



# **Douglas Partners**

*Geotechnics | Environment | Groundwater*

Report on  
Preliminary Site (Contamination) Investigation

5-9 Gordon Avenue, Chatswood

Prepared for  
DPG Project 32 Pty Ltd

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Integrated Practical Solutions



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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

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## Report on Preliminary Site (Contamination) Investigation 5-9 Gordon Avenue, Chatswood

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### 1. Introduction

This report describes the methodology and results of a Preliminary Site (Contamination) Investigation (PSI) for the site identified as 5-9 Gordon Avenue, Chatswood, as shown on Drawing 1, Appendix A (the site). The work was commissioned by DPG Project 23 Pty Ltd via email dated 25 October 2017, and was undertaken in accordance with DP's proposal, dated 20 October 2017. The PSI is required to support a rezoning application to Council for mixed commercial and high density residential use of the site.

The objectives of the PSI were to:

- Identify potential sources of contamination and determine the potential contaminants of concern;
- Identify potential human and ecological receptors; and
- Identify potentially affected soil and groundwater.

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

It is noted that an intrusive investigation has not been conducted as part of the PSI.

### 2. Scope of Works

The scope of works comprised:

- Order and review of a Lotsearch Report including the following:
  - Historical aerial photographs;
  - Public databases held under the *Contaminated Land Management Act 1997* (CLM Act) and the *Protection of the Environment Operations Act 1997* (PEOE Act);
  - Topographic maps;
  - Soils, acid sulphate soils and geological maps;
  - Department of Primary Industry groundwater bore records;
  - Historic maps (including historic UBD); and
  - Historic business searches.
- Obtain and review the following:
  - Historical Title Deeds;
  - Section 149(2) Planning Certificates provided by the client;

- o Readily available development application site records on Council's website;
  - o SafeWork NSW dangerous goods search; and
- A limited site walkover from the street to observe current and recent land use and assess the potential for contaminating activities.

On the basis of the above scope, this PSI report documents the findings of the investigation. The report includes a preliminary CSM of the potential contamination sources, potential contaminant transport pathways and receptors under the proposed development, comments on the risk of contamination, and provides recommendations for further investigation (if necessary).

### **3. Site Identification and Location**

#### **3.1 Site Identification**

The site has a street address of 5-9 Gordon Avenue, Chatswood and is identified as Survey Plan 57091. It covers an area of approximately 1,500 m<sup>2</sup> and is located within the Local Government Area of the Willoughby City Council.

The site location is shown on Drawing 1, Appendix A.

#### **3.2 Site Description**

A walkover of the site was undertaken by DP on 27 November 2017 and was limited to observations made from the street due to access restrictions. Therefore, observations with respect to the potential for contamination are primarily based on the land use of the site and adjacent properties. Photographs from the site walkover are provided in Appendix B for reference.

The site is occupied by a three storey residential apartment building with a basement carpark that covers the majority of the site. Surrounding the building were landscaped areas. Residential apartment buildings that occupy the properties to the north-west, east and south along with the site building all appeared to be relatively new (i.e., less than 20 years old). There were no signs of significant contamination of concern from the limited observations made.

Chatswood Bowling Club signage on the adjacent building to the north indicated the club had been operating since 1900.

A public footpath and sound barrier were located between the residential buildings and the northern line railway located to the east.

The automotive businesses, PAYLESS Tyres and Brakes and MIDAS Auto Service Experts, were located on the corner of Pacific Highway and Gordon Avenue approximately 30 m to the south-west of the site. Note: DP understands that this property is also subject to a separate rezoning application to allow redevelopment which would involve a three level basement and hence bulk excavation, *ipso facto* remediation of the site would be undertaken if required.

In summary the site is surrounded by the following:

- North: Chatswood Bowling Club and Gordon Avenue and medium density residential properties;
- East : Medium density residential property then the railway corridor;
- South: Medium density residential properties and to the south west by automotive businesses (PAYLESS Tyres and Brakes and MIDAS Auto Service Experts); and
- West: Hammond Land and medium density residential property and then Pacific Highway.

It is noted that a site walkover of external areas was conducted by a DP environmental scientist on 20 August 2020 prior to reissuing the current revision of this report. No significant changes to the site since the initial walkover in November 2017 were apparent. It is noted that approximately 30 m east of the site, construction of the Sydney Metro rail line along the rail corridor had occurred in this intervening period.

### 3.3 Proposed Site Use

It is understood that the rezoning application is to allow for mixed commercial and high density residential land use. The proposed development is still being considered but is likely to comprise a 28 storey building with 4-5 basement levels, the lower three levels for commercial use with the remaining 25 levels for residential purposes. Moreover, the development and excavation footprint will cover the whole site.

## 4. Geology, Topography and Hydrogeology

Reference to the Sydney 1:100,000 Geology Series Geological Sheet indicates that the site is underlain by Ashfield Shale of the Wianamatta Group from the Triassic Period. It typically comprises black to dark-grey shale and laminite. Residual clays are commonly present overlying the Ashfield Shale in the general area.

Landscape mapping (1:100,000 Sydney Soils Landscape Series Sheet, prepared by the former NSW Department of Land and Water Conservation), the site is underlain by erosional Glenorie Soils. Glenorie Soils are described as red and brown podzolic soils which are highly plastic, moderately reactive, impermeable soils that are prone to erosion. They are located on undulating to rolling hills on Wianamatta Shales.

The NSW Acid Sulphate Soil (ASS) Risk Map indicates that the site is not within an area of known ASS and hence the potential presence of ASS is considered to be low. This is consistent with the site's elevation (approximately 99 m AHD) and the geological mapping.

The site has a gradual slope, falling approximately 1-2 m across the length of the site from north to south.

It is unclear which direction groundwater would flow. If it follows local topographical contours, it could be expected to flow in a north-westerly direction towards Chatswood High School (i.e., in the general direction of the Pacific Highway) and then east towards Swaines Creek which is a tributary to Lane Cove River.

Given the site and surrounding areas is predominately covered in hardstand (i.e., buildings, roads, etc.), surface water is likely to be predominantly intercepted by artificial drainage lines and redirected to the local stormwater network.

A search of the NSW Department of Primary Industries Office of Water database was undertaken and reported in the Lotsearch report. A total of 17 registered groundwater bores were identified within 300 m of the site. Sixteen (16) of these were located to the south for monitoring purposes and were drilled to a depth between 6 and 12 m below ground level (bgl). The other well to the north-east was installed for recreational purposes to a depth of 21 m bgl, but there was no data on the well records with respect to water bearing zones.

Note: DP undertook a geotechnical assessment on the neighbouring site to the east, 1-3 Gordon Avenue, Chatswood. It recorded the presence of filling overlying residual clays in all three test bores to the depth of bore termination at 6.4 m below ground level (bgl). Free groundwater was observed in two of the test bores at 6.0 m bgl. These field results are generally consistent with the above desktop information.

## 5. Site History

The desktop component of this investigation involved a review of historical information relating to potential contamination sources at the site. Relevant findings are provided below and are based on a review of:

- Aerial photographs;
- Title deeds;
- Section 149 (2) Planning Certificates;
- Regulatory Notices; and
- Council records.

The site history documents reviewed are provided in Appendix C.

### 5.1 Aerial Photographs

Historical aerial photographs are provided in the Lotsearch Report (pp. 49 - 57) for the years 1943, 1955, 1961, 1965, 1970, 1982, 1991, 2006, 2009 and 2014. The aerial photograph investigation extends to a 150 m buffer zone around the perimeter of the site.

The 1943, 1955, 1961, 1965, 1970, 1982 and 1991 photographs show the site is occupied by three residential buildings. Surrounding use is predominantly residential, with the Chatswood Bowling Club and railway line present to the north and east respectively in all photographs. The 1970, 1982 and

1991 photographs show the development of commercial/industrial buildings and car parks on the properties to the south.

The 2006 photograph shows the site has been developed and is occupied by the existing building. Similarly, the existing residential apartment buildings to the east south and north-west (which now occupies one of the former bowling greens) are now present. The commercial/industrial buildings to the south-west along the Pacific Highway and further south on Nelson Street are still present.

The 2014 photograph indicated no significant change to the site or adjacent properties since the 2006 photograph.

Moreover, it is noted that the 1917 historical map provided in the Lotsearch Report (p. 62) shows the presence of roads and organised blocks of land consistent with the existing set-out of roads and land in the area of the site. The mapping is consistent with urban development and suggests that the residential use of the site was likely to have started in the early 1900's (if not earlier).

## 5.2 Historical Title Deeds

A historic Title Deed search was conducted for the site by Scott Ashwood Pty Ltd and was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. A summary of the title deeds and possible land uses (with reference to other information presented in this report) is presented in the Tables 1 to 3 below for the three shaded areas shown on the cadastre map in Appendix C.

**Table 1: Historical Titles for Green Shaded Area on Cadastre Map (Western Area of the Site)**

<b>Date of Acquisition and term held</b>	<b>Registered Proprietor(s) &amp; Occupations where available</b>	<b>Potential Land Activity</b>
12.03.1906 (1906 to 1919)	Annie Marie Walsh (Married Woman)	Residential
06.05.1919 (1919 to 1920)	Nellie Caroline Cheesborough (Spinster)	Residential
11.12.1920 (1920 to 1926)	Douglas Hamilton Robertson (Grazier)	Residential
17.04.1926 (1926 to 1951)	Thelma Barton (Spinster), now Thelma Whitelock (Married Woman)	Residential
29.05.1951 (1951 to 1951)	Eric William McDermott (Manager) Dorothy June McDermott (Married Woman)	Residential
22.08.1951 (1951 to 1981)	Kathleen Maggie Binnie (Spinster)	Residential
04.05.1981 (1981 to 1986)	Gerhard Borawski Helen Therese Borawski	Residential
16.01.1986 (1986 to 1987)	Fayette Visula Bartlett	Residential
25.09.1987 (1987 to 1993)	James Joseph McGinley Doreen Margaret McGinley	Residential

22.12.1993 (1993 to 1996)	Fung Chau Mo Ching	Residential
12.12.1996 (1996 to 1998)	Landex Project Pty Limited	Residential
07.05.1998 (1998 to Date)	# The Owners - Strata Plan No. 57091	Residential

# Denotes Current Registered Proprietor

**Table 2: Historical Titles for Blue Shaded Area on Cadastre Map (Central Area of the Site)**

<b>Date of Acquisition and term held</b>	<b>Registered Proprietor(s) &amp; Occupations where available</b>	<b>Potential Land Activity</b>
05.07.1904 (1904 to 1909)	Francis Bassett (Public School Teacher)	Residential
28.04.1909 (1909 to 1909)	Thomas Jackson Millican (Builder)	Residential
03.11.1909 (1909 to 1915)	Arthur Alfred Clement Cocks (Merchant)	Residential
21.09.1915 (1915 to 1922)	William Francis Stephenson (Salesman)	Residential
28.12.1922 (1922 to 1923)	Rosa Beryl Butterworth (Married Woman)	Residential
18.06.1923 (1923 to 1945)	William Joseph McCarthy (Railway Official)	Residential
11.10.1945 (1945 to 1968)	Keith Bond Roseby (Solicitor)	Residential
30.08.1968 (1968 to 1976)	Gwynneth Evangeline Maud Roseby (Clerk)	Residential
30.11.1976 (1976 to 1976)	Madeleine Catherine Vernon (Married Woman) William Joseph McCarthy (Clerk)	Residential
30.11.1976 (1976 to 1997)	Madeleine Catherine Vernon (Married Woman)	Residential
22.04.1997 (1997 to 1997)	Masanobu Miyake	Residential
22.04.1997 (1997 to 1998)	Landex Project Pty Limited	Residential
09.07.1968 (1968 to 1981)	# The Owners - Strata Plan No. 57091	Residential

# Denotes Current Registered Proprietor

**Table 3: Historical Titles for Pink Shaded Area on Cadastre Map (Eastern Area of the Site)**

<b>Date of Acquisition and term held</b>	<b>Registered Proprietor(s) &amp; Occupations where available</b>	<b>Potential Land Activity</b>
22.06.1907 (1907 to 1909)	William Gorman (Police Constable)	Residential
20.10.1909 (1909 to 1911)	Thomas Jackson Millican (Builder)	Residential
20.10.1911 (1911 to 1948)	Rachel Martin (Married Woman)	Residential
14.12.1948 (1948 to 1949)	Magnus Samuel Martin (Postal Officer) Robert Hendrick Martin (Printer) Walter Stanley Martin (Boiler Maker)	Residential
11.05.1949 (1949 to 1976)	Ronald George martin Bombell (Storekeeper) Sylvia Leah Bombell (Married Woman)	Residential
19.11.1976 (1976 to 1980)	Thurston Frank Cubban (Musician) June Margaret Cobden (Home Duties) now June Margaret Cubban (Married Woman)	Residential
27.03.1980 (1980 to 1980)	June Margaret Cubban (Widow)	Residential
02.09.1980 (1980 to 1990)	Brian Albert Morley (Accountant) Janice Lesley Narelle Morley (Married Woman)	Residential
01.11.1990 (1990 to 1996)	Janice Lesley Narelle Morley	Residential
19.08.1996 (1996 to 1996)	Masanobu Miyake	Residential
19.08.1996 (1996 to 1998)	Landex Project Pty Limited	Residential
07.05.1998 (1998 to Date)	# The Owners – Strata Plan No. 57091	Residential

# Denotes Current Registered Proprietor

### 5.3 Council Section 149 Planning Certificates and Council Records

Section 149 (2) Planning Certificates for the site were provided to DP by the client. These certificates were dated 25 August 2017 and indicated the following the land is zoned R3 Medium Density Residential. There was no indication that the site is known to be contaminated or has been subject to a site audit.

Copies of the Section 149 Planning Certificates are provided in Appendix C.

The public record of Council Development Applications made available on the Willoughby City Council website was searched for the site. The search on 20 November 2017 recorded no relevant records pertaining to the site.



## 5.4 Regulatory Notice Search

The EPA publishes records of contaminated sites under Section 58 of the CLM Act on a public database, accessible via the internet. The notices relate to investigation and / or remediation of significant contaminated as defined under the CLM Act. More specifically the notices relate to the following:

- Actions taken by the EPA under Sections 15, 17, 19, 21, 23, 26 or 28 of the CLM Act;
- Actions taken by the EPA under Sections 35 or 36 of the Environmentally Hazardous Chemicals Act 1985; and
- Site audit statements provided to the EPA under Section 52 of the CLM Act on sites subject to an in-force remediation order.

The NSW EPA also issues environmental protection licenses under Section 308 of the POEO Act. The register contains:

- Environmental protection licenses;
- Applications for new licenses and to transfer or vary or extend licenses;
- Environment protection and noise control licenses;
- Convictions and prosecutions under the POEO Act;
- The result of civil proceedings;
- License review information;
- Exemptions and provisions of the POEO Act or Regulations;
- Approvals granted under Clause 9 of the POEO (Control of Burning) Regulation; and
- Approvals granted under Clause 7a of the POEO (Clean Air) Regulation.

A search of the public databases was undertaken on 1 November 2017, summarised in the Lotsearch Report (pp. 6-15), indicated that:

- There were three properties within 500 m of the site that were notified to the NSW EPA under the duty to report contamination. These properties were:
  - 607 Pacific Highway, a former Caltex Service Station located 140 m to the south / south-west and is currently regulated under the CLM Act;
  - 572 Pacific Highway, an operational Caltex Service Station located 160 m to the south-west. NSW EPA determined that regulation under the CLM Act was not required; and
  - 2 Devonshire Street, 495 m east of the site, with the contaminating activity being identified as auto repairs. NSW EPA determined that regulation under the CLM Act was not required.
- The only site with a Record of Notice within 500 m of the site is the operating Caltex Service Station at 607 Pacific Highway mentioned above;
- There are no records of former gasworks within 500 m of the site;
- There are no sites on the national waste management site database within 500 m of the site;
- There are no sites currently subject to the EPA PFAS (Perfluorooctanesulfonic acid, commonly used in firefighting products) within 500 m of the site;

- There are no sites identified as a former James Hardie asbestos manufacturing site within 500 m of the site; and
- The Sydney Trains rail corridor to the east is the only property recorded with 500 m of the site to undertake licenced activities (railway system activities).

## 5.5 SafeWork NSW Record Search

SafeWork NSW undertook a search of their Stored Chemical Information Database for the site. A letter was provided to DP, dated 8 November 2017, which stated that *'a search of the records held by SafeWork NSW has not located any records pertaining to the site...'*

A copy of the letter is provided in Appendix C.

## 5.6 Historic Business Activity

A review of historical business activities was undertaken by reviewing the UBDs Business to Business Directory for 1950, 1961, 1965, 1970, 1975, 1978, 1982, 1986 and 1991 (Lotsearch Report, pp. 17-48). The key findings of the search are as follows:

- The majority of businesses listed nearby (i.e., within 150 m of the site) were predominantly to the south and south-west along the Pacific Highway. The nature of type of these businesses varied significantly and included (but was not limited to) metal workings, window manufacturers, automotive related businesses, upholsters, jewellers, veterinarians, engineers, dry cleaners, book publishers, medical practitioners, printers, paint/varnish/ oil merchants, interior designers and furniture sellers;
- The commercial businesses to the south-west along the Pacific Highway between Gordon Avenue and Nelson Street have been occupied by a combination of auto mechanic related businesses and dry cleaners/laundries since the 1960s;
- Motor mechanics and petrol stations have been present on the two services station sites identified in Section 5.4. An Ampol Service Station was first identified at 572 Pacific Highway in 1972, whilst Lion Garage and Service Station (later a Caltex Service Station) at 607 Pacific Highway was identified to be present prior to 1950; and
- Chatswood Bowling Club was present to the north prior to 1950.

## 6. Preliminary Conceptual Site Model

A Conceptual Site Model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or in the future i.e., it enables an assessment of the potential source - pathway - receptor linkages (complete pathways).

## 6.1 Potential Contamination Sources and Contaminants of Concern

Based on the current investigation, the following potential sources of contamination and associated contaminants of concern have been identified (Table 4).

**Table 4: Potential Contamination Sources and Contaminants of Concern**

Potential Source	Description of Potential Contaminating Activity	Contaminants of Concern
S1- Demolition and deterioration of previous site structures	Impact on soils due to incorrect demolition and removal of former structures and / or deterioration of these structures prior to demolition	Asbestos, metals, and / or other hazardous building materials
S2- Imported fill	Use of uncontrolled fill for landscaped areas and potentially as a subgrade for the basement car park ground slab	Asbestos, heavy metals, TRH, BTEX, PAH, OCP, OPP, PCB and phenols
S3 - Former and existing off-site commercial / industrial uses (motor mechanics, dry cleaners, petrol station) to the south/southwest.	Storage of fuels in UST and associated infrastructure with a mechanic workshop (e.g. grease traps), inappropriate disposal of dry cleaning liquids, migration of contamination through soil and groundwater onto the site	TRH, BTEX, PAH, VOC, VCH, PFAS, heavy metals

Notes :

TRH -	total petroleum hydrocarbon
BTEX -	benzene, toluene, ethylbenzene, xylene
PAH -	polycyclic aromatic hydrocarbons
PCB -	polychlorinated biphenyls
OCP -	organochlorine pesticides
OPP -	organophosphorus pesticides
VOC -	volatile organic compounds
VCH-	volatile chlorinated hydrocarbons
PFAS-	perfluorinated Alkylated Substances

The potential contamination sources on the site are therefore as follows:

- S1 Demolition and deterioration of previous site structures;
- S2 Imported fill; and
- S3 Former and existing off-site commercial/industrial uses (motor mechanics, dry cleaners, petrol station) to the south / south-west.

## 6.2 Potential Receptors

### 6.2.1 Human Health Receptors

- R1 Current site users (residential);
- R2 End users (commercial and residential);
- R2 Construction and maintenance workers; and
- R4 Adjacent site users (residential / commercial).

### 6.2.2 Environmental Receptors

- R5 Groundwater.

Given that surface runoff area is collected by the local storm water network and the new building is to occupy whole site footprint, surface water is not considered relevant for this assessment.

Similarly, with the proposed development involving bulk excavation across the site footprint for construction of a multilevel basement, it is considered that territorial ecology receptors are not relevant for this assessment.

### 6.2.3 Potential Pathways

Potential pathways for the identified contamination to impact on the receptors include the following:

- P1 Ingestion and dermal contact;
- P2 Inhalation of dust and / or vapour;
- P3 Leaching of contaminants and vertical migration into groundwater; and
- P4 Lateral migration of groundwater (onto the site from adjacent areas).

## 6.3 Summary of Preliminary CSM

A 'source - pathway - receptor' approach has been used to assess the potential risks of harm being caused to human, water or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways. The possible pathways between the above sources (S1 to S3) and receptors (R1 to R5) are provided in Table 5 below.

**Table 5: Summary of Potential Complete Pathways**

Potential Source and Contaminants of Concern	Pathway	Receptor	Risk Management Action Recommended
S1 - Demolition / deterioration of previous site structures	P1 - Ingestion and dermal contact	R2 - End users R3 - Construction and maintenance workers	Assessment of the filing, primarily near surface soils, for contaminants.  Removal of impacted materials of concern during bulk excavation of the site.
	P2 - Inhalation of dust and / or vapours	R1 - Current users R2 - End users R3 - Construction and maintenance workers R4 - Adjacent site users	
S2 - Imported fill -Metals, TRH, BTEX, PAH, PCB, OCP, OPP, phenols and asbestos	P1 - Ingestion and dermal contact	R2 - End users R3 - Construction and maintenance workers	An intrusive investigation is recommended to assess possible contamination including chemical testing of the soils and groundwater.  Removal of impacted materials of concern during bulk excavation of the site.  Management of impacted groundwater (if present) through building and basement design.
	P2 - Inhalation of dust and / or vapours	R1 - Current users R2 - End users R3 - Construction and maintenance workers R4 - Adjacent site users	
	P3 - Leaching and vertical migration into groundwater P4 - Lateral Migration of Groundwater	R5 - Groundwater	
S3 - Former and existing off-site commercial / industrial uses (motor mechanics, dry cleaners, petrol station) to the south/southwest  - TRH, BTEX, PAH, VOC, VCH, heavy metals	P2 - Inhalation of dust and / or vapours	R1 - Current users R2 - End users R3 - Construction and maintenance workers R4 - Adjacent site users	
	P4 - Lateral migration of Groundwater	R5 - Groundwater	

## 7. Discussion and Conclusions

Based on the information available from this desktop review and the limited site walkover, the site appears to have been primarily used for residential purposes for an extended period of time, likely commencing in the earlier period of the 1900s. Moreover, the existing development on the site was undertaken in the mid to late 1990s and comprised bulk excavation to allow construction of the basement carpark. The adjacent property to the north has been used as a bowling club for this same period.

Of note is the current and previous use of the properties to the south and south-west for automotive businesses, dry cleaners and further away the petrol stations on the Pacific Highway. Whilst it is not abundantly clear the actual direction of groundwater flow in the area, it is considered likely that groundwater is migrating in a northerly-westerly direction along the same alignment as the Pacific Highway. It is therefore, probable that if groundwater was to be impacted by the previous and current petrol stations, automotive businesses and / or dry cleaners to the south/south-west of the site, such contamination would bypass the site.

In this regard it is noted that residential developments to the north-west along the Pacific Highway, to the east at 1-3 Gordon Avenue and to the south on the opposite side of Gordon Avenue along with the existing site development have occurred post the majority of these businesses activities having occurred. This would suggest that any potential groundwater impact in the area would be unlikely to preclude commercial/residential development on the site.

Given the bulk excavation undertaken for the existing basement car park on the site, the potential for significant quantities of impacted soils due to inappropriate demolition or and disposal of hazardous materials from the former residential buildings is considered to be low.

Therefore, whilst the potential for significant contamination on the site is considered to be generally low, given its residential use through the 1900s, DP would recommend either prior to or following demolition of existing structures, an intrusive soil and preliminary groundwater investigation.

The objective of the preliminary groundwater investigation would be to confirm that the groundwater migrating onto the site has not been impacted by nearby site uses, namely those to the south/south-west. It would also identify the groundwater level at the site which would assist with project design.

As the proposed works will comprise bulk excavation for construction of the basement it is likely that all filling materials will be removed by this process, including any potential contaminated filling. Therefore, assessment of the filling would be required for waste classification purposes prior to disposal. Accordingly, this assessment would be best undertaken post demolition of the structures and pre bulk excavation. Whilst not expected, should filling be retained, this would need to be assessed prior to or during the construction phase to confirm its suitability (or otherwise) to remain on site.

On the basis of the investigation findings, it is considered that the site can be rendered suitable for the proposed mixed use development, subject to the findings of the above recommendations, and the implementation of any remedial actions (if required).

## 8. Limitations

Douglas Partners (DP) has prepared this report for this project at 5-9 Gordon Avenue, Chatswood in accordance with DP's proposal dated 25 October 2017 and acceptance received from Mr Alex Deacon dated 25 October 2017. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of DPG Project 32 Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The advice may also be limited by budget constraints imposed by others or by site accessibility.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

The contents of this report do not constitute formal design components such as are required, by the Health and Safety Legislation and Regulations, to be included in a Safety Report specifying the hazards likely to be encountered during construction and the controls required to mitigate risk. This design process requires risk assessment to be undertaken, with such assessment being dependent upon factors relating to likelihood of occurrence and consequences of damage to property and to life. This, in turn, requires project data and analysis presently beyond the knowledge and project role respectively of DP. DP may be able, however, to assist the client in carrying out a risk assessment of potential hazards contained in the Comments section of this report, as an extension to the current scope of works, if so requested, and provided that suitable additional information is made available to DP. Any such risk assessment would, however, be necessarily restricted to the (environmental / groundwater) components set out in this report and to their application by the project designers to project design, construction, maintenance and demolition.

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**Douglas Partners Pty Ltd**

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## Appendix A

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About This Report

Drawings



# About this Report

# Douglas Partners



## Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

## Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

## Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

## Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

## Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

# *About this Report*

## **Site Anomalies**

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

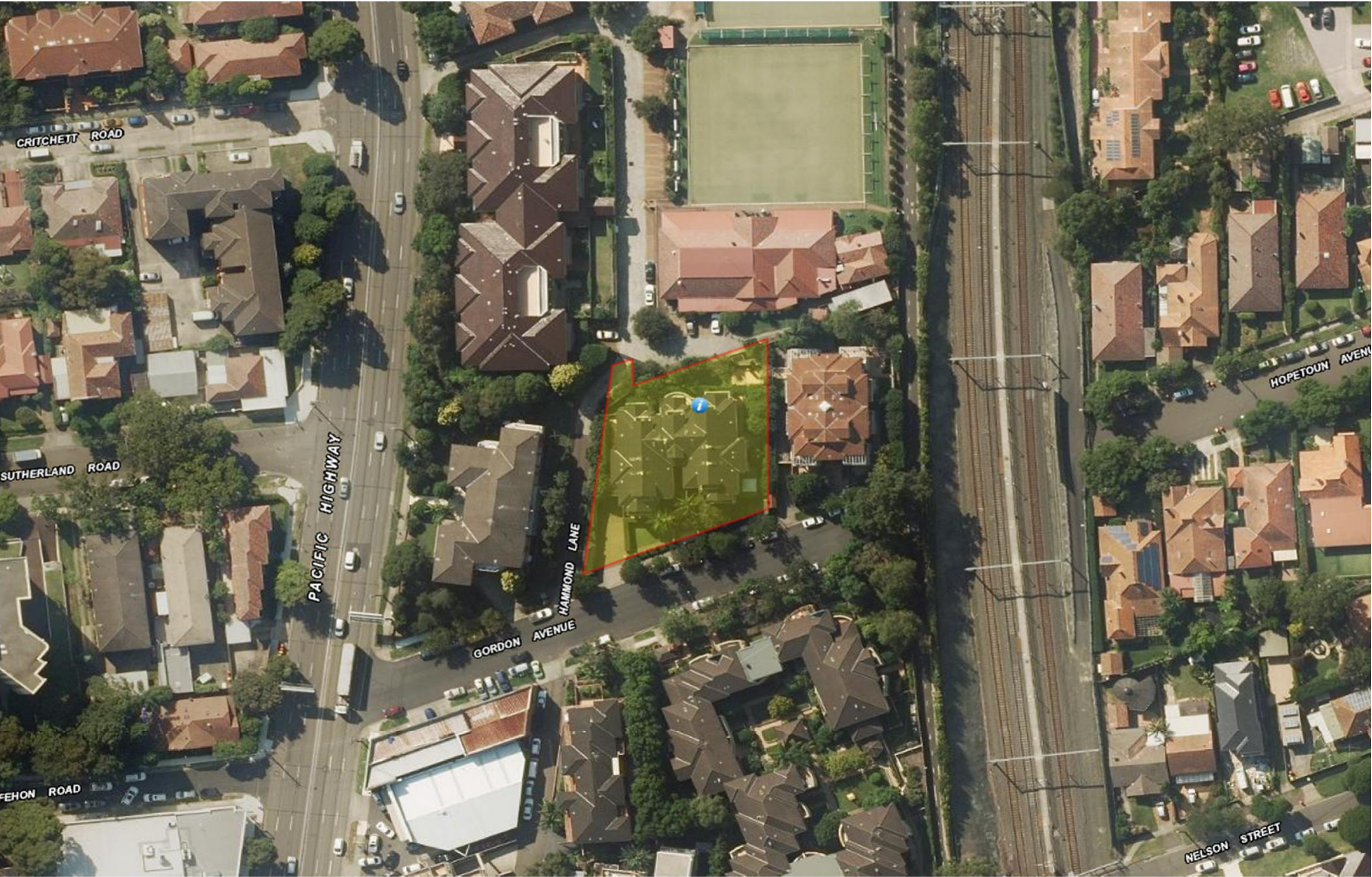
## **Information for Contractual Purposes**

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

## **Site Inspection**

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.





CLIENT: DPG Project 32 Pty Ltd	
OFFICE: Sydney	DRAWN BY: DIH
SCALE: NTS	DATE: 20-Nov-17

TITLE: **Site Locality**  
**Preliminary Site (Cotamination) Investigation**  
**5-9 Gordon Avenue, CHATSWOOD**

PROJECT No:	86178
Drawing No:	1
REVISION:	A



---

## **Appendix B**

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Site Photographs



Photo 1 - Looking North at 5-9 Gordon Avenue



Photo 2- Looking North at 5-9 Gordon Avenue



**Site Photographs**  
**5-9 Gordon Avenue**  
**Chatswood**

CLIENT: DPG Project 32 Pty Ltd

PROJECT: 86178

PLATE No: B1

REV: A

DATE: 27-Nov-17



Photo 3 - Looking East at the Rear of the Site



Photo 4 - Looking South Across Bowling Club at Site



**Site Photographs**  
**5-9 Gordon Avenue**  
**Chatswood**

CLIENT: DPG Project 32 Pty Ltd

PROJECT: 86178

PLATE No: B2

REV: A

DATE: 27-Nov-17





Photo 5 - Looking South Towards Site



Photo 6 - Looking North at Residential Building to the East



**Site Photographs**  
**5-9 Gordon Avenue**  
**Chatswood**

CLIENT: DPG Project 32 Pty Ltd

PROJECT: 86178

PLATE No: B3

REV: A

DATE: 27-Nov-17



Photo 7 - Looking South-West Residential and Commercial Properties on the Opposite Side of Gordon Avenue



Photo 8 - Automechanic Businesses on the Corner of Gordon Avenue and Pacific Highway



**Site Photographs**  
**5-9 Gordon Avenue**  
**Chatswood**

CLIENT: DPG Project 32 Pty Ltd

PROJECT: 86178

PLATE No: B4

REV: A

DATE: 27-Nov-17





Caltex Service Station,  
572 Pacific Highway

Photo 9 - Looking South Along Pacific Highway



Site

Photo 10 - Looking South Along Hammond Lane and the Western Site Boundary



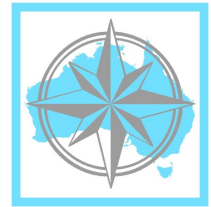
Photo 11 - Residential Property to the West of the Site

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## Appendix C

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### Site History Information



## Environmental Risk and Planning Report

**5-9 Gordon Avenue, Chatswood, NSW 2067**

**Report Date: 01 Nov 2017 12:15:32**

**Disclaimer:**

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

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## Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

LC Code	Location Confidence
1	Georeferenced to the site location / premise or part of site
2	Georeferenced with the confidence of the general/approximate area
3	Georeferenced to the road or rail
4	Georeferenced to the road intersection
5	Feature is a buffered point
6	Land adjacent to Georeferenced Site
7	Georeferenced to a network of features

## Dataset Listing

Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	Department Finance, Services & Innovation	01/11/2017	01/11/2017	Daily	-	-	-	-
Topographic Data	Department Finance, Services & Innovation	10/04/2015	01/04/2015	As required	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	30/10/2017	04/09/2017	Monthly	1000	0	0	6
Contaminated Land: Records of Notice	Environment Protection Authority	30/10/2017	30/10/2017	Monthly	1000	0	0	3
Former Gasworks	Environment Protection Authority	23/10/2017	12/09/2017	Monthly	1000	0	0	0
National Waste Management Site Database	Geoscience Australia	23/10/2017	07/03/2017	Quarterly	1000	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	23/10/2017	23/10/2017	Monthly	2000	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	23/10/2017	23/10/2017	Quarterly	1000	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	04/10/2017	04/10/2017	Monthly	1000	0	1	1
Delicensed POEO Activities still Regulated by the EPA	Environment Protection Authority	04/10/2017	04/10/2017	Monthly	1000	0	0	1
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	04/10/2017	04/10/2017	Monthly	1000	0	0	4
UPSS Environmentally Sensitive Zones	Environment Protection Authority	14/04/2015	12/01/2010	As required	1000	0	0	0
UBD Business to Business Directory 1991 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	3	3
UBD Business to Business Directory 1991 (Road & Area Matches)	Hardie Grant			Not required	150	-	3	4
UBD Business to Business Directory 1986 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	21	31
UBD Business to Business Directory 1986 (Road & Area Matches)	Hardie Grant			Not required	150	-	7	7
UBD Business Directory 1982 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	7	14
UBD Business Directory 1982 (Road & Area Matches)	Hardie Grant			Not required	150	-	1	6
UBD Business Directory 1978 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	8	18
UBD Business Directory 1978 (Road & Area Matches)	Hardie Grant			Not required	150	-	2	3
UBD Business Directory 1975 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	6	13
UBD Business Directory 1975 (Road & Area Matches)	Hardie Grant			Not required	150	-	11	13
UBD Business Directory 1970 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	7	8
UBD Business Directory 1970 (Road & Area Matches)	Hardie Grant			Not required	150	-	4	4
UBD Business Directory 1965 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	5	7
UBD Business Directory 1965 (Road & Area Matches)	Hardie Grant			Not required	150	-	2	6
UBD Business Directory 1961 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	6	10
UBD Business Directory 1961 (Road & Area Matches)	Hardie Grant			Not required	150	-	12	14
UBD Business Directory 1950 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	6	29
UBD Business Directory 1950 (Road & Area Matches)	Hardie Grant			Not required	150	-	4	6
UBD Business Directory Drycleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	1000	0	5	167
UBD Business Directory Drycleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	1000	-	4	18

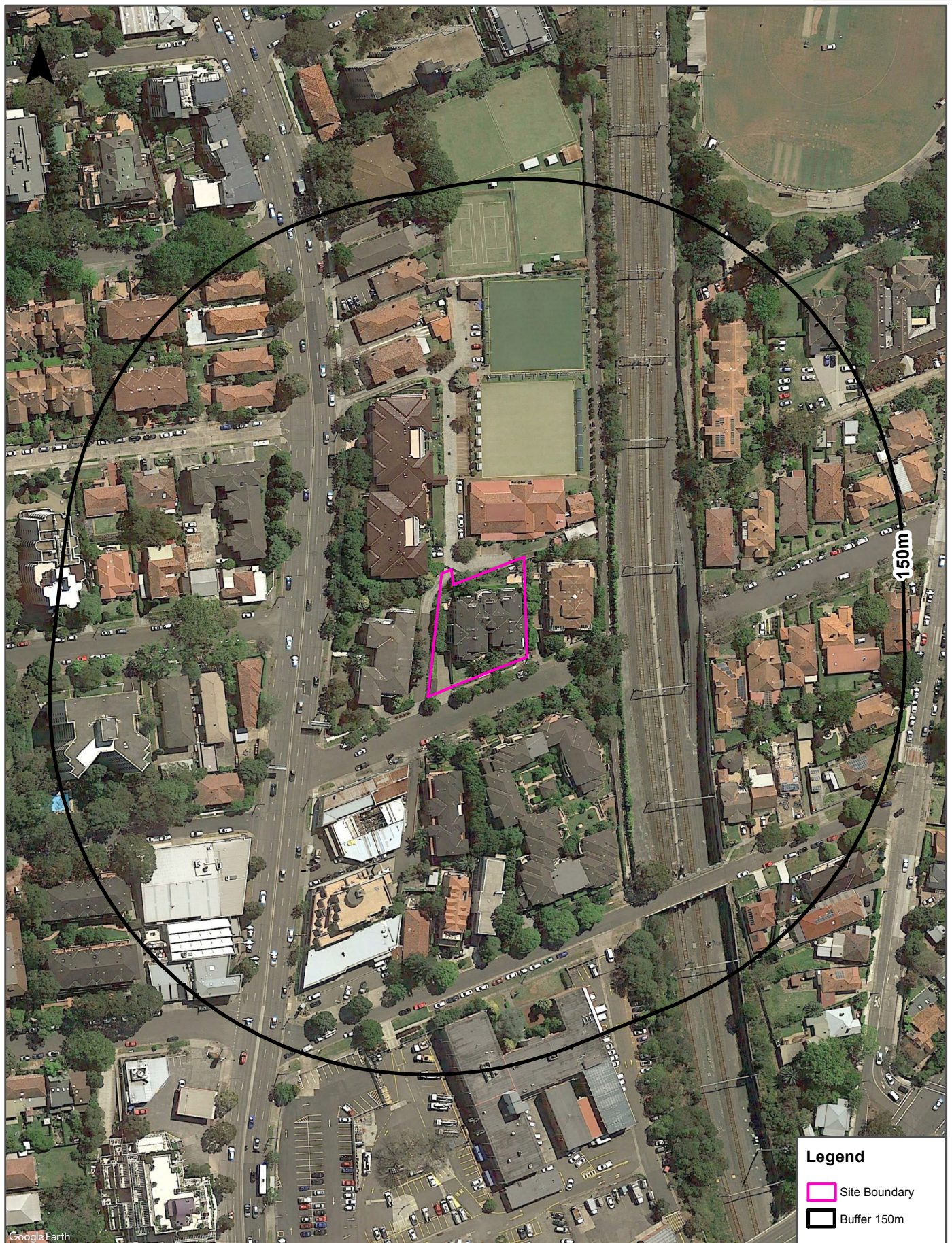


Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Points of Interest	Department Finance, Services & Innovation	01/02/2017	01/02/2017	Annually	1000	0	2	93
Tanks (Areas)	Department Finance, Services & Innovation	01/02/2017	01/02/2017	Annually	1000	0	0	1
Tanks (Points)	Department Finance, Services & Innovation	01/02/2017	01/02/2017	Annually	1000	0	0	2
Major Easements	Department Finance, Services & Innovation	01/02/2017	01/02/2017	As required	1000	0	0	7
State Forest	Department Finance, Services & Innovation	01/02/2017	29/06/2016	As required	1000	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment and Heritage	01/02/2017	31/12/2016	Annually	1000	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1000	1	1	1
Groundwater Boreholes	NSW Dept of Primary Industries - Office of Water / Water Administration Ministerial Corporation; Commonwealth of Australia (Bureau of Meteorology)	21/03/2016	01/12/2015	Annually	2000	0	0	51
Geological Units 1:100,000	NSW Department of Industry, Resources & Energy	20/08/2014		None planned	1000	1	-	2
Geological Structures 1:100,000	NSW Department of Industry, Resources & Energy	20/08/2014		None planned	1000	0	-	0
Naturally Occurring Asbestos Potential	NSW Department of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000	0	0	0
Soil Landscapes	NSW Office of Environment and Heritage	12/08/2014		None planned	1000	1	-	4
Atlas of Australian Soils	CSIRO	19/05/2017	17/02/2011	As required	1000	1	1	1
Standard Local Environmental Plan Acid Sulfate Soils	NSW Planning and Environment	07/10/2016	07/10/2016	As required	500	1	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000	1	1	1
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000	0	0	0
Dryland Salinity Potential of Western Sydney	NSW Office of Environment and Heritage	12/05/2017	01/01/2002	None planned	1000	-	-	-
Mining Subsidence Districts	Department Finance, Services & Innovation	13/07/2017	01/07/2017	As required	1000	0	0	0
SEPP 14 - Coastal Wetlands	NSW Planning and Environment	17/12/2015	24/10/2008	Annually	1000	0	0	0
SEPP 26 - Littoral Rainforest	NSW Planning and Environment	17/12/2015	05/02/1988	Annually	1000	0	0	0
SEPP 71 - Coastal Protection	NSW Planning and Environment	17/12/2015	01/08/2003	Annually	1000	0	0	0
SEPP Major Developments 2005	NSW Planning and Environment	09/03/2013	25/05/2005	Under Review	1000	0	0	1
SEPP Strategic Land Use Areas	NSW Planning and Environment	01/08/2017	28/01/2014	Annually	1000	0	0	0
LEP - Land Zoning	NSW Planning and Environment	23/09/2017	23/09/2017	Quarterly	1000	1	8	113
LEP - Minimum Subdivision Lot Size	NSW Planning and Environment	23/09/2017	23/09/2017	Quarterly	0	0	-	-
LEP - Height of Building	NSW Planning and Environment	23/09/2017	23/09/2017	Quarterly	0	1	-	-
LEP - Floor Space Ratio	NSW Planning and Environment	23/09/2017	23/09/2017	Quarterly	0	1	-	-
LEP - Land Application	NSW Planning and Environment	23/09/2017	23/09/2017	Quarterly	0	1	-	-
LEP - Land Reservation Acquisition	NSW Planning and Environment	23/09/2017	23/09/2017	Quarterly	0	0	-	-
State Heritage Items	NSW Office of Environment and Heritage	01/08/2017	27/05/2016	Quarterly	1000	0	0	4
Local Heritage Items	NSW Planning and Environment	23/09/2017	23/09/2017	Monthly	1000	0	1	68
Bush Fire Prone Land	NSW Rural Fire Service	24/09/2017	06/09/2017	Quarterly	1000	0	0	3
Native Vegetation of the Sydney Metropolitan Area	NSW Office of Environment and Heritage	01/03/2017	16/12/2016	As required	1000	0	1	5
RAMSAR Wetlands	Commonwealth of Australia Department of the Environment	08/10/2014	24/06/2011	As required	1000	0	0	0
NSW BioNet Species Sightings	NSW Office of Environment and Heritage	01/11/2017	01/11/2017	Daily	10000	-	-	-



# Aerial Imagery 2015

5-9 Gordon Avenue, Chatswood, NSW 2067

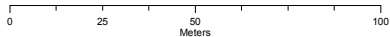


Google Earth

## Legend

- Site Boundary
- Buffer 150m

Scale:



Data Sources: Aerial Imagery © 2017 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

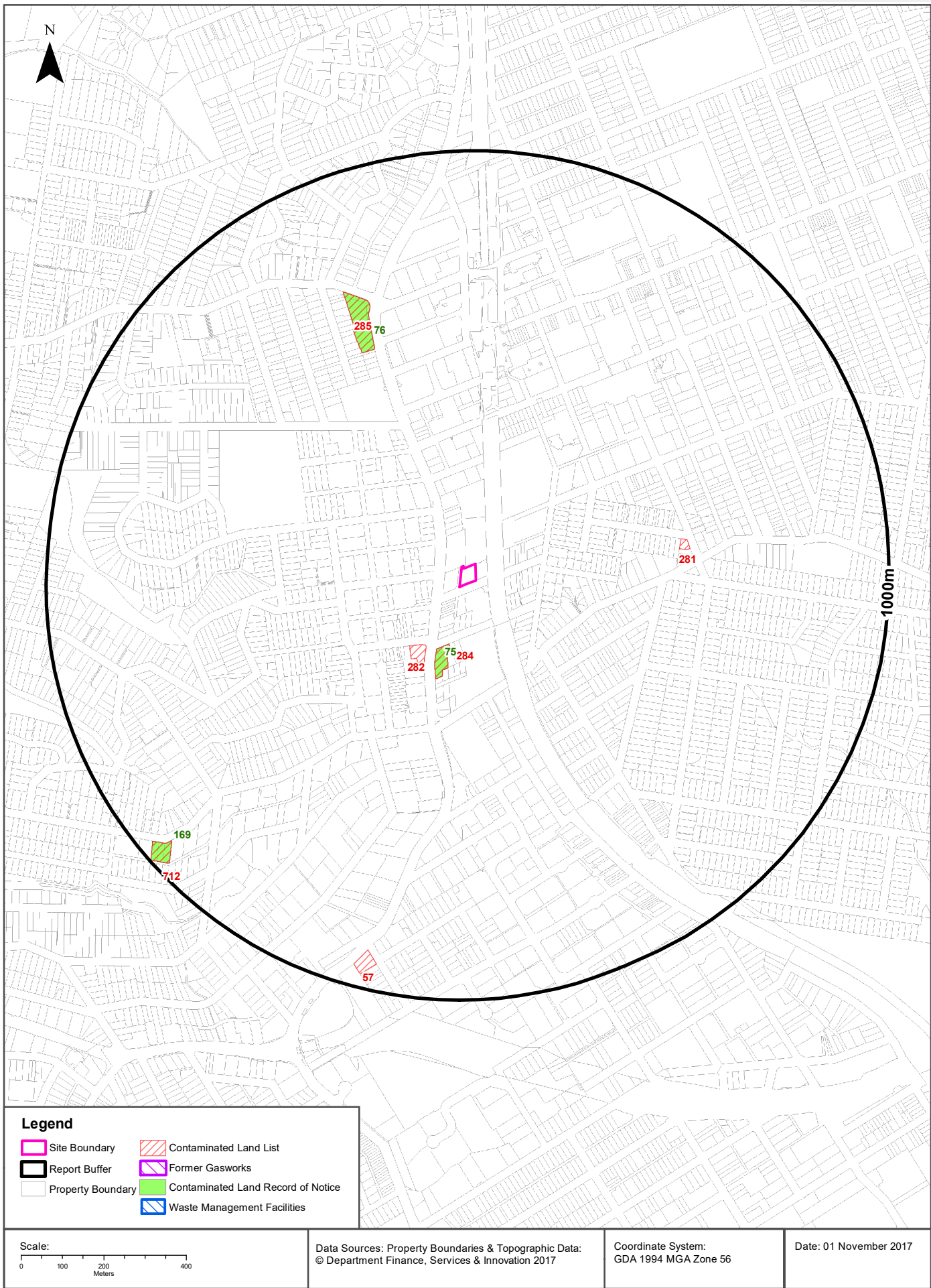
Coordinate System:  
GDA 1994 MGA Zone 56

Date: 27 October, 2017



# Contaminated Land & Waste Management Facilities

5-9 Gordon Avenue, Chatswood, NSW 2067



# Contaminated Land & Waste Management Facilities

5-9 Gordon Avenue, Chatswood, NSW 2067

## List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist (m)	Direction
284	Former Caltex Chatswood Service Station	607 Pacific HIGHWAY	Chatswood	Service Station	Contamination currently regulated under CLM Act	Current EPA List	Premise Match	141m	South
282	Caltex Service Station Chatswood	572 Pacific HIGHWAY	Chatswood	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	164m	South West
281	Auto Repairs	2 Devonshire Street	Chatswood	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	495m	East
285	Chatswood Toyota	728 Pacific Highway	Chatswood West	Service Station	Contamination formerly regulated under the CLM Act	Current EPA List	Premise Match	568m	North West
57	7-Eleven (former Mobil) Artarmon Service Station	477 Pacific Highway	Artarmon	Service Station	Under assessment	Current EPA List	Premise Match	906m	South
712	Former Caltex Service Station	428-432 Mowbray Road	Lane Cove North	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	928m	South West

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.

