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Report on
Preliminary Site Investigation

DPG Project 23
629-639 Pacific Highway, Chatswood, NSW

Prepared for
DPG Project 23 Pty Ltd

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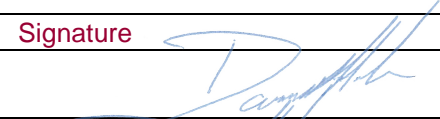

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

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Report on Preliminary Site Investigation

DPG Project 23

629-639 Pacific Highway, Chatswood, NSW

1. Introduction

This report presents the results of a Preliminary Site Investigation (PSI) for contamination undertaken for a DPG Project 23 at 629-639 Pacific Highway, Chatswood, NSW ('the site'). The site location is shown on Drawing 1, Appendix A. The work was commissioned in an email from Mr Basil Lim of DPG Project 23 Pty Ltd dated 8 June 2017, and was undertaken in accordance with DP's proposal, dated 6 June 2017. It is understood that a PSI is required to assist the planning process.

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 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. Proposed Development

It is understood that the site is currently undergoing assessment for planning (and zoning) by the Willoughby City Council and this assessment seeks to assist this process.

Although designs for the site are in their early stages, the client has indicated that the proposed development is likely to comprise a mixed use building with 2 storeys for commercial use, 25 storeys for residential apartments, one level for plant rooms and 3 to 4 basement levels for car parking.

3. Scope of Works

The scope of works comprised:

- Review of published regional information:
 - o Topography, geology and soil maps;

- o NSW EPA Register published under the *Contaminated Land Management (CLM)* and *Protection of the Environment Operations (POEO)* Acts; and
- o NSW Department of Primary Industries groundwater bore search.
- Obtain and review the following:
 - o Selected historical aerial photography;
 - o Historical title deeds;
 - o Section 149 (2) & (5) Certificates;
 - o Council information under an informal release of information request (GIPA); and
 - o SafeWork NSW records.
- A site walkover to inspect current site features, uses and potential contamination sources and receptors.

On the basis of the above scope, this PSI report details 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). This report includes supporting documentation and is prepared with reference to relevant EPA endorsed guidelines.

4. Site Identification and Location

4.1 Site Identification

The site has a street address of 629-639 Pacific Highway, Chatswood and comprises six allotments (Lots 9-14, DP4138).

The consolidated areas form the site which covers an area of approximately 1,185 m².

4.2 Site Location

The site location and boundaries are shown on Drawing 1, Appendix A.

The site is surrounded by the following:

- North: Gordon Avenue and then medium density residential properties;
- South: Five Storey mixed commercial and residential property;
- East: Medium density residential property; and
- West: Pacific Highway and then commercial property occupied by Suzuki Motors Showroom and medium density residential properties.

The site is located within the Local Government Area of the Willoughby City Council.

5. Geology, Topography and Hydrogeology

Geological mapping (1:100,000 Sydney Soils Geology Series Sheet) indicates that the site is underlain by Ashfield Shale typically comprising black to dark-grey shale and laminites.

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.

According to Land and Property Information, 2017, the elevation of the site is at approximately 100-102 m AHD. Willoughby Bay / Long Bay is located approximately 4 km to the south-east of the site. Surface drainage direction at the site is difficult to identify due to the relatively flat nature of the area and given the site is predominately covered in hardstand, surface water is likely to be intercepted by artificial drainage lines. The surrounding area appears to have a down gradient slope toward the south-south-west.

According to Land and Property Information, 2017, the site is located within an area described as "Soil Class 5". This class is described as works within 500 m of adjacent Class 1, 2, 3 or 4 land that is below 5 m AHD and by which the water table is likely to be lowered below 1 m AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk. Given the site's elevation (100-102 m AHD) and the above Class, the potential of ASS to be present is considered to be low.

A search of the NSW Department of Primary Industries Office of Water database was undertaken on 10 June 2017. A total of 51 registered groundwater bores were identified within 2 km of the site. The intended purpose for the majority of the bores was monitoring. Recreation, industrial and irrigation were also listed as the intended purpose for six of the bores.

The final depths of the bores ranged between 2 m and 162 m and the standing water level (SWL) data ranged between 2.5 m and 25.6 m below ground level (BGL).

A plan of the bore locations and copies of the available data are provided in Appendix C.

6. 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 Planning Certificates;
- Regulatory Notices; and
- Council records.

The site history documents reviewed are provided in Appendix C.

6.1 Aerial Photographs

Historic aerial photographs for the years 1943, 1955, 1961, 1965, 1970, 1982, 1991, 2000, 2009, and 2014 were obtained from the Land and Property Information or Google Earth.

These photographs were studied in order to identify the likely past uses and changes to the site, particularly those of a potentially contaminating nature. The findings are summarised below and the photographs are presented in Appendix C.

1943

The 1943 aerial photograph shows the site occupied by three residential buildings. The surrounding sites also appear to be occupied by residential buildings with the exception of a site to the south-west which appears to be occupied by a commercial / industrial building.

All surrounding roads and the railway to the east of the site can be seen in the photograph.

1955

The site and surrounding area appear similar to the 1943 photograph.

1961

The site and surrounding area appear similar to the 1955 photograph with the exception of a site to the south- east which appears to be occupied by a commercial building.

1970

The site and surrounding area appear similar to the 1961 photograph, although the site immediately to the south of the site appears to have possible changed use to more commercial / residential given slight changes in the structures / buildings.

1982

The site appears to be occupied by commercial buildings which appear consistent with the current layout - two to three shed-type structures. The surrounding area appear similar to the 1970 photograph with the exception of a site to the north-east which appears to be occupied by a multi-storey residential building and the site to the north (opposite side of Gordon Avenue) appears occupied by a large residential building of more than one storey.

1991-2002

The site and surrounding area appear similar to the 1982 photograph.

2009

The site and surrounding area appear similar to the 2002 photograph with the exception of the site immediately to the south which appears occupied by a commercial building.

2014

The site and surrounding area appear similar to the 2009 photograph and the current site condition (refer to Section 7).

6.2 Historical Title Deeds

A historic title deed search was conducted for the site. Searches were carried out by Mr James McDonnell of Scott Ashwood Pty Ltd. Tables 1 to 4 provide details of the search. A full copy is also provided in Appendix C.

Table 1: Historical Titles Lot 9, DP 4138

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Activity
01.03.1909 (1909 to 1913)	Louis Godfrey Pether (Police Constable)	Residential, possible commercial
31.07.1913 (1913 to 1930)	James Charles Gates (Senior Constable of Police)	Residential, possible commercial
21.02.1930 (1930 to 1942)	Emily Caroline Hardyman (Spinster) Now Emily Caroline Meale (Married Woman)	Residential, possible commercial
12.02.1942 (1942 to 1955)	Fred Lord (Coppersmith)	Residential, possible commercial
19.04.1955 (1955 to 1955)	Laurence Alexander Lord (Engineer) (Application by Transmission not investigated)	Residential, possible commercial
11.08.1955 (1955 to 1969)	North Shore Laundrette Pty. Limited	Commercial, possible laundry
25.06.1969 (1969 to 1973)	Melva Lillian Maher (Married Woman)	Commercial
05.02.1973 (1973 to 1980)	Autel Systems Pty Limited	Commercial
11.03.1980 (1980 to 1990)	Glenburn Pty. Limited	Commercial
28.08.1990 (1990 to 1993)	John Tanner Holdings Pty. Limited	Commercial
24.11.1993 (1993 to Date)	# Valbert Holdings Pty. Limited	Commercial

Denotes Current Registered Proprietor

Leases:

- 29.12.1950 (F417426) - Q.S.P. Limited - surrendered 15.08.1955
- 01.04.1960 (H665935) - Stanley Dunlop (Laundry Proprietor) - surrendered 01.06.1961

- 16.04.1965 (J981862) - Spencer MacDonald Roberts (Clerk) and Betty Hope Roberts (Married Woman) - expired 14.04.1969
- 28.03.1990 (Y899639) - surrendered not investigated
- 05.07.2006 (AC435277) - expired not investigated
- 23.02.2012 (AG832039) - expired not investigated

Table 2: Historical Titles Lot 10, DP 4138

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Activity
18.10.1906 (1906 to 1922)	John Thompson Ralston (Solicitor)	Residential, possible commercial
10.11.1922 (1922 to 1931)	Robert Wallace Miller (Builder)	Residential, possible commercial
22.10.1931 (1931 to 1936)	George Folster (Manufacturer) Henry John Bourne (Gentleman)	Residential, possible commercial
04.04.1936 (1936 to 1939)	Alex William Hamilton (Builder)	Residential, possible commercial
26.08.1939 (1939 to 1940)	George William Sawtell (Builder)	Residential, possible commercial
14.10.1940 (1940 to 1945)	Allan Ramsay Muir (Builder) Gordon Clempson Evans (Builder)	Residential, possible commercial
19.07.1945 (1945 to 1953)	Gordon Clempson Evans (Builder)	Residential, possible commercial
05.06.1953 (1953 to 1961)	John George Summers (Motor Engineer) Annie Catherine Summers (Married Woman)	Residential, possible commercial
29.07.1961 (1961 to 1961)	John George Summers (Engineer)	Residential, possible commercial
23.08.1961 (1961 to 1974)	Kevin Austin Parrott (Laundry and Dry Cleaning Proprietor) Edna Muriel Parrott (Married Woman)	Commercial, laundry
29.03.1974 (1974 to 1980)	Autel Systems Pty Limited	Commercial
11.03.1980 (1980 to 1990)	Glenburn Pty. Limited	Commercial
28.08.1990 (1990 to 1993)	John Tanner Holdings Pty. Limited	Commercial
24.11.1993 (1993 to Date)	# Valbert Holdings Pty. Limited	Commercial

Denotes Current Registered Proprietor

Leases:

- 28.03.1990 (Y899639) - surrendered not investigated
- 05.07.2006 (AC435277) - expired not investigated
- 23.02.2012 (AG832039) - expired not investigated

Table 3: Historical Titles Lots 11 & 12, DP 4138

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Activity
06.02.1905 (1905 to 1909)	Margaret Nelson Champneys (Spinster)	Residential, possible commercial
20.03.1909 (1909 to 1913)	Benjamin Dinning (Methodist Minister)	Residential, possible commercial
25.04.1913 (1913 to 1913)	Arthur William Edward Tom (Clerk)	Residential, possible commercial
10.11.1913 (1913 to 1918)	Catherine Byrne (Widow)	Residential, possible commercial
06.06.1918 (1918 to 1920)	Katie Evans (Widow)	Residential, possible commercial
28.09.1920 (1920 to 1924)	Frederick Godfrey Givney (Landowner)	Residential, possible commercial
25.02.1924 (1924 to 1926)	Robert Clisdell (Company Manager)	Residential, possible commercial
11.01.1926 (1926 to 1934)	John Duncan McFadyen (Investor)	Residential, possible commercial
13.11.1934 (1934 to 1958)	Malcolm Shore Stanley (Engineer) Estelle Winifred Stanley (Married Woman)	Residential, possible commercial
28.01.1958 (1958 to 1960)	Estelle Winifred Stanley (Widow)	Residential, possible commercial
02.02.1960 (1960 to 1967)	Estelle Margaret Albertson (Married Woman) Cecil Gordon Swan (Accountant) Peter Gordon Thompson (Solicitor) (Section 94 Application not investigated)	Residential, possible commercial
20.04.1967 (1967 to 1968)	Cecec (No. 8) Pty. Limited	Commercial
09.07.1968 (1968 to 1981)	Replacement Parts (NSW Div) Pty. Limited	Commercial, possible motor mechanic
09.02.1981 (1981 to 1981)	Repco Limited	Commercial, possible motor mechanic
03.07.1981 (1981 to 1993)	Baxtero Pty Limited	Commercial
07.04.1993 (1993 to 2002)	Midas Australia Pty Limited	Commercial, motor mechanic
01.08.2002 (2002 to Date)	# Norman Koudsy # Maggi Koudsy	Commercial

Denotes Current Registered Proprietor

Leases:

- 03.07.1981 (S540142) - Repco Limited - expired 15.07.1985
- 15.07.1985 (V815812) - Repco Limited - expired 12.03.1990
- 12.03.1990 (Y873599) - A L H Holdings Limited - expired not investigated
- 15.08.2002 (8863797) - expired not investigated
- 17.02.2017 (AM167049) - Midas Australia Pty Limited - expires 03.08.2018 - option of renewal 5 years and a further option of 2 years

Table 4: Historical Titles Lots 13 & 14, DP 4138

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Potential Land Activity
06.02.1905 (1905 to 1909)	Margaret Nelson Champneys (Spinster)	Residential, possible commercial
20.03.1909 (1909 to 1913)	Benjamin Dinning (Methodist Minister)	Residential, possible commercial
25.04.1913 (1913 to 1913)	Arthur William Edward Tom (Clerk)	Residential, possible commercial
10.11.1913 (1913 to 1918)	Catherine Byrne (Widow)	Residential, possible commercial
06.06.1918 (1918 to 1920)	Katie Evans (Widow)	Residential, possible commercial
28.09.1920 (1920 to 1924)	Frederick Godfrey Givney (Landowner)	Residential, possible commercial
25.02.1924 (1924 to 1926)	Robert Clisdell (Company Manager)	Residential, possible commercial
11.01.1926 (1926 to 1934)	John Duncan McFadyen (Investor)	Residential, possible commercial
13.11.1934 (1934 to 1958)	Malcolm Shore Stanley (Engineer) Estelle Winifred Stanley (Married Woman)	Residential, possible commercial
28.01.1958 (1958 to 1960)	Estelle Winifred Stanley (Widow)	Residential, possible commercial
02.02.1960 (1960 to 1967)	Estelle Margaret Albertson (Married Woman) Cecil Gordon Swan (Accountant) Peter Gordon Thompson (Solicitor) (Section 94 Application not investigated)	Residential, possible commercial
20.04.1967 (1967 to 1968)	Cecec (No. 8) Pty. Limited	Commercial
09.07.1968 (1968 to 1981)	Replacement Parts (NSW Div) Pty. Limited	Commercial, possible motor mechanic
09.02.1981 (1981 to 1981)	Repco Limited	Commercial, possible motor mechanic
03.07.1981 (1981 to 1993)	Baxtero Pty Limited	Commercial
07.04.1993 (1993 to 2002)	Midas Australia Pty Limited	Commercial, motor mechanic
01.08.2002 (2002 to Date)	# Norman Koudsy # Maggi Koudsy	Commercial

Denotes Current Registered Proprietor

Leases:

- 03.07.1981 (S540142) - Repco Limited - expired 15.07.1985
- 15.07.1985 (V815812) - Repco Limited - expired 12.03.1990
- 12.03.1990 (Y873599) - A L H Holdings Limited - expired not investigated
- 21.04.1999 (5708925) - expired not investigated
- 15.08.2002 (8863797) - expired not investigated

- 17.02.2017 (AM167049) - Midas Australia Pty Limited - expires 03.08.2018 - option of renewal 5 years and a further option of 2 years

No easements recorded for the site.

6.3 Council Section 149 Planning Certificates and Council Records

Section 149 (2) and (5) Planning certificates for the site (all six lots) were provided to DP by the client. These certificates were dated 19 January 2017 (Lot 11, 12, 13 and 14) and 28 March 2017 (Lots 9 and 10) and indicated the following:

- The land is zoned B5 Business Development; and
- The land is not affected by any environmental planning instrument, deemed environmental planning instruments which provides for the acquisition of the land by a public authority, as referred to in Section 27 of the Act.

The Section 149 Planning certificates are provided in Appendix C.

Council Records were also reviewed with the following development applications considered pertinent in relation to 629 Pacific Highway:

- DA 1992/828 - 1992 - Specialist car repair, approved;
- DA1992/690 - 1992 - Muffler shop and vehicle service, withdrawn;
- BA 1968/564 - 1968 - Shop and offices, approved; and
- BA 1967/339 - 1967 - Showroom and offices, approved.

6.4 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 search of the database on 14 June 2017 revealed that the subject site is not listed.

A site nearby, a former Caltex service station, at 607 Pacific Highway Chatswood is listed. This site is located approximately 100 m south of the site, which is considered to be down-gradient of the inferred drainage from the site. The site has two current and five former notices. The current notices were issued in June and September 2006.

The notices comprise a Declaration of Investigation Area (15039 dated June 2006) and Variation of Declaration Area (15039a dated September 2009) in that - *the Environment Protection Authority (EPA) declares the following land to be an investigation area under the Contaminated Land Management Act 1997 ("the Act")*. The EPA believes the site is contaminated.

It should be noted that the EPA record of notices for contaminated land does not provide a record of all contaminated land in NSW.

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 register on the 14 June 2017 indicated that no licenses were listed for the site. A search of sites within 500 m of the site did not indicate any licenses listed.

6.5 SafeWork NSW Record Search

SafeWork NSW undertook a search of their Stored Chemical Information Database (SCID) for the site.

A letter was provided to DP, dated 5 July 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.

7. Site Walkover

Full access was not possible at the time of the investigation and therefore observations of the site were completed from the street. A site walkover of external areas was conducted by a DP environmental scientist, on 23 June 2017. Photographs 1 to 4 are provided in Appendix B.

The site appeared occupied by two commercial premises. The northern half of the site comprised a two storey commercial building which was occupied by PAYLESS Tyres and Brakes. The southern half of the site comprised a ground level commercial building occupied by MIDAS Auto Service

Experts. The majority of the site was occupied by the buildings with the remaining area either concrete or bitumen paved.

It is noted that a site walkover of external areas was conducted by a DP environmental scientist on 1 August 2020 prior to reissuing the current revision of this report. No significant changes to the site since the initial walkover in June 2017 were apparent. It is noted that approximately 70 m south the dive site for the Sydney Metro rail line had been constructed and was operational in this intervening period.

8. 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).

8.1 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 5).

Table 5: Potential Contamination Sources and Contaminants of Concern

Potential Source	Description of Potential Contaminating Activity	Contaminants of Concern
Imported fill of unknown origin (S1)	Uncontrolled filling: Associated with disturbed terrain in the local area and from the demolition of former buildings on site.	Common contaminants associated with fill include heavy metals, TPH, BTEX, PAH, PCB, OCP, OPP, phenols and asbestos
Hazardous building materials in existing buildings (S2)	Potential presence of hazardous building materials within the existing commercial buildings or previous residential / commercial buildings.	Asbestos, SMF lead and PCB
Existing and Previous commercial activities at the site (S3)	Storage of chemicals or equipment associated with existing and previous site operations including possible laundromat / dry cleaner and existing motor mechanics	Heavy metals, TRH, BTEX, PAH, phenols, PFAS, VOCs, chlorinated hydrocarbons and asbestos.

Notes :

- TRH - total petroleum hydrocarbon
- BTEX - benzene, toluene, ethylbenzene, xylene
- PAH - polycyclic aromatic hydrocarbons
- PCB - polychlorinated biphenyls
- OCP - organochlorine pesticides

OPP -	organophosphorous pesticides
VOC -	volatile organic compounds
PFAS-	Perfluorinated Alkylated Substances

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

- S1 Fill of unknown origin;
- S2 Hazardous building materials; and
- S3 Existing and previous commercial activities at the site.

8.2 Potential Receptors

8.2.1 Human Health Receptors

- R1 Current site users (site workers and visitors);
- R2 Construction and maintenance workers;
- R3 Final end users (site workers and visitors); and
- R4 Land users in adjacent areas (residential / commercial).

8.2.2 Environmental Receptors

- R5 Groundwater (Willoughby Bay / Long Bay);
- R6 Surface water; and
- R7 Terrestrial ecology.

8.2.3 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;
- P4 Surface water run-off;
- P5 Lateral migration of groundwater; and
- P6 Contact with terrestrial ecology.

8.3 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 R7) are provided in Table 6 below.

Table 6: Potential Complete Pathways

Source	Pathway	Receptor
S1 Fill of unknown origin S3 Existing and previous commercial activities at the site	P1: Ingestion and dermal contact	R1: Current site users R2: Construction and maintenance workers R3: Final end users
	P2: Inhalation of dust and/or vapour	R1: Current site users R2: Construction and maintenance workers R3: Final end users R4: Land users in adjacent areas (residential / commercial)
	P3: Leaching of contaminants and vertical migration into groundwater	R5: Groundwater
	P4: Surface water run-off P5: Lateral migration of groundwater	R6: Surface water
	P6: Contact with terrestrial ecology	R7: Terrestrial ecology
S2 Hazardous building materials	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapour	R1: Current site users R2: Construction and maintenance workers R3: Final end users

9. Discussion of Results

A review of the site history indicated that the site use was residential or possibly commercial up until the mid-1950s. Between the mid-1950s and late 1960s, the site use appears to have changed to mostly commercial. Part of the site appears to have been occupied by a laundry, or dry cleaner, between the mid-1950s and early 1960s, followed by motor mechanic which appears to have occupied part or all of the site since the late 1960s.

Given the site history, particularly the use of the site by laundry / dry cleaner and motor mechanics, the previous and current land uses are considered to have moderate to high potential for contamination impact.

The most significant risks associated with contamination at the site are considered to be:

- Uncontrolled filling of unknown origin;
- Hazardous building materials in previous and existing structures (given the age of the buildings); and
- Current or previous commercial activities, particularly laundry / dry cleaner and motor mechanic, on parts of the site. Due to restricted access for the site inspection, it is not known whether any tanks or oil-water interceptors are present at the site.

10. Conclusion

Based on the results of this PSI, it is considered that the site can be made suitable for the proposed mixed used development following further intrusive investigation at the site.

Given the historical and current areas of environmental concern, the following assessments are recommended when the proposed development is formulated either prior to or following demolition of existing structures, as follows:

- **Hazardous material** - as some of the buildings on the site are considered likely to contain hazardous building materials, a hazardous material building should be undertaken prior to demolition or alteration of site buildings and any asbestos removal works should be undertaken in accordance with the *National Code of Practice: How to Safely Remove Asbestos* (Safe Work Australia 2016);
- **Soil and groundwater** - an intrusive soil and groundwater investigation is recommended following demolition to assess potential contamination of soil and groundwater at the site due to part of the site's historical commercial uses. A preliminary waste classification can be undertaken at the same time, along with the assessment of the need for acid sulfate soil assessment, when the nature of the development and depth excavation is known; and
- **Waste classification** - the provisional waste classification will require confirmation at the time of excavation and / or stockpiling, prior to off-site disposal. It is also recommended that an additional *in ground* assessment of the soils, using test pits, prior to commencement of excavation, but after the demolition of buildings, be carried out as additional contamination concerns (e.g. asbestos) may arise following demolition and as previously inaccessible areas of the site can be accessed.

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).

11. Limitations

Douglas Partners (DP) has prepared this report for this project at 629-639 Pacific Highway, Chatswood, NSW in accordance with DP's proposal dated 6 June 2017 and acceptance received from Mr Basil Lim dated 8 June 2017. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of DPG Project 23 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.

Douglas Partners Pty Ltd

Appendix A

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.



