	1/4	42.046
46	1/2	42.046
46	3/4	42.046
46	5/8	42.046
46	7/8	42.046
47	1/8	42.960
47	1/4	42.960
47	1/2	42.960
47	3/4	42.960
47	5/8	42.960
47	7/8	42.960
48	1/8	43.874
48	1/4	43.874
48	1/2	43.874
48	3/4	43.874
48	5/8	43.874
48	7/8	43.874
49	1/8	44.788
49	1/4	44.788
49	1/2	44.788
49	3/4	44.788
49	5/8	44.788
49	7/8	44.788
50	1/8	45.702
50	1/4	45.702
50	1/2	45.702
50	3/4	45.702
50	5/8	45.702
50	7/8	45.702
51	1/8	46.616
51	1/4	46.616
51	1/2	46.616
51	3/4	46.616
51	5/8	46.616
51	7/8	46.616
52	1/8	47.530
52	1/4	47.530
52	1/2	47.530
52	3/4	47.530
52	5/8	47.530
52	7/8	47.530
53	1/8	48.444
53	1/4	48.444
53	1/2	48.444
53	3/4	48.444
53	5/8	48.444
53	7/8	48.444
54	1/8	49.358
54	1/4	49.358
54	1/2	49.358
54	3/4	49.358
54	5/8	49.358
54	7/8	49.358
55	1/8	50.272
55	1/4	50.272
55	1/2	50.272
55	3/4	50.272
55	5/8	50.272
55	7/8	50.272
56	1/8	51.186
56	1/4	51.186
56	1/2	51.186
56	3/4	51.186
56	5/8	51.186
56	7/8	51.186
57	1/8	52.100
57	1/4	52.100
57	1/2	52.100
57	3/4	52.100
57	5/8	52.100
57	7/8	52.100
58	1/8	53.014
58	1/4	53.014
58	1/2	53.014
58	3/4	53.014
58	5/8	53.014
58	7/8	53.014
59	1/8	53.928
59	1/4	53.928
59	1/2	53.928
59	3/4	53.928
59	5/8	53.928
59	7/8	53.928
60	1/8	54.842
60	1/4	54.842
60	1/2	54.842
60	3/4	54.842
60	5/8	54.842
60	7/8	54.842
61	1/8	55.756
61	1/4	55.756
61	1/2	55.756
61	3/4	55.756
61	5/8	55.756
61	7/8	55.756
62	1/8	56.670
62	1/4	56.670
62	1/2	56.670
62	3/4	56.670
62	5/8	56.670
62	7/8	56.670
63	1/8	57.584
63	1/4	57.584
63	1/2	57.584
63	3/4	57.584
63	5/8	57.584
63	7/8	57.584
64	1/8	58.498
64	1/4	58.498
64	1/2	58.498
64	3/4	58.498
64	5/8	58.498
64	7/8	58.498
65	1/8	59.412
65	1/4	59.412
65	1/2	59.412
65	3/4	59.412
65	5/8	59.412
65	7/8	59.412
66	1/8	60.326
66	1/4	60.326
66	1/2	60.326
66	3/4	60.326
66	5/8	60.326
66	7/8	60.326
67	1/8	61.240
67	1/4	61.240
67	1/2	61.240
67	3/4	61.240
67	5/8	61.240
67	7/8	61.240
68	1/8	62.154
68	1/4	62.154
68	1/2	62.154
68	3/4	62.154
68	5/8	62.154
68	7/8	62.154
6		

face is provided. — See Form 3. WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.



PACIFIC HWY
79° 00' 00"
29° 25' 00"



Pt. 6 Sec. 3
BOYD'S ORCHARD EST.
NOT TO SCALE
DIAGRAM B'

DP 237813
Substituted Plan

Registered: 2-4-1970
Title System: Torrens & Old System
Purpose: Proposed Road
Ref. Map: Ku-ring-gai Sh 12 & 14
DP 214733
Last Plan: DP 502388 (DP 3293)
FP 84448, FP 81994 & FP 445274

PLAN OF

LAND TO BE ACQUIRED IN
CONNECTION WITH THE
PROPOSED WIDENING OF
PART OF PACIFIC HIGHWAY
- S.H. No 10

Scale: 40 feet to an inch

Mun./Shire:

KU-RING-GAI

Locality:

TURRAMURRA

Parish:

GORDON

County:

CUMBERLAND

I, MICHAEL WILLIAM DARK

of DEPARTMENT OF MAIN ROADS, N.S.W.

a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan

is accurate and has been made (1) by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933 and was completed on 12th November 1967

Signature: M. Dark 6-2-70

Surveyor registered under Surveyors Act, 1929, as amended
Datum Line of Azimuth: A-B E.D. 47966359 S.L. 43

Statements of Proposed Easements.

Lots 1 to 8 incl. delineated herein are required for road and there is no objection to such lots being shown as road on Certificates of Title for adjoining lands after acquisition.

Approved

H. Brown
For Deputy Principal Surveyor
and Property Officer
Department of Main Roads

D.M.R. PLAN No.

Approved by Council, I hereby certify that the requirements of the Local Government Act, 1919 (other than the requirements for registration of plans), have been complied with by the applicant in relation to the proposed subdivision set out herein.