EPA site management class	Explanation
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority  
 © State of New South Wales through the Environment Protection Authority

## Contaminated Land & Waste Management Facilities

5-9 Gordon Avenue, Chatswood, NSW 2067

### Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
75	Former Caltex Chatswood Service Station	607 Pacific Highway	Chatswood	8 former	3231	Premise Match	141m	South
76	Chatswood Toyota	728 Pacific Highway	Chatswood West	5 former	3228	Premise Match	568m	North West
169	Former Caltex Service Station	428-432 Mowbray Road	Lane Cove North	3 former	3277	Premise Match	928m	South West

Contaminated Land Records of Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit

<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

### Former Gasworks

Former Gasworks within the dataset buffer:

Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
N/A	No records in buffer					

Former Gasworks Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

### National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Landfill	Reprocess	Transfer	Comments	Loc Conf	Dist (m)	Direction
N/A	No records in buffer											

Waste Management Facilities Data Source: Australian Government Geoscience Australia

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## EPA PFAS Investigation Program

5-9 Gordon Avenue, Chatswood, NSW 2067

## EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

<b>Id</b>	<b>Site</b>	<b>Address</b>	<b>Location Confidence</b>	<b>Distance</b>	<b>Direction</b>
N/A	No records in buffer				

EPA PFAS Investigation Program: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

## EPA Other Sites with Contamination Issues

5-9 Gordon Avenue, Chatswood, NSW 2067

### EPA Other Sites with Contamination Issues

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill

Sites within the dataset buffer:

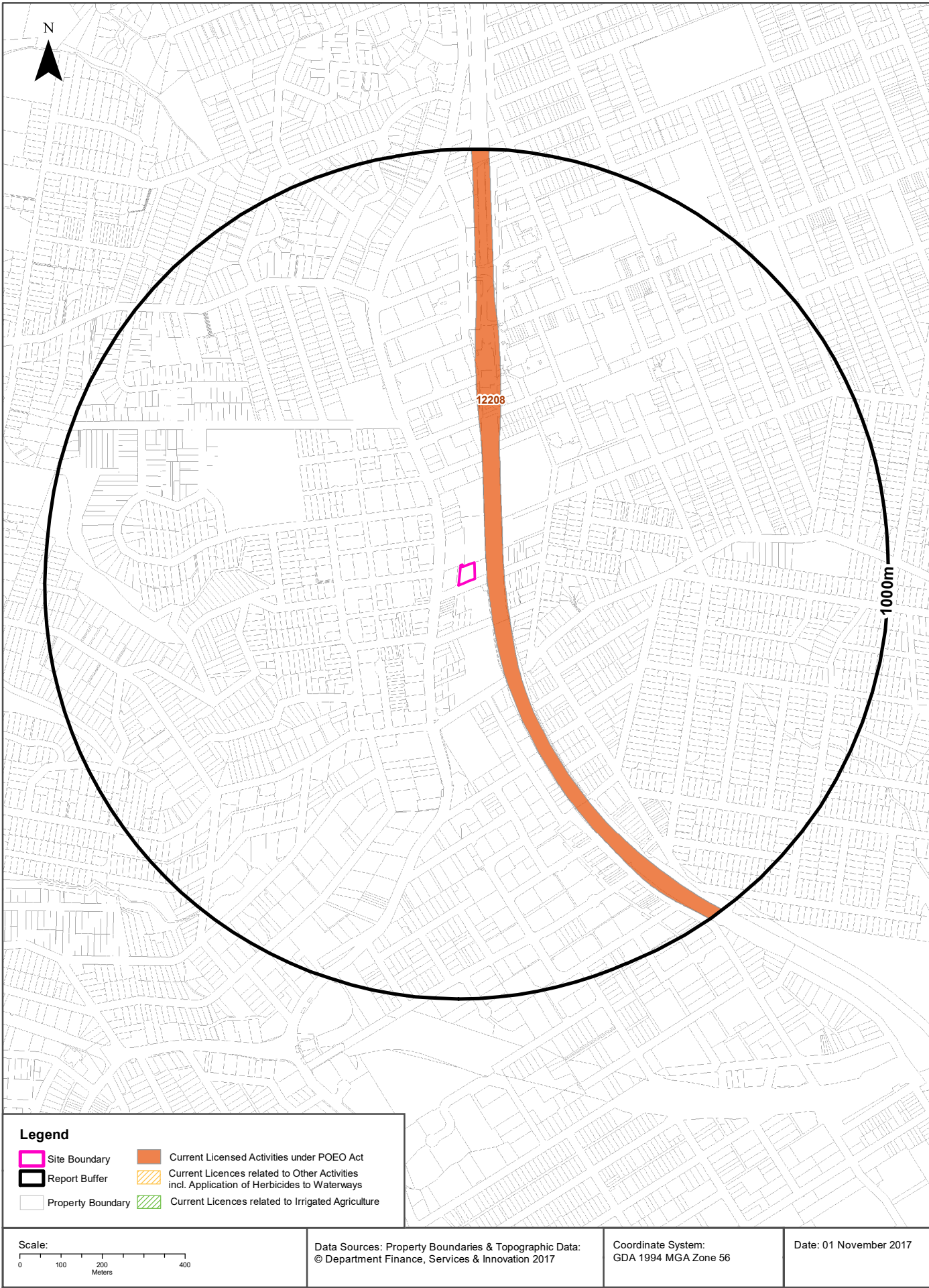
Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority



# Current EPA Licensed Activities

5-9 Gordon Avenue, Chatswood, NSW 2067



## EPA Activities

5-9 Gordon Avenue, Chatswood, NSW 2067

## Licensed Activities under the POEO Act 1997

Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
12208	SYDNEY TRAINS		PO BOX K349, HAYMARKET, NSW 1238		Railway systems activities	3	28m	South West

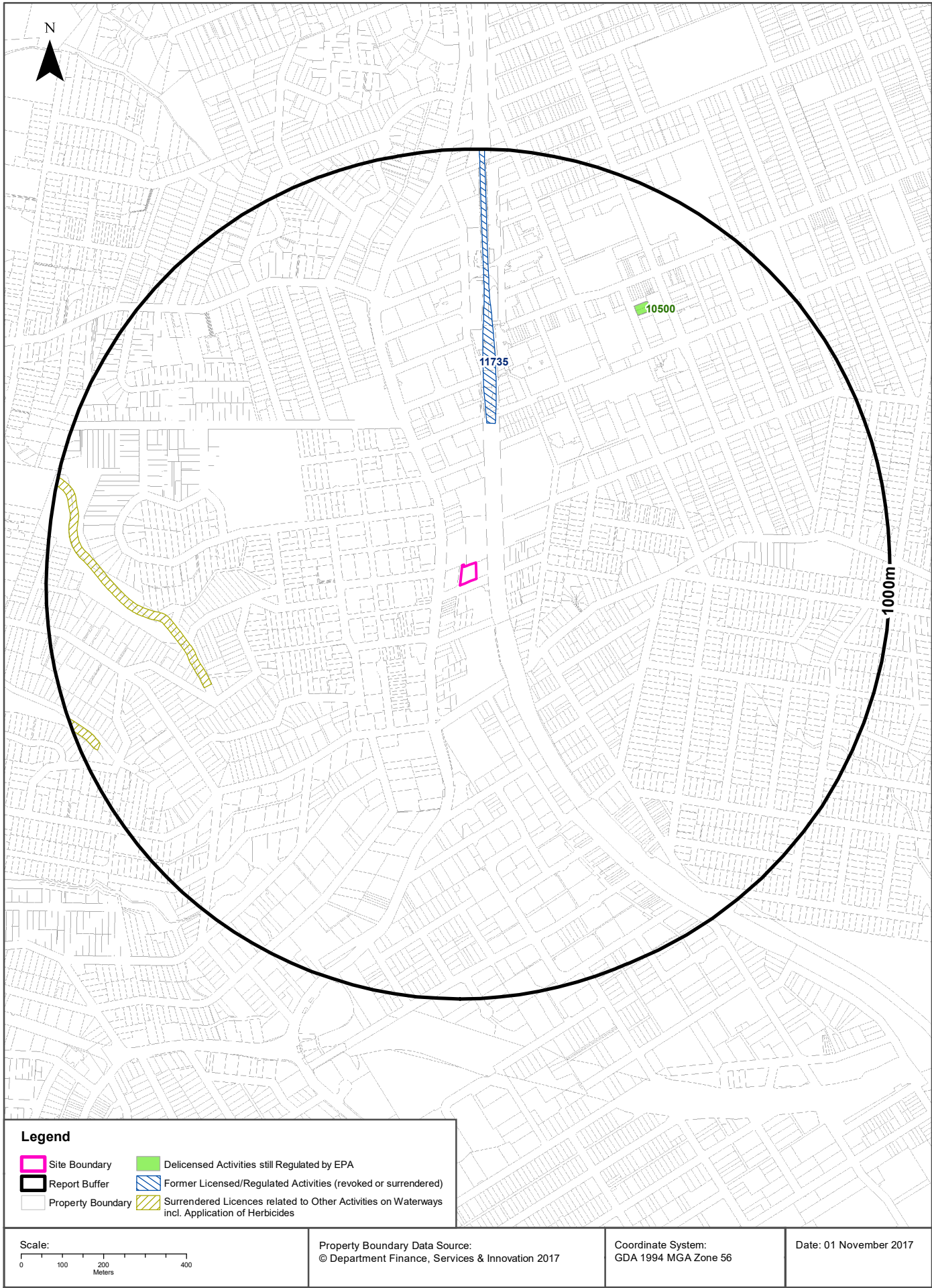
POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority



# Delicensed & Former Licensed EPA Activities

5-9 Gordon Avenue, Chatswood, NSW 2067



## EPA Activities

5-9 Gordon Avenue, Chatswood, NSW 2067

### Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
10500	THE HOSPITALS CONTRIBUTION FUND OF AUSTRALIA LTD	HCF DENTAL CENTRE	6/13 Spring Street	CHATSWOOD	Hazardous, Industrial or Group A Waste Generation or Storage	1	714m	North East

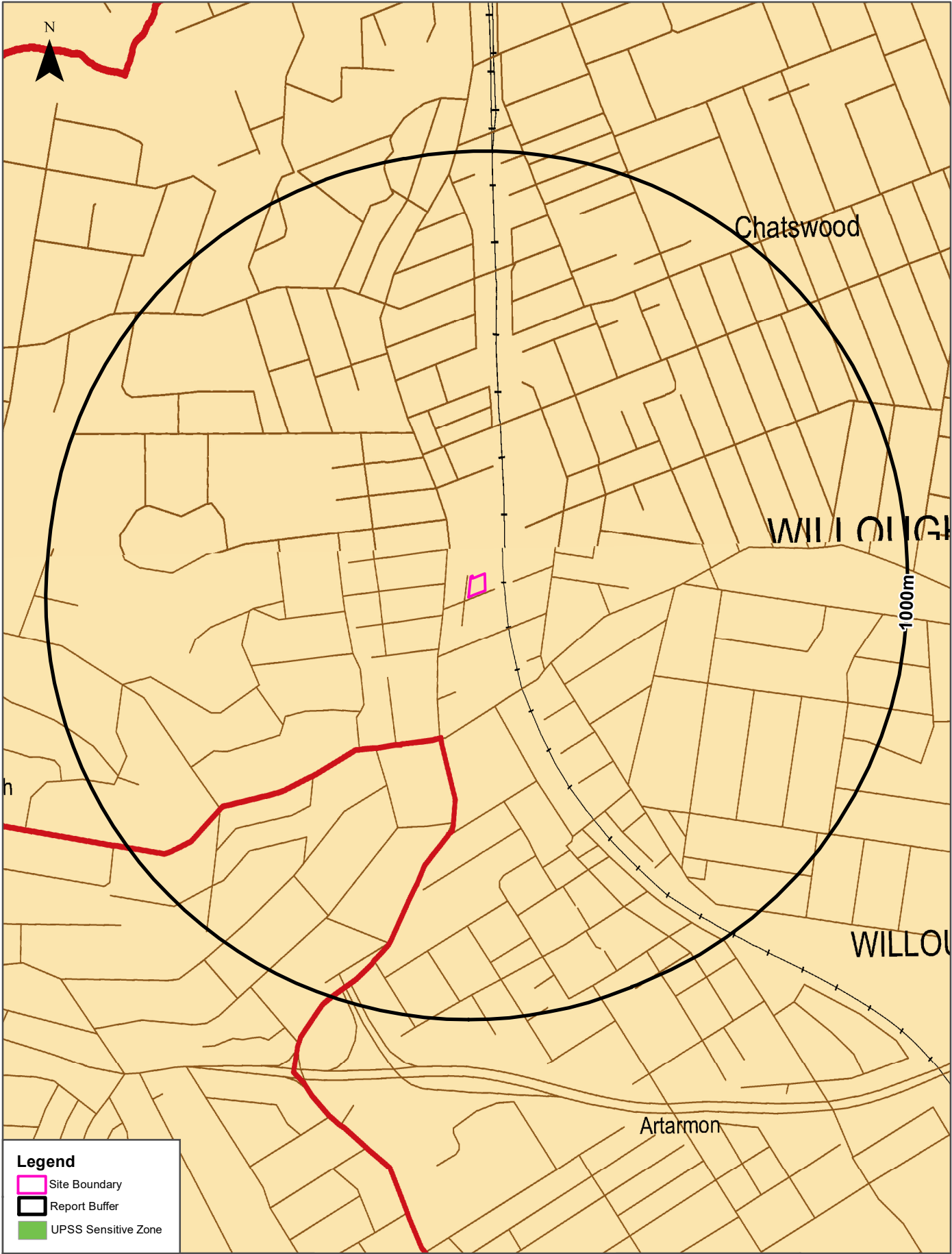
Delicensed Activities Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

### Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
11735	HOCHTIEF AG	-, MACQUARIE PARK, NSW 2113	Surrendered	04/09/2002	Railway systems activities	3	338m	North West
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	646m	-
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	646m	-
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	646m	-

Former Licensed Activities Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority



# 1991 Historical Business Directory Records

5-9 Gordon Avenue, Chatswood, NSW 2067



## Historical Business Directories

### 5-9 Gordon Avenue, Chatswood, NSW 2067

#### 1991 Business to Business Directory Records Premise or Road Intersection Matches

Records from the 1991 UBD Business to Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Organisation	Address	Ref No.	Location Confidence	Distance to Feature Point	Direction
Furniture Mfrs &/or W/salers Office	Bailment office Furniture	639 Pacific H'way., Chatswood 2067	47182	Premise Match	43m	South West
Furniture Mfrs &/or W/salers Office	Accent Furniture Pty Ltd	627 Pacific Hway Chatswood 2067	47173	Premise Match	81m	South West
Interior Decorators	Spotlite Interiors	627 Pacific Chatswood. 2067	49697	Premise Match	81m	South West

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#### 1991 Business to Business Directory Records Road or Area Matches

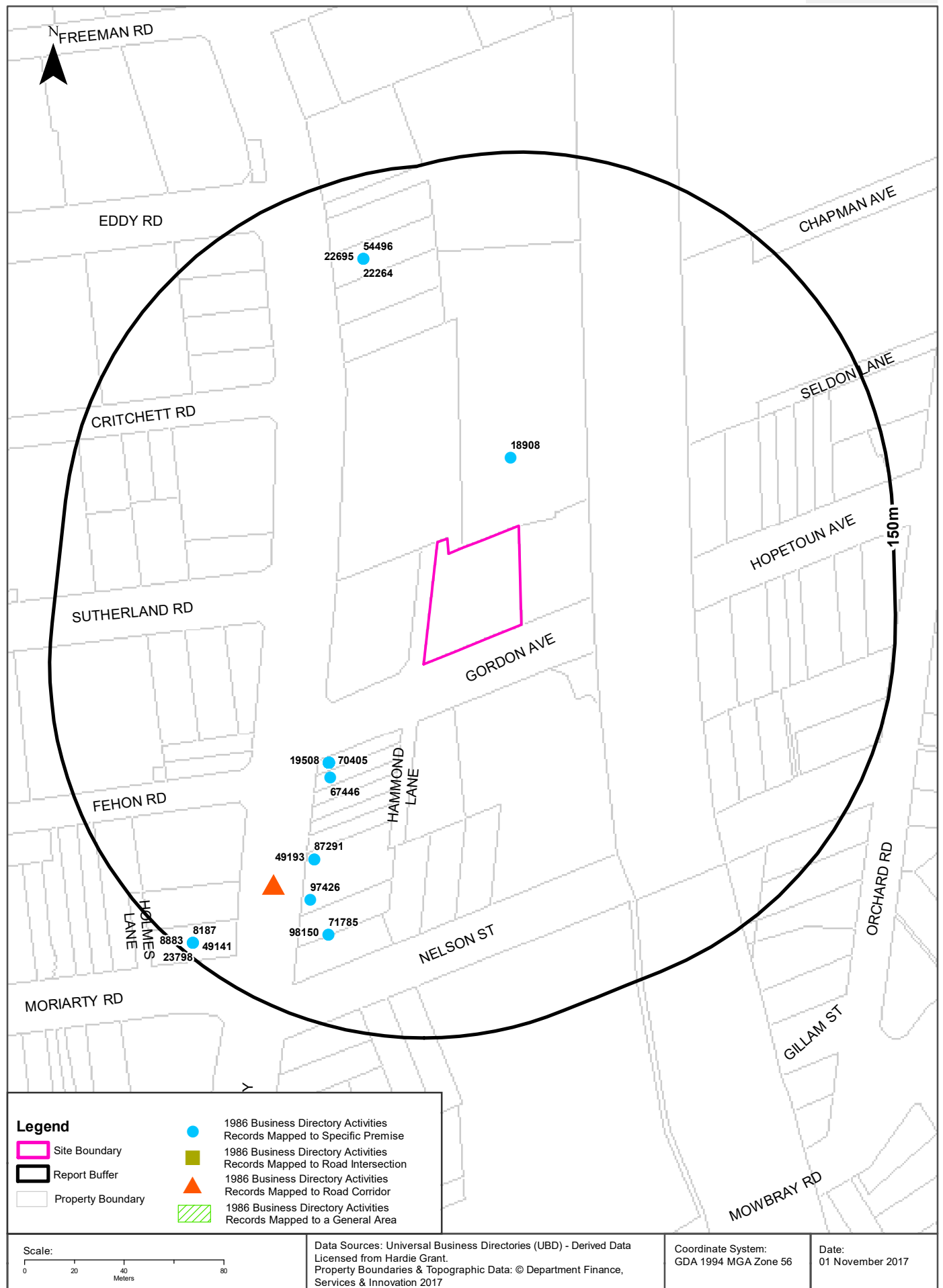
Records from the 1991 UBD Business to Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Business Activity	Organisation	Address	Ref No.	Location Confidence	Distance to Road Corridor or Area
Banks	Advance Bank, Chatswood	797 Pacific Hway, Chatswood 2067	35493	Road Match	38m
Motor Garages & Service Stations	Ampol Self Serve	Pacific Hway, Chatswood 2067	53498	Road Match	38m
Airconditioning Automotive	Ampol Self Serve	Pacific H'way, Chatswood 2067	34109	Road Match	38m
Motor Engineers	H G Motors	Moriarty Rd Chatswood 2067	53204	Road Match	139m

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# 1986 Historical Business Directory Records

5-9 Gordon Avenue, Chatswood, NSW 2067





## Historical Business Directories

5-9 Gordon Avenue, Chatswood, NSW 2067

### 1986 Business to Business Directory Records Premise or Road Intersection Matches

Records from the 1986 UBD Business to Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
CLUBS &/OR SPORTING BODIES.	Chatswood Bowling Club, 655 Pacific H'way., Chatswood.	18908	Premise Match	27m	North
TYPEWRITER DEALERS &/OR REPAIRERS.	Glenburn Pty. Ltd., 639 Pacific H'way., Chatswood.	96146	Premise Match	55m	South West
STATIONERS - RETAIL.	Glenburn Pty. Ltd., 639 Pacific H'way., Chatswood.	88423	Premise Match	55m	South West
STATIONERS - WHOLESALE.	Glenburn office products Pty Ltd North: 639 Pacific Hwy Chatswood.	88632	Premise Match	55m	South West
PRINTERS - LITHOGRAPHIC.	Glenburn Office Products Pty. Ltd. North 639 Pacific Highway, Chatswood.	76428	Premise Match	55m	South West
OFFICE SUPPLIES &/OR EQUIPMENT - RETAIL.	Glenburn Office Products Pty. Ltd. North 639 Pacific Hwy Chatswood.	70405	Premise Match	55m	South West
OFFICE EQUIPMENT &/OR SUPPLIESFRS. &/OR IMPS. &/OR W/SALERS.	Glenburn Office Products Pty. Ltd. North. 639 Pacific Hwy Chatswood.	70181	Premise Match	55m	South West
OFFICE SUPPLIES &/OR EQUIPMENT - RETAIL.	Glenburn Pty. Ltd. 639 Pacific., H'way Chatswood.	70435	Premise Match	55m	South West
COMPUTER ACCESSORIES &/OR SUPPLIES.	Glenburn Pty. Ltd., 639 Pacific Chatswood.	19220	Premise Match	55m	South West
COMPUTER PRINTER RIBBONS NEW &/OR EXCHANGE.	Glenburn Pty. Ltd., 639 Pacific H'way., Chatswood.	19508	Premise Match	55m	South West
PLAN PRINTERS.	Glenburn Pty. Ltd., 639 Pacific H'way., Chatswood.	74031	Premise Match	55m	South West
OFFICE FURNITURE MFRS. &/OR W/SALERS.	Glenburn Pty. Ltd., 639 Pacific H'way., Chatswood.	70355	Premise Match	55m	South West
PRINTERS - LITHOGRAPHIC.	Glenburn Pty. Ltd., 639 Pacific H'way., Chatswood.	76653	Premise Match	55m	South West
TYPEWRITER SUPPLIES.	Glenburn Pty. Ltd., 639 Pacific H'way., Chatswood.	96228	Premise Match	55m	South West
STATIONERS - WHOLESALE.	Glenburn Pty. Ltd., 639 Pacific H'way., Chatswood.	88676	Premise Match	55m	South West
FURNITURE-OFFICE-RETAIL.	Glenburn Pty. Ltd., 639 Pacific H'way., Chatawood.	37920	Premise Match	55m	South West
RUBBER STAMP MFRS. &/OR DIST.	Glenburn Pty. Ltd., 639 Pacific H'way., Chatswood.	83992	Premise Match	55m	South West
STATIONERS - COMMERCIAL.	Olenburn Pty. Ltd., 639 Pacific H'way., Chatswood.	88197	Premise Match	55m	South West
MOTOR SPARE PARTS DEALERS RETAIL	Repco Pty. Ltd., 637 Pacific H'way., Chatswood.	67446	Premise Match	59m	South West
SPA BATHS &/OR POOLS &/OR EQUIPMENT MFRS. &/OR DIST.	Round Bath Company Pty. Ltd., The, 627 Pacific H'way, Chatswood.	87291	Premise Match	90m	South West
INTERIOR DECORATORS.	Spotlight Interiors, 627 Pacific H'way., Chatswood.	49193	Premise Match	90m	South West
VETERINARY SURGEONS.	Warren, D. F. & J. M., 621 Pacific H'way., Chatswood.	97426	Premise Match	105m	South West
WALLPAPER MERCHANTS.	Paint N Paper, 613 Pacific H'way., Chatswood.	98150	Premise Match	115m	South West
PAINT, VARNISH, OILS &/OR COLOUR MERCHANTS.	Paint N Paper, 613 Pacific H'way., Chatswood.	71785	Premise Match	115m	South West
DENTISTS.	Atkinson, F. A., 695 Pacific H'way., Chatswood.	22264	Premise Match	117m	North
MEDICAL PRACTITIONERS.	Deal, C. W., 695 Pacific H'way., Chatswood.	54496	Premise Match	117m	North

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
DENTISTS.	Harding, F. C., 695 Pacific H'way., Chatswood.	22695	Premise Match	117m	North
DESIGN CONSULTANTS.	Duo design, 574 Pacific H'way., Chatswood.	23798	Premise Match	145m	South West
INTERIOR DECORATORS.	Duo Design, 574 Pacific H'way., Chatswood.	49141	Premise Match	145m	South West
BUILDERS &/OR BUILDING CONTRACTORS.	Macleman & Assoc. Pty. Ltd., 574 Pacific H'way., Chatswood.	8187	Premise Match	145m	South West
BUILDING CONSULTANTS.	Macleman & Assoc. Pty. Ltd., 574 Pacific H'way., Chatswood.	8883	Premise Match	145m	South West

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## 1986 Business to Business Directory Records Road or Area Matches

Records from the 1986 UBD Business to Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

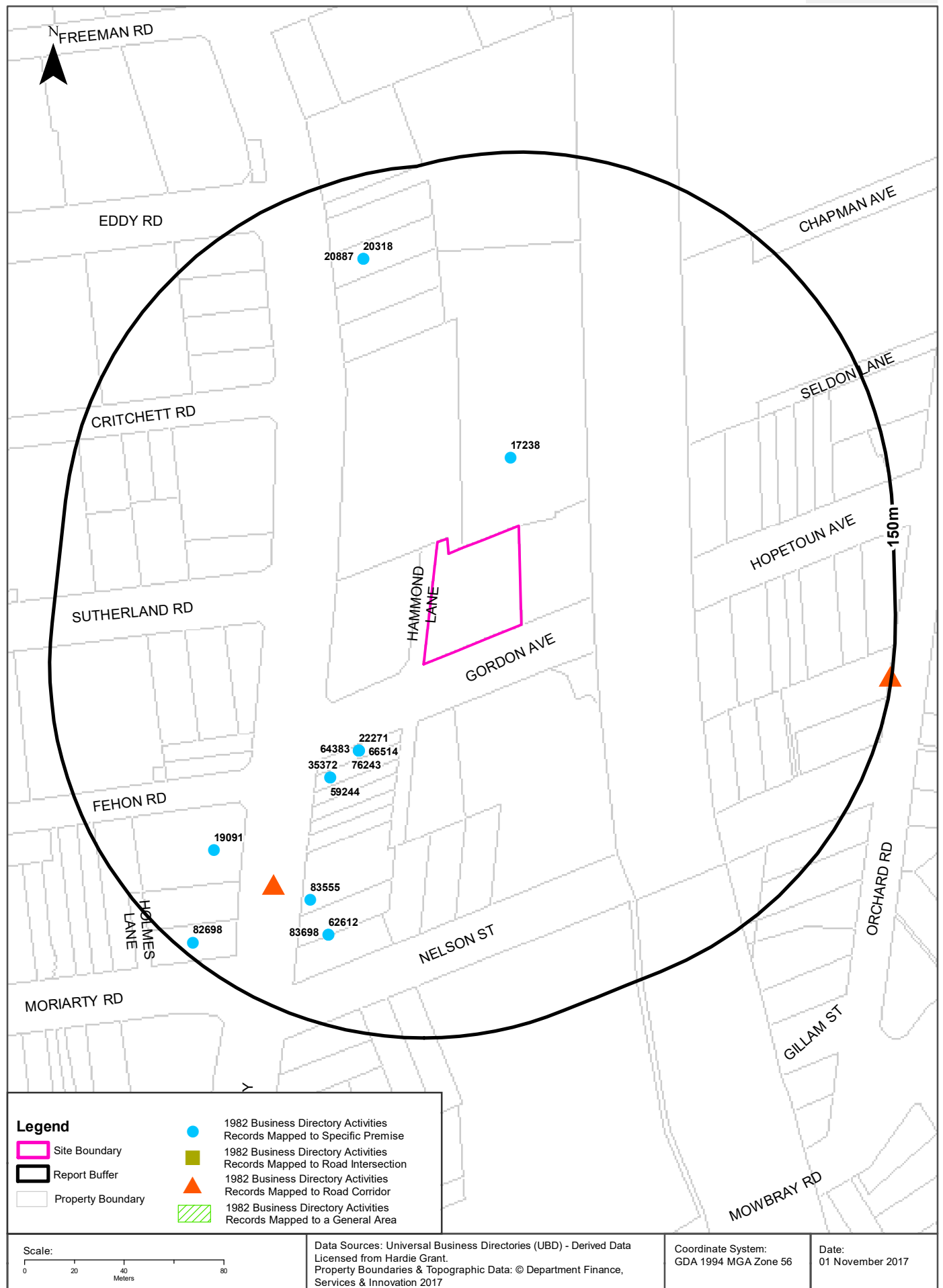
Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
MOTOR GARAGES & SERVICE STATIONS.	Artarmon Self Serve Mobil, Pacific H'way., Chatswood.	63974	Road Match	38m
AIR CONDITIONING-AUTOMOTIVE.	Grace Service Centre, Pacific H'way., Chatswood.	2090	Road Match	38m
MOTOR ENGINEERS.	Grace Service Centre, Pacific H'way., Chatswood.	63365	Road Match	38m
MOTOR GARAGES & SERVICE STATIONS.	Grace Service Centre, Pacific H'way., Chatswood.	64805	Road Match	38m
MOTOR CAR &/OR TRUCK DEALERS-NEW &/OR USED.	Northpoint Nissan, Pacific H'way., Chatswood.,	62242	Road Match	38m
MOTOR ACCESSORIES – RETAIL .	Northpoint Nissan, Pacific H'way., Chatswood.	61109	Road Match	38m
MOTOR ENGINEERS.	Northpoint Nissan, Pacific H'way., Chatswood.	63485	Road Match	38m

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# 1982 Historical Business Directory Records

5-9 Gordon Avenue, Chatswood, NSW 2067



## Historical Business Directories

### 5-9 Gordon Avenue, Chatswood, NSW 2067

### 1982 Business Directory Records Premise or Road Intersection Matches

Records from the 1982 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
CLUBS &/OR SPORTING BODIES.(C5730)	Chatswood Bowling Club, 655 Pacific H'way, Chastwood. 2067.	17238	Premise Match	27m	North
STATIONERS - COMMERCIAL.(S5475)	Glenburn Pty, Ltd., 639 Pacific H'way., Chatswood. 2067.	76243	Premise Match	43m	South West
PRINTERS - LITHOGRAPHIC (OFFSET). (P8440)	Glenburn Pty. Ltd., 639 Pacific H'way., Chatswood. 2067,	66514	Premise Match	43m	South West
PLAN PRINTERS. (P5200)	Glenburn Pty. Ltd., 639 Pacific H'way., Chatswood. 2067.	64383	Premise Match	43m	South West
DRAWING OFFICE SUPPLIES.(D6750)	Glenburn Pty. Ltd., 639 Pacific H'way., Chatswood. 2067. ,	22271	Premise Match	43m	South West
FURNITURE - OFFICE - RETAIL.(F8805)	Glenburn Pty. Ltd 637 Pacific H'way., Chatswood. 2067-	35372	Premise Match	59m	South West
MOTOR SPARE PARTS DEALERS -RETAIL. (M7840)	Repco Pty. Ltd., 637 Pacific H'way., Chatswood 2067.	59244	Premise Match	59m	South West
VETERINARY SURGEONS. (V2000)	Warren, D. F. & J. M., 621 Pacific H'way., Chatswood. 2067.	83555	Premise Match	105m	South West
DATA PROCESSING EQUIPMENT MFRS. &/OR DIST. &/OR HIRERS.(D1050)	Storage Technology of Australia Pty. Ltd., 586 Pacific H'way.,Chatswood. 2067.	19091	Premise Match	112m	South West
PAINT, VARNISH, OILS &/OR COLOUR MERCHANTS. (P0800)	Paint N Paper, 613 Pacific H'way., Chatswood. 2067.	62612	Premise Match	115m	South West
WALLPAPER MERCHANTS. (W0600)	Paint N Paper, 613 Pacific H'way., Chatswood. 2067.	83698	Premise Match	115m	South West
DENTISTS. (D1800)	Harding, F. C., 695 Pacific H'way., Chatswood. 2067.	20318	Premise Match	117m	North
DENTISTS. (D1800)	Stevenson, J. H., 695 Pacific H'way., Chats wood, 2067.	20887	Premise Match	117m	North
TYRE DEALERS &/OR RETREADERS &/OR VULCANISERS. (T8830)	Passlows Tyre Service, 574 Pacific H'way., Chatswood. 2067.	82698	Premise Match	145m	South West

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## 1982 Business Directory Records Road or Area Matches

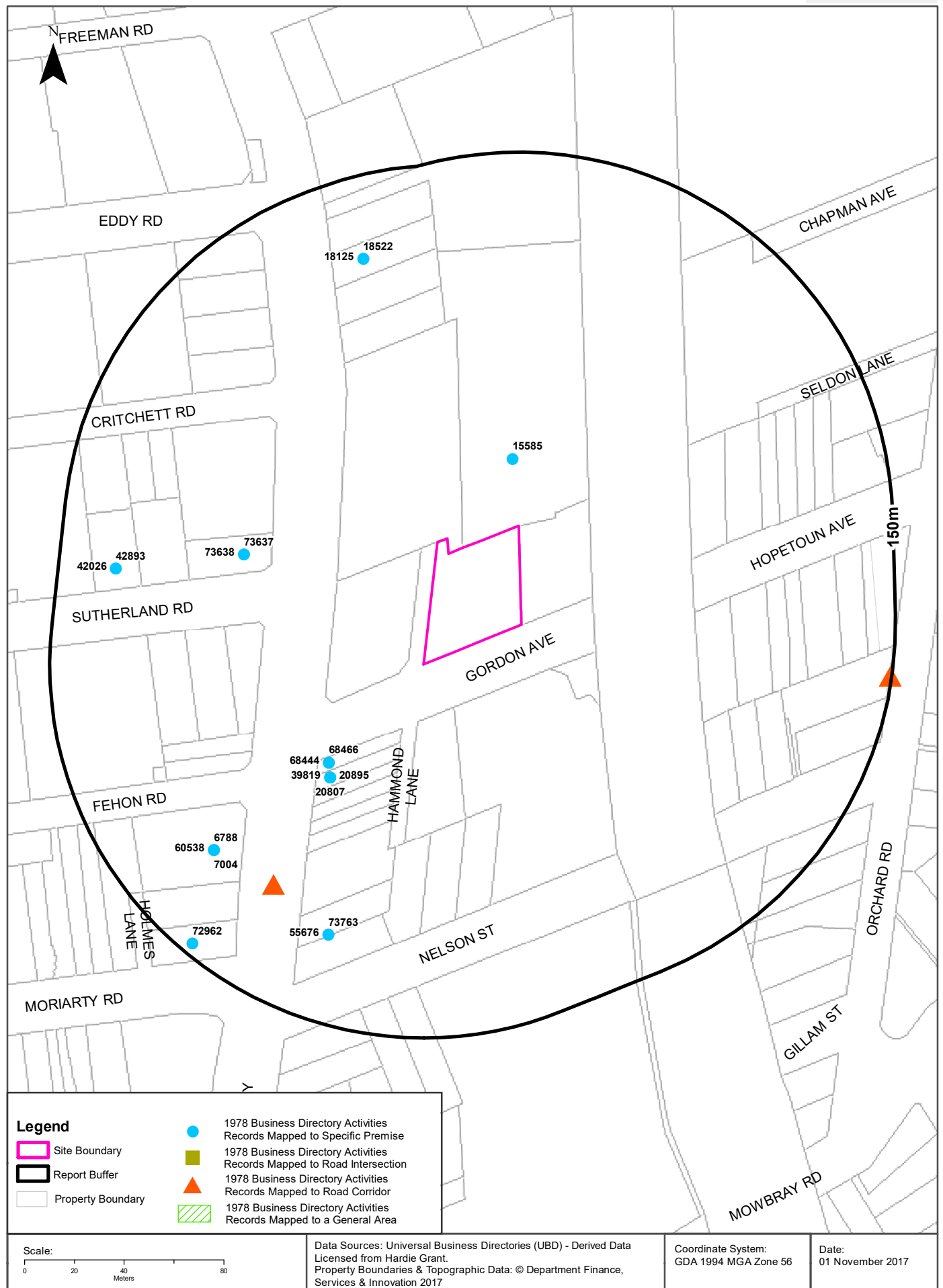
Records from the 1982 UBD Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
MOTOR CAR &/OR TRUCK DEALERS - NEW &/OR USED. (M5840)	Northpoint Datsun, Pacific H'way., Chatswood. 2067.	54946	Road Match	38m
BUILDERS SUPPLIERS. (B7060)	Norman Ross Ltd., Orchard St., Chatswood. 2067.	9873	Road Match	149m
DISCOUNT HOUSES. (D4040)	Norman Ross Ltd., Orchard St., Chatswood. 2067.	21604	Road Match	149m
ELECTRICAL SUPPLIES &/OR APPLIANCES - RETAIL. (E3840)	Norman Ross Ltd., Orchard St., Chatswood. 2067.	25822	Road Match	149m
FLOOR COVERING - INDUSTRIAL SPECIALISTS. (F3575)	Norman Ross Ltd., Orchard St., Chatswood. 2067.	31233	Road Match	149m
FURNITURE &/OR FURNISHINGS-RETAIL. (F7625)	Norman Ross Ltd., Orchard St., Chatswood. 2067.	34794	Road Match	149m

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# 1978 Historical Business Directory Records

5-9 Gordon Avenue, Chatswood, NSW 2067





## Historical Business Directories

5-9 Gordon Avenue, Chatswood, NSW 2067

### 1978 Business Directory Records Premise or Road Intersection Matches

Records from the 1978 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
CLUBS &/OR SPORTING BODIES.	Chatswood Bowling Club. 655 Pacific H'way. Chatswood.	15585	Premise Match	27m	North
STEREOPHONIC EQUIPMENT MFRS. &/OR DISTS.	Autel Systems, 639 Pacific H'way., Chatswood.	68444	Premise Match	55m	South West
STEREOPHONIC EQUIPMENT MFRS. &/OR DISTS.	Linear Sound Pty. Ltd., 639 Pacific H'way, Chatswood.	68466	Premise Match	55m	South West
DRY CLEANERS, PRESSERS &/OR DYERS	I.X.L. Laundry & Dry Cleaners, 637 Pacific Hwy., Chatswood.	20807	Premise Match	59m	South West
DRY CLEANERS, PRESSERS &/OR DYERS	North Side Laundry & Dry Cleaners, 637 Pacific H'way, Chatswood.	20895	Premise Match	59m	South West
LAUNDRIES &/OR LAUNDRETTES.	North Side Laundry & Dry Cleaners, 637 Pacific H'way, Chatswood.	39819	Premise Match	59m	South West
VETERINARY SURGEONS.	Warren, J.M., 598 Pacific Hwy., Chatswood.	73638	Premise Match	76m	West
VETERINARY SURGEONS.	Warren, O F., 598 Pacific H'way, Chatswood.	73637	Premise Match	76m	West
PUBLISHERS.	Butterworths Pty. Limited, 586 Pacific H'way, Chatswood.	60538	Premise Match	112m	South West
BOOKSELLERS-W/SALE.	Butterworths Pty. Limited, 586 Pacific H'way, Chatswood	7004	Premise Match	112m	South West
BOOKSELLERS RETAIL.	Butterworths Pty. Ltd., 586 Pacific Hwy., Chatswood.	6788	Premise Match	112m	South West
WALLPAPER MERCHANTS.	Paint N Paper, 613 Pacific H'way., Chatswood,	73763	Premise Match	115m	South West
PAINT VARNISH OILS &/OR COLOUR MERCHANTS.	Paint N Paper. 613 Pacific H'way., Chatswood.	55676	Premise Match	115m	South West
DENTISTS.	Harding, F. C., 695 Pacific H'way., Chatswood.	18125	Premise Match	117m	North
DENTISTS.	Stevenson, J. H., 695 Pacific H'way., Chatswood.	18522	Premise Match	117m	North
MEDICAL PRACTITIONERS.	Allan, J.G.C., 3 Sutherland Rd., Chatswood.	42026	Premise Match	127m	West
MEDICAL PRACTITIONERS.	Geates, J.B., 3 Sutherland Rd., Chatswood.	42893	Premise Match	127m	West
TYRE DEALERS, RETREADERS ' &/OR VULCANIZERS.	Passiows Tyre Service, 574 Pacific Hwy., Chatswood.	72962	Premise Match	145m	South West

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### 1978 Business Directory Records Road or Area Matches

Records from the 1978 UBD Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

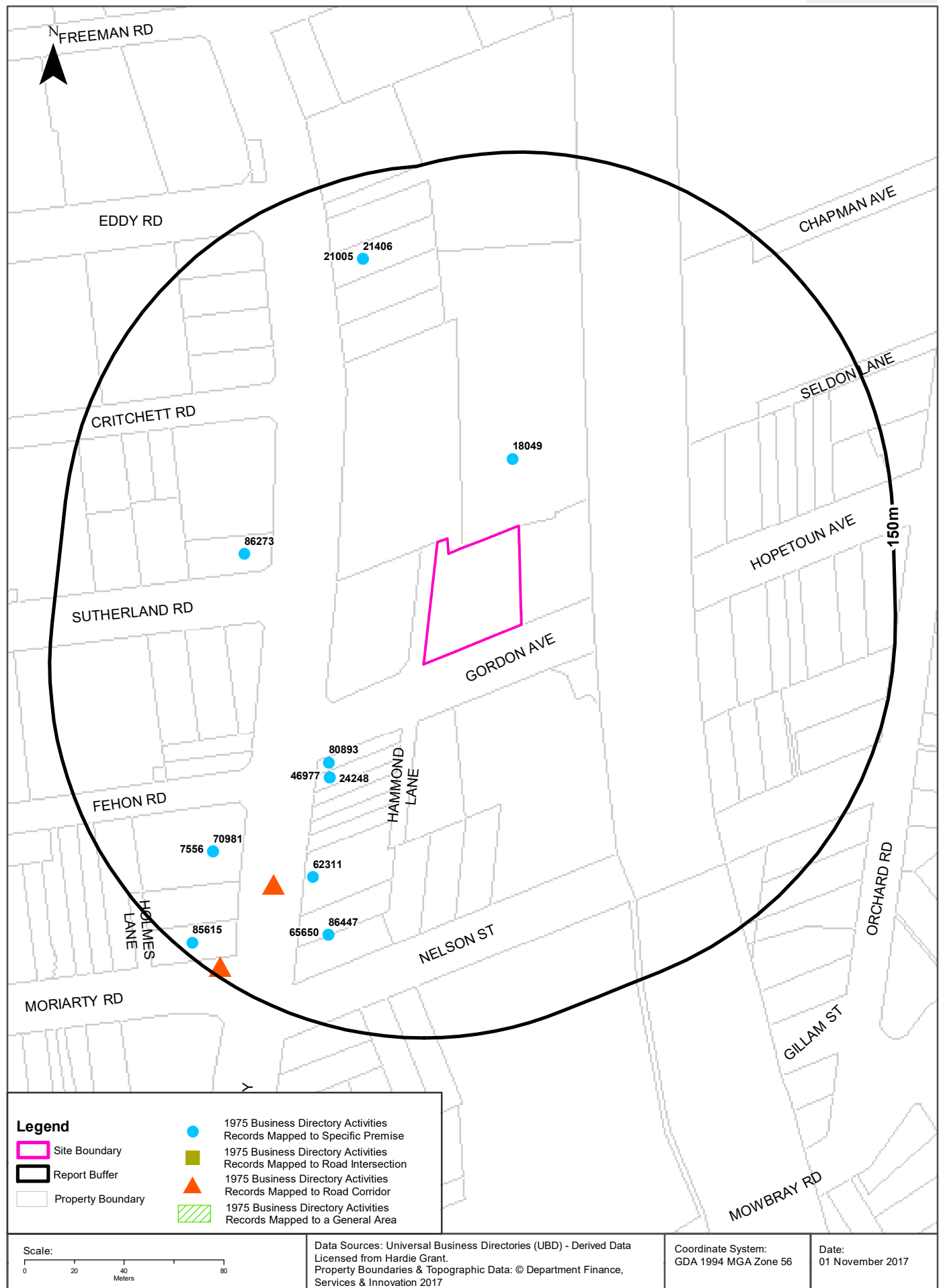
Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
TYRE DEALERS, RETREADERS ' &/OR VULCANIZERS.	Diffen, Ian, World of Tyres, 556 Pacific H'way, Chatswood.	72895	Road Match	38m
TYRE &/OR TUBE MFRS. &/OR DISTS.	Diffen. Ian, World of Tyres, 556 Pacific H'way, Chatswood.	73017	Road Match	38m

Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
CAFES, TEA ROOMS &/OR COFFEE LOUNGES.	Coffee Garden, The, Orchard Rd., Chatswood.	10445	Road Match	149m

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# 1975 Historical Business Directory Records

5-9 Gordon Avenue, Chatswood, NSW 2067



## Historical Business Directories

**5-9 Gordon Avenue, Chatswood, NSW 2067**

### 1975 Business Directory Records Premise or Road Intersection Matches

Records from the 1975 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
CLUBS & /OR SPORTING BODIES	Chatswood Bowling Club, 655 Pacific H'way, Chastwood.	18049	Premise Match	27m	North
STEREOPHONIC EQUIP MFRS&/OR DIST.	Autel Systems, 639 Pacific H'way., Chatswood.	80893	Premise Match	55m	South West
LAUNDRIES &/OR LAUNDRETES.	North Side Laundry & Dry Cleaners, 637 Pacific H'way Chatswood	46977	Premise Match	59m	South West
DRY CLEANERS, PRESSERS&/OR DYERS.	North Side Laundry & Dry Cleaners, 637 Pacific H'way, Chatswood.	24248	Premise Match	59m	South West
VETERINARY SURGEONS.	Monk, L. A. 598 Pacific H'way, Chatswood.	86273	Premise Match	76m	West
MOTOR SPARE PARTS DEALERS- RETAIL	Repco Motorist Supermarket. 625 Pacific H'way, Chatswood.	62311	Premise Match	96m	South West
BOOT &/OR SHOE REPAIRERS.	Butterworths Pty. Ltd., 586 Pacific H'way, Chatswood.	7556	Premise Match	113m	South West
PUBLISHERS	Butterworths Pty. Ltd., 586 Pacific H'way, Chatswood.	70981	Premise Match	113m	South West
WALLPAPER MERCHANTS.	Williamson Croft Paint & Paper, 613 Pacific H'way. Chatswood.	86447	Premise Match	115m	South West
PAINT VARNISH OILS &/OR COLOUR MERCHANTS.	Williamson Croft Paint & Paper, 613 Pacific H'way., Chatswood	65650	Premise Match	115m	South West
DENTISTS.	Harding, F. C., 695 Pacific H'way., Chatswood.	21005	Premise Match	117m	North
DENTISTS.	Stevenson. J. H., 695 Pacific H'way., Chatswood.	21406	Premise Match	117m	North
TYRE DEALERS, RETREADERS &/OR VULCANIZERS,	Passlows Tyre Service, 574 Pacific Hwy., Chatswood.	85615	Premise Match	145m	South West

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## 1975 Business Directory Records Road or Area Matches

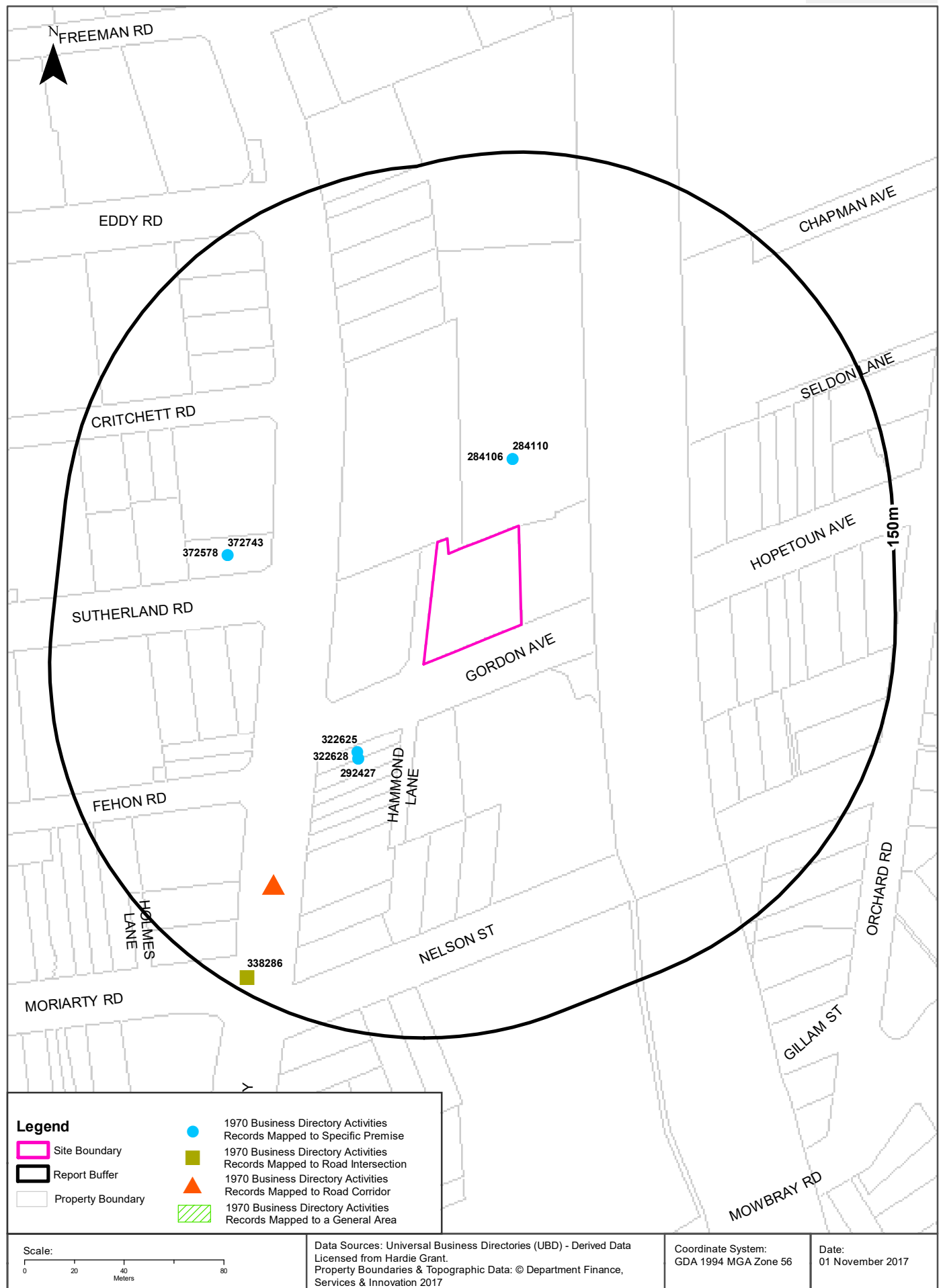
Records from the 1975 UBD Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
WALLPAPER MERCHANTS.	Cemac Wall Decoration Centre, 762 Pacific H'way., Chatswood.	86390	Road Match	38m
RESTAURANTS.	Chatties Restaurant, B.M.A. Tower Pacific H'way., Chatswood	73629	Road Match	38m
MEDICAL PRACTITIONERS.	Dawson, B. M., 700 Pacific H'way., Chatswood.	50097	Road Match	38m
MEDICAL PRACTITIONERS.	Elvy, R. J., 700 Pacific H'way., Chatswood.	50214	Road Match	38m
MEDICAL PRACTITIONERS.	Lindsell, C. K., 700 Pacific H'way., Chatswood.	50864	Road Match	38m
MEDICAL PRACTITIONERS.	McGlynn,R.,700 Pacific H'way., Chatswood.	51016	Road Match	38m
MEDICAL PRACTITIONERS.	Murray, J., 700 Pacific H'way., Chatswood	51134	Road Match	38m
MEDICAL PRACTITIONERS.	O'Keefe, E. P., 700 Pacific H'way., Chatswood.	51226	Road Match	38m
MEDICAL PRACTITIONERS.	Shipton, E. A., 700 Pacific H'way Chatswood.	51550	Road Match	38m
WALLPAPER MERCHANTS.	Traversi Jones, Pacific H'way., Chatswood.	86439	Road Match	38m
MEDICAL PRACTITIONERS.	Wings. D., 700 Pacific H'way., Chatswood.	51891	Road Match	38m
MOTOR ENGINEERS.	Ampol Service Station, Moriarty St., Chatswood.	58142	Road Match	139m
MOTOR SERVICE STATIONS - PETROL, OIL	Ampol Service Station, Moriarty St., Chatswood.	61387	Road Match	139m

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# 1970 Historical Business Directory Records

5-9 Gordon Avenue, Chatswood, NSW 2067



## Historical Business Directories

5-9 Gordon Avenue, Chatswood, NSW 2067

### 1970 Business Directory Records Premise or Road Intersection Matches

Records from the 1970 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
CLUBS & SPORTING BODIES (C487)	Chatowood Bowling Club Ltd., Pacific Highway., Chatowood	284106	Premise Match	27m	North
CLUBS & SPORTING BODIES (C487)	Chatswood Croquet Club, Pacific Highway., Chatswood	284110	Premise Match	27m	North
LAUNDRIES &/OR LAUNDRETTES(L250)	North Shore Laundrette,639 Pacific Highway.,Chatswood	322625	Premise Match	44m	South West
LAUNDRIES &/OR LAUNDRETTES(L250)	North Side Laundry & Dry Cleaners,637-639 Pacific Highway.,Chatswood	322628	Premise Match	46m	South West
DRY CLEANERS,PRESSERS/DYERS (D710)	North Side Laundry & Dry Cleaners,637-639 Pacific Highway.,Chatswood	292427	Premise Match	46m	South West
VETERINARY HOSPITALS (V125)	Monk,L.A.,598 Pacific Highway.,Chatswood	372578	Premise Match	83m	West
VETERINARY SURGEONS (V150)	Monk,L.A.,598 Pacific Highway.,Chatswood	372743	Premise Match	83m	West
MOTOR GARAGES & ENGINEERS(M6S6)	Moriarty Road Service Station,Pacific Highway.CHATSWOOD	338286	Road Intersection	144m	South West

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## 1970 Business Directory Records Road or Area Matches

Records from the 1970 UBD Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
MEDICAL PRACTITIONERS (M216)	McGlynn,R.,700 Pacific Highway.,Chatswood	327636	Road Match	38m
MEDICAL PRACTITIONERS (M216)	Murray,J.,700 Pacific Highway.,Chatswood	327772	Road Match	38m
MOTOR CYCLE SALES/SERVICE (M596)	Spooner Motor Cycles,770 Pacific Highway.,Chatswood	336637	Road Match	38m
MOTOR CYCLE ACCESSORIES/SPARE PARTS DEALERS (M580)	Spooner Motor Cycles,779 Pacific Highway.,Chatswood	336561	Road Match	38m

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# 1965 Historical Business Directory Records

5-9 Gordon Avenue, Chatswood, NSW 2067





## Historical Business Directories

### 5-9 Gordon Avenue, Chatswood, NSW 2067

#### 1965 Business Directory Records Premise or Road Intersection Matches

Records from the 1965 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
Clubs & Sporting Bodies	Chatswood Bowling Club Ltd., Pacific Hghwy., Chatswood	68814	Premise Match	27m	North
Manufacturers' Agents	McDonald, W. S. & Co. Pty. Ltd., 653 Pacific Hghwy., Chatswood	109737	Premise Match	30m	West
Dry Cleaners, Pressers/Dyers	North Side Laundry & Dry Cleaners, 637-639 Pacific Hghwy., Chatswood	76263	Premise Match	57m	South West
Laundries	North Side Laundry & Dry Cleaners, 637-639 Pacific Hghwy., Chatswood	107143	Premise Match	57m	South West
Veterinary Surgeons	Monk, L. A., 598 Pacific Hghwy., Chatswood	155522	Premise Match	76m	West
Importers	Sundell, T. A. & Sons Pty. Ltd., 621 Pacific Hghwy., Chatswood	102984	Premise Match	105m	South West
Sash Manufacturers	Jones, E. A. , 613 Pacific Hghwy., Chatswood	142362	Premise Match	115m	South West

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#### 1965 Business Directory Records Road or Area Matches

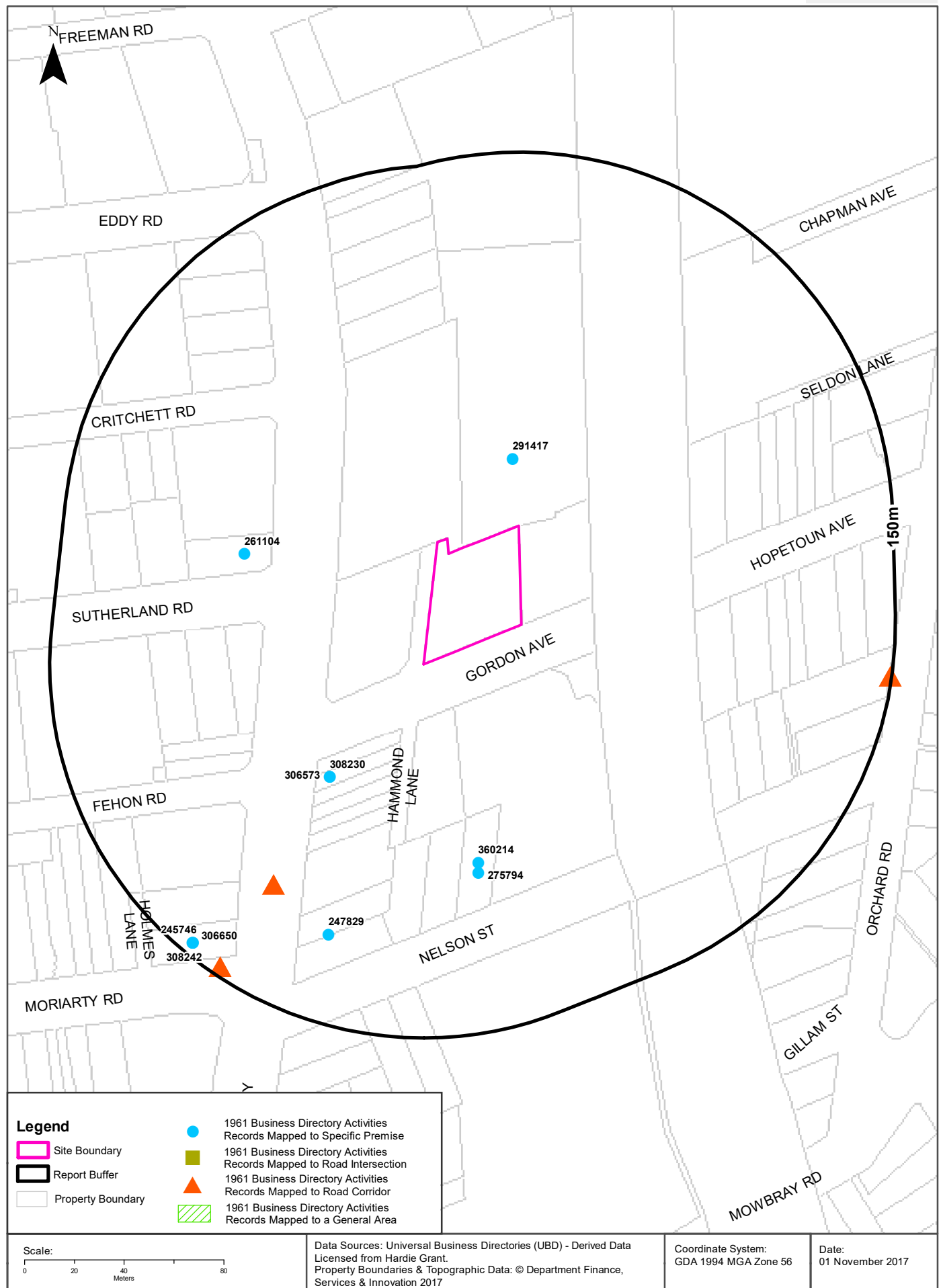
Records from the 1965 UBD Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
Tile Fixers - Floor/Wall - Chatswood	Mills, F. Pty. Ltd. , 773 Pacific Hghwy. Chatswood	151438	Road Match	38m
Tile Mfrs. &/or Dists. - Floor & Wall	Mills, F. Pty. Ltd. , 773 Pacific Hghwy., Chatswood	151531	Road Match	38m
Hospitals - Private	St. Mary's Private Hospital, 24 Moriarty Rd., Chatswood	101019	Road Match	139m
Hospitals - Private	Tooma Private Hospital, 29 Moriarty Rd., Chatswood	101041	Road Match	139m
Disposal Stores	Chatswood Aust. Red Cross Shop, 85 Orchard Rd., Chatswood	74507	Road Match	149m
Painters, Paperhangers/Decorators	Johnson, F. W., 81 Orchard Rd., Chatswood	131169	Road Match	149m

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# 1961 Historical Business Directory Records

5-9 Gordon Avenue, Chatswood, NSW 2067



## Historical Business Directories

5-9 Gordon Avenue, Chatswood, NSW 2067

### 1961 Business Directory Records Premise or Road Intersection Matches

Records from the 1961 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
CLUBS & SPORTS BODIES	Chatswood Bowling Club Ltd., Pacific Hghwy., Chatswood	291417	Premise Match	27m	North
ENGINEERS-GENERAL/MFRG./MECHANICAL	High Pace Engineering Co., 637 Pacific Hghwy., Chatswood	306573	Premise Match	59m	South West
ENGINEERS-REPETITION	High Pace Engineering Co., 637 Pacific Hghwy., Chatswood	308230	Premise Match	59m	South West
VETERINARY SURGEONS	Monk, .L. A., 598 Pacific Hghwy., Chatswood	261104	Premise Match	76m	West
PLUMBERS, GASFITTERS/DRAINLAYERS	Ahrenfeld, N. J., 15 Nelson St., Chatswood	360214	Premise Match	83m	South
BRICKLAYERS & BRICKLAYING CONTRACTORS	Ahrenfeld, N. J., 15 Nelson St., Chatswood	275794	Premise Match	87m	South
SASH MANUFACTURERS	Jones, E. A., 613 Pacific Hghwy., Chatswood	247829	Premise Match	115m	South West
REFRIGERATOR EQUIPMENT/PARTS MANUFACTURERS	Kellett, Hal, 574 Pacific Hghwy., Chatswood	245746	Premise Match	145m	South West
ENGINEERS-REPETITION	Kellett, Hal, 574 Pacific Hghwy., Chatswood	308242	Premise Match	145m	South West
ENGINEERS-GENERAL/MFRG./MECHANICAL	Kellett, Hal, 574 Pacific Hghwy., Chatswood	306650	Premise Match	145m	South West

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### 1961 Business Directory Records Road or Area Matches

Records from the 1961 UBD Business Directory, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