Image sourced from SixMaps



CLIENT: DPG Project 23 Pty Ltd

OFFICE: Sydney

DATE: 14 Jun 2017

Site Layout

629-639 Pacific Highway

Chatswood, NSW

PROJECT: 86013.00

DWG No: 1

REVISION: 0

Appendix B

Site Photographs



Photo 1 - Street Frontage along Pacific Highway



Photo 2 - Street frontage along Gordon Avenue - PAYLESS



Site Photographs

629-639 Pacific Highway

Chatswood NSW

CLIENT: DPG Prohect 23 Pty Ltd

PROJECT: 86013.00

PLATE No: 1

REV: A

DATE: 28-Jun-17



Photo 3 - Site, looking toward the south-east



Photo 4 - Street frontage - MIDAS

	Site Photographs	PROJECT: 86013.00
	629-639 Pacific Highway	PLATE No: 2
	Chatswood NSW	REV: A
	CLIENT: DPG Prohect 23 Pty Ltd	DATE: 28-Jun-17

Appendix C

Site History Information

ABN: 42 166 543 255
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

PI **Sydney**
Address: 629 – 639 Pacific Highway, Chatswood

Description: – Lots 9 to 14 D.P. 4138

As regards Lot 9 D.P. 4138

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.03.1909 (1909 to 1913)	Louis Godfrey Pether (Police Constable)	Vol 1951 Fol 179
31.07.1913 (1913 to 1930)	James Charles Gates (Senior Constable of Police)	Vol 1951 Fol 179
21.02.1930 (1930 to 1942)	Emily Caroline Hardyman (Spinster) Now Emily Caroline Meale (Married Woman)	Vol 1951 Fol 179
12.02.1942 (1942 to 1955)	Fred Lord (Coppersmith)	Vol 1951 Fol 179
19.04.1955 (1955 to 1955)	Laurence Alexander Lord (Engineer) (Application by Transmission not investigated)	Vol 1951 Fol 179
11.08.1955 (1955 to 1969)	North Shore Laundrette Pty. Limited	Vol 1951 Fol 179 Now Vol 11121 Fol 234
25.06.1969 (1969 to 1973)	Melva Lillian Maher (Married Woman)	Vol 11121 Fol 234
05.02.1973 (1973 to 1980)	Autel Systems Pty Limited	Vol 11121 Fol 234
11.03.1980 (1980 to 1990)	Glenburn Pty. Limited	Vol 11121 Fol 234 Now 9/4138
28.08.1990 (1990 to 1993)	John Tanner Holdings Pty. Limited	9/4138
24.11.1993 (1993 to Date)	# Valbert Holdings Pty. Limited	9/4138

Denotes Current Registered Proprietor

Easements: - NIL

Leases: -

- J 29.12.1950 (F417426) – Q.S.P. Limited – surrendered 15.08.1955
- J 01.04.1960 (H665935) – Stanley Dunlop (Laundry Proprietor) – surrendered 01.06.1961
- J 16.04.1965 (J981862) – Spencer MacDonald Roberts (Clerk) and Betty Hope Roberts (Married Woman) – expired 14.04.1969
- J 28.03.1990 (Y899639) – surrendered not investigated
- J 05.07.2006 (AC435277) – expired not investigated
- J 23.02.2012 (AG832039) – expired not investigated

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

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

As regards Lot 10 D.P. 4138

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
18.10.1906 (1906 to 1922)	John Thompson Ralston (Solicitor)	Vol 1729 Fol 200
10.11.1922 (1922 to 1931)	Robert Wallace Miller (Builder)	Vol 1729 Fol 200
22.10.1931 (1931 to 1936)	George Folster (Manufacturer) Henry John Bourne (Gentleman)	Vol 1729 Fol 200 Now Vol 4511 Vol's 83 & 84
04.04.1936 (1936 to 1939)	Alex William Hamilton (Builder)	Vol 4511 Vol's 83 & 84 Now Vol 4770 Fol 241
26.08.1939 (1939 to 1940)	George William Sawtell (Builder)	Vol 4770 Fol 241
14.10.1940 (1940 to 1945)	Allan Ramsay Muir (Builder) Gordon Clempson Evans (Builder)	Vol 4770 Fol 241
19.07.1945 (1945 to 1953)	Gordon Clempson Evans (Builder)	Vol 4770 Fol 241
05.06.1953 (1953 to 1961)	John George Summers (Motor Engineer) Annie Catherine Summers (Married Woman)	Vol 4770 Fol 241
29.07.1961 (1961 to 1961)	John George Summers (Engineer)	Vol 4770 Fol 241
23.08.1961 (1961 to 1974)	Kevin Austin Parrott (Laundry and Dry Cleaning Proprietor) Edna Muriel Parrott (Married Woman)	Vol 4770 Fol 241
29.03.1974 (1974 to 1980)	Autel Systems Pty Limited	Vol 4770 Fol 241 Now Vol 12453 Fol 4
11.03.1980 (1980 to 1990)	Glenburn Pty. Limited	Vol 12453 Fol 4 Now 10/4138
28.08.1990 (1990 to 1993)	John Tanner Holdings Pty. Limited	10/4138
24.11.1993 (1993 to Date)	# Valbert Holdings Pty. Limited	10/4138

Denotes Current Registered Proprietor

Easements: - NIL

Leases: -

- J 28.03.1990 (Y899639) – surrendered not investigated
- J 05.07.2006 (AC435277) – expired not investigated
- J 23.02.2012 (AG832039) – expired not investigated

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

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

As regards Lots 11 & 12 D.P. 4138

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.02.1905 (1905 to 1909)	Margaret Nelson Champneys (Spinster)	Vol 1525 Fol 23
20.03.1909 (1909 to 1913)	Benjamin Dinning (Methodist Minister)	Vol 1525 Fol 23
25.04.1913 (1913 to 1913)	Arthur William Edward Tom (Clerk)	Vol 1525 Fol 23
10.11.1913 (1913 to 1918)	Catherine Byrne (Widow)	Vol 1525 Fol 23
06.06.1918 (1918 to 1920)	Katie Evans (Widow)	Vol 1525 Fol 23
28.09.1920 (1920 to 1924)	Frederick Godfrey Givney (Landowner)	Vol 1525 Fol 23
25.02.1924 (1924 to 1926)	Robert Clisdell (Company Manager)	Vol 1525 Fol 23
11.01.1926 (1926 to 1934)	John Duncan McFadyen (Investor)	Vol 1525 Fol 23
13.11.1934 (1934 to 1958)	Malcolm Shore Stanley (Engineer) Estelle Winifred Stanley (Married Woman)	Vol 1525 Fol 23 Now Vol 4668 Fol 204
28.01.1958 (1958 to 1960)	Estelle Winifred Stanley (Widow)	Vol 4668 Fol 204
02.02.1960 (1960 to 1967)	Estelle Margaret Albertson (Married Woman) Cecil Gordon Swan (Accountant) Peter Gordon Thompson (Solicitor) (Section 94 Application not investigated)	Vol 4668 Fol 204
20.04.1967 (1967 to 1968)	Cecec (No. 8) Pty. Limited	Vol 4668 Fol 204
09.07.1968 (1968 to 1981)	Replacement Parts (NSW Div) Pty. Limited	Vol 4668 Fol 204
09.02.1981 (1981 to 1981)	RepcO Limited	Vol 4668 Fol 204
03.07.1981 (1981 to 1993)	Baxtero Pty Limited	Vol 4668 Fol 204
07.04.1993 (1993 to 2002)	Midas Australia Pty Limited	Vol 4668 Fol 204 Now Auto Consol 4668-204
01.08.2002 (2002 to Date)	# Norman Koudsy # Maggi Koudsy	Auto Consol 4668-204

Denotes Current Registered Proprietors

Easements: - NIL

Leases: -

- J 03.07.1981 (S540142) – Repco Limited – expired 15.07.1985
- J 15.07.1985 (V815812) – Repco Limited – expired 12.03.1990
- J 12.03.1990 (Y873599) – A L H Holdings Limited – expired not investigated
- J 15.08.2002 (8863797) – expired not investigated
- J 17.02.2017 (AM167049) – Midas Australia Pty Limited – expires 03.08.2018 – option of renewal 5 years and a further option of 2 years

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

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

As regards Lots 13 & 14 D.P. 4138

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.02.1905 (1905 to 1909)	Margaret Nelson Champneys (Spinster)	Vol 1514 Fol 223
20.03.1909 (1909 to 1913)	Benjamin Dinning (Methodist Minister)	Vol 1514 Fol 223
25.04.1913 (1913 to 1913)	Arthur William Edward Tom (Clerk)	Vol 1514 Fol 223
10.11.1913 (1913 to 1918)	Catherine Byrne (Widow)	Vol 1514 Fol 223
06.06.1918 (1918 to 1920)	Katie Evans (Widow)	Vol 1514 Fol 223
28.09.1920 (1920 to 1924)	Frederick Godfrey Givney (Landowner)	Vol 1514 Fol 223
25.02.1924 (1924 to 1926)	Robert Clisdell (Company Manager)	Vol 1514 Fol 223 Now Vol 3569 Fol 65
11.01.1926 (1926 to 1934)	John Duncan McFadyen (Investor)	Vol 3569 Fol 65
13.11.1934 (1934 to 1958)	Malcolm Shore Stanley (Engineer) Estelle Winifred Stanley (Married Woman)	Vol 3569 Fol 65
28.01.1958 (1958 to 1960)	Estelle Winifred Stanley (Widow)	Vol 3569 Fol 65
02.02.1960 (1960 to 1967)	Estelle Margaret Albertson (Married Woman) Cecil Gordon Swan (Accountant) Peter Gordon Thompson (Solicitor) (Section 94 Application not investigated)	Vol 3569 Fol 65
20.04.1967 (1967 to 1968)	Cecec (No. 8) Pty. Limited	Vol 3569 Fol 65
09.07.1968 (1968 to 1981)	Replacement Parts (NSW Div) Pty. Limited	Vol 3569 Fol 65
09.02.1981 (1981 to 1981)	Repco Limited	Vol 3569 Fol 65
03.07.1981 (1981 to 1993)	Baxtero Pty Limited	Vol 3569 Fol 65
07.04.1993 (1993 to 2002)	Midas Australia Pty Limited	Vol 3569 Fol 65 Now Auto Consol 3569-65
01.08.2002 (2002 to Date)	# Norman Koudsy # Maggi Koudsy	Auto Consol 3569-65

Denotes Current Registered Proprietors

Easements: - NIL

Leases: -

- J 03.07.1981 (S540142) – Repco Limited – expired 15.07.1985
- J 15.07.1985 (V815812) – Repco Limited – expired 12.03.1990
- J 12.03.1990 (Y873599) – A L H Holdings Limited – expired not investigated
- J 21.04.1999 (5708925) – expired not investigated
- J 15.08.2002 (8863797) – expired not investigated
- J 17.02.2017 (AM167049) – Midas Australia Pty Limited – expires 03.08.2018 – option of renewal 5 years and a further option of 2 years

Cadastral Records Enquiry Report

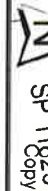
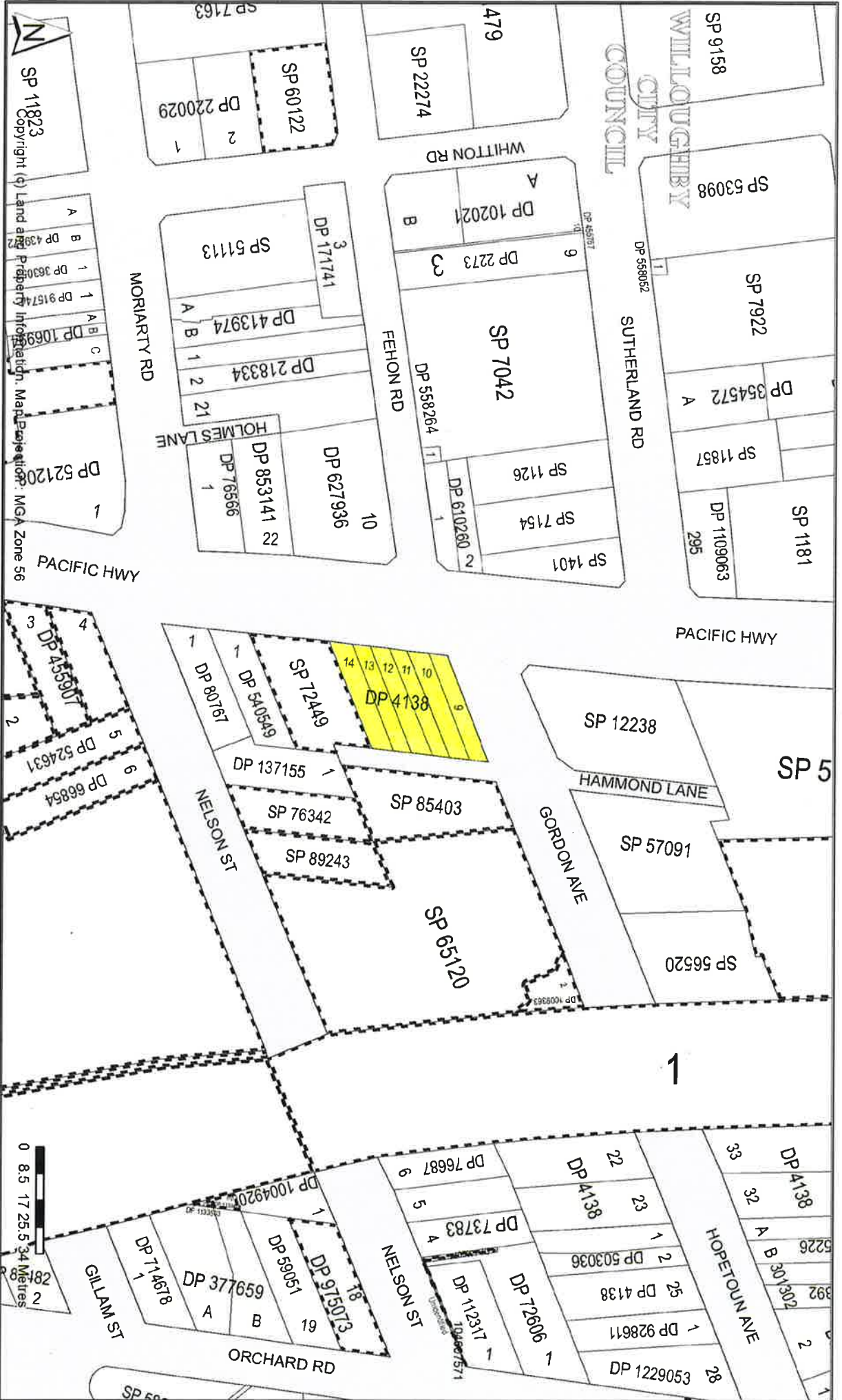
Locality : CHATSWOOD

Requested Parcel : Lot 11 DP 4138

LGA : WILLOUGHBY

Parish : WILLOUGHBY

County : CUMBERLAND



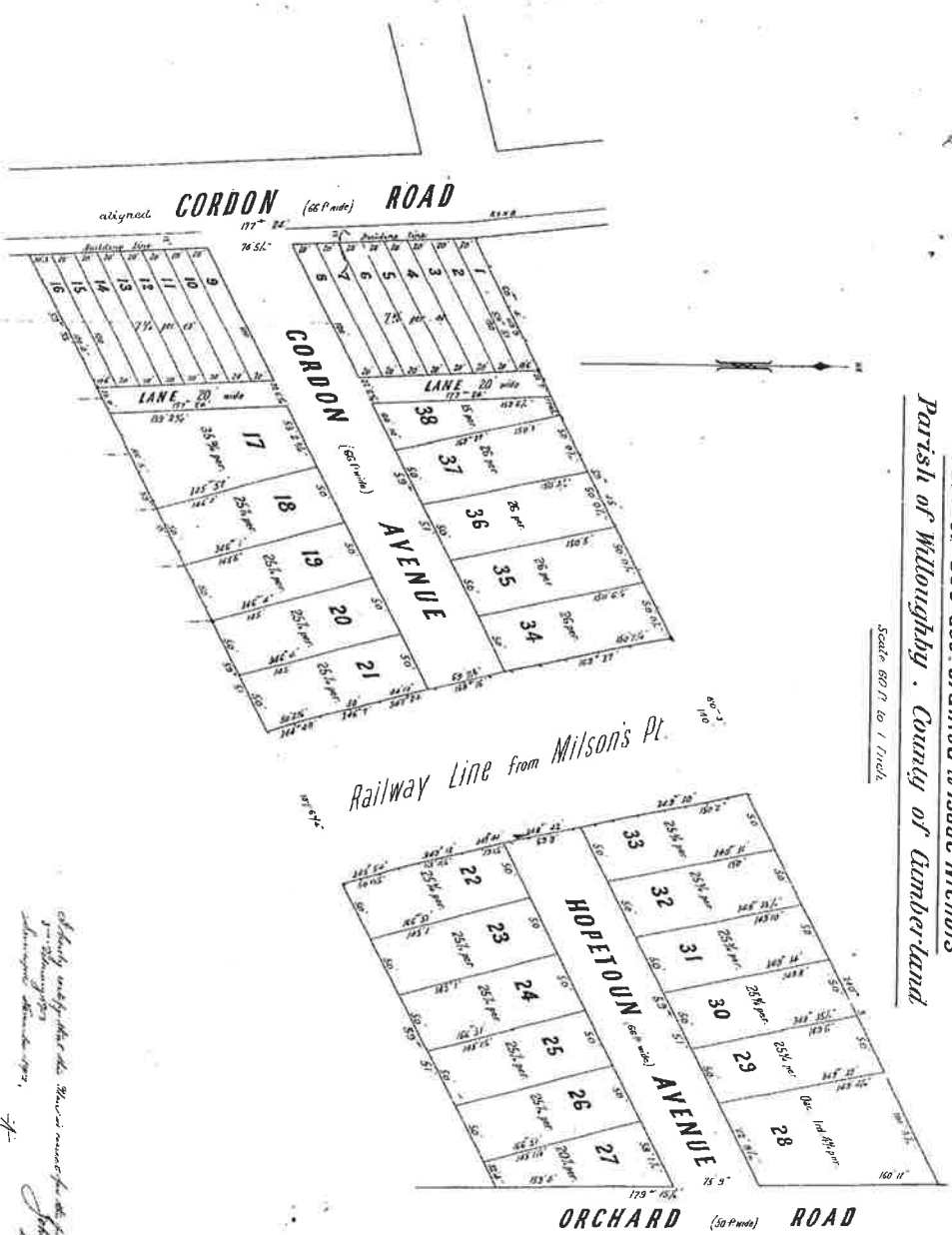
This information is provided as a searching aid only. While every endeavour is made to ensure the current cadastral pattern is accurately reflected, the Registrar General cannot guarantee the information provided. For all ACTIVITY PRIOR to SEPT 2002 you must refer to the RGS Charting and Reference Maps.



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 SOUTH AFRICAN GOVERNMENT

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I, Bruce Richard Davles, Registrar General for New South Wales, certify that this map is a photograph made in accordance with the provisions of the said Act, and that it is a true and correct copy of the original map as shown to me by the Registrar General for New South Wales, on the 14th day of September, 1973.



HOPETOUN ESTATE - CHATSWOOD
 Part of 380 acs. Granted to Isaac Nichols
 Parish of Willoughby. County of Cumberland

4138
DP4138

I hereby certify that the above map is a true and correct copy of the original map as shown to me by the Registrar General for New South Wales, on the 14th day of September, 1973.

Bruce Richard Davles
 Registrar General

NEW SOUTH WALES



CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



1112134

Vol. 11121 Fol. 234

Appln. No.12656

Prior Title Vol.1951 Fol.179



AS Edition issued 20-8-1969

L512097

11121 Vol. 234
(Page 1) Vol. 234

~~CANCELLED~~

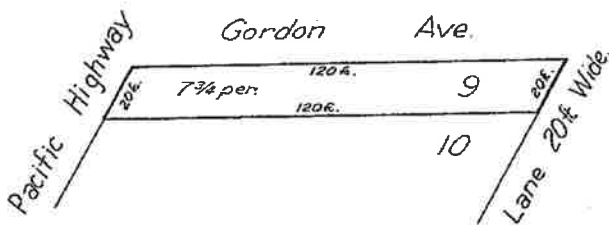
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *B. Hinchey* SEE AUTO FOLIO

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



L512097 *JH*

Scale: 40 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 9 in Deposited Plan 4138 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

~~NORTH SHORE LAUNDRY PTY. LIMITED.~~

SECOND SCHEDULE

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

Jawatson
Registrar General

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

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

1131973

11-3-1973
1-3-1973

29/5-11-73
N 63099 5M 6

N 74263 1X1
R 622735

11-3-1980
N 794 264
N 794 265
N 794 265
R 622734
R 506676
R 598397

REGISTERED PROPRIETOR

FIRST SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	ENTERED	Signature of Registrar-General
Transfer	4512098	25-6-1984	2-9-1984	[Signature]
	1107940	5-2-1973	1-3-1973	[Signature]
	R622735		11-3-1980	[Signature]

SEE AUTO FOLIO

CANCELLED

Mortgagee's Note of James Bond Mortgages
Glennburn Pty. Limited

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Mortgage	4512099	25-6-1984	to James Bond Mortgages Mortgagee's Note of James Bond Mortgages	2-9-1984	[Signature]	M 317696
Mortgage	1107940	5-2-1973	to James Bond Mortgages Mortgagee's Note of James Bond Mortgages	1-3-1973	[Signature]	N 794 265 N 794 265
Mortgage	1029669	16-4-1973	to James Bond Mortgages Mortgagee's Note of James Bond Mortgages	1-3-1973	[Signature]	N 794 265
Mortgage	1029669	16-4-1973	(Amended) N.V. to James Bond Mortgages Mortgagee's Note of James Bond Mortgages	1-3-1973	[Signature]	N 794 264 N 794 265
Mortgage	1029669	16-4-1973	to James Bond Mortgages Mortgagee's Note of James Bond Mortgages	1-3-1973	[Signature]	N 794 265 N 794 265
Mortgage	1029669	16-4-1973	to James Bond Mortgages Mortgagee's Note of James Bond Mortgages	1-3-1973	[Signature]	N 794 265 N 794 265
Mortgage	1029669	16-4-1973	to James Bond Mortgages Mortgagee's Note of James Bond Mortgages	1-3-1973	[Signature]	N 794 265 N 794 265
Mortgage	1029669	16-4-1973	to James Bond Mortgages Mortgagee's Note of James Bond Mortgages	1-3-1973	[Signature]	N 794 265 N 794 265
Mortgage	1029669	16-4-1973	to James Bond Mortgages Mortgagee's Note of James Bond Mortgages	1-3-1973	[Signature]	N 794 265 N 794 265
Mortgage	1029669	16-4-1973	to James Bond Mortgages Mortgagee's Note of James Bond Mortgages	1-3-1973	[Signature]	N 794 265 N 794 265
Mortgage	1029669	16-4-1973	to James Bond Mortgages Mortgagee's Note of James Bond Mortgages	1-3-1973	[Signature]	N 794 265 N 794 265
Mortgage	1029669	16-4-1973	to James Bond Mortgages Mortgagee's Note of James Bond Mortgages	1-3-1973	[Signature]	N 794 265 N 794 265
Mortgage	1029669	16-4-1973	to James Bond Mortgages Mortgagee's Note of James Bond Mortgages	1-3-1973	[Signature]	N 794 265 N 794 265
Mortgage	1029669	16-4-1973	to James Bond Mortgages Mortgagee's Note of James Bond Mortgages	1-3-1973	[Signature]	N 794 265 N 794 265
Mortgage	1029669	16-4-1973	to James Bond Mortgages Mortgagee's Note of James Bond Mortgages	1-3-1973	[Signature]	N 794 265 N 794 265
Mortgage	1029669	16-4-1973	to James Bond Mortgages Mortgagee's Note of James Bond Mortgages	1-3-1973	[Signature]	N 794 265 N 794 265
Mortgage	1029669	16-4-1973	to James Bond Mortgages Mortgagee's Note of James Bond Mortgages	1-3-1973	[Signature]	N 794 265 N 794 265
Mortgage	1029669	16-4-1973	to James Bond Mortgages Mortgagee's Note of James Bond Mortgages	1-3-1973	[Signature]	N 794 265 N 794 265

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

14/6/2017 4:42PM

FOLIO: 9/4138

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

Prior Title(s): VOL 11121 FOL 234

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
27/10/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
28/3/1990	Y899639	LEASE	EDITION 1
28/8/1990	Z193239	DISCHARGE OF MORTGAGE	
28/8/1990	Z193240	TRANSFER	
28/8/1990	Z193241	MORTGAGE	EDITION 2
24/11/1993	I821687	SURRENDER OF LEASE	
24/11/1993	I821688	DISCHARGE OF MORTGAGE	
24/11/1993	I821689	TRANSFER	
24/11/1993	I821690	MORTGAGE	EDITION 3
5/7/2006	AC435277	LEASE	EDITION 4
23/2/2012	AG832039	LEASE	EDITION 5
18/4/2017	AM310274	DISCHARGE OF MORTGAGE	EDITION 6
16/5/2017	AM392644	MORTGAGE	EDITION 7
29/5/2017	AM427778	CAVEAT	

*** END OF SEARCH ***



7
193240



TRANSFER
REAL PROPERTY ACT, 1900

T 3 2 of 3
\$ 47 R2/3

DESCRIPTION OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Volume 11121 Folio 234 now being 9/4138 Volume 12453 Folio 4 now being 10/4138	WHOLE	CHATSWOOD

TRANSFEROR
Note (b)

GLENBURN PTY. LIMITED of 86 Elanora Road, Elanora Heights.