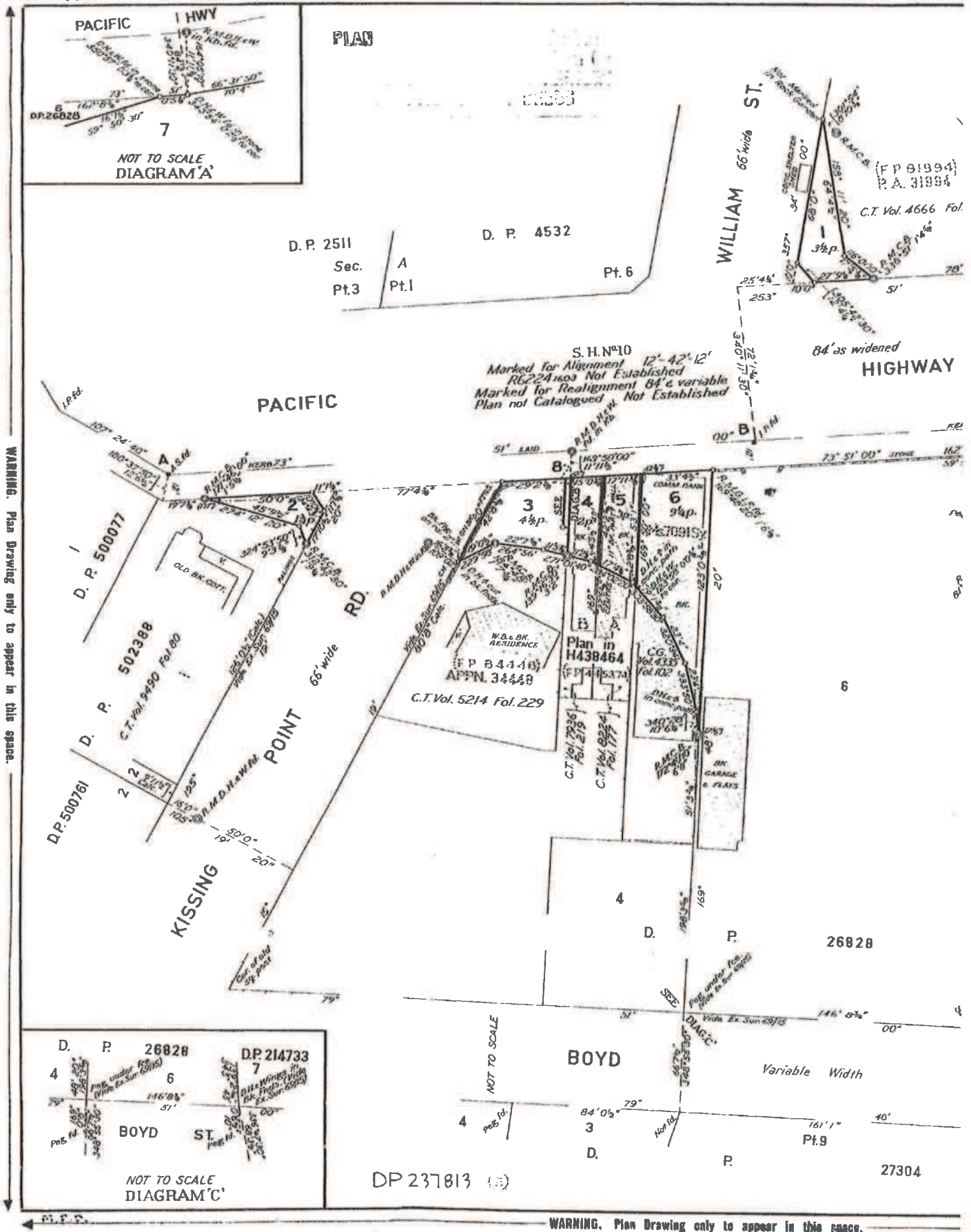
Subdivision No. Date

Council Clerk

only to appear in this space.

REF. D.M.R. Plan 10s 1670 File 238-11040

N - O O 7 - B - I - E OFFICE USE ONLY.



WARNING, Plan Drawing only to appear in this space.

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 237813		
FEET	INCHES	METRES
-	0 3/8	0.010
-	2 1/2	0.064
-	2 3/4	0.070
-	3 3/4	0.095
-	5	0.127
-	5 7/8	0.149
-	6 1/2	0.165
-	8	0.203
-	9	0.229
-	10 3/4	0.273
1	0 3/4	0.324
1	2 1/4	0.362
1	4 3/8	0.416
1	4 3/8	0.416
1	5 1/8	0.425
1	6	0.457
1	6 1/8	0.460
1	6 1/2	0.470
1	7 3/4	0.502
1	9 1/4	0.540
1	11	0.784
2	9 1/4	0.845
2	10	0.864
2	10 1/4	0.870
3	2	0.965
3	4 1/2	1.029
4	4 3/8	1.330
4	5 1/2	1.359
5	-	1.524
5	0 3/8	1.534
5	1 3/4	1.568
6	4	1.730
6	7 3/4	2.026
6	8	2.032
6	8 1/2	2.045
7	4 3/4	2.294
7	9 1/4	2.369
8	4 7/8	2.562
8	10 3/4	2.711
9	2 7/8	2.416
9	3 7/8	2.842
9	7 3/4	2.940
9	11 1/2	3.035
10	-	3.048
10	0 1/8	3.051
10	6 1/4	3.207
10	10 1/4	3.308
11	1 1/4	3.385
11	1 5/8	3.394
11	2 1/4	3.410
11	4 3/8	3.464
11	5 3/8	3.489
11	11 1/2	3.645
11	11 3/4	3.651
12	-	3.658
12	4 1/4	3.766
12	6 1/2	3.823
12	10 1/8	3.815
13	-	4.472
13	0 3/8	4.582
16	-	4.877
16	1 1/2	4.925
16	3 1/8	4.956
16	12 1/2	5.169
17	4 1/4	5.290
17	4 3/8	5.293
17	5 3/8	5.310
17	9 1/4	5.417
17	10 1/2	5.446
17	11 3/8	5.471
17	11 3/4	5.480
19	0 1/2	5.484
19	1 3/8	5.426
19	1 5/8	5.632
19	7 3/4	5.988
20	-	6.096
20	5 1/8	6.226

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 237813 CONTINUED		
FEET	INCHES	METRES
22	4 3/8	6.617
22	5 3/8	6.642
22	6 3/8	6.668
22	7 3/8	6.693
22	7 5/8	6.699
23	4	7.112
23	6	7.165
23	9 3/8	7.255
23	9 7/8	7.261
25	4 1/4	7.720
26	8 5/8	8.144
27	9 1/4	8.465
29	2 7/8	8.912
33	4 1/2	10.173
36	7 3/4	11.170
37	3	11.354
38	0 1/4	11.589
42	-	12.802
42	2 7/8	12.879
42	8 1/2	13.014
42	8 3/8	13.021
45	9 1/2	13.987
50	-	15.240
50	9 1/8	15.472
51	3 3/4	15.640
55	1	16.180
64	4 1/2	19.622
66	-	20.117
66	7 1/2	20.307
68	-	20.726
68	3 1/8	20.804
68	3 1/2	24.819
70	4	21.436
72	1 3/4	21.970
77	4 3/4	23.390
78	1 3/4	23.819
80	8	24.587
84	0 1/2	25.616
84	2	25.654
100	0 1/2	30.493
125	0 3/8	37.500
126	0 1/2	38.418
139	2 3/4	42.457
146	8 3/4	44.723
161	1	49.098
162	0 1/2	49.394
162	8 3/4	49.600
165	1 1/8	50.321
198	3 1/8	60.430
198	3 5/8	60.442
202	1 1/4	61.601
446	8 3/4	136.163
459	9 1/2	140.145

AC	RD	P	SQ M
-	-	1/4	6.3
-	-	1 3/4	44.3
-	-	2	50.6
-	-	3	75.9
-	-	3 1/2	88.5
-	-	4 1/2	113.4
-	-	9 1/4	234



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 in accordance with Section 96B(2) of the Real Property Act.