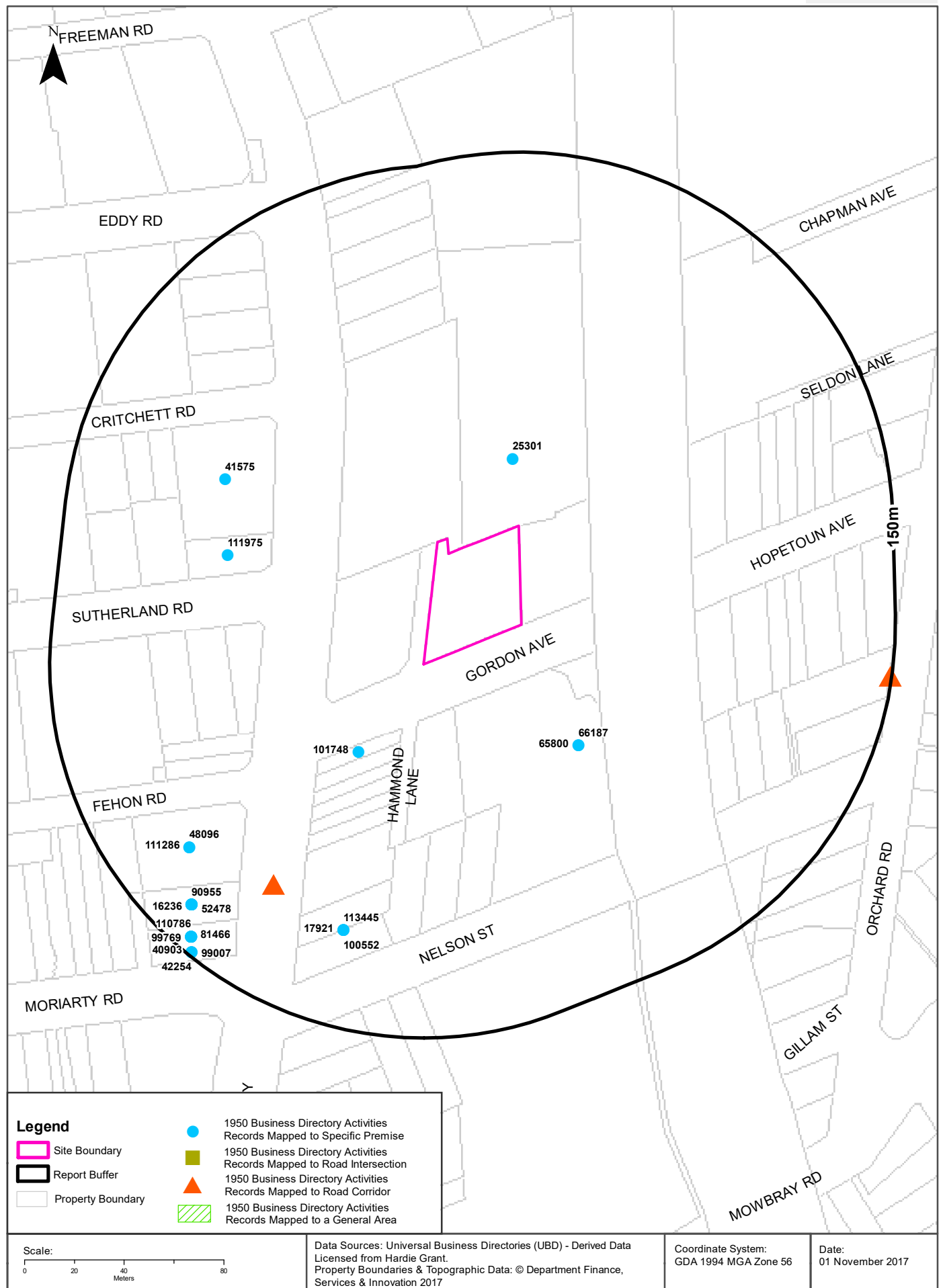
Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
TYRE RETREAD/VULCANIZING EQUIP. MANUFACTURERS	Aero Tyre Rubber & Equipment, 576 Pacific-Hghwy., Chatswd	260136	Road Match	38m
MOTOR ACCESSORIES/DEALERS	Aero Tyre Service, 576 Pacific Hghwy., Chatswood	343358	Road Match	38m
MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Aero Tyre Service, 576 Pacific Hghwy., Chatswood	350294	Road Match	38m
TYRE RETREAD/VULCANIZERS	Aero Tyre Service, 576 Pacific Hghwy., Chatswood	259999	Road Match	38m
TYRE/TUBE DEALERS	Aero Tyre Service, 576 Pacific Hghwy., Chatswood	260155	Road Match	38m
REAL ESTATE AGENTS/VALUERS CHATSWOOD	Harrison, H. & Co., 775 Pacific Hghwy.	365258	Road Match	38m
INSURANCE AGENTS	James, Vincent, 775 Pacific Hghwy., Chatswood	327856	Road Match	38m
TILE MFRS. &/OR DIST.-FLOOR & WALL	Mills, F. Pty. Ltd., 773 Pacific Hghwy., Chatswood	256987	Road Match	38m
SWIMMING POOL CONSTRUCTION CONTRACTORS	Pacific Hghwy., Chatswood & Killara	254747	Road Match	38m
CARPORTS	Pak-a-port Pty. Ltd., 771 Pacific Hghwy., Chatswood	284461	Road Match	38m
LAWN MOWER SALES/SERVICE	Seddons Lawn Mower Sales & Service, 771 Pacific Hghwy, Chatswood	330871	Road Match	38m

Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
BEAUTY SALONS & LADIES' HAIRDRESSERS	Townsend, John, Rear 775 Pacific Hwy., Chatswood	272823	Road Match	38m
HOSPITALS-PRIVATE	St. Mary's Private Hospital, 24 Morlarty St., Chatswood	324820	Road Match	139m
DISPOSAL STORES	Chatswood Aust. Red Cross Ass'n Shop, 85 Orchard Rd., Chatswood	297269	Road Match	149m

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# 1950 Historical Business Directory Records

5-9 Gordon Avenue, Chatswood, NSW 2067





## Historical Business Directories

5-9 Gordon Avenue, Chatswood, NSW 2067

### 1950 Business Directory Records Premise or Road Intersection Matches

Records from the 1950 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
CLUBS & SPORTS BODIES	Chatswood Bowling Club Ltd., Pacific Hghwy., Chatswood	25301	Premise Match	27m	North
SHEET METAL WORKERS	Lord, F. and Co., 639 Pacific Hghwy., Chatswood	101748	Premise Match	44m	South West
JEWELLERS-MANUFACTURING &/OR WHOLESALE	Jefferson, N. W., 4 Gordon Ave., Chatswood	65800	Premise Match	54m	South East
JEWELLERS-RETAIL &/OR WATCHMAKERS	Jefferson, N. W., 4 Gordon Ave., Chatswood	66187	Premise Match	54m	South East
VETERINARY SURGEONS & HOSPITALS	Monk, L. A., 598 Pacific Hghwy., Chatswood	111975	Premise Match	83m	West
ENGINEERS-HOT WATER, HEATING & VENTILATING	Shaw, J. H., 614 Pacific Hghwy, Chatswood	41575	Premise Match	89m	North West
CARPENTERS & JOINERS	Jones, E. A., 613 Pacific Hghwy., Chatswood	17921	Premise Match	112m	South
WINDOW FRAME MANUFACTURERS	Jones, E. A., 613 Pacific Hghwy., Chatswood	113445	Premise Match	112m	South
SASH & DOOR MANUFACTURERS	Jones, E. A., 613 Pacific Hghwy., Chatswood	100552	Premise Match	112m	South
UPHOLSTERERS	Stevenson, T. J. F., 586 Pacific Hghwy., Chatswood	111286	Premise Match	119m	South West
FRENCH POLISHERS	Stevenson, T. J. F., 586 Pacific Hghwy., Chatswood	48096	Premise Match	119m	South West
CHEMISTS-MANUFACTURING & WHOLESALE	Bartlett, L. A. and Co., 29 Chelmsford Ave., Willoughby; 582 Pacific Hghwy., Chatswood	70418	Premise Match	134m	South West
PAPER BAG MANUFACTURERS &/OR SUPPLIERS	Bartlett, L. A. and Co., 582 Pacific Hghwy., Chatswood	90955	Premise Match	134m	South West
BISCUIT MFRS. &/OR DISTRIBUTORS	Californian Biscuit Co. Pty. Ltd., 582 Pacific Hghwy., Chatswood	8213	Premise Match	134m	South West
CAKE & PUDDING MFRS. &/OR DISTRIBUTORS	Californian Biscuit Co. Pty. Ltd., 582 Pacific Hghwy., Chatswood	16236	Premise Match	134m	South West
PLASTIC MFRS,' MATERIALS SUPPLIERS	Dla-Plastic Pty. Ltd., 582 Pacific Hghwy., Chatswood	93277	Premise Match	134m	South West
DYE MFRS., IMPORTERS & DISTRIBUTORS	Tintex Dyes Pty. Ltd., 582 Pacific Hghwy., Chatswood	36046	Premise Match	134m	South West
FURNITURE & CABINETMAKERS' SUPPLIES	Veneer and Woodworkers Supply. Co., 582 Pacific Hghwy., Chatswood	52478	Premise Match	134m	South West
AIR COMPRESSOR DISTRIBUTORS &/OR DEALERS	Acro Tyre Rubber and Equipment Co. Pty. Ltd., 576 Pacific Hghwy., Chatswood	1432	Premise Match	144m	South West
RUBBER GOODS MANUFACTURERS	Acro Tyre, Rubber and Equipment Co. Pty. Ltd., 576 Pacific Hghwy., Chatswood	99769	Premise Match	144m	South West
RUBBER GOODS RETAILERS & SPECIALISTS	Acro Tyre, Rubber and Equipment Co. Pty. Ltd., 576 Pacific Hghwy., Chatswood	99821	Premise Match	144m	South West
MOTOR ACCESSORIES-DEALER	Aero Tyre, Rubber and Equipment Co. Pty. Ltd., 576 Pacific Hghwy., Chatswood	81466	Premise Match	144m	South West
TYRE & TUBE DEALERS	Aero Tyre, Rubber and Equipment Co. Pty. Ltd., 576 Pacific Hghwy., Chatswood	110786	Premise Match	144m	South West
TYRE RETREAD EQUIPMENT MANUFACTURERS	Aero Tyre, Rubber and Equipment Co. Pty. Ltd., 576 Pacific Hghwy., Chatswood	110929	Premise Match	144m	South West
TYRE RETREADERS & VULCANISERS	Aero Tyre, Rubber and Equipment Co. Pty. Ltd., 576 Pacific Hghwy., Chatswood	110937	Premise Match	144m	South West
TYRE VULCANIZING EQUIPMENT MFRS.	Aero Tyre, Rubber and Equipment Co. Pty. Ltd., 576 Pacific Hghwy., Chatswood	111063	Premise Match	144m	South West
ENGINEERS-GENERAL &/OR MANUFACTURING &/OR MECHANICAL	Kellett, Hai, 574 Pacific Hghw., Chatswood	40903	Premise Match	149m	South West
ENGINEERS-REPETITION	Kellett, Hal, 574 Pacific Hghwy., Chatswood	42254	Premise Match	149m	South West

Business Activity	Premise	Ref No.	Location Confidence	Distance to Feature Point	Direction
REFRIGERATOR EQUIPMENT & PARTS MFRS.	Kellett, Hal, 574 Pacific Hghwy., Chatswood	99007	Premise Match	149m	South West

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Business Activity	Premise	Ref No.	Location Confidence	Distance to Road Corridor or Area
INSURANCE AGENTS	Harrison, H. and Co. (Union Insurance Co.), 775 Pacific Hghwy., Chatswood	64883	Road Match	38m
BUSINESS AGENTS &/OR BROKERS	Harrison, H. and Co., 775 Pacific Hghwy., Chatswood	12797	Road Match	38m
REAL ESTATE AGENTS	Harrison, H. and Co., 775 Pacific Hghwy., Chatswood	98338	Road Match	38m
BAKERS-BREAD	Taylor's Bakery, 775 Pacific Hghwy., Chatswood	5503	Road Match	38m
LANDSCAPE GARDENERS	Clarke, D. W. Pty. Ltd., Orchard Rd., Chatswood	67445	Road Match	149m
NURSERYMEN	Clarke, D. W. Pty. Ltd. Orchard Rd., Chatswood	89044	Road Match	149m

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## Historical Business Directories

5-9 Gordon Avenue, Chatswood, NSW 2067

### Dry Cleaners, Motor Garages & Service Stations Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a premise or road intersection, within the dataset buffer:

Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Feature Point	Direction
DRY CLEANERS,PRESSERS/DYERS (D710)	North Side Laundry & Dry Cleaners,637-639 Pacific Highway.,Chatswood	292427	1970	Premise Match	46m	South West
Dry Cleaners, Pressers/Dyers	North Side Laundry & Dry Cleaners, 637-639 Pacific Hghwy., Chatswood	76263	1965	Premise Match	57m	South West
DRY CLEANERS, PRESSERS &/OR DYERS	I.X.L. Laundry & Dry Cleaners, 637 Pacific Hwy., Chatswood.	20807	1978	Premise Match	59m	South West
DRY CLEANERS, PRESSERS &/OR DYERS	North Side Laundry & Dry Cleaners, 637 Pacific H'way, Chatswood.	20895	1978	Premise Match	59m	South West
DRY CLEANERS, PRESSERS&/OR DYERS.	North Side Laundry & Dry Cleaners, 637 Pacific H'way, Chatswood.	24248	1975	Premise Match	59m	South West
MOTOR GARAGES & ENGINEERS(M6S6)	Moriarty Road Service Station,Pacific Highway.CHATSWOOD	338286	1970	Road Intersection	144m	South West
Motor Garages & Service Stations	Caltex Chatswood Service Station 607 Pacific Hwy, Chatswood	53621	1991	Premise Match	190m	South
MOTOR GARAGES &/OR ENGINEERS	Lion Garage and Service Station, 607 Pacific Hghwy., Chatswood	84005	1950	Premise Match	190m	South
MOTOR SERVICE STATIONS-PETROL, Etc.	Lion Garage and Service Station, 607 Pacific Hghwy., Chatswood	86143	1950	Premise Match	190m	South
MOTOR SERVICE STATIONS-PETROL,OIL,Etc. (M716)	Ampol Service Station,572 Pacific Highway.CHATSWOOD	340768	1970	Premise Match	191m	South West
MOTOR GARAGES & SERVICE STATIONS.	Caltex Chatswood Service Station, 607 Pacific H'way, Chatswood.	64322	1986	Premise Match	200m	South
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Caltex Chatswood Service Station, 607 Pacific H'way, Chatswood.2067.	56400	1982	Premise Match	200m	South
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Service Station, 607 Pacific H'way, Chatswood.	49736	1978	Premise Match	200m	South
MOTOR GARAGES &/OR ENGINEERS.	Lion Service Station (Caltex), 607 Pacific H'way, Chatswood.	59157	1975	Premise Match	200m	South
MOTOR SERVICE STATIONS - PETROL, OIL	Lion Service Station (Caltex). 607 Pacific H'way, Chatswood.	61845	1975	Premise Match	200m	South
Motor Garages & Engineers - Chatswood	Lion Garage & Service Station, 607 Pacific Hghwy. Chatswood.	122417	1965	Premise Match	200m	South
MOTOR GARAGES & ENGINEERS	Lion Garage & Service Station, 607 Pacific Hghwy. Chatswood.	347574	1961	Premise Match	200m	South
MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Lion Garage & Service Station, 607 Pacific Hghwy. Chatswood.	350794	1961	Premise Match	200m	South
MOTOR GARAGES & SERVICE STATIONS.	Golden Fleece Service Station Chatswood, 666 Pacific H'way., Chatswood.	64786	1986	Premise Match	275m	North West
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Golden Fleece Service Station Chatswood, 666 Pacific H'way.,Chatswood. 2067.	56869	1982	Premise Match	275m	North West
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Ample Spares & Repairs Pty. Ltd., 666 Pacific H'way, Chatswood.	49270	1978	Premise Match	275m	North West
MOTOR GARAGES &/OR ENGINEERS.	Doig, Peter Motors Pty. Ltd., 666 Pacific H'way, Chatswood.	58762	1975	Premise Match	275m	North West
MOTOR GARAGES & ENGINEERS(M6S6)	Doig,Peter Motors Pty. Ltd.,666 Pacific Highway. CHATSWOOD	337685	1970	Premise Match	275m	North West
Motor Garages & Engineers - Chatswood	Doig, P. Motors Pty. Ltd., 666 Pacific Hghwy. Doig, P. Motors Pty. Ltd., 666 Pacific Hghwy. Chatswood	122412	1965	Premise Match	275m	North West
MOTOR GARAGES & ENGINEERS	Doig, P. Motors Pty. Ltd., 666 Pacific Hghwy. Chatswood	347055	1961	Premise Match	275m	North West
MOTOR GARAGES &/OR ENGINEERS	Hawxwell Motor Co., 666 Pacific Hghwy., Chatswood	83856	1950	Premise Match	275m	North West

Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Feature Point	Direction
MOTOR GARAGES &/OR ENGINEERS	Hawxwell Motor Co., 666 Pacific Hghwy., Chatswood	83857	1950	Premise Match	275m	North West
MOTOR SERVICE STATIONS-PETROL, Etc.	Hawxwell Motor Co., 666 Pacific Hghwy., Chatswood	86050	1950	Premise Match	275m	North West
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	B & N Service Centre, (Mobil), 676 Pacific H'way., Chatswood.2067.	56073	1982	Premise Match	321m	North West
Motor Garages & Engineers - Chatswood	R. & L. Auto Centre Pty. Ltd., 676 Pacific Hghwy. Chatswood	122421	1965	Premise Match	321m	North West
MOTOR GARAGES & ENGINEERS	R. & L. Auto Centre Pty. Ltd., 676 Pacific Hghwy. Chatswood	347965	1961	Premise Match	321m	North West
MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	R. & L. Auto Centre, 674-676 Pacific Hghwy. Chatswood	350993	1961	Premise Match	321m	North West
MOTOR GARAGES &/OR ENGINEERS	Artarmon Motor Tuning and Repair Service, 516 Pacific Hghwy., Artarmon	83383	1950	Premise Match	443m	South
MOTOR GARAGES & SERVICE STATIONS.	Clearview Garage Pty. Ltd., Devonshire St., Chatswood.	64480	1986	Premise Match	513m	East
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Clearview Garage Pty. Ltd., Devonshire St., Chatswood. 2067.	56540	1982	Premise Match	513m	East
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Clearview Garage Pty. Ltd., Devonshire St., Chatswood.	49815	1978	Premise Match	513m	East
MOTOR GARAGES &/OR ENGINEERS.	Clarview Garage Pty. Ltd., Devonshire St., Chatswood.	58673	1975	Premise Match	513m	East
MOTOR GARAGES & ENGINEERS(M6S6)	Clearview Garage Pty. Ltd.,Devonshire St.CHATSWOOD	337584	1970	Premise Match	513m	East
Motor Garages & Engineers - Chatswood	Clear View Garage Pty. Ltd., Cnr. Devonshire & Saywell Sts.	122409	1965	Premise Match	513m	East
MOTOR GARAGES & ENGINEERS	Clear View Garage, 2 Devonshire St. Chatswood	346899	1961	Premise Match	513m	East
MOTOR GARAGES &/OR ENGINEERS	Clearview Garage, 283 Mowbray Rd., Chatswood	83597	1950	Premise Match	513m	East
MOTOR SERVICE STATIONS-PETROL, Etc.	Clearview Garage, 283 Mowbray Rd., Chatswood	85876	1950	Premise Match	513m	East
DRY CLEANERS,PRESSERS/DYERS (D710)	Chatswood Dry Cleaners,513 Victoria Ave.,Chatswood	292243	1970	Premise Match	518m	North
Dry Cleaners, Pressers/Dyers	Chatswood Dry Cleaners, 513 Victoria Ave., Chatswood	76118	1965	Premise Match	518m	North
DRY CLEANERS, PRESSERS / DYERS	Chatswood Dry Cleaning Service, 513 Victoria Ave., Chatswd	299075	1961	Premise Match	518m	North
DRY CLEANERS, PRESSERS & DYERS	Chatswood Dry Cleaners (N. Katzoulis, Propr.), 513 Victoria Ave., Chatswood	35157	1950	Premise Match	518m	North
DRY CLEANERS, PRESSERS & DYERS	Katsoulis, N., 513 Victoria Ave., Chatswood	35372	1950	Premise Match	518m	North
DRY CLEANERS, PRESSERS&/OR DYERS.	Valet Dry Cleaners & Laundry, 6 Dalton St., Chatswood.	24391	1975	Premise Match	522m	North
MOTOR GARAGES &/OR ENGINEERS	Devlin, A. D. and Co., 12 Dalton St., Chatswood	83684	1950	Premise Match	522m	North
MOTOR GARAGES &/OR ENGINEERS	Hutton & Russell, 14 Dalton St., Chatswood	83902	1950	Premise Match	522m	North
MOTOR GARAGES &/OR ENGINEERS	Hutton and Russell, 14 Dalton St., Chatswood	83904	1950	Premise Match	522m	North
MOTOR GARAGES & ENGINEERS	Devlin, A. D. & Co., 12 Dalton St Chatswood	347049	1961	Premise Match	523m	North
DRY CLEANERS, PRESSERS&/OR DYERS.	Mayne. M., 501 Victoria Ave., Chatswood	24213	1975	Premise Match	527m	North
DRY CLEANERS, PRESSERS & DYERS	Benjamin, A. J. Pty. Ltd., 479-495 Victoria Ave., Chatswood	35119	1950	Premise Match	533m	North
DRY CLEANERS, PRESSERS &/OR DYERS	Lindfield Laundry & Dry Cleaners Pty. Ltd., 467 Victoria Ave., Chatswood.	20858	1978	Premise Match	538m	North
DRY CLEANERS, PRESSERS&/OR DYERS.	Lindfield Laundry & Dry Cleaners, 467 Victoria Ave., Chatswood.	24175	1975	Premise Match	538m	North
DRY CLEANERS, PRESSERS / DYERS	Renova Dry Cleaners, 465 Victoria Ave., Chatswood	299242	1961	Premise Match	550m	North
DRY CLEANERS, PRESSERS & DYERS	Renova Dry Cleaners (Mrs. V. M. Umino), 465 Victoria Ave., Chatswood	35641	1950	Premise Match	550m	North
MOTOR SERVICE STATIONS-PETROL, Etc.	Curtis, H. W. (The Avenue Filling Station), 398 Victoria Ave., Chatswood	85909	1950	Premise Match	616m	North
MOTOR SERVICE STATIONS - PETROL, OIL	Lancaster Motors Pty. Ltd., 728 Pacific H'way. Chatswood.	61842	1975	Premise Match	666m	North
MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Lloyd, Peter Ltd., 728 Pacific Hghwy. Chatswood.	350801	1961	Premise Match	666m	North

Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Feature Point	Direction
MOTOR GARAGES & ENGINEERS	Merna Motors Pty. Ltd., 728 Pacific Hghwy. Chatswood.	347708	1961	Premise Match	666m	North
MOTOR SERVICE STATIONS-PETROL,OIL,Etc. (M716)	Apex Service Station, 521 Pacific Highway.Artarmon	340778	1970	Premise Match	677m	South
MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Apex Service Station, 521 Pacific Hghwy. Artarmon	350310	1961	Premise Match	677m	South
MOTOR GARAGES & ENGINEERS	Apex Service Station, 521 Pacific Hghwy. Artarmon	346515	1961	Premise Match	677m	South
MOTOR SERVICE STATIONS-PETROL,OIL,Etc. (M716)	Webb's Service Station,134 Hampden Rd. Artarmon	341613	1970	Premise Match	678m	South East
MOTOR GARAGES & ENGINEERS(M6S6)	Winner,J.,Rear 134 Hampden Rd. ARTARMON	338903	1970	Premise Match	678m	South East
Motor Service Stations - Petrol, Oil, Etc. - Artarmon	Webb's Service Station, 134 Hampden Rd. Artarmon	125389	1965	Premise Match	678m	South East
Motor Garages & Engineers - Artarmon	Winner, J. , Rear 134 Hampden Rd. Artarmon	122122	1965	Premise Match	678m	South East
Dry Cleaners, Pressers/Dyers	Marcel Poincare & Co., 352 Victoria Ave., Chatswood	76240	1965	Premise Match	707m	North East
MOTOR GARAGES & ENGINEERS	Chatswood Motor Garage, 730-740 Pacific Hghwy.	346870	1961	Premise Match	719m	North
DRY CLEANERS, PRESSERS / DYERS	Manns Dry Cleaning Service, 413 Victoria Ave., Chatswood	299177	1961	Premise Match	723m	North East
MOTOR CAR PORTS, GARAGES. (M5580)	Chatswood Motors (Sales) Pty. Ltd., 738 Pacific H'way.,Chatswood. 2067.	54582	1982	Premise Match	724m	North
MOTOR GARAGES & ENGINEERS(M6S6)	Chatswood Motors Pty. Ltd.,738 Pacific Highway.CHATSWOOD	337566	1970	Premise Match	724m	North
MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Chatswood Motor Garage, 738-740 Pacific Hghwy.	350464	1961	Premise Match	724m	North
MOTOR SERVICE STATIONS-PETROL, Etc.	Webber Bros., 738 Pacific Hghwy., Chatswood	86511	1950	Premise Match	724m	North
MOTOR GARAGES & OR ENGINEERS	Webber Bros., 738 Pacific Hghwy., Chatswood	84537	1950	Premise Match	724m	North
BATTERY SERVICE STATIONS	Webber Bros., 738 Pacific Hghwy., Chatswood	6653	1950	Premise Match	724m	North
Dry Cleaners, Pressers/Dyers	Milford Dry Cleaning Service, 413 Victoria Ave., Chatswood	76249	1965	Premise Match	725m	North East
DRY CLEANERS, PRESSERS & DYERS	Manns Dry Cleaning Service, 413 Victoria Ave., Chatswood	35485	1950	Premise Match	725m	North East
Motor Service Stations - Petrol, Oil, Etc. - Chatswood	Chatswood Motor Garage, 738-740 Pacific Hghwy.	125582	1965	Premise Match	730m	North
BATTERY SERVICE STATIONS	Chatswood Motor Garage, 738 Pacific Hghwy., Chatswood	272003	1961	Premise Match	730m	North
MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Total Service Station, 738 Pacific Hghwy. Chatswood	351184	1961	Premise Match	730m	North
MOTOR GARAGES & ENGINEERS(M6S6)	Grace Service Centre,Cnr. Archer St. & Albert Ave.CHATSWOOD	337921	1970	Road Intersection	735m	North East
Motor Garages & Engineers - Chatswood	Grace Service Centre, Cnr. Archer St. & Albert Ave.	122415	1965	Road Intersection	736m	North East
DRY CLEANERS, PRESSERS / DYERS	Coonan, N. E., 118 Hampden Rd., Artarmon	299083	1961	Premise Match	739m	South East
DRY CLEANERS, PRESSERS & DYERS	Artarmon Laundry, 118 Hampden Rd., Artarmon	35085	1950	Premise Match	739m	South East
Motor Garages & Engineers - Chatswood	Dawson, Warren H., 1 Bertram St.	122411	1965	Premise Match	770m	East
BATTERY SERVICE STATIONS	Dawson, W. H., 1 Bertram St., Chatswood	272013	1961	Premise Match	770m	East
MOTOR GARAGES & ENGINEERS	Dawson, Warren H., Bertram St. Chatswood	347028	1961	Premise Match	770m	East
DRY CLEANERS, PRESSERS&OR DYERS.	Country Club Dry Cleaners, 395 Victoria Ave., Chatswood.	23982	1975	Premise Match	790m	North East
DRY CLEANERS, PRESSERS&OR DYERS.	Littles, 401 Victoria Ave., Chatswood.	24185	1975	Premise Match	790m	North East
Dry Cleaners, Pressers/Dyers	Mark Mayne Pty. Ltd., 391 Victoria Ave., Chatswood	76241	1965	Premise Match	794m	North East
DRY CLEANERS & PRESSERS.	Artarmon Valet Service Pty. Ltd., 98 Hampden Rd., Artarmon.	25219	1986	Premise Match	797m	South East
DRY CLEANERS & PRESSERS. (D8500)	Artarmon Valet Service Pty. Ltd., 98 Hampden Rd., Artarmon.2064,	23751	1982	Premise Match	797m	South East
DRY CLEANERS, PRESSERS & OR DYERS	Artarmon Valet Service Pty. Ltd., 98 Hampden Rd., Artarmon.	20699	1978	Premise Match	797m	South East
DRY CLEANERS, PRESSERS&OR DYERS.	Artarmon Valet Service Pty. Ltd., 98 Hampden Rd., Artarmon.	23921	1975	Premise Match	797m	South East



Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Feature Point	Direction
DRY CLEANERS,PRESSERS/DYERS (D710)	Artarmon Art Valet Service,98 Hampden Rd.,Artarmon	292185	1970	Premise Match	797m	South East
Dry Cleaners, Pressers/Dyers	Artarmon Art Valet Service, 98 Hampden Rd., Artarmon	76070	1965	Premise Match	797m	South East
DRY CLEANERS, PRESSERS & DYERS	Lyke-Nu Dry Cleaning Co. Ltd. 98 Hampden Rd., Artarmon	35467	1950	Premise Match	797m	South East
Dry Cleaners, Pressers/Dyers	I.X.L. Laundry & Dry Cleaners, 32 Bertram St., Chatswood	76198	1965	Premise Match	798m	North East
MOTOR SERVICE STATIONS-PETROL,OIL,Etc. (M716)	Albert Service Station,487 Pacific Highway. Artarmon	340740	1970	Premise Match	798m	South
Motor Service Stations - Petrol, Oil, Etc. - Artarmon	Albert Service Station, 487 Pacific Hghwy. Artarmon	125380	1965	Premise Match	798m	South
MOTOR GARAGES & ENGINEERS	Albert Service Station, 487 Pacific Hghwy. Artarmon	346484	1961	Premise Match	798m	South
MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Albert Service Station, 487 Pacific Hghwy. Artarmon	350297	1961	Premise Match	798m	South
MOTOR SERVICE STATIONS-PETROL, Etc.	Albert Service Station, 487 Pacific Hghwy., Artarmon	85740	1950	Premise Match	798m	South
MOTOR GARAGES &/OR ENGINEERS	Collins, A. D., 487 Pacific Hghwy., Artarmon	83607	1950	Premise Match	798m	South
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Sundell Motors Pty. Ltd., 821 Pacific H'way., Chatswood. 2067.	57643	1982	Premise Match	799m	North
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Sundell Motors Pty. Ltd., 821 Pacific H'way, Chatswood.	50892	1978	Premise Match	799m	North
MOTOR GARAGES &/OR ENGINEERS.	Sundell Motors Pty. Ltd. 821 Pacific H'way. Chatswood.	59593	1975	Premise Match	799m	North
MOTOR GARAGES & ENGINEERS(M6S6)	Sundell Motors Pty. Ltd.,821-843 Pacific Highway. CHATSWOOD	338682	1970	Premise Match	799m	North
Motor Garages & Engineers - Chatswood	Sundell Motors Pty. Ltd., 821-843 Pacific Hghwy. Chatswood.	122423	1965	Premise Match	799m	North
MOTOR GARAGES & ENGINEERS	Sundell Motors Pty. Ltd., 821-843 Pacific Hghwy. Chatswood.	348231	1961	Premise Match	799m	North
MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Sundell Motors Pty. Ltd., 821-843 Pacific Hghwy. Chatswood.	351136	1961	Premise Match	799m	North
BATTERY SERVICE STATIONS	Sundell Motors Pty. Ltd., 821-843 Pacific Hghwy., Chatswood	272086	1961	Premise Match	799m	North
MOTOR GARAGES & ENGINEERS	Hepburn, A., 3 Help St.	347359	1961	Premise Match	801m	North
BATTERY SERVICE STATIONS	Paynters Beam Service Station, 754-758 Pacific Hghwy., Chatswood	6631	1950	Premise Match	806m	North
MOTOR GARAGES &/OR ENGINEERS	Paynters Beam Service Station, 754 Pacific Hghwy., Chatswood	84196	1950	Premise Match	806m	North
MOTOR SERVICE STATIONS-PETROL, Etc.	Paynters Beam Service Station, 754 Pacific Hghwy., Chatswood	86278	1950	Premise Match	806m	North
MOTOR GARAGES & ENGINEERS	Archer Street Service Station 75a Archer St. Chatswood	346516	1961	Premise Match	819m	North East
MOTOR GARAGES & ENGINEERS	Archer Street Service Station, 75a Archer St. Chatswood	346517	1961	Premise Match	819m	North East
MOTOR GARAGES & ENGINEERS(M6S6)	Archer Street Service Station,75a Archer St.CHATSWOOD	337209	1970	Premise Match	826m	North East
Motor Garages & Engineers - Chatswood	Archer Street Service Station, 75a Archer St.	122405	1965	Premise Match	826m	North East
BATTERY SERVICE STATIONS	Evans, C. S. Garage, 75a Archer St., Chatswood	6598	1950	Premise Match	826m	North East
MOTOR GARAGES &/OR ENGINEERS	Evans, C. S. Garage, 75a Archer St., Chatswood	83721	1950	Premise Match	826m	North East
MOTOR SERVICE STATIONS-PETROL, Etc.	Evans, C. S. Garage, 75a Archer St., Chatswood	85943	1950	Premise Match	826m	North East
MOTOR GARAGES &/OR ENGINEERS	Vaughan Bros., 381 Victoria Ave., Chatswood	84505	1950	Premise Match	831m	North East
MOTOR GARAGES &/OR ENGINEERS	Nicholson, Alex A., 3 McIntosh St., Chatswood	84136	1950	Premise Match	845m	North
MOTOR GARAGES &/OR ENGINEERS	Nicolson, Alex A., 3 McIntosh St., Chatswood	84139	1950	Premise Match	845m	North
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	New Age Service Station, (Ampol), 847 Pacific H'way., Chatswood.2067.	57285	1982	Premise Match	878m	North
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	New Age Service Station, 847 Pacific H'way, Chatswood.	50579	1978	Premise Match	878m	North

Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Feature Point	Direction
MOTOR GARAGES &/OR ENGINEERS.	NewAge Service Station. 847 Pacific H'way, CHatswood	59312	1975	Premise Match	878m	North
Motor Garages & Engineers - Chatswood	New Age Service Station Enterprises Pty. Ltd., 847 Pacific Highway.	122420	1965	Premise Match	878m	North
MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	New Age Service Station 847 Pacific Hghwy.	350902	1961	Premise Match	878m	North
MOTOR GARAGES & ENGINEERS	New Age Service Station, 847 Pacific Hghwy.	347776	1961	Premise Match	878m	North
DRY CLEANERS, PRESSERS / DYERS	Country Club Dry Cleaners & Laundrette, 369 Victoria Ave., Chatswood	299084	1961	Premise Match	878m	North East
MOTOR GARAGES & ENGINEERS(M6S6)	New Age Service Station Enterprises Pty. Ltd., 847 Pacific Highway. CHATSWOOD	338322	1970	Premise Match	883m	North
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	BP Avenue Service Station, 298 Victoria Ave., Chatswood. 2067.	56164	1982	Premise Match	884m	North East
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	BP Avenue Service Station, 298 Victoria Ave.; Chatswood.	49496	1978	Premise Match	884m	North East
MOTOR GARAGES &/OR ENGINEERS.	BP Avenue Service Station. 298 Victoria Ave., Chatswood.	58514	1975	Premise Match	884m	North East
MOTOR SERVICE STATIONS-PETROL,OIL,Etc. (M716)	Avenue Filling Station,298 Victoria Ave.CHATSWOOD	340788	1970	Premise Match	884m	North East
Motor Service Stations - Petrol, Oil, Etc. - Chatswood	Avenue Filling Station, 298 Victoria Ave.	125581	1965	Premise Match	884m	North East
MOTOR SERVICE STATIONS-PETROL, Etc.	Avenue Filling Station, 298 Victoria Ave., Chatswood	85765	1950	Premise Match	884m	North East
MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Avenue Filling Station, 298 Victoria Ave. Chatswood	350335	1961	Premise Match	891m	North East
MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Low, Jim Service Centre, Cnr. Pacific Hghwy., & Rimmington St.	350807	1961	Road Intersection	891m	South
BATTERY SERVICE STATIONS	Low, Jim Service Station, Cnr. Pacific Hghwy. & Rimmington St., Artarmon	272050	1961	Road Intersection	891m	South
MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Smith, Reg Motors Pty. Ltd., Cnr. Pacific Hghwy. & Rimmington St.	351093	1961	Road Intersection	891m	South
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Mobil Service Station, 477 Pacific H'way., Artarmon.	50515	1978	Premise Match	930m	South
MOTOR GARAGES &/OR ENGINEERS.	L. & R. Service Centre, 477 Pacific H'way., Artarmon	59134	1975	Premise Match	930m	South
MOTOR SERVICE STATIONS-PETROL,OIL,Etc. (M716)	Smith,R. Motors Pty. Ltd.,477 Pacific Highway., Artarmon	341471	1970	Premise Match	930m	South
Motor Service Stations - Petrol, Oil, Etc. - Artarmon	Artarmon Service Centre, 477 Pacific Hghwy. Artarmon	125382	1965	Premise Match	930m	South
Motor Garages & Engineers - Chatswood	Chatswood Service Station, 17 Railway St.	122408	1965	Road Intersection	934m	North
MOTOR GARAGES & ENGINEERS	Chatswood Service Station, 17 Railway St.	346871	1961	Road Intersection	934m	North
MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Chatswood Service Station, 17 Railway St.	350465	1961	Road Intersection	934m	North
BATTERY SERVICE STATIONS	Chatswood Service Station (K. J. McMahon), 17 Railway St., Chatswood	6589	1950	Road Intersection	934m	North
MOTOR SERVICE STATIONS-PETROL, Etc.	Chatswood Service Station, 17 Railway St., Chatswood	85867	1950	Road Intersection	934m	North
MOTOR GARAGES &/OR ENGINEERS	Chatswood Service Station, 17 Railway St., Chatswood	83583	1950	Road Intersection	934m	North
MOTOR GARAGES &/OR ENGINEERS	McMahon, K. J., 17 Railway St., Chatswood	84073	1950	Road Intersection	934m	North
MOTOR GARAGES & SERVICE STATIONS.	Lion Self Serve, (Caltex), 428 Mowbray Rd., Lane Cove.	64990	1986	Premise Match	958m	South West
MOTOR GARAGES & SERVICE STATIONS.	Lions Service Station (Caltex), 428 Mowbray Rd., Lane Cove.	64991	1986	Premise Match	958m	South West
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Lion Self Serve. (Caltex), 428 Mowbray Rd., Lane Cove. 2066.	57096	1982	Premise Match	958m	South West
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Lions Service Station (Cattex), 428 Mowbray Rd., Lane Cove. 2066.	57098	1982	Premise Match	958m	South West
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Caltex Service Station, 428 Mowbray Rd.. Lane Cove.	49728	1978	Premise Match	958m	South West
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Lion Service Station (Caltex), 428 Mowbray Rd., Lane Cove.	50383	1978	Premise Match	958m	South West

Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Feature Point	Direction
MOTOR GARAGES &/OR ENGINEERS.	Service Paradise Centre, 428 Mowbray Rd., Lane Cove.	59525	1975	Premise Match	958m	South West
MOTOR GARAGES & ENGINEERS(M6S6)	Caltex Oil Service Station,428 Mowbray Rd.LANE COVE	337497	1970	Premise Match	958m	South West
MOTOR GARAGES & ENGINEERS(M6S6)	Johnson,D. Service Station,428 Mowbray Rd.LANE COVE	338070	1970	Premise Match	958m	South West

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

## Historical Business Directories

### 5-9 Gordon Avenue, Chatswood, NSW 2067

### Dry Cleaners, Motor Garages & Service Stations Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Aero Tyre Service, 576 Pacific Hghwy., Chatswood	350294	1961	Road Match	38m
Motor Garages & Service Stations	Ampol Self Serve Pacific Hwy, Chatswood 2067	53498	1991	Road Match	38m
MOTOR GARAGES & SERVICE STATIONS.	Artarmon Self Serve Mobil, Pacific H'way., Chatswood.	63974	1986	Road Match	38m
MOTOR GARAGES & SERVICE STATIONS.	Grace Service Centre, Pacific H'way., Chatswood.	64805	1986	Road Match	38m
MOTOR SERVICE STATIONS - PETROL, OIL	Ampol Service Station, Moriarty St., Chatswood.	61387	1975	Road Match	139m
MOTOR GARAGES & ENGINEERS	Atlantic Service Station, Pacific Hghwy. Artarmon	346549	1961	Road Match	352m
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Lane Cove Auto Port, Pacific H'way., Lane Cove.	50362	1978	Road Match	352m
Motor Service Stations - Petrol, Oil, Etc. - Artarmon	Scholtz, P. B., Pacific Hghwy. Artarmon	125387	1965	Road Match	352m
MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Scholtz, P. B., Pacific Hghwy. Artarmon	351064	1961	Road Match	352m
MOTOR GARAGES &/OR ENGINEERS	Phipps, G. S., Devonshire St., Chatswood	84216	1950	Road Match	494m
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Ampol Grace Service Centre, Archer St., Chatswood, 2067.	56009	1982	Road Match	652m
MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Ampol Grace Service Centre, Archer St., Chatswood.	49282	1978	Road Match	652m
MOTOR GARAGES &/OR ENGINEERS.	Ampol Service Centre, Archer St., Chatswood.	58356	1975	Road Match	652m
MOTOR SERVICE STATIONS - PETROL, OIL	Ampol Service Centre, Archer St., Chatswood.	61380	1975	Road Match	652m
MOTOR GARAGES & ENGINEERS	Vaughan Bros., Archer St. Chatswood	348352	1961	Road Match	652m
DRY CLEANERS, PRESSERS & DYERS	Sharpe Bros., 5 Belmore Rd., Randwick; Wilkes Ave., Artarmon; 146 Alison Rd., Randwick	35686	1950	Road Match	761m
DRY CLEANERS, PRESSERS & DYERS	Mark Mayne Pty. Ltd. Neridah St., Chatswood	35506	1950	Road Match	806m
DRY CLEANERS, PRESSERS / DYERS	Mark Mayne Pty. Ltd., Neridah St., Chatswood & Branches	299181	1961	Road Match	806m

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Aerial Imagery 2014

5-9 Gordon Avenue, Chatswood, NSW 2067

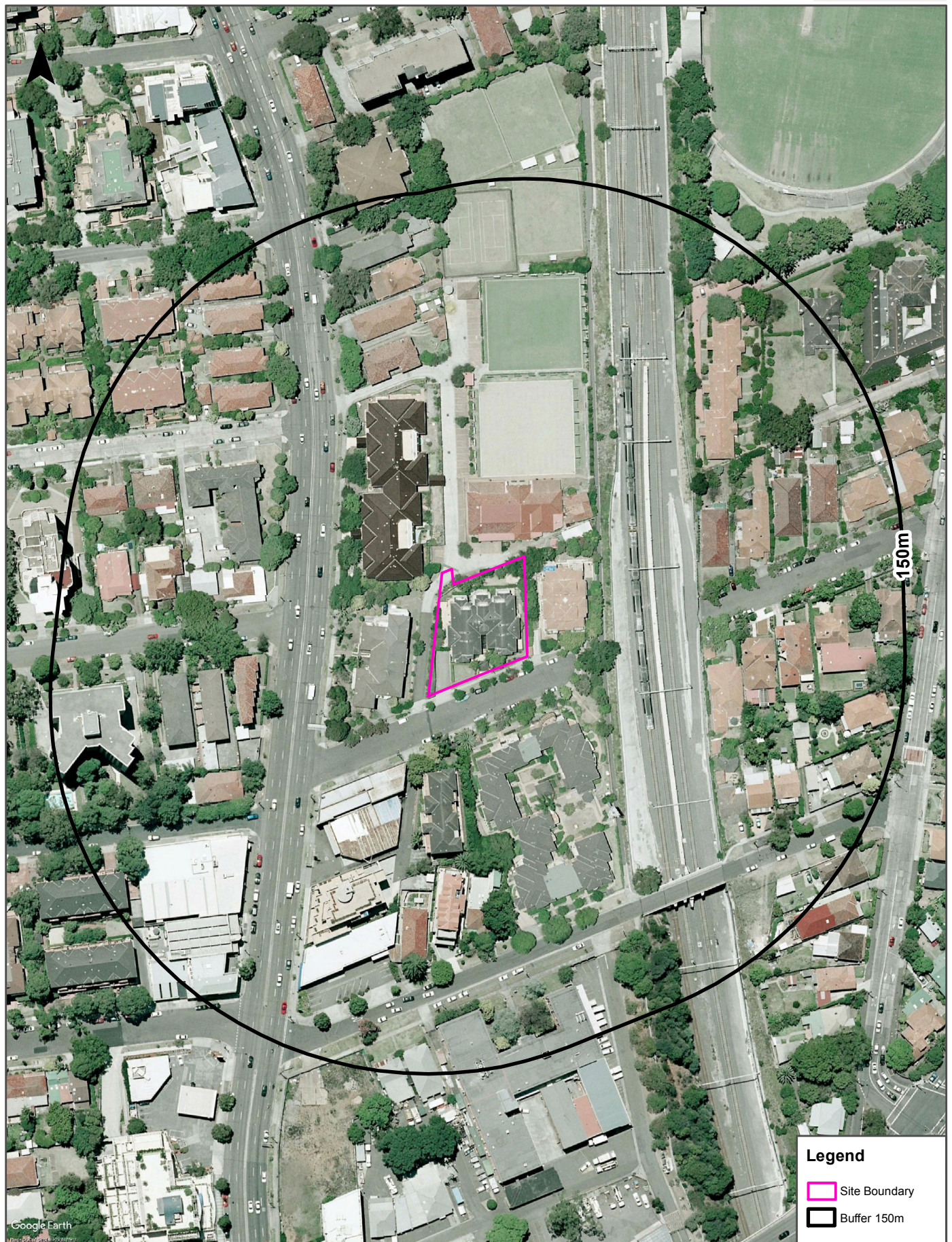


<p>Scale:</p> <p>0 25 50 100 Meters</p>	<p>Data Sources: Historical Aerials: © Department Finance, Services &amp; Innovation</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 01 November 2017</p>
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# Aerial Imagery 2009

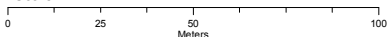
5-9 Gordon Avenue, Chatswood, NSW 2067



## Legend

- Site Boundary
- Buffer 150m

Scale:



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Coordinate System:  
GDA 1994 MGA Zone 56

Date: 27 October, 2017

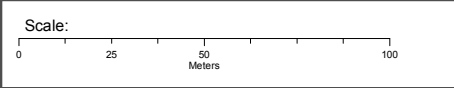


Aerial Imagery 2006

5-9 Gordon Avenue, Chatswood, NSW 2067



Google Earth  
img1/2017/02/01/01



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Coordinate System:  
GDA 1994 MGA Zone 56

Date: 27 October, 2017



## Aerial Imagery 1991

5-9 Gordon Avenue, Chatswood, NSW 2067



### Legend

-  Site Boundary
-  Buffer 150m

Scale:

0 25 50 100  
Meters

Data Sources: Aerial Imagery © Department Finance,  
Services & Innovation

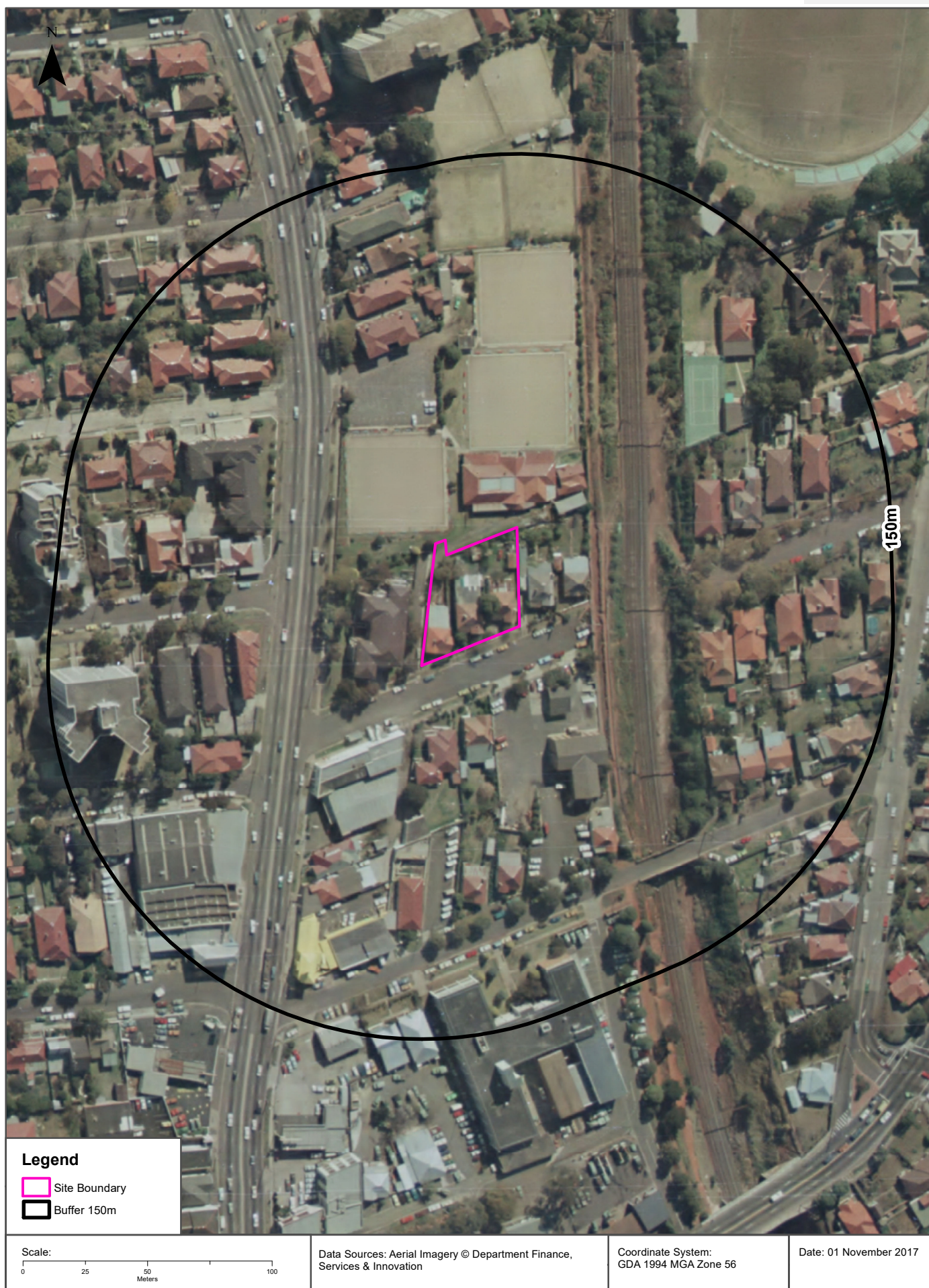
Coordinate System:  
GDA 1994 MGA Zone 56

Date: 01 November 2017



## Aerial Imagery 1982

5-9 Gordon Avenue, Chatswood, NSW 2067







<p>Scale:</p> <p>0 25 50 100</p> <p>Meters</p>	<p>Data Sources: Aerial Imagery © Department Finance, Services &amp; Innovation</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 30 October 2017</p>
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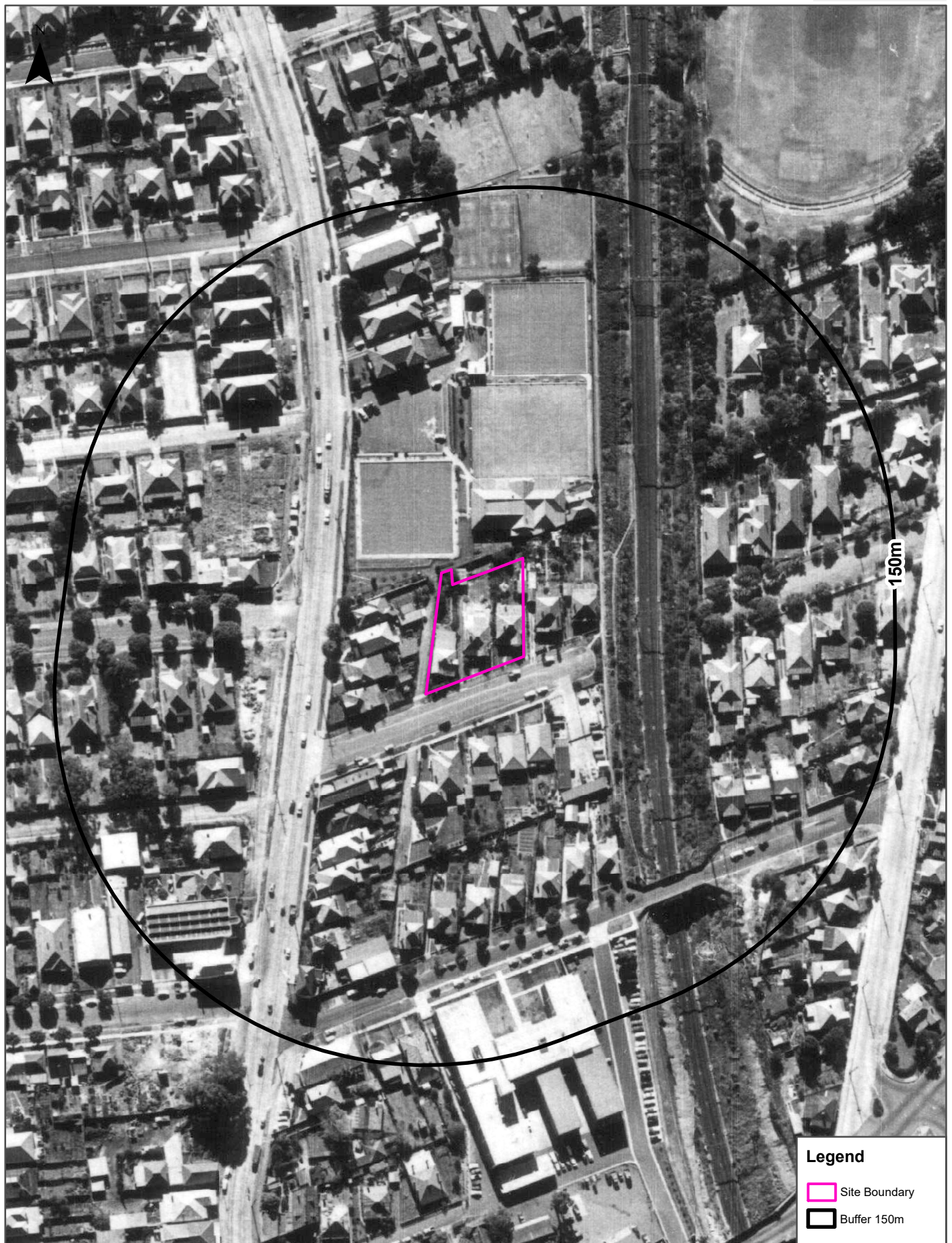


<p>Scale:</p> <p>0 25 50 100</p> <p>Meters</p>	<p>Data Sources: Aerial Imagery © Department Finance, Services &amp; Innovation</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 28 October 2017</p>
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# Aerial Imagery 1961

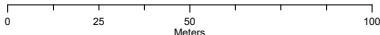
5-9 Gordon Avenue, Chatswood, NSW 2067



## Legend

-  Site Boundary
-  Buffer 150m

Scale:



Data Sources: Aerial Imagery © Department Finance, Services & Innovation

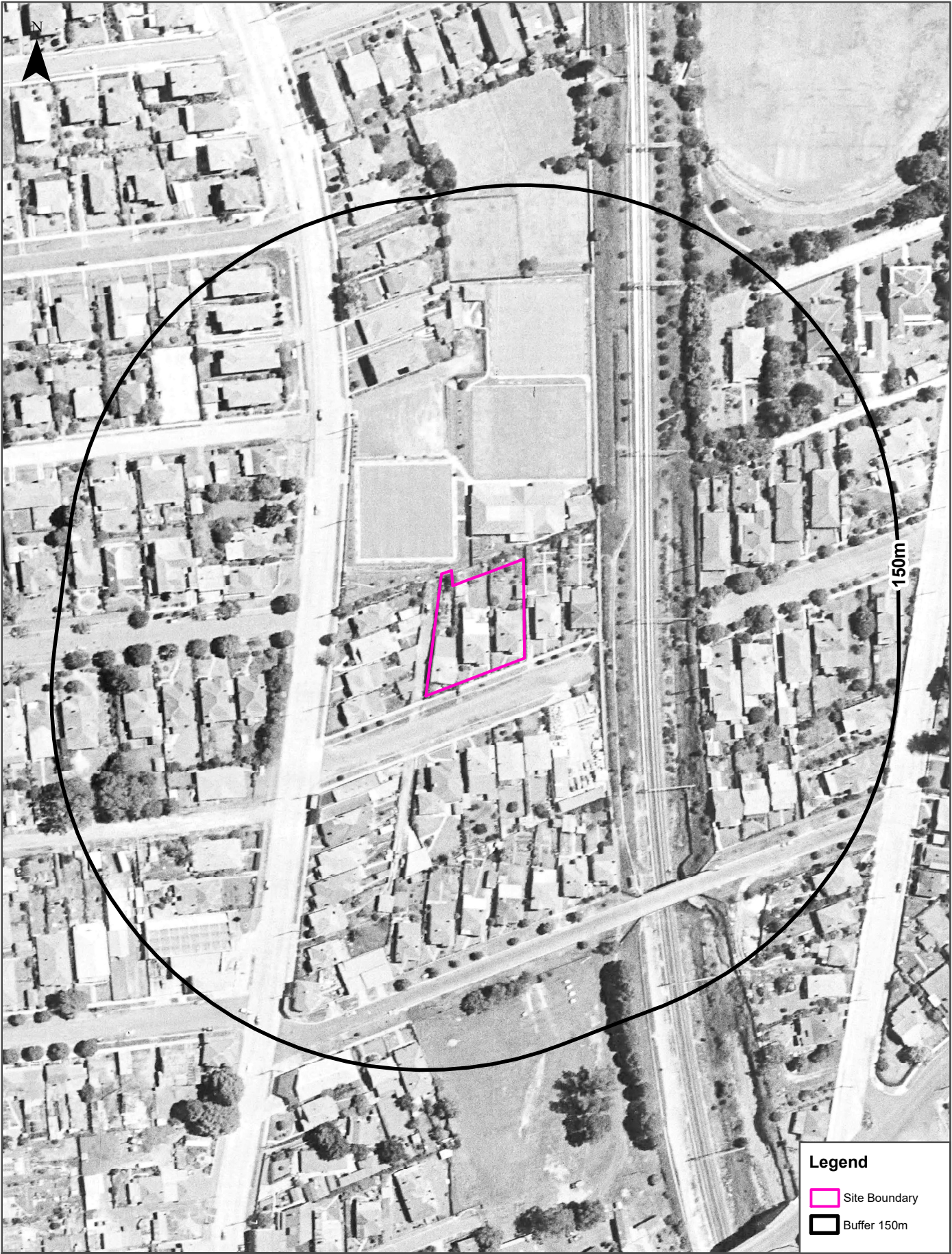
Coordinate System:  
GDA 1994 MGA Zone 56

Date: 28 October 2017



Aerial Imagery 1955

5-9 Gordon Avenue, Chatswood, NSW 2067



Legend

- Site Boundary
- Buffer 150m

Scale: 0 25 50 100 Meters	Data Sources: Aerial Imagery © Department Finance, Services & Innovation	Coordinate System: GDA 1994 MGA Zone 56	Date: 28 October 2017
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## Aerial Imagery 1943

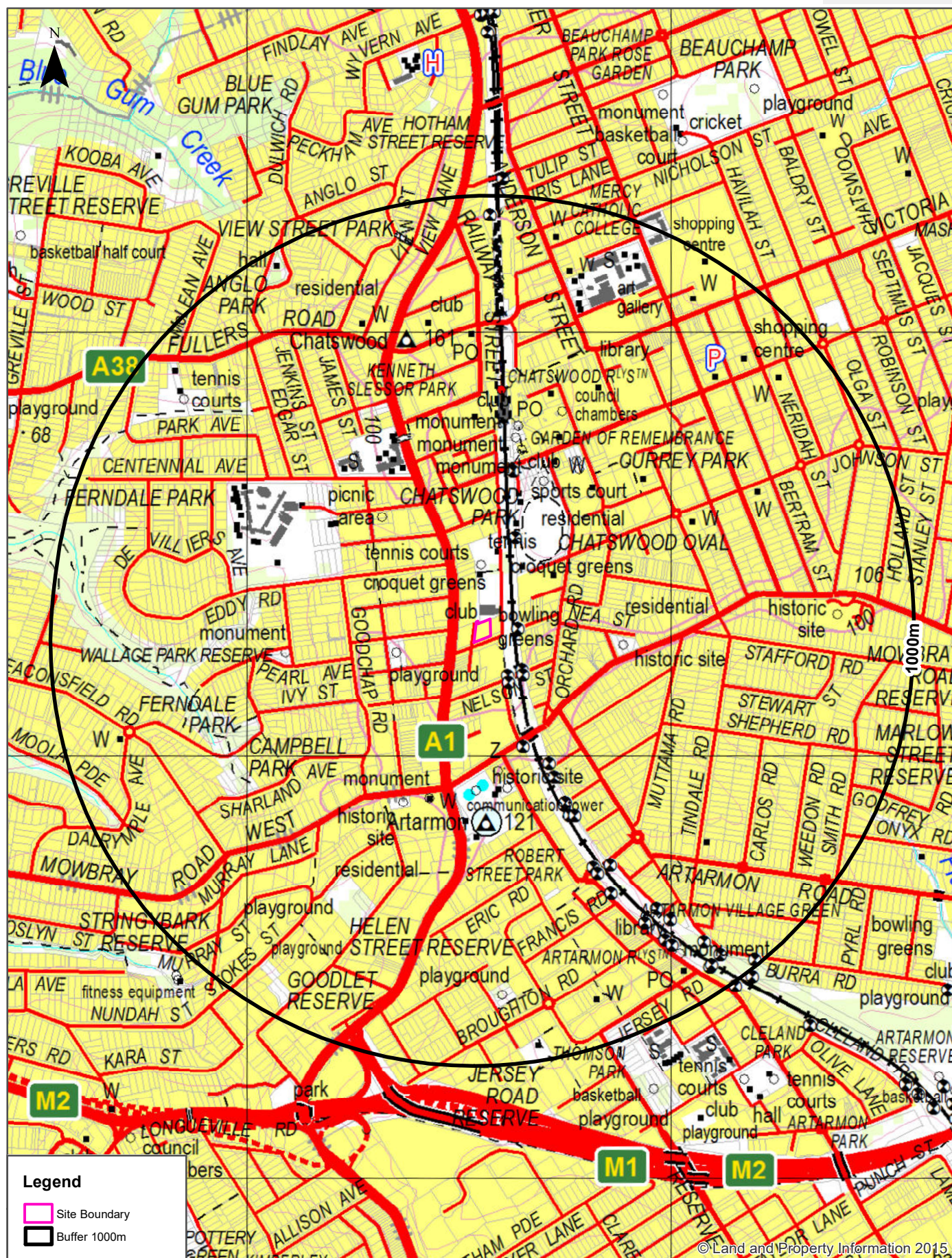
5-9 Gordon Avenue, Chatswood, NSW 2067





# Topographic Map 2015

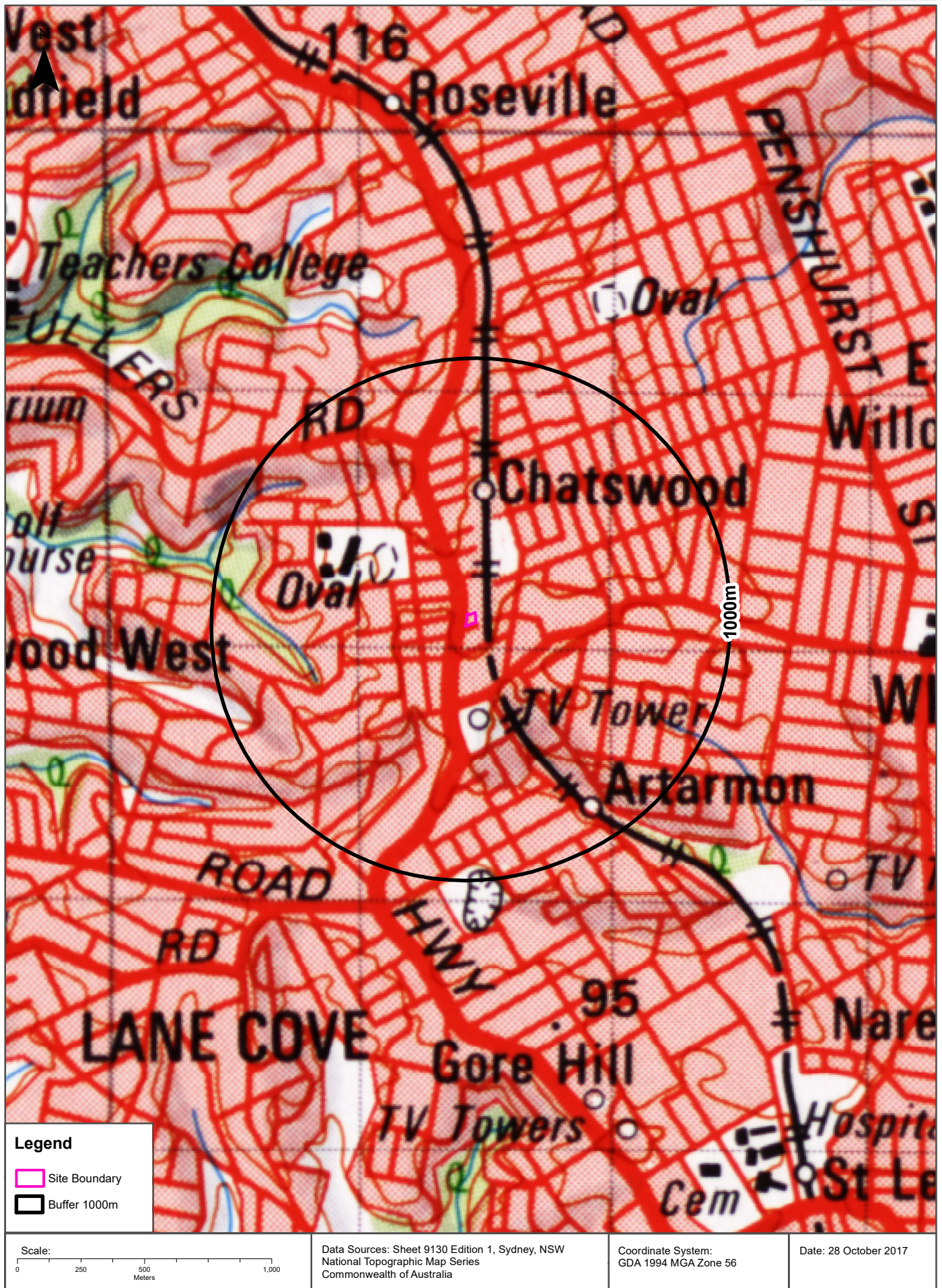
5-9 Gordon Avenue, Chatswood, NSW 2067





## Historical Map 1975

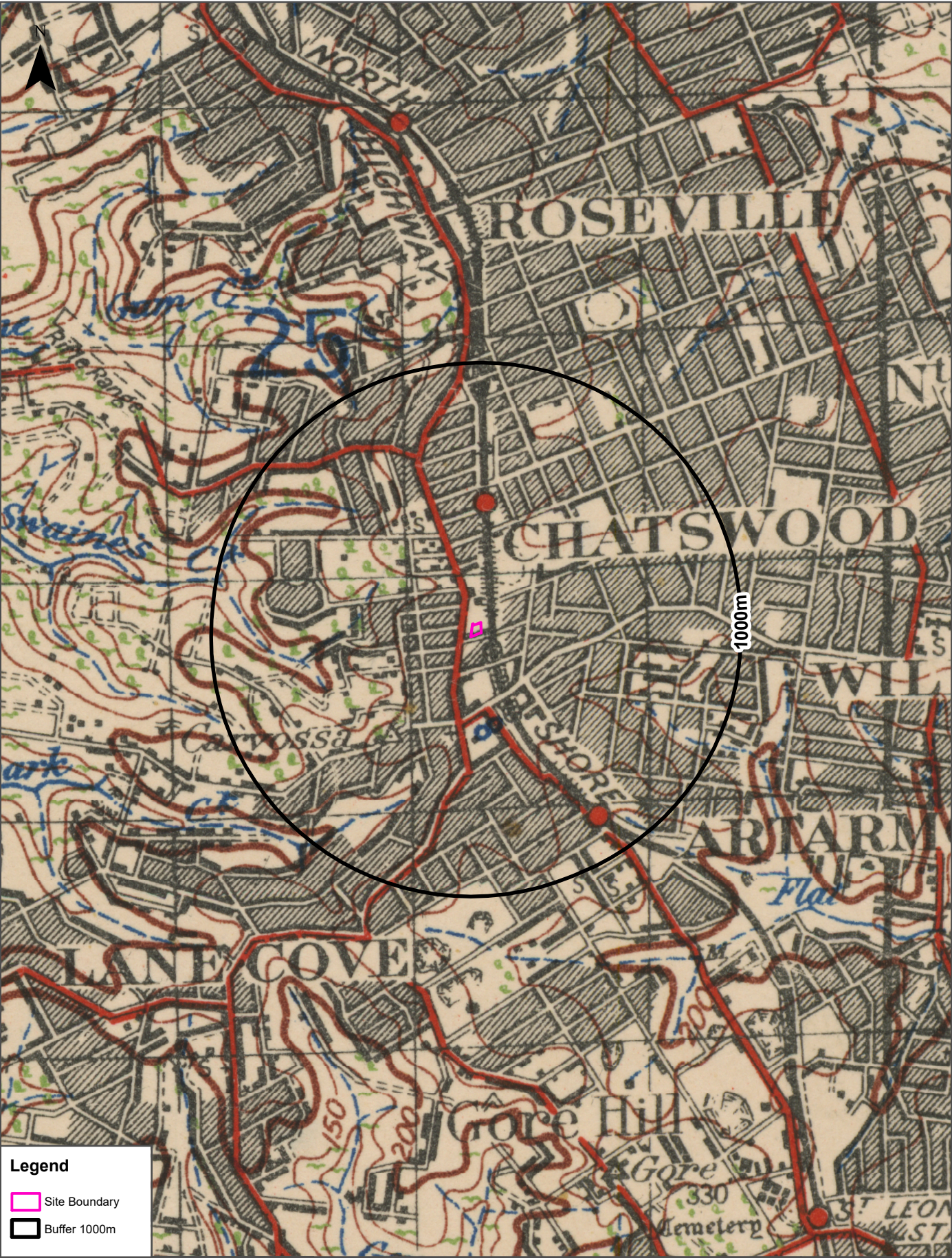
5-9 Gordon Avenue, Chatswood, NSW 2067





Historical Map 1949

5-9 Gordon Avenue, Chatswood, NSW 2067



**Legend**

- Site Boundary
- Buffer 1000m

Scale:

0 250 500 1,000 Meters

Data Sources: Australia 1:63360 Sheet 423  
Sydney, New South Wales  
Prepared by Commonwealth Section Imperial General Staff

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 28 October 2017



Historical Map 1917

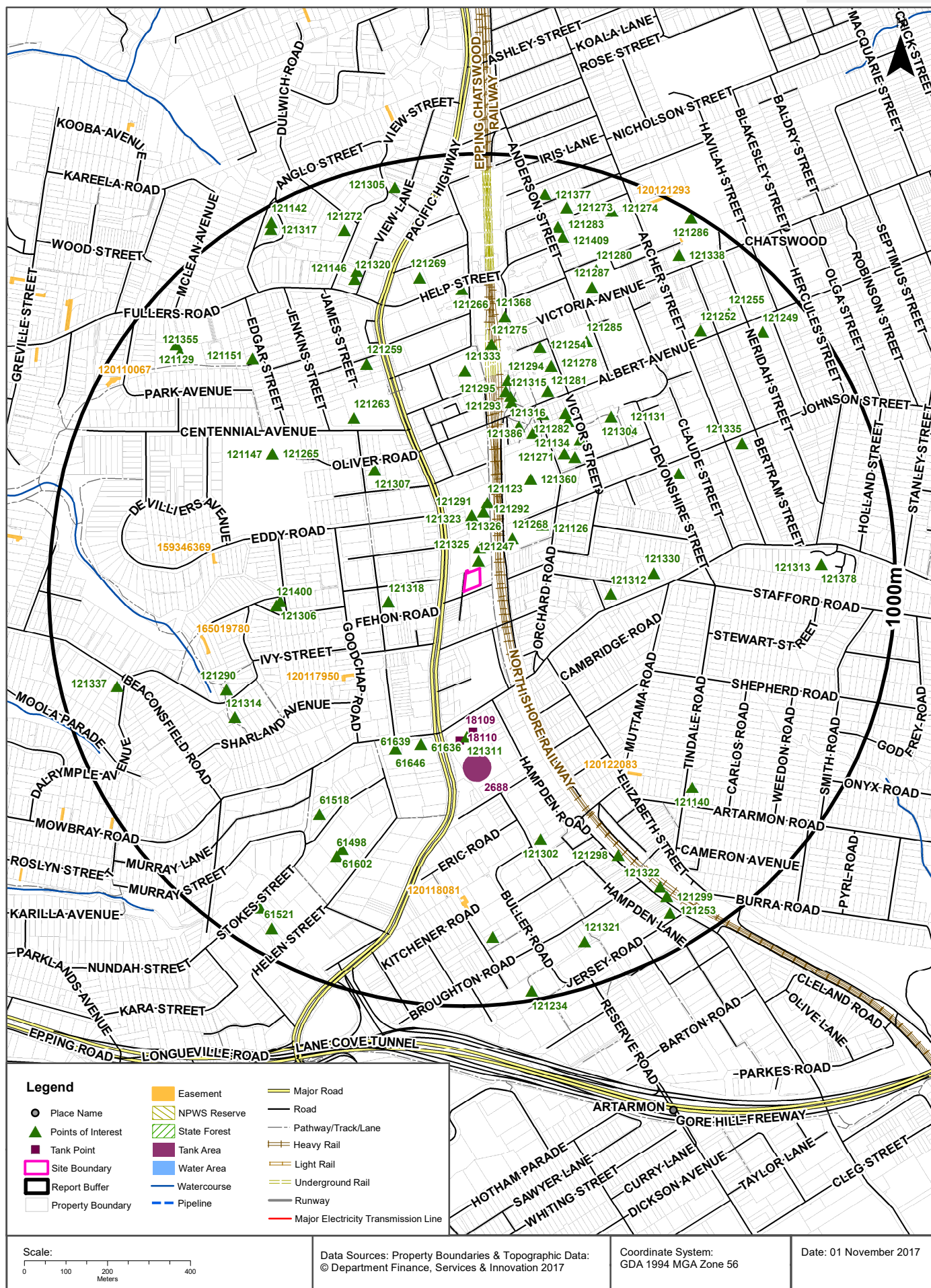
5-9 Gordon Avenue, Chatswood, NSW 2067





# Topographic Features

5-9 Gordon Avenue, Chatswood, NSW 2067



## Topographic Features

5-9 Gordon Avenue, Chatswood, NSW 2067

### Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
121247	Club	CHATSWOOD BOWLING CLUB	19m	North
121325	Sports Field	BOWLING GREENS	52m	North
121268	Retirement Village	CHAPMAN CLOSE	107m	North East
121291	Sports Court	TENNIS	129m	North
121323	Sports Court	TENNIS COURTS	130m	North
121326	Sports Field	CROQUET GREENS	137m	North
121292	Sports Field	CROQUET GREENS	137m	North
121123	Community Facility	CHATSWOOD CROQUET CLUB	160m	North
121318	Picnic Area	SUTHERLAND PARK	183m	West
121126	Community Facility	WYLLIE LODGE	184m	North East
121360	Sports Field	CHATSWOOD OVAL	248m	North East
121312	Historic Site	HILTON	315m	East
121307	Picnic Area	WHITTON PARK	330m	North West
121271	Community Home	DOUGHERTY APARTMENTS	344m	North East
121311	Historic Site	CHATSWOOD RESERVOIRS NO1 AND NO2	349m	South
121386	Sports Court	CHATSWOOD SKATE PARK	351m	North
121267	Retirement Village	DOUGHERTY APARTMENTS	353m	North East
121316	Park	CHATSWOOD PARK	355m	North
61636	Place Of Worship	UNITING CHURCH	382m	South
61639	Monument	CHATSWOOD SOUTH UNITING CHURCH VAD MEMORIALS	382m	South
61647	Historic Site	SOUTH UNITING CHURCH	382m	South
121134	Community Facility	DOUGHERTY COMMUNITY CENTRE	394m	North East
121282	Place Of Worship	BAPTIST CHURCH	402m	North East
121293	Monument	CROSS OF REMEMBRANCE	407m	North
61646	Historic Site	SOUTH UNITING CEMETERY	412m	South West
121387	Sports Court	Sports Court	413m	North East
121330	Community Home	COLUMBIA AGED CARE SERVICES-WILLOWOOD CENTRE	419m	East
121315	Park	GARDEN OF REMEMBRANCE	421m	North
121385	Sports Court	BASKETBALL	427m	North East
121295	Monument	Monument	433m	North
121306	Monument	WALLACE PARK MEMORIAL PLAQUE	442m	West
121400	Park	WALLACE PARK RESERVE	453m	West



Map Id	Feature Type	Label	Distance	Direction
121263	Primary School	CHATSWOOD PUBLIC SCHOOL	458m	North West
121270	Club	GORDON SOCIAL AND RECREATION CLUB	459m	North
121294	Monument	THE BOER WAR MEMORIAL	460m	North
121333	Club	CHATSWOOD RSL CLUB	479m	North
121304	Park	CURREY PARK	484m	North East
121131	Community Facility	THE HUB COMMUNITY GARDEN	492m	North East
121281	Art Gallery	FOYER EXHIBITION SPACE	518m	North
121278	Local Government Chambers	WILLOUGHBY CITY COUNCIL	518m	North
121251	Place Of Worship	SEVENTH DAY ADVENTIST CHURCH	531m	North East
121275	Railway Station	CHATSWOOD RAILWAY STATION	542m	North
121265	High School	CHATSWOOD HIGH SCHOOL	546m	North West
121147	High School	SATURDAY SCHOOL OF COMMUNITY LANGUAGES CHATSWOOD H	546m	North West
121254	Post Office	CHATSWOOD POST OFFICE	553m	North
121259	Park	KENNETH SLESSOR PARK	555m	North West
121285	Shopping Centre	WESTFIELD CHATSWOOD	605m	North East
121368	Transport Interchange	CHATSWOOD BUS INTERCHANGE	610m	North
121290	Park	FERNDALE PARK	619m	South West
121302	Park	ROBERT STREET PARK	625m	South
121314	Park	CAMPBELL PARK	629m	South West
61518	Nursing Home	UNITING LYNVALE LANE COVE	640m	South West
121266	Post Office	WEST CHATSWOOD POST OFFICE	674m	North
61602	Park	HELEN STREET RESERVE	686m	South West
121335	Place Of Worship	SALVATION ARMY CHURCH	700m	North East
121140	Community Facility	ARTARMON COMMUNITY FACILITY	706m	South East
61498	Park	PLAYGROUND	708m	South West
121269	Club	CHATSWOOD CLUB (THE)	716m	North
121151	Park	BARTELS PARK	726m	North West
121287	Library	CHATSWOOD LIBRARY	730m	North
121298	Park	ARTARMON VILLAGE GREEN	731m	South East
121320	Place Of Worship	ANGLICAN CHURCH	754m	North
121146	Primary School	INTERNATIONAL CHINESE SCHOOL	770m	North
121280	Art Gallery	ART SPACE ON THE CONCOURSE	773m	North
121252	Police Station	CHATSWOOD POLICE STATION	782m	North East
121313	Historic Site	WINDSOR GARDENS	822m	East
121378	Retirement Village	WINDSOR GARDENS RETIREMENT VILLAGE	822m	East
121409	Combined Primary-Secondary School	ST PIUS X COLLEGE	824m	North
121226	Picnic Area	WICKHAM PARK	835m	South
121283	Place Of Worship	PRESBYTERIAN CHURCH	844m	North
121276	Railway Station	ARTARMON RAILWAY STATION	847m	South East
121322	Library	ARTARMON LIBRARY	847m	South East

Map Id	Feature Type	Label	Distance	Direction
121255	Shopping Centre	CHATSWOOD VILLAGE	859m	North East
121337	Place Of Worship	ANGLICAN CHURCH	865m	West
121355	Sports Court	TENNIS COURTS	866m	North West
121272	Community Home	FOREST VIEW QUALITY CARE CENTRE	873m	North
121299	Monument	CHARLES HENRY WICKHAM MEMORIAL PLAQUE	875m	South East
121129	Community Facility	CHATSWOOD TENNIS CLUB	886m	North West
121249	Place Of Worship	CHRISTIAN SCIENTIST CHURCH	889m	North East
121321	Place Of Worship	ANGLICAN CHURCH	892m	South
121338	Place Of Worship	CHURCH OF CHRIST	896m	North East
121273	Retirement Village	ST ANDREW'S LODGE	896m	North
61499	Park	PLAYGROUND	907m	South West
121253	Post Office	ARTARMON POST OFFICE	914m	South East
121377	Place Of Worship	CHRISTIAN BROTHERS	917m	North
121250	Place Of Worship	CATHOLIC CHURCH	919m	North
121274	Primary School	OUR LADY OF DOLOURS CATHOLIC PRIMARY SCHOOL	919m	North
61521	Park	GOODLET RESERVE	934m	South West
121305	Park	VIEW STREET PARK	941m	North
121317	Park	ANGLO PARK	949m	North West
121142	Community Facility	CHATSWOOD GIRL GUIDES HALL	963m	North West
121234	Park	JERSEY ROAD RESERVE	977m	South
121286	Shopping Centre	CHATSWOOD CHASE SYDNEY	987m	North East

Topographic Data Source: © Land and Property Information (2015)

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## Topographic Features

5-9 Gordon Avenue, Chatswood, NSW 2067

### Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
2688	Water	Operational		01/01/2009	390m	South

### Tanks (Points)

What are the Tank Points located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
18109	Water	Operational		01/01/2009	339m	South
18110	Water	Operational		01/01/2009	359m	South

Tanks Data Source: © Land and Property Information (2015)

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## Major Easements

What Major Easements exist within the dataset buffer?

Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120117950	Primary	Undefined		326m	South West
120122083	Primary	Undefined		575m	South East
159346369	Primary	Right of way	3.14	599m	West
165019780	Primary	Right of way	Variable	629m	West
120118081	Primary	Undefined		735m	South
120121293	Primary	Undefined		925m	North East
120110067	Primary	Undefined		954m	North West

Easements Data Source: © Land and Property Information (2015)

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## Topographic Features

5-9 Gordon Avenue, Chatswood, NSW 2067

### State Forest

What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © Land and Property Information (2015)

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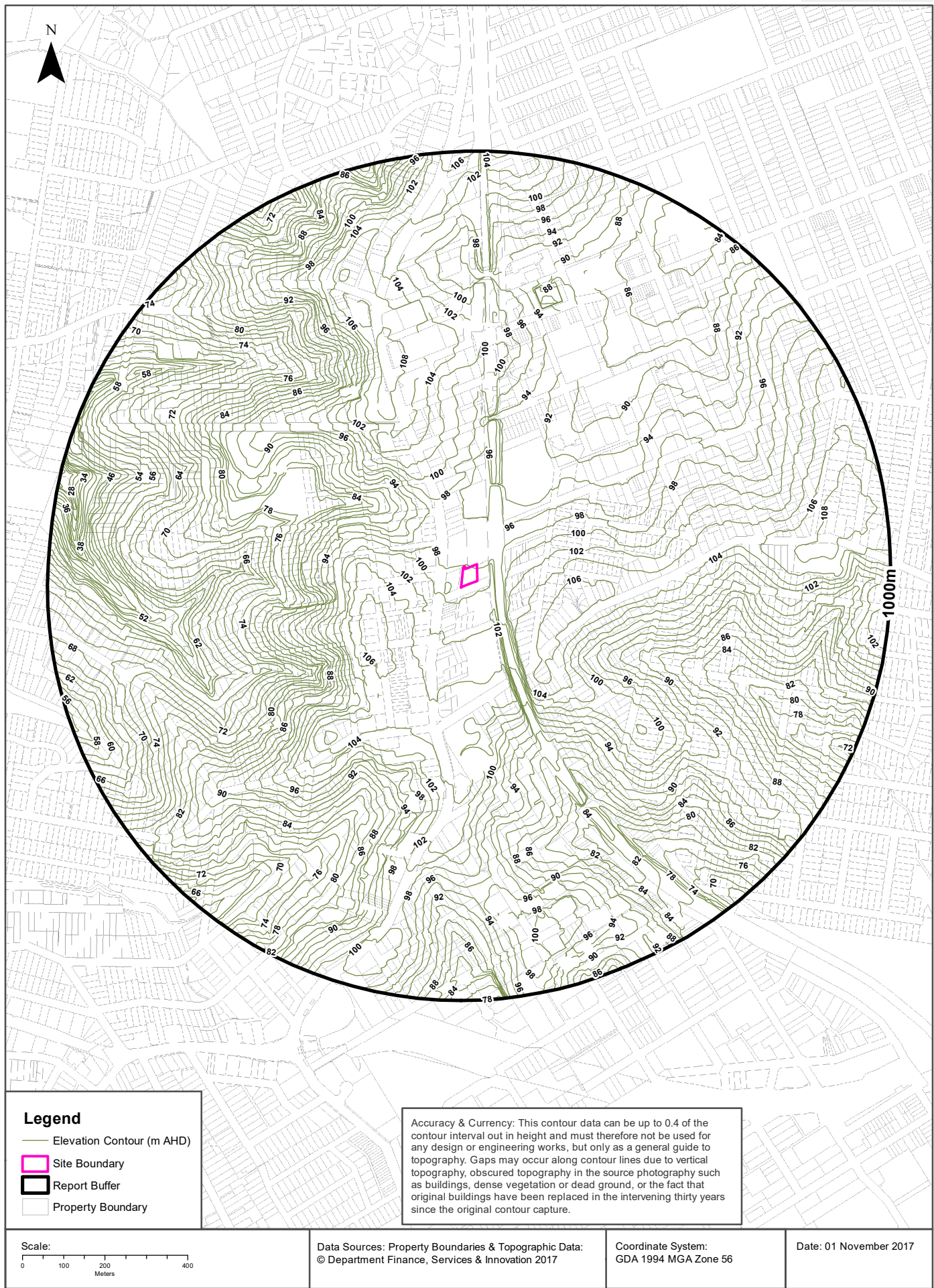
### National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

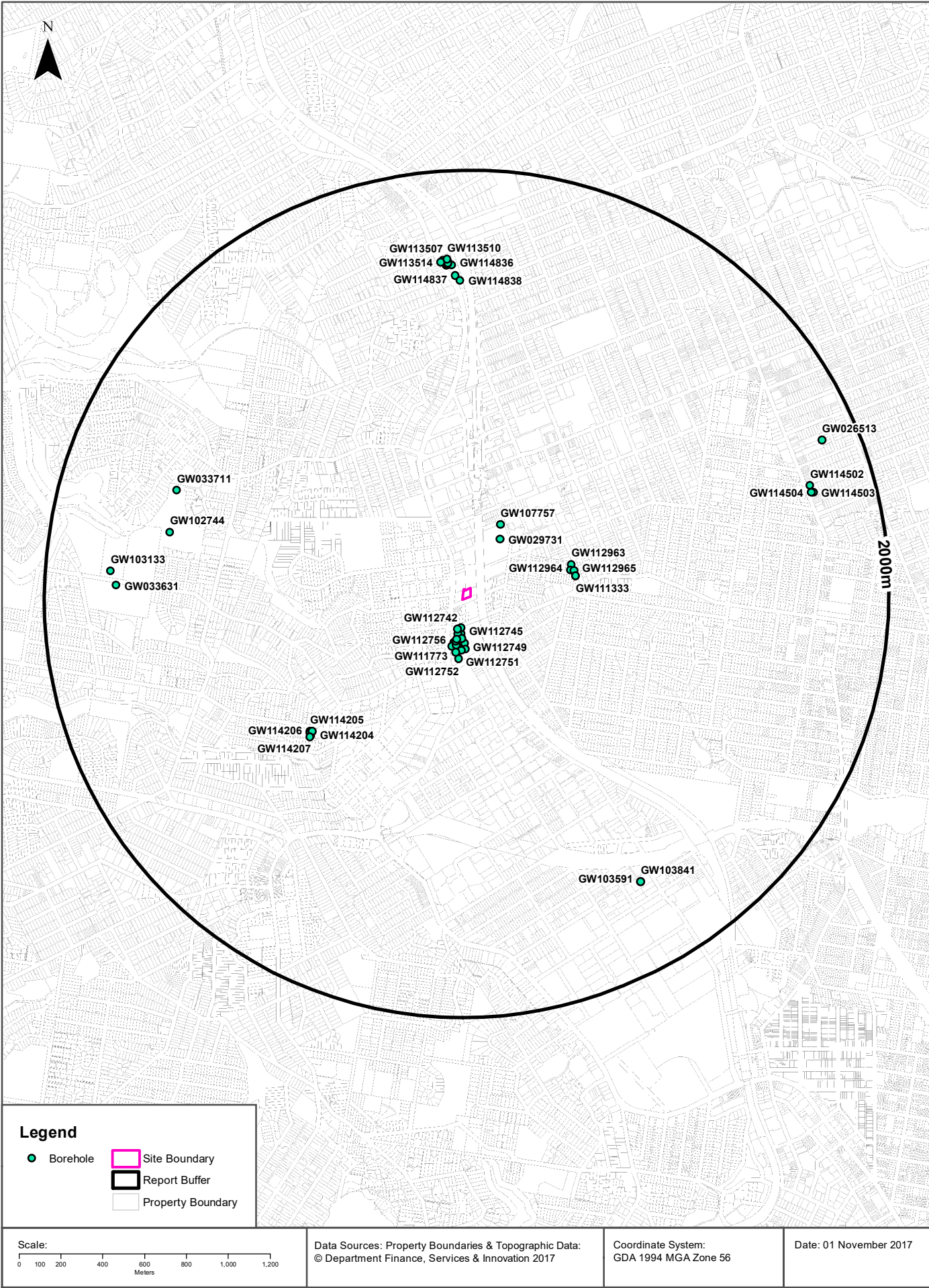
Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N/A	No records in buffer				

NPWS Data Source: © Land and Property Information (2015)

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# Hydrogeology & Groundwater

5-9 Gordon Avenue, Chatswood, NSW 2067

## Hydrogeology

Description of aquifers on-site:

Description
Porous, extensive aquifers of low to moderate productivity

Description of aquifers within the dataset buffer:

Description
Porous, extensive aquifers of low to moderate productivity

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)  
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## Groundwater Boreholes

Boreholes within the dataset buffer:

GW No.	Licence No	Work Type	Owner Type	Purpose	Contractor	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW112743	10BL603114	Bore	Private	Monitoring	TERRATEST	23/03/2009	11.00	11.00					135m	South
GW112742	10BL603114	Bore	Private	Monitoring	TERRATEST	24/03/2009	11.00	11.00					144m	South
GW112745	10BL603114	Bore	Private	Monitoring	TERRATEST	23/03/2009	12.00	12.00					164m	South
GW112744	10BL603114	Bore	Private	Monitoring	TERRATEST	24/03/2013	11.00	11.00					167m	South
GW112747	10BL603114	Bore	Private	Monitoring	TERRATEST	25/03/2009	12.00	12.00					186m	South
GW112746	10BL603114	Bore	Private	Monitoring	TERRATEST	23/03/2013	12.00	12.00					192m	South
GW112753	10BL603114	Bore	Private	Monitoring	TERRATEST	27/08/2013	10.50	10.50					202m	South
GW112749	10BL603114	Bore	Private	Monitoring	TERRATEST	08/04/2009	6.50	6.50					209m	South
GW112756	10BL603114	Bore	Private	Monitoring	TERRATEST	23/03/2013	11.00	11.00					209m	South
GW112754	10BL603114	Bore	Private	Monitoring	TERRATEST	18/03/2009	11.00	11.00					219m	South
GW112748	10BL603114	Bore	Private	Monitoring	TERRATEST	25/03/2009	12.00	12.00					226m	South
GW112755	10BL603114	Bore	Private	Monitoring	TERRATEST	23/03/2009	11.00	11.00					228m	South
GW112751	10BL603114	Bore	Private	Monitoring	TERRATEST	16/03/2009	6.00	6.00					237m	South
GW112750	10BL603114	Bore	Private	Monitoring	TERRATEST	09/04/2009	6.00	6.00					245m	South
GW111773	10BL603110	Bore	Private	Monitoring	Terratest Pty Ltd	16/03/2012	5.50	6.00					255m	South
GW029731	10BL019677	Bore open thru rock	Local Govt	Recreation		01/04/1967	21.60	21.60					273m	North East
GW112752	10BL603114	Bore	Private	Monitoring	TERRATEST	16/03/2009	6.00	6.00					283m	South
GW107757	10BL165399, 10BL602036, 10WA109507	Bore		Recreation	Intertec Drilling Services	29/07/2005	162.60	162.60	1360	25.60	0.300		335m	North East
GW112964	10BL605047	Bore	Local Govt	Monitoring		15/03/2012	2.00	2.00					487m	East

GW No.	Licence No	Work Type	Owner Type	Purpose	Contractor	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW112963	10BL605047	Bore	Local Govt	Monitoring		15/03/2012	9.00	9.00					497m	East
GW112965	10BL605047	Bore	Local Govt	Monitoring		15/03/2012	9.00	9.00					503m	East
GW111332	10BL604464	Bore	Other Govt	Monitoring	SOILCHECK	24/01/2011	3.20	3.20					508m	East
GW111333	10BL604464	Bore	Private	Monitoring	SOILCHECK	24/01/2011	9.00	9.00					509m	East
GW114204	10BL604061	Bore	Private	Monitoring	Coffey Environments	02/06/2010	13.80	13.80					956m	South West
GW114205	10BL604061	Bore	Private	Monitoring	Coffey Environments	16/08/2010	10.00	10.00					962m	South West
GW114206	10BL604061	Bore	Private	Monitoring	Coffey Environments	16/08/2010	8.00	8.00					969m	South West
GW114207	10BL604061	Bore	Private	Monitoring	Coffey Environments	16/08/2010	2.00	2.00					976m	South West
GW114203	10BL604061	Bore	Private	Monitoring	Coffey Environments	02/06/2010	13.85	13.85					981m	South West
GW102744	10BL156110, 10CA109327	Bore		Industrial	B & B Drilling Inc	03/11/1994	39.00	39.00			1.900		1429 m	West
GW033711	10BL026840	Bore open thru rock	Private	Irrigation		01/11/1966	13.40	13.40	Fresh				1451 m	West
GW114838	10BL604596	Bore	Private	Monitoring bore		30/07/2011	9.70	9.70		3.90			1472 m	North
GW114837	10BL604596	Bore	Private	Monitoring bore		30/07/2011	5.00	5.00		2.60			1497 m	North
GW113511	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	01/09/2004	8.00	8.00					1547 m	North
GW114836	10BL604596	Bore	Private	Monitoring bore		30/07/2011	15.00	15.00		8.80			1547 m	North
GW113508	10BL164807	Bore	Private	Monitoring		01/09/2004	7.50	7.50					1554 m	North
GW113505	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	31/08/2004	8.00	8.00					1555 m	North
GW113509	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	01/09/2004	3.00	3.00					1555 m	North
GW113506	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	31/08/2004	3.10	3.10					1556 m	North
GW113513	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	01/09/2004	2.80	2.80					1562 m	North
GW113512	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	31/08/2004	8.00	8.00					1564 m	North
GW113514	10BL164807	Bore	Private	Monitoring		06/09/2004	8.60	8.60					1565 m	North
GW113507	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	31/08/2004	7.60	7.60					1573 m	North
GW113510	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	31/08/2004	7.80	7.80					1576 m	North
GW103591	10BL159969	Bore	Private	Monitoring	Intertec Drilling Services	11/01/2001	5.80	5.80					1590 m	South East
GW103841	10BL159969	Bore		Monitoring	Intertec Drilling Services	11/01/2001	5.80	5.80					1590 m	South East
GW033631	10BL026839, 10BL137058, 10CA109327	Bore open thru rock	Private	Recreation		01/12/1966	14.00	14.00	Fresh				1657 m	West
GW103133	10BL141318, 10CA109327	Bore		Irrigation, Recreation	JH Iselt Pty Ltd	25/09/1990	46.00	46.00	Fresh	12.50	4.500		1688 m	West
GW114504	10BL604470	Bore	Private	Monitoring	SOILCHECK PTY LTD	28/10/2010	8.00	8.00		2.50			1693 m	East
GW114502	10BL604470	Bore	Private	Monitoring	SOILCHECK PTY LTD	28/10/2010	8.00	8.00		2.50			1697 m	East
GW114503	10BL604470	Bore	Private	Monitoring	SOILCHECK PTY LTD	28/10/2010	8.00	8.00		2.50			1703 m	East
GW026513	10BL019159	Bore open thru rock	Private	Irrigation		01/12/1966	64.00	64.00	Fresh				1825 m	North East

Borehole Data Source : NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation for all bores prefixed with GW. All other bores © Commonwealth of Australia (Bureau of Meteorology) 2015. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Hydrogeology & Groundwater

5-9 Gordon Avenue, Chatswood, NSW 2067

## Driller's Logs

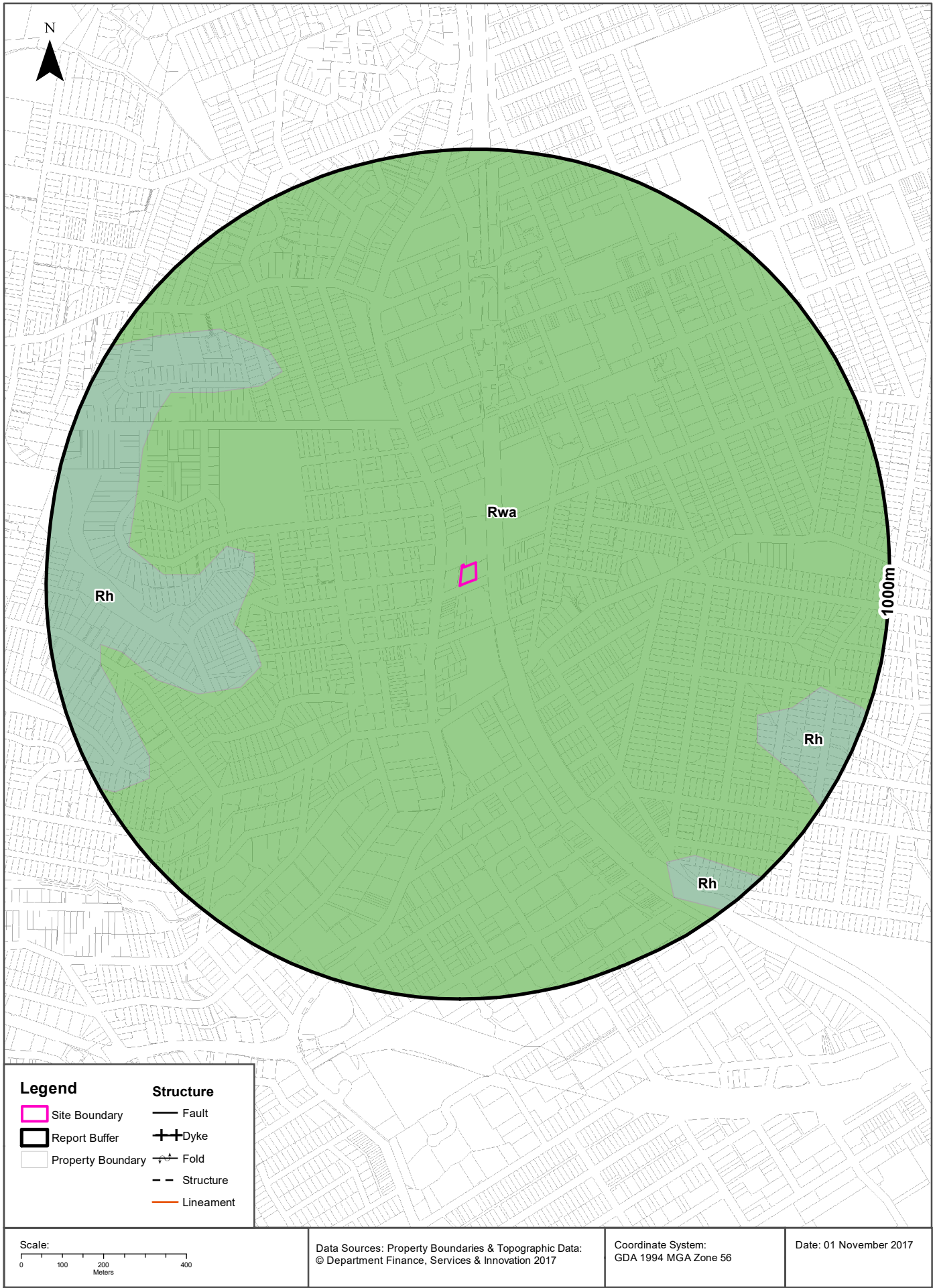
Drill log data relevant to the boreholes within the dataset buffer:

Groundwater No	Drillers Log	Distance	Direction
GW111773	0.00m-0.20m CONCRETE 0.20m-0.80m FILL,CLAY YELLOW/ BROWN,SOME BRICK 0.80m-2.40m CLAY YELLOW BROWN,DRY,LOOSE,L/PLAS. 2.40m-4.30m CLAY BROWN/GREY/RED,STIFF,L/PLAST.IRONSTONE 4.30m-6.00m CLAY GREY/RED,DRY,HARD,L/PLASTICITY	255m	South
GW029731	0.00m-3.45m Clay Red Sandy 0.00m-3.45m Gravel 0.00m-3.45m Boulders Large 3.45m-6.70m Ironstone Gravel 3.45m-6.70m Clay Red Yellow Puggy Sandy 6.70m-17.98m Shale Grey Black Hard 17.98m-21.64m Sandstone Grey Very Fractured Medium-coarse 17.98m-21.64m Clay Bands	273m	North East
GW107757	0.00m-1.40m FILL 1.40m-4.30m CLAY:BROWN,RED, WHITE 4.30m-5.10m SHALE; BROWN,WEATHERED 5.10m-5.50m CLAY BROWN 5.50m-16.80m SHALE GREY 16.80m-18.50m SANDSTONE GREY,SHALE GREY 18.50m-28.70m SANDSTONE GREY 28.70m-29.00m SANDSTONE GREY,FRACTURED 29.00m-42.40m SANDSTONE L/GREY 42.40m-42.80m SILTSTONE D/GREY 42.80m-51.10m SANDSTONE L/GREY 51.10m-65.70m SANDSTONE L/GREY,QUARTZ 65.70m-66.70m SHALE,GREY,SILTY 66.70m-74.60m SANDSTONE L/GREY 74.60m-76.10m SANDSTONE L/GREY 76.10m-76.30m SHALE L/GREY,SOFT 76.30m-88.00m SANDSTONE L/GREY 88.00m-88.60m SHALE, SILTY,D/GREY 88.60m-162.60m SANDSTONE L/GREY,GREY	335m	North East
GW111332	0.00m-0.18m CONCRETE 0.18m-2.80m FILL,SILTY SANDY CLAY,ORANGE BROWN 2.80m-3.00m SILTY CLAY,LIGHT GREY MOTTLED RED/BROWN 3.00m-3.20m SHALE GREY WEATHERED	508m	East
GW111333	0.00m-0.17m CONCRETE 0.17m-2.80m FILL,SILTY SANDY CLAY,ORANGE BROWN 2.80m-3.00m SILTY CLAY,LIGHT GREY MOTT.RED.BROWN 3.00m-9.00m SHALE,GREY WEATHERED	509m	East
GW102744	0.00m-1.00m CLAY FILL 1.00m-11.00m SANDSTONE BROWN 11.00m-18.00m SANDSTONE WHITE 18.00m-21.00m SANDSTONE WHITE WITH SHALE 21.00m-29.00m SANDSTONE WHITE WITH SHALE 29.00m-31.00m CLAY STIFF GREY SANDY 31.00m-39.00m SANDSTONE GREY WITH CLAY	1429m	West
GW033711	0.00m-0.60m Sandstone Red 0.60m-0.91m Clay Yellow 0.91m-5.48m Sandstone Red 5.48m-6.09m Sandstone Yellow 6.09m-8.22m Sandstone White 8.22m-8.53m Sand White Water Supply 8.53m-10.97m Sandstone White 10.97m-11.27m Sand Grey Water Supply 11.27m-13.41m Sandstone White Hard	1451m	West
GW114838	0.00m-0.20m SAND GRAVEL 0.20m-1.60m COMPACTED BALLAST,SAND GRAVEL 1.60m-2.80m CLAY RED YELLOW 2.80m-3.90m CLAY RED GREY 3.90m-6.00m CLAY RED/WHITE,SOME WET ROCKS 6.00m-7.00m ROCK AND CLAY RED WEATHERED 7.00m-7.50m ROCK WHITE WEATHERED 7.50m-8.00m SHALE ORANGE WHEATHERED 8.00m-9.70m SHALE MUDDY WEATHERED	1472m	North



Groundwater No	Drillers Log	Distance	Direction
GW114837	0.00m-0.20m GRAVEL COMPACTED 0.20m-1.40m NON DESTRUCTIVE EXCAVATIONS, GRAVEL 1.40m-2.50m CLAY YELLOW 2.50m-3.80m CLAY RED GREY 3.80m-5.00m CLAY RED, WEATHERED ROCK	1497m	North
GW114836	0.00m-0.60m COMPACTED GRAVEL / BALLAST 0.60m-2.00m COMPACTED GRAVEL / BALLAST 2.00m-2.20m CLAY LIGHT RED BROWN 2.20m-3.00m CLAY WHITE RED 3.00m-4.50m CLAY GREY VERY HARD 4.50m-6.00m CLAY GREY 6.00m-9.00m SHALE GREY VERY HARD CLAY 9.00m-15.00m SHALE VERY WEATHERED GREY SHALE	1547m	North
GW103591	0.00m-2.00m ROAD BASE 2.00m-4.00m CLAY 4.00m-5.80m SANDY CLAY	1590m	South East
GW103841	0.00m-0.20m ROAD BASE 0.20m-4.00m STIFF CLAY 4.00m-5.80m SANDY CLAY	1590m	South East
GW033631	0.00m-1.21m Topsoil 1.21m-2.68m Sandstone Red Soft 2.68m-2.74m Sand Water Supply 2.74m-4.87m Sandstone Red 4.87m-6.70m Sandstone Yellow 6.70m-8.83m Sandstone White 8.83m-11.27m Sandstone Water Supply 11.27m-14.02m Sandstone White Water Supply	1657m	West
GW103133	0.00m-1.20m SANDY SOIL 1.20m-5.40m IRONSTONE WITH BANDS OF CLAY 5.40m-8.90m YELLOW SANDSTONE 8.90m-20.10m GREY SANDSTONE 20.10m-20.30m GREY SANDSTONE W.B. 20.30m-41.90m SANDSTONE GREY 41.90m-43.00m SANDSTONE GREY W.B. 43.00m-46.00m SANDSTONE GREY	1688m	West
GW114504	0.00m-0.20m FILL, GRAVEL, LOOSE, DRY, PURPLE, COARSE 0.20m-0.40m FILL, SILTY CLAY VERY SOFT, MOIST, LOW PLASTICITY 0.40m-1.40m FILL SILTY CLAY, SOFT, MOIST 1.40m-5.00m RESIDUAL CLAY STIFF BEC. VERY STIFF 5.00m-6.00m RESIDUAL CLAY V. STIFF, MOIST 6.00m-8.00m RESIDUAL SANDY CLAY STIFF BEC. SOFT	1693m	East
GW114502	0.00m-0.20m FILL GRAVEL, LOOSE DRY 0.20m-0.60m FILL, SILTY CLAY VERY SOFT 0.60m-1.60m FILL SILTY CLAY, SOFT, MOIST 1.60m-4.30m RESIDUAL CLAY STIFF 4.30m-5.00m RESIDUAL CLAY VERY STIFF 5.00m-7.00m RESIDUAL SANDY CLAY 7.00m-8.00m RESIDUAL CLAYEY SAND, DENSE, MOIST, SANDSTONE	1697m	East
GW114503	0.00m-0.20m FILL, GRAVEL 0.20m-0.40m FILL, SILTY CLAY 0.40m-1.60m FILL SILTY CLAY SOFT MOIST 1.60m-5.00m RESIDUAL CLAY VERY STIFF BELOW 2.5m 5.00m-6.00m RESIDUAL CLAY VERY STIFF MOIST, GREY RED 6.00m-7.00m SANDY CLAY BECOMING SOFT, BEC. MOIST 7.00m-8.00m RESIDUAL CLAYEY SAND, DENSE, MOIST, DARK GREY	1703m	East
GW026513	0.00m-9.14m Clay Soil 9.14m-12.19m Sandstone White Soft 12.19m-13.71m Shale Water Supply 13.71m-22.86m Sandstone White Soft 22.86m-31.08m Sandstone 31.08m-35.05m Sandstone White 35.05m-36.57m Shale 36.57m-39.01m Sandstone White 39.01m-39.62m Shale 39.62m-57.91m Sandstone White 57.91m-59.43m Sandstone White Soft Water Supply 59.43m-60.35m Shale Sandy 60.35m-64.00m Driller	1825m	North East

Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp  
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## Geology

5-9 Gordon Avenue, Chatswood, NSW 2067

### Geological Units

What are the Geological Units onsite?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Rwa	Black to dark grey shale and laminate	Ashfield Shale	Wianamatta Group		Triassic		Sydney	1:100,000

What are the Geological Units within the dataset buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Rh	Medium to coarse grained quartz sandstone, very minor shale and laminate lenses				Triassic		Sydney	1:100,000
Rwa	Black to dark grey shale and laminate	Ashfield Shale	Wianamatta Group		Triassic		Sydney	1:100,000

### Geological Structures

What are the Geological Structures onsite?

Feature	Name	Description	Map Sheet	Dataset
No features				1:100,000

What are the Geological Structures within the dataset buffer?