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 1,450,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

JOHN TANNER HOLDINGS PTY. LIMITED of 254 Pacific Highway, Hornsby.

as joint tenants/tenants in common

OFFICE USE ONLY
S

PRIOR ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. 4899639
2. _____ 3. _____

DATE 2 AUGUST 1990

EXECUTION
Note (g)

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900. Signed in my presence by the transferor who is personally known to me

THE COMMON SEAL OF GLENBURN PTY. LIMITED
was hereunto affixed pursuant to a resolution of the Board and in accordance with the Memorandum and Articles of Association and in the presence of:



D. Merritt Secretary

G.K. Strong Director
Signature of Transferor

Note (g)

THE COMMON SEAL OF JOHN TANNER HOLDINGS PTY. LIMITED
was hereunto affixed pursuant to a resolution of the Board and in accordance with the Memorandum and Articles of Association and in the presence of:

G.K. Strong Secretary

G.K. Strong - Solicitor

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

LODGED BY		REGISTERED - -19 28 AUG 1990	LOCATION OF DOCUMENTS	
Delivery Box Number			CT	OTHER
				Herewith.
Checked	Passed	Secondary Directions		In L.T.O. with
Signed	Extra Fee	Delivery Directions		Produced by

OFFICE USE ONLY

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 9/4138

SEARCH DATE	TIME	EDITION NO	DATE
14/6/2017	4:49 PM	7	16/5/2017

LAND

LOT 9 IN DEPOSITED PLAN 4138
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP4138

FIRST SCHEDULE

VALBERT HOLDINGS PTY. LIMITED

(T I821689)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AM392644 MORTGAGE TO VALBERT HOLDINGS PTY LIMITED
- * 3 AM427778 CAVEAT BY DPG PROJECT 23 PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



12453004

CERTIFICATE OF TITLE

PROPERTY ACT, 1900

NEW SOUTH WALES

Vol. **12453** Fol. **4**

Edition issued 3-6-1974.

Appln. No. 12656

Prior Title Vol. 4770 Fol.241



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.

CANCELLED

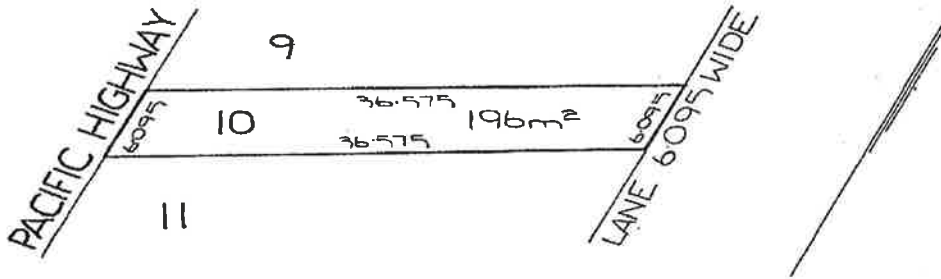
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO

LENGTHS ARE IN METRES



N794266 *W.S.* REDUCTION RATIO 1:400

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 10 in Deposited Plan 4138 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

AUTEL SYSTEMS PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Mortgage No. N794266 to Mercantile Pacific Finance Limited. Entered 17-4-1974. Discharged Q491735

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

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

12453

(Page 1) Vol. 4

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT NUMBER		ENTERED		SIGNATURE OF REGISTRAR GENERAL	
NATURE	DATE	NATURE	DATE	NATURE	DATE	NATURE	DATE
Glenburn Pty. Limited.		Transfer	11-3-1980				
CANCELLED							
SEE ALSO FOLIO							

SECOND SCHEDULE (continued)

INSTRUMENT NUMBER		DATE		PARTICULARS		ENTERED		SIGNATURE OF REGISTRAR GENERAL		CANCELLATION	
NATURE	NUMBER	NATURE	DATE	NATURE	DATE	NATURE	DATE	NATURE	DATE	NATURE	DATE
Mortgage	1821895	28-3-1974	to Bank of New South Wales	6-8-1974	<i>[Signature]</i>	Discharged	11-3-1980	R622734			
General	0776376		by Acted Sales Pty. Limited	18-7-1978	<i>[Signature]</i>	Withdrawn		R506676			
Mortgage	R622735		to United Dominions Corporation Limited	11-3-1980	<i>[Signature]</i>	Discharged		S986397			
M/S	S986398		Mortgage to State Bank of New South Wales. Registered 5-4-1982								

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

1821895
07-3-74
0491735-2
0776376
R506676
R622734
- 5 Feb
6m
S986397
11-3-80

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

14/6/2017 4:42PM

FOLIO: 10/4138

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

Prior Title(s): VOL 12453 FOL 4

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
10/11/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
28/3/1990	Y899639	LEASE	EDITION 1
28/8/1990	Z193239	DISCHARGE OF MORTGAGE	
28/8/1990	Z193240	TRANSFER	
28/8/1990	Z193241	MORTGAGE	EDITION 2
24/11/1993	I821687	SURRENDER OF LEASE	
24/11/1993	I821688	DISCHARGE OF MORTGAGE	
24/11/1993	I821689	TRANSFER	
24/11/1993	I821690	MORTGAGE	EDITION 3
5/7/2006	AC435277	LEASE	EDITION 4
23/2/2012	AG832039	LEASE	EDITION 5
18/4/2017	AM310274	DISCHARGE OF MORTGAGE	EDITION 6
16/5/2017	AM392644	MORTGAGE	EDITION 7
29/5/2017	AM427778	CAVEAT	

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 10/4138

SEARCH DATE	TIME	EDITION NO	DATE
-----	-----	-----	-----
14/6/2017	4:49 PM	7	16/5/2017

LAND

LOT 10 IN DEPOSITED PLAN 4138
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP4138

FIRST SCHEDULE

VALBERT HOLDINGS PTY. LIMITED

(T I821689)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AM392644 MORTGAGE TO VALBERT HOLDINGS PTY LIMITED
- * 3 AM427778 CAVEAT BY DPG PROJECT 23 PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

14/6/2017 4:42PM

FOLIO: 11/4138

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

Prior Title(s): VOL 4668 FOL 204

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
7/9/1993		CONVERTED TO AUTO CONSOL 4668-204	CONSOL CREATED CT NOT ISSUED

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

14/6/2017 4:42PM

FOLIO: 12/4138

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

Prior Title(s): VOL 4668 FOL 204

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
21/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
7/9/1993		CONVERTED TO AUTO CONSOL 4668-204	CONSOL CREATED CT NOT ISSUED

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

14/6/2017 4:48PM

FOLIO: AUTO CONSOL 4668-204

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
7/9/1993		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 4668-204	
		PARCELS IN CONSOL ARE: 11-12/4138.	
19/6/2000	6866753	MORTGAGE	EDITION 1
1/8/2002	8830656	DISCHARGE OF MORTGAGE	
1/8/2002	8830657	TRANSFER	
1/8/2002	8830658	MORTGAGE	EDITION 2
15/8/2002	8863797	LEASE	EDITION 3
14/7/2009	AE830524	CAVEAT	
15/5/2015	AJ482645	WITHDRAWAL OF CAVEAT	
27/2/2017	AM191349	CAVEAT	
4/5/2017	AM226267	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 4668-204

SEARCH DATE	TIME	EDITION NO	DATE
14/6/2017	4:49 PM	3	15/8/2002

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP4138

FIRST SCHEDULE

NORMAN KOUDSY
MAGGI KOUDSY

AS JOINT TENANTS

(T 8830657)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 8830658 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- * 3 AM167049 LEASE TO MIDAS AUSTRALIA PTY LIMITED EXPIRES:
3/8/2018. OPTION OF RENEWAL: 5 YEARS AND A FURTHER
OPTION OF 2 YEARS.
- * 4 AM191349 CAVEAT BY DPG PROJECT 23 PTY LTD

NOTATIONS

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

UNREGISTERED DEALINGS: SL AM198476.

SCHEDULE OF PARCELS

LOTS 11-12 IN DP4138.

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

14/6/2017 4:42PM

FOLIO: 13/4138

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

Prior Title(s): VOL 3569 FOL 65

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
16/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/12/1993		CONVERTED TO AUTO CONSOL 3569-65	CONSOL CREATED CT NOT ISSUED

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

14/6/2017 4:42PM

FOLIO: 14/4138

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

Prior Title(s): VOL 3569 FOL 65

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
16/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/12/1993		CONVERTED TO AUTO CONSOL 3569-65	CONSOL CREATED CT NOT ISSUED

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

14/6/2017 4:48PM

FOLIO: AUTO CONSOL 3569-65

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
14/12/1993		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 3569-65	
		PARCELS IN CONSOL ARE: 13-14/4138.	
21/4/1999	5708925	LEASE	
21/4/1999	5708926	SUB-LEASE	EDITION 1
19/6/2000	6866753	MORTGAGE	EDITION 2
1/8/2002	8830656	DISCHARGE OF MORTGAGE	
1/8/2002	8830657	TRANSFER	
1/8/2002	8830658	MORTGAGE	EDITION 3
15/8/2002	8863797	LEASE	EDITION 4
14/7/2009	AE830524	CAVEAT	
15/5/2015	AJ482645	WITHDRAWAL OF CAVEAT	
17/2/2017	AM167049	LEASE	EDITION 5
27/2/2017	AM191349	CAVEAT	

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 3569-65

SEARCH DATE	TIME	EDITION NO	DATE
14/6/2017	4:49 PM	5	17/2/2017

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP4138

FIRST SCHEDULE

NORMAN KOUDSY
MAGGI KOUDSY

AS JOINT TENANTS

(T 8830657)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 8830658 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 3 AM167049 LEASE TO MIDAS AUSTRALIA PTY LIMITED OF 629 PACIFIC HIGHWAY, CHATSWOOD. EXPIRES: 3/8/2018. OPTION OF RENEWAL: 5 YEARS WITH ONE FURTHER OPTION OF 2 YEARS.
- * 4 AM191349 CAVEAT BY DPG PROJECT 23 PTY LTD

NOTATIONS

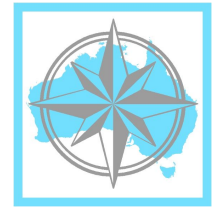
UNREGISTERED DEALINGS: SL AM198476.

SCHEDULE OF PARCELS

LOTS 13-14 IN DP4138.

*** END OF SEARCH ***

Lotsearch



Environmental Risk and Planning Report

629-639 Pacific Highway, Chatswood NSW 2067

Report Buffer: 1000m

Report Date: 10 Jun 2017 15:25:10

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

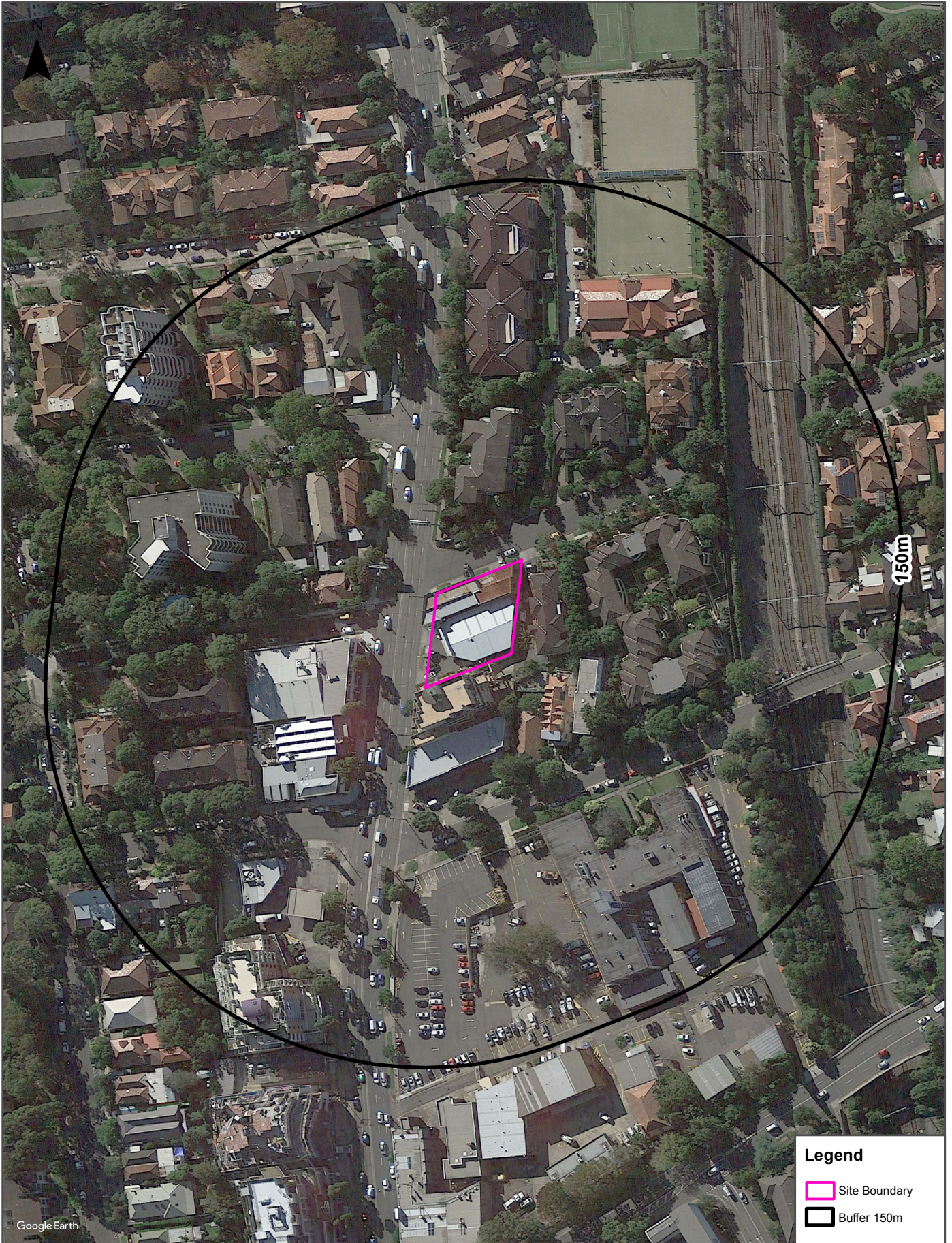
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	Land and Property Information	10/06/2017	10/06/2017	Daily	-	-	-
Topographic Data	Land and Property Information	10/04/2015	01/04/2015	As required	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	25/05/2017	08/05/2017	Monthly	0	2	7
Contaminated Land: Records of Notice	Environment Protection Authority	25/05/2017	24/05/2017	Monthly	0	1	3
Former Gasworks	Environment Protection Authority	25/05/2017	16/01/2017	Monthly	0	0	0
National Waste Management Site Database	Geoscience Australia	07/03/2017	15/11/2012	Quarterly	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	19/04/2017	19/04/2017	Monthly	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	08/05/2017	08/05/2017	Monthly	0	1	1
Delicensed POEO Activities still Regulated by the EPA	Environment Protection Authority	08/05/2017	08/05/2017	Monthly	0	0	1
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	08/05/2017	08/05/2017	Monthly	0	0	5
UPSS Environmentally Sensitive Zones	Department of Environment, Climate Change and Water (NSW)	14/04/2015	12/01/2010	As required	0	0	0
UBD Business to Business Directory 1991	Hardie Grant			Not required	1	4	11
UBD Business Directory 1991 Motor Garages/Service Stations	Hardie Grant			Not required	0	0	2
UBD Business Directory 1970	Hardie Grant			Not required	3	6	17
UBD Business Directory 1970 Drycleaners & Motor Garages/Service Stations	Hardie Grant			Not required	1	2	21
UBD Business Directory 1950	Hardie Grant			Not required	1	28	48
UBD Business Directory 1950 Drycleaners & Motor Garages/Service Stations	Hardie Grant			Not required	0	0	39
Points of Interest	Land and Property Information	01/02/2017	01/02/2017	Annually	0	0	89
Tanks (Areas)	Land and Property Information	01/02/2017	01/02/2017	Annually	0	0	1
Tanks (Points)	Land and Property Information	01/02/2017	01/02/2017	Annually	0	0	2
Major Easements	Land and Property Information	01/02/2017	01/02/2017	As required	0	0	7
State Forest	Land and Property Information	01/02/2017	29/06/2016	As required	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment and Heritage	01/02/2017	31/12/2016	Annually	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1	1	1
Groundwater Boreholes	NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation; Commonwealth of Australia (Bureau of Meteorology) 2015	21/03/2016	01/12/2015	Annually	0	4	51
Geological Units 1:100,000	NSW Department of Industry, Resources & Energy	20/08/2014		None planned	1	-	2
Geological Structures 1:100,000	NSW Department of Industry, Resources & Energy	20/08/2014		None planned	0	-	0
Naturally Occurring Asbestos Potential	NSW Department of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	0	0	0
Soil Landscapes	NSW Office of Environment and Heritage	12/08/2014		None planned	1	-	4
Standard Local Environmental Plan Acid Sulfate Soils	NSW Planning and Environment	07/10/2016	07/10/2016	As required	1	-	-
Dryland Salinity Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	0	0	0
Mining Subsidence Districts	Land and Property Information	31/08/2016	31/08/2016	As required	0	0	0



Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	No. Features Onsite	No. Features within 100m	No. Features within Buffer
SEPP 14 - Coastal Wetlands	NSW Planning and Environment	17/12/2015	24/10/2008	Annually	0	0	0
SEPP 26 - Littoral Rainforest	NSW Planning and Environment	17/12/2015	05/02/1988	Annually	0	0	0
SEPP 71 - Coastal Protection	NSW Planning and Environment	17/12/2015	01/08/2003	Annually	0	0	0
SEPP Major Developments 2005	NSW Planning and Environment	09/03/2013	25/05/2005	Under Review	0	0	1
SEPP Strategic Land Use Areas	NSW Planning and Environment	06/07/2016	28/01/2014	Annually	0	0	0
Local Environmental Plan - Land Zoning	NSW Planning and Environment	21/04/2017	13/04/2017	Quarterly	1	8	114
Local Environmental Plan - Minimum Subdivision Lot Size	NSW Planning and Environment	21/04/2017	13/04/2017	Quarterly	0	-	-
Local Environmental Plan - Height of Building	NSW Planning and Environment	20/04/2017	13/04/2017	Quarterly	1	-	-
Local Environmental Plan - Floor Space Ratio	NSW Planning and Environment	20/04/2017	07/04/2017	Quarterly	1	-	-
Local Environmental Plan - Land Application	NSW Planning and Environment	20/04/2017	03/03/2017	Quarterly	1	-	-
Local Environmental Plan - Land Reservation Acquisition	NSW Planning and Environment	20/04/2017	13/04/2017	Quarterly	0	-	-
State Heritage Items	NSW Office of Environment and Heritage	20/04/2017	30/09/2016	Quarterly	0	0	4
Local Heritage Items	NSW Planning and Environment	20/04/2017	13/04/2017	Monthly	0	0	60
Bush Fire Prone Land	NSW Rural Fire Service	28/03/2017	17/02/2017	Quarterly	0	0	3
Native Vegetation of the Sydney Metropolitan Area	NSW Office of Environment and Heritage	01/03/2017	16/12/2016	As required	0	1	5
RAMSAR Wetlands	Commonwealth of Australia Department of the Environment	08/10/2014	24/06/2011	As required	0	0	0
ATLAS of NSW Wildlife	NSW Office of Environment and Heritage	10/06/2017	10/06/2017	Daily	-	-	-

Aerial Imagery 2016

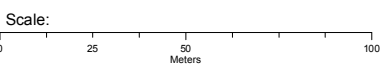
629-639 Pacific Highway, Chatswood NSW 2067



Legend

-  Site Boundary
-  Buffer 150m

Google Earth



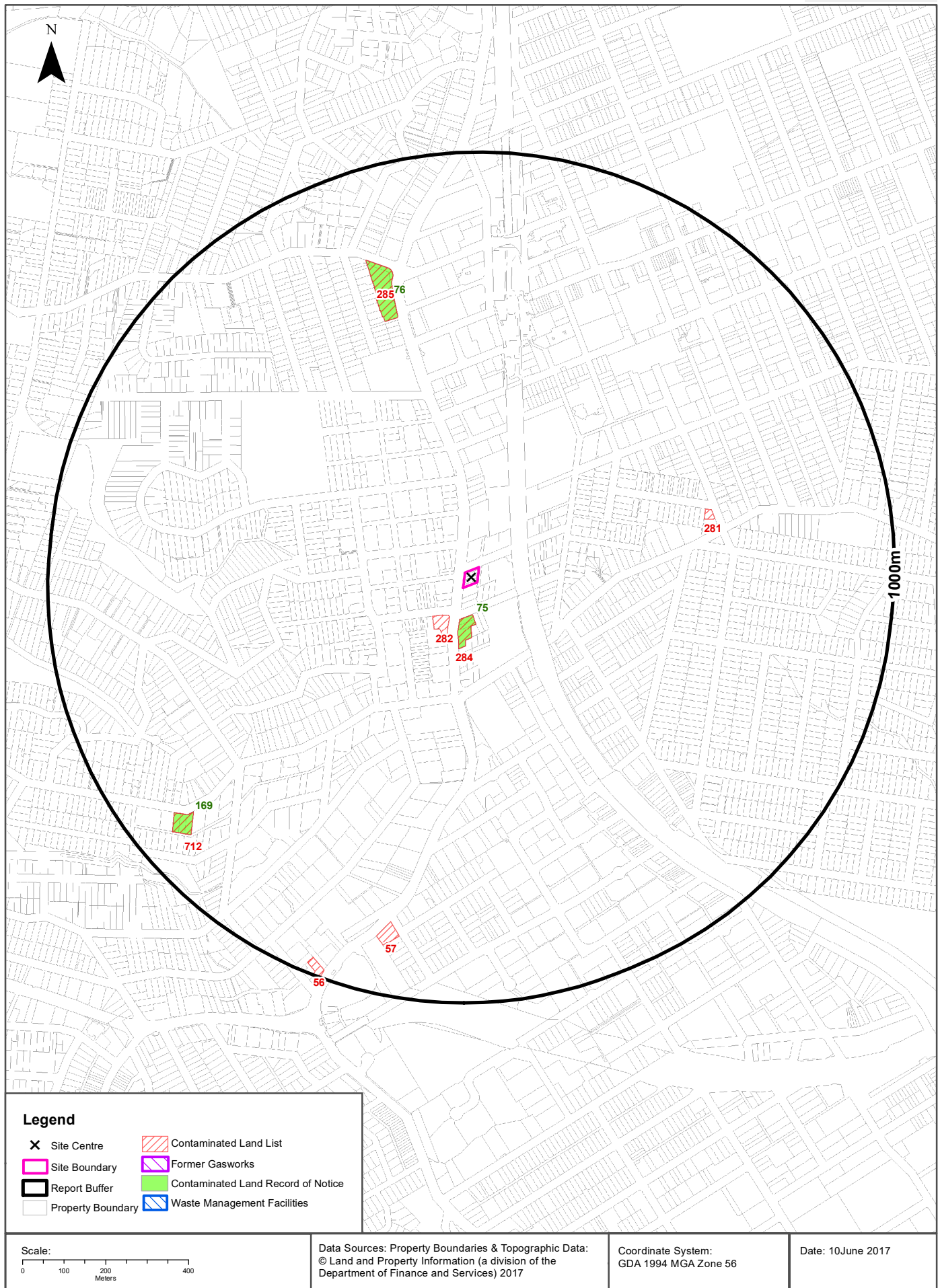
Data Sources: Aerial Imagery © 2017 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

Coordinate System: GDA 1994 MGA Zone 56

Date: 09 June, 2017

Contaminated Land & Waste Management Facilities

629-639 Pacific Highway, Chatswood NSW 2067



Contaminated Land & Waste Management Facilities

629-639 Pacific Highway, Chatswood NSW 2067

List of NSW contaminated sites notified to EPA

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

Map Id	Site	Address	Suburb	Activity	EPA site management class	Status	Dist	Direction	LC
284	Former Caltex Chatswood Service Station	607 Pacific HIGHWAY	Chatswood	Service Station	Contamination currently regulated under CLM Act	Current EPA List	66m	South	1
282	Caltex Service Station Chatswood	572 Pacific HIGHWAY	Chatswood	Service Station	Under assessment	Current EPA List	75m	South West	1
281	Auto Repairs	2 Devonshire Street	Chatswood	Service Station	Regulation under CLM Act not required	Current EPA List	553m	East	1
285	Chatswood Toyota	728 Pacific Highway	Chatswood West	Service Station	Contamination formerly regulated under the CLM Act	Current EPA List	633m	North	1
57	7-Eleven (former Mobil) Artarmon Service Station	477 Pacific Highway	Artarmon	Service Station	Under assessment	Current EPA List	822m	South	1
712	Former Caltex Service Station	428-432 Mowbray Road	Lane Cove North	Service Station	Contamination currently regulated under CLM Act	Current EPA List	843m	South West	1
56	BP Artarmon	432 Pacific Highway	Artarmon	Service Station	Under assessment	Current EPA List	961m	South	1

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.
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.