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/81994

SEARCH DATE	TIME	EDITION NO	DATE
24/3/2015	9:38 PM	-	-

VOL 4666 FOL 244 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 81994
AT TURRAMURRA
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
TITLE DIAGRAM DP81994

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF KU-RING-GAI (T D130691)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

NOTE: DP237813 - PROPOSED ROAD
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 24/3/2015

*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 610.14433-R2

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 26 notices
relating to 4 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
Lindfield	478 Pacific Highway	Former BP Lindfield service station	2 current
St Ives	179-181 Mona Vale Road	Shell Service Station	1 current and 1 former

Page 1 of 1

17 December 2014

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Offices
Report pollution

Government

NSW Government
jobs.nsw

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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 - TURRAMURRA

returned 0 result

[Search Again](#)

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Feedback

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[Public consultation](#)

Contact

[Contact us](#)
[Offices](#)
[Report pollution](#)

Government

[NSW Government](#)
[jobs.nsw](#)

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Appendix D – NSW OEH Online Heritage Register Search Record

Report Number 610.14433-R2

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 2 records.

Item name	Address	Suburb	LGA	SHR
Cossington	43 Ku-Ring-Gai Avenue	Turramurra	Ku-Ring-Gai	01763
Ingleholme & Garage	17 Boomerang Street	Turramurra	Ku-Ring-Gai	00071

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

Your search returned 87 records.

Item name	Address	Suburb	LGA	Information source
Apple Tree Cottage	3A Handley Avenue	Turramurra	Ku-Ring-Gai	LGOV
Bellhaven	55 Ku-ring-gai Avenue	Turramurra	Ku-Ring-Gai	LGOV
Bellwood	12 King Street	Turramurra	Ku-Ring-Gai	LGOV
Bentry	35 Warrangi Street	Turramurra	Ku-Ring-Gai	LGOV
Blytheswood - Gardener's Cottage	29 Finlay Road	Turramurra	Ku-Ring-Gai	LGOV
Boongala	28 Ku-ring-gai Avenue	Turramurra	Ku-Ring-Gai	LGOV
Brampton House	1312 Pacific Highway	Turramurra	Ku-Ring-Gai	LGOV

Brentwood	7 St James Lane	Turramurra	Ku-Ring-Gai	LGOV
Brooklyn	183 Bobbin Head Road	Turramurra	Ku-Ring-Gai	LGOV
Chalet, The	15 Kissing Point Road	Turramurra	Ku-Ring-Gai	LGOV
Chalet, The	12 Winton Street	Turramurra	Ku-Ring-Gai	LGOV
Cheppywood	61 Ku-ring-gai Avenue	Turramurra	Ku-Ring-Gai	LGOV
Cherrywood Nursing Home	1359 Pacific Highway	Turramurra	Ku-Ring-Gai	LGOV
Commonwealth Bank (former)	1356 Pacific Highway	Turramurra	Ku-Ring-Gai	LGOV
Copperlings	42 Eastern Road	Turramurra	Ku-Ring-Gai	LGOV
Cossington	43 Ku-ring-gai Avenue	Turramurra	Ku-Ring-Gai	LGOV
Cotham Brae	127 Eastern Road	Turramurra	Ku-Ring-Gai	LGOV
Creighton	31 Ku-ring-gai Avenue	Turramurra	Ku-Ring-Gai	LGOV
Cudworth	7 Warrangi Street	Turramurra	Ku-Ring-Gai	LGOV
Egelabra	70 Ku-ring-gai Avenue	Turramurra	Ku-Ring-Gai	LGOV
Erahor	54 Ku-ring-gai Avenue	Turramurra	Ku-Ring-Gai	LGOV
Glengary Guide Camp	59 Miowera Road	North Turramurra	Ku-Ring-Gai	LGOV
Grange, The	73 Ku-ring-gai Avenue	Turramurra	Ku-Ring-Gai	LGOV
Highfield	51 Ku-ring-gai Avenue	Turramurra	Ku-Ring-Gai	LGOV
Hillview	1334 Pacific Highway (Hillview)	Turramurra	Ku-Ring-Gai	SGOV
Hillview Garages	1334-1340 Pacific Highway	Turramurra	Ku-Ring-Gai	SGOV
Hillview Garages & Precincts	1334-1340 Pacific Highway	Turramurra	Ku-Ring-Gai	SGOV
Illanscourt	37 Ku-ring-gai Avenue	Turramurra	Ku-Ring-Gai	LGOV
Ingleara		Turramurra		LGOV