Feature	Name	Description	Map Sheet	Dataset
No features				1:100,000

Geological Data Source : NSW Department of Industry, Resources & Energy

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## Naturally Occurring Asbestos Potential

5-9 Gordon Avenue, Chatswood, NSW 2067

## Naturally Occurring Asbestos Potential

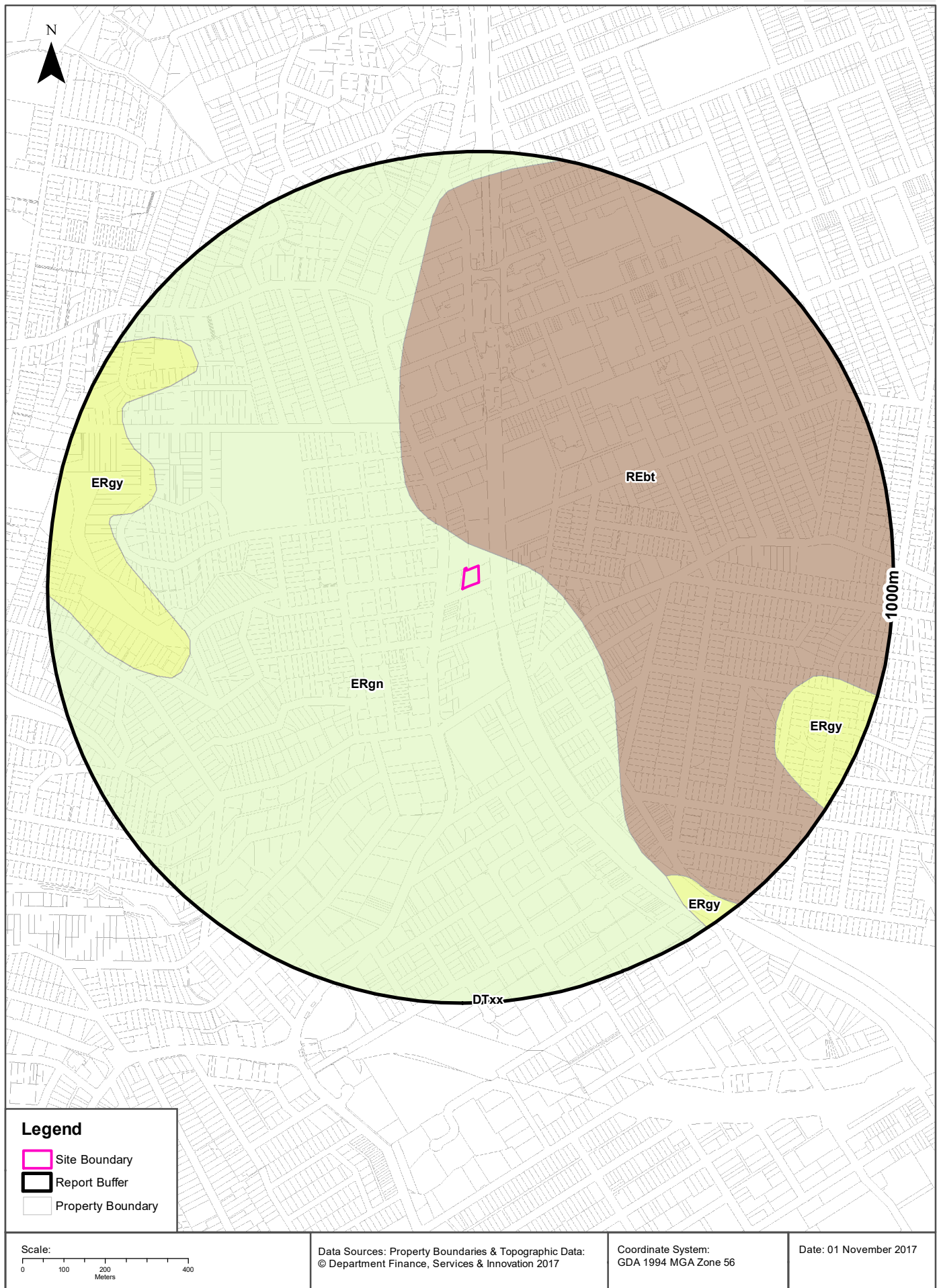
Naturally Occurring Asbestos Potential within the dataset buffer:

Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Mining Subsidence District Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy

# Soil Landscapes

5-9 Gordon Avenue, Chatswood, NSW 2067



## Soils

5-9 Gordon Avenue, Chatswood, NSW 2067

### Soil Landscapes

What are the onsite Soil Landscapes?

Soil Code	Name	Group	Process	Map Sheet	Scale
ERgn	GLENORIE		EROSIONAL	Sydney	1:100,000

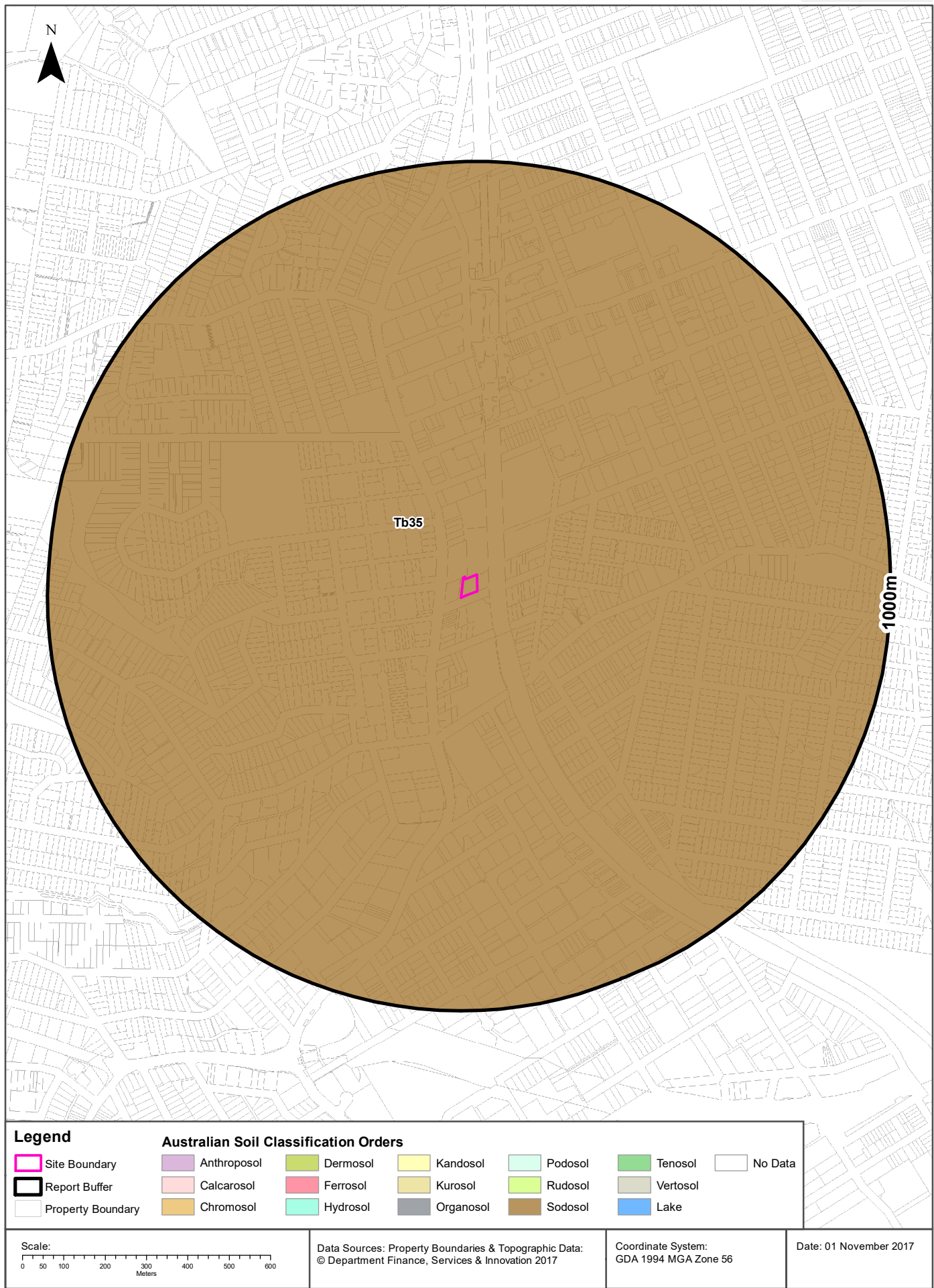
What are the Soil Landscapes within the dataset buffer?

Soil Code	Name	Group	Process	Map Sheet	Scale
DTxx	DISTURBED TERRAIN		DISTURBED TERRAIN	Sydney	1:100,000
ERgn	GLENORIE		EROSIONAL	Sydney	1:100,000
ERgy	GYMEA		EROSIONAL	Sydney	1:100,000
REbt	BLACKTOWN		RESIDUAL	Sydney	1:100,000

Soils Landscapes Data Source : NSW Office of Environment and Heritage

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## Soils

5-9 Gordon Avenue, Chatswood, NSW 2067

### Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

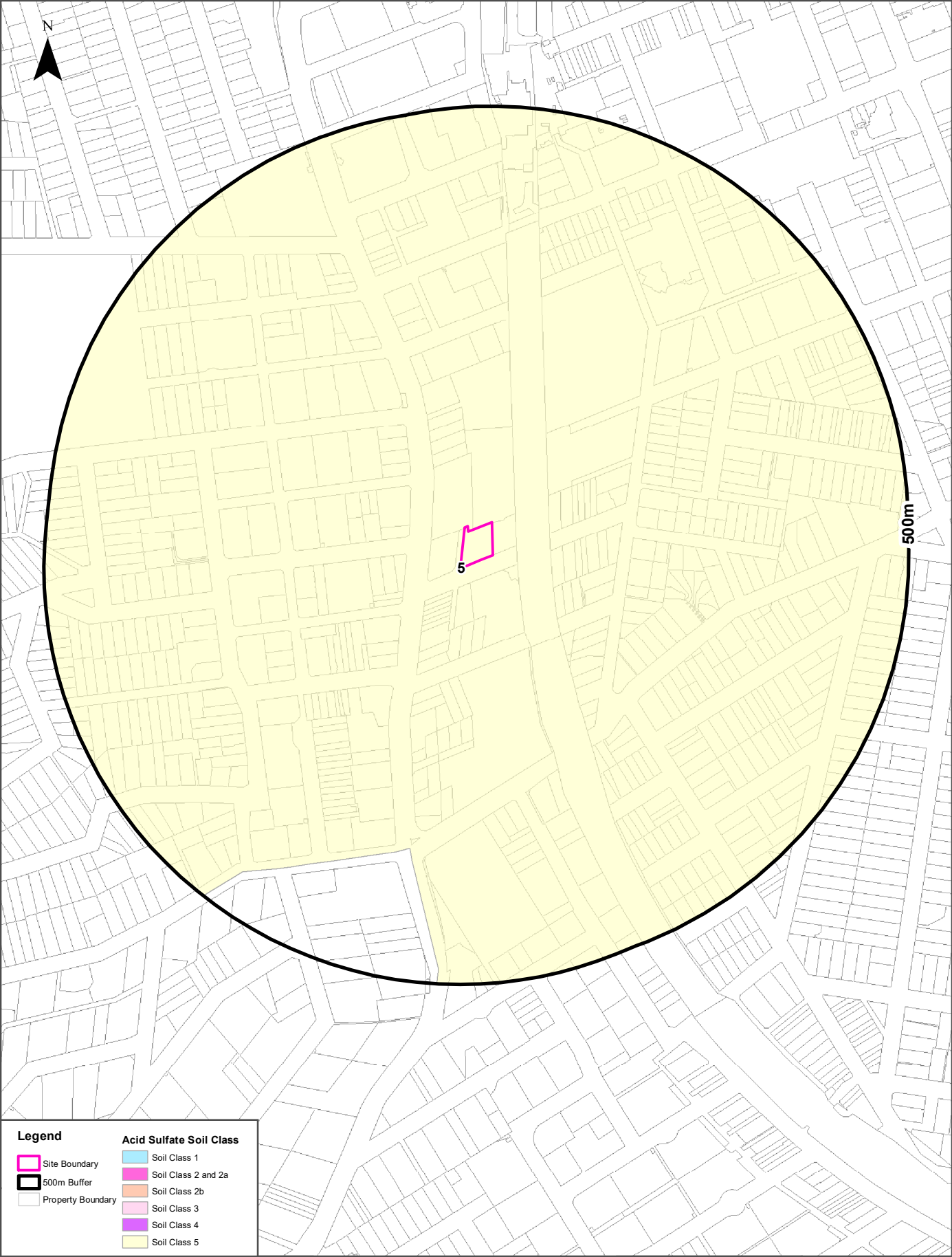
Map Unit Code	Soil Order	Map Unit Description	Distance
Tb35	Sodosol	Dissected plateau remnants--flat to undulating ridge tops with moderate to steep side slopes: chief soils are hard acidic yellow and yellow mottled soils (Dy3.41), (Dy2.21), and (Dy2.41) and hard acidic red soils (Dr2.21); many shallow profiles occur and profile thickness varies considerably over short distances. Associated are: (Gn3.54), (Gn3.14), and possibly other (Gn3) soils; (Db1.2) soils on some ridges; (Dy5.81) soils in areas transitional to unit Mb2; soils common to unit Mb2; and eroded lateritic remnants. Small areas of other soils are likely. Flat ferruginous shale or sandstone fragments are common on and/or in and/or below the soils of this unit.	0m

Atlas of Australian Soils Data Source: CSIRO

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Acid Sulfate Soils

5-9 Gordon Avenue, Chatswood, NSW 2067



<p>Scale:</p> <p>0 50 100 200</p> <p>Meters</p>	<p>Data Sources: Property Boundaries &amp; Topographic Data: © Department Finance, Services &amp; Innovation 2017</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 01 November 2017</p>
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## Acid Sulfate Soils

5-9 Gordon Avenue, Chatswood, NSW 2067

### Standard Local Environmental Plan Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

Soil Class	Description	LEP
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk	Willoughby Local Environmental Plan 2012

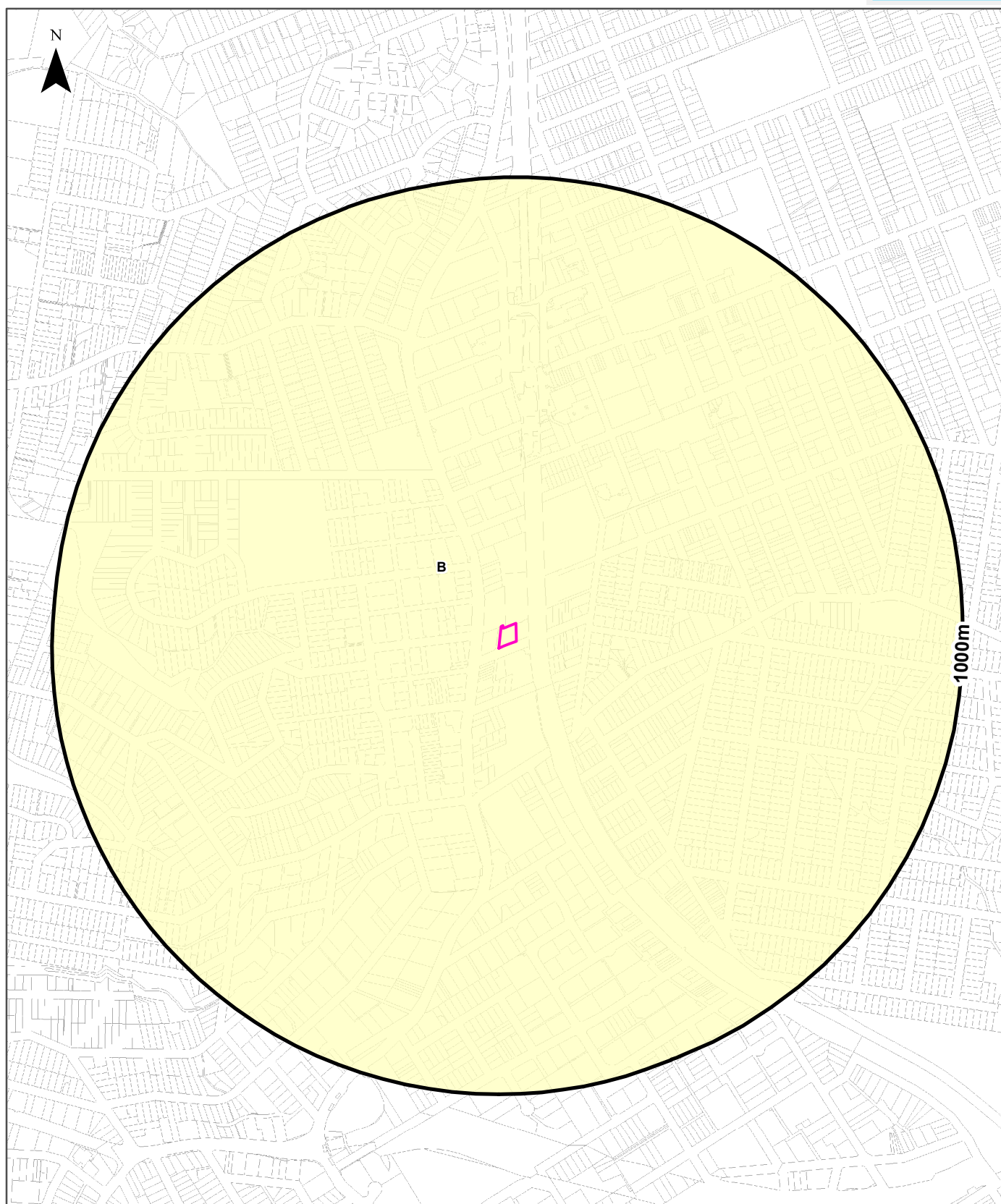
If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	LEP	Distance	Direction
None				

Acid Sulfate Data Source Accessed 07/10/2016: NSW Crown Copyright - Planning and Environment  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Atlas of Australian Acid Sulfate Soils

5-9 Gordon Avenue, Chatswood, NSW 2067



## Legend

Site Boundary

Report Buffer

Property Boundary

## Probability of occurrence of Acid Sulfate Soils

A. High (>70%)

B. Low (6-70%)

C. Extremely Low (1-5%)

D. No Chance (0%)

No Data

Scale:

0 50 100 200 300 400 500 600  
Meters

Data Sources: Property Boundaries & Topographic Data:  
© Department Finance, Services & Innovation 2017

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 01 November 2017

## Acid Sulfate Soils

5-9 Gordon Avenue, Chatswood, NSW 2067

### Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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## Dryland Salinity

5-9 Gordon Avenue, Chatswood, NSW 2067

### Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

**No**

Is there Dryland Salinity - National Assessment data within the dataset buffer?

**No**

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
N/A	N/A	N/A	N/A	N/A

Dryland Salinity Data Source : National Land and Water Resources Audit

The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.

In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

### Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

Feature Id	Classification	Description	Distance	Direction
N/A	Outside Data Coverage			

Dryland Salinity Potential of Western Sydney Data Source : NSW Office of Environment and Heritage

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## Mining Subsidence Districts

5-9 Gordon Avenue, Chatswood, NSW 2067

## Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

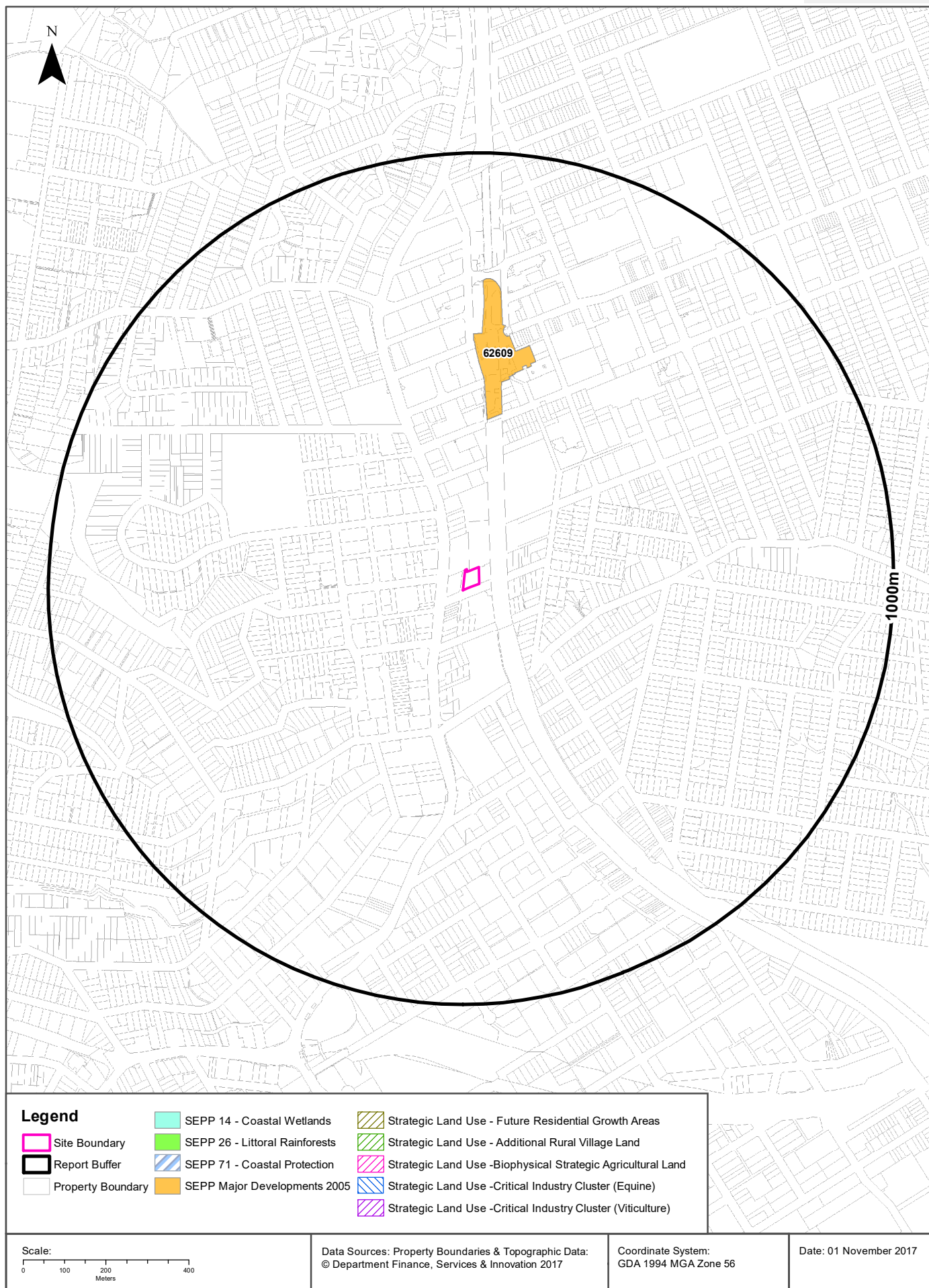
District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2016)

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# State Environmental Planning Policy

5-9 Gordon Avenue, Chatswood, NSW 2067





## Environmental Zoning

5-9 Gordon Avenue, Chatswood, NSW 2067

### State Environmental Planning Policy Protected Areas

Are there any State Environmental Planning Policy Protected Areas onsite or within the dataset buffer?

Dataset	Onsite	Within Site Buffer	Distance
SEPP14 - Coastal Wetlands	No	No	N/A
SEPP26 - Littoral Rainforests	No	No	N/A
SEPP71 - Coastal Protection Zone	No	No	N/A

SEPP Protected Areas Data Source: NSW Department of Planning & Environment  
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### State Environmental Planning Policy Major Developments (2005)

State Environmental Planning Policy Major Developments within the dataset buffer:

Map Id	Feature	Effective Date	Distance	Direction
62609	Chatswood Railway Interchange	25/05/2005	358m	North

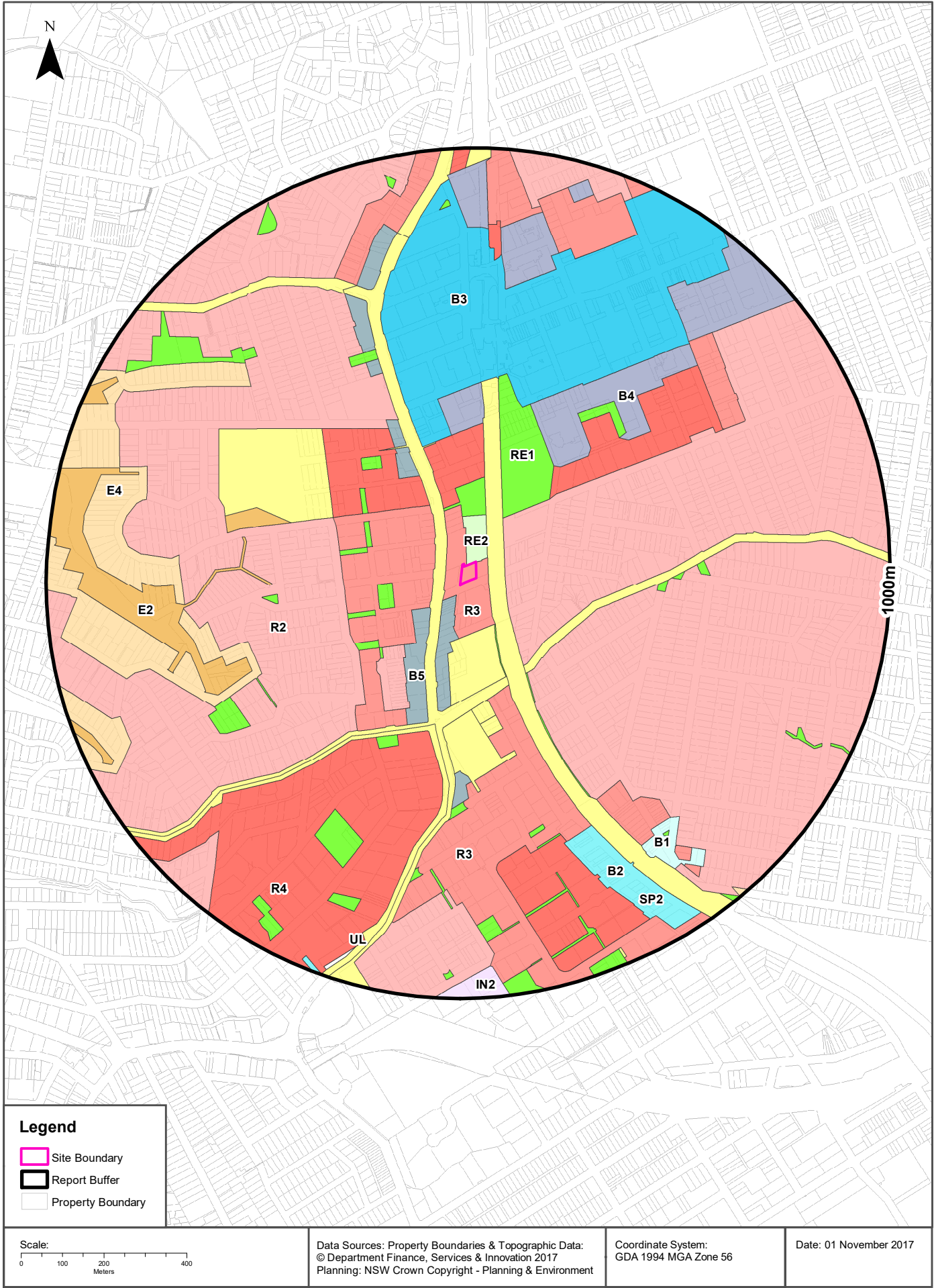
SEPP Major Development Data Source: NSW Department of Planning & Environment  
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### State Environmental Planning Policy Strategic Land Use Areas

State Environmental Planning Policy Strategic Land Use Areas onsite or within the dataset buffer:

Strategic Land Use	SEPPNo	Effective Date	Amendment	Amendment Year	Distance	Direction
No records within buffer						

SEPP Strategic Land Use Data Source: NSW Department of Planning & Environment  
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## Local Environmental Plan

5-9 Gordon Avenue, Chatswood, NSW 2067

### Land Zoning

What Local Environmental Plan Land Zones exist within the dataset buffer?

Zone	Description	Purpose	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		0m	Onsite
RE2	Private Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		0m	North
B5	Business Development		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		27m	South
SP2	Infrastructure	Railway	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		29m	South East
SP2	Infrastructure	Classified Road	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		38m	South West
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		65m	West
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		69m	East
B5	Business Development		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		92m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		112m	North
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		119m	South
SP2	Infrastructure	Electricity Transmission & Distribution	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		119m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		125m	North East
R4	High Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		143m	North
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		163m	West
R4	High Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		164m	North West
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		198m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		214m	West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		220m	West
SP2	Infrastructure	Classified Road	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		224m	East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		230m	West
R4	High Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		234m	North East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		237m	South West
B5	Business Development		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		238m	North West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		242m	South West
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		246m	South East
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		248m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		258m	North West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		259m	South East
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		268m	South East



Zone	Description	Purpose	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		278m	West
SP2	Infrastructure	Electricity Transmission & Distribution	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		286m	South
B4	Mixed Use		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		299m	North East
B3	Commercial Core		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		300m	North
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		303m	North West
SP2	Infrastructure	Water Supply System	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		303m	South
B4	Mixed Use		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		312m	North
B5	Business Development		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		319m	North West
SP2	Infrastructure	Telecommunications	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		327m	South
SP2	Infrastructure	Educational Establishment	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		332m	North West
SP2	Infrastructure	Road	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		341m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		352m	South East
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		361m	South West
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		392m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		421m	North East
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		426m	West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		437m	East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		441m	West
B5	Business Development		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		450m	South
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		454m	West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		472m	East
B5	Business Development		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		501m	North West
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		524m	West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		524m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		531m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		533m	East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		537m	North West
B5	Business Development		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		561m	North West
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		599m	South East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		610m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		613m	South
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		620m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		647m	South
R4	High Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		649m	South
B2	Local Centre		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		659m	South East
B4	Mixed Use		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		664m	North

Zone	Description	Purpose	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		666m	West
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		677m	North East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		689m	South
B5	Business Development		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		702m	North
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		706m	North West
SP2	Infrastructure	Classified Road	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		714m	North West
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		722m	North
R4	High Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		730m	North
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		733m	South
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		737m	South
B1	Neighbourhood Centre		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		740m	South East
B4	Mixed Use		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		740m	North East
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		759m	North West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		765m	South East
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		770m	North
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		796m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		803m	South
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		806m	South East
B4	Mixed Use		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		807m	North
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		811m	North
R2	Low Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		832m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		833m	South East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		850m	South
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		855m	South East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		855m	North
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		865m	North East
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		879m	West
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		893m	South West
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		896m	North West
B4	Mixed Use		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		900m	North
R4	High Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		900m	South
UL	Unzoned Land		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		909m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		922m	North
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		923m	South
IN2	Light Industrial		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		924m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		928m	North West

Zone	Description	Purpose	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		930m	South
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		938m	West
R4	High Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		940m	North
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		942m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		944m	South East
SP2	Infrastructure	Railway	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		953m	North
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		956m	North East
SP2	Infrastructure	Electricity Transmission & Distribution	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		958m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		959m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		961m	South East
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	05/05/2017		968m	South East
B2	Local Centre		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		970m	South

Local Environment Plan Data Source: NSW Crown Copyright - Planning & Environment

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## Local Environmental Plan

5-9 Gordon Avenue, Chatswood, NSW 2067

### Minimum Subdivision Lot Size

What are the onsite Local Environmental Plan Minimum Subdivision Lot Sizes?

Symbol	Minimum Lot Size	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
No Data							

### Maximum Height of Building

What are the onsite Local Environmental Plan Maximum Height of Buildings?

Symbol	Maximum Height of Building	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
13	12.00 m	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	30/06/2017		99.9

### Floor Space Ratio

What are the onsite Local Environmental Plan Floor Space Ratios?

Symbol	Floor Space Ratio	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
12	0.90	LEP	21/12/2012	31/01/2013	30/06/2017		99.9

### Land Application

What are the onsite Local Environmental Plan Land Applications?

Application Type	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Percentage of Site Area
Included	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013		100

### Land Reservation Acquisition

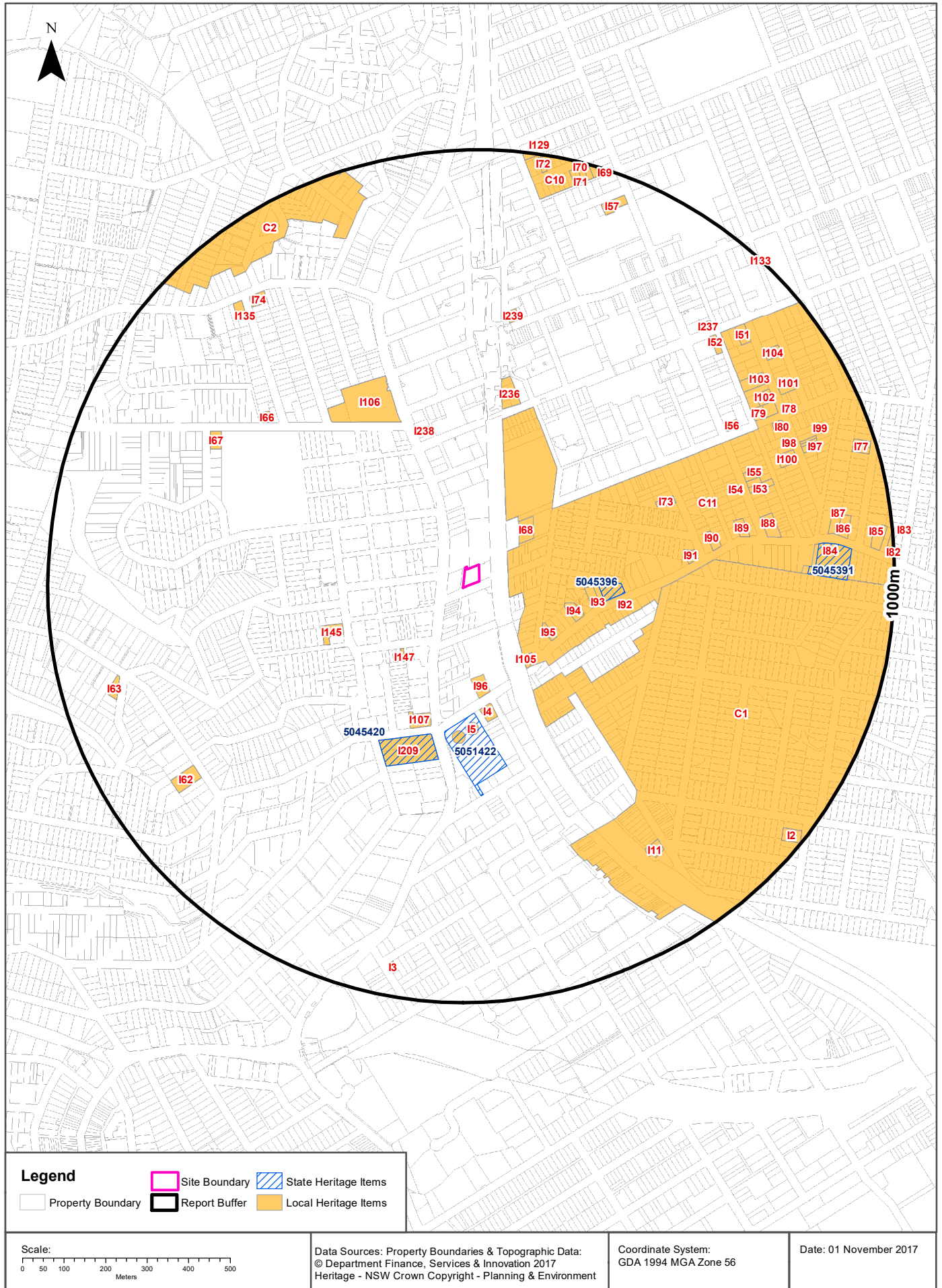
What are the onsite Local Environmental Plan Land Reservation Acquisitions?

Reservation	LEP	Published Date	Commenced Date	Currency Date	Amendment	Comments	Percentage of Site Area
No Data							

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# Heritage Items

5-9 Gordon Avenue, Chatswood, NSW 2067



## Heritage

5-9 Gordon Avenue, Chatswood, NSW 2067

### State Heritage Items

What are the State Heritage Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
5045396	Hilton	313-315 Mowbray Road Chatswood	Willoughby	02/04/1999	374	879	281m	East
5051422	Chatswood Reservoirs No. 1 and No. 2	559 Pacific Highway Artarmon	Willoughby	18/11/1999	1321	2017	303m	South
5045420	Chatswood South Uniting Church and Cemetery	518 Pacific Highway Lane Cove North	Lane Cove	02/04/1999	694	1744	361m	South
5045391	Windsor Gardens	258-260 Mowbray Road Chatswood	Willoughby	02/04/1999	571	1545	792m	East

Heritage Data Source: NSW Crown Copyright - Planning & Environment

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### Local Heritage Items

What are the Local Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	LEP or Act	Published Date	Commenced Date	Currency Date	Distance	Direction
C11	South Chatswood	Conservation Area - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	69m	East
I68	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	109m	North East
I95	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	182m	South East
I147	Terrace house (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	205m	South West
I105	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	209m	South East
I94	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	212m	East
I96	Mowbray House and 10m curtilage	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	214m	South
I93	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	254m	East
I92	House and curtilage 'Hilton' (including original interiors, driveway and front fence)	Item - General	State	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	281m	East
I4	Chatswood Zone Substation No 80 (building only)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	286m	South
C1	Artamon	Conservation Area - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	292m	South East
I145	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	303m	West

Map Id	Name	Classification	Significance	LEP or Act	Published Date	Commenced Date	Currency Date	Distance	Direction
I107	Great Northern Hotel (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	311m	South
I5	Two reservoirs (structures only, known as 'Chatswood Reservoirs')	Item - General	State	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	324m	South
I238	Old Fire Station	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	338m	North
I5	Two reservoirs (structures only, known as 'Chatswood Reservoirs')	Item - General	State	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	344m	South
I209	Chatswood South Uniting Church, Cnr Pacific Highway and Mowbray Road	Item - General	State	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/05/2015	361m	South
I236	Garden of Remembrance	Item - Landscape	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	381m	North
I106	Chatswood Public School	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	382m	North West
I73	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	451m	East
I91	House (including original interiors and front fence)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	493m	East
I90	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	553m	East
I66	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	580m	North West
I239	Orchard Tavern (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	587m	North
I89	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	623m	East
I67	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	653m	North West
I55	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	673m	East
I54	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	674m	East
I53	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	675m	East
I56	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	677m	North East
I88	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	687m	East
I79	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	750m	North East
I11	Group of shops and the Wilkes Avenue Plaza	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	755m	South East
I103	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	762m	North East
I100	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	763m	East
I52	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	765m	North East

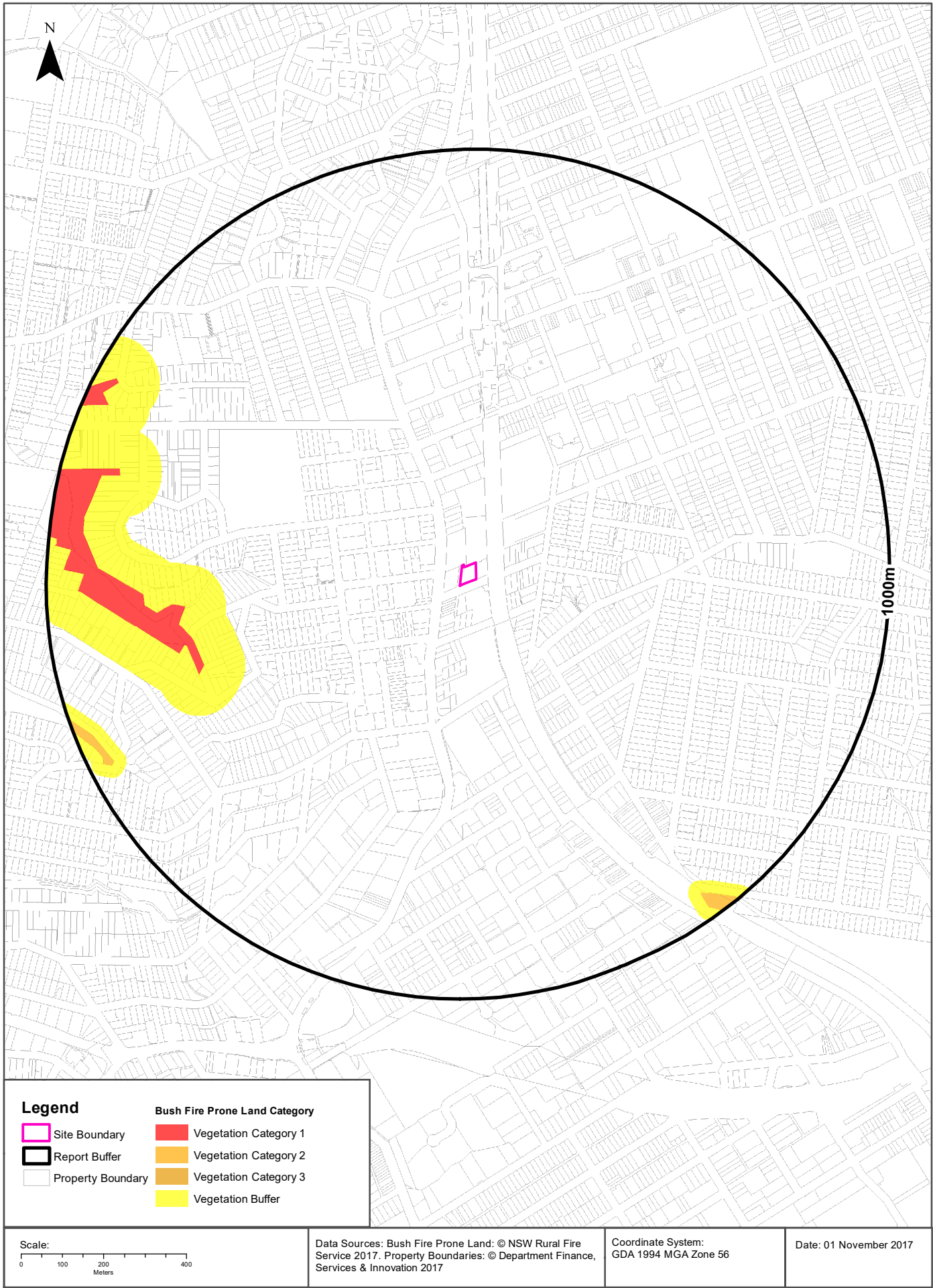


Map Id	Name	Classification	Significance	LEP or Act	Published Date	Commenced Date	Currency Date	Distance	Direction
I84	House 'Windsor Gardens' (including original interiors and garden)	Item - General	State	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	776m	East
I62	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	777m	South West
I102	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	778m	North East
I78	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	780m	North East
I80	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	782m	North East
I237	Angophora costata' (tree)	Item - Landscape	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	787m	North East
I74	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	797m	North West
I135	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	804m	North West
I51	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	825m	North East
I97	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	827m	East
I98	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	827m	East
I99	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	827m	East
I101	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	835m	North East
C2	Blue Gum	Conservation Area - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	842m	North West
I87	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	844m	East
I104	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	852m	North East
I63	Holy Trinity Anglican Church (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	854m	West
I86	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	866m	East
C10	North Chatswood	Conservation Area - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	893m	North
I57	Our Lady of Dolours Church (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	895m	North
I3	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	915m	South
I77	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	939m	East
I71	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	943m	North
I2	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	943m	South East
I85	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	945m	East

Map Id	Name	Classification	Significance	LEP or Act	Published Date	Commenced Date	Currency Date	Distance	Direction
I70	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	955m	North
I72	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	957m	North
I69	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	964m	North
I83	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	979m	East
I129	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	981m	North
I82	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	994m	East
I133	Community Hospital	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	999m	North East

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## Natural Hazards

5-9 Gordon Avenue, Chatswood, NSW 2067

### Bush Fire Prone Land

What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

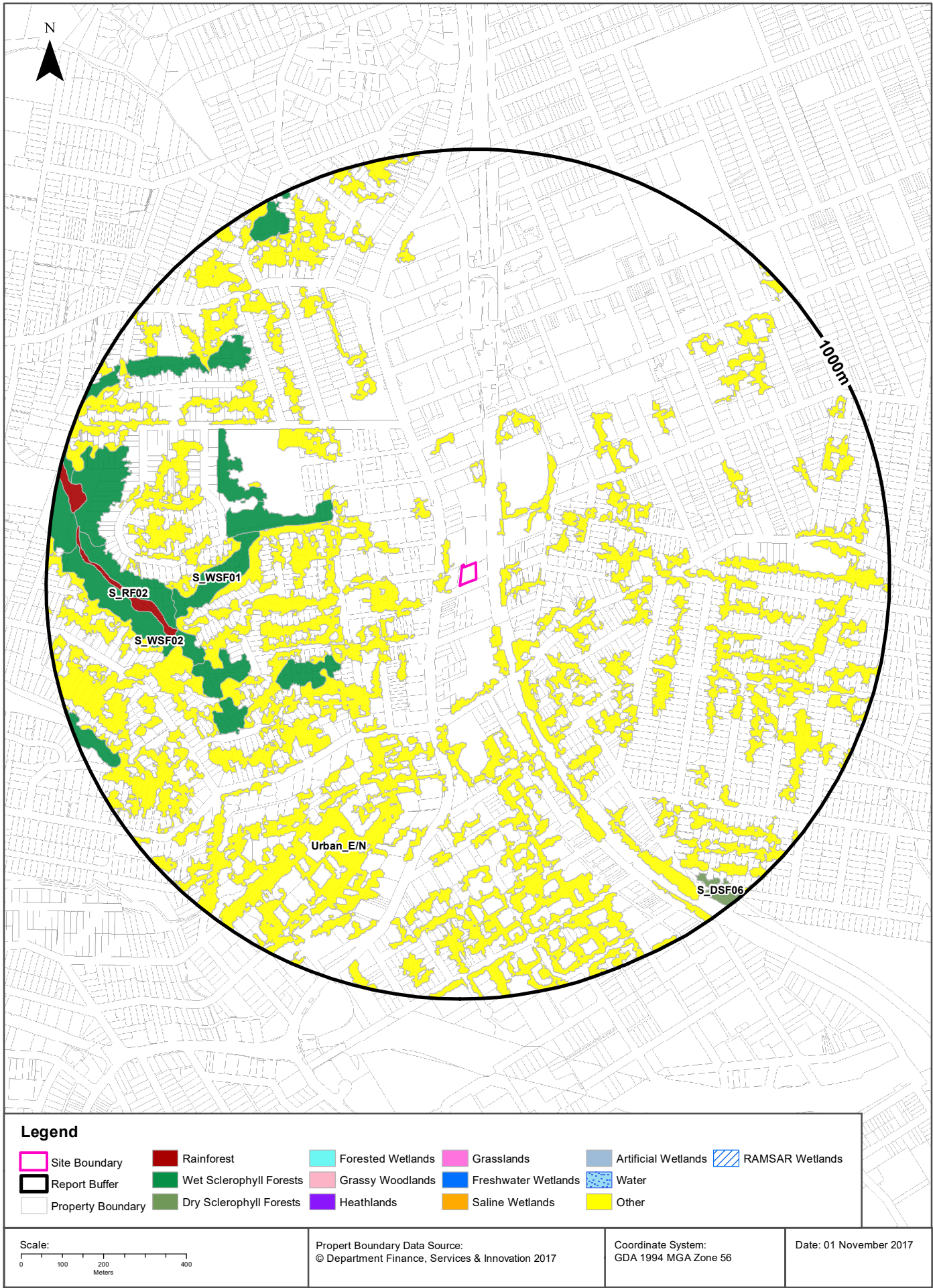
Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	547m	West
Vegetation Category 1	647m	West
Vegetation Category 2	931m	South East

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence



# Ecological Constraints - Native Vegetation & RAMSAR Wetlands

5-9 Gordon Avenue, Chatswood, NSW 2067



## Ecological Constraints

5-9 Gordon Avenue, Chatswood, NSW 2067

### Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Map Unit Name	Threatened Ecological Community NSW	Threatened Ecological Community EPBC Act	Understorey	Disturbance	Disturbance Index	Dominant Species	Dist	Direction
Urban_E/N	Urban_E/N: Urban Exotic/Native			00: Not assessed	00: Not assessed	0: Not assessed	Urban Exotic/Native	18m	North West
S_WSF01	S_WSF01: Blue Gum High Forest	Blue Gum High Forest		11: Semi sheltered dry/mesic	20: Previously cleared 1943	3: High	E.salignaE.pilularis/S.glomullifera/E.paniculata/A.costata	332m	West
S_WSF02	S_WSF02: Coastal Enriched Sandstone Moist Forest			10: Mesic/rainforest	13: Weeds	2: Moderate	E.pilularis/S.glomulliferaA.costata/E.resinifera	634m	West
S_RF02	S_RF02: Coastal Sandstone Gallery Rainforest			10: Mesic/rainforest	13: Weeds	2: Moderate	C.apetalum/T.laurina/C.serratifolia	690m	West
S_DSF06	S_DSF06: Coastal Sandstone Foreshores Forest			17: Pittosporum dominant	13: Weeds	2: Moderate	E.piperita/A.costataE.pilularis	890m	South East

Native Vegetation of the Sydney Metropolitan Area : NSW Office of Environment and Heritage

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### RAMSAR Wetlands

What RAMSAR Wetland areas exist within the dataset buffer?

Map Id	RAMSAR Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

RAMSAR Wetlands Data Source: © Commonwealth of Australia - Department of Environment

## Ecological Constraints

5-9 Gordon Avenue, Chatswood, NSW 2067

### NSW BioNet Atlas

Species on the NSW BioNet Atlas that have a NSW or federal conservation status, a NSW sensitivity status, or are listed under a migratory species agreement, and are within 10km of the site?

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Heleioporus australiacus	Giant Burrowing Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Amphibia	Pseudophryne australis	Red-crowned Toadlet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Actitis hypoleucos	Common Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Anous stolidus	Common Noddy	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Anseranas semipalmata	Magpie Goose	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ardea ibis	Cattle Egret	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Ardenna carneipes	Flesh-footed Shearwater	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Ardenna pacificus	Wedge-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Arenaria interpres	Ruddy Turnstone	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Burhinus grallarius	Bush Stone-curlew	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris canutus	Red Knot	Not Listed	Not Sensitive	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Endangered	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Endangered Population, Vulnerable	Category 3	Not Listed	
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Calyptorhynchus lathami	Glossy Black-Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Diomedea exulans	Wandering Albatross	Endangered	Not Sensitive	Endangered	JAMBA
Animalia	Aves	Egretta sacra	Eastern Reef Egret	Not Listed	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Erythrotriorchis radiatus	Red Goshawk	Critically Endangered	Category 2	Vulnerable	
Animalia	Aves	Esacus magnirostris	Beach Stone-curlew	Critically Endangered	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Eudyptula minor	Little Penguin	Endangered Population	Not Sensitive	Not Listed	
Animalia	Aves	Falco subniger	Black Falcon	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haematopus fuliginosus	Sooty Oystercatcher	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haematopus longirostris	Pied Oystercatcher	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Category 3	Critically Endangered	
Animalia	Aves	Limosa lapponica	Bar-tailed Godwit	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Limosa limosa	Black-tailed Godwit	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Lophochroa leadbeateri	Major Mitchell's Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Merops ornatus	Rainbow Bee-eater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Nettapus coromandelianus	Cotton Pygmy-Goose	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Numenius madagascariensis	Eastern Curlew	Not Listed	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Numenius minutus	Little Curlew	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Numenius phaeopus	Whimbrel	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Onychoprion fuscata	Sooty Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pachycephala olivacea	Olive Whistler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pandion cristatus	Eastern Osprey	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Phaethon lepturus	White-tailed Tropicbird	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Plegadis falcinellus	Glossy Ibis	Not Listed	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	Pluvialis fulva	Pacific Golden Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Vulnerable	Category 3	Vulnerable	
Animalia	Aves	Pterodroma leucoptera	Gould's Petrel	Vulnerable	Not Sensitive	Endangered	
Animalia	Aves	Ptilinopus superbus	Superb Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Stercorarius longicaudus	Long-tailed Jaeger	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Stercorarius parasiticus	Arctic Jaeger	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA



Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Stercorarius pomarinus	Pomarine Jaeger	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Sterna hirundo	Common Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Sternula albifrons	Little Tern	Endangered	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Sula dactylatra	Masked Booby	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Tringa brevipes	Grey-tailed Tattler	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa incana	Wandering Tattler	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Tringa nebularia	Common Greenshank	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Tyto tenebricosa	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Mammalia	Arctocephalus forsteri	New Zealand Fur-seal	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Arctocephalus pusillus doriferus	Australian Fur-seal	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Cercartetus nanus	Eastern Pygmy-possum	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	Dasyurus viverrinus	Eastern Quoll	Endangered	Not Sensitive	Critically Endangered	
Animalia	Mammalia	Eubalaena australis	Southern Right Whale	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Isodon obesulus obesulus	Southern Brown Bandicoot (eastern)	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Megaptera novaeangliae	Humpback Whale	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Miniopterus australis	Little Bentwing-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus schreibersii oceanensis	Eastern Bentwing-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Mormopterus norfolkensis	Eastern Freetail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Perameles nasuta	Long-nosed Bandicoot	Endangered Population	Not Sensitive	Not Listed	
Animalia	Mammalia	Petauroides volans	Greater Glider	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascogale cinerea	Koala	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pseudomys novaehollandiae	New Holland Mouse	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Dermochelys coriacea	Leatherback Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Myuchelys bellii	Bell's Turtle, Western Sawshelled Turtle	Endangered	Not Sensitive	Vulnerable	
Animalia	Reptilia	Varanus rosenbergi	Rosenberg's Goanna	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Fungi	Flora	Camarophyllopsis kearneyi		Endangered	Not Sensitive	Not Listed	
Fungi	Flora	Hygrocybe anomala var. ianthinomarginata		Vulnerable	Not Sensitive	Not Listed	
Fungi	Flora	Hygrocybe aurantipes		Vulnerable	Not Sensitive	Not Listed	
Fungi	Flora	Hygrocybe austropratensis		Endangered	Not Sensitive	Not Listed	
Fungi	Flora	Hygrocybe collucera		Endangered	Not Sensitive	Not Listed	
Fungi	Flora	Hygrocybe griseoramosa		Endangered	Not Sensitive	Not Listed	
Fungi	Flora	Hygrocybe lanecovensis		Endangered	Not Sensitive	Not Listed	
Fungi	Flora	Hygrocybe reesia		Vulnerable	Not Sensitive	Not Listed	
Fungi	Flora	Hygrocybe rubronivea		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia clunies-rossiae	Kanangra Wattle	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Acacia gordonii		Endangered	Not Sensitive	Endangered	
Plantae	Flora	Acacia pubescens	Downy Wattle	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia terminalis subsp. terminalis	Sunshine Wattle	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Allocasuarina portuensis	Nielsen Park She-oak	Endangered	Category 3	Endangered	
Plantae	Flora	Amperea xiphoclada subsp. pedicellata		Presumed Extinct	Not Sensitive	Extinct	
Plantae	Flora	Asterolasia buxifolia		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Caladenia tessellata	Thick Lip Spider Orchid	Endangered	Category 2	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Vulnerable	Category 3	Not Listed	
Plantae	Flora	Chamaesyce psammogeton	Sand Spurge	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Cryptostylis hunteriana	Leafless Tongue Orchid	Vulnerable	Category 2	Vulnerable	
Plantae	Flora	Darwinia biflora		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Deyeuxia appressa		Endangered	Not Sensitive	Endangered	
Plantae	Flora	Dichanthium setosum	Bluegrass	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Dillwynia tenuifolia		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Epacris purpurascens subsp. purpurascens		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Eucalyptus camfieldii	Camfield's Stringybark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus fracta	Broken Back Ironbark	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Eucalyptus leucoxylon subsp. pruinosa	Boland Yellow Gum	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus pulverulenta	Silver-leaved Gum	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus scoparia	Wallangarra White Gum	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Genoplesium baueri	Bauer's Midge Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	Grammitis stenophylla	Narrow-leaf Finger Fern	Endangered	Category 3	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	<i>Grevillea caleyi</i>	Caley's Grevillea	Critically Endangered	Category 3	Endangered	
Plantae	Flora	<i>Grevillea hilliana</i>	White Yiel Yiel	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Grevillea juniperina</i> subsp. <i>juniperina</i>	Juniper-leaved Grevillea	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Grevillea parviflora</i> subsp. <i>parviflora</i>	Small-flower Grevillea	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Haloragodendron lucasii</i>		Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Hibbertia puberula</i>		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Hibbertia spanantha</i>	Julian's Hibbertia	Critically Endangered	Category 2	Critically Endangered	
Plantae	Flora	<i>Hibbertia superans</i>		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Hypsela sessiliflora</i>		Not Listed	Category 3	Extinct	
Plantae	Flora	<i>Lasiopetalum joyceae</i>		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Leptospermum deanei</i>		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Macadamia integrifolia</i>	Macadamia Nut	Not Listed	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Macadamia tetraphylla</i>	Rough-shelled Bush Nut	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Melaleuca biconvexa</i>	Biconvex Paperbark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Melaleuca deanei</i>	Deane's Paperbark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Microtis angusii</i>	Angus's Onion Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	<i>Persoonia hirsuta</i>	Hairy Geebung	Endangered	Category 3	Endangered	
Plantae	Flora	<i>Persoonia laxa</i>		Presumed Extinct	Not Sensitive	Extinct	
Plantae	Flora	<i>Persoonia nutans</i>	Nodding Geebung	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Pimelea curviflora</i> subsp. <i>curviflora</i>		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Pimelea spicata</i>	Spiked Rice-flower	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Prasophyllum fuscum</i>	Slaty Leek Orchid	Critically Endangered	Category 2	Vulnerable	
Plantae	Flora	<i>Prostanthera junonis</i>	Somersby Mintbush	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Prostanthera marifolia</i>	Seaforth Mintbush	Critically Endangered	Category 3	Critically Endangered	
Plantae	Flora	<i>Pterostylis saxicola</i>	Sydney Plains Greenhood	Endangered	Category 2	Endangered	
Plantae	Flora	<i>Pultenaea parviflora</i>		Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Sarcochilus hartmannii</i>	Hartman's Sarcochilus	Vulnerable	Category 2	Vulnerable	
Plantae	Flora	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Tetratheca glandulosa</i>		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Tetratheca juncea</i>	Black-eyed Susan	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Thesium australe</i>	Austral Toadflax	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Triplarina imbricata</i>	Creek Triplarina	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Wilsonia backhousei</i>	Narrow-leaved Wilsonia	Vulnerable	Not Sensitive	Not Listed	

Data does not include NSW category 1 sensitive species.