EPA site management class	Explanation
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

629-639 Pacific Highway, Chatswood NSW 2067

Contaminated Land: Records of Notice

Record of Notices within the report buffer:

Map Id	Area No	Name	Address	Suburb	Notices	Distance	Direction	LC
75	3231	Former Caltex Chatswood Service Station	607 Pacific Highway	Chatswood	2 current and 5 former	66m	South	1
76	3228	Chatswood Toyota	728 Pacific Highway	Chatswood West	5 former	633m	North	1
169	3277	Former Caltex Service Station	428-432 Mowbray Road	Lane Cove North	3 former	843m	South West	1

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 report buffer:

Map Id	Location	Council	Further Info	Distance	Direction	LC
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 report buffer:

Site Id	Owner	Name	Address	Suburb	Postcode	Landfill	Reprocess	Transfer	Distance	Direction	LC
N/A	No records in buffer										

Waste Management Facilities Data Source: Australian Government Geoscience Australia
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

EPA PFAS Investigation Program

629-639 Pacific Highway, Chatswood NSW 2067

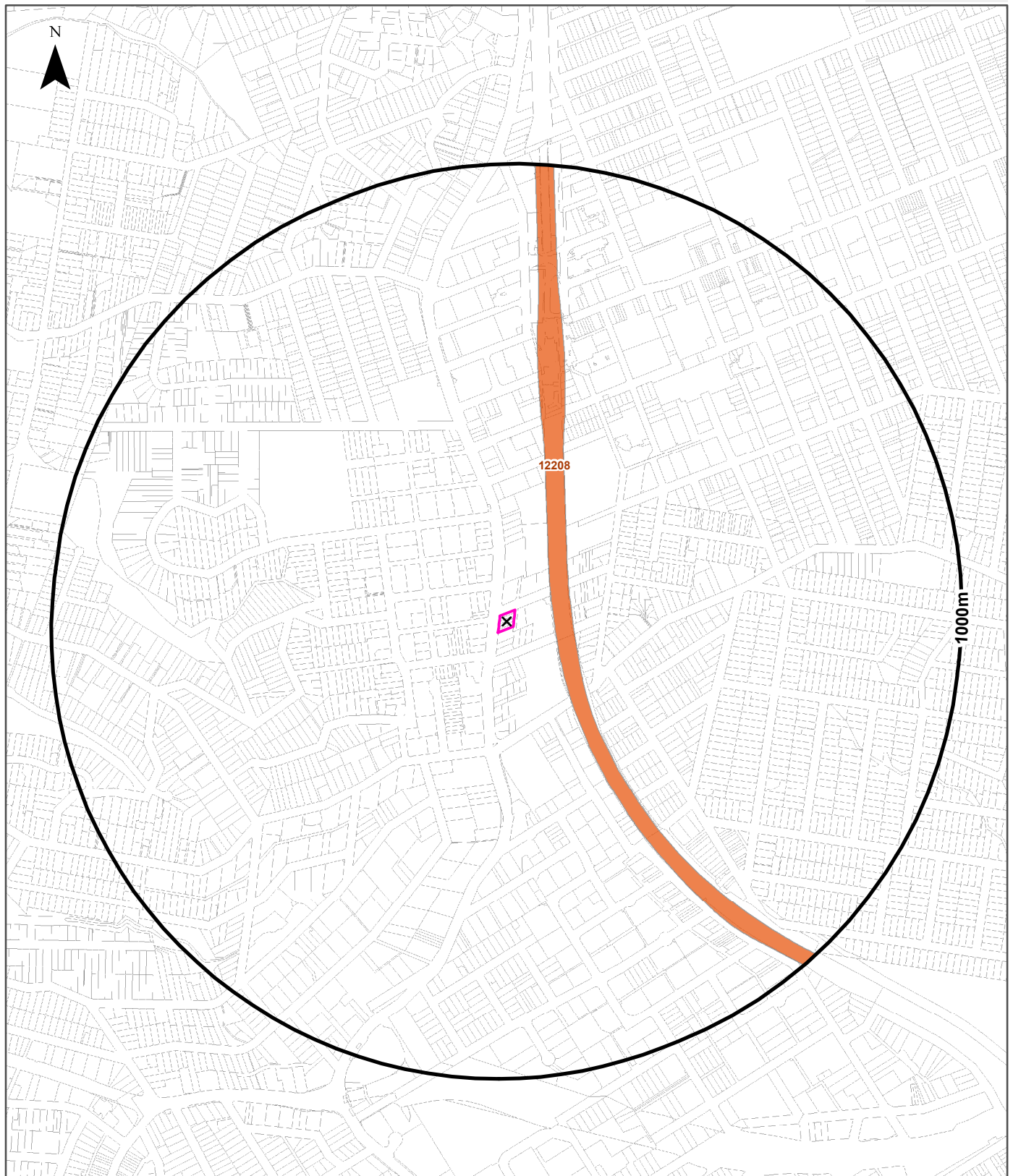
EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within 2km:

Id	Site	Address	Loc Conf	Distance	Direction
N/A	No records in buffer				

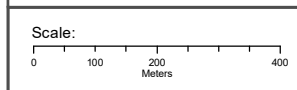
EPA PFAS Investigation Program: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Current EPA Licensed Activities
 629-639 Pacific Highway, Chatswood NSW 2067



Legend

- ✕ Site Centre
- Site Boundary
- Report Buffer
- Property Boundary
- Current Licensed Activities under POEO Act
- Current Licences related to Other Activities incl. Application of Herbicides to Waterways
- Current Licences related to Irrigated Agriculture



Data Sources: Property Boundaries & Topographic Data:
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 Department of Finance and Services) 2017

Coordinate System:
 GDA 1994 MGA Zone 56

Date: 10 June 2017

EPA Activities

629-639 Pacific Highway, Chatswood NSW 2067

Licensed Activities under the POEO Act 1997

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

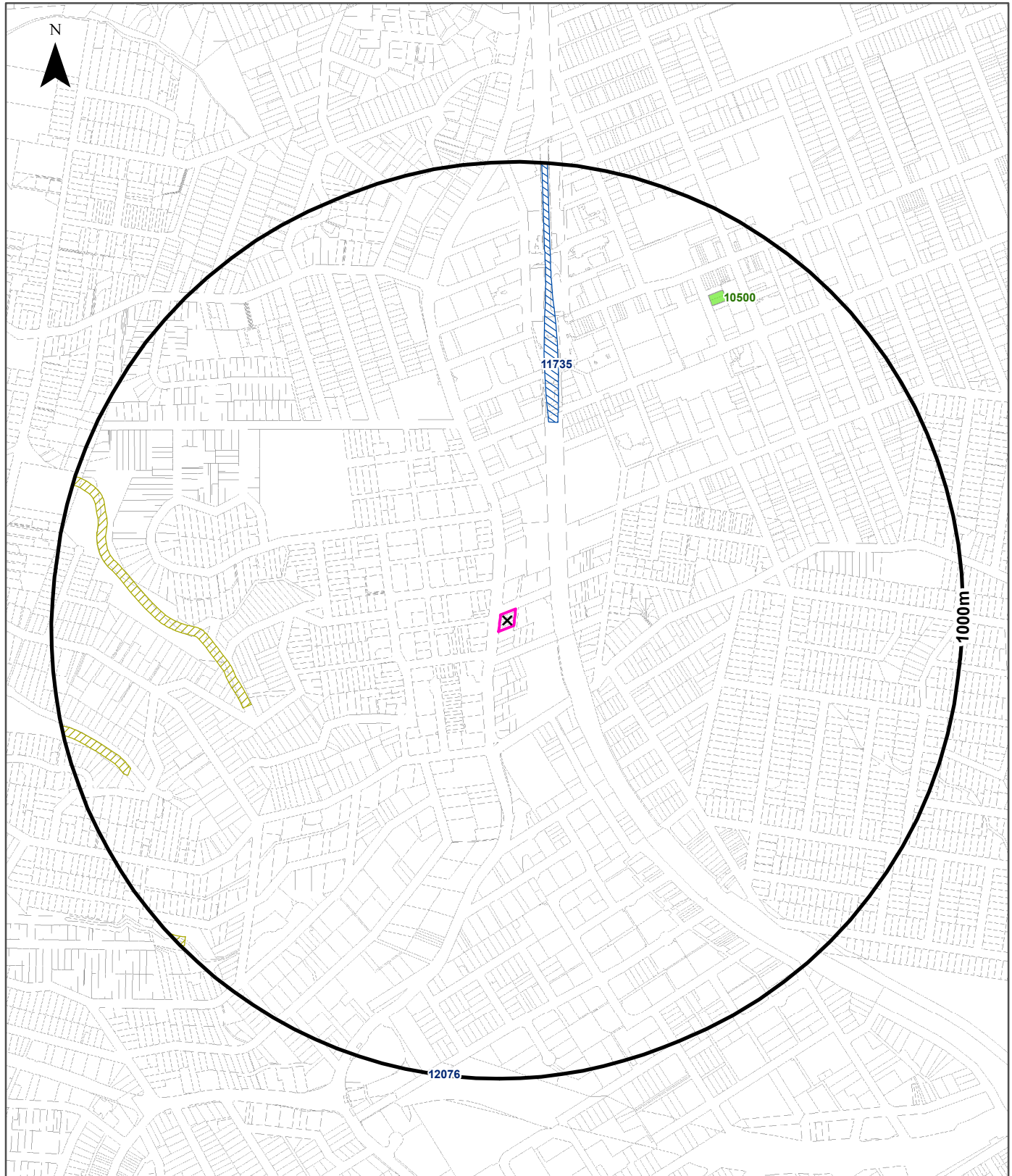
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
12208	SYDNEY TRAINS		PO BOX K349, HAYMARKET, NSW 1238		Railway systems activities	3	82m	South West

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

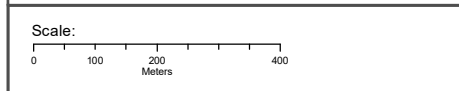
Delicensed & Former Licensed EPA Activities

629-639 Pacific Highway, Chatswood NSW 2067



Legend

- Site Centre
- Delicensed Activities still Regulated by EPA
- Site Boundary
- Former Licensed/Regulated Activities (revoked or surrendered)
- Report Buffer
- Surrendered Licences related to Other Activities on Waterways incl. Application of Herbicides
- Property Boundary



Data Sources: Property Boundaries & Topographic Data:
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Coordinate System:
 GDA 1994 MGA Zone 56

Date: 10 June 2017

EPA Activities

629-639 Pacific Highway, Chatswood NSW 2067

Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the report 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	808m	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

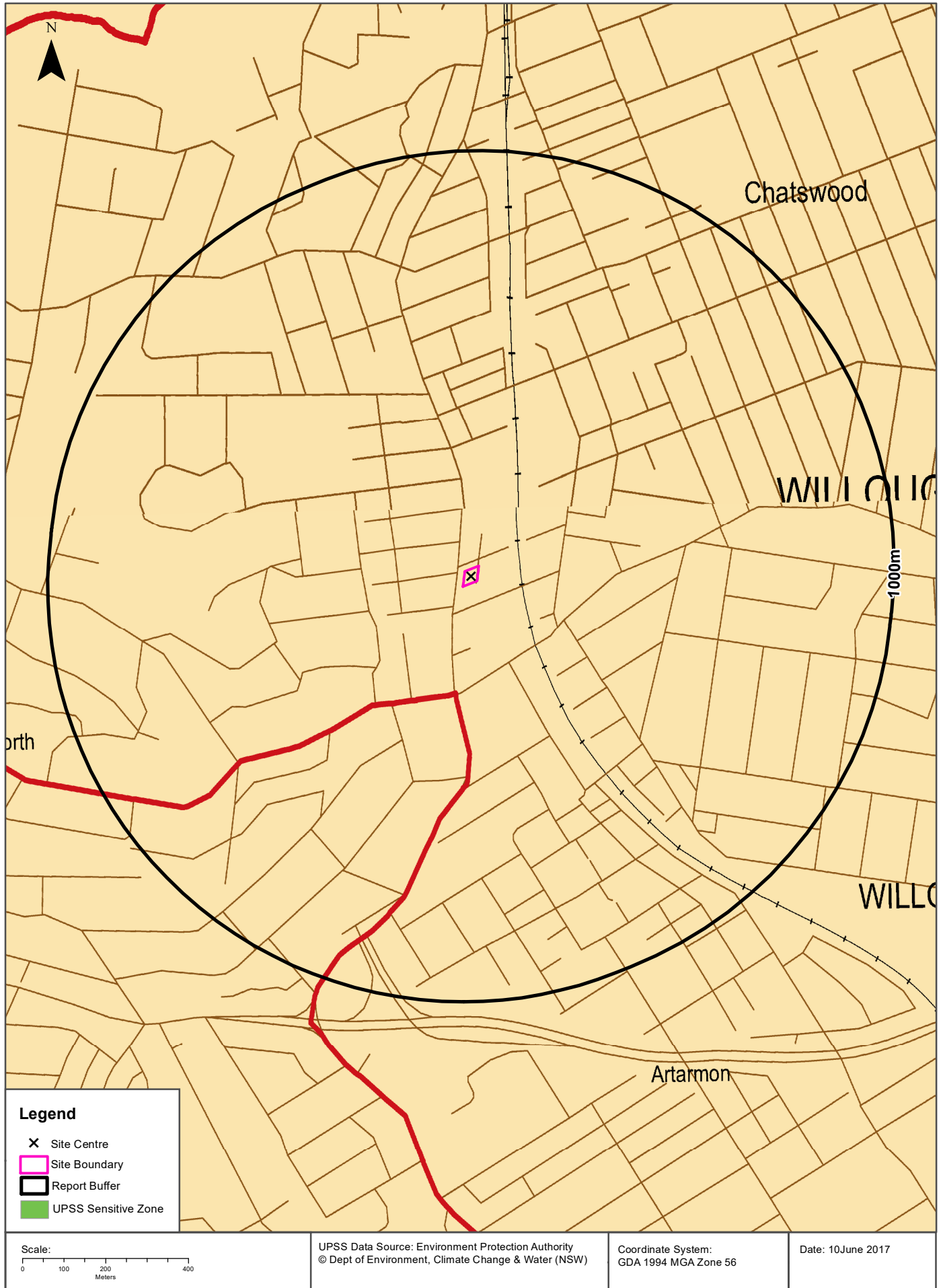
Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the report buffer:

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	425m	North West
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	576m	-
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	576m	-
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered		Other Activities / Non Scheduled Activity - Application of Herbicides	7	576m	-
12076	JOHN HOLLAND PTY LTD	Epping Road, LANE COVE, NSW 2066	Surrendered	19/04/2004	Road Construction	3	995m	West

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

UPSS Sensitive Zones

629-639 Pacific Highway, Chatswood NSW 2067



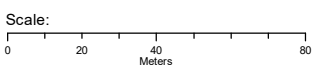
1991 Historical Business Directory Records

629-639 Pacific Highway, Chatswood NSW 2067



Legend

- Site Centre
- Site Boundary
- Report Buffer
- Property Boundary
- 1991 Business Directory Premise Match
- 1991 Business Directory Road Match
- 1991 Business Directory Area Match



Data Sources: Universal Business Directories (UBD) - Derived Data
 Licensed from Hardie Grant.
 Property Boundaries & Topographic Data: © Land and Property
 Information (a division of the Department of Finance and Services) 2017

Coordinate System:
 GDA 1994 MGA Zone 56

Date:
 10 June 2017

Historical Business Directories

629-639 Pacific Highway, Chatswood NSW 2067

1991 Business to Business Directory Records

Records from the 1991 UBD Business to Business Directory within 150m of the site:

Business Activity	Organisation	Address	Ref No.	Location Confidence	Distance	Direction
Furniture Mfrs &/or W/salers Office	Bailment office Furniture	639 Pacific H'way., Chatswood 2067	47182	Premise Match	0m	Onsite
Furniture Mfrs &/or W/salers Office	Accent Furniture Pty Ltd	627 Pacific Hway Chatswood 2067	47173	Premise Match	3m	South
Interior Decorators	Spotlite Interiors	627 Pacific Chatswood. 2067	49697	Premise Match	3m	South
Motor Engineers	H G Motors	Moriarty Rd Chatswood 2067	53204	Road Match	50m	South West
Motor Garages & Service Stations	Caltex Chatswood Service Station	607 Pacific Hway, Chatswood	53621	Premise Match	107m	South
Auto Electricians	Laurie's Auto Electrical Service	607 Pacific Hway, Chatswood 2067	34968	Premise Match	107m	South
Battery Charging &/or Testing Equipment Mfrs &/or Dists	Laurie's Auto Electrical Service	607 Pacific Hway, Chatswoods 2067	35758	Premise Match	107m	South
Pest Control	Rentokil Pty. Ltd.	554 Pacific H'way Chatswood 2067	57033	Premise Match	122m	South West
Engineers Consulting	Murray Low Consultants Pty Ltd	7 Bryson St Chatswood 2067	43502	Premise Match	132m	South
Computer Consultants	Commercial Solutions	5 Bryson St, Chatswood. 2067	39914	Premise Match	135m	South
Computer Sales &/or Services	Commercial Solutions	5 Bryson St, Chatswood 2067	40174	Premise Match	135m	South

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

1991 Business Directory Motor Garages & Service Stations

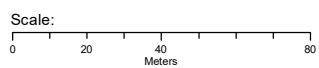
Motor Garages & Service Stations from the 1991 UBD Business Directory within 1km of the site:

Business Activity	Organisation	Address	Ref No.	Location Confidence	Distance	Direction
Motor Garages & Service Stations	Caltex Chatswood Service Station	607 Pacific Hway, Chatswood	53621	Premise Match	107m	South
Motor Garages & Service Stations	Ampol Self Serve	Pacific Hway, Chatswood 2067	53498	Road Match	603m	North

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

1970 Historical Business Directory Records

629-639 Pacific Highway, Chatswood NSW 2067



Data Sources: Universal Business Directories (UBD) - Derived Data
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Coordinate System:
 GDA 1994 MGA Zone 56

Date:
 10 June 2017

Historical Business Directories

629-639 Pacific Highway, Chatswood NSW 2067

1970 Business Directory Records

Records from the 1970 UBD Business Directory within 150m of the site:

Business Activity	Organisation & Premise	Ref No.	Location Confidence	Distance	Direction
LAUNDRIES &/OR LAUNDRETTES(L250)	North Shore Laundrette,639 Pacific Highway.,Chatswood	322625	Premise Match	0m	Onsite
LAUNDRIES &/OR LAUNDRETTES(L250)	North Side Laundry & Dry Cleaners,637-639 Pacific Highway.,Chatswood	322628	Premise Match	0m	Onsite
DRY CLEANERS,PRESSERS/DYERS (D710)	North Side Laundry & Dry Cleaners,637-639 Pacific Highway.,Chatswood	292427	Premise Match	0m	Onsite
VETERINARY HOSPITALS (V125)	Monk,L.A.,598 Pacific Highway.,Chatswood	372578	Premise Match	88m	North West
VETERINARY SURGEONS (V150)	Monk,L.A.,598 Pacific Highway.,Chatswood	372743	Premise Match	88m	North West
MOTOR SERVICE STATIONS-PETROL,OIL,Etc. (M716)	Ampol Service Station,572 Pacific Highway.CHATSWOOD	340768	Premise Match	100m	South West
MOTOR STEERING SPECIALISTS (M736)	Lion Garage,607 Pacific Highway.,Chatswood	342323	Premise Match	104m	South
MOTOR CARBURETTOR/TUNING SPECIALISTS (M564)	Lion Garage,607 Pacific Highway.,Chatswood	336438	Premise Match	104m	South
PEST CONTROL (P238)	POWELL-S PEST CONTROL PTY. LTD,554 PACIFIC Highway.,CHATSWOOD	347629	Premise Match	122m	South West
PEST CONTROL (P238)	Powell's Pest Control Pty. Ltd.,554 Pacific Highway.,Chatswood	347630	Premise Match	122m	South West
INSECTICIDE MFRS. (I340)	Powells Pest Control Pty. Ltd.,554 Pacific Highway.,Chatswood,2067	319305	Premise Match	122m	South West
INSECTICIDE MFRS. (I340)	Rentokil Pty. Ltd.,554 Pacific Highway.,Chatswood	319307	Premise Match	122m	South West
PEST CONTROL (P238)	Rentokil Pty. Ltd.,554 Pacific Highway.,Chatswood	347632	Premise Match	122m	South West
TIMBER TREATMENT SPECIALISTS (T396)	Sydney Timber Treatment Pty.Ltd.,554 Pacific Highway.,Chatswood	369120	Premise Match	122m	South West
ANIMAL & BIRD FOOD SUPPLIES (A375)	Chatswood Pet Foods, 552 Pacific Highway, Chatswood	261496	Premise Match	141m	South
BUILDERS & CONTRACTORS-(M.M.B.A.) (B796)	Plunkett Construction Pty. Ltd., 591 Pacific Highway Chatswood NSW	270804	Premise Match	147m	South
BUILDERS & CONTRACTORS-(M.M.B.A.) (B796)	Plunkett, T. S. Pty. Ltd., 591 Pacific Highway Chatswood NSW	270805	Premise Match	147m	South

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

1970 Business Directory Drycleaners & Service Stations

Drycleaners, Motor Garages & Service Stations from the 1970 UBD Business Directory within 1km of the site:

Business Activity	Organisation & Premise	Ref No.	Location Confidence	Distance	Direction
DRY CLEANERS,PRESSERS/DYERS (D710)	North Side Laundry & Dry Cleaners,637-639 Pacific Highway.,Chatswood	292427	Building Match	0m	Onsite
MOTOR SERVICE STATIONS-PETROL,OIL,Etc. (M716)	Ampol Service Station,572 Pacific Highway.CHATSWOOD	340768	Building Match	100m	South West
MOTOR GARAGES & ENGINEERS (M6S6)	Doig,Peter Motors Pty. Ltd.,666 Pacific Highway.CHATSWOOD	337685	Building Match	342m	North
MOTOR SERVICE STATIONS-PETROL,OIL,Etc. (M716)	Apex Service Station,521 Pacific Highway.Artarmon	340778	Building Match	562m	South
DRY CLEANERS,PRESSERS/DYERS (D710)	Chatswood Dry Cleaners,513 Victoria Ave.,Chatswood	292243	Road Match	568m	North
MOTOR GARAGES & ENGINEERS (M6S6)	Clearview Garage Pty. Ltd.,Devonshire St.CHATSWOOD	337584	Road Match	579m	North East

Business Activity	Organisation & Premise	Ref No.	Location Confidence	Distance	Direction
MOTOR GARAGES & ENGINEERS (M6S6)	Moriarty Road Service Station,Pacific Highway.CHATSWOOD	338286	Road Match	603m	North
MOTOR SERVICE STATIONS-PETROL,OIL,Etc. (M716)	Webb's Service Station,134 Hampden Rd.Artarmon	341613	Building Match	636m	South East
MOTOR GARAGES & ENGINEERS (M6S6)	Winner,J.,Rear 134 Hampden Rd.ARTARMON	338903	Building Match	636m	South East
MOTOR SERVICE STATIONS-PETROL,OIL,Etc. (M716)	Albert Service Station,487 Pacific Highway.Artarmon	340740	Building Match	721m	South
DRY CLEANERS,PRESSERS/DYERS (D710)	Artarmon Art Valet Service,98 Hampden Rd.,Artarmon	292185	Building Match	752m	South East
MOTOR GARAGES & ENGINEERS (M6S6)	Chatswood Motors Pty. Ltd.,738 Pacific Highway.CHATSWOOD	337566	Road Match	789m	North
MOTOR GARAGES & ENGINEERS (M6S6)	Grace Service Centre,Cnr. Archer St. & Albert Ave.CHATSWOOD	337921	Road Intersection	825m	North East
MOTOR SERVICE STATIONS-PETROL,OIL,Etc. (M716)	Smith,R. Motors Pty. Ltd.,477 Pacific Highway.,Artarmon	341471	Building Match	851m	South
MOTOR GARAGES & ENGINEERS (M6S6)	Caltex Oil Service Station,428 Mowbray Rd.LANE COVE	337497	Building Match	865m	South West
MOTOR GARAGES & ENGINEERS (M6S6)	Johnson,D. Service Station,428 Mowbray Rd.LANE COVE	338070	Building Match	865m	South West
MOTOR GARAGES & ENGINEERS (M6S6)	Sundell Motors Pty. Ltd.,821-843 Pacific Highway.CHATSWOOD	338682	Building Match	869m	North
MOTOR GARAGES & ENGINEERS (M6S6)	Archer Street Service Station,75a Archer St.CHATSWOOD	337209	Building Match	917m	North East
MOTOR GARAGES & ENGINEERS (M6S6)	Smith,R. (Motors) Pty. Ltd.,447 Pacific Highway.ARTARMON	338613	Building Match	973m	South
MOTOR SERVICE STATIONS-PETROL,OIL,Etc. (M716)	Avenue Filling Station,298 Victoria Ave.CHATSWOOD	340788	Building Match	975m	North East
MOTOR GARAGES & ENGINEERS (M6S6)	New Age Service Station Enterprises Pty. Ltd.,847 PacificHighway.CHATSWOOD	338322	Building Match	990m	North