	62 Kissing Point Road		Ku-Ring-Gai	
Inglehome	17 Boomerang Street	Turramurra	Ku-Ring-Gai	LGOV
Item	6 Winton Street	Turramurra	Ku-Ring-Gai	LGOV
Item	2 Nulla Nulla Street	Turramurra	Ku-Ring-Gai	LGOV
Item	63 Eastern Road	Turramurra	Ku-Ring-Gai	LGOV
Item	49 Cherry Street	Turramurra	Ku-Ring-Gai	LGOV
Item	3 Bangalla Street	Turramurra	Ku-Ring-Gai	LGOV
Item	402 Bobbin Head Road	North Turramurra	Ku-Ring-Gai	LGOV
Item	1203 Pacific Highway	Turramurra	Ku-Ring-Gai	LGOV
Item	1187 Pacific Highway	Turramurra	Ku-Ring-Gai	LGOV
Item	41 Warrangi Street	Turramurra	Ku-Ring-Gai	LGOV
Item	23 Womerah Street	Turramurra	Ku-Ring-Gai	LGOV
Item	51 Finlay Road	Turramurra	Ku-Ring-Gai	LGOV
Item	8 Kissing Point Road	Turramurra	Ku-Ring-Gai	LGOV
Item	37 Duff Street	Turramurra	Ku-Ring-Gai	LGOV
Item	27 Glendale Road	Turramurra	Ku-Ring-Gai	LGOV
Item	1284 Pacific Highway	Turramurra	Ku-Ring-Gai	LGOV
Item	1428 Pacific Highway	Turramurra	Ku-Ring-Gai	LGOV
Item	3 Catalpa Crescent	Turramurra	Ku-Ring-Gai	LGOV
Item	10 Avoca Road	Turramurra	Ku-Ring-Gai	LGOV
Item	8 Boomerang Street	Turramurra	Ku-Ring-Gai	LGOV
Item		Turramurra		LGOV

	2 Boomerang Street		Ku-Ring-Gai	
Item	44 Ku-ring-gai Avenue	Turramurra	Ku-Ring-Gai	LGOV
Item	2 Winton Street	Turramurra	Ku-Ring-Gai	LGOV
Item	7 Winton Street	Turramurra	Ku-Ring-Gai	LGOV
Item	43 Eastern Road	Turramurra	Ku-Ring-Gai	LGOV
Item	1458 Pacific Highway	Turramurra	Ku-Ring-Gai	LGOV
Item	36 Banks Avenue	North Turramurra	Ku-Ring-Gai	LGOV
Item	40 Turramurra Avenue	Turramurra	Ku-Ring-Gai	LGOV
Item	41 Brentwood Avenue	Turramurra	Ku-Ring-Gai	LGOV
Item	11 Kissing Point Road	Turramurra	Ku-Ring-Gai	LGOV
Item	1 Ku-ring-gai Avenue	Turramurra	Ku-Ring-Gai	LGOV
Item	60 Warrangal Avenue	Turramurra	Ku-Ring-Gai	LGOV
Item	90 Bobbin Head Road	Turramurra	Ku-Ring-Gai	LGOV
Item	111 Pentecost Avenue	Turramurra	Ku-Ring-Gai	LGOV
Item	45 Warrangi Street	Turramurra	Ku-Ring-Gai	LGOV
Item	39 Warrangi Street	Turramurra	Ku-Ring-Gai	LGOV
Item	29 Womerah Street	Turramurra	Ku-Ring-Gai	LGOV
Item	47 Warrangi Street	Turramurra	Ku-Ring-Gai	LGOV
Lady Davidson Hospital - Flowton (Now Administration Block)	432 Bobbin Head Road	Turramurra	Ku-Ring-Gai	LGOV
Leppington	9 Kissing Point Road	Turramurra	Ku-Ring-Gai	LGOV
Lynesta	397 Bobbin Head Road	Turramurra	Ku-Ring-Gai	LGOV

Masonic Temple	1247 Pacific Highway	Turramurra	Ku-Ring-Gai	LGOV
Mildura	8 Ku-ring-gai Avenue	Turramurra	Ku-Ring-Gai	LGOV
Milneroyd	1379 Pacific Highway	Turramurra	Ku-Ring-Gai	LGOV
Patrician Brothers Training College	134 Eastern Road	Turramurra	Ku-Ring-Gai	LGOV
Perdita	46 Eastern Road	Turramurra	Ku-Ring-Gai	LGOV
Rohini House Gates	Rohini Street	Turramurra	Ku-Ring-Gai	LGOV
Shalimar	12 Ku-ring-gai Avenue	Turramurra	Ku-Ring-Gai	LGOV
Shalimar	26 Ku-ring-gai Avenue	Turramurra	Ku-Ring-Gai	LGOV
Shops	1358 Pacific Highway	Turramurra	Ku-Ring-Gai	LGOV
St. Margarets Methodist Church	18-22 Gilroy Road	Turramurra	Ku-Ring-Gai	LGOV
Talagon	77 Ku-ring-gai Avenue	Turramurra	Ku-Ring-Gai	LGOV
Terricks, The	60 Ku-ring-gai Avenue	Turramurra	Ku-Ring-Gai	LGOV
Trelawney	25 Ku-ring-gai Avenue	Turramurra	Ku-Ring-Gai	LGOV
Wandandian Boarding House (former)	173B Kissing Point Road	Turramurra	Ku-Ring-Gai	LGOV
Wychwood	17 Ku-ring-gai Avenue	Turramurra	Ku-Ring-Gai	LGOV
Ypriana (also known as Newstead)	34 Ku-ring-gai Avenue	Turramurra	Ku-Ring-Gai	LGOV
Yularoi	27 Womerah Street	Turramurra	Ku-Ring-Gai	LGOV

There was a total of 89 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.

Appendix E – Council Records

Report Number 610.14433-R2

Page 1 of 1

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: 5 Ray Street TURRAMURRA NSW 2074

Lot Description: Lot 2 DP 221290

CERTIFICATE DETAILS

Certificate No: PC4414/14

Certificate Date: 03/12/2014

Certificate Type: Section 149(2)

Receipt No: 420411

APPLICANT'S DETAILS

REF: Kuringgai Council

Craig Cowper C/- Sir Consulting
2 Lincoln St
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).

Part B2 Local Centre and part RE1 Public Recreation

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)?

For that part zoned B2 Local Centre - Home occupations.

For that part zoned RE1 Public Recreation - Environmental facilities; Environmental protection works; Roads.

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

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

For that part zoned B2 Local Centre - 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

For that part zoned RE1 Public Recreation - Animal boarding or training establishments; Bee keeping; Camping grounds; Car parks; Caravan parks; Child care centres; Community facilities; Emergency services facilities; Flood mitigation works; Food and drink premises; Forestry; Information and education facilities; Kiosks; Markets; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Roadside stalls; Signage; Water recycling facilities; Water supply systems

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

For that part zoned B2 Local Centre - 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

For that part zoned RE1 Public Recreation - Any development not specified in item 3 or 4

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

Not applicable. Dwelling houses are not permitted within these zones.