NSW BioNet: © State of NSW and Office of Environment and Heritage

Data obtained 31/10/2017

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Ph: 02 9099 7400  
Fax: 02 9232 7141

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

**Summary of Owners Report**

**LPI**

**Sydney**

**Address: 5 – 9 Gordon Avenue, Chatswood**

**Description: S.P. 57091**

**As regards the part tinted green on copy of D.P. 868863**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
12.03.1906 (1906 to 1919)	Annie Marie Walsh (Married Woman)	Vol 1485 Fol 9 Now Vol 1684 Fol 149
06.05.1919 (1919 to 1920)	Nellie Caroline Cheesborough (Spinster)	Vol 1684 Fol 149
11.12.1920 (1920 to 1926)	Douglas Hamilton Robertson (Grazier)	Vol 1684 Fol 149
17.04.1926 (1926 to 1951)	Thelma Barton (Spinster) Now Thelma Whitelock (Married Woman)	Vol 1684 Fol 149
29.05.1951 (1951 to 1951)	Eric William McDermott (Manager) Dorothy June McDermott (Married Woman)	Vol 1684 Fol 149 Now Vol 6428 Fol 107
22.08.1951 (1951 to 1981)	Kathleen Maggie Binnie (Spinster)	Vol 6428 Fol 107
04.05.1981 (1981 to 1986)	Gerhard Borawski Helen Therese Borawski	Vol 6428 Fol 107
16.01.1986 (1986 to 1987)	Fayette Visula Bartlett	Vol 6428 Fol 107
25.09.1987 (1987 to 1993)	James Joseph McGinley Doreen Margaret McGinley	Vol 6428 Fol 107 Now 38/4138
22.12.1993 (1993 to 1996)	Fung Chau Mo Ching	38/4138
12.12.1996 (1996 to 1998)	Landex Project Pty Limited	38/4138 Now 1/868863

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

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GPO Box 4103 Sydney NSW 2001  
DX 967 Sydney

As regards the part tinted blue on copy of D.P. 868863

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
05.07.1904 (1904 to 1909)	Francis Bassett (Public School Teacher)	Vol 1485 Fol 9 Now Vol 1548 Fol 121
28.04.1909 (1909 to 1909)	Thomas Jackson Millican (Builder)	Vol 1548 Fol 121
03.11.1909 (1909 to 1915)	Arthur Alfred Clement Cocks (Merchant)	Vol 1548 Fol 121
21.09.1915 (1915 to 1922)	William Francis Stephenson (Salesman)	Vol 1548 Fol 121
28.12.1922 (1922 to 1923)	Rosa Beryl Butterworth (Married Woman)	Vol 1548 Fol 121
18.06.1923 (1923 to 1945)	William Joseph McCarthy (Railway Official)	Vol 1548 Fol 121 Now Vol 5018 Fol 108
11.10.1945 (1945 to 1968)	Keith Bond Roseby (Solicitor) (Application by Transmission not investigated)	Vol 5018 Fol 108 Now Vol 9964 Fol 43
30.08.1968 (1968 to 1976)	Gwynneth Evangeline Maud Roseby (Clerk) (Transmission Application not investigated)	Vol 9964 Fol 43
30.11.1976 (1976 to 1976)	Madeleine Catherine Vernon (Married Woman) William Joseph McCarthy (Clerk)	Vol 9964 Fol 43
30.11.1976 (1976 to 1997)	Madeleine Catherine Vernon (Married Woman)	Vol 9964 Fol 43 Now 1/222109
22.04.1997 (1997 to 1997)	Masanobu Miyake	1/222109
22.04.1997 (1997 to 1998)	Landex Project Pty Limited	1/222109

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

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DX 967 Sydney

As regards the part tinted pink on copy of D.P. 868863

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
22.06.1907 (1907 to 1909)	William Gorman (Police Constable)	Vol 1485 Fol 9 Now Vol 1797 Fol 170
20.10.1909 (1909 to 1911)	Thomas Jackson Millican (Builder)	Vol 1797 Fol 170
20.10.1911 (1911 to 1948)	Rachel Martin (Married Woman)	Vol 1797 Fol 170
14.12.1948 (1948 to 1949)	Magnus Samuel Martin (Postal Officer) Robert Hendrick Martin (Printer) Walter Stanley Martin (Boiler Maker) (Application by Transmission not investigated)	Vol 1797 Fol 170
11.05.1949 (1949 to 1976)	Ronald George martin Bombell (Storekeeper) Sylvia Leah Bombell (Married Woman)	Vol 1797 Fol 170 Now Vol 9964 Fol 44
19.11.1976 (1976 to 1980)	Thurston Frank Cubban (Musician) June Margaret Cobden (Home Duties) Now June Margaret Cubban (Married Woman)	Vol 9964 Fol 44
27.03.1980 (1980 to 1980)	June Margaret Cubban (Widow)	Vol 9964 Fol 44
02.09.1980 (1980 to 1990)	Brian Albert Morley (Accountant) Janice Lesley Narelle Morley (Married Woman)	Vol 9964 Fol 44 Now 2/222109
01.11.1990 (1990 to 1996)	Janice Lesley Narelle Morley	2/222109
19.08.1996 (1996 to 1996)	Masanobu Miyake	2/222109
19.08.1996 (1996 to 1998)	Landex Project Pty Limited	2/222109

Continued as regards the whole of the subject land

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
07.05.1998	Registration of Strata Plan No. 57091	
	Search Continued as regards the Common Property areas	
07.05.1998 (1998 to Date)	# The Owners – Strata Plan No. 57091	CP/SP57091

# Denotes Current Registered Proprietor

Easements: -

J 04.05.1981 (S368659) – Right of Carriageway variable width (part tinted green on copy of D.P. 868863)

Leases: -

J 03.06.1963 (J400872) – Chatswood Bowling Club Limited of part of the land – expired 04.05.1981 (part tinted green on copy of D.P. 868863)

Yours Sincerely  
James McDonnell  
2 November 2017

# PLAN FORM 2

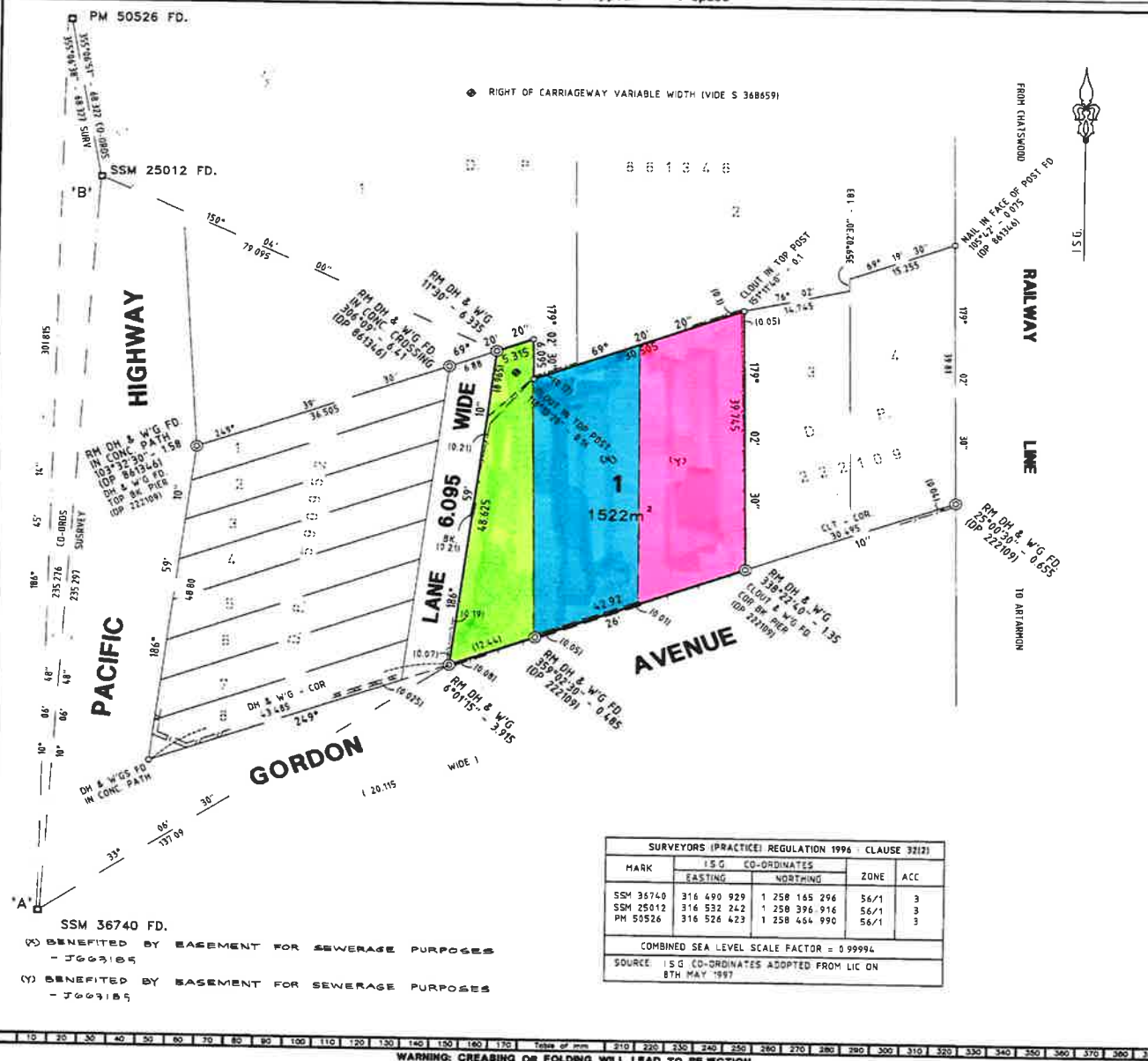
Plan Drawing only to appear in this space

OFFICE USE ONLY

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



1. The owner of the land shown in the plan is the Crown in Right of New South Wales.  
2. The land is shown in the plan as being subject to a mortgage in favour of the Commonwealth Bank of Australia.  
3. The land is shown in the plan as being subject to a mortgage in favour of the Commonwealth Bank of Australia.  
4. The land is shown in the plan as being subject to a mortgage in favour of the Commonwealth Bank of Australia.  
5. The land is shown in the plan as being subject to a mortgage in favour of the Commonwealth Bank of Australia.



Crown Lands Office Approval

PLAN APPROVED

Land District

Paper No.

Field Book

Council's Certificate

I hereby certify that -

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and

(b) the requirements of Part 3 Division 2 of the Water Board Act 1987, or Part 3 Division 7 of the Hunter Water Board (Corporation) Act 1989

have been complied with by the applicant in relation to the proposed (insert "new road", "subdivision" or "transformation of") and out here

Subsidiary to

Date

(Signature)

General Manager/Authorised Person

Council File No.

This part of certificate to be sealed where the application is only for a subdivision or the opening of a new road or where the land to be subdivided is wholly outside the area of operations of the Water Board and the Hunter Water Corporation Ltd.

I Declare I was/Am:

SURVEYORS (PRACTICE) REGULATION 1996 - CLAUSE 32(2)				
MARK	I.S.G. CO-ORDINATES		ZONE	ACC
	EASTING	NORTHING		
SSM 36740	316 490 929	1 258 145 296	56/1	3
SSM 25012	316 532 242	1 258 396 916	56/1	3
PM 50526	316 526 423	1 258 454 990	56/1	3

COMBINED SEA LEVEL SCALE FACTOR = 0.99994

SOURCE I.S.G. CO-ORDINATES ADOPTED FROM LIC ON 8TH MAY 1997

SURVEYOR'S REFERENCE: 6672-001 (CHECK LIST)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP 868863

Registered: 18 4 6 1997

C.A.:

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: U0952-341

Last Plan: DP 4138  
DP 222109

PLAN OF LOTS 1 & 2 IN  
D.P. 222109 AND LOT 38 IN  
D.P. 4138

Lengths are in metres. Reduction Ratio 1:400

LGA: WILLOUGHBY

Locality: CHATSWOOD

Parish: WILLOUGHBY

County: CUMBERLAND

This is sheet 1 of my plan in sheets

A JOHN NELSON PETERSEN  
of WILLOUGHBY, NSW, SURVEYOR  
I, the Surveyor, being a duly qualified Surveyor, do hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Surveyors (Practice) Regulations 1996 and was completed on 12 MAY 1997.

(Signature) John A. Petersen  
Surveyor registered under the Surveyors Act 1928.

ZONE: Suburban/Residential  
Datum: Line of Admalty  
# Insert date of survey.

Plans used in preparation of survey/compilation:  
DP 4138  
DP 590952  
DP 222109  
DP 861346

PANEL FOR USE ONLY for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

DP 868863



# Cadastral Records Enquiry Report

**Requested Parcel :** SP 57091

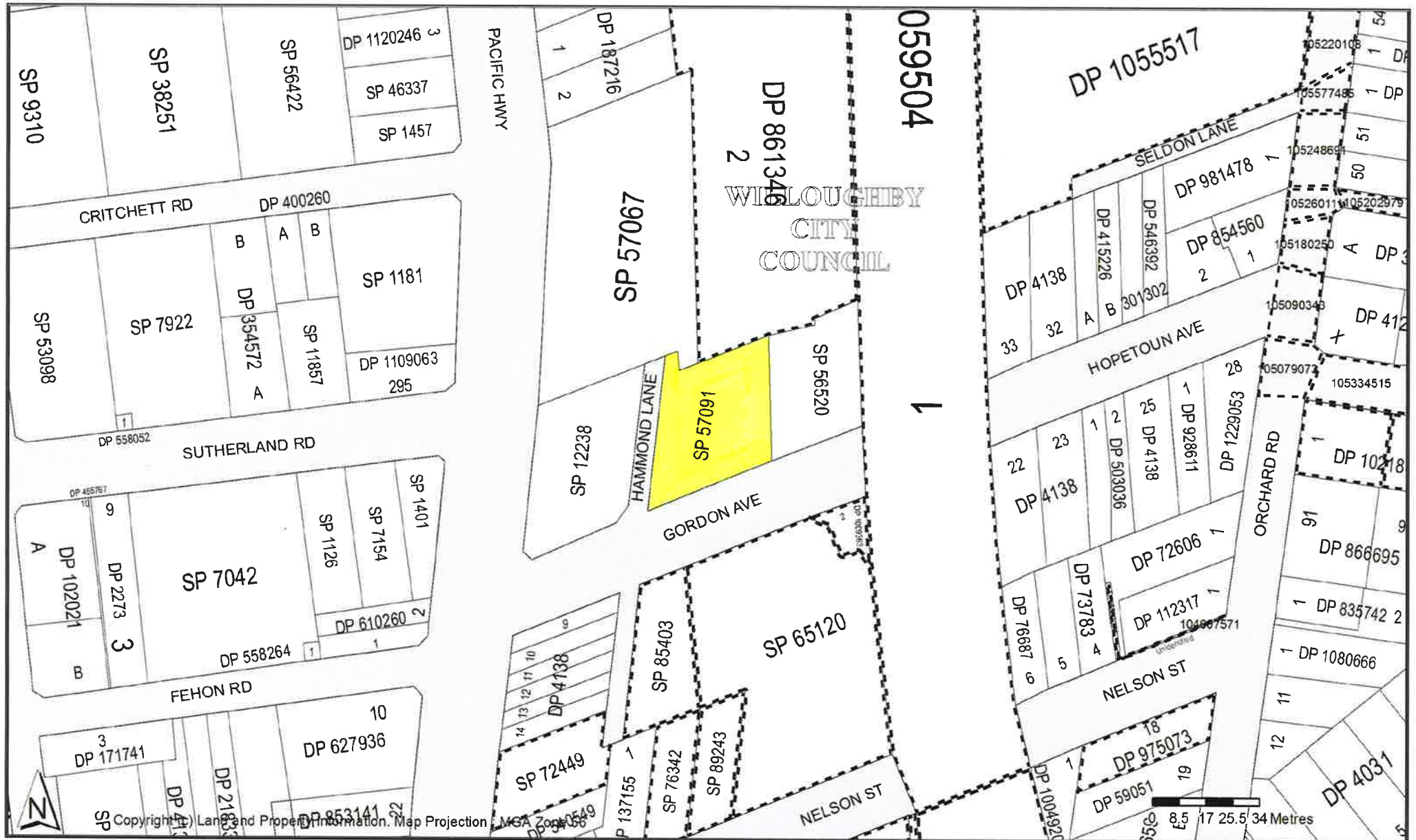
**Identified Parcel :** SP 57091

**Locality :** CHATSWOOD

**LGA :** WILLOUGHBY

**Parish :** WILLOUGHBY

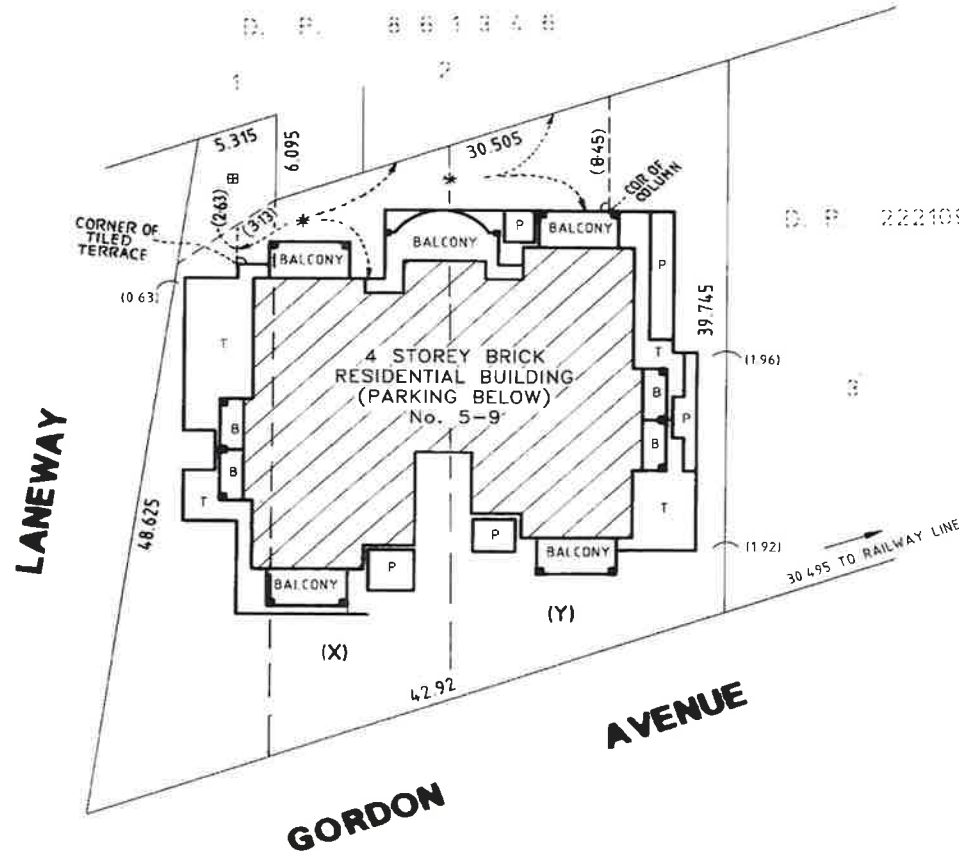
**County :** CUMBERLAND



## LOCATION PLAN

⊞ DENOTES RIGHT OF CARRIAGEWAY  
VARIABLE WIDTH (VIDE S368659)

\* SITE OF POSITIVE COVENANT &  
RESTRICTION ON USE OF LAND



(X) - BENEFITED - EASEMENT FOR  
SEWERAGE PURPOSES - J663185  
(Y) - BENEFITED BY - EASEMENT FOR  
SEWERAGE PURPOSES - J663187

B DENOTES BALCONY  
T DENOTES TERRACE  
P DENOTES PLANTER  
b DENOTES 90° ANGLE

Reduction Ratio 1: 300

Lengths are in metres

*[Signature]*  
Registered Surveyor

*[Signature]*  
General Manager/Authorized Person

SURVEYOR'S REFERENCE: 7155-002

**STRATA PLAN 57091**

Registered : 1 7-5-1998

C.A. : No. 98/3002 OF 28.4.1998

Purpose : STRATA PLAN

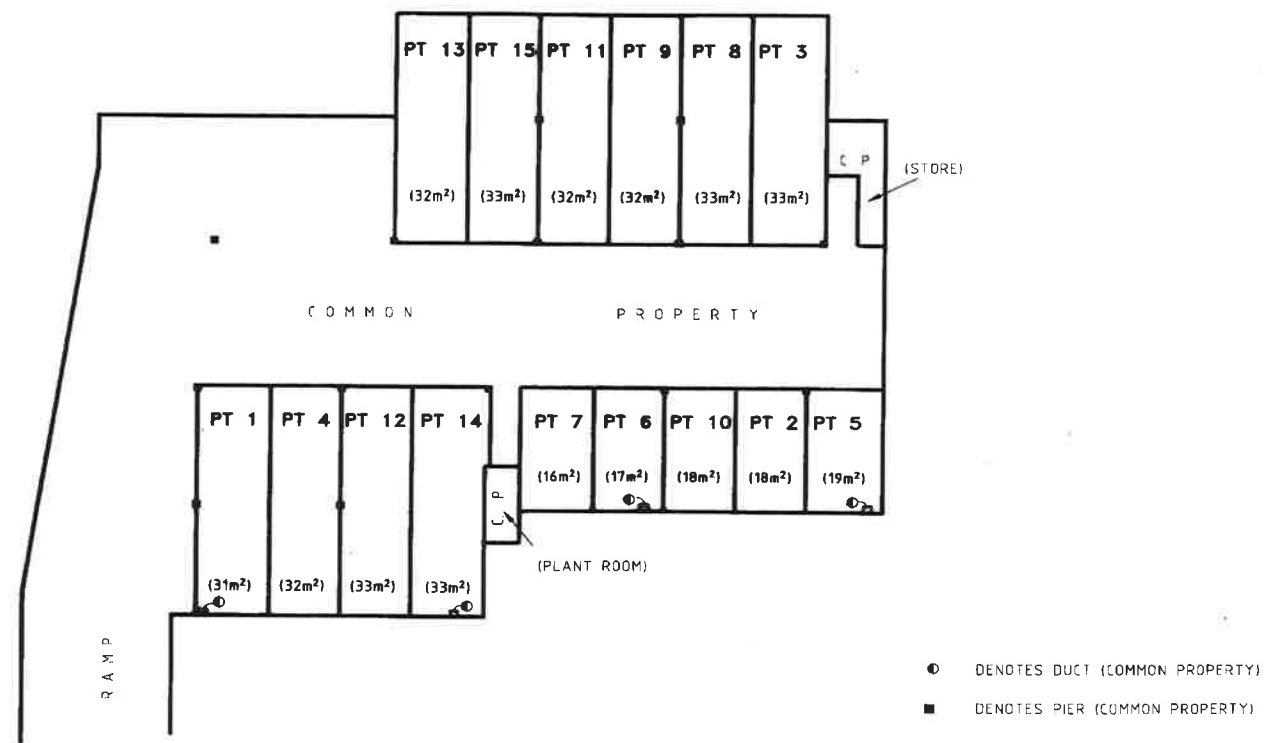
Ref. Map : U0952 - 341\*

Last Plan : DP 868863

SEE LOCATION PLAN ON SHEET 2

- Plan Drawing only to appear in this space

5/691

**BASEMENT**  
(GARAGES)

Reduction Ratio: 1: 200

Lengths are in metres

Registered Surveyor

General Manager/Authorized Person

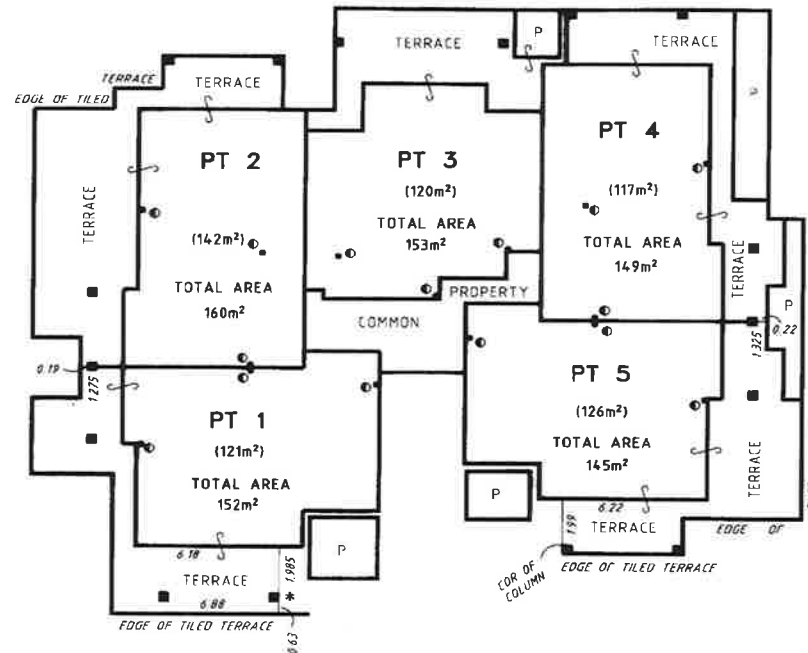
SURVEYOR'S REFERENCE: 7155-003



## GROUND FLOOR

TERRACES ARE LIMITED IN HEIGHT TO 2.5 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED FLOORS EXCEPT WHERE COVERED

THE PLANTER FORMING PART OF LOT 3 IS LIMITED IN HEIGHT TO 3.5 METRES ABOVE THE UPPER SURFACE OF ITS CONCRETE FLOOR



- DENOTES PIER (COMMON PROPERTY)
- DENOTES DUCT (COMMON PROPERTY)
- DENOTES CENTRELINE OF WALL, PRODUCED
- P DENOTES PLANTER (COMMON PROPERTY) EXCEPT WHERE IT FORMS PART LOT 3
- \* DENOTES FACE OF COLUMN

AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSES OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973, ONLY

Reduction Ratio 1: 200

Lengths are in metres

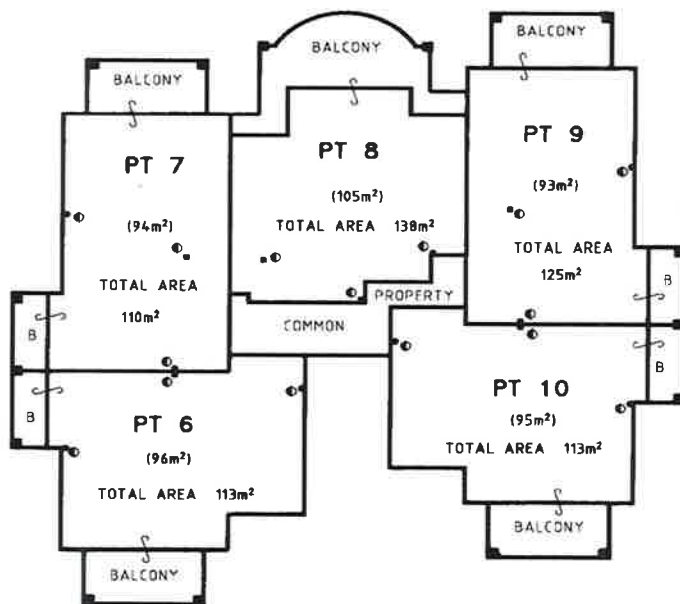
Registered Surveyor

General Manager/Authorised Person

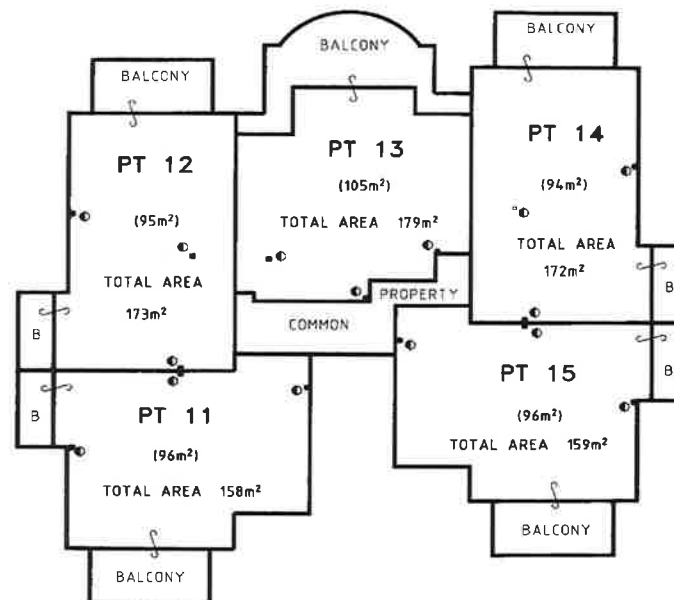
SURVEYOR'S REFERENCE: 7155-004

OFFICE USE ONLY

## FIRST FLOOR



## SECOND FLOOR



- DENOTES PIER (COMMON PROPERTY)
- DENOTES DUCT (COMMON PROPERTY)
- B DENOTES COVERED BALCONY

BALCONIES ARE LIMITED IN HEIGHT TO 2.5 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOORED FLOORS EXCEPT WHERE COVERED

AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSES OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973, ONLY.

Reduction Ratio 1: 200

Lengths are in metres

Registered Surveyor

General Manager/Authorised Person

SURVEYOR'S REFERENCE: 7155-005

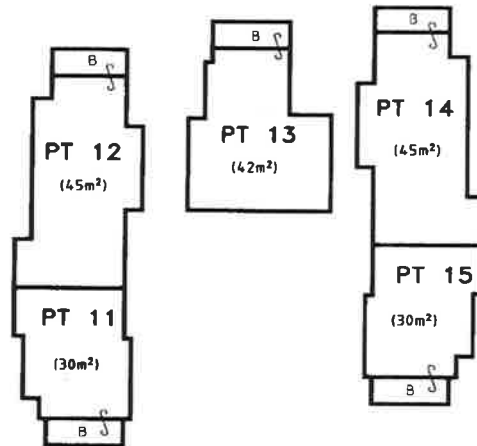
FORM 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 6 of 6 Sheets

STRATA PLAN 57091

LOFT



SCHEDULE OF UNIT ENTITLEMENTS

LOT	UNIT ENTITLEMENT
1	60
2	60
3	62
4	62
5	60
6	60
7	60
8	62
9	62
10	60
11	76
12	80
13	80
14	80
15	76
AGGREGATE	1000

B DENOTES BALCONY LIMITED IN HEIGHT TO 2.5 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED FLOORS EXCEPT WHERE COVERED

AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSES OF THE STRATA TITLES (FREEHOLD DEVELOPMENT) ACT 1973, ONLY

Reduction Ratio  $\pm$  200

Lengths are in metres

Registered Surveyor

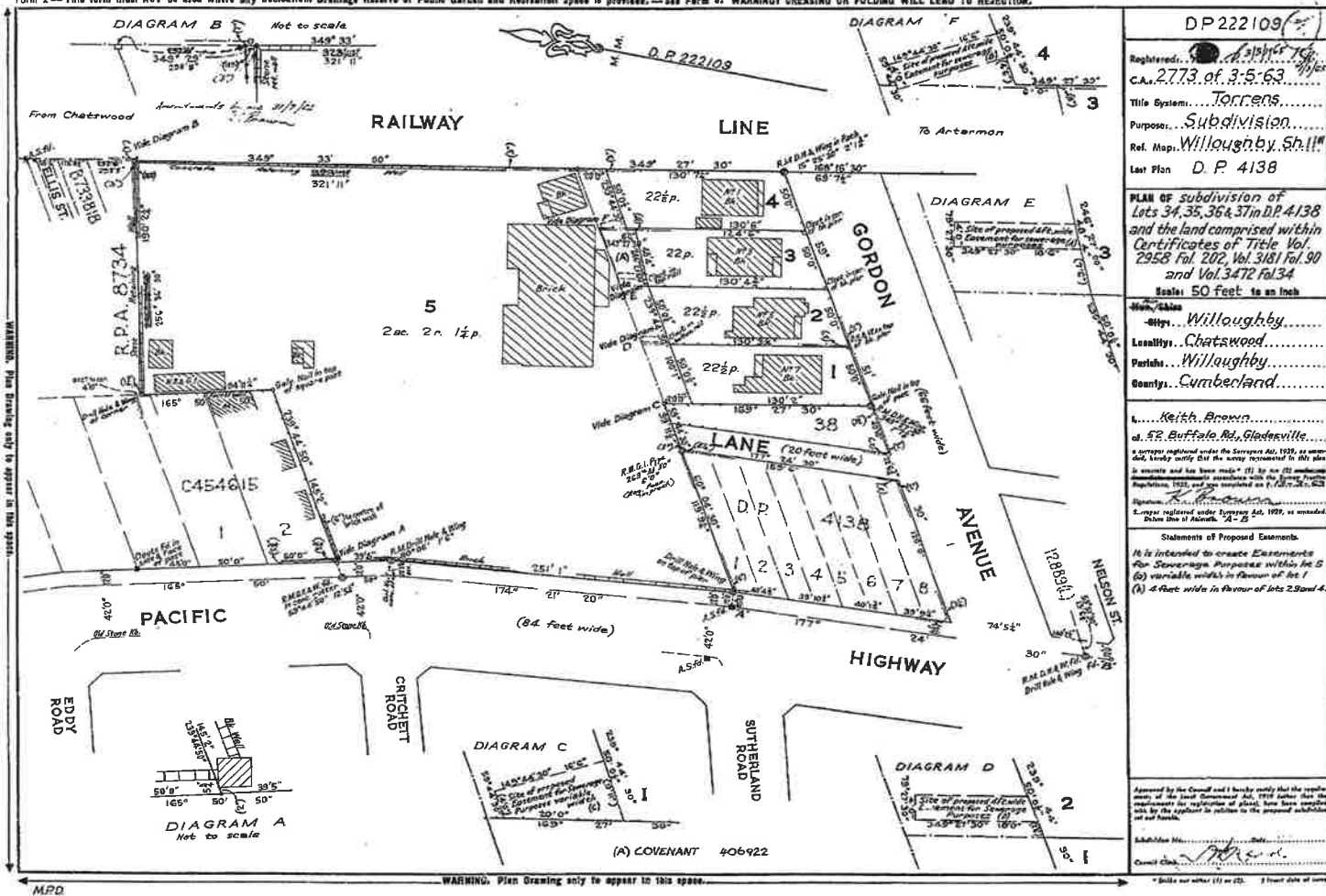
General Manager/Authorised Person

SURVEYOR'S REFERENCE: 5177-006





Form 2—This form must NOT be used where any Dedication, Drainage Reserve or Public Garden and Recreation Space is provided.—See Form 3. WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.



AMENDMENTS OR ADDITIONS NOTED ON PLAN  
IN REGISTRAR GENERAL'S OFFICE.

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 16th day of May, 1977

1

CONVERSION TABLE ADDED TO REGISTRAR GENERAL'S DEPARTMENT		
DP 222109		
FEET INCHES	METRES	
- 1 5/8	0.044	
- 2	0.051	
- 2 1/2	0.064	
- 3	0.076	
- 3 1/4	0.083	
- 3 1/2	0.089	
- 4	0.102	
- 4 1/2	0.114	
- 5 3/4	0.146	
- 6	0.152	
- 7	0.178	
- 8	0.203	
1	0.305	
1 7/8	0.386	
2 1 3/4	0.654	
2 6	0.762	
3	0.762	
4	1.272	
4 6	1.473	
5 10	1.209	
6 7	2.286	
9 11	3.023	
12	3.658	
12 2 1/2	3.721	
12 5 1/4	3.791	
15 6 1/2	4.128	
16 6	4.267	
18 6	5.465	
20	6.096	
22 6 3/4	6.677	
39 5	12.011	
39 9 1/4	12.122	
39 10 1/2	12.158	
39 11 1/2	12.179	
40 1 3/4	12.236	
40 2	12.206	
40 10	12.446	
42 -	12.802	
42 -	13.116	
48 4	14.732	
50 -	15.240	
50 8 1/2	15.253	
58 5	17.778	
65 -	20.117	
75 7 1/2	21.222	
79 5 3/4	22.689	
94 -	21.682	
100 11 1/8	26.357	
117 9 1/4	30.305	
120 -	36.576	
120 6	37.448	
126 2 1/2	36.821	
130 2	39.675	
130 3 1/4	39.787	
130 5 1/4	39.745	
130 6	39.776	
130 7 1/4	39.898	
130 2 1/2	42.756	
148 -	44.877	
159 6	48.616	
190 2 1/4	57.969	
213 1	76.305	
298 8	91.034	
322 11	98.120	
AC RD P	SQ M	
- 22 22	556.4	
- 22 1/2	569.1	

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT			
DP 222109 CONTINUED			
AC	RD	P	HA
2 2	1 1/4		1.015

CONVERSION TABLE ADDED IN  
 REGISTRAR GENERAL'S DEPARTMENT

FEET INCHES	METRES
2	0.61
12	3.66
17	5.295
19	5.995
20	6.095
21	6.17
22	6.605
22 1/2	6.875
22 1/2	6.865
22 1/2	6.95
29 1 1/4	8.87
40 10	12.445
44 10	13.665
50	15.24
50 0 1/4	15.245
50 0 1/2	15.245
50 2 3/4	15.31
53 2 3/4	16.225
58 1 1/2	17.715
63 1 1/4	20.1
66	20.115
66 7 1/2	20.305
69 7 1/2	21.25
69 9	21.26
72 9 1/2	22.105
74 9 1/2	22.695
75 9	23.09
86 5	26.34
101 5 1/2	30.675
119 9	36.5
120	36.575
128 4	36.68
137 6 3/4	41.23
140	42.67
145 1	44.195
145 1 1/4	44.22
145 6	44.35
146 1 1/4	44.3
149 6	45.225
149 8	45.37
149 10	45.62
150 10	45.72
150 2	45.77
150 2 1/2	45.81
150 5	45.805
150 6 1/4	45.88
150 7 1/4	45.985
159 2 3/4	48.555
159 6 1/2	48.62
160 11	49.045
AC RD P	SQ M
1 - 3 3/4	90.3
1 - 7 3/4	196
1 - 15	379.4
1 - 20 1/2	510.5
1 - 25 1/4	630.6
1 - 25 1/2	649
1 - 25 3/4	651.3
1 - 26	657.6
1 - 35 3/4	934.2
1 - 4 3/4	1132
AC RD P	HA
380 - -	155.8

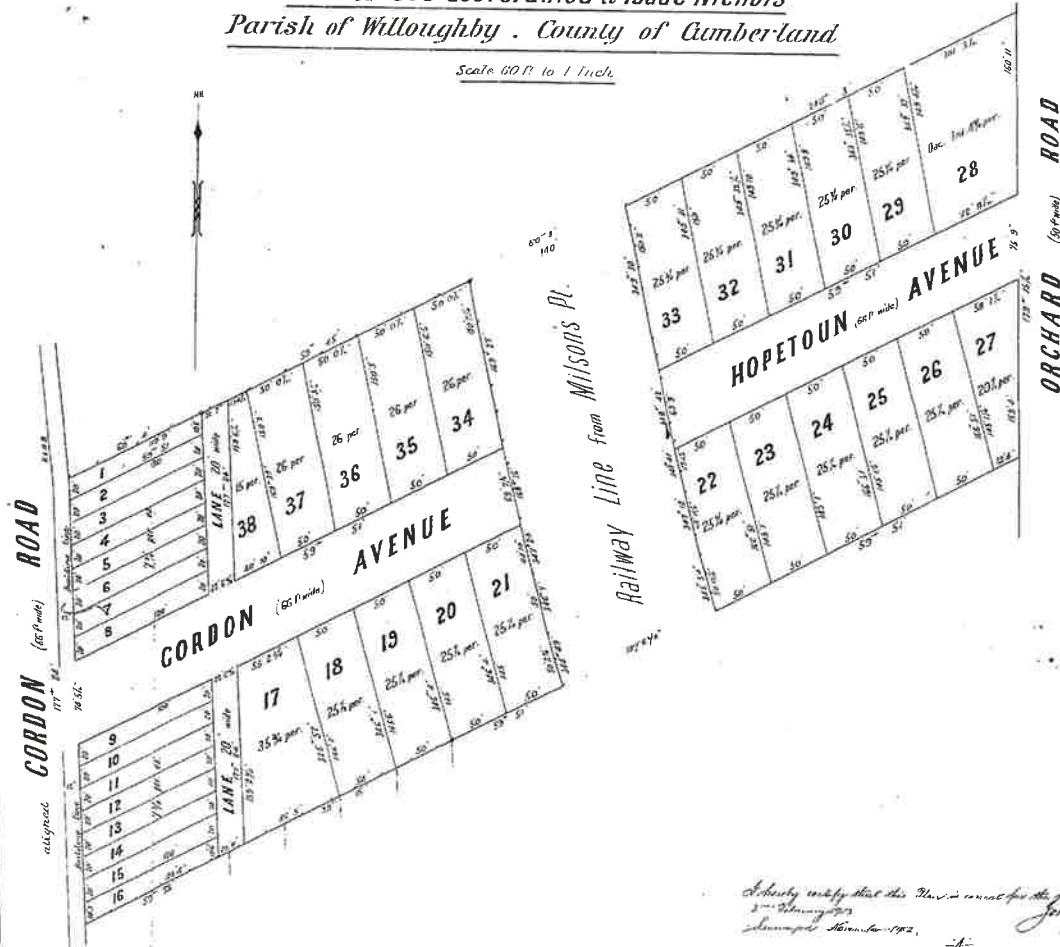
I, Bruce Richard Doyle, Registrar General for New South Wales, certify that the above is a true and correct copy of the original as it is in my custody, this 3rd day of September, 1979.

# HOPETOUN ESTATE - CHATSWOOD

Part of 380 acs. Granted to Isaac Nichols  
 Parish of Willoughby, County of Cumberland

Scale 600 ft to 1 inch

4138<sup>6</sup>  
 DP4138



I hereby certify that the above is a true and correct copy of the original as it is in my custody, this 3rd day of September, 1979.

*Bruce Richard Doyle*  
 Registrar General

This is the Blue marked surfaces to be the original documents of the Hopetoun Estate, dated 3rd day of September, 1979.

*John A. Keane*  
 Deputy Registrar General

# Historical Title

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

2/11/2017 8:44AM

FOLIO: 38/4138

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

Prior Title(s): VOL 6428 FOL 107

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
5/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/5/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/5/1990	Z6087	DISCHARGE OF MORTGAGE	EDITION 1
22/12/1993	I896361	TRANSFER	EDITION 2
12/12/1996	2686328	TRANSFER	EDITION 3
4/6/1997	DP868863	DEPOSITED PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*

RP13



**TRANSFER**

Real Property Act, 1900



896361 M

00\*24

E0/26E98E100 70 5077 E61121

Office of State Revenue use only

**B**

**(A) LAND TRANSFERRED**

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

**FOLIO IDENTIFIER: 38/4138**

**(B) LODGED BY**

L.T.O. Box

**DAVID KAM & CO**  
Name, Address & Telephone  
SUITES 301-307 THIRD FLOOR  
SUSSEX CENTRE 401 SUSSEX STREET  
SYDNEY NSW 2000  
TEL: (02) 281 0052 FAX: (02) 281 9188  
DX 11538 SYDNEY DOWNTOWN

REFERENCE (max. 15 characters):

**(C) TRANSFEROR**

**JAMES JOSEPH MCGINLEY and DOREEN MARGARET MCGINLEY**

**(D)** acknowledges receipt of the consideration of **\$300,000.00**

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

**(E)** subject to the following **ENCUMBRANCES** 1. 2. 3.

**(F) TRANSFEE**

**T**

**FUNG CHAU MO CHING**  
of 5/37-43 Archer Street Chatswood

as joint tenants/tenants in common

**(H)** We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATE 20.12.93**

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

*Rodney Holmes*

Signature of Witness

**RODNEY PETER HOLMES**

Name of Witness (BLOCK LETTERS)

**692 PACIFIC HWAY CHATSWOOD**

Address of Witness

*J. McGinley*  
*[Signature]*

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

*[Signature]*  
**DAVID KAM,** Signature of Transferee  
**Solicitor for Transferee**



97-01T



# TRANSFER

Real Property Act, 1900



2686328 G

ly

or.

00.23

30/108161102 40 2227 961161

191186 4232 04 201191807/03  
N.S.W. STAMP DUTY

## (A) LAND TRANSFERRED

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

FOLIO IDENTIFIER: 38/4138

## (B) LODGED BY

L.T.O. Box

Name, Address or DX and Telephone

1130E

SENDER: PAUL ETHERINGTON SOLICITOR  
LEVEL 5, 140 ARTHUR STREET  
NORTH SYDNEY  
P.O. BOX 1535 NORTH SYDNEY 2059  
PH: 956 5494 DX: 10508 NTH SYDNEY

REFERENCE (max. 15 characters): LANDEX

## (C) TRANSFEROR

FUNG CHAU MO CHING

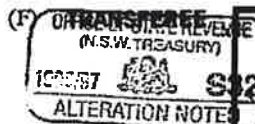
## (D) acknowledges receipt of the consideration of

\$430,000.00

and as regards the land specified above transfers to the Transferee an estate in fee simple

## (E) subject to the following ENCUMBRANCES

1. .... 2. .... 3. ....



T  
TS  
13 LGA)  
TW  
(Sheriff)

LANDEX PROJECT PTY LIMITED (A.C.N. 010 917 807)

## (G)

TENANCY:

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

DATED 10-12-96

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

*David Kam*  
Signature of Witness

DAVID KAM

Name of Witness (BLOCK LETTERS)

Sydney

Address of Witness

*Fung Chau Mo Ching*  
Signature of Transferor

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Solicitor for Transferee

Paul M Etherington

INSTRUCTIONS FOR FILING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

NEW SOUTH WALES

Application No. 12656

Prior Title Vol. 5018 Fol. 108

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.



09964043

Vol. 9964 Fol. 43

1st Edition issued 25-3-1965



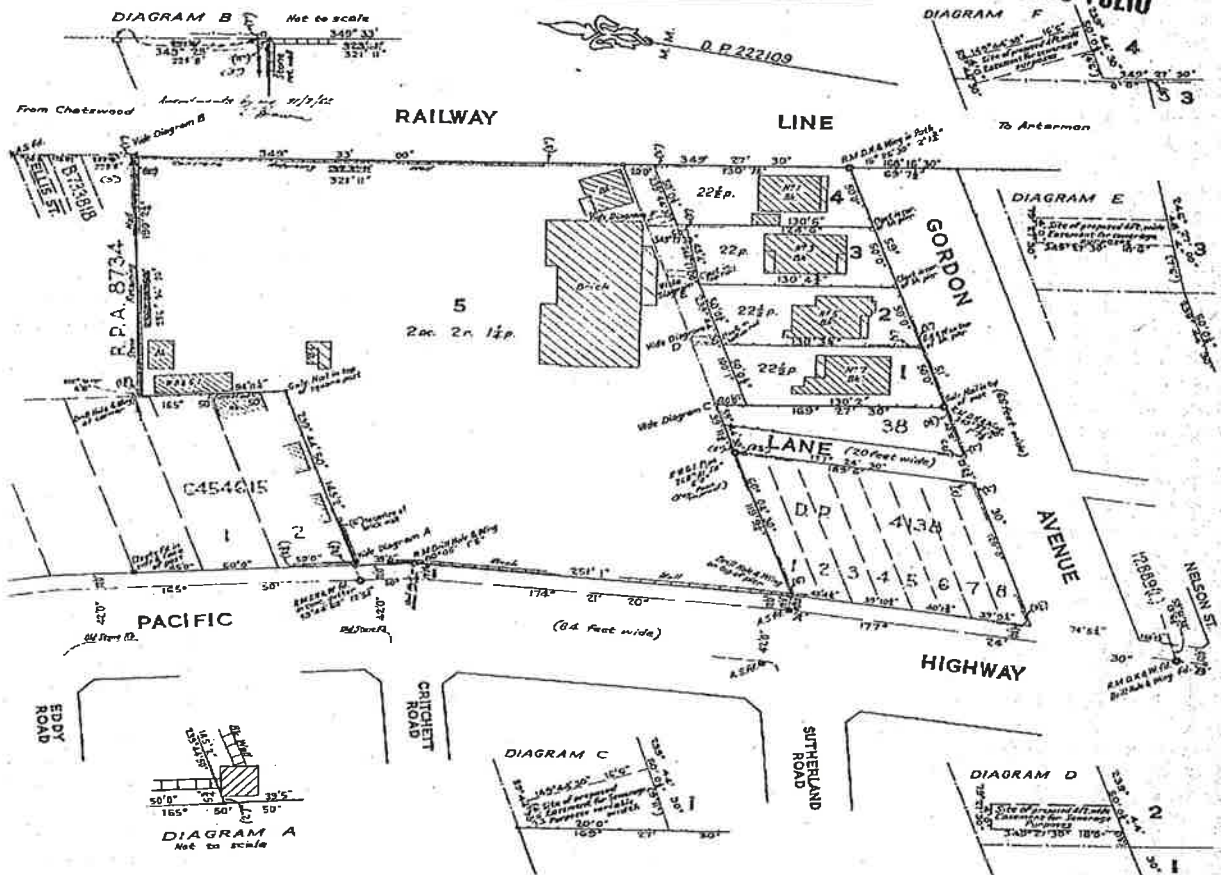
EH

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

*S. MacLennan*

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 222109 at Chatswood in the Municipality of Willoughby Parish of Willoughby and County of Cumberland being part of Portion 295 granted to Isaac Nichols on 1-1-1810.

FIRST SCHEDULE (continued overleaf)

KEITH BOND ROSEBY, of Sydney, Solicitor.

*Jawatson*  
Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Caveat No. D/20690 by the Registrar General. Entered 12-11-1945. Withdrawn L270193

*Jawatson*  
Registrar General.

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

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

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



FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
<i>Myra with Evangelina Reed, Proprietor of Harbord, Ontario</i> Madeleine Catherine Vernon of Chatswood, Married Woman.	<i>Transmission</i> Transfers	2270193 P970975 P970976	30-8-1968 -----	16-12-1968 30-11-1976	<i>Jameson</i> <i>Jameson</i>
SEE AUTO FOLIO					
CANCELLED					

*Affidavit*  
*1663185*  
*2270193*  
*P970975*  
*P970976*  
*27-76*  
*P970975*  
*-65R*

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
	NUMBER	DATE						
<i>Transfer</i>	<i>J663185</i>	<i>16-10-1963</i>	<i>Consent for sewage purposes appurtenant to the land within described affecting the part of lots shown on site of proposed easement for sewage purposes variable width in diagram in the plan hereon. (Conservation Certificate of title Vol 9964 Pl. H7)</i>	<i>28-2-1966</i>	<i>Jameson</i>			
<i>Consent</i>	<i>2270193</i>	<i>30-8-1968</i>	<i>By the Registrar General</i>	<i>2-12-1968</i>	<i>Jameson</i>	<i>Withdrawn</i>	<i>P970975</i>	<i>Jameson</i>
CAVEAT								

# Historical Title

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

---

SEARCH DATE

---

2/11/2017 8:41AM

FOLIO: 1/222109

---

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

Prior Title(s): VOL 9964 FOL 43

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
12/5/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/11/1996	2602387	CAVEAT	
22/4/1997	3003620	WITHDRAWAL OF CAVEAT	
22/4/1997	3003621	TRANSFER	
22/4/1997	3003622	TRANSFER	EDITION 1
4/6/1997	DP868863	DEPOSITED PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*





97-01T

**TRANSFER**

Real Property Act, 1900

Land Titles Office use only



3003622 V

00'01\$ 10/480842102 +0 2722 04 201248084/01  
N.S.W. STAMP DUTY

**(A) LAND TRANSFERRED**

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

Folio Identifier 1/222109

**(B) LODGED BY**

L.T.O. Box  1130E	Name, Address or DX and Telephone <b>SENDER: PAUL ETHERINGTON SOLICITOR</b> LEVEL 5, 140 ARTHUR STREET NORTH SYDNEY P.O. BOX 1535 NORTH SYDNEY 2059 PH: 958 9494 FX: 10508 NTH SYDNEY REFERENCE (max. 15 characters): <b>LANDEX PROJECT</b>
-------------------------	---

**(C) TRANSFEROR**

MASANOBU MIYAKE

**(D) acknowledges receipt of the consideration of**

510,000.00 \$1.00

and as regards the land specified above transfers to the Transferee an estate in fee simple

**(E) subject to the following ENCUMBRANCES**

1. 2. 3.

**(F) TRANSFEE**

<b>T</b> <b>TS</b> (s713 LGA) <b>TW</b> (Sheriff)	LANDEX PROJECT PTY LIMITED ACN 010 917 807  <b>TENANCY:</b>
---	---

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

DATED

22 January 1997

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

*Paul Martin Etherington*  
Signature of Witness

PAUL MARTIN ETHERINGTON

Name of Witness (BLOCK LETTERS)  
LEVEL 5, 140 ARTHUR STREET  
NORTH SYDNEY SOLICITOR  
Address of Witness

*Paul M Etherington*  
Signature of Transferor

3.3.97

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Solicitor for Transferee

Paul M Etherington

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

136

NEW SOUTH WALES

Application No. 12656

Prior Title Vol. 1797 Fol. 170

**CERTIFICATE OF TITLE**  
PROPERTY ACT, 1900, as amended.



EH

Vol. 9964 Fol. 44

1st Edition issued 25-3-1965

09964044

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 First Schedule.

Witness

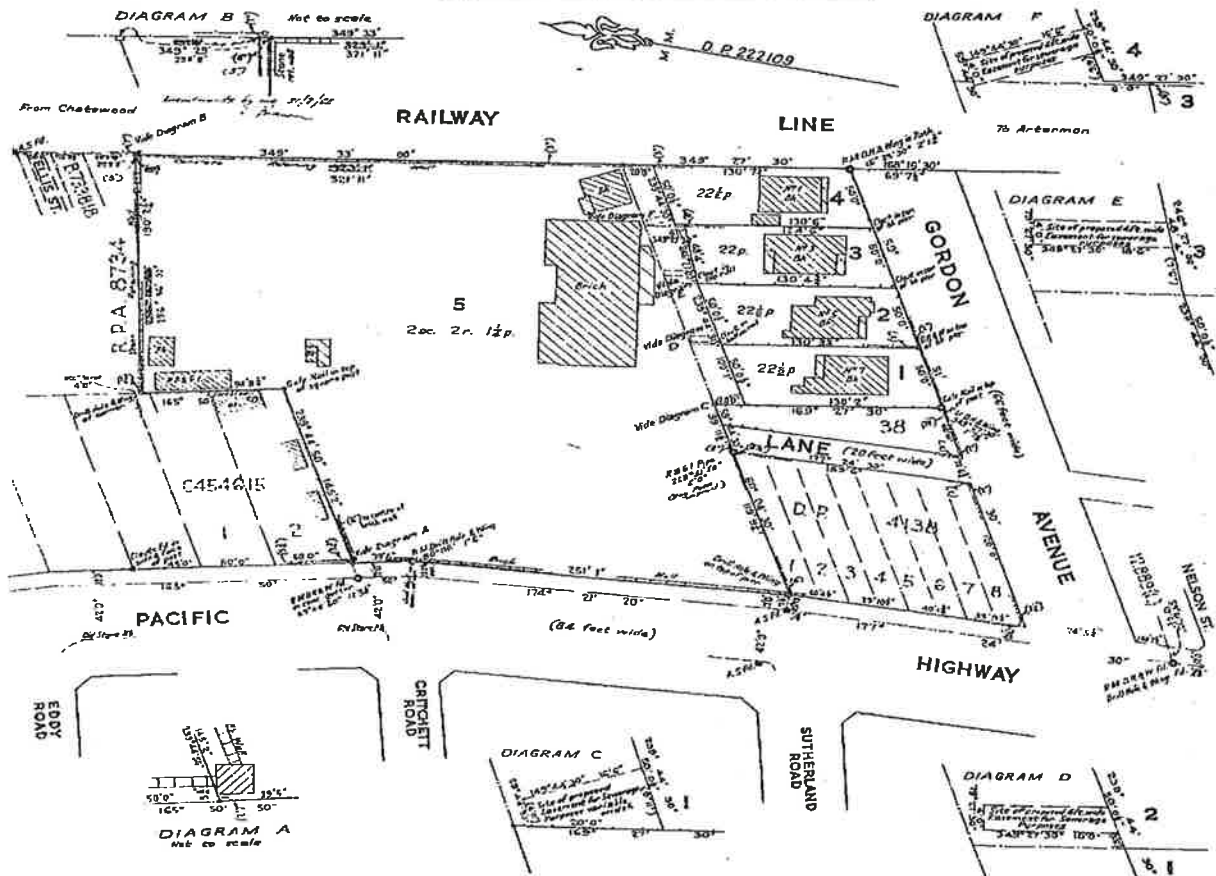
*S. MacLennan*

**CANCELLED**

SEE AUTO-FOLIO



**PLAN SHOWING LOCATION OF LAND**



**ESTATE AND LAND REFERRED TO**

Estate in Fee Simple in Lot 2 in Deposited Plan 222109 at Chatswood in the Municipality of Willoughby Parish of Willoughby and County of Cumberland being part of Portion 295 granted to Isaac Nichols on 1-1-1810.