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

1950 Historical Business Directory Records

629-639 Pacific Highway, Chatswood NSW 2067



Historical Business Directories

629-639 Pacific Highway, Chatswood NSW 2067

1950 Business Directory Records

Records from the 1950 UBD Business Directory within 150m of the site:

Business Activity	Organisation & Premise	Ref No.	Location Confidence	Distance	Direction
SHEET METAL WORKERS	Lord, F. and Co., 639 Pacific Hghwy., Chatswood	101748	Premise Match	0m	Onsite
WINDOW FRAME MANUFACTURERS	Jones, E. A., 613 Pacific Hghwy., Chatswood	113445	Premise Match	32m	South
CARPENTERS & JOINERS	Jones, E. A., 613 Pacific Hghwy., Chatswood	17921	Premise Match	32m	South
SASH & DOOR MANUFACTURERS	Jones, E. A., 613 Pacific Hghwy., Chatswood	100552	Premise Match	32m	South
FRENCH POLISHERS	Stevenson, T. J. F., 586 Pacific Hghwy., Chatswood	48096	Premise Match	45m	West
UPHOLSTERERS	Stevenson, T. J. F., 586 Pacific Hghwy., Chatswood	111286	Premise Match	45m	West
CHEMISTS-MANUFACTURING & WHOLESALE	Bartlett, L. A. and Co., 29 Chelmsford Ave., Willoughby; 582 Pacific Hghwy., Chatswood	70418	Premise Match	49m	South West
PAPER BAG MANUFACTURERS &/OR SUPPLIERS	Bartlett, L. A. and Co., 582 Pacific Hghwy., Chatswood	90955	Premise Match	49m	South West
BISCUIT MFRS. &/OR DISTRIBUTORS	Californian Biscuit Co. Pty. Ltd., 582 Pacific Hghwy., Chatswood	8213	Premise Match	49m	South West
CAKE & PUDDING MFRS. &/OR DISTRIBUTORS	Californian Biscuit Co. Pty. Ltd., 582 Pacific Hghwy., Chatswood	16236	Premise Match	49m	South West
PLASTIC MFRS.' MATERIALS SUPPLIERS	Dla-Plastic Pty. Ltd., 582 Pacific Hghwy., Chatswood	93277	Premise Match	49m	South West
DYE MFRS., IMPORTERS & DISTRIBUTORS	Tintex Dyes Pty. Ltd., 582 Pacific Hghwy., Chatswood	36046	Premise Match	49m	South West
FURNITURE & CABINETMAKERS' SUPPLIES	Veneer and Woodworkers Supply. Co., 582 Pacific Hghwy., Chatswood	52478	Premise Match	49m	South West
AIR COMPRESSOR DISTRIBUTORS &/OR DEALERS	Acro Tyre Rubber and Equipment Co. Pty. Ltd., 576 Pacific Hghwy., Chatswood	1432	Premise Match	55m	South West
RUBBER GOODS MANUFACTURERS	Acro Tyre, Rubber and Equipment Co. Pty. Ltd., 576 Pacific Hghwy., Chatswood	99769	Premise Match	55m	South West
RUBBER GOODS RETAILERS & SPECIALISTS	Acro Tyre, Rubber and Equipment Co. Pty. Ltd., 576 Pacific Hghwy., Chatswood	99821	Premise Match	55m	South West
MOTOR ACCESSORIES-DEALER	Aero Tyre, Rubber and Equipment Co. Pty. Ltd., 576 Pacific Hghwy., Chatswood	81466	Premise Match	55m	South West
TYRE & TUBE DEALERS	Aero Tyre, Rubber and Equipment Co. Pty. Ltd., 576 Pacific Hghwy., Chatswood	110786	Premise Match	55m	South West
TYRE RETREAD EQUIPMENT MANUFACTURERS	Aero Tyre, Rubber and Equipment Co. Pty. Ltd., 576 Pacific Hghwy., Chatswood	110929	Premise Match	55m	South West
TYRE RETREADERS & VULCANISERS	Aero Tyre, Rubber and Equipment Co. Pty. Ltd., 576 Pacific Hghwy., Chatswood	110937	Premise Match	55m	South West
TYRE VULCANIZING EQUIPMENT MFRS.	Aero Tyre, Rubber and Equipment Co. Pty. Ltd., 576 Pacific Hghwy., Chatswood	111063	Premise Match	55m	South West
ENGINEERS-GENERAL &/OR MANUFACTURING &/OR MECHANICAL	Kellett, Hal, 574 Pacific Hghwy., Chatswood	40903	Premise Match	59m	South West
ENGINEERS-REPETITION	Kellett, Hal, 574 Pacific Hghwy., Chatswood	42254	Premise Match	59m	South West
REFRIGERATOR EQUIPMENT & PARTS MFRS.	Kellett, Hal, 574 Pacific Hghwy., Chatswood	99007	Premise Match	59m	South West
JEWELLERS-MANUFACTURING &/OR WHOLESALE	Jefferson, N. W., 4 Gordon Ave., Chatswood	65800	Premise Match	69m	East
JEWELLERS-RETAIL &/OR WATCHMAKERS	Jefferson, N. W., 4 Gordon Ave., Chatswood	66187	Premise Match	69m	East
VETERINARY SURGEONS & HOSPITALS	Monk, L. A., 598 Pacific Hghwy., Chatswood	111975	Premise Match	88m	North West
BUTCHERS-RETAIL	Hammond, J., 572 Pacific Hghwy., Chatswood	13609	Premise Match	100m	South West
MOTOR ACCESSORIES-DEALER	Lion Garage and Service Station, 607 Pacific Hghwy., Chatswood	81675	Premise Match	107m	South
MOTOR GARAGES &/OR ENGINEERS	Lion Garage and Service Station, 607 Pacific Hghwy., Chatswood	84005	Premise Match	107m	South

Business Activity	Organisation & Premise	Ref No.	Location Confidence	Distance	Direction
MOTOR SERVICE STATIONS-PETROL, Etc.	Lion Garage and Service Station, 607 Pacific Hghwy., Chatswood	86143	Premise Match	107m	South
ENGINEERS-HOT WATER, HEATING & VENTILATING	Shaw, J. H, 614 Pacific Hghwy, Chatswood	41575	Premise Match	117m	North West
VETERINARY SURGEONS & HOSPITALS	Dolan, P. and Sons, 593 Pacific Hghwy., Chatswood	111945	Premise Match	134m	South
FRUITERERS & GREENGROCERS	Beckingham, C. Pty. Ltd., 552-554 Pacific Hghwy., Chatswood	49561	Premise Match	141m	South
NURSERYMEN	Beckingham, C. Pty. Ltd., 552-554 Pacific Hghwy., Chatswood	89001	Premise Match	141m	South
HARDWARE DEALERS &/OR IRONMONGERS	Beckingham, C. Pty. Ltd., 552-554 Pacific Hghwy., Chatswood	60860	Premise Match	141m	South
PRODUCE MERCHANTS-GRAIN & SEED-RETAIL	Beckingham, C. Pty. Ltd., 552-554 Pacific Hghwy., Chatswood	95387	Premise Match	141m	South
LIME & CEMENT MERCHANTS	Beckingham, C. W. Pty. Ltd., 552-554 Pacific Hghwy., Chatswood	69049	Premise Match	141m	South
MERCHANTS & IMPORTERS	Beckingham, C. W. Pty. Ltd., 552-554 Pacific Hghwy., Chatswood	74799	Premise Match	141m	South
PAINT, VARNISH, OILS & COLOUR MERCHANTS	Beckingham, C. W. Pty. Ltd., 552-554 Pacific Hghwy., Chatswood	90715	Premise Match	141m	South
FUEL MERCHANTS-COAL, COKE & WOOD	Beckingham, C. W. Pty. Ltd., 552-554 Pacific Hghwy., Chatswood	51642	Premise Match	141m	South
EXPORTERS	Beckingham, C. W. Pty. Ltd., 552-554 Pacific Hghwy., Chatswood	42760	Premise Match	141m	South
BUILDERS' SUPPLIERS	Beckingham, C. W. Pty. Ltd., 552-554 Pacific Hghwy., Chatswood	11703	Premise Match	141m	South
ASBESTOS CEMENT MERCHANTS	Beckingham, C. W. Pty. Ltd., 552-554 Pacific Hghwy., Chatswood	3027	Premise Match	141m	South
WALLBOARD MERCHANTS	Beckingham, C. W. Pty. Ltd., 552-554 Pacific Hghwy., Chatswood	112062	Premise Match	141m	South
KITCHENWARE RETAILERS	Beckinghams, C. W. Pty. Ltd., 552-554 Pacific Hghwy., Chatswood	66985	Premise Match	141m	South
BABY & CHILDREN'S WEAR-RETAIL	Haeusler, J. R., 591 Pacific Hghwy., Chatswood	4560	Premise Match	147m	South
BABY & CHILDREN'S WEAR-RETAIL	Williams, E., 591 Pacific Hghwy., Chatswood	4894	Premise Match	147m	South

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1950 Business Directory Drycleaners & Service Stations

Drycleaners, Motor Garages & Service Stations from the 1950 UBD Business Directory within 1km of the site:

Activity	Organisation & Premise	Ref No.	Location Confidence	Distance	Direction
MOTOR GARAGES &/OR ENGINEERS	Lion Garage and Service Station, 607 Pacific Hghwy., Chatswood	84005	Premise Match	107m	South
MOTOR SERVICE STATIONS-PETROL, Etc.	Lion Garage and Service Station, 607 Pacific Hghwy., Chatswood	86143	Premise Match	107m	South
MOTOR SERVICE STATIONS-PETROL, Etc.	Hawxwell Motor Co., 666 Pacific Hghwy., Chatswood	86050	Premise Match	342m	North
MOTOR GARAGES &/OR ENGINEERS	Hawxwell Motor Co., 666 Pacific Hghwy., Chatswood	83856	Premise Match	342m	North
MOTOR GARAGES &/OR ENGINEERS	Hawxwell Motor Co., 666 Pacific Hghwy., Chatswood	83857	Premise Match	342m	North
MOTOR GARAGES &/OR ENGINEERS	Artarmon Motor Tuning and Repair Service, 516 Pacific Hghwy., Artarmon	83383	Premise Match	359m	South
DRY CLEANERS, PRESSERS & DYERS	Chatswood Dry Cleaners (N. Katzoulis, Propr.), 513 Victoria Ave., Chatswood	35157	Road Match	565m	North
DRY CLEANERS, PRESSERS & DYERS	Katsoulis, N., 513 Victoria Ave., Chatswood	35372	Road Match	565m	North
MOTOR GARAGES &/OR ENGINEERS	Clearview Garage, 283 Mowbray Rd., Chatswood	83597	Premise Match	567m	East
MOTOR SERVICE STATIONS-PETROL, Etc.	Clearview Garage, 283 Mowbray Rd., Chatswood	85876	Premise Match	567m	East
DRY CLEANERS, PRESSERS & DYERS	Benjamin, A. J. Pty. Ltd., 479-495 Victoria Ave., Chatswood	35119	Premise Match	619m	North
MOTOR GARAGES &/OR ENGINEERS	Phipps, G. S., Devonshire St., Chatswood	84216	Road Match	621m	North East
DRY CLEANERS, PRESSERS & DYERS	Renova Dry Cleaners (Mrs. V. M. Umino), 465 Victoria Ave., Chatswood	35641	Premise Match	639m	North

Activity	Organisation & Premise	Ref No.	Location Confidence	Distance	Direction
DRY CLEANERS, PRESSERS & DYERS	Artarmon Laundry, 118 Hampden Rd., Artarmon	35085	Premise Match	692m	South East
MOTOR SERVICE STATIONS-PETROL, Etc.	Curtis, H. W. (The Avenue Filling Station), 398 Victoria Ave., Chatswood	85909	Premise Match	711m	North
MOTOR SERVICE STATIONS-PETROL, Etc.	Albert Service Station, 487 Pacific Hghwy., Artarmon	85740	Premise Match	721m	South
MOTOR GARAGES &/OR ENGINEERS	Collins, A. D., 487 Pacific Hghwy., Artarmon	83607	Premise Match	721m	South
DRY CLEANERS, PRESSERS & DYERS	Sharpe Bros., 5 Belmore Rd., Randwick; Wilkes Ave., Artarmon; 146 Alison Rd., Randwick	35686	Road Match	736m	South East
DRY CLEANERS, PRESSERS & DYERS	Lyke-Nu Dry Cleaning Co. Ltd. 98 Hampden Rd., Artarmon	35467	Premise Match	752m	South East
MOTOR GARAGES &/OR ENGINEERS	Devlin, A. D. and Co., 12 Dalton St., Chatswood	83684	Suburb Match	778m	North
MOTOR GARAGES &/OR ENGINEERS	Hutton & Russell, 14 Dalton St., Chatswood	83902	Suburb Match	778m	North
MOTOR GARAGES &/OR ENGINEERS	Hutton and Russell, 14 Dalton St., Chatswood	83904	Suburb Match	778m	North
MOTOR GARAGES &/OR ENGINEERS	Webber Bros., 738 Pacific Hghwy., Chatswood	84537	Road Match	780m	North
MOTOR SERVICE STATIONS-PETROL, Etc.	Webber Bros., 738 Pacific Hghwy., Chatswood	86511	Road Match	780m	North
DRY CLEANERS, PRESSERS & DYERS	Manns Dry Cleaning Service, 413 Victoria Ave., Chatswood	35485	Premise Match	814m	North East
MOTOR GARAGES &/OR ENGINEERS	Paynters Beam Service Station, 754 Pacific Hghwy., Chatswood	84196	Premise Match	872m	North
MOTOR SERVICE STATIONS-PETROL, Etc.	Paynters Beam Service Station, 754 Pacific Hghwy., Chatswood	86278	Premise Match	872m	North
MOTOR SERVICE STATIONS-PETROL, Etc.	Chatswood Service Station, 17 Railway St., Chatswood	85867	Road Match	909m	North
MOTOR GARAGES &/OR ENGINEERS	Chatswood Service Station, 17 Railway St., Chatswood	83583	Road Match	909m	North
MOTOR GARAGES &/OR ENGINEERS	McMahon, K. J., 17 Railway St., Chatswood	84073	Road Match	909m	North
DRY CLEANERS, PRESSERS & DYERS	Mark Mayne Pty. Ltd. Neridah St., Chatswood	35506	Road Match	915m	North East
MOTOR GARAGES &/OR ENGINEERS	Evans, C. S. Garage, 75a Archer St., Chatswood	83721	Premise Match	917m	North East
MOTOR SERVICE STATIONS-PETROL, Etc.	Evans, C. S. Garage, 75a Archer St., Chatswood	85943	Premise Match	917m	North East
MOTOR GARAGES &/OR ENGINEERS	Vaughan Bros., 381 Victoria Ave., Chatswood	84505	Premise Match	917m	North East
MOTOR GARAGES &/OR ENGINEERS	Nicholson, Alex A., 3 McIntosh St., Chatswood	84136	Premise Match	933m	North
MOTOR GARAGES &/OR ENGINEERS	Nicolson, Alex A., 3 McIntosh St., Chatswood	84139	Premise Match	933m	North
MOTOR GARAGES &/OR ENGINEERS	Stephens, G., 449 Pacific Hghwy., Artarmon	84426	Premise Match	965m	South
MOTOR SERVICE STATIONS-PETROL, Etc.	Stephens, G., 449 Pacific Hghwy., Artarmon	86430	Premise Match	965m	South
MOTOR SERVICE STATIONS-PETROL, Etc.	Avenue Filling Station, 298 Victoria Ave., Chatswood	85765	Premise Match	975m	North East

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Aerial Imagery 2014

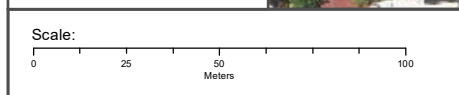
629-639 Pacific Highway, Chatswood NSW 2067



Legend

- X Site Centre
- Site Boundary
- Buffer 150m

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Coordinate System:
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Date: 10 June 2017

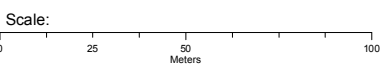
Aerial Imagery 2009

629-639 Pacific Highway, Chatswood NSW 2067



Legend

-  Site Boundary
-  Buffer 150m



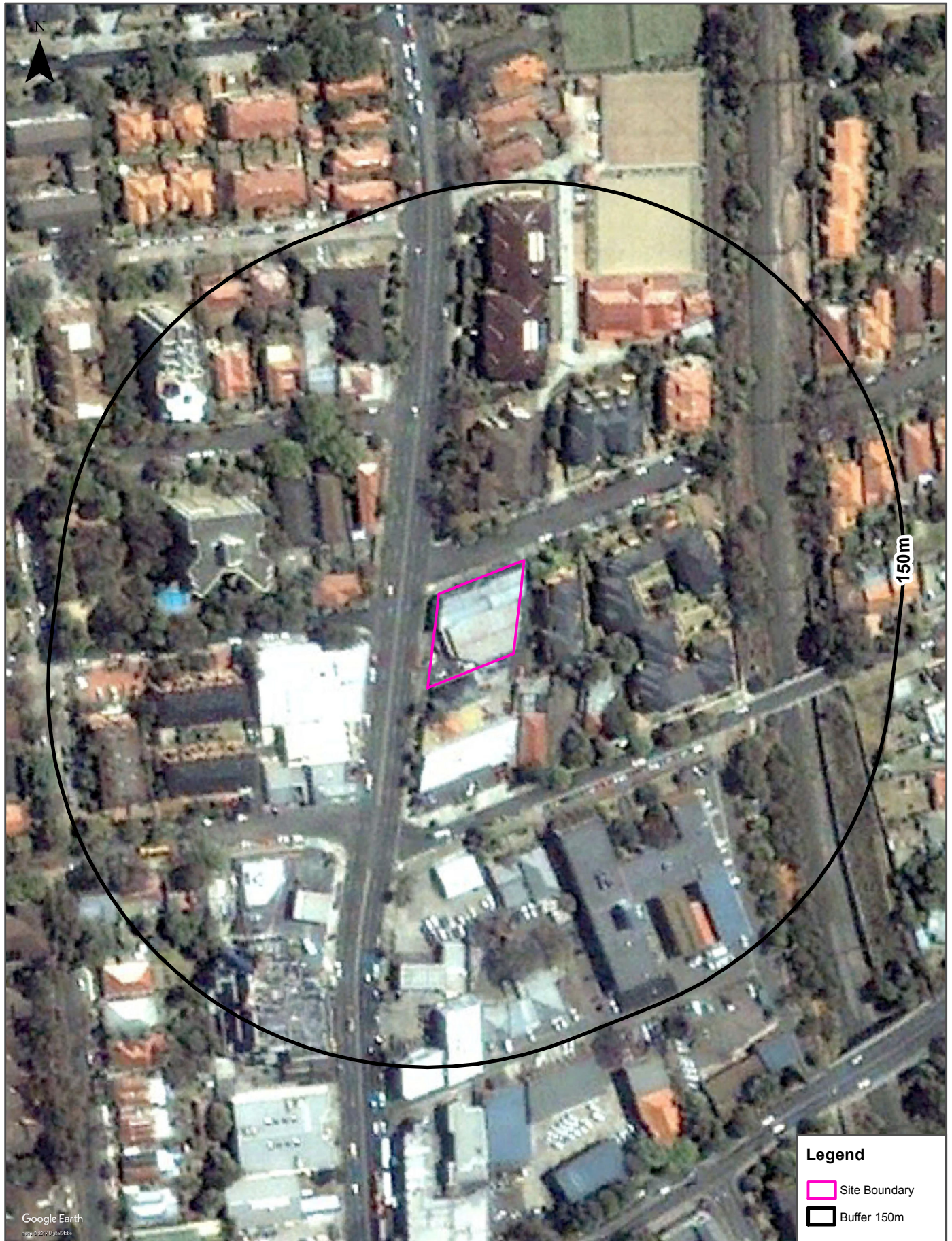
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Coordinate System:
GDA 1994 MGA Zone 56

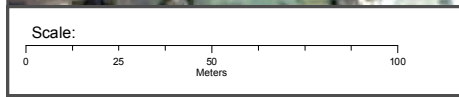
Date: 09 June, 2017

Aerial Imagery 2002

629-639 Pacific Highway, Chatswood NSW 2067



Legend	
	Site Boundary
	Buffer 150m



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Coordinate System:
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Date: 09 June, 2017

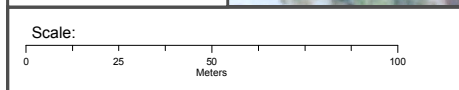
Aerial Imagery 1991

629-639 Pacific Highway, Chatswood NSW 2067



Legend

- Site Boundary
- Buffer 150m



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Date: 09 June 2017

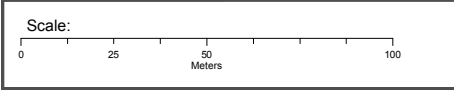
Aerial Imagery 1982

629-639 Pacific Highway, Chatswood NSW 2067



Legend

-  Site Boundary
-  Buffer 150m



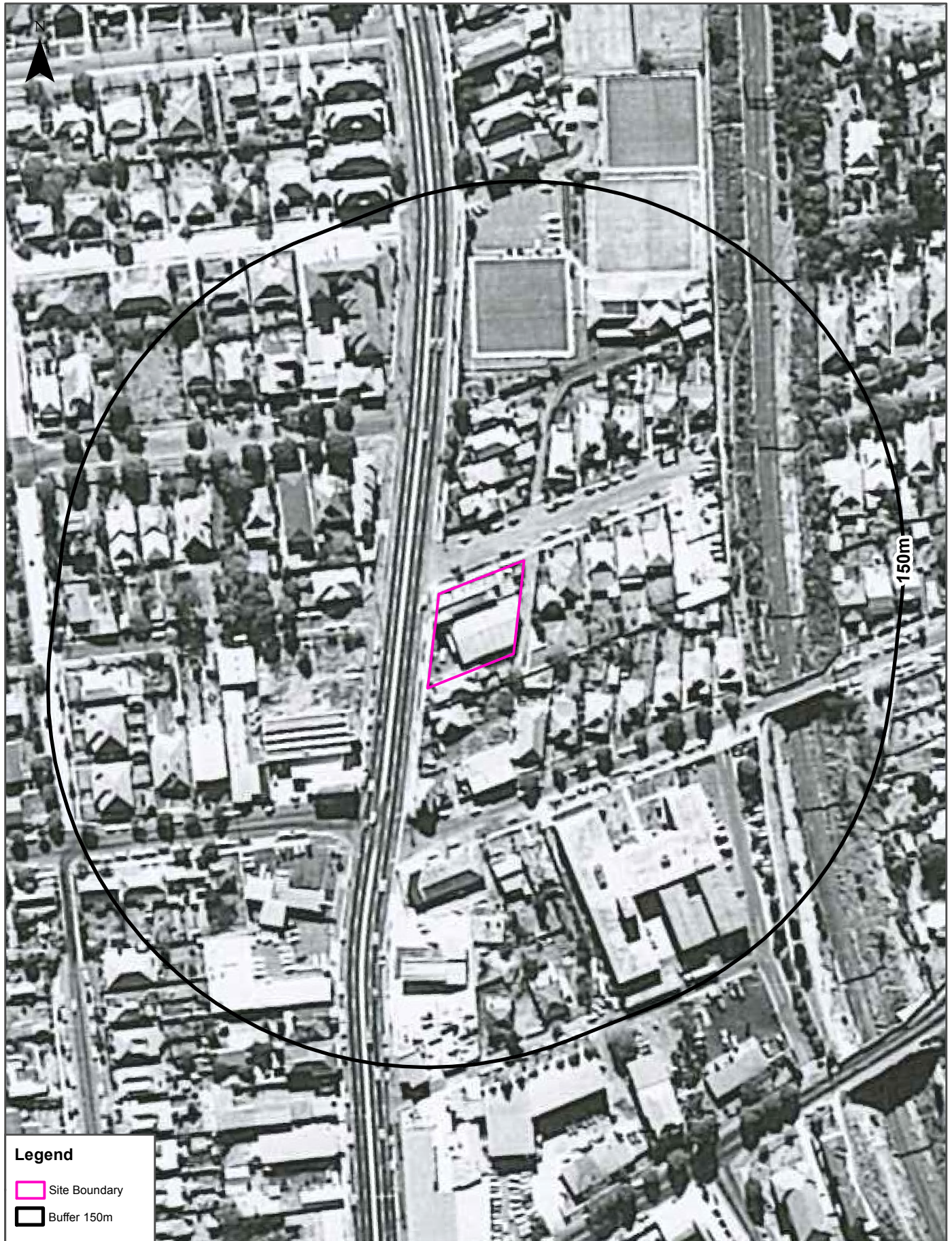
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Date: 09 June 2017