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 No.20 - Hawkesbury Nepean River.
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 NATIONAL 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 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



RECEIVED

- 8 DEC 2014

SYDNEY

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: 4 William Street TURRAMURRA NSW 2074

Lot Description: Lot 1 DP 228129

CERTIFICATE DETAILS

Certificate No: PC4404/14

Certificate Date: 03/12/2014

Certificate Type: Section 149(2)

Receipt No: 420327

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?

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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.

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

State Environmental Planning Policy (Major Development) 2005.

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Ku-ring-gai Local Centres Development Control Plan

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(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"?

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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?**

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 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.

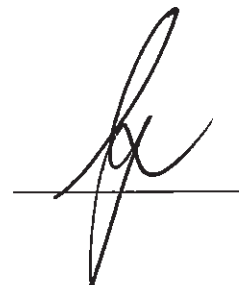
This land may contain threatened species, populations and ecological communities listed under the Threatened Species Conservation Act 1995 (NSW) and or the Environment Protection Biodiversity Conservation Act 1999 (Commonwealth). For more information contact NSW Department of Environment & Heritage,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

A handwritten signature in black ink, appearing to be 'J. McKee', is written over a horizontal line.

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: 12 William Street TURRAMURRA NSW 2074

Lot Description: Lot 1 DP 519532

CERTIFICATE DETAILS

Certificate No: PC4403/14

Certificate Date: 03/12/2014

Certificate Type: Section 149(2)

Receipt No: 420322

APPLICANT'S DETAILS

REF: Ku-ring-gai Council

Sir 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 No.20 - Hawkesbury Nepean River.

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.

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 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.

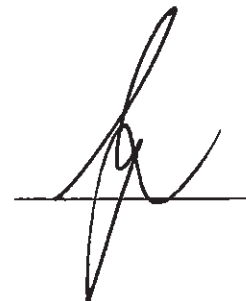
This land may contain threatened species, populations and ecological communities listed under the Threatened Species Conservation Act 1995 (NSW) and or the Environment Protection Biodiversity Conservation Act 1999 (Commonwealth). For more information contact NSW Department of Environment & Heritage,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

A handwritten signature in black ink, appearing to be 'J. McKee', written over a horizontal line.

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: 1275 Pacific Highway TURRAMURRA NSW 2074

Lot Description: Lot 1 DP 81994

CERTIFICATE DETAILS

Certificate No: PC0879/15

Certificate Date: 31/03/2015

Certificate Type: Section 149(2)

Receipt No: 428982

APPLICANT'S DETAILS

REF:

**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).

Part RE1 Public Recreation and part SP2 Infrastructure (Classified Road)

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)?

For that part zoned RE1 Public Recreation - Environmental facilities; Environmental protection works; Roads.

For that part zoned SP2 Infrastructure (Classified Road) - Nil.

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)?

For that part zoned RE1 Public Recreation - Animal boarding or training establishments; Bee keeping; Camping grounds; Car parks; Caravan parks; Child care centres; Community facilities; Emergency services facilities; Flood mitigation works; Food and drink premises; Forestry; Information and education facilities; Kiosks; Markets; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Roadside stalls; Signage; Water recycling facilities; Water supply systems

For that part zoned SP2 Infrastructure (Classified Road) - Classified Road, including any development that is ordinarily incidental or ancillary to development for that purpose; Environmental protection works; Flood mitigation works; Recreation areas; Roads

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

For that part zoned RE1 Public Recreation - Any development not specified in item 3 or 4

For that part zoned SP2 Infrastructure (Classified Road) - Any development not specified in item 3 or 4

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

Not applicable. Dwelling houses are not permitted within these zones.

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 No.20 - Hawkesbury Nepean River.

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.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?

YES. The land is identified as Classified Road on the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 - Land Reservation Acquisition Map. Please refer to clause 5.1 of Ku-ring-gai Local Environmental Plan (Local Centres) 2012 for the relevant acquisition authority.

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

YES. The land is identified as Classified Road on the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 - Land Reservation Acquisition Map. Please refer to clause 5.1 of Ku-ring-gai Local Environmental Plan (Local Centres) 2012 for the relevant acquisition authority.

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:

- ☐ Part of the land is land that is reserved for a public purpose in an environmental planning instrument. This exclusion applies only to the part of the land that is described and mapped on that instrument.

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 not** be carried out on the land. The land is affected by the following general exemptions and/or land based exclusions:

- ☐ Part of the land is land that is reserved for a public purpose in an environmental planning instrument. This exclusion applies only to the part of the land that is described and mapped on that instrument.

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 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.

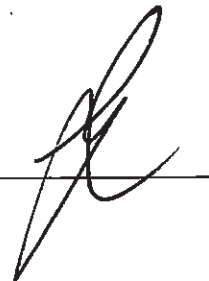
This land may contain threatened species, populations and ecological communities listed under the Threatened Species Conservation Act 1995 (NSW) and or the Environment Protection Biodiversity Conservation Act 1999 (Commonwealth). For more information contact NSW Department of Environment & Heritage,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



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Show	DA0276/10	30/04/2010	4 William Street, TURRAMURRA Change of Use- to Day Spa

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PROPERTY REPORT

This report 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 report contains information Council is aware of through its records and environmental plans together with data supplied by the State Government.

Report Date: 5/08/14



PROPERTY DETAILS

Address 5 Ray Street~TURRAMURRA NSW 2074

Lot Description Lot 2 DP221290

Lot Area 3,471.00 m2

Property Area .. 3,471.00 m2

Owners Name Ku-Ring-Gai Council

Ward COMENARRA

D. A. Team NORTH

Cwlth Electoral Div... BRADFIELD

State Electoral Div.... KU-RING-GAI

ZONING DETAILS

Zoning..... Part B2 Local Centre and part RE1 Public Recreation

Planning Instrument.... Ku-ring-gai LEP (Local Centres) 2012.

DRAFT PLANNING INSTRUMENTS

There are no Draft Local Environmental Plans applying to this land.