**FIRST SCHEDULE (continued overleaf)**

~~RONALD GEORGE MARTIN BOMBELL, of Chatswood, Storekeeper and SILVIA LEAH BOMBELL, his wife, as Joint Tenants.~~

*[Signature]*  
Registrar General.

**SECOND SCHEDULE (continued overleaf)**

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Mortgage No. F/15562 to Bank of New South Wales. Entered 16-3-1951. Discharged P386168

*[Signature]*  
Registrar General.

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

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

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



Vol. 9964 Fol 44

# FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
Thurston Frank Cadden, Musician and June Margaret Cadden, Home Duties, both of Lane Cove, as joint tenants	Transfer	P973442	19-11-1976		<i>Johnston</i>
Thurston Frank Cadden of Chatawood, Musician and June Margaret Cadden, his wife, as joint tenants.	see	R133635	20-3-1979		<i>Johnston</i>
June Margaret Cadden of Chatawood, Widow	Notice of Death	R732361	27-3-1980		<i>Johnston</i>
<i>Beatrix Helen Meyer of Castlebury, Accountant and John Lecky North of Castlebury his wife, as joint tenants.</i>	<i>Transfer</i>	<i>S13158</i>	<i>2-7-1980</i>		

2/10/81 - 1/11/81  
 12 266316  
 P386168 p/m  
 1973112 Tel  
 3 M  
 R133635 M R  
 27/12/80  
 R732361 p/m  
 S13156 p/m  
 157 p/m  
 158.5

# SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
NATURE	NUMBER	DATE					
<i>Transfer</i>	<i>T663187P</i>	<i>10-4-1964</i>	<i>Transfer for mortgage purposes of part of the land withunderlined affecting the part of lot 5 shown as site of proposed 4 ft wide easement for drainage purposes in diagram 1 in the plan hereon (Conveyance Certificate of Title Vol. 9964 Fol. 47)</i>	<i>28-2-1966</i>	<i>Johnston</i>		
Mortgage	P973113		to C.B.C. Savings Bank Limited	19-11-1976	<i>Johnston</i>	<i>Discharged</i>	<i>S13156</i>
Mortgage	R133635		to The Commercial Banking Company of Sydney Limited	20-3-1979	<i>Johnston</i>	<i>Discharged</i>	<i>S13157</i>
<del>9721059</del>	<del>Mortgage to Letitia Nina Gee</del>	<del>Registered 6-10-1980</del>			<i>Johnston</i>	<del>Discharged</del>	<del>W395800</del>
V395801P	Mortgage to Letitia Nina Gee and Beatrix Helen Meyer as tenants in common.	Registered 20.10.1984.			<i>Johnston</i>		
V395801P	Mortgage X336669. Transfer of Mortgage to Letitia Nina Gee and Beatrix Helen Meyer for tenancy shares See dealing. Registered 2-2-1988				<i>Johnston</i>		

S721259 m  
 V395800 m  
 - 1 m  
 X336669 TM

SEE AUTO FOLIO  
 CANCELLED



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

2/11/2017 8:41AM

FOLIO: 2/222109

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

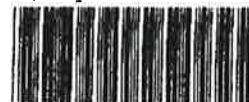
Prior Title(s): VOL 9964 FOL 44

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
12/5/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/7/1988	X685749	VARIATION OF MORTGAGE	EDITION 1
1/11/1990	Z319002	NOTICE OF DEATH	EDITION 2
1/3/1993	I152907	DISCHARGE OF MORTGAGE	EDITION 3
7/5/1996	2134066	MORTGAGE	EDITION 4
19/8/1996	2390454	DISCHARGE OF MORTGAGE	
19/8/1996	2390455	TRANSFER	
19/8/1996	2390456	TRANSFER	EDITION 5
4/6/1997	DP868863	DEPOSITED PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*

RP 8  
1979

STAMP DUTY



2  
319002

# NOTICE OF DEATH

SECTION 101, REAL PROPERTY ACT, 1900  
(See Instructions for Completion on back of form)

ND

CB	1 of 1
\$ 47	

R11

DESCRIPTION  
OF LAND  
Note (a)

LAND of which deceased is a registered proprietor	
Torrens Title Reference	Torrens Title Reference
FOLIO IDENTIFIER 2/222109 VOL. 13163 FOL. 232 now 3/3P11273	

REGISTERED  
DEALING  
Note (b)

Type of Dealing	Registered Number	Torrens Title Reference

DECEASED  
REGISTERED  
PROPRIETOR  
Note (c)

<u>BRIAN ALBERT MORLEY</u>	OFFICE USE ONLY N
----------------------------	----------------------

Note (d)

(the abovenamed DECEASED) is registered as one of the proprietors of the land above described. The APPLICANT

APPLICANT  
Note (e)

<u>JANICE LESLEY NARELLE MORLEY</u>	OFFICE USE ONLY S
-------------------------------------	----------------------

Note (d)

being the SURVIVING JOINT TENANT, hereby applies to be registered as proprietor of the estate or interest comprised in the land above described.

## STATUTORY DECLARATION

I solemnly and sincerely declare that the said BRIAN ALBERT MORLEY  
died at Sydney in the State of New South Wales on 15 July, 1988  
that particulars of such death are registered in the said State, and that the said deceased is identical with BRIAN ALBERT MORLEY  
one of the registered proprietors of the land above described.

Notes (c) and (g)  
Note (f)

Note (d)

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act, 1900, and I hereby certify this application to be correct for the purposes of the Real Property Act, 1900.

Made and subscribed at Sydney the 25th day of May 1990 in the presence of—

R. Hodgeson

Signature of Witness

R. HODGESON

Name of Witness (BLOCK LETTERS)

Volunteer Sydney

0307 Address and qualification of Witness

J. Morley  
Signature of Applicant

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

LODGED BY		LOCATION OF DOCUMENTS	
<u>Teece Hodgson &amp; Ward</u>		CT <input checked="" type="checkbox"/> OTHER <input type="checkbox"/>	Herewith,
<u>8414</u>		<u>15788</u>	In R.G.O. with
Delivery Box Number		Produced by	
Extra Fee	Checked by <u>EBT</u>	REGISTERED - -19	CT <u>8414</u>
		01 NOV 1990	
Registrar General			

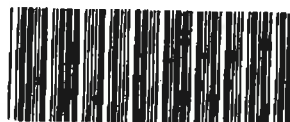
OFFICE USE ONLY

97-01T



# TRANSFER

Real Property Act, 1900



2390455 X

00.24

EO/019596100 70 2075 464010  
Office of State Revenue use only

(A) **LAND TRANSFERRED**

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

FOLIO IDENTIFIER 2/222109

(B) **LODGED BY**

L.T.O. Box

1130E

Name, Address or DX and Telephone

SENDER: PAUL ETHERINGTON SOLICITOR  
LEVEL 5, 140 ARTHUR STREET  
NORTH SYDNEY

P.O. BOX 1535 NORTH SYDNEY 2059  
PH: 956 5496 FAX: 10508 NTH SYDNEY  
MIYAKE

REFERENCE (max. 15 characters):

(C) **TRANSFEROR**

JANICE LESLEY NARELLE MORLEY

(D) acknowledges receipt of the consideration of \$480,000

and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. 2. 3.

(F) **TRANSFEE**

T  
TS  
(s713 LGA)  
TW  
(Sheriff)

MASANOBU MIYAKE

(G)

TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATED 3 June 1996.  
Signed in my presence by the Transferor who is personally known to me.

*R. HODGSON*

Signature of Witness

R. HODGSON

Name of Witness (BLOCK LETTERS)

*Solicitor Sydney*

Address of Witness

*J. Morley*

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Solicitor for

Paul M Etherington

Signature of Transferee

INSTRUCTIONS FOR FILING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

97-01T



# TRANSFER

Real Property Act, 1900



2390456 V

Office of State Revenue use only

1000010

70/1144+1107 40 0177 940071

ALDI JUNE 1996

## (A) LAND TRANSFERRED

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

Folio Identifier 2/222109

## (B) LODGED BY

L.T.O. Box

Name, Address or DX and Telephone

SENDER: PAUL ETHERINGTON SOLICITOR  
LEVEL 5, 140 ARTHUR STREET  
NORTH SYDNEY  
P.O. BOX 1535 NORTH SYDNEY 2059  
PH: 936 6494 DX: 10506 NTH SYDNEY

REFERENCE (max. 15 characters): MIYAKE

## (C) TRANSFEROR

MASANOBU MIYAKE

## (D) acknowledges receipt of the consideration of

\$1.00

and as regards the land specified above transfers to the Transferee an estate in fee simple

## (E) subject to the following ENCUMBRANCES

1. 2. 3.

## (F) TRANSFEE

T  
TS  
(s713 LGA)  
TW  
(Sheriff)

LANDEX PROJECT PTY LIMITED ACN 010 917 807

## (G)

TENANCY:

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

DATED 3 June, 1996

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

Signature of Witness  
PAUL MARTIN ETHERINGTON

Name of Witness (BLOCK LETTERS)  
LEVEL 5, 140 ARTHUR STREET  
NORTH SYDNEY, SOLICITOR

Address of Witness

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee

P.M. ETHERINGTON  
CHECKED BY (office use only)

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

---

SEARCH DATE

---

2/11/2017 8:34AM

FOLIO: 1/868863

---

First Title(s): OLD SYSTEM

Prior Title(s): 38/4138

1-2/222109

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1997	DP868863	DEPOSITED PLAN	FOLIO CREATED EDITION 1
9/3/1998	3841683	DEPARTMENTAL DEALING	
7/5/1998	SP57091	STRATA PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

---

SEARCH DATE

---

2/11/2017 8:33AM

FOLIO: CP/SP57091

---

First Title(s): OLD SYSTEM

Prior Title(s): 1/868863

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
7/5/1998	SP57091	STRATA PLAN	FOLIO CREATED EDITION 1
8/10/2008	AE256793	CHANGE OF BY-LAWS	EDITION 2

\*\*\* END OF SEARCH \*\*\*

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: CP/SP57091

SEARCH DATE	TIME	EDITION NO	DATE
2/11/2017	9:13 AM	2	8/10/2008

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 57091  
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT CHATSWOOD  
LOCAL GOVERNMENT AREA WILLOUGHBY  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM SHEET 1 SP57091

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 57091  
ADDRESS FOR SERVICE OF DOCUMENTS:  
5-9 GORDON AVENUE  
CHATSWOOD 2067

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS  
CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE  
AT THE DATE OF REGISTRATION OF THE SCHEME  
KEEPING OF ANIMALS - OPTION C ADOPTED
- 3 J663185 EASEMENT FOR SEWERAGE PURPOSES APPURTENANT TO THE  
PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM AFFECTING  
THE PART OF LOT 5 SHOWN IN DIAGRAM C IN DP222109
- 4 J663187 EASEMENT FOR SEWERAGE PURPOSES APPURTENANT TO THE  
PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM AFFECTING  
THE PART OF LOT 5 SHOWN IN DIAGRAM D IN DP222109
- 5 S368659 RIGHT OF CARRIAGEWAY VARIABLE WIDTH AFFECTING THE  
PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 SP57091 POSITIVE COVENANT
- 7 SP57091 RESTRICTION(S) ON THE USE OF LAND
- 8 AE256793 CHANGE OF BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 1000)

STRATA PLAN 57091

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 60	2	- 60	3	- 62	4	- 62
5	- 60	6	- 60	7	- 60	8	- 62
9	- 62	10	- 60	11	- 76	12	- 80

END OF PAGE 1 - CONTINUED OVER

FOLIO: CP/SP57091

PAGE 2

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 1000) (CONTINUED)

---

STRATA PLAN 57091

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
13	- 80	14	- 80	15	- 76		

NOTATIONS

---

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

Chatswood

PRINTED ON 2/11/2017

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.





PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979

Certificate No: 39419  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

Mr D Tusa  
Level 14/97-99 Bathurst St  
SYDNEY NSW 2000

Property Location: 1/5-9 Gordon Avenue, CHATSWOOD NSW 2067.  
Legal Description: **LOT 1 SP 57091**

---

**Disclaimer**

1. *The information provided in this certificate has been obtained from Council's records. The Council advises that:*
  - (a) *other authorities may hold information in respect of the property not contained in the Council's records;*
  - and*
  - (b) *the Council's records themselves may not be complete or accurate in respect of the property.*
2. *The instrument(s) referred to in this certificate may contain other important information in respect to the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument(s) should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.*
3. *It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.*
4. *The Council cannot and will not accept any liability in respect of any error, inaccuracy, or omission in this certificate.*

**Debra Just**  
**GENERAL MANAGER**

(Computer printed copy – No signature required)

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39419  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS**

**(1) Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following environmental planning instruments:

Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 19 - Bushland in Urban Areas  
State Environmental Planning Policy No. 21 - Caravan Parks  
State Environmental Planning Policy No. 30 - Intensive Agriculture  
State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land)  
State Environmental Planning Policy No. 33 - Hazardous and Offensive Development  
State Environmental Planning Policy No. 50 - Canal Estate Development  
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 (Major Development) 2005  
State Environmental Planning Policy (Infrastructure) 2007  
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007  
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007  
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
State Environmental Planning Policy (Affordable Rental Housing) 2009  
State Environmental Planning Policy (State and Regional Development) 2011  
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004  
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004  
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

**(2) Proposed Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following proposed environmental planning instruments:

Draft State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016

Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

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WILLOUGHBY  
CITY COUNCIL

Certificate No: 39419  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

(3) Development Control Plans

As at the date of this certificate the above mentioned land is affected by the following development control plans:

Development Control Plan 2005 - Sydney Foreshore and Waterways Area

The plan applies to all development proposals within the foreshores and waterways area identified in SREP (Sydney Harbour Catchment) 2005 - (Refer to the Foreshores and Waterways Area Map).

Willoughby Development Control Plan

2. ZONING AND LAND USE

(a) Zone Identity

R3 Medium Density Residential

(b), (c), (d) (Development)

*Zone R3 Medium Density Residential – under Willoughby Local Environmental Plan 2012*

Objectives of Zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To accommodate development that is compatible with the scale and character of the surrounding residential development.*
- *To allow for increased residential density in accessible locations, while minimising the potential for adverse impacts of such increased density on the efficiency and safety of the road network.*
- *To encourage innovative design in providing a comfortable and sustainable living environment that also has regard to solar access, privacy, noise, views, vehicular access, parking and landscaping.*

Permitted without consent

*Nil*

Permitted with consent

*Attached dwellings; Boarding houses; Child care centres; Community facilities; Group homes; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing.*

Prohibited

*Any development not specified in item 2 or 3.*

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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CITY COUNCIL**

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Customer Ref: 5-9 GORDON:24025

NOTE: You are advised that in addition to the matters set out above, the instrument may make further provisions with respect to the purposes for which development may be carried out on the land without consent and with consent and the purposes for which development of the land is prohibited. Applicants are advised that they should read the whole of the instrument(s) in order to determine whether that instrument prohibits, restricts or otherwise relates to the development of the land.

**(e) Development Standards applying to the land fixing minimum dimensions for the erection of a dwelling house?**

No

(NB: the erection of a dwelling house on the land requires development consent to be obtained which will require assessment of the particular application under section 79C of the Act. The Council makes no representation that development consent will be granted to any application.)

**(f) Critical Habitat**

--

**(g) Conservation Area**

--

**(h) Heritage Item**

--

**3. COMPLYING DEVELOPMENT**

NOTE: This certificate only addresses matters raised in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that the development is permissible with consent in the land use zone and that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 including Clauses 1.18 and 1.20 of that Policy, the Complying Development Codes in Parts 3 to 8 of that Policy, and the Willoughby Local Environmental Plan 2012. 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.

**(a) General Housing Code and Rural Housing Code**

The land is land on which complying development may be carried out under these Codes.



**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**(b) Housing Alterations Code and General Development Code**

The land is land on which complying development may be carried out under these Codes.

**(c) Commercial and Industrial Alterations Code**

The land is land on which complying development may be carried out under this Code.

**(d) Commercial and Industrial (New Buildings and Additions) Code**

The land is land on which complying development may be carried out under this Code.

**(e) Subdivisions Code**

The land is land on which complying development may be carried out under this Code.

**(f) Demolition Code**

The land is land on which complying development may be carried out under this Code.

**(g) Fire Safety Code**

The land is land on which complying development may be carried out under this Code.

**(h) Container Recycling Facilities Code**

The land is land on which complying development may be carried out under this Code.

**4. COASTAL PROTECTION**

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979, (as advised by the Department of Public Works).

**4A CERTAIN INFORMATION RELATING TO BEACHES AND COASTS**

- (1) --
- (2) --
- (3) --

**4B ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS.**

--

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39419  
Receipt No: 1795139  
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Customer Ref: 5-9 GORDON:24025

**5. MINE SUBSIDENCE**

The land is not within a proclaimed mine subsidence district under Section 15 of the Mine Subsidence Compensation Act, 1961.

**6. ROAD WIDENING AND REALIGNMENT**

The land is not affected by road widening or road realignment under:-

- 1) Division 2 of Part 3 of the Roads Act 1993; or
- 2) An Environmental Planning Instrument; or
- 3) A resolution of Council.

**7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK**

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

It is the Council's policy to consider previous land uses to determine whether land may be affected by contamination which restricts or prohibits the carrying out of development on the land. Depending on the previous uses of the land, the applicant may be required to investigate possible site contamination and/or carry out remediation as part of any proposed development and the development potential of the site may be restricted or prohibited. This is assessed by the Council on a case-by-case basis.

The Council will have regard to Clause 6.1 Acid Sulfate Soils of Willoughby Local Environmental Plan 2012 and the Acid Sulfate Soils Map in assessing any development applications relating to the land.

**7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

- (1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi-dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls
- (2) Development on that land or part of the land for any other purpose is subject to flood related development controls

NB. This response does not imply that development for particular purposes is permissible on the land. Development is permissible in accordance with the zoning and landuse as set out in Question 2. ZONING AND LANDUSE of this Certificate

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39419  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

Council has adopted the 1% flood event as the standard for flood planning for both residential and non-residential uses. These standards can be found in the Willoughby Development Control Plan.

Council ascertains the 1% flood event by reference to the maps outlined in the Overland Flooding Investigation and relevant flood studies which are available for inspection at Council's offices during business hours and from Council's web site.

**8. LAND RESERVED FOR ACQUISITION**

The land is not affected by any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instruments which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

**9. CONTRIBUTION PLANS**

Willoughby City Section 94A Development Contributions Plan 2011

**9A. BIODIVERSITY CERTIFIED LAND**

--

**10. BIOBANKING AGREEMENTS**

--

**11. BUSH FIRE PRONE LAND**

The land has not been identified as bush fire prone under the Rural Fires and Environmental Legislation Amendment Act 2002.

**12. PROPERTY VEGETATION PLANS**

--

**13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

--

**14. DIRECTIONS UNDER PART 3A**

--

PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979

WILLOUGHBY  
CITY COUNCIL

Certificate No: 39419  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

--

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

--

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

--

18. PAPER SUBDIVISION INFORMATION

--

19. SITE VERIFICATION CERTIFICATES

--

20. LOOSE-FILL ASBESTOS INSULATION

--

In addition to the information provided above, the following information is provided in respect of the abovementioned land.

--

NOTES:

Hand written or typed items appearing on this certificate at the time of issue are to be read as forming part of this certificate.





PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979

Certificate No: 39420  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

Mr D Tusa  
Level 14/97-99 Bathurst St  
SYDNEY NSW 2000

Property Location: 2/5-9 Gordon Avenue, CHATSWOOD NSW 2067.  
Legal Description: **LOT 2 SP 57091**

---

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Debra Just  
GENERAL MANAGER

(Computer printed copy – No signature required)

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CITY COUNCIL**

Certificate No: 39420  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS**

**(1) Environmental Planning Instruments**

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State Environmental Planning Policy No. 55 - Remediation of Land  
State Environmental Planning Policy No. 62 – Sustainable Aquaculture  
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State Environmental Planning Policy (Infrastructure) 2007  
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007  
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007  
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
State Environmental Planning Policy (Affordable Rental Housing) 2009  
State Environmental Planning Policy (State and Regional Development) 2011  
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004  
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004  
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

**(2) Proposed Environmental Planning Instruments**

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Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

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CITY COUNCIL**

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Receipt No: 1795139  
Issue date: 25-Aug-2017  
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**(3) Development Control Plans**

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The plan applies to all development proposals within the foreshores and waterways area identified in SREP (Sydney Harbour Catchment) 2005 - (Refer to the Foreshores and Waterways Area Map).

Willoughby Development Control Plan

**2. ZONING AND LAND USE**

**(a) Zone Identity**

**R3 Medium Density Residential**

**(b), (c), (d) (Development)**

*Zone R3 Medium Density Residential – under Willoughby Local Environmental Plan 2012*

Objectives of Zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To accommodate development that is compatible with the scale and character of the surrounding residential development.*
- *To allow for increased residential density in accessible locations, while minimising the potential for adverse impacts of such increased density on the efficiency and safety of the road network.*
- *To encourage innovative design in providing a comfortable and sustainable living environment that also has regard to solar access, privacy, noise, views, vehicular access, parking and landscaping.*

Permitted without consent

*Nil*

Permitted with consent

*Attached dwellings; Boarding houses; Child care centres; Community facilities; Group homes; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing.*

Prohibited

*Any development not specified in item 2 or 3.*

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CITY COUNCIL**

Certificate No: 39420  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

NOTE: You are advised that in addition to the matters set out above, the instrument may make further provisions with respect to the purposes for which development may be carried out on the land without consent and with consent and the purposes for which development of the land is prohibited. Applicants are advised that they should read the whole of the instrument(s) in order to determine whether that instrument prohibits, restricts or otherwise relates to the development of the land.

**(e) Development Standards applying to the land fixing minimum dimensions for the erection of a dwelling house?**

No

(NB: the erection of a dwelling house on the land requires development consent to be obtained which will require assessment of the particular application under section 79C of the Act. The Council makes no representation that development consent will be granted to any application.)

**(f) Critical Habitat**

--

**(g) Conservation Area**

--

**(h) Heritage Item**

--

**3. COMPLYING DEVELOPMENT**

NOTE: This certificate only addresses matters raised in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that the development is permissible with consent in the land use zone and that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 including Clauses 1.18 and 1.20 of that Policy, the Complying Development Codes in Parts 3 to 8 of that Policy, and the Willoughby Local Environmental Plan 2012. 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.

**(a) General Housing Code and Rural Housing Code**

The land is land on which complying development may be carried out under these Codes.



**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39420  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**(b) Housing Alterations Code and General Development Code**

The land is land on which complying development may be carried out under these Codes.

**(c) Commercial and Industrial Alterations Code**

The land is land on which complying development may be carried out under this Code.

**(d) Commercial and Industrial (New Buildings and Additions) Code**

The land is land on which complying development may be carried out under this Code.

**(e) Subdivisions Code**

The land is land on which complying development may be carried out under this Code.

**(f) Demolition Code**

The land is land on which complying development may be carried out under this Code.

**(g) Fire Safety Code**

The land is land on which complying development may be carried out under this Code.

**(h) Container Recycling Facilities Code**

The land is land on which complying development may be carried out under this Code.

**4. COASTAL PROTECTION**

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979, (as advised by the Department of Public Works).

**4A CERTAIN INFORMATION RELATING TO BEACHES AND COASTS**

- (1) --
- (2) --
- (3) --

**4B ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS.**

--

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39420  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**5. MINE SUBSIDENCE**

The land is not within a proclaimed mine subsidence district under Section 15 of the Mine Subsidence Compensation Act, 1961.

**6. ROAD WIDENING AND REALIGNMENT**

The land is not affected by road widening or road realignment under:-

- 1) Division 2 of Part 3 of the Roads Act 1993; or
- 2) An Environmental Planning Instrument; or
- 3) A resolution of Council.

**7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK**

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

It is the Council's policy to consider previous land uses to determine whether land may be affected by contamination which restricts or prohibits the carrying out of development on the land. Depending on the previous uses of the land, the applicant may be required to investigate possible site contamination and/or carry out remediation as part of any proposed development and the development potential of the site may be restricted or prohibited. This is assessed by the Council on a case-by-case basis.

The Council will have regard to Clause 6.1 Acid Sulfate Soils of Willoughby Local Environmental Plan 2012 and the Acid Sulfate Soils Map in assessing any development applications relating to the land.

**7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

- (1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi-dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls
- (2) Development on that land or part of the land for any other purpose is subject to flood related development controls

NB. This response does not imply that development for particular purposes is permissible on the land. Development is permissible in accordance with the zoning and landuse as set out in Question 2. ZONING AND LANDUSE of this Certificate

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39420  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

Council has adopted the 1% flood event as the standard for flood planning for both residential and non-residential uses. These standards can be found in the Willoughby Development Control Plan.

Council ascertains the 1% flood event by reference to the maps outlined in the Overland Flooding Investigation and relevant flood studies which are available for inspection at Council's offices during business hours and from Council's web site.

**8. LAND RESERVED FOR ACQUISITION**

The land is not affected by any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instruments which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

**9. CONTRIBUTION PLANS**

Willoughby City Section 94A Development Contributions Plan 2011

**9A. BIODIVERSITY CERTIFIED LAND**

--

**10. BIOBANKING AGREEMENTS**

--

**11. BUSH FIRE PRONE LAND**

The land has not been identified as bush fire prone under the Rural Fires and Environmental Legislation Amendment Act 2002.

**12. PROPERTY VEGETATION PLANS**

--

**13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

--

**14. DIRECTIONS UNDER PART 3A**

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**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39420  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING**

--

**16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE**

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**17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING**

--

**18. PAPER SUBDIVISION INFORMATION**

--

**19. SITE VERIFICATION CERTIFICATES**

--

**20. LOOSE-FILL ASBESTOS INSULATION**

--

In addition to the information provided above, the following information is provided in respect of the abovementioned land.

--

**NOTES:**

Hand written or typed items appearing on this certificate at the time of issue are to be read as forming part of this certificate.





PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979

Certificate No: 39421  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

Mr D Tusa  
Level 14/97-99 Bathurst St  
SYDNEY NSW 2000

Property Location: 3/5-9 Gordon Avenue, CHATSWOOD NSW 2067.  
Legal Description: **LOT 3 SP 57091**

---

**Disclaimer**

1. *The information provided in this certificate has been obtained from Council's records. The Council advises that:*
  - (a) *other authorities may hold information in respect of the property not contained in the Council's records;*
  - and*
  - (b) *the Council's records themselves may not be complete or accurate in respect of the property.*
2. *The instrument(s) referred to in this certificate may contain other important information in respect to the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument(s) should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.*
3. *It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.*
4. *The Council cannot and will not accept any liability in respect of any error, inaccuracy, or omission in this certificate.*

**Debra Just**  
**GENERAL MANAGER**

(Computer printed copy – No signature required)

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39421  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS**

**(1) Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following environmental planning instruments:

Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 19 - Bushland in Urban Areas  
State Environmental Planning Policy No. 21 - Caravan Parks  
State Environmental Planning Policy No. 30 - Intensive Agriculture  
State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land)  
State Environmental Planning Policy No. 33 - Hazardous and Offensive Development  
State Environmental Planning Policy No. 50 - Canal Estate Development  
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 (Major Development) 2005  
State Environmental Planning Policy (Infrastructure) 2007  
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007  
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007  
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
State Environmental Planning Policy (Affordable Rental Housing) 2009  
State Environmental Planning Policy (State and Regional Development) 2011  
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004  
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004  
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

**(2) Proposed Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following proposed environmental planning instruments:

Draft State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016

Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39421  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**(3) Development Control Plans**

As at the date of this certificate the above mentioned land is affected by the following development control plans:

Development Control Plan 2005 - Sydney Foreshore and Waterways Area

The plan applies to all development proposals within the foreshores and waterways area identified in SREP (Sydney Harbour Catchment) 2005 - (Refer to the Foreshores and Waterways Area Map).

Willoughby Development Control Plan

**2. ZONING AND LAND USE**

**(a) Zone Identity**

**R3 Medium Density Residential**

**(b), (c), (d) (Development)**

*Zone R3 Medium Density Residential – under Willoughby Local Environmental Plan 2012*

Objectives of Zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To accommodate development that is compatible with the scale and character of the surrounding residential development.*
- *To allow for increased residential density in accessible locations, while minimising the potential for adverse impacts of such increased density on the efficiency and safety of the road network.*
- *To encourage innovative design in providing a comfortable and sustainable living environment that also has regard to solar access, privacy, noise, views, vehicular access, parking and landscaping.*

Permitted without consent

*Nil*

Permitted with consent

*Attached dwellings; Boarding houses; Child care centres; Community facilities; Group homes; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing.*

Prohibited

*Any development not specified in item 2 or 3.*

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

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CITY COUNCIL**

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**(e) Development Standards applying to the land fixing minimum dimensions for the erection of a dwelling house?**

No

(NB: the erection of a dwelling house on the land requires development consent to be obtained which will require assessment of the particular application under section 79C of the Act. The Council makes no representation that development consent will be granted to any application.)

**(f) Critical Habitat**

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**(g) Conservation Area**

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**(h) Heritage Item**

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**3. COMPLYING DEVELOPMENT**

NOTE: This certificate only addresses matters raised in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that the development is permissible with consent in the land use zone and that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 including Clauses 1.18 and 1.20 of that Policy, the Complying Development Codes in Parts 3 to 8 of that Policy, and the Willoughby Local Environmental Plan 2012. 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.

**(a) General Housing Code and Rural Housing Code**

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CITY COUNCIL**

Certificate No: 39421  
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Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

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**(c) Commercial and Industrial Alterations Code**

The land is land on which complying development may be carried out under this Code.

**(d) Commercial and Industrial (New Buildings and Additions) Code**

The land is land on which complying development may be carried out under this Code.

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**4A CERTAIN INFORMATION RELATING TO BEACHES AND COASTS**

- (1) --
- (2) --
- (3) --

**4B ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS.**

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**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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Certificate No: 39421  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**5. MINE SUBSIDENCE**

The land is not within a proclaimed mine subsidence district under Section 15 of the Mine Subsidence Compensation Act, 1961.

**6. ROAD WIDENING AND REALIGNMENT**

The land is not affected by road widening or road realignment under:-

- 1) Division 2 of Part 3 of the Roads Act 1993; or
- 2) An Environmental Planning Instrument; or
- 3) A resolution of Council.

**7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK**

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

It is the Council's policy to consider previous land uses to determine whether land may be affected by contamination which restricts or prohibits the carrying out of development on the land. Depending on the previous uses of the land, the applicant may be required to investigate possible site contamination and/or carry out remediation as part of any proposed development and the development potential of the site may be restricted or prohibited. This is assessed by the Council on a case-by-case basis.

The Council will have regard to Clause 6.1 Acid Sulfate Soils of Willoughby Local Environmental Plan 2012 and the Acid Sulfate Soils Map in assessing any development applications relating to the land.

**7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

- (1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi-dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls
- (2) Development on that land or part of the land for any other purpose is subject to flood related development controls

NB. This response does not imply that development for particular purposes is permissible on the land. Development is permissible in accordance with the zoning and landuse as set out in Question 2. ZONING AND LANDUSE of this Certificate

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39421  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

Council has adopted the 1% flood event as the standard for flood planning for both residential and non-residential uses. These standards can be found in the Willoughby Development Control Plan.

Council ascertains the 1% flood event by reference to the maps outlined in the Overland Flooding Investigation and relevant flood studies which are available for inspection at Council's offices during business hours and from Council's web site.

**8. LAND RESERVED FOR ACQUISITION**

The land is not affected by any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instruments which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

**9. CONTRIBUTION PLANS**

Willoughby City Section 94A Development Contributions Plan 2011

**9A. BIODIVERSITY CERTIFIED LAND**

--

**10. BIOBANKING AGREEMENTS**

--

**11. BUSH FIRE PRONE LAND**

The land has not been identified as bush fire prone under the Rural Fires and Environmental Legislation Amendment Act 2002.

**12. PROPERTY VEGETATION PLANS**

--

**13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

--

**14. DIRECTIONS UNDER PART 3A**

--

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39421  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING**

--

**16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE**

--

**17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING**

--

**18. PAPER SUBDIVISION INFORMATION**

--

**19. SITE VERIFICATION CERTIFICATES**

--

**20. LOOSE-FILL ASBESTOS INSULATION**

--

In addition to the information provided above, the following information is provided in respect of the abovementioned land.

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**NOTES:**

Hand written or typed items appearing on this certificate at the time of issue are to be read as forming part of this certificate.





PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979

Certificate No: 39422  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

Mr D Tusa  
Level 14/97-99 Bathurst St  
SYDNEY NSW 2000

Property Location: 4/5-9 Gordon Avenue, CHATSWOOD NSW 2067.  
Legal Description: **LOT 4 SP 57091**

---

**Disclaimer**

1. *The information provided in this certificate has been obtained from Council's records. The Council advises that:*
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2. *The instrument(s) referred to in this certificate may contain other important information in respect to the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument(s) should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.*
3. *It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.*
4. *The Council cannot and will not accept any liability in respect of any error, inaccuracy, or omission in this certificate.*

**Debra Just**  
**GENERAL MANAGER**

(Computer printed copy – No signature required)

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39422  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS**

**(1) Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following environmental planning instruments:

Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 19 - Bushland in Urban Areas  
State Environmental Planning Policy No. 21 - Caravan Parks  
State Environmental Planning Policy No. 30 - Intensive Agriculture  
State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land)  
State Environmental Planning Policy No. 33 - Hazardous and Offensive Development  
State Environmental Planning Policy No. 50 - Canal Estate Development  
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 (Major Development) 2005  
State Environmental Planning Policy (Infrastructure) 2007  
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007  
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007  
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
State Environmental Planning Policy (Affordable Rental Housing) 2009  
State Environmental Planning Policy (State and Regional Development) 2011  
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004  
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004  
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

**(2) Proposed Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following proposed environmental planning instruments:

Draft State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016

Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39422  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**(3) Development Control Plans**

As at the date of this certificate the above mentioned land is affected by the following development control plans:

Development Control Plan 2005 - Sydney Foreshore and Waterways Area

The plan applies to all development proposals within the foreshores and waterways area identified in SREP (Sydney Harbour Catchment) 2005 - (Refer to the Foreshores and Waterways Area Map).

Willoughby Development Control Plan

**2. ZONING AND LAND USE**

**(a) Zone Identity**

**R3 Medium Density Residential**

**(b), (c), (d) (Development)**

*Zone R3 Medium Density Residential – under Willoughby Local Environmental Plan 2012*

Objectives of Zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To accommodate development that is compatible with the scale and character of the surrounding residential development.*
- *To allow for increased residential density in accessible locations, while minimising the potential for adverse impacts of such increased density on the efficiency and safety of the road network.*
- *To encourage innovative design in providing a comfortable and sustainable living environment that also has regard to solar access, privacy, noise, views, vehicular access, parking and landscaping.*

Permitted without consent

*Nil*

Permitted with consent

*Attached dwellings; Boarding houses; Child care centres; Community facilities; Group homes; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing.*

Prohibited

*Any development not specified in item 2 or 3.*

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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**WILLOUGHBY  
CITY COUNCIL**

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**(e) Development Standards applying to the land fixing minimum dimensions for the erection of a dwelling house?**

No

(NB: the erection of a dwelling house on the land requires development consent to be obtained which will require assessment of the particular application under section 79C of the Act. The Council makes no representation that development consent will be granted to any application.)

**(f) Critical Habitat**

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**(g) Conservation Area**

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**(h) Heritage Item**

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**3. COMPLYING DEVELOPMENT**

NOTE: This certificate only addresses matters raised in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that the development is permissible with consent in the land use zone and that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 including Clauses 1.18 and 1.20 of that Policy, the Complying Development Codes in Parts 3 to 8 of that Policy, and the Willoughby Local Environmental Plan 2012. 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.

**(a) General Housing Code and Rural Housing Code**

The land is land on which complying development may be carried out under these Codes.



**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39422  
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Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**(b) Housing Alterations Code and General Development Code**

The land is land on which complying development may be carried out under these Codes.

**(c) Commercial and Industrial Alterations Code**

The land is land on which complying development may be carried out under this Code.

**(d) Commercial and Industrial (New Buildings and Additions) Code**

The land is land on which complying development may be carried out under this Code.

**(e) Subdivisions Code**

The land is land on which complying development may be carried out under this Code.

**(f) Demolition Code**

The land is land on which complying development may be carried out under this Code.

**(g) Fire Safety Code**

The land is land on which complying development may be carried out under this Code.

**(h) Container Recycling Facilities Code**

The land is land on which complying development may be carried out under this Code.

**4. COASTAL PROTECTION**

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979, (as advised by the Department of Public Works).

**4A CERTAIN INFORMATION RELATING TO BEACHES AND COASTS**

- (1) --
- (2) --
- (3) --

**4B ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS.**

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**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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CITY COUNCIL**

Certificate No: 39422  
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**5. MINE SUBSIDENCE**

The land is not within a proclaimed mine subsidence district under Section 15 of the Mine Subsidence Compensation Act, 1961.

**6. ROAD WIDENING AND REALIGNMENT**

The land is not affected by road widening or road realignment under:-

- 1) Division 2 of Part 3 of the Roads Act 1993; or
- 2) An Environmental Planning Instrument; or
- 3) A resolution of Council.

**7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK**

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

It is the Council's policy to consider previous land uses to determine whether land may be affected by contamination which restricts or prohibits the carrying out of development on the land. Depending on the previous uses of the land, the applicant may be required to investigate possible site contamination and/or carry out remediation as part of any proposed development and the development potential of the site may be restricted or prohibited. This is assessed by the Council on a case-by-case basis.

The Council will have regard to Clause 6.1 Acid Sulfate Soils of Willoughby Local Environmental Plan 2012 and the Acid Sulfate Soils Map in assessing any development applications relating to the land.

**7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

- (1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi-dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls
- (2) Development on that land or part of the land for any other purpose is subject to flood related development controls

NB. This response does not imply that development for particular purposes is permissible on the land. Development is permissible in accordance with the zoning and landuse as set out in Question 2. ZONING AND LANDUSE of this Certificate

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

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CITY COUNCIL**

Certificate No: 39422  
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Council has adopted the 1% flood event as the standard for flood planning for both residential and non-residential uses. These standards can be found in the Willoughby Development Control Plan.

Council ascertains the 1% flood event by reference to the maps outlined in the Overland Flooding Investigation and relevant flood studies which are available for inspection at Council's offices during business hours and from Council's web site.

**8. LAND RESERVED FOR ACQUISITION**

The land is not affected by any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instruments which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

**9. CONTRIBUTION PLANS**

Willoughby City Section 94A Development Contributions Plan 2011

**9A. BIODIVERSITY CERTIFIED LAND**

--

**10. BIOBANKING AGREEMENTS**

--

**11. BUSH FIRE PRONE LAND**

The land has not been identified as bush fire prone under the Rural Fires and Environmental Legislation Amendment Act 2002.

**12. PROPERTY VEGETATION PLANS**

--

**13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

--

**14. DIRECTIONS UNDER PART 3A**

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**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39422  
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Issue date: 25-Aug-2017  
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**15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING**

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**16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE**

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**17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING**

--

**18. PAPER SUBDIVISION INFORMATION**

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**19. SITE VERIFICATION CERTIFICATES**

--

**20. LOOSE-FILL ASBESTOS INSULATION**

--

In addition to the information provided above, the following information is provided in respect of the abovementioned land.

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**NOTES:**

Hand written or typed items appearing on this certificate at the time of issue are to be read as forming part of this certificate.





**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

Certificate No: 39423  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

Mr D Tusa  
Level 14/97-99 Bathurst St  
SYDNEY NSW 2000

**Property Location:** 5/5-9 Gordon Avenue, CHATSWOOD NSW 2067.  
**Legal Description:** **LOT 5 SP 57091**

---

**Disclaimer**

1. *The information provided in this certificate has been obtained from Council's records. The Council advises that:*
  - (a) *other authorities may hold information in respect of the property not contained in the Council's records;*
  - and*
  - (b) *the Council's records themselves may not be complete or accurate in respect of the property.*
2. *The instrument(s) referred to in this certificate may contain other important information in respect to the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument(s) should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.*
3. *It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.*
4. *The Council cannot and will not accept any liability in respect of any error, inaccuracy, or omission in this certificate.*

**Debra Just**  
**GENERAL MANAGER**

(Computer printed copy – No signature required)

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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Certificate No: 39423  
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**1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS**

**(1) Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following environmental planning instruments:

Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 19 - Bushland in Urban Areas  
State Environmental Planning Policy No. 21 - Caravan Parks  
State Environmental Planning Policy No. 30 - Intensive Agriculture  
State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land)  
State Environmental Planning Policy No. 33 - Hazardous and Offensive Development  
State Environmental Planning Policy No. 50 - Canal Estate Development  
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 (Major Development) 2005  
State Environmental Planning Policy (Infrastructure) 2007  
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007  
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007  
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
State Environmental Planning Policy (Affordable Rental Housing) 2009  
State Environmental Planning Policy (State and Regional Development) 2011  
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004  
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004  
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

**(2) Proposed Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following proposed environmental planning instruments:

Draft State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016

Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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CITY COUNCIL**

Certificate No: 39423  
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**(3) Development Control Plans**

As at the date of this certificate the above mentioned land is affected by the following development control plans:

Development Control Plan 2005 - Sydney Foreshore and Waterways Area

The plan applies to all development proposals within the foreshores and waterways area identified in SREP (Sydney Harbour Catchment) 2005 - (Refer to the Foreshores and Waterways Area Map).

Willoughby Development Control Plan

**2. ZONING AND LAND USE**

**(a) Zone Identity**

**R3 Medium Density Residential**

**(b), (c), (d) (Development)**

*Zone R3 Medium Density Residential – under Willoughby Local Environmental Plan 2012*

Objectives of Zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To accommodate development that is compatible with the scale and character of the surrounding residential development.*
- *To allow for increased residential density in accessible locations, while minimising the potential for adverse impacts of such increased density on the efficiency and safety of the road network.*
- *To encourage innovative design in providing a comfortable and sustainable living environment that also has regard to solar access, privacy, noise, views, vehicular access, parking and landscaping.*

Permitted without consent

*Nil*

Permitted with consent

*Attached dwellings; Boarding houses; Child care centres; Community facilities; Group homes; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing.*

Prohibited

*Any development not specified in item 2 or 3.*

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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NOTE: You are advised that in addition to the matters set out above, the instrument may make further provisions with respect to the purposes for which development may be carried out on the land without consent and with consent and the purposes for which development of the land is prohibited. Applicants are advised that they should read the whole of the instrument(s) in order to determine whether that instrument prohibits, restricts or otherwise relates to the development of the land.

**(e) Development Standards applying to the land fixing minimum dimensions for the erection of a dwelling house?**

No

(NB: the erection of a dwelling house on the land requires development consent to be obtained which will require assessment of the particular application under section 79C of the Act. The Council makes no representation that development consent will be granted to any application.)

**(f) Critical Habitat**

--

**(g) Conservation Area**

--

**(h) Heritage Item**

--

**3. COMPLYING DEVELOPMENT**

NOTE: This certificate only addresses matters raised in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that the development is permissible with consent in the land use zone and that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 including Clauses 1.18 and 1.20 of that Policy, the Complying Development Codes in Parts 3 to 8 of that Policy, and the Willoughby Local Environmental Plan 2012. 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.

**(a) General Housing Code and Rural Housing Code**

The land is land on which complying development may be carried out under these Codes.



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**4. COASTAL PROTECTION**

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979, (as advised by the Department of Public Works).

**4A CERTAIN INFORMATION RELATING TO BEACHES AND COASTS**

- (1) --
- (2) --
- (3) --

**4B ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS.**

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**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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**5. MINE SUBSIDENCE**

The land is not within a proclaimed mine subsidence district under Section 15 of the Mine Subsidence Compensation Act, 1961.

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The land is not affected by road widening or road realignment under:-

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The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

It is the Council's policy to consider previous land uses to determine whether land may be affected by contamination which restricts or prohibits the carrying out of development on the land. Depending on the previous uses of the land, the applicant may be required to investigate possible site contamination and/or carry out remediation as part of any proposed development and the development potential of the site may be restricted or prohibited. This is assessed by the Council on a case-by-case basis.

The Council will have regard to Clause 6.1 Acid Sulfate Soils of Willoughby Local Environmental Plan 2012 and the Acid Sulfate Soils Map in assessing any development applications relating to the land.

**7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

- (1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi-dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls
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NB. This response does not imply that development for particular purposes is permissible on the land. Development is permissible in accordance with the zoning and landuse as set out in Question 2. ZONING AND LANDUSE of this Certificate

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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CITY COUNCIL**

Certificate No: 39423  
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Council has adopted the 1% flood event as the standard for flood planning for both residential and non-residential uses. These standards can be found in the Willoughby Development Control Plan.

Council ascertains the 1% flood event by reference to the maps outlined in the Overland Flooding Investigation and relevant flood studies which are available for inspection at Council's offices during business hours and from Council's web site.

**8. LAND RESERVED FOR ACQUISITION**

The land is not affected by any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instruments which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

**9. CONTRIBUTION PLANS**

Willoughby City Section 94A Development Contributions Plan 2011

**9A. BIODIVERSITY CERTIFIED LAND**

--

**10. BIOBANKING AGREEMENTS**

--

**11. BUSH FIRE PRONE LAND**

The land has not been identified as bush fire prone under the Rural Fires and Environmental Legislation Amendment Act 2002.

**12. PROPERTY VEGETATION PLANS**

--

**13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

--

**14. DIRECTIONS UNDER PART 3A**

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**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39423  
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Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING**

--

**16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE**

--

**17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING**

--

**18. PAPER SUBDIVISION INFORMATION**

--

**19. SITE VERIFICATION CERTIFICATES**

--

**20. LOOSE-FILL ASBESTOS INSULATION**

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In addition to the information provided above, the following information is provided in respect of the abovementioned land.

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**NOTES:**

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PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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Certificate No: 39424  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

Mr D Tusa  
Level 14/97-99 Bathurst St  
SYDNEY NSW 2000

Property Location: 6/5-9 Gordon Avenue, CHATSWOOD NSW 2067.  
Legal Description: **LOT 6 SP 57091**

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4. *The Council cannot and will not accept any liability in respect of any error, inaccuracy, or omission in this certificate.*

**Debra Just**  
**GENERAL MANAGER**

(Computer printed copy – No signature required)



**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39424  
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**1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS**

**(1) Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following environmental planning instruments:

Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 19 - Bushland in Urban Areas  
State Environmental Planning Policy No. 21 - Caravan Parks  
State Environmental Planning Policy No. 30 - Intensive Agriculture  
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State Environmental Planning Policy (Major Development) 2005  
State Environmental Planning Policy (Infrastructure) 2007  
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007  
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007  
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
State Environmental Planning Policy (Affordable Rental Housing) 2009  
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State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004  
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004  
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

**(2) Proposed Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following proposed environmental planning instruments:

Draft State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016

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CITY COUNCIL**

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**(3) Development Control Plans**

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Development Control Plan 2005 - Sydney Foreshore and Waterways Area

The plan applies to all development proposals within the foreshores and waterways area identified in SREP (Sydney Harbour Catchment) 2005 - (Refer to the Foreshores and Waterways Area Map).

Willoughby Development Control Plan

**2. ZONING AND LAND USE**

**(a) Zone Identity**

**R3 Medium Density Residential**

**(b), (c), (d) (Development)**

*Zone R3 Medium Density Residential – under Willoughby Local Environmental Plan 2012*

Objectives of Zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To accommodate development that is compatible with the scale and character of the surrounding residential development.*
- *To allow for increased residential density in accessible locations, while minimising the potential for adverse impacts of such increased density on the efficiency and safety of the road network.*
- *To encourage innovative design in providing a comfortable and sustainable living environment that also has regard to solar access, privacy, noise, views, vehicular access, parking and landscaping.*

Permitted without consent

*Nil*

Permitted with consent

*Attached dwellings; Boarding houses; Child care centres; Community facilities; Group homes; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing.*

Prohibited

*Any development not specified in item 2 or 3.*

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**(e) Development Standards applying to the land fixing minimum dimensions for the erection of a dwelling house?**

No

(NB: the erection of a dwelling house on the land requires development consent to be obtained which will require assessment of the particular application under section 79C of the Act. The Council makes no representation that development consent will be granted to any application.)

**(f) Critical Habitat**

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**(g) Conservation Area**

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**(h) Heritage Item**

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**3. COMPLYING DEVELOPMENT**

NOTE: This certificate only addresses matters raised in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that the development is permissible with consent in the land use zone and that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 including Clauses 1.18 and 1.20 of that Policy, the Complying Development Codes in Parts 3 to 8 of that Policy, and the Willoughby Local Environmental Plan 2012. 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.

**(a) General Housing Code and Rural Housing Code**

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**(b) Housing Alterations Code and General Development Code**

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**4. COASTAL PROTECTION**

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979, (as advised by the Department of Public Works).

**4A CERTAIN INFORMATION RELATING TO BEACHES AND COASTS**

- (1) --
- (2) --
- (3) --

**4B ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS.**

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**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39424  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**5. MINE SUBSIDENCE**

The land is not within a proclaimed mine subsidence district under Section 15 of the Mine Subsidence Compensation Act, 1961.

**6. ROAD WIDENING AND REALIGNMENT**

The land is not affected by road widening or road realignment under:-

- 1) Division 2 of Part 3 of the Roads Act 1993; or
- 2) An Environmental Planning Instrument; or
- 3) A resolution of Council.

**7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK**

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

It is the Council's policy to consider previous land uses to determine whether land may be affected by contamination which restricts or prohibits the carrying out of development on the land. Depending on the previous uses of the land, the applicant may be required to investigate possible site contamination and/or carry out remediation as part of any proposed development and the development potential of the site may be restricted or prohibited. This is assessed by the Council on a case-by-case basis.

The Council will have regard to Clause 6.1 Acid Sulfate Soils of Willoughby Local Environmental Plan 2012 and the Acid Sulfate Soils Map in assessing any development applications relating to the land.

**7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

- (1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi-dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls
- (2) Development on that land or part of the land for any other purpose is subject to flood related development controls

NB. This response does not imply that development for particular purposes is permissible on the land. Development is permissible in accordance with the zoning and landuse as set out in Question 2. ZONING AND LANDUSE of this Certificate



**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

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CITY COUNCIL**

Certificate No: 39424  
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Council has adopted the 1% flood event as the standard for flood planning for both residential and non-residential uses. These standards can be found in the Willoughby Development Control Plan.

Council ascertains the 1% flood event by reference to the maps outlined in the Overland Flooding Investigation and relevant flood studies which are available for inspection at Council's offices during business hours and from Council's web site.

**8. LAND RESERVED FOR ACQUISITION**

The land is not affected by any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instruments which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

**9. CONTRIBUTION PLANS**

Willoughby City Section 94A Development Contributions Plan 2011

**9A. BIODIVERSITY CERTIFIED LAND**

--

**10. BIOBANKING AGREEMENTS**

--

**11. BUSH FIRE PRONE LAND**

The land has not been identified as bush fire prone under the Rural Fires and Environmental Legislation Amendment Act 2002.

**12. PROPERTY VEGETATION PLANS**

--

**13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

--

**14. DIRECTIONS UNDER PART 3A**

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**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39424  
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Issue date: 25-Aug-2017  
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**15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING**

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**16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE**

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**17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING**

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**18. PAPER SUBDIVISION INFORMATION**

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**19. SITE VERIFICATION CERTIFICATES**

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**20. LOOSE-FILL ASBESTOS INSULATION**

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In addition to the information provided above, the following information is provided in respect of the abovementioned land.

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**NOTES:**

Hand written or typed items appearing on this certificate at the time of issue are to be read as forming part of this certificate.



PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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Certificate No: 39425  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

Mr D Tusa  
Level 14/97-99 Bathurst St  
SYDNEY NSW 2000

Property Location: 7/5-9 Gordon Avenue, CHATSWOOD NSW 2067.  
Legal Description: **LOT 7 SP 57091**

---

**Disclaimer**

1. *The information provided in this certificate has been obtained from Council's records. The Council advises that:*
  - (a) *other authorities may hold information in respect of the property not contained in the Council's records;*
  - and*
  - (b) *the Council's records themselves may not be complete or accurate in respect of the property.*
2. *The instrument(s) referred to in this certificate may contain other important information in respect to the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument(s) should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.*
3. *It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.*
4. *The Council cannot and will not accept any liability in respect of any error, inaccuracy, or omission in this certificate.*

**Debra Just**  
**GENERAL MANAGER**

(Computer printed copy – No signature required)

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Certificate No: 39425  
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**1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS**

**(1) Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following environmental planning instruments:

Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 19 - Bushland in Urban Areas  
State Environmental Planning Policy No. 21 - Caravan Parks  
State Environmental Planning Policy No. 30 - Intensive Agriculture  
State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land)  
State Environmental Planning Policy No. 33 - Hazardous and Offensive Development  
State Environmental Planning Policy No. 50 - Canal Estate Development  
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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 (Major Development) 2005  
State Environmental Planning Policy (Infrastructure) 2007  
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007  
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007  
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
State Environmental Planning Policy (Affordable Rental Housing) 2009  
State Environmental Planning Policy (State and Regional Development) 2011  
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004  
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004  
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

**(2) Proposed Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following proposed environmental planning instruments:

Draft State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016

Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

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Certificate No: 39425  
Receipt No: 1795139  
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Customer Ref: 5-9 GORDON:24025

**(3) Development Control Plans**

As at the date of this certificate the above mentioned land is affected by the following development control plans:

Development Control Plan 2005 - Sydney Foreshore and Waterways Area

The plan applies to all development proposals within the foreshores and waterways area identified in SREP (Sydney Harbour Catchment) 2005 - (Refer to the Foreshores and Waterways Area Map).