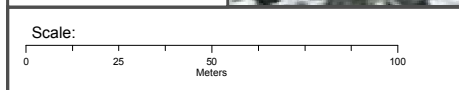
Aerial Imagery 1970

629-639 Pacific Highway, Chatswood NSW 2067



Legend

-  Site Boundary
-  Buffer 150m



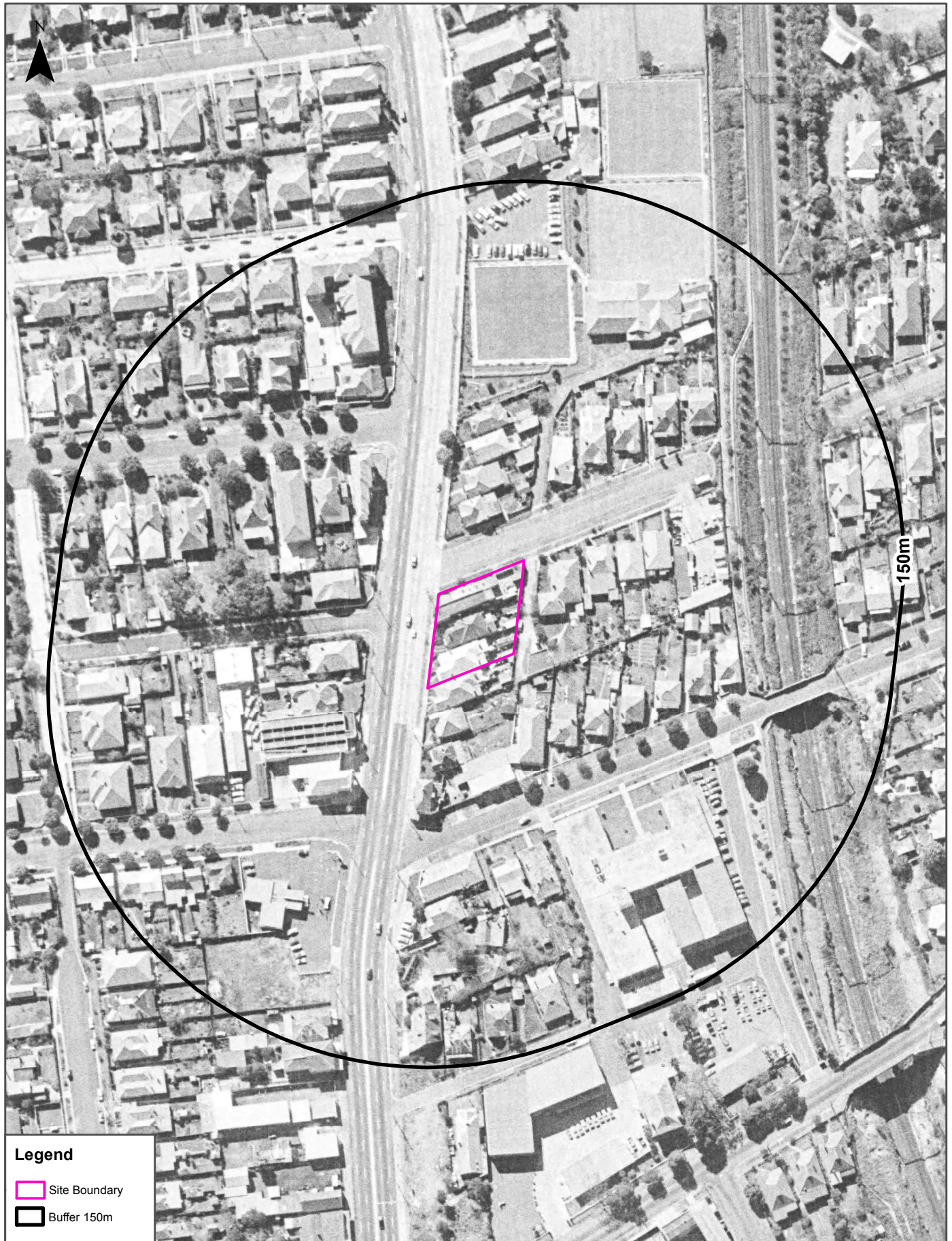
Data Sources: Historical Aerials: © Land and Property Information (a division of the Department of Finance and Services)

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Date: 09 June 2017

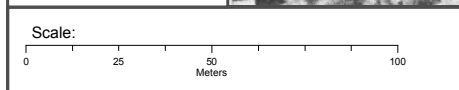
Aerial Imagery 1965

629-639 Pacific Highway, Chatswood NSW 2067



Legend

-  Site Boundary
-  Buffer 150m



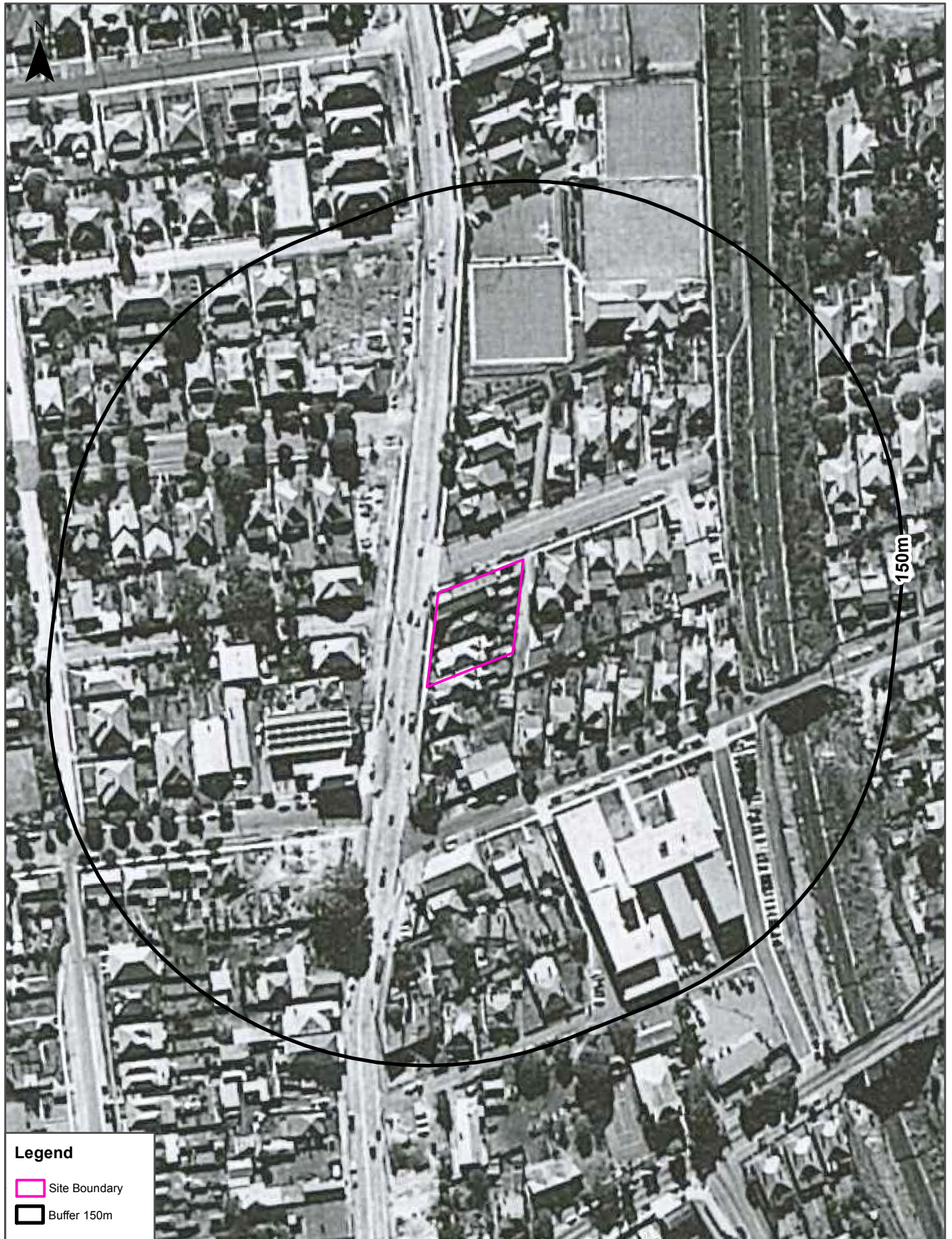
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Coordinate System:
GDA 1994 MGA Zone 56



Date: 09 June 2017

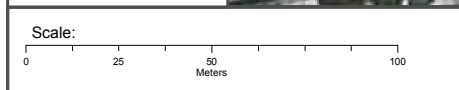
Aerial Imagery 1961

629-639 Pacific Highway, Chatswood NSW 2067



Legend

-  Site Boundary
-  Buffer 150m



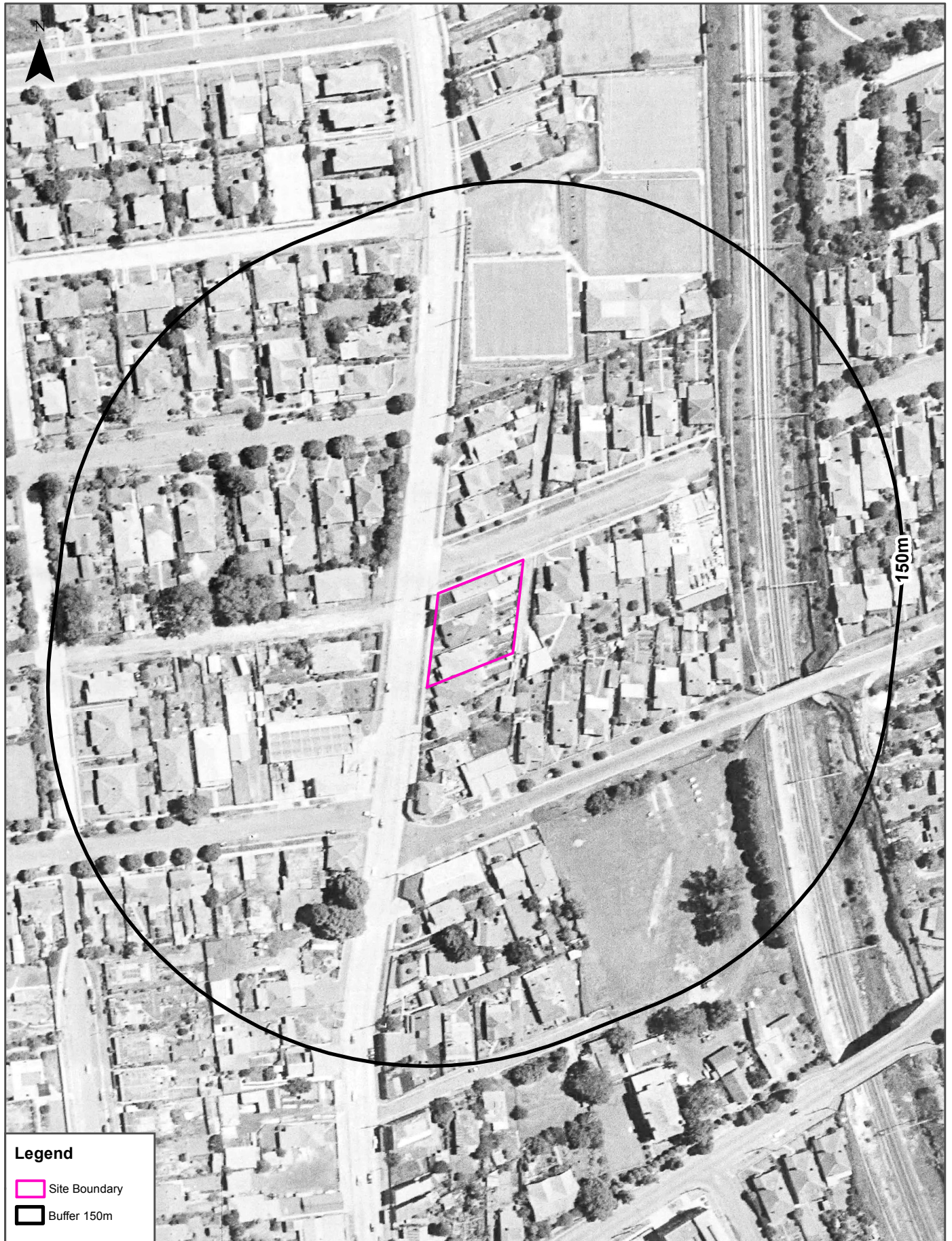
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Coordinate System: GDA 1994 MGA Zone 56



Date: 09 June 2017

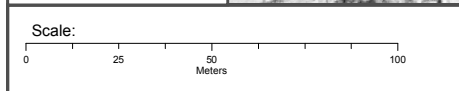
Aerial Imagery 1955

629-639 Pacific Highway, Chatswood NSW 2067



Legend

-  Site Boundary
-  Buffer 150m



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Coordinate System:
GDA 1994 MGA Zone 56

Date: 09 June 2017

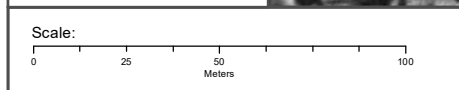
Aerial Imagery 1943

629-639 Pacific Highway, Chatswood NSW 2067



Legend

- X Site Centre
- Site Boundary
- Buffer 150m



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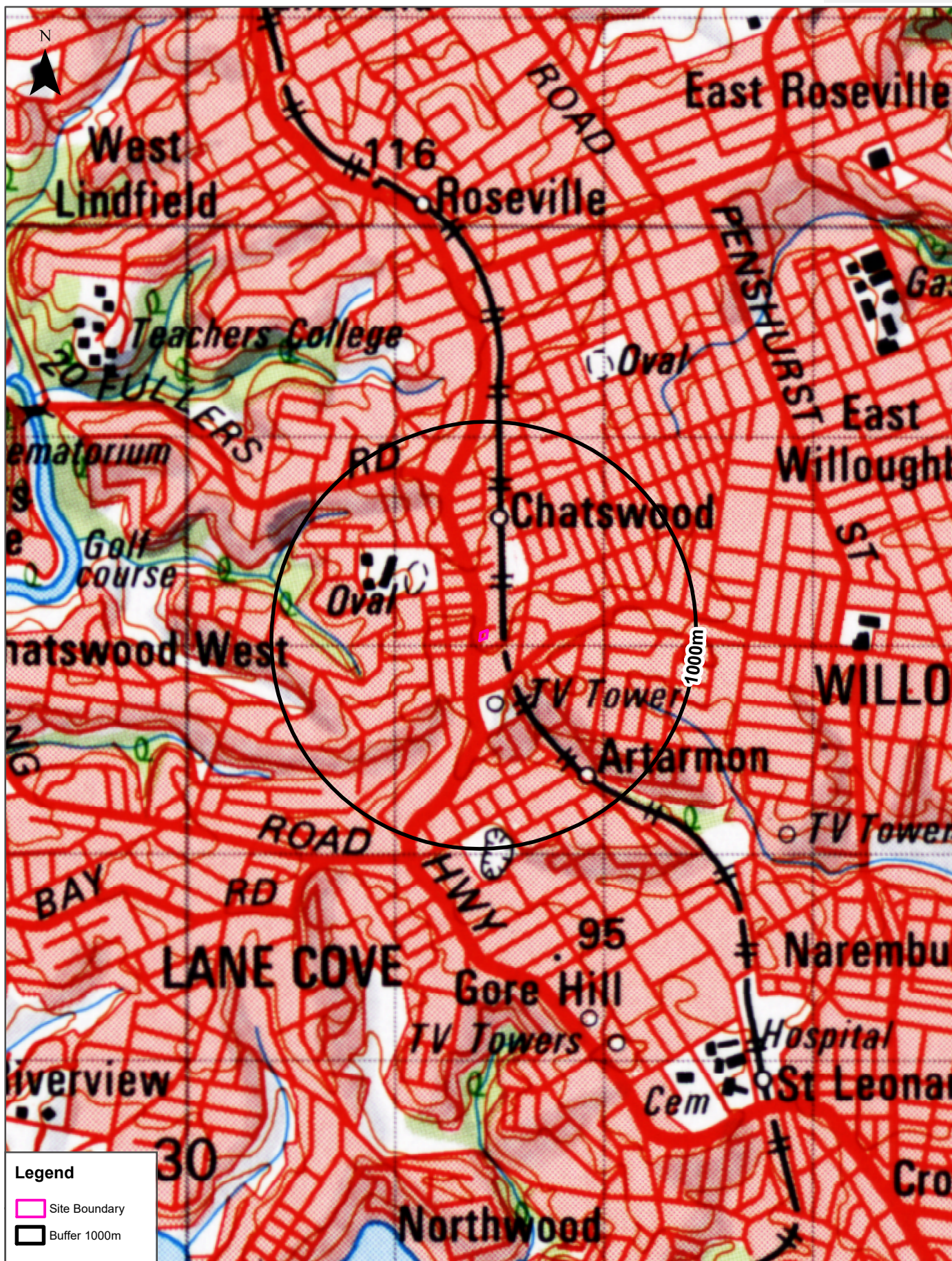
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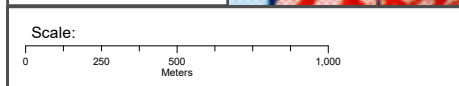
Historical Map 1975

629-639 Pacific Highway, Chatswood NSW 2067



Legend

- Site Boundary
- Buffer 1000m



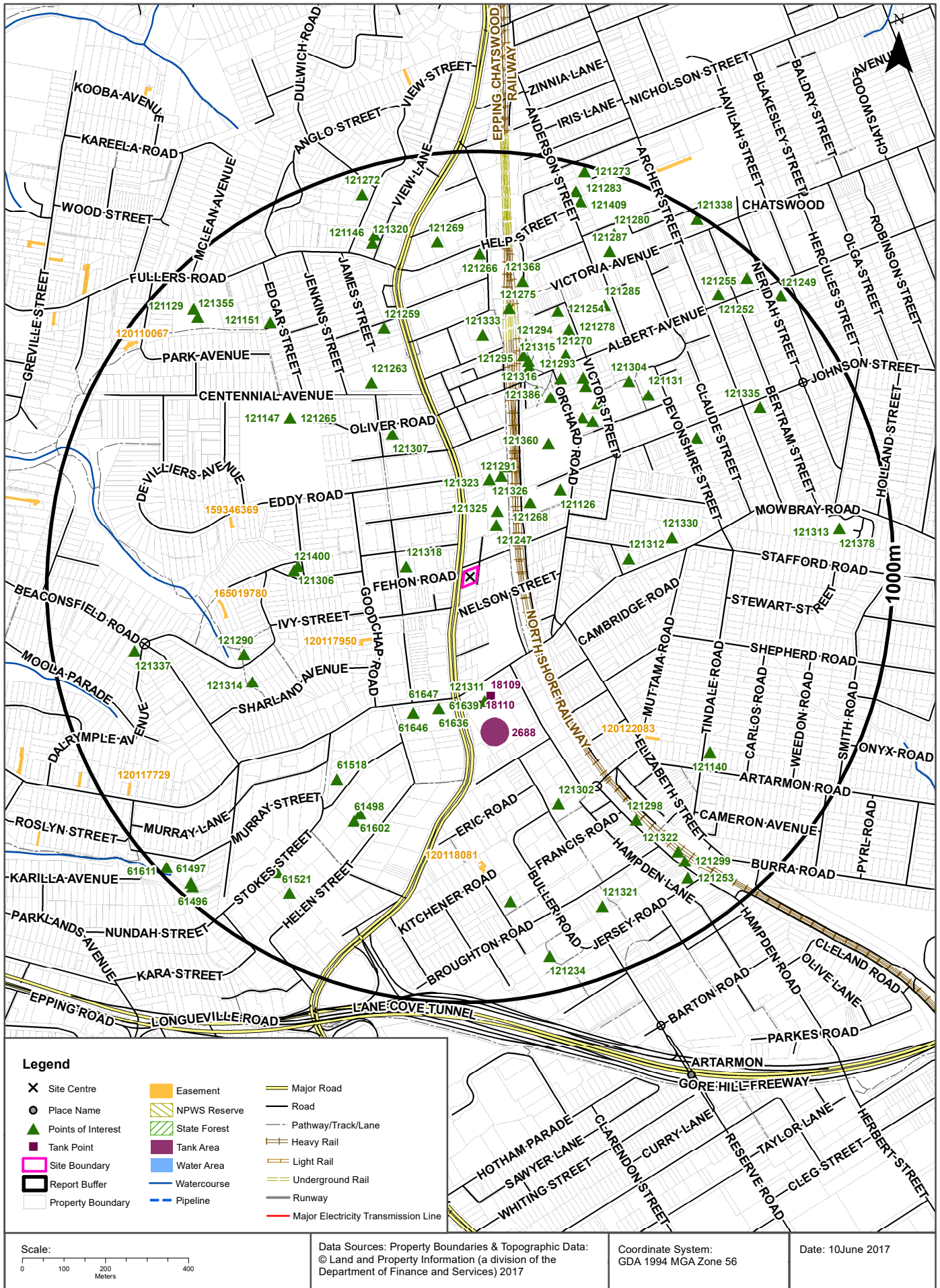
Data Sources: Sheet 9130 Edition 1 Sydney, NSW
National Topographic Map Series
Commonwealth of Australia

Coordinate System:
GDA 1994 MGA Zone 56

Date: 10 June 2017

Topographic Features

629-639 Pacific Highway, Chatswood NSW 2067



Topographic Features

629-639 Pacific Highway, Chatswood NSW 2067

Points of Interest

What Points of Interest exist within the report buffer?