PRINCIPAL DEVELOPMENT STANDARDS

Floor Space Ratio Area 4 - Floor Space Ratio Map - See Cl. 4.4(2D)

Maximum Floor Space Ratio - 1.8:1

Height of Building Maximum Building Height - 17.5 metres

Lot Size There are no Lot Size restrictions on this property

Riparian Land..... Not shown as affected on the Natural Resource Riparian Lands Maps

Biodiversity..... Not shown as affected on the Natural Resource Biodiversity Maps

HERITAGE DETAILS

Heritage Item..... Not listed as an item by Council.

Conservation Area.... Not within a Heritage Conservation Area

State Listing..... No listing recorded by Council.

Other Listing..... No other heritage listings recorded by Council

ENDANGERED ECOLOGICAL COMMUNITY DETAILS

This property may contain an endangered or critically endangered ecological community as described in the final determination of the scientific committee to list the ecological communities under Part 3 of Schedule 1 or Part 2 of Schedule 1A of the Threatened Species Conservation Act 1995 (NSW).

DEVELOPMENT CONTROL PLAN APPLICABLE TO THIS PROPER

Ku-ring-gai Local Centres Development Control Plan

BUSH FIRE PRONE LAND DETAILS

This property is not recorded as bush fire prone land on the Bush Fire Prone Land Map.

SYDNEY REGIONAL ENVIRONMENTAL PLAN DETAILS

Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River.

SEPP EXCLUSION DETAILS

This property is not recorded as being within a SEPP Exclusion area.

SECTION 94 CONTRIBUTION DETAILS

This property is covered by Ku-ring-gai Contributions Plan 2010.

CONTAMINATION DETAILS

1. Is the property affected by one of the matters prescribed by section 59(2) of the Contaminated Land Management Act 1997?

Council has not received any notification from the NSW Office of Environment and Heritage indicating any affectation to this property under this section of the Act.

2. Is the development of this property restricted by Council's Contaminated Land Policy?

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.

3. Is there any other contamination information relating to the property.

There is no additional contamination information relating to this property held in TechOne Property & Rating.

The abovementioned detail contains both current and past contamination information held in Council's TechOne Property and Rating records. If you have any concerns about land contamination beyond the information described here you should carry out a search of Council's Trim Records and/or contact the NSW Office of Environment & Heritage.

SEPP (EXEMPT & COMPLYING DEVELOPMENT CODES) 2008 DETAIL

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) 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 this land.

Housing Alterations Code

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

Subdivision Code

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

General Development Code

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

Demolition Code

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

Commercial and Industrial Alterations Code

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

Fire Safety Code

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

The abovementioned detail 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

OTHER DETAILS

Does the property include or comprise critical habitat?

Is the property affected by a road widening or road realignment?

Is the property reserved for acquisition by a public authority?

Is the property within or adjoining a Flying Fox Reserve?

Is the property subject to an order under the Tree (Disputes between Neighbours) Act 2006? .	NO
Is the property subject to or adjacent to a Biobanking Agreement under Part 7A of the Threatened Species Conservation Act 1995?	NO
Is the property part of an application declared to be State Significant Development?	NO
Is the property affected by Section 38 or 39 of the Coastal Protection Act?	NO
Is the property within a proclaimed Mine Subsidence District?	NO
Is the property subject to a Vegetation Plan under the Native Vegetation Act 2003?	NO
Is the property subject to an exemption or authorisation under the National Building & Jobs Plan (State Infrastructure Delivery) Act 2009?	NO
Is the property subject to directions under Part 3A Major Infrastructure of EP&A Act?	NO
Is the property subject to a Valid Compatibility Certificate under SEPP (Affordable Rental Housing) 2009?	NO
Is the property land that is Biodiversity Certified Land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995?	NO
Is the property subject to a Site Compatibility Certificate under SEPP (Housing for Seniors or People with a Disability) 2004?	NO
Is the property subject to a Valid Compatibility Certificate under SEPP (Infrastructure) 2007?	NO
Is the property subject to the possibility of subsidence due to Landfill?	NO

End of Report

PROPERTY REPORT

This report 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 report contains information Council is aware of through its records and environmental plans together with data supplied by the State Government.

Report Date: 5/08/14



PROPERTY DETAILS

Address 4 William Street~TURRAMURRA NSW 2074

Lot Description Lot 1 DP228129

Lot Area 271.90 m2

Property Area .. 271.90 m2

Owners Name Ku-ring-gai Council

Ward COMENARRA

D. A. Team NORTH

Cwlth Electoral Div... BRADFIELD

State Electoral Div.... KU-RING-GAI

ZONING DETAILS

Zoning..... B2 Local Centres

Planning Instrument.... Ku-ring-gai LEP (Local Centres) 2012.

DRAFT PLANNING INSTRUMENTS

There are no Draft Local Environmental Plans applying to this land.

PRINCIPAL DEVELOPMENT STANDARDS

Floor Space Ratio Area 4 - Floor Space Ratio Map - See Cl. 4.4(2D)

Maximum Floor Space Ratio - 1.8:1

Height of Building Maximum Building Height - 17.5 metres

Lot Size There are no Lot Size restrictions on this property

Riparian Land..... Not shown as affected on the Natural Resource Riparian Lands Maps

Biodiversity..... Not shown as affected on the Natural Resource Biodiversity Maps

HERITAGE DETAILS

Heritage Item..... Not listed as an item by Council.

Conservation Area.... Not within a Heritage Conservation Area

State Listing..... No listing recorded by Council.

Other Listing..... No other heritage listings recorded by Council

ENDANGERED ECOLOGICAL COMMUNITY DETAILS

This property may contain an endangered or critically endangered ecological community as described in the final determination of the scientific committee to list the ecological communities under Part 3 of Schedule 1 or Part 2 of Schedule 1A of the Threatened Species Conservation Act 1995 (NSW).

DEVELOPMENT CONTROL PLAN APPLICABLE TO THIS PROPER

Ku-ring-gai Local Centres Development Control Plan

BUSH FIRE PRONE LAND DETAILS

This property is not recorded as bush fire prone land on the Bush Fire Prone Land Map.

SYDNEY REGIONAL ENVIRONMENTAL PLAN DETAILS

Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River.

SEPP EXCLUSION DETAILS

This property is not recorded as being within a SEPP Exclusion area.