Willoughby Development Control Plan

**2. ZONING AND LAND USE**

**(a) Zone Identity**

**R3 Medium Density Residential**

**(b), (c), (d) (Development)**

*Zone R3 Medium Density Residential – under Willoughby Local Environmental Plan 2012*

Objectives of Zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To accommodate development that is compatible with the scale and character of the surrounding residential development.*
- *To allow for increased residential density in accessible locations, while minimising the potential for adverse impacts of such increased density on the efficiency and safety of the road network.*
- *To encourage innovative design in providing a comfortable and sustainable living environment that also has regard to solar access, privacy, noise, views, vehicular access, parking and landscaping.*

Permitted without consent

*Nil*

Permitted with consent

*Attached dwellings; Boarding houses; Child care centres; Community facilities; Group homes; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing.*

Prohibited

*Any development not specified in item 2 or 3.*



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NOTE: You are advised that in addition to the matters set out above, the instrument may make further provisions with respect to the purposes for which development may be carried out on the land without consent and with consent and the purposes for which development of the land is prohibited. Applicants are advised that they should read the whole of the instrument(s) in order to determine whether that instrument prohibits, restricts or otherwise relates to the development of the land.

**(e) Development Standards applying to the land fixing minimum dimensions for the erection of a dwelling house?**

No

(NB: the erection of a dwelling house on the land requires development consent to be obtained which will require assessment of the particular application under section 79C of the Act. The Council makes no representation that development consent will be granted to any application.)

**(f) Critical Habitat**

--

**(g) Conservation Area**

--

**(h) Heritage Item**

--

**3. COMPLYING DEVELOPMENT**

NOTE: This certificate only addresses matters raised in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that the development is permissible with consent in the land use zone and that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 including Clauses 1.18 and 1.20 of that Policy, the Complying Development Codes in Parts 3 to 8 of that Policy, and the Willoughby Local Environmental Plan 2012. 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.

**(a) General Housing Code and Rural Housing Code**

The land is land on which complying development may be carried out under these Codes.

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**(b) Housing Alterations Code and General Development Code**

The land is land on which complying development may be carried out under these Codes.

**(c) Commercial and Industrial Alterations Code**

The land is land on which complying development may be carried out under this Code.

**(d) Commercial and Industrial (New Buildings and Additions) Code**

The land is land on which complying development may be carried out under this Code.

**(e) Subdivisions Code**

The land is land on which complying development may be carried out under this Code.

**(f) Demolition Code**

The land is land on which complying development may be carried out under this Code.

**(g) Fire Safety Code**

The land is land on which complying development may be carried out under this Code.

**(h) Container Recycling Facilities Code**

The land is land on which complying development may be carried out under this Code.

**4. COASTAL PROTECTION**

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979, (as advised by the Department of Public Works).

**4A CERTAIN INFORMATION RELATING TO BEACHES AND COASTS**

- (1) --
- (2) --
- (3) --

**4B ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS.**

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**5. MINE SUBSIDENCE**

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**7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

- (1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi-dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls
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**9A. BIODIVERSITY CERTIFIED LAND**

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**10. BIOBANKING AGREEMENTS**

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**11. BUSH FIRE PRONE LAND**

The land has not been identified as bush fire prone under the Rural Fires and Environmental Legislation Amendment Act 2002.

**12. PROPERTY VEGETATION PLANS**

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**13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

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**14. DIRECTIONS UNDER PART 3A**

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15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

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16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

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17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

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18. PAPER SUBDIVISION INFORMATION

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19. SITE VERIFICATION CERTIFICATES

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20. LOOSE-FILL ASBESTOS INSULATION

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In addition to the information provided above, the following information is provided in respect of the abovementioned land.

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NOTES:

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ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

Certificate No: 39426  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

Mr D Tusa  
Level 14/97-99 Bathurst St  
SYDNEY NSW 2000

**Property Location:** 8/5-9 Gordon Avenue, CHATSWOOD NSW 2067.  
**Legal Description:** **LOT 8 SP 57091**

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**1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS**

**(1) Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following environmental planning instruments:

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State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007  
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007  
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
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**(2) Proposed Environmental Planning Instruments**

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Willoughby Development Control Plan

**2. ZONING AND LAND USE**

**(a) Zone Identity**

**R3 Medium Density Residential**

**(b), (c), (d) (Development)**

*Zone R3 Medium Density Residential – under Willoughby Local Environmental Plan 2012*

Objectives of Zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To accommodate development that is compatible with the scale and character of the surrounding residential development.*
- *To allow for increased residential density in accessible locations, while minimising the potential for adverse impacts of such increased density on the efficiency and safety of the road network.*
- *To encourage innovative design in providing a comfortable and sustainable living environment that also has regard to solar access, privacy, noise, views, vehicular access, parking and landscaping.*

Permitted without consent

*Nil*

Permitted with consent

*Attached dwellings; Boarding houses; Child care centres; Community facilities; Group homes; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing.*

Prohibited

*Any development not specified in item 2 or 3.*

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**(e) Development Standards applying to the land fixing minimum dimensions for the erection of a dwelling house?**

No

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**(f) Critical Habitat**

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**(g) Conservation Area**

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**(h) Heritage Item**

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**3. COMPLYING DEVELOPMENT**

NOTE: This certificate only addresses matters raised in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that the development is permissible with consent in the land use zone and that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 including Clauses 1.18 and 1.20 of that Policy, the Complying Development Codes in Parts 3 to 8 of that Policy, and the Willoughby Local Environmental Plan 2012. 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.

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**(b) Housing Alterations Code and General Development Code**

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**(d) Commercial and Industrial (New Buildings and Additions) Code**

The land is land on which complying development may be carried out under this Code.

**(e) Subdivisions Code**

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**4. COASTAL PROTECTION**

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979, (as advised by the Department of Public Works).

**4A CERTAIN INFORMATION RELATING TO BEACHES AND COASTS**

- (1) --
- (2) --
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**4B ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS.**

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**6. ROAD WIDENING AND REALIGNMENT**

The land is not affected by road widening or road realignment under:-

- 1) Division 2 of Part 3 of the Roads Act 1993; or
- 2) An Environmental Planning Instrument; or
- 3) A resolution of Council.

**7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK**

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

It is the Council's policy to consider previous land uses to determine whether land may be affected by contamination which restricts or prohibits the carrying out of development on the land. Depending on the previous uses of the land, the applicant may be required to investigate possible site contamination and/or carry out remediation as part of any proposed development and the development potential of the site may be restricted or prohibited. This is assessed by the Council on a case-by-case basis.

The Council will have regard to Clause 6.1 Acid Sulfate Soils of Willoughby Local Environmental Plan 2012 and the Acid Sulfate Soils Map in assessing any development applications relating to the land.

**7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

- (1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi-dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls
- (2) Development on that land or part of the land for any other purpose is subject to flood related development controls

NB. This response does not imply that development for particular purposes is permissible on the land. Development is permissible in accordance with the zoning and landuse as set out in Question 2. ZONING AND LANDUSE of this Certificate

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39426  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

Council has adopted the 1% flood event as the standard for flood planning for both residential and non-residential uses. These standards can be found in the Willoughby Development Control Plan.

Council ascertains the 1% flood event by reference to the maps outlined in the Overland Flooding Investigation and relevant flood studies which are available for inspection at Council's offices during business hours and from Council's web site.

**8. LAND RESERVED FOR ACQUISITION**

The land is not affected by any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instruments which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

**9. CONTRIBUTION PLANS**

Willoughby City Section 94A Development Contributions Plan 2011

**9A. BIODIVERSITY CERTIFIED LAND**

--

**10. BIOBANKING AGREEMENTS**

--

**11. BUSH FIRE PRONE LAND**

The land has not been identified as bush fire prone under the Rural Fires and Environmental Legislation Amendment Act 2002.

**12. PROPERTY VEGETATION PLANS**

--

**13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

--

**14. DIRECTIONS UNDER PART 3A**

--

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39426  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING**

--

**16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE**

--

**17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING**

--

**18. PAPER SUBDIVISION INFORMATION**

--

**19. SITE VERIFICATION CERTIFICATES**

--

**20. LOOSE-FILL ASBESTOS INSULATION**

--

In addition to the information provided above, the following information is provided in respect of the abovementioned land.

--

**NOTES:**

Hand written or typed items appearing on this certificate at the time of issue are to be read as forming part of this certificate.



PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979

Certificate No: 39427  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

Mr D Tusa  
Level 14/97-99 Bathurst St  
SYDNEY NSW 2000

Property Location: 9/5-9 Gordon Avenue, CHATSWOOD NSW 2067.  
Legal Description: **LOT 9 SP 57091**

---

**Disclaimer**

1. *The information provided in this certificate has been obtained from Council's records. The Council advises that:*
  - (a) *other authorities may hold information in respect of the property not contained in the Council's records;*
  - and*
  - (b) *the Council's records themselves may not be complete or accurate in respect of the property.*
2. *The instrument(s) referred to in this certificate may contain other important information in respect to the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument(s) should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.*
3. *It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.*
4. *The Council cannot and will not accept any liability in respect of any error, inaccuracy, or omission in this certificate.*

**Debra Just**  
**GENERAL MANAGER**

(Computer printed copy – No signature required)

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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CITY COUNCIL**

Certificate No: 39427  
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Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS**

**(1) Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following environmental planning instruments:

Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 19 - Bushland in Urban Areas  
State Environmental Planning Policy No. 21 - Caravan Parks  
State Environmental Planning Policy No. 30 - Intensive Agriculture  
State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land)  
State Environmental Planning Policy No. 33 - Hazardous and Offensive Development  
State Environmental Planning Policy No. 50 - Canal Estate Development  
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 (Major Development) 2005  
State Environmental Planning Policy (Infrastructure) 2007  
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007  
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007  
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
State Environmental Planning Policy (Affordable Rental Housing) 2009  
State Environmental Planning Policy (State and Regional Development) 2011  
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004  
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004  
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

**(2) Proposed Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following proposed environmental planning instruments:

Draft State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016

Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017



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Certificate No: 39427  
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**(3) Development Control Plans**

As at the date of this certificate the above mentioned land is affected by the following development control plans:

Development Control Plan 2005 - Sydney Foreshore and Waterways Area

The plan applies to all development proposals within the foreshores and waterways area identified in SREP (Sydney Harbour Catchment) 2005 - (Refer to the Foreshores and Waterways Area Map).

Willoughby Development Control Plan

**2. ZONING AND LAND USE**

**(a) Zone Identity**

**R3 Medium Density Residential**

**(b), (c), (d) (Development)**

*Zone R3 Medium Density Residential – under Willoughby Local Environmental Plan 2012*

Objectives of Zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To accommodate development that is compatible with the scale and character of the surrounding residential development.*
- *To allow for increased residential density in accessible locations, while minimising the potential for adverse impacts of such increased density on the efficiency and safety of the road network.*
- *To encourage innovative design in providing a comfortable and sustainable living environment that also has regard to solar access, privacy, noise, views, vehicular access, parking and landscaping.*

Permitted without consent

*Nil*

Permitted with consent

*Attached dwellings; Boarding houses; Child care centres; Community facilities; Group homes; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing.*

Prohibited

*Any development not specified in item 2 or 3.*

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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NOTE: You are advised that in addition to the matters set out above, the instrument may make further provisions with respect to the purposes for which development may be carried out on the land without consent and with consent and the purposes for which development of the land is prohibited. Applicants are advised that they should read the whole of the instrument(s) in order to determine whether that instrument prohibits, restricts or otherwise relates to the development of the land.

**(e) Development Standards applying to the land fixing minimum dimensions for the erection of a dwelling house?**

No

(NB: the erection of a dwelling house on the land requires development consent to be obtained which will require assessment of the particular application under section 79C of the Act. The Council makes no representation that development consent will be granted to any application.)

**(f) Critical Habitat**

--

**(g) Conservation Area**

--

**(h) Heritage Item**

--

**3. COMPLYING DEVELOPMENT**

NOTE: This certificate only addresses matters raised in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that the development is permissible with consent in the land use zone and that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 including Clauses 1.18 and 1.20 of that Policy, the Complying Development Codes in Parts 3 to 8 of that Policy, and the Willoughby Local Environmental Plan 2012. 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.

**(a) General Housing Code and Rural Housing Code**

The land is land on which complying development may be carried out under these Codes.

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39427  
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Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**(b) Housing Alterations Code and General Development Code**

The land is land on which complying development may be carried out under these Codes.

**(c) Commercial and Industrial Alterations Code**

The land is land on which complying development may be carried out under this Code.

**(d) Commercial and Industrial (New Buildings and Additions) Code**

The land is land on which complying development may be carried out under this Code.

**(e) Subdivisions Code**

The land is land on which complying development may be carried out under this Code.

**(f) Demolition Code**

The land is land on which complying development may be carried out under this Code.

**(g) Fire Safety Code**

The land is land on which complying development may be carried out under this Code.

**(h) Container Recycling Facilities Code**

The land is land on which complying development may be carried out under this Code.

**4. COASTAL PROTECTION**

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979, (as advised by the Department of Public Works).

**4A CERTAIN INFORMATION RELATING TO BEACHES AND COASTS**

- (1) --
- (2) --
- (3) --

**4B ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS.**

--

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39427  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**5. MINE SUBSIDENCE**

The land is not within a proclaimed mine subsidence district under Section 15 of the Mine Subsidence Compensation Act, 1961.

**6. ROAD WIDENING AND REALIGNMENT**

The land is not affected by road widening or road realignment under:-

- 1) Division 2 of Part 3 of the Roads Act 1993; or
- 2) An Environmental Planning Instrument; or
- 3) A resolution of Council.

**7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK**

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

It is the Council's policy to consider previous land uses to determine whether land may be affected by contamination which restricts or prohibits the carrying out of development on the land. Depending on the previous uses of the land, the applicant may be required to investigate possible site contamination and/or carry out remediation as part of any proposed development and the development potential of the site may be restricted or prohibited. This is assessed by the Council on a case-by-case basis.

The Council will have regard to Clause 6.1 Acid Sulfate Soils of Willoughby Local Environmental Plan 2012 and the Acid Sulfate Soils Map in assessing any development applications relating to the land.

**7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

- (1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi-dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls
- (2) Development on that land or part of the land for any other purpose is subject to flood related development controls

NB. This response does not imply that development for particular purposes is permissible on the land. Development is permissible in accordance with the zoning and landuse as set out in Question 2. ZONING AND LANDUSE of this Certificate

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39427  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

Council has adopted the 1% flood event as the standard for flood planning for both residential and non-residential uses. These standards can be found in the Willoughby Development Control Plan.

Council ascertains the 1% flood event by reference to the maps outlined in the Overland Flooding Investigation and relevant flood studies which are available for inspection at Council's offices during business hours and from Council's web site.

**8. LAND RESERVED FOR ACQUISITION**

The land is not affected by any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instruments which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

**9. CONTRIBUTION PLANS**

Willoughby City Section 94A Development Contributions Plan 2011

**9A. BIODIVERSITY CERTIFIED LAND**

--

**10. BIOBANKING AGREEMENTS**

--

**11. BUSH FIRE PRONE LAND**

The land has not been identified as bush fire prone under the Rural Fires and Environmental Legislation Amendment Act 2002.

**12. PROPERTY VEGETATION PLANS**

--

**13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

--

**14. DIRECTIONS UNDER PART 3A**

--



**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39427  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING**

--

**16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE**

--

**17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING**

--

**18. PAPER SUBDIVISION INFORMATION**

--

**19. SITE VERIFICATION CERTIFICATES**

--

**20. LOOSE-FILL ASBESTOS INSULATION**

--

In addition to the information provided above, the following information is provided in respect of the abovementioned land.

--

**NOTES:**

Hand written or typed items appearing on this certificate at the time of issue are to be read as forming part of this certificate.



**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

Certificate No: 39428  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

Mr D Tusa  
Level 14/97-99 Bathurst St  
SYDNEY NSW 2000

**Property Location:** 10/5-9 Gordon Avenue, CHATSWOOD NSW 2067.  
**Legal Description:** **LOT 10 SP 57091**

---

**Disclaimer**

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  - (a) *other authorities may hold information in respect of the property not contained in the Council's records;*
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2. *The instrument(s) referred to in this certificate may contain other important information in respect to the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument(s) should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.*
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4. *The Council cannot and will not accept any liability in respect of any error, inaccuracy, or omission in this certificate.*

**Debra Just**  
**GENERAL MANAGER**

(Computer printed copy – No signature required)

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39428  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS**

**(1) Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following environmental planning instruments:

Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 19 - Bushland in Urban Areas  
State Environmental Planning Policy No. 21 - Caravan Parks  
State Environmental Planning Policy No. 30 - Intensive Agriculture  
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State Environmental Planning Policy No. 33 - Hazardous and Offensive Development  
State Environmental Planning Policy No. 50 - Canal Estate Development  
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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 (Major Development) 2005  
State Environmental Planning Policy (Infrastructure) 2007  
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007  
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007  
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
State Environmental Planning Policy (Affordable Rental Housing) 2009  
State Environmental Planning Policy (State and Regional Development) 2011  
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004  
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004  
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

**(2) Proposed Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following proposed environmental planning instruments:

Draft State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016

Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

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CITY COUNCIL**

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**(3) Development Control Plans**

As at the date of this certificate the above mentioned land is affected by the following development control plans:

Development Control Plan 2005 - Sydney Foreshore and Waterways Area

The plan applies to all development proposals within the foreshores and waterways area identified in SREP (Sydney Harbour Catchment) 2005 - (Refer to the Foreshores and Waterways Area Map).

Willoughby Development Control Plan

**2. ZONING AND LAND USE**

**(a) Zone Identity**

**R3 Medium Density Residential**

**(b), (c), (d) (Development)**

*Zone R3 Medium Density Residential – under Willoughby Local Environmental Plan 2012*

Objectives of Zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To accommodate development that is compatible with the scale and character of the surrounding residential development.*
- *To allow for increased residential density in accessible locations, while minimising the potential for adverse impacts of such increased density on the efficiency and safety of the road network.*
- *To encourage innovative design in providing a comfortable and sustainable living environment that also has regard to solar access, privacy, noise, views, vehicular access, parking and landscaping.*

Permitted without consent

*Nil*

Permitted with consent

*Attached dwellings; Boarding houses; Child care centres; Community facilities; Group homes; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing.*

Prohibited

*Any development not specified in item 2 or 3.*

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Certificate No: 39428  
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**(e) Development Standards applying to the land fixing minimum dimensions for the erection of a dwelling house?**

No

(NB: the erection of a dwelling house on the land requires development consent to be obtained which will require assessment of the particular application under section 79C of the Act. The Council makes no representation that development consent will be granted to any application.)

**(f) Critical Habitat**

--

**(g) Conservation Area**

--

**(h) Heritage Item**

--

**3. COMPLYING DEVELOPMENT**

NOTE: This certificate only addresses matters raised in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that the development is permissible with consent in the land use zone and that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 including Clauses 1.18 and 1.20 of that Policy, the Complying Development Codes in Parts 3 to 8 of that Policy, and the Willoughby Local Environmental Plan 2012. 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.

**(a) General Housing Code and Rural Housing Code**

The land is land on which complying development may be carried out under these Codes.



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**(b) Housing Alterations Code and General Development Code**

The land is land on which complying development may be carried out under these Codes.

**(c) Commercial and Industrial Alterations Code**

The land is land on which complying development may be carried out under this Code.

**(d) Commercial and Industrial (New Buildings and Additions) Code**

The land is land on which complying development may be carried out under this Code.

**(e) Subdivisions Code**

The land is land on which complying development may be carried out under this Code.

**(f) Demolition Code**

The land is land on which complying development may be carried out under this Code.

**(g) Fire Safety Code**

The land is land on which complying development may be carried out under this Code.

**(h) Container Recycling Facilities Code**

The land is land on which complying development may be carried out under this Code.

**4. COASTAL PROTECTION**

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979, (as advised by the Department of Public Works).

**4A CERTAIN INFORMATION RELATING TO BEACHES AND COASTS**

- (1) --
- (2) --
- (3) --

**4B ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS.**

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**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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CITY COUNCIL**

Certificate No: 39428  
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Customer Ref: 5-9 GORDON:24025

**5. MINE SUBSIDENCE**

The land is not within a proclaimed mine subsidence district under Section 15 of the Mine Subsidence Compensation Act, 1961.

**6. ROAD WIDENING AND REALIGNMENT**

The land is not affected by road widening or road realignment under:-

- 1) Division 2 of Part 3 of the Roads Act 1993; or
- 2) An Environmental Planning Instrument; or
- 3) A resolution of Council.

**7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK**

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

It is the Council's policy to consider previous land uses to determine whether land may be affected by contamination which restricts or prohibits the carrying out of development on the land. Depending on the previous uses of the land, the applicant may be required to investigate possible site contamination and/or carry out remediation as part of any proposed development and the development potential of the site may be restricted or prohibited. This is assessed by the Council on a case-by-case basis.

The Council will have regard to Clause 6.1 Acid Sulfate Soils of Willoughby Local Environmental Plan 2012 and the Acid Sulfate Soils Map in assessing any development applications relating to the land.

**7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

- (1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi-dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls
- (2) Development on that land or part of the land for any other purpose is subject to flood related development controls

NB. This response does not imply that development for particular purposes is permissible on the land. Development is permissible in accordance with the zoning and landuse as set out in Question 2. ZONING AND LANDUSE of this Certificate

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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Council has adopted the 1% flood event as the standard for flood planning for both residential and non-residential uses. These standards can be found in the Willoughby Development Control Plan.

Council ascertains the 1% flood event by reference to the maps outlined in the Overland Flooding Investigation and relevant flood studies which are available for inspection at Council's offices during business hours and from Council's web site.

**8. LAND RESERVED FOR ACQUISITION**

The land is not affected by any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instruments which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

**9. CONTRIBUTION PLANS**

Willoughby City Section 94A Development Contributions Plan 2011

**9A. BIODIVERSITY CERTIFIED LAND**

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**10. BIOBANKING AGREEMENTS**

--

**11. BUSH FIRE PRONE LAND**

The land has not been identified as bush fire prone under the Rural Fires and Environmental Legislation Amendment Act 2002.

**12. PROPERTY VEGETATION PLANS**

--

**13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

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**14. DIRECTIONS UNDER PART 3A**

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**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39428  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING**

--

**16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE**

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**17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING**

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**18. PAPER SUBDIVISION INFORMATION**

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**19. SITE VERIFICATION CERTIFICATES**

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**20. LOOSE-FILL ASBESTOS INSULATION**

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In addition to the information provided above, the following information is provided in respect of the abovementioned land.

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**NOTES:**

Hand written or typed items appearing on this certificate at the time of issue are to be read as forming part of this certificate.



**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

Certificate No: 39429  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

Mr D Tusa  
Level 14/97-99 Bathurst St  
SYDNEY NSW 2000

**Property Location:** 11/5-9 Gordon Avenue, CHATSWOOD NSW 2067.  
**Legal Description:** **LOT 11 SP 57091**

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**Disclaimer**

1. *The information provided in this certificate has been obtained from Council's records. The Council advises that:*
  - (a) *other authorities may hold information in respect of the property not contained in the Council's records;*
  - and*
  - (b) *the Council's records themselves may not be complete or accurate in respect of the property.*
2. *The instrument(s) referred to in this certificate may contain other important information in respect to the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument(s) should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.*
3. *It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.*
4. *The Council cannot and will not accept any liability in respect of any error, inaccuracy, or omission in this certificate.*

**Debra Just**  
**GENERAL MANAGER**

(Computer printed copy – No signature required)



**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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CITY COUNCIL**

Certificate No: 39429  
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Customer Ref: 5-9 GORDON:24025

**1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS**

**(1) Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following environmental planning instruments:

Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 19 - Bushland in Urban Areas  
State Environmental Planning Policy No. 21 - Caravan Parks  
State Environmental Planning Policy No. 30 - Intensive Agriculture  
State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land)  
State Environmental Planning Policy No. 33 - Hazardous and Offensive Development  
State Environmental Planning Policy No. 50 - Canal Estate Development  
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 (Major Development) 2005  
State Environmental Planning Policy (Infrastructure) 2007  
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007  
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007  
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
State Environmental Planning Policy (Affordable Rental Housing) 2009  
State Environmental Planning Policy (State and Regional Development) 2011  
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004  
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004  
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

**(2) Proposed Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following proposed environmental planning instruments:

Draft State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016

Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39429  
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**(3) Development Control Plans**

As at the date of this certificate the above mentioned land is affected by the following development control plans:

Development Control Plan 2005 - Sydney Foreshore and Waterways Area

The plan applies to all development proposals within the foreshores and waterways area identified in SREP (Sydney Harbour Catchment) 2005 - (Refer to the Foreshores and Waterways Area Map).

Willoughby Development Control Plan

**2. ZONING AND LAND USE**

**(a) Zone Identity**

**R3 Medium Density Residential**

**(b), (c), (d) (Development)**

*Zone R3 Medium Density Residential – under Willoughby Local Environmental Plan 2012*

Objectives of Zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To accommodate development that is compatible with the scale and character of the surrounding residential development.*
- *To allow for increased residential density in accessible locations, while minimising the potential for adverse impacts of such increased density on the efficiency and safety of the road network.*
- *To encourage innovative design in providing a comfortable and sustainable living environment that also has regard to solar access, privacy, noise, views, vehicular access, parking and landscaping.*

Permitted without consent

*Nil*

Permitted with consent

*Attached dwellings; Boarding houses; Child care centres; Community facilities; Group homes; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing.*

Prohibited

*Any development not specified in item 2 or 3.*

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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NOTE: You are advised that in addition to the matters set out above, the instrument may make further provisions with respect to the purposes for which development may be carried out on the land without consent and with consent and the purposes for which development of the land is prohibited. Applicants are advised that they should read the whole of the instrument(s) in order to determine whether that instrument prohibits, restricts or otherwise relates to the development of the land.

**(e) Development Standards applying to the land fixing minimum dimensions for the erection of a dwelling house?**

No

(NB: the erection of a dwelling house on the land requires development consent to be obtained which will require assessment of the particular application under section 79C of the Act. The Council makes no representation that development consent will be granted to any application.)

**(f) Critical Habitat**

--

**(g) Conservation Area**

--

**(h) Heritage Item**

--

**3. COMPLYING DEVELOPMENT**

NOTE: This certificate only addresses matters raised in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that the development is permissible with consent in the land use zone and that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 including Clauses 1.18 and 1.20 of that Policy, the Complying Development Codes in Parts 3 to 8 of that Policy, and the Willoughby Local Environmental Plan 2012. 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.

**(a) General Housing Code and Rural Housing Code**

The land is land on which complying development may be carried out under these Codes.

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

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**(b) Housing Alterations Code and General Development Code**

The land is land on which complying development may be carried out under these Codes.

**(c) Commercial and Industrial Alterations Code**

The land is land on which complying development may be carried out under this Code.

**(d) Commercial and Industrial (New Buildings and Additions) Code**

The land is land on which complying development may be carried out under this Code.

**(e) Subdivisions Code**

The land is land on which complying development may be carried out under this Code.

**(f) Demolition Code**

The land is land on which complying development may be carried out under this Code.

**(g) Fire Safety Code**

The land is land on which complying development may be carried out under this Code.

**(h) Container Recycling Facilities Code**

The land is land on which complying development may be carried out under this Code.

**4. COASTAL PROTECTION**

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979, (as advised by the Department of Public Works).

**4A CERTAIN INFORMATION RELATING TO BEACHES AND COASTS**

- (1) --
- (2) --
- (3) --

**4B ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS.**

--

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39429  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**5. MINE SUBSIDENCE**

The land is not within a proclaimed mine subsidence district under Section 15 of the Mine Subsidence Compensation Act, 1961.

**6. ROAD WIDENING AND REALIGNMENT**

The land is not affected by road widening or road realignment under:-

- 1) Division 2 of Part 3 of the Roads Act 1993; or
- 2) An Environmental Planning Instrument; or
- 3) A resolution of Council.

**7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK**

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

It is the Council's policy to consider previous land uses to determine whether land may be affected by contamination which restricts or prohibits the carrying out of development on the land. Depending on the previous uses of the land, the applicant may be required to investigate possible site contamination and/or carry out remediation as part of any proposed development and the development potential of the site may be restricted or prohibited. This is assessed by the Council on a case-by-case basis.

The Council will have regard to Clause 6.1 Acid Sulfate Soils of Willoughby Local Environmental Plan 2012 and the Acid Sulfate Soils Map in assessing any development applications relating to the land.

**7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

- (1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi-dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls
- (2) Development on that land or part of the land for any other purpose is subject to flood related development controls

NB. This response does not imply that development for particular purposes is permissible on the land. Development is permissible in accordance with the zoning and landuse as set out in Question 2. ZONING AND LANDUSE of this Certificate



**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39429  
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Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

Council has adopted the 1% flood event as the standard for flood planning for both residential and non-residential uses. These standards can be found in the Willoughby Development Control Plan.

Council ascertains the 1% flood event by reference to the maps outlined in the Overland Flooding Investigation and relevant flood studies which are available for inspection at Council's offices during business hours and from Council's web site.

**8. LAND RESERVED FOR ACQUISITION**

The land is not affected by any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instruments which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

**9. CONTRIBUTION PLANS**

Willoughby City Section 94A Development Contributions Plan 2011

**9A. BIODIVERSITY CERTIFIED LAND**

--

**10. BIOBANKING AGREEMENTS**

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**11. BUSH FIRE PRONE LAND**

The land has not been identified as bush fire prone under the Rural Fires and Environmental Legislation Amendment Act 2002.

**12. PROPERTY VEGETATION PLANS**

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**13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

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**14. DIRECTIONS UNDER PART 3A**

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CITY COUNCIL**

Certificate No: 39429  
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Issue date: 25-Aug-2017  
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**15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING**

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**16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE**

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**17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING**

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**18. PAPER SUBDIVISION INFORMATION**

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**19. SITE VERIFICATION CERTIFICATES**

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**20. LOOSE-FILL ASBESTOS INSULATION**

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In addition to the information provided above, the following information is provided in respect of the abovementioned land.

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Certificate No: 39430  
Receipt No: 1795139  
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Customer Ref: 5-9 GORDON:24025

Mr D Tusa  
Level 14/97-99 Bathurst St  
SYDNEY NSW 2000

**Property Location:** 12/5-9 Gordon Avenue, CHATSWOOD NSW 2067.  
**Legal Description:** **LOT 12 SP 57091**

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**GENERAL MANAGER**

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CITY COUNCIL**

Certificate No: 39430  
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**1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS**

**(1) Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following environmental planning instruments:

Willoughby Local Environmental Plan 2012

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State Environmental Planning Policy No. 50 - Canal Estate Development  
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State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development  
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State Environmental Planning Policy (Major Development) 2005  
State Environmental Planning Policy (Infrastructure) 2007  
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007  
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007  
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
State Environmental Planning Policy (Affordable Rental Housing) 2009  
State Environmental Planning Policy (State and Regional Development) 2011  
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004  
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004  
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

**(2) Proposed Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following proposed environmental planning instruments:

Draft State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016

Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

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Development Control Plan 2005 - Sydney Foreshore and Waterways Area

The plan applies to all development proposals within the foreshores and waterways area identified in SREP (Sydney Harbour Catchment) 2005 - (Refer to the Foreshores and Waterways Area Map).

Willoughby Development Control Plan

**2. ZONING AND LAND USE**

**(a) Zone Identity**

**R3 Medium Density Residential**

**(b), (c), (d) (Development)**

*Zone R3 Medium Density Residential – under Willoughby Local Environmental Plan 2012*

Objectives of Zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To accommodate development that is compatible with the scale and character of the surrounding residential development.*
- *To allow for increased residential density in accessible locations, while minimising the potential for adverse impacts of such increased density on the efficiency and safety of the road network.*
- *To encourage innovative design in providing a comfortable and sustainable living environment that also has regard to solar access, privacy, noise, views, vehicular access, parking and landscaping.*

Permitted without consent

*Nil*

Permitted with consent

*Attached dwellings; Boarding houses; Child care centres; Community facilities; Group homes; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing.*

Prohibited

*Any development not specified in item 2 or 3.*



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**(e) Development Standards applying to the land fixing minimum dimensions for the erection of a dwelling house?**

No

(NB: the erection of a dwelling house on the land requires development consent to be obtained which will require assessment of the particular application under section 79C of the Act. The Council makes no representation that development consent will be granted to any application.)

**(f) Critical Habitat**

--

**(g) Conservation Area**

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**(h) Heritage Item**

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**3. COMPLYING DEVELOPMENT**

NOTE: This certificate only addresses matters raised in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that the development is permissible with consent in the land use zone and that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 including Clauses 1.18 and 1.20 of that Policy, the Complying Development Codes in Parts 3 to 8 of that Policy, and the Willoughby Local Environmental Plan 2012. 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.

**(a) General Housing Code and Rural Housing Code**

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**(b) Housing Alterations Code and General Development Code**

The land is land on which complying development may be carried out under these Codes.

**(c) Commercial and Industrial Alterations Code**

The land is land on which complying development may be carried out under this Code.

**(d) Commercial and Industrial (New Buildings and Additions) Code**

The land is land on which complying development may be carried out under this Code.

**(e) Subdivisions Code**

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**(f) Demolition Code**

The land is land on which complying development may be carried out under this Code.

**(g) Fire Safety Code**

The land is land on which complying development may be carried out under this Code.

**(h) Container Recycling Facilities Code**

The land is land on which complying development may be carried out under this Code.

**4. COASTAL PROTECTION**

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979, (as advised by the Department of Public Works).

**4A CERTAIN INFORMATION RELATING TO BEACHES AND COASTS**

- (1) --
- (2) --
- (3) --

**4B ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS.**

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**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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**5. MINE SUBSIDENCE**

The land is not within a proclaimed mine subsidence district under Section 15 of the Mine Subsidence Compensation Act, 1961.

**6. ROAD WIDENING AND REALIGNMENT**

The land is not affected by road widening or road realignment under:-

- 1) Division 2 of Part 3 of the Roads Act 1993; or
- 2) An Environmental Planning Instrument; or
- 3) A resolution of Council.

**7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK**

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

It is the Council's policy to consider previous land uses to determine whether land may be affected by contamination which restricts or prohibits the carrying out of development on the land. Depending on the previous uses of the land, the applicant may be required to investigate possible site contamination and/or carry out remediation as part of any proposed development and the development potential of the site may be restricted or prohibited. This is assessed by the Council on a case-by-case basis.

The Council will have regard to Clause 6.1 Acid Sulfate Soils of Willoughby Local Environmental Plan 2012 and the Acid Sulfate Soils Map in assessing any development applications relating to the land.

**7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

- (1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi-dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls
- (2) Development on that land or part of the land for any other purpose is subject to flood related development controls

NB. This response does not imply that development for particular purposes is permissible on the land. Development is permissible in accordance with the zoning and landuse as set out in Question 2. ZONING AND LANDUSE of this Certificate

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Council ascertains the 1% flood event by reference to the maps outlined in the Overland Flooding Investigation and relevant flood studies which are available for inspection at Council's offices during business hours and from Council's web site.

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**9. CONTRIBUTION PLANS**

Willoughby City Section 94A Development Contributions Plan 2011

**9A. BIODIVERSITY CERTIFIED LAND**

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**10. BIOBANKING AGREEMENTS**

--

**11. BUSH FIRE PRONE LAND**

The land has not been identified as bush fire prone under the Rural Fires and Environmental Legislation Amendment Act 2002.

**12. PROPERTY VEGETATION PLANS**

--

**13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

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**14. DIRECTIONS UNDER PART 3A**

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**15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING**

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**16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE**

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**17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING**

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**18. PAPER SUBDIVISION INFORMATION**

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**19. SITE VERIFICATION CERTIFICATES**

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**20. LOOSE-FILL ASBESTOS INSULATION**

--

In addition to the information provided above, the following information is provided in respect of the abovementioned land.

--

**NOTES:**

Hand written or typed items appearing on this certificate at the time of issue are to be read as forming part of this certificate.





**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

Certificate No: 39431  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

Mr D Tusa  
Level 14/97-99 Bathurst St  
SYDNEY NSW 2000

**Property Location:** 13/5-9 Gordon Avenue, CHATSWOOD NSW 2067.  
**Legal Description:** **LOT 13 SP 57091**

---

**Disclaimer**

1. *The information provided in this certificate has been obtained from Council's records. The Council advises that:*
  - (a) *other authorities may hold information in respect of the property not contained in the Council's records;*
  - and*
  - (b) *the Council's records themselves may not be complete or accurate in respect of the property.*
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4. *The Council cannot and will not accept any liability in respect of any error, inaccuracy, or omission in this certificate.*

**Debra Just**  
**GENERAL MANAGER**

(Computer printed copy – No signature required)

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39431  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS**

**(1) Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following environmental planning instruments:

Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 19 - Bushland in Urban Areas  
State Environmental Planning Policy No. 21 - Caravan Parks  
State Environmental Planning Policy No. 30 - Intensive Agriculture  
State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land)  
State Environmental Planning Policy No. 33 - Hazardous and Offensive Development  
State Environmental Planning Policy No. 50 - Canal Estate Development  
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 (Major Development) 2005  
State Environmental Planning Policy (Infrastructure) 2007  
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007  
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007  
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
State Environmental Planning Policy (Affordable Rental Housing) 2009  
State Environmental Planning Policy (State and Regional Development) 2011  
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004  
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004  
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

**(2) Proposed Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following proposed environmental planning instruments:

Draft State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016

Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

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CITY COUNCIL**

Certificate No: 39431  
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**(3) Development Control Plans**

As at the date of this certificate the above mentioned land is affected by the following development control plans:

Development Control Plan 2005 - Sydney Foreshore and Waterways Area

The plan applies to all development proposals within the foreshores and waterways area identified in SREP (Sydney Harbour Catchment) 2005 - (Refer to the Foreshores and Waterways Area Map).

Willoughby Development Control Plan

**2. ZONING AND LAND USE**

**(a) Zone Identity**

**R3 Medium Density Residential**

**(b), (c), (d) (Development)**

*Zone R3 Medium Density Residential – under Willoughby Local Environmental Plan 2012*

Objectives of Zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To accommodate development that is compatible with the scale and character of the surrounding residential development.*
- *To allow for increased residential density in accessible locations, while minimising the potential for adverse impacts of such increased density on the efficiency and safety of the road network.*
- *To encourage innovative design in providing a comfortable and sustainable living environment that also has regard to solar access, privacy, noise, views, vehicular access, parking and landscaping.*

Permitted without consent

*Nil*

Permitted with consent

*Attached dwellings; Boarding houses; Child care centres; Community facilities; Group homes; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing.*

Prohibited

*Any development not specified in item 2 or 3.*

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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CITY COUNCIL**

Certificate No: 39431  
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NOTE: You are advised that in addition to the matters set out above, the instrument may make further provisions with respect to the purposes for which development may be carried out on the land without consent and with consent and the purposes for which development of the land is prohibited. Applicants are advised that they should read the whole of the instrument(s) in order to determine whether that instrument prohibits, restricts or otherwise relates to the development of the land.

**(e) Development Standards applying to the land fixing minimum dimensions for the erection of a dwelling house?**

No

(NB: the erection of a dwelling house on the land requires development consent to be obtained which will require assessment of the particular application under section 79C of the Act. The Council makes no representation that development consent will be granted to any application.)

**(f) Critical Habitat**

--

**(g) Conservation Area**

--

**(h) Heritage Item**

--

**3. COMPLYING DEVELOPMENT**

NOTE: This certificate only addresses matters raised in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that the development is permissible with consent in the land use zone and that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 including Clauses 1.18 and 1.20 of that Policy, the Complying Development Codes in Parts 3 to 8 of that Policy, and the Willoughby Local Environmental Plan 2012. 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.

**(a) General Housing Code and Rural Housing Code**

The land is land on which complying development may be carried out under these Codes.

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39431  
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**(b) Housing Alterations Code and General Development Code**

The land is land on which complying development may be carried out under these Codes.

**(c) Commercial and Industrial Alterations Code**

The land is land on which complying development may be carried out under this Code.

**(d) Commercial and Industrial (New Buildings and Additions) Code**

The land is land on which complying development may be carried out under this Code.

**(e) Subdivisions Code**

The land is land on which complying development may be carried out under this Code.

**(f) Demolition Code**

The land is land on which complying development may be carried out under this Code.

**(g) Fire Safety Code**

The land is land on which complying development may be carried out under this Code.

**(h) Container Recycling Facilities Code**

The land is land on which complying development may be carried out under this Code.

**4. COASTAL PROTECTION**

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979, (as advised by the Department of Public Works).

**4A CERTAIN INFORMATION RELATING TO BEACHES AND COASTS**

- (1) --
- (2) --
- (3) --

**4B ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS.**

--



**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39431  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**5. MINE SUBSIDENCE**

The land is not within a proclaimed mine subsidence district under Section 15 of the Mine Subsidence Compensation Act, 1961.

**6. ROAD WIDENING AND REALIGNMENT**

The land is not affected by road widening or road realignment under:-

- 1) Division 2 of Part 3 of the Roads Act 1993; or
- 2) An Environmental Planning Instrument; or
- 3) A resolution of Council.

**7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK**

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

It is the Council's policy to consider previous land uses to determine whether land may be affected by contamination which restricts or prohibits the carrying out of development on the land. Depending on the previous uses of the land, the applicant may be required to investigate possible site contamination and/or carry out remediation as part of any proposed development and the development potential of the site may be restricted or prohibited. This is assessed by the Council on a case-by-case basis.

The Council will have regard to Clause 6.1 Acid Sulfate Soils of Willoughby Local Environmental Plan 2012 and the Acid Sulfate Soils Map in assessing any development applications relating to the land.

**7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

- (1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi-dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls
- (2) Development on that land or part of the land for any other purpose is subject to flood related development controls

NB. This response does not imply that development for particular purposes is permissible on the land. Development is permissible in accordance with the zoning and landuse as set out in Question 2. ZONING AND LANDUSE of this Certificate

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39431  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

Council has adopted the 1% flood event as the standard for flood planning for both residential and non-residential uses. These standards can be found in the Willoughby Development Control Plan.

Council ascertains the 1% flood event by reference to the maps outlined in the Overland Flooding Investigation and relevant flood studies which are available for inspection at Council's offices during business hours and from Council's web site.

**8. LAND RESERVED FOR ACQUISITION**

The land is not affected by any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instruments which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

**9. CONTRIBUTION PLANS**

Willoughby City Section 94A Development Contributions Plan 2011

**9A. BIODIVERSITY CERTIFIED LAND**

--

**10. BIOBANKING AGREEMENTS**

--

**11. BUSH FIRE PRONE LAND**

The land has not been identified as bush fire prone under the Rural Fires and Environmental Legislation Amendment Act 2002.

**12. PROPERTY VEGETATION PLANS**

--

**13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

--

PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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WILLOUGHBY  
CITY COUNCIL

Certificate No: 39431  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

14. DIRECTIONS UNDER PART 3A

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15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

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16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

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17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

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18. PAPER SUBDIVISION INFORMATION

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19. SITE VERIFICATION CERTIFICATES

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Certificate No: 39432  
Receipt No: 1795139  
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Customer Ref: 5-9 GORDON:24025

Mr D Tusa  
Level 14/97-99 Bathurst St  
SYDNEY NSW 2000

Property Location: 14/5-9 Gordon Avenue, CHATSWOOD NSW 2067.  
Legal Description: **LOT 14 SP 57091**

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**GENERAL MANAGER**

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**1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS**

**(1) Environmental Planning Instruments**

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State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007  
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007  
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
State Environmental Planning Policy (Affordable Rental Housing) 2009  
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Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

**(2) Proposed Environmental Planning Instruments**

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CITY COUNCIL**

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**(3) Development Control Plans**

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Willoughby Development Control Plan

**2. ZONING AND LAND USE**

**(a) Zone Identity**

**R3 Medium Density Residential**

**(b), (c), (d) (Development)**

*Zone R3 Medium Density Residential – under Willoughby Local Environmental Plan 2012*

Objectives of Zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To accommodate development that is compatible with the scale and character of the surrounding residential development.*
- *To allow for increased residential density in accessible locations, while minimising the potential for adverse impacts of such increased density on the efficiency and safety of the road network.*
- *To encourage innovative design in providing a comfortable and sustainable living environment that also has regard to solar access, privacy, noise, views, vehicular access, parking and landscaping.*

Permitted without consent

*Nil*

Permitted with consent

*Attached dwellings; Boarding houses; Child care centres; Community facilities; Group homes; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing.*

Prohibited

*Any development not specified in item 2 or 3.*



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**(e) Development Standards applying to the land fixing minimum dimensions for the erection of a dwelling house?**

No

(NB: the erection of a dwelling house on the land requires development consent to be obtained which will require assessment of the particular application under section 79C of the Act. The Council makes no representation that development consent will be granted to any application.)

**(f) Critical Habitat**

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**(g) Conservation Area**

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**(h) Heritage Item**

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**3. COMPLYING DEVELOPMENT**

NOTE: This certificate only addresses matters raised in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that the development is permissible with consent in the land use zone and that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 including Clauses 1.18 and 1.20 of that Policy, the Complying Development Codes in Parts 3 to 8 of that Policy, and the Willoughby Local Environmental Plan 2012. 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.

**(a) General Housing Code and Rural Housing Code**

The land is land on which complying development may be carried out under these Codes.

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**(b) Housing Alterations Code and General Development Code**

The land is land on which complying development may be carried out under these Codes.

**(c) Commercial and Industrial Alterations Code**

The land is land on which complying development may be carried out under this Code.

**(d) Commercial and Industrial (New Buildings and Additions) Code**

The land is land on which complying development may be carried out under this Code.

**(e) Subdivisions Code**

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**4. COASTAL PROTECTION**

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979, (as advised by the Department of Public Works).

**4A CERTAIN INFORMATION RELATING TO BEACHES AND COASTS**

- (1) --
- (2) --
- (3) --

**4B ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS.**

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**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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Certificate No: 39432  
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Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**5. MINE SUBSIDENCE**

The land is not within a proclaimed mine subsidence district under Section 15 of the Mine Subsidence Compensation Act, 1961.

**6. ROAD WIDENING AND REALIGNMENT**

The land is not affected by road widening or road realignment under:-

- 1) Division 2 of Part 3 of the Roads Act 1993; or
- 2) An Environmental Planning Instrument; or
- 3) A resolution of Council.

**7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK**

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

It is the Council's policy to consider previous land uses to determine whether land may be affected by contamination which restricts or prohibits the carrying out of development on the land. Depending on the previous uses of the land, the applicant may be required to investigate possible site contamination and/or carry out remediation as part of any proposed development and the development potential of the site may be restricted or prohibited. This is assessed by the Council on a case-by-case basis.

The Council will have regard to Clause 6.1 Acid Sulfate Soils of Willoughby Local Environmental Plan 2012 and the Acid Sulfate Soils Map in assessing any development applications relating to the land.

**7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

- (1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi-dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls
- (2) Development on that land or part of the land for any other purpose is subject to flood related development controls

NB. This response does not imply that development for particular purposes is permissible on the land. Development is permissible in accordance with the zoning and landuse as set out in Question 2. ZONING AND LANDUSE of this Certificate

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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CITY COUNCIL**

Certificate No: 39432  
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Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

Council has adopted the 1% flood event as the standard for flood planning for both residential and non-residential uses. These standards can be found in the Willoughby Development Control Plan.

Council ascertains the 1% flood event by reference to the maps outlined in the Overland Flooding Investigation and relevant flood studies which are available for inspection at Council's offices during business hours and from Council's web site.

**8. LAND RESERVED FOR ACQUISITION**

The land is not affected by any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instruments which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

**9. CONTRIBUTION PLANS**

Willoughby City Section 94A Development Contributions Plan 2011

**9A. BIODIVERSITY CERTIFIED LAND**

--

**10. BIOBANKING AGREEMENTS**

--

**11. BUSH FIRE PRONE LAND**

The land has not been identified as bush fire prone under the Rural Fires and Environmental Legislation Amendment Act 2002.

**12. PROPERTY VEGETATION PLANS**

--

**13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

--

**14. DIRECTIONS UNDER PART 3A**

--

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39432  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING**

--

**16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE**

--

**17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING**

--

**18. PAPER SUBDIVISION INFORMATION**

--

**19. SITE VERIFICATION CERTIFICATES**

--

**20. LOOSE-FILL ASBESTOS INSULATION**

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In addition to the information provided above, the following information is provided in respect of the abovementioned land.

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**NOTES:**

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**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
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Certificate No: 39433  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

Mr D Tusa  
Level 14/97-99 Bathurst St  
SYDNEY NSW 2000

**Property Location:** 15/5-9 Gordon Avenue, CHATSWOOD NSW 2067.  
**Legal Description:** **LOT 15 SP 57091**

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2. *The instrument(s) referred to in this certificate may contain other important information in respect to the property. In order to understand the effects of the instrument(s) on the property, the Council advises that the whole of each instrument(s) should be read and considered. This certificate cannot be used as a substitute for reading the whole of the instrument(s) referred to in the certificate.*
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**GENERAL MANAGER**

(Computer printed copy – No signature required)



**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)  
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY  
CITY COUNCIL**

Certificate No: 39433  
Receipt No: 1795139  
Issue date: 25-Aug-2017  
Customer Ref: 5-9 GORDON:24025

**1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS**

**(1) Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following environmental planning instruments:

Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 19 - Bushland in Urban Areas  
State Environmental Planning Policy No. 21 - Caravan Parks  
State Environmental Planning Policy No. 30 - Intensive Agriculture  
State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land)  
State Environmental Planning Policy No. 33 - Hazardous and Offensive Development  
State Environmental Planning Policy No. 50 - Canal Estate Development  
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 (Major Development) 2005  
State Environmental Planning Policy (Infrastructure) 2007  
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007  
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007  
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
State Environmental Planning Policy (Affordable Rental Housing) 2009  
State Environmental Planning Policy (State and Regional Development) 2011  
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004  
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004  
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

**(2) Proposed Environmental Planning Instruments**

As at the date of this certificate the above mentioned land is affected by the following proposed environmental planning instruments:

Draft State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016

Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

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**(3) Development Control Plans**

As at the date of this certificate the above mentioned land is affected by the following development control plans:

Development Control Plan 2005 - Sydney Foreshore and Waterways Area

The plan applies to all development proposals within the foreshores and waterways area identified in SREP (Sydney Harbour Catchment) 2005 - (Refer to the Foreshores and Waterways Area Map).

Willoughby Development Control Plan

**2. ZONING AND LAND USE**

**(a) Zone Identity**

**R3 Medium Density Residential**

**(b), (c), (d) (Development)**

*Zone R3 Medium Density Residential – under Willoughby Local Environmental Plan 2012*

Objectives of Zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To accommodate development that is compatible with the scale and character of the surrounding residential development.*
- *To allow for increased residential density in accessible locations, while minimising the potential for adverse impacts of such increased density on the efficiency and safety of the road network.*
- *To encourage innovative design in providing a comfortable and sustainable living environment that also has regard to solar access, privacy, noise, views, vehicular access, parking and landscaping.*

Permitted without consent

*Nil*

Permitted with consent

*Attached dwellings; Boarding houses; Child care centres; Community facilities; Group homes; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing.*

Prohibited

*Any development not specified in item 2 or 3.*

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NOTE: You are advised that in addition to the matters set out above, the instrument may make further provisions with respect to the purposes for which development may be carried out on the land without consent and with consent and the purposes for which development of the land is prohibited. Applicants are advised that they should read the whole of the instrument(s) in order to determine whether that instrument prohibits, restricts or otherwise relates to the development of the land.

**(e) Development Standards applying to the land fixing minimum dimensions for the erection of a dwelling house?**

No

(NB: the erection of a dwelling house on the land requires development consent to be obtained which will require assessment of the particular application under section 79C of the Act. The Council makes no representation that development consent will be granted to any application.)

**(f) Critical Habitat**

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**(g) Conservation Area**

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**(h) Heritage Item**

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**3. COMPLYING DEVELOPMENT**

NOTE: This certificate only addresses matters raised in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that the development is permissible with consent in the land use zone and that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 including Clauses 1.18 and 1.20 of that Policy, the Complying Development Codes in Parts 3 to 8 of that Policy, and the Willoughby Local Environmental Plan 2012. 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.

**(a) General Housing Code and Rural Housing Code**

The land is land on which complying development may be carried out under these Codes.

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**(b) Housing Alterations Code and General Development Code**

The land is land on which complying development may be carried out under these Codes.

**(c) Commercial and Industrial Alterations Code**

The land is land on which complying development may be carried out under this Code.

**(d) Commercial and Industrial (New Buildings and Additions) Code**

The land is land on which complying development may be carried out under this Code.

**(e) Subdivisions Code**

The land is land on which complying development may be carried out under this Code.

**(f) Demolition Code**

The land is land on which complying development may be carried out under this Code.

**(g) Fire Safety Code**

The land is land on which complying development may be carried out under this Code.

**(h) Container Recycling Facilities Code**

The land is land on which complying development may be carried out under this Code.

**4. COASTAL PROTECTION**

The land is not affected by Section 38 or 39 of the Coastal Protection Act 1979, (as advised by the Department of Public Works).

**4A CERTAIN INFORMATION RELATING TO BEACHES AND COASTS**

- (1) --
- (2) --
- (3) --

**4B ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS.**

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**5. MINE SUBSIDENCE**

The land is not within a proclaimed mine subsidence district under Section 15 of the Mine Subsidence Compensation Act, 1961.

**6. ROAD WIDENING AND REALIGNMENT**

The land is not affected by road widening or road realignment under:-

- 1) Division 2 of Part 3 of the Roads Act 1993; or
- 2) An Environmental Planning Instrument; or
- 3) A resolution of Council.

**7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK**

The land is not affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

It is the Council's policy to consider previous land uses to determine whether land may be affected by contamination which restricts or prohibits the carrying out of development on the land. Depending on the previous uses of the land, the applicant may be required to investigate possible site contamination and/or carry out remediation as part of any proposed development and the development potential of the site may be restricted or prohibited. This is assessed by the Council on a case-by-case basis.

The Council will have regard to Clause 6.1 Acid Sulfate Soils of Willoughby Local Environmental Plan 2012 and the Acid Sulfate Soils Map in assessing any development applications relating to the land.

**7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

- (1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi-dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls
- (2) Development on that land or part of the land for any other purpose is subject to flood related development controls

NB. This response does not imply that development for particular purposes is permissible on the land. Development is permissible in accordance with the zoning and landuse as set out in Question 2. ZONING AND LANDUSE of this Certificate

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Council has adopted the 1% flood event as the standard for flood planning for both residential and non-residential uses. These standards can be found in the Willoughby Development Control Plan.

Council ascertains the 1% flood event by reference to the maps outlined in the Overland Flooding Investigation and relevant flood studies which are available for inspection at Council's offices during business hours and from Council's web site.

**8. LAND RESERVED FOR ACQUISITION**

The land is not affected by any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instruments which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

**9. CONTRIBUTION PLANS**

Willoughby City Section 94A Development Contributions Plan 2011

**9A. BIODIVERSITY CERTIFIED LAND**

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**10. BIOBANKING AGREEMENTS**

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**11. BUSH FIRE PRONE LAND**

The land has not been identified as bush fire prone under the Rural Fires and Environmental Legislation Amendment Act 2002.

**12. PROPERTY VEGETATION PLANS**

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**13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

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**14. DIRECTIONS UNDER PART 3A**

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15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

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16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

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17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

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18. PAPER SUBDIVISION INFORMATION

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19. SITE VERIFICATION CERTIFICATES

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20. LOOSE-FILL ASBESTOS INSULATION

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In addition to the information provided above, the following information is provided in respect of the abovementioned land.

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NOTES:

Hand written or typed items appearing on this certificate at the time of issue are to be read as forming part of this certificate.



SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | [www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)

Our Ref: D17/238843  
Your Ref: David Holden

113 NOV 2017

8 November 2017

Attention: **David Holden**  
Douglas Partners Pty Ltd  
PO BOX 472  
West Ryde NSW 1685

Dear Mr Holden

**RE SITE: 5-9 Gordon Ave Chatswood NSW**

I refer to your site search request received by SafeWork NSW on 3 November 2017 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email [licensing@safework.nsw.gov.au](mailto:licensing@safework.nsw.gov.au)

Yours sincerely

Customer Service Officer  
Customer Experience - Operations  
SafeWork NSW