Map Id	Feature Type	Label	Distance	Direction
121247	Club	CHATSWOOD BOWLING CLUB	109m	North East
121318	Picnic Area	SUTHERLAND PARK	140m	West
121325	Sports Field	BOWLING GREENS	141m	North East
121268	Retirement Village	CHAPMAN CLOSE	198m	North East
121323	Sports Court	TENNIS COURTS	211m	North
121291	Sports Court	TENNIS	211m	North
121292	Sports Field	CROQUET GREENS	225m	North
121326	Sports Field	CROQUET GREENS	225m	North
121123	Community Facility	CHATSWOOD CROQUET CLUB	249m	North
121126	Community Facility	WYLLIE LODGE	272m	North East
121311	Historic Site	CHATSWOOD RESERVOIRS NO1 AND NO2	279m	South
61636	Place Of Worship	UNITING CHURCH	297m	South
61639	Monument	CHATSWOOD SOUTH UNITING CHURCH VAD MEMORIALS	297m	South
61647	Historic Site	SOUTH UNITING CHURCH	297m	South
61646	Historic Site	SOUTH UNITING CEMETERY	324m	South West
121360	Sports Field	CHATSWOOD OVAL	342m	North East
121312	Historic Site	HILTON	363m	East
121307	Picnic Area	WHITTON PARK	375m	North West
121306	Monument	WALLACE PARK MEMORIAL PLAQUE	398m	West
121400	Park	WALLACE PARK RESERVE	407m	West
121271	Community Home	DOUGHERTY APARTMENTS	437m	North East
121386	Sports Court	CHATSWOOD SKATE PARK	444m	North East
121267	Retirement Village	DOUGHERTY APARTMENTS	445m	North East
121316	Park	CHATSWOOD PARK	446m	North
121330	Community Home	COLUMBIA AGED CARE SERVICES-WILLOWOOD CENTRE	471m	East
121134	Community Facility	DOUGHERTY COMMUNITY CENTRE	487m	North East
121282	Place Of Worship	BAPTIST CHURCH	495m	North East
121293	Monument	CROSS OF REMEMBRANCE	497m	North
121387	Sports Court	Sports Court	507m	North East
121263	Primary School	CHATSWOOD PUBLIC SCHOOL	508m	North West
121315	Park	GARDEN OF REMEMBRANCE	510m	North
121295	Monument	Monument	521m	North
121385	Sports Court	BASKETBALL	521m	North East

Map Id	Feature Type	Label	Distance	Direction
121294	Monument	THE BOER WAR MEMORIAL	548m	North
121290	Park	FERNDALE PARK	549m	West
61518	Nursing Home	UNITING LYNVALE LANE COVE	551m	South West
121270	Club	GORDON SOCIAL AND RECREATION CLUB	552m	North East
121314	Park	CAMPBELL PARK	553m	South West
121333	Club	CHATSWOOD RSL CLUB	558m	North
121265	High School	CHATSWOOD HIGH SCHOOL	559m	North West
121147	High School	SATURDAY SCHOOL OF COMMUNITY LANGUAGES CHATSWOOD H	559m	North West
121302	Park	ROBERT STREET PARK	569m	South
121304	Park	CURREY PARK	576m	North East
121131	Community Facility	THE HUB COMMUNITY GARDEN	582m	North East
61602	Park	HELEN STREET RESERVE	597m	South West
121251	Place Of Worship	SEVENTH DAY ADVENTIST CHURCH	610m	North East
121281	Art Gallery	FOYER EXHIBITION SPACE	611m	North
121278	Local Government Chambers	WILLOUGHBY CITY COUNCIL	611m	North
121259	Park	KENNETH SLESSOR PARK	618m	North
61498	Park	PLAYGROUND	619m	South West
121275	Railway Station	CHATSWOOD RAILWAY STATION	627m	North
121254	Post Office	CHATSWOOD POST OFFICE	644m	North
121298	Park	ARTARMON VILLAGE GREEN	690m	South East
121140	Community Facility	ARTARMON COMMUNITY FACILITY	696m	South East
121368	Transport Interchange	CHATSWOOD BUS INTERCHANGE	697m	North
121285	Shopping Centre	WESTFIELD CHATSWOOD	699m	North East
121266	Post Office	WEST CHATSWOOD POST OFFICE	754m	North
121151	Park	BARTELS PARK	761m	North West
121226	Picnic Area	WICKHAM PARK	765m	South
121335	Place Of Worship	SALVATION ARMY CHURCH	779m	North East
121269	Club	CHATSWOOD CLUB (THE)	789m	North
121337	Place Of Worship	ANGLICAN CHURCH	802m	West
121276	Railway Station	ARTARMON RAILWAY STATION	811m	South East
121322	Library	ARTARMON LIBRARY	811m	South East
61499	Park	PLAYGROUND	817m	South West
121320	Place Of Worship	ANGLICAN CHURCH	820m	North
121287	Library	CHATSWOOD LIBRARY	823m	North East
121146	Primary School	INTERNATIONAL CHINESE SCHOOL	836m	North
121321	Place Of Worship	ANGLICAN CHURCH	838m	South
121299	Monument	CHARLES HENRY WICKHAM MEMORIAL PLAQUE	839m	South East
61521	Park	GOODLET RESERVE	845m	South West
121280	Art Gallery	ART SPACE ON THE CONCOURSE	866m	North East
121313	Historic Site	WINDSOR GARDENS	874m	East

Map Id	Feature Type	Label	Distance	Direction
121252	Police Station	CHATSWOOD POLICE STATION	874m	North East
121378	Retirement Village	WINDSOR GARDENS RETIREMENT VILLAGE	874m	East
121253	Post Office	ARTARMON POST OFFICE	876m	South East
121355	Sports Court	TENNIS COURTS	887m	North West
121129	Community Facility	CHATSWOOD TENNIS CLUB	908m	North West
121234	Park	JERSEY ROAD RESERVE	912m	South
121409	Combined Primary-Secondary School	ST PIUS X COLLEGE	914m	North
121283	Place Of Worship	PRESBYTERIAN CHURCH	934m	North
121272	Community Home	FOREST VIEW QUALITY CARE CENTRE	939m	North
121255	Shopping Centre	CHATSWOOD VILLAGE	950m	North East
61497	Sports Court	FITNESS EQUIPMENT	965m	South West
61496	Sports Court	BASKETBALL	970m	South West
121249	Place Of Worship	CHRISTIAN SCIENTIST CHURCH	977m	North East
61611	Park	STRINGYBARK RESERVE	980m	South West
121273	Retirement Village	ST ANDREW'S LODGE	986m	North
121338	Place Of Worship	CHURCH OF CHRIST	989m	North East

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

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Topographic Features

629-639 Pacific Highway, Chatswood NSW 2067

Tanks (Areas)

What are the Tank Areas located within the report 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	322m	South

Tanks (Points)

What are the Tank Points located within the report 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	271m	South
18110	Water	Operational		01/01/2009	285m	South

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

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Major Easements

What Major Easements exist within the report 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		245m	South West
120122083	Primary	Undefined		554m	South East
159346369	Primary	Right of way	3.14	564m	West
165019780	Primary	Right of way	Variable	569m	West
120118081	Primary	Undefined		661m	South
120117729	Primary	Undefined		926m	South West
120110067	Primary	Undefined		960m	North West

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

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Topographic Features

629-639 Pacific Highway, Chatswood NSW 2067

State Forest

What State Forest exist within the report 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 report 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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Elevation Contours (m AHD)

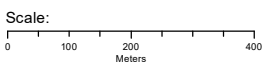
629-639 Pacific Highway, Chatswood NSW 2067



Legend

- Site Centre
- Site Boundary
- Elevation Contour (m AHD)
- Report Buffer
- Property Boundary

Accuracy & Currency: This contour data can be up to 0.4 of the contour interval out in height and must therefore not be used for any design or engineering works, but only as a general guide to topography. Gaps may occur along contour lines due to vertical topography, obscured topography in the source photography such as buildings, dense vegetation or dead ground, or the fact that original buildings have been replaced in the intervening thirty years since the original contour capture.



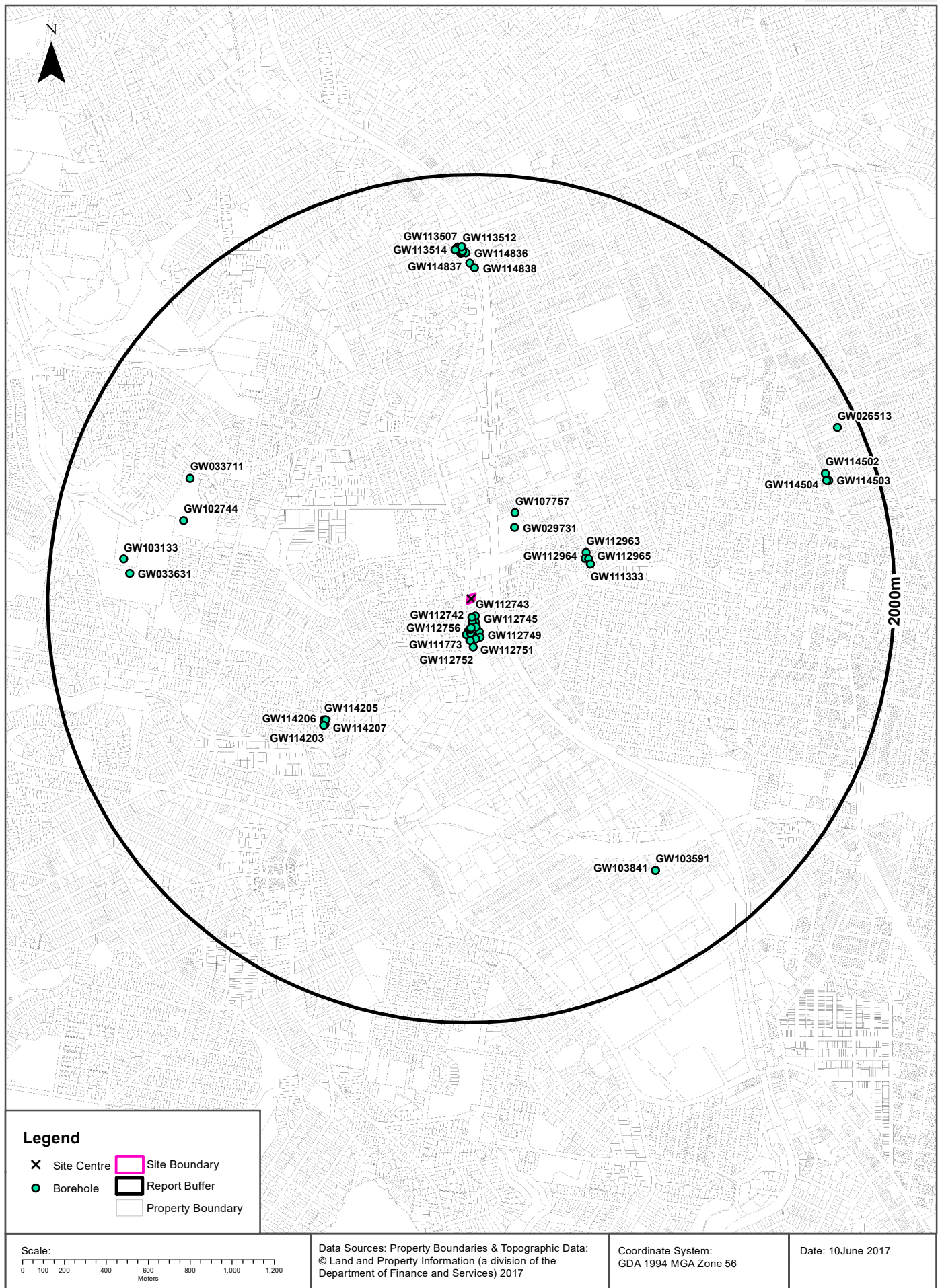
Data Sources: Property Boundaries & Topographic Data:
 © Land and Property Information (a division of the
 Department of Finance and Services) 2017

Coordinate System:
 GDA 1994 MGA Zone 56

Date: 10 June 2017

Groundwater Boreholes

629-639 Pacific Highway, Chatswood NSW 2067



Hydrogeology & Groundwater

629-639 Pacific Highway, Chatswood NSW 2067

Hydrogeology

Description of aquifers on-site:

Description
Porous, extensive aquifers of low to moderate productivity

Description of aquifers within the report 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 2km of the site:

GW No.	Licence No	Work Type	Owner Type	Purpose	Contractor	Complete Date	Final Depth	Drilled Depth	Salinity	SWL	Yield	Elev	Dist	Dir
GW112743	10BL603114	Bore	Private	Monitoring	TERRATEST	23/03/2009	11.00	11.00					70m	South
GW112742	10BL603114	Bore	Private	Monitoring	TERRATEST	24/03/2009	11.00	11.00					70m	South
GW112744	10BL603114	Bore	Private	Monitoring	TERRATEST	24/03/2013	11.00	11.00					94m	South
GW112745	10BL603114	Bore	Private	Monitoring	TERRATEST	23/03/2009	12.00	12.00					97m	South
GW112746	10BL603114	Bore	Private	Monitoring	TERRATEST	23/03/2013	12.00	12.00					116m	South
GW112747	10BL603114	Bore	Private	Monitoring	TERRATEST	25/03/2009	12.00	12.00					119m	South
GW112753	10BL603114	Bore	Private	Monitoring	TERRATEST	27/08/2013	10.50	10.50					125m	South
GW112756	10BL603114	Bore	Private	Monitoring	TERRATEST	23/03/2013	11.00	11.00					129m	South
GW112754	10BL603114	Bore	Private	Monitoring	TERRATEST	18/03/2009	11.00	11.00					142m	South
GW112749	10BL603114	Bore	Private	Monitoring	TERRATEST	08/04/2009	6.50	6.50					145m	South
GW112755	10BL603114	Bore	Private	Monitoring	TERRATEST	23/03/2009	11.00	11.00					147m	South
GW112748	10BL603114	Bore	Private	Monitoring	TERRATEST	25/03/2009	12.00	12.00					151m	South
GW112751	10BL603114	Bore	Private	Monitoring	TERRATEST	16/03/2009	6.00	6.00					173m	South
GW112750	10BL603114	Bore	Private	Monitoring	TERRATEST	09/04/2009	6.00	6.00					174m	South
GW111773	10BL603110	Bore	Private	Monitoring	Terratest Pty Ltd	16/03/2012	5.50	6.00					178m	South
GW112752	10BL603114	Bore	Private	Monitoring	TERRATEST	16/03/2009	6.00	6.00					209m	South
GW029731	10BL019677	Bore open thru rock	Local Govt	Recreation		01/04/1967	21.60	21.60					366m	North East
GW107757	10BL165399, 10BL602036, 10WA109507	Bore		Recreation	Intertec Drilling Services	29/07/2005	162.60	162.60	1360	25.60	0.300		428m	North East
GW112964	10BL605047	Bore	Local Govt	Monitoring		15/03/2012	2.00	2.00					552m	East
GW112963	10BL605047	Bore	Local Govt	Monitoring		15/03/2012	9.00	9.00					565m	East

GW No.	Licence No	Work Type	Owner Type	Purpose	Contractor	Complete Date	Final Depth	Drilled Depth	Salinity	SWL	Yield	Elev	Dist	Dir
GW112965	10BL605047	Bore	Local Govt	Monitoring		15/03/2012	9.00	9.00					567m	East
GW111332	10BL604464	Bore	Other Govt	Monitoring	SOILCHECK	24/01/2011	3.20	3.20					569m	East
GW111333	10BL604464	Bore	Private	Monitoring	SOILCHECK	24/01/2011	9.00	9.00					569m	East
GW114204	10BL604061	Bore	Private	Monitoring	Coffey Environments	02/06/2010	13.80	13.80					871m	South West
GW114205	10BL604061	Bore	Private	Monitoring	Coffey Environments	16/08/2010	10.00	10.00					877m	South West
GW114206	10BL604061	Bore	Private	Monitoring	Coffey Environments	16/08/2010	8.00	8.00					884m	South West
GW114207	10BL604061	Bore	Private	Monitoring	Coffey Environments	16/08/2010	2.00	2.00					890m	South West
GW114203	10BL604061	Bore	Private	Monitoring	Coffey Environments	02/06/2010	13.85	13.85					896m	South West
GW102744	10BL156110, 10CA109327	Bore		Industrial	B & B Drilling Inc	03/11/1994	39.00	39.00			1.900		1402m	West
GW033711	10BL026840	Bore open thru rock	Private	Irrigation		01/11/1966	13.40	13.40	Fresh				1438m	North West
GW103591	10BL159969	Bore	Private	Monitoring	Intertec Drilling Services	11/01/2001	5.80	5.80					1552m	South East
GW114838	10BL604596	Bore	Private	Monitoring bore		30/07/2011	9.70	9.70		3.90			1552m	North
GW103841	10BL159969	Bore		Monitoring	Intertec Drilling Services	11/01/2001	5.80	5.80					1552m	South East
GW114837	10BL604596	Bore	Private	Monitoring bore		30/07/2011	5.00	5.00		2.60			1576m	North
GW033631	10BL026839, 10BL137058, 10CA109327	Bore open thru rock	Private	Recreation		01/12/1966	14.00	14.00	Fresh				1615m	West
GW113511	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	01/09/2004	8.00	8.00					1625m	North
GW114836	10BL604596	Bore	Private	Monitoring bore		30/07/2011	15.00	15.00		8.80			1626m	North
GW113505	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	31/08/2004	8.00	8.00					1633m	North
GW113508	10BL164807	Bore	Private	Monitoring		01/09/2004	7.50	7.50					1633m	North
GW113506	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	31/08/2004	3.10	3.10					1634m	North
GW113509	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	01/09/2004	3.00	3.00					1634m	North
GW113513	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	01/09/2004	2.80	2.80					1641m	North
GW113514	10BL164807	Bore	Private	Monitoring		06/09/2004	8.60	8.60					1642m	North
GW113512	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	31/08/2004	8.00	8.00					1643m	North
GW103133	10BL141318, 10CA109327	Bore		Irrigation, Recreation	JH Iselt Pty Ltd	25/09/1990	46.00	46.00	Fresh	12.50	4.500		1649m	West
GW113507	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	31/08/2004	7.60	7.60					1651m	North
GW113510	10BL164807	Bore	Private	Monitoring	Drilltest Pty Ltd	31/08/2004	7.80	7.80					1655m	North
GW114504	10BL604470	Bore	Private	Monitoring	SOILCHECK PTY LTD	28/10/2010	8.00	8.00		2.50			1761m	East
GW114502	10BL604470	Bore	Private	Monitoring	SOILCHECK PTY LTD	28/10/2010	8.00	8.00		2.50			1767m	East
GW114503	10BL604470	Bore	Private	Monitoring	SOILCHECK PTY LTD	28/10/2010	8.00	8.00		2.50			1771m	East
GW026513	10BL019159	Bore open thru rock	Private	Irrigation		01/12/1966	64.00	64.00	Fresh				1900m	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

629-639 Pacific Highway, Chatswood NSW 2067

Driller's Logs

Drill log data relevant to the boreholes within 2km of the site:

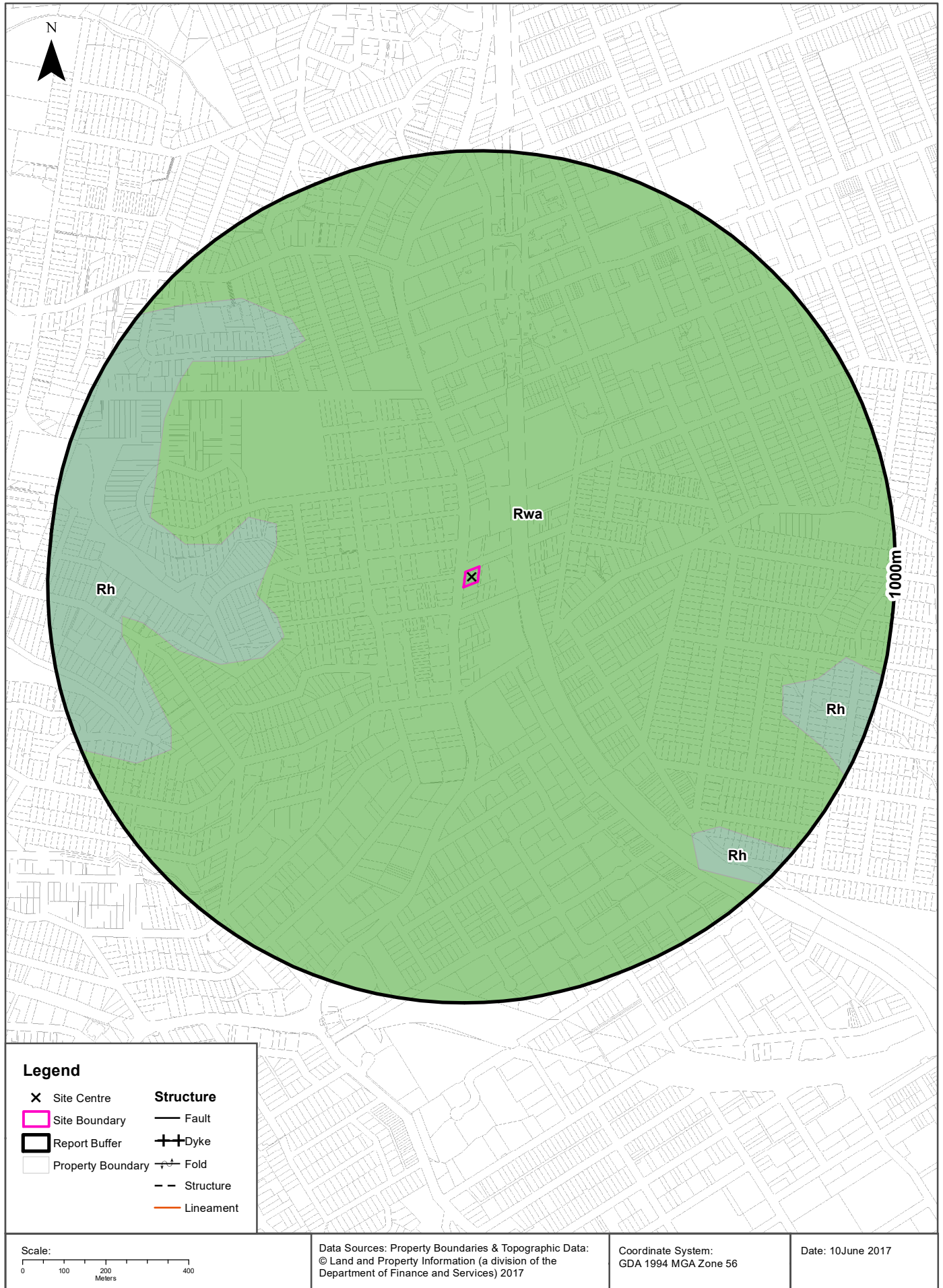
Groundwater No	Drillers Log	Distance	Direction
GW111773	0.00m-0.20m CONCRETE 0.20m-0.80m FILL,CLAY YELLOW/ BROWN,SOME BRICK 0.80m-2.40m CLAY YELLOW BROWN,DRY,LOOSE,L/PLAS. 2.40m-4.30m CLAY BROWN/GREY/RED,STIFF,L/PLAST.IRONSTONE 4.30m-6.00m CLAY GREY/RED,DRY,HARD,L/PLASTICITY	178m	South
GW029731	0.00m-3.45m 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	366m	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	428m	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	569m	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	569m	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	1402m	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	1438m	North West
GW103591	0.00m-2.00m ROAD BASE 2.00m-4.00m CLAY 4.00m-5.80m SANDY CLAY	1552m	South East
GW103841	0.00m-0.20m ROAD BASE 0.20m-4.00m STIFF CLAY 4.00m-5.80m SANDY CLAY	1552m	South East

Groundwater No	Drillers Log	Distance	Direction
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	1552m	North
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	1576m	North
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	1615m	West
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	1626m	North
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	1649m	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 VEY STIFF,MOIST 6.00m-8.00m RESIDUAL SANDY CLAY STIFF BEC.SOFT	1761m	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	1767m	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	1771m	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	1900m	North East

Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp
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Geology 1:100,000

629-639 Pacific Highway, Chatswood NSW 2067



Geology

629-639 Pacific Highway, 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 report 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 report 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

629-639 Pacific Highway, Chatswood NSW 2067

Naturally Occurring Asbestos Potential

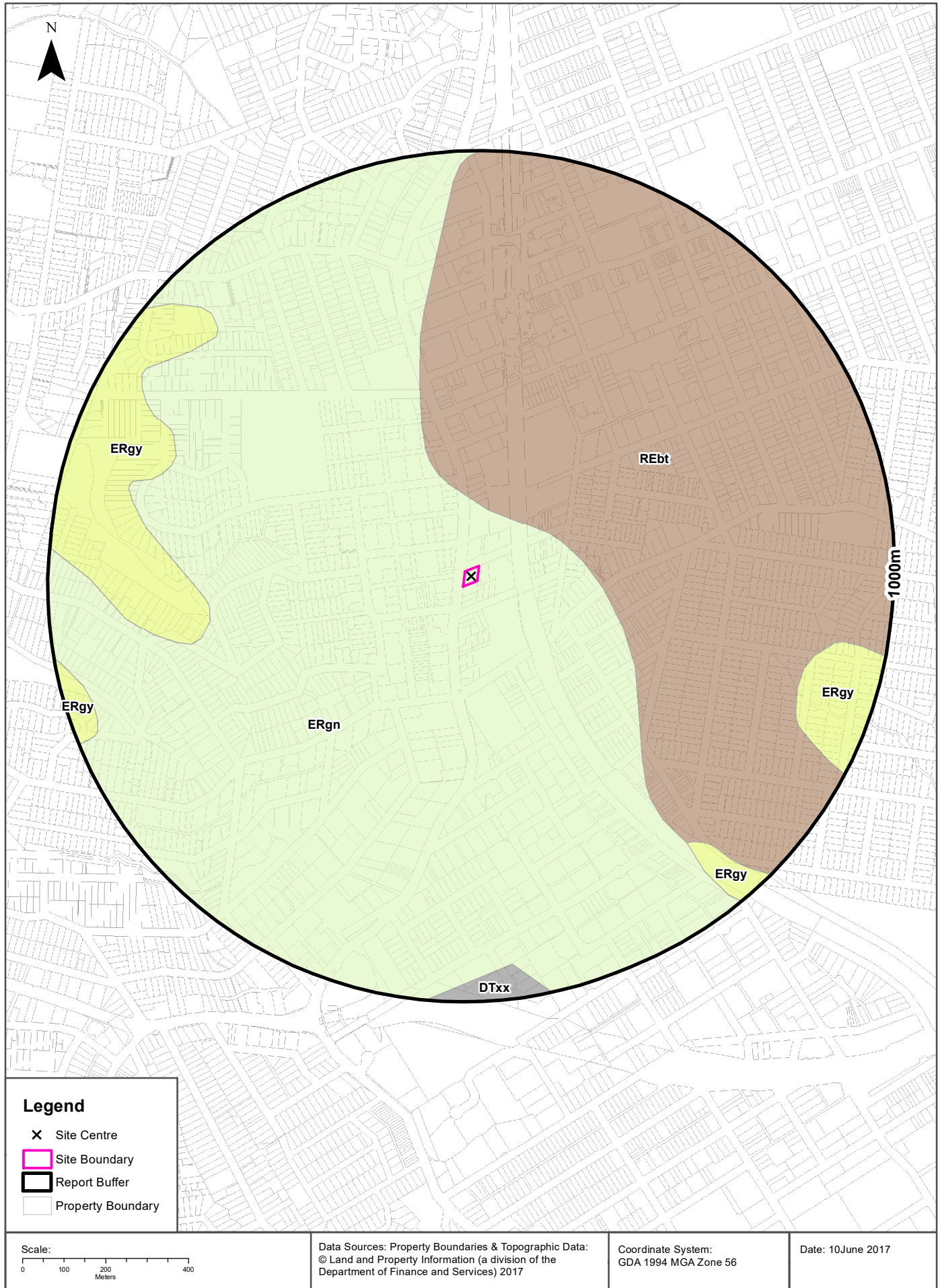
Naturally Occurring Asbestos Potential within the report buffer?