SECTION 94 CONTRIBUTION DETAILS

This property is covered by Ku-ring-gai Contributions Plan 2010.

CONTAMINATION DETAILS

1. Is the property affected by one of the matters prescribed by section 59(2) of the Contaminated Land Management Act 1997?

Council has not received any notification from the NSW Office of Environment and Heritage indicating any affectation to this property under this section of the Act.

2. Is the development of this property restricted by Council's Contaminated Land Policy?

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.

3. Is there any other contamination information relating to the property.

There is no additional contamination information relating to this property held in TechOne Property & Rating.

The abovementioned detail contains both current and past contamination information held in Council's TechOne Property and Rating records. If you have any concerns about land contamination beyond the information described here you should carry out a search of Council's Trim Records and/or contact the NSW Office of Environment & Heritage.

SEPP (EXEMPT & COMPLYING DEVELOPMENT CODES) 2008 DETAIL

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) 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 this land.

Housing Alterations Code

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

Subdivision Code

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

General Development Code

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

Demolition Code

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

Commercial and Industrial Alterations Code

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

Fire Safety Code

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

The abovementioned detail 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

OTHER DETAILS

Does the property include or comprise critical habitat?

Is the property affected by a road widening or road realignment?

Is the property reserved for acquisition by a public authority?

Is the property within or adjoining a Flying Fox Reserve?

Is the property subject to an order under the Tree (Disputes between Neighbours) Act 2006? .	NO
Is the property subject to or adjacent to a Biobanking Agreement under Part 7A of the Threatened Species Conservation Act 1995?	NO
Is the property part of an application declared to be State Significant Development?	NO
Is the property affected by Section 38 or 39 of the Coastal Protection Act?	NO
Is the property within a proclaimed Mine Subsidence District?	NO
Is the property subject to a Vegetation Plan under the Native Vegetation Act 2003?	NO
Is the property subject to an exemption or authorisation under the National Building & Jobs Plan (State Infrastructure Delivery) Act 2009?	NO
Is the property subject to directions under Part 3A Major Infrastructure of EP&A Act?	NO
Is the property subject to a Valid Compatibility Certificate under SEPP (Affordable Rental Housing) 2009?	NO
Is the property land that is Biodiversity Certified Land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995?	NO
Is the property subject to a Site Compatibility Certificate under SEPP (Housing for Seniors or People with a Disability) 2004?	NO
Is the property subject to a Valid Compatibility Certificate under SEPP (Infrastructure) 2007?	NO
Is the property subject to the possibility of subsidence due to Landfill?	NO

End of Report

PROPERTY REPORT

This report 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 report contains information Council is aware of through its records and environmental plans together with data supplied by the State Government.

Report Date: 5/08/14



PROPERTY DETAILS

Address 12 William Street~TURRAMURRA NSW 2074

Lot Description Lot 1 DP519532

Lot Area 581.00 m2

Property Area .. 581.00 m2

Owners Name Ku-Ring-Gai Council

Ward COMENARRA

D. A. Team NORTH

Cwlth Electoral Div... BRADFIELD

State Electoral Div.... KU-RING-GAI

ZONING DETAILS

Zoning..... B2 Local Centres

Planning Instrument.... Ku-ring-gai LEP (Local Centres) 2012.

DRAFT PLANNING INSTRUMENTS

There are no Draft Local Environmental Plans applying to this land.

PRINCIPAL DEVELOPMENT STANDARDS

Floor Space Ratio Area 4 - Floor Space Ratio Map - See Cl. 4.4(2D)

Maximum Floor Space Ratio - 1.8:1

Height of Building Maximum Building Height - 17.5 metres

Lot Size There are no Lot Size restrictions on this property

Riparian Land..... Not shown as affected on the Natural Resource Riparian Lands Maps

Biodiversity..... Not shown as affected on the Natural Resource Biodiversity Maps

HERITAGE DETAILS

Heritage Item..... Not listed as an item by Council.

Conservation Area.... Not within a Heritage Conservation Area

State Listing..... No listing recorded by Council.

Other Listing..... No other heritage listings recorded by Council

ENDANGERED ECOLOGICAL COMMUNITY DETAILS

This property may contain an endangered or critically endangered ecological community as described in the final determination of the scientific committee to list the ecological communities under Part 3 of Schedule 1 or Part 2 of Schedule 1A of the Threatened Species Conservation Act 1995 (NSW).

DEVELOPMENT CONTROL PLAN APPLICABLE TO THIS PROPER

Ku-ring-gai Local Centres Development Control Plan

BUSH FIRE PRONE LAND DETAILS

This property is not recorded as bush fire prone land on the Bush Fire Prone Land Map.

SYDNEY REGIONAL ENVIRONMENTAL PLAN DETAILS

Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River.

SEPP EXCLUSION DETAILS

This property is not recorded as being within a SEPP Exclusion area.

SECTION 94 CONTRIBUTION DETAILS

This property is covered by Ku-ring-gai Contributions Plan 2010.

CONTAMINATION DETAILS

1. Is the property affected by one of the matters prescribed by section 59(2) of the Contaminated Land Management Act 1997?

Council has not received any notification from the NSW Office of Environment and Heritage indicating any affectation to this property under this section of the Act.

2. Is the development of this property restricted by Council's Contaminated Land Policy?

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.

3. Is there any other contamination information relating to the property.

There is no additional contamination information relating to this property held in TechOne Property & Rating.

The abovementioned detail contains both current and past contamination information held in Council's TechOne Property and Rating records. If you have any concerns about land contamination beyond the information described here you should carry out a search of Council's Trim Records and/or contact the NSW Office of Environment & Heritage.

SEPP (EXEMPT & COMPLYING DEVELOPMENT CODES) 2008 DETAIL

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) and 1.19 of that policy, why it may not be carried out on that land?

General Housing Code

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Housing Alterations Code

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Subdivision Code

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General Development Code

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Demolition Code

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Commercial and Industrial Alterations Code

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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 this land.

Fire Safety Code

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The abovementioned detail 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

OTHER DETAILS

Does the property include or comprise critical habitat?

Is the property affected by a road widening or road realignment?

Is the property reserved for acquisition by a public authority?

Is the property within or adjoining a Flying Fox Reserve?

Is the property subject to an order under the Tree (Disputes between Neighbours) Act 2006? .	NO
Is the property subject to or adjacent to a Biobanking Agreement under Part 7A of the Threatened Species Conservation Act 1995?	NO
Is the property part of an application declared to be State Significant Development?	NO
Is the property affected by Section 38 or 39 of the Coastal Protection Act?	NO
Is the property within a proclaimed Mine Subsidence District?	NO
Is the property subject to a Vegetation Plan under the Native Vegetation Act 2003?	NO
Is the property subject to an exemption or authorisation under the National Building & Jobs Plan (State Infrastructure Delivery) Act 2009?	NO
Is the property subject to directions under Part 3A Major Infrastructure of EP&A Act?	NO
Is the property subject to a Valid Compatibility Certificate under SEPP (Affordable Rental Housing) 2009?	NO
Is the property land that is Biodiversity Certified Land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995?	NO
Is the property subject to a Site Compatibility Certificate under SEPP (Housing for Seniors or People with a Disability) 2004?	NO
Is the property subject to a Valid Compatibility Certificate under SEPP (Infrastructure) 2007?	NO
Is the property subject to the possibility of subsidence due to Landfill?	NO

End of Report

PROPERTY REPORT

This report 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 report contains information Council is aware of through its records and environmental plans together with data supplied by the State Government.

Report Date:30/03/15



PROPERTY DETAILS

Address 1275 Pacific Highway~TURRAMURRA NSW 2074

Lot Description	Lot 1 DP81994	Lot Area	847.30 m2
	RAILLEASERailway	Lot Area	565.00 m2
		Property Area ..	1,412.30 m2

Owners Name Ku-Ring-Gai Council

Ward COMENARRA

D. A. Team NORTH

Cwlth Electoral Div... BRADFIELD

State Electoral Div.... KU-RING-GAI

ZONING DETAILS

Zoning..... Part RE1 Public Recreation and part SP2 Infrastructure (Classified Road)

Planning Instrument.... Ku-ring-gai LEP (Local Centres) 2012.

DRAFT PLANNING INSTRUMENTS

There are no Draft Local Environmental Plans applying to this land.

PRINCIPAL DEVELOPMENT STANDARDS

Floor Space Ratio There are no Lot Size restrictions on this property

Height of Building There are no Lot Size restrictions on this property

Lot Size There are no Lot Size restrictions on this property

Riparian Land..... Not shown as affected on the Natural Resource Riparian Lands Maps

Biodiversity..... Not shown as affected on the Natural Resource Biodiversity Maps

HERITAGE DETAILS

Heritage Item..... Not listed as an item by Council.

Conservation Area.... Not within a Heritage Conservation Area

State Listing..... No listing recorded by Council.

Other Listing..... No other heritage listings recorded by Council

ENDANGERED ECOLOGICAL COMMUNITY DETAILS

This property may contain an endangered or critically endangered ecological community as described in the final determination of the scientific committee to list the ecological communities under Part 3 of Schedule 1 or Part 2 of Schedule 1A of the Threatened Species Conservation Act 1995 (NSW).

DEVELOPMENT CONTROL PLAN APPLICABLE TO THIS PROPER

Ku-ring-gai Local Centres Development Control Plan

BUSH FIRE PRONE LAND DETAILS

This property is not recorded as bush fire prone land on the Bush Fire Prone Land Map.

SYDNEY REGIONAL ENVIRONMENTAL PLAN DETAILS

Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River.

SEPP EXCLUSION DETAILS

This property is not recorded as being within a SEPP Exclusion area.

SECTION 94 CONTRIBUTION DETAILS

This property is covered by Ku-ring-gai Contributions Plan 2010.

CONTAMINATION DETAILS

1. Is the property affected by one of the matters prescribed by section 59(2) of the Contaminated Land Management Act 1997?

Council has not received any notification from the NSW Office of Environment and Heritage indicating any affectation to this property under this section of the Act.

2. Is the development of this property restricted by Council's Contaminated Land Policy?

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.

3. Is there any other contamination information relating to the property.

There is no additional contamination information relating to this property held in TechOne Property & Rating.

The abovementioned detail contains both current and past contamination information held in Council's TechOne Property and Rating records. If you have any concerns about land contamination beyond the information described here you should carry out a search of Council's Trim Records and/or contact the NSW Office of Environment & Heritage.

SEPP (EXEMPT & COMPLYING DEVELOPMENT CODES) 2008 DETAIL

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) 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 this land.

- Part of the land is land that is reserved for a public purpose in an environmental planning instrument.

Housing Alterations Code

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

Subdivision Code

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

General Development Code

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

Demolition Code

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

Commercial and Industrial Alterations Code

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

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 this land.

- Part of the land is land that is reserved for a public purpose in an environmental planning instrument.

Fire Safety Code

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

The abovementioned detail 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

OTHER DETAILS

Does the property include or comprise critical habitat?

Is the property affected by a road widening or road realignment?

Is the property reserved for acquisition by a public authority?	YES
Is the property within or adjoining a Flying Fox Reserve?	NO
Is the property subject to an order under the Tree (Disputes between Neighbours) Act 2006? ..	NO
Is the property subject to or adjacent to a Biobanking Agreement under Part 7A of the Threatened Species Conservation Act 1995?	NO
Is the property part of an application declared to be State Significant Development?	NO
Is the property affected by Section 38 or 39 of the Coastal Protection Act?	NO
Is the property within a proclaimed Mine Subsidence District?	NO
Is the property subject to a Vegetation Plan under the Native Vegetation Act 2003?	NO
Is the property subject to an exemption or authorisation under the National Building & Jobs Plan (State Infrastructure Delivery) Act 2009?	NO
Is the property subject to directions under Part 3A Major Infrastructure of EP&A Act?	NO
Is the property subject to a Valid Compatibility Certificate under SEPP (Affordable Rental Housing) 2009?	NO
Is the property land that is Biodiversity Certified Land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995?	NO
Is the property subject to a Site Compatibility Certificate under SEPP (Housing for Seniors or People with a Disability) 2004?	NO
Is the property subject to a Valid Compatibility Certificate under SEPP (Infrastructure) 2007?	NO
Is the property subject to the possibility of subsidence due to Landfill?	NO

End of Report