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

629-639 Pacific Highway, Chatswood NSW 2067



Soils

629-639 Pacific Highway, 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 report buffer?

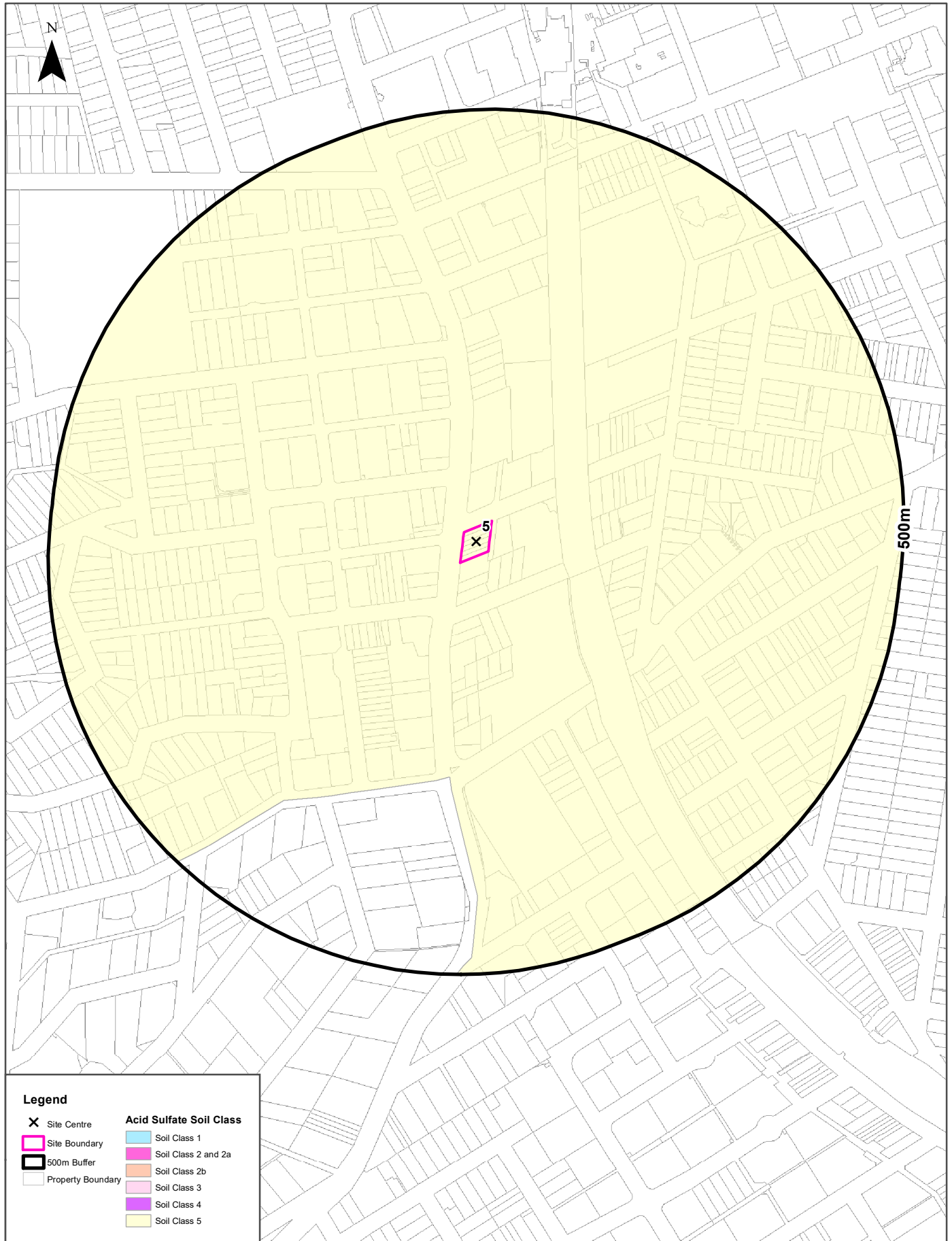
Soil Code	Name	Group	Process	Map Sheet	Scale
DTxx	DISTURBED TERRAIN		DISTURBED TERRAIN	Sydney	1:100,000
ERgn	GLENORIE		EROSIONAL	Sydney	1:100,000
ERgy	GYMEA		EROSIONAL	Sydney	1:100,000
REbt	BLACKTOWN		RESIDUAL	Sydney	1:100,000

Soils Landscapes Data Source : NSW Office of Environment and Heritage

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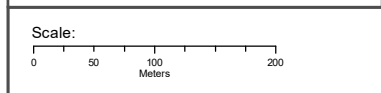
Acid Sulfate Soils

629-639 Pacific Highway, Chatswood NSW 2067



Legend

X Site Centre	Acid Sulfate Soil Class
Site Boundary	Soil Class 1
500m Buffer	Soil Class 2 and 2a
Property Boundary	Soil Class 2b
	Soil Class 3
	Soil Class 4
	Soil Class 5



Data Sources: Property Boundaries & Topographic Data:
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 Department of Finance and Services) 2017

Coordinate System:
 GDA 1994 MGA Zone 56

Date: 10 June 2017

Standard Local Environmental Plan Acid Sulfate Soils

629-639 Pacific Highway, 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
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Dryland Salinity

629-639 Pacific Highway, Chatswood NSW 2067

Dryland Salinity

Is there Dryland Salinity data onsite?

No

Is there Dryland Salinity data within the report 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.

Mining Subsidence Districts

629-639 Pacific Highway, Chatswood NSW 2067

Mining Subsidence Districts

Mining Subsidence Districts within the report 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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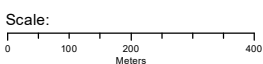
State Environmental Planning Policy

629-639 Pacific Highway, Chatswood NSW 2067



Legend

- | | | |
|-------------------|--------------------------------|---|
| ✕ Site Centre | SEPP 14 - Coastal Wetlands | Strategic Land Use - Future Residential Growth Areas |
| Site Boundary | SEPP 26 - Littoral Rainforests | Strategic Land Use - Additional Rural Village Land |
| Report Buffer | SEPP 71 - Coastal Protection | Strategic Land Use -Biophysical Strategic Agricultural Land |
| Property Boundary | SEPP Major Developments 2005 | Strategic Land Use -Critical Industry Cluster (Equine) |
| | | Strategic Land Use -Critical Industry Cluster (Viticulture) |



Data Sources: Property Boundaries & Topographic Data:
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Department of Finance and Services) 2017

Coordinate System:
GDA 1994 MGA Zone 56

Date: 10 June 2017

Environmental Zoning

629-639 Pacific Highway, Chatswood NSW 2067

State Environmental Planning Policy Protected Areas

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

Map Id	Feature	Effective Date	Distance	Direction
62609	Chatswood Railway Interchange	25/05/2005	443m	North

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

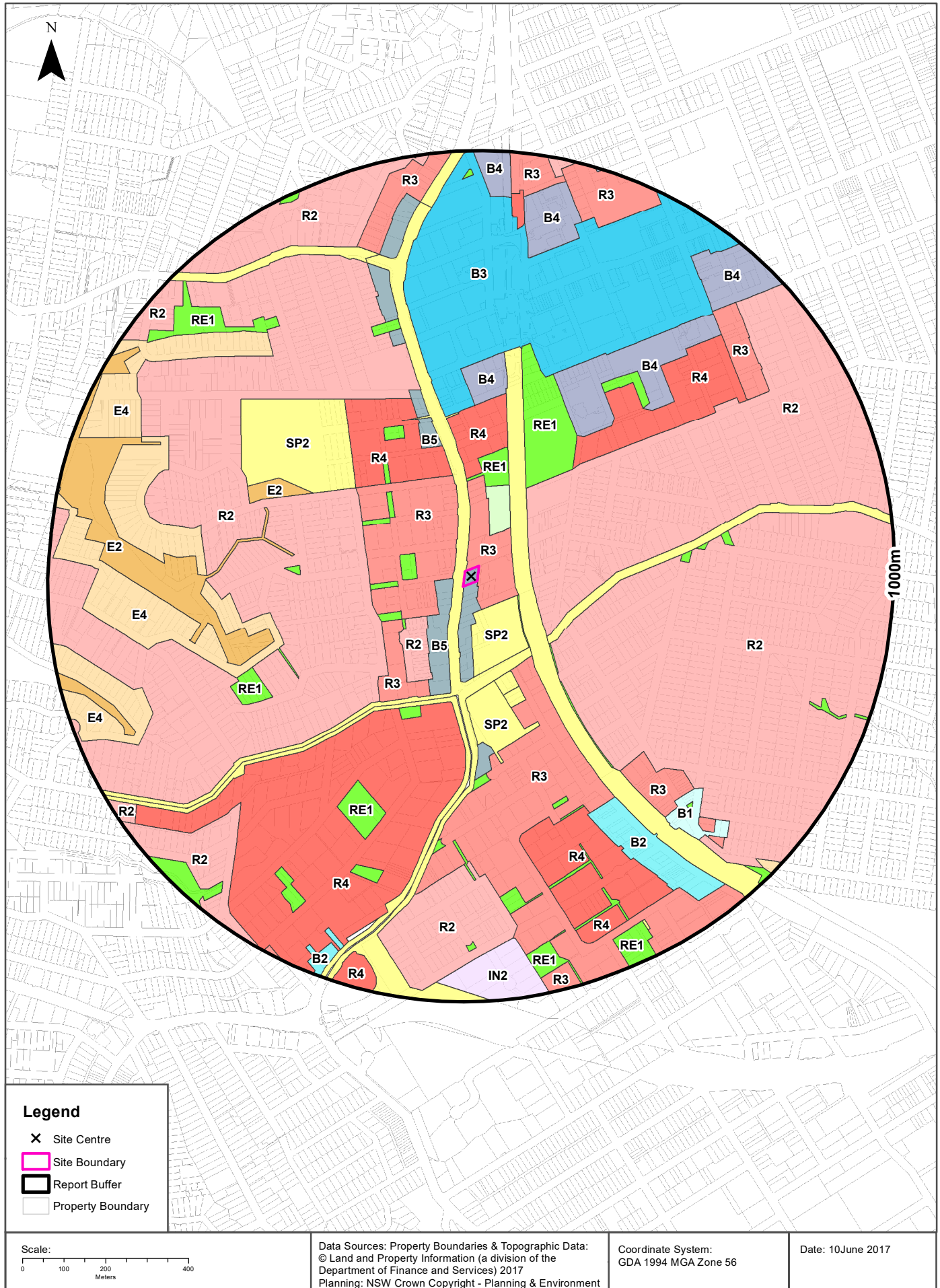
State Environmental Planning Policy Strategic Land Use Areas onsite or within the report buffer?

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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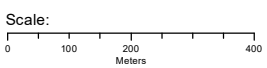
LEP Planning Zones

629-639 Pacific Highway, Chatswood NSW 2067



Legend

- X Site Centre
- Site Boundary
- Report Buffer
- Property Boundary



Data Sources: Property Boundaries & Topographic Data:
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Coordinate System:
 GDA 1994 MGA Zone 56

Date: 10 June 2017

Local Environmental Plan

629-639 Pacific Highway, Chatswood NSW 2067

Land Zoning

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

Zone	Description	Purpose	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
B5	Business Development		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		0m	Onsite
SP2	Infrastructure	Classified Road	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		0m	South West
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		0m	North East
B5	Business Development		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		26m	South West
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		27m	North West
SP2	Infrastructure	Electricity Transmission & Distribution	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		66m	South East
RE2	Private Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		76m	North
SP2	Infrastructure	Railway	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		80m	South East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		101m	South East
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		112m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		113m	West
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		120m	East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		157m	West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		160m	South West
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		167m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		192m	North
SP2	Infrastructure	Classified Road	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		212m	East
R4	High Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		213m	North
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		214m	West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		214m	North West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		216m	North West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		218m	North East
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		221m	South East
R4	High Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		228m	North West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		229m	South East
SP2	Infrastructure	Electricity Transmission & Distribution	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		229m	South
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		230m	East
SP2	Infrastructure	Water Supply System	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		237m	South
SP2	Infrastructure	Road	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		263m	South West

Zone	Description	Purpose	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
SP2	Infrastructure	Telecommunications	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		271m	South
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		278m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		278m	North West
B5	Business Development		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		303m	North
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		304m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		314m	South East
R4	High Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		324m	North East
SP2	Infrastructure	Educational Establishment	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		332m	North West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		353m	North West
B3	Commercial Core		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		368m	North
B5	Business Development		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		377m	South
B5	Business Development		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		383m	North
B4	Mixed Use		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		387m	North
B4	Mixed Use		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		392m	North East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		393m	West
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		412m	North West
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		413m	West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		451m	South
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		453m	West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		484m	East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		515m	North East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		522m	East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		530m	South West
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		531m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		559m	South
B5	Business Development		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		566m	North
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		570m	South East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		586m	East
R4	High Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		590m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		595m	South East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		602m	North
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		608m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		610m	South
B2	Local Centre		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		615m	South East
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		618m	North West
B5	Business Development		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		627m	North

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	15/08/2014		660m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		678m	South
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		710m	South
B1	Neighbourhood Centre		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		711m	South East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		733m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		737m	South East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		741m	North West
R2	Low Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		746m	South West
B4	Mixed Use		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		751m	North
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		758m	North East
B5	Business Development		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		769m	North
SP2	Infrastructure	Classified Road	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		778m	North West
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		780m	South East
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		788m	North
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		797m	South
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		803m	South West
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		806m	West
R4	High Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		815m	North
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		822m	North West
UL	Unzoned Land		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		823m	South
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		827m	South East
B4	Mixed Use		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		831m	North East
R4	High Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		847m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		850m	East
IN2	Light Industrial		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		853m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		854m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		861m	South
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		862m	North
E2	Environmental Conservation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		863m	West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		877m	South
B2	Local Centre		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		882m	South
B4	Mixed Use		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		890m	North
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		896m	North
SP2	Infrastructure	Electricity Transmission & Distribution	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		907m	South East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		908m	South East
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		910m	North West

Zone	Description	Purpose	LEP or SEPP	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
B2	Local Centre		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		913m	South
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		915m	South West
R4	High Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		916m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		932m	North
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		935m	South East
E4	Environmental Living		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		945m	South East
R2	Low Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		945m	South West
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		953m	North East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		963m	East
R3	Medium Density Residential		Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	23/12/2016		981m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		984m	North West
B4	Mixed Use		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		991m	North
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	15/08/2014		994m	North

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Local Environmental Plan

629-639 Pacific Highway, 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
17	20.00 m	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	13/06/2014		99.8

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
80	2.50	LEP	21/12/2012	31/01/2013	04/03/2016		99.8

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

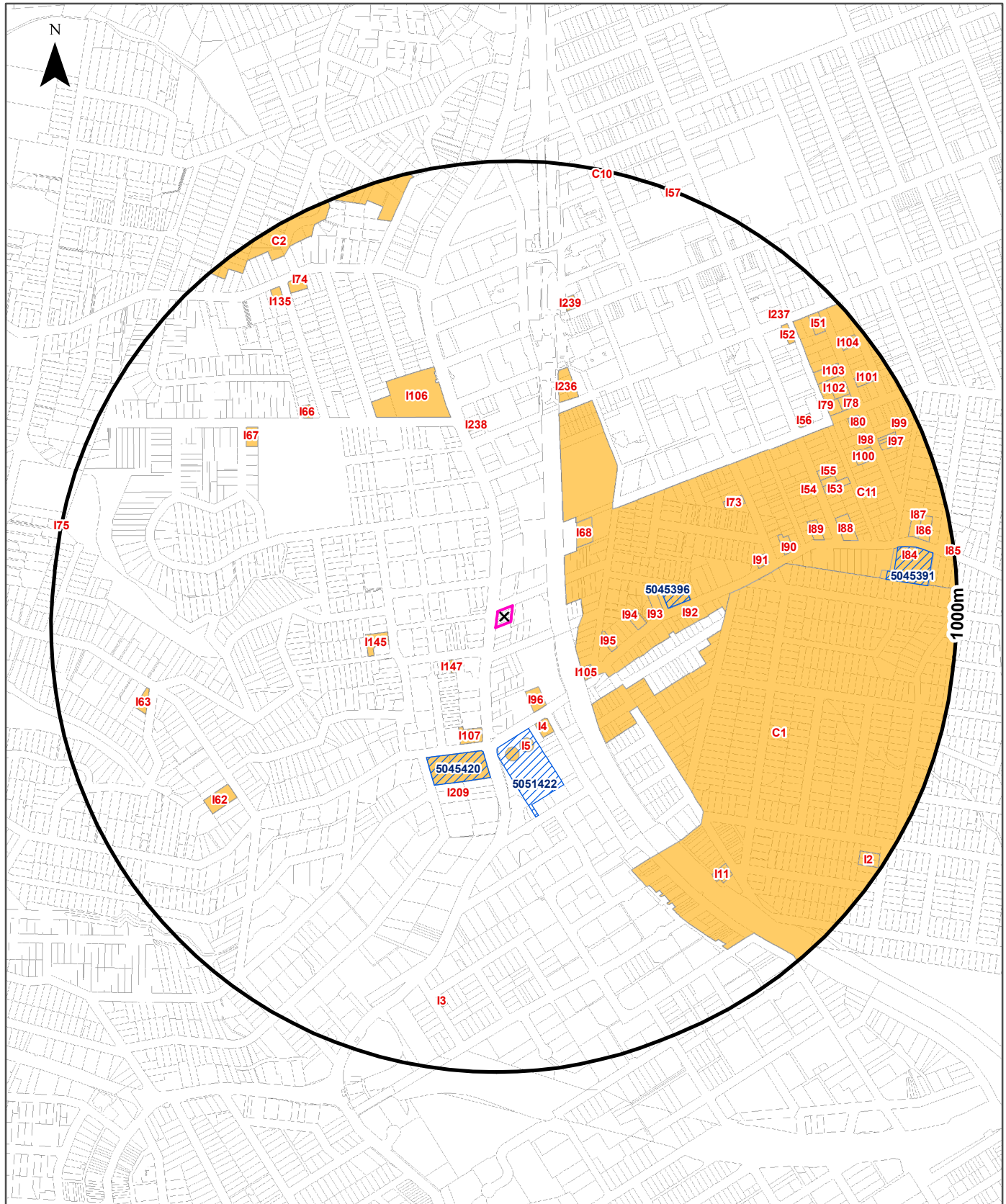
What are the onsite Local Environmental Plan Land Reservation Acquisitions?

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

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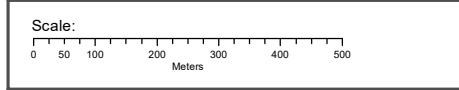
Heritage Items

629-639 Pacific Highway, Chatswood NSW 2067



Legend

- Site Centre
- Site Boundary
- State Heritage Items
- Property Boundary
- Report Buffer
- Local Heritage Items



Data Sources: Property Boundaries & Topographic Data:
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Coordinate System:
 GDA 1994 MGA Zone 56

Date: 10 June 2017

Heritage

629-639 Pacific Highway, Chatswood NSW 2067

State Heritage Items

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

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
5051422	Chatswood Reservoirs No. 1 and No. 2	559 Pacific Highway Artarmon	Willoughby	18/11/1999	1321	2017	238m	South
5045420	Chatswood South Uniting Church and Cemetery	518 Pacific Highway Lane Cove North	Lane Cove	02/04/1999	694	1744	278m	South
5045396	Hilton	313-315 Mowbray Road Chatswood	Willoughby	02/04/1999	374	879	332m	East
5045391	Windsor Gardens	258-260 Mowbray Road Chatswood	Willoughby	02/04/1999	571	1545	841m	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 report 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	120m	East
I147	Terrace house (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	120m	South West
I96	Mowbray House and 10m curtilage	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	158m	South
I105	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	187m	South East
I68	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	194m	North East
I95	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	206m	East
I107	Great Northern Hotel (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	227m	South
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	229m	South
I145	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	243m	West
I94	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	253m	East
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	257m	South
C1	Artarmon	Conservation Area - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	259m	South East

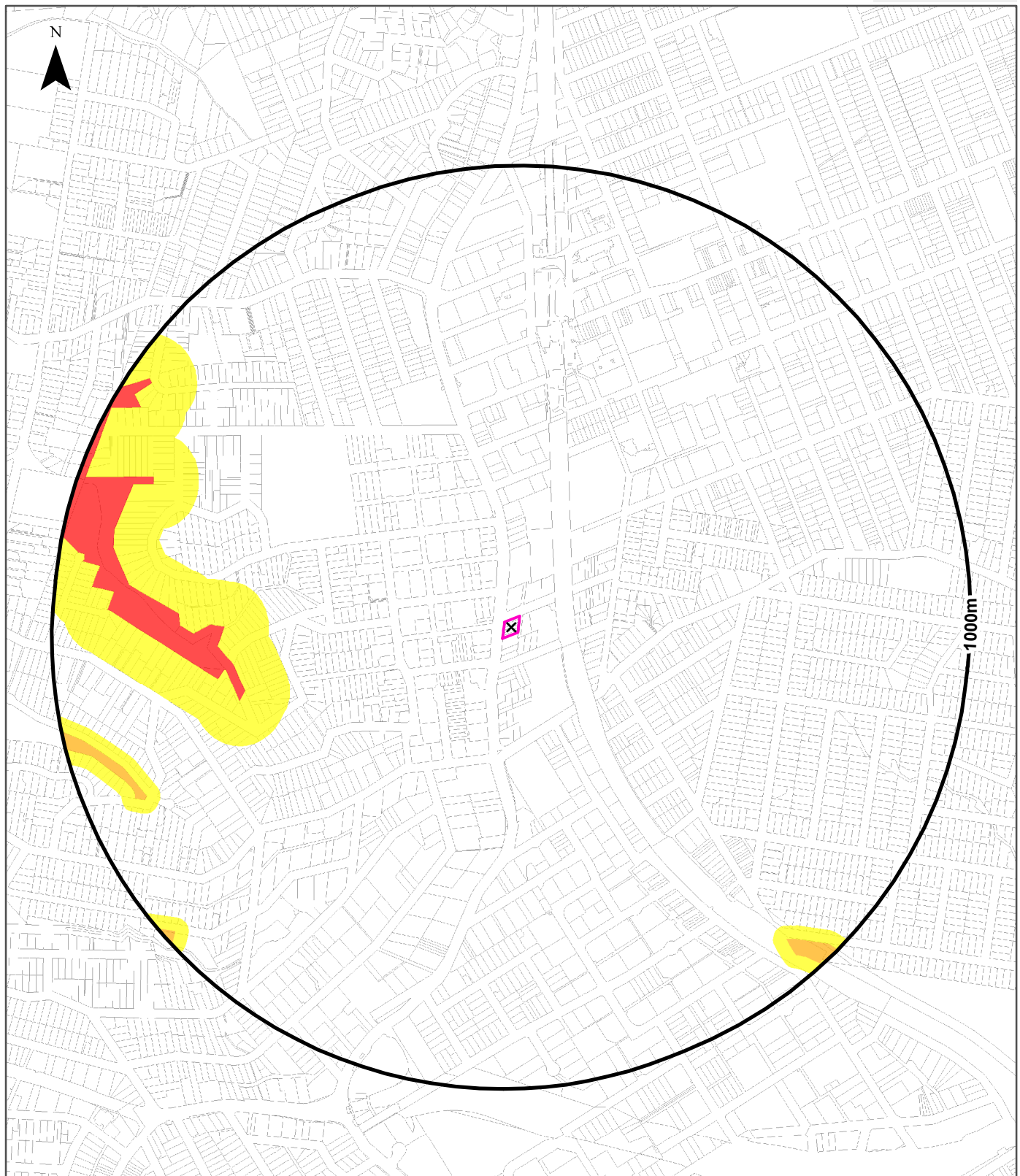
Map Id	Name	Classification	Significance	LEP or Act	Published Date	Commenced Date	Currency Date	Distance	Direction
I5	Two reservoirs (structures only, known as 'Chatswood Reservoirs')	Item - General	State	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	271m	South
I209	Chatswood 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	278m	South
I93	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	302m	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	332m	East
I238	Old Fire Station	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	406m	North
I106	Chatswood Public School	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	447m	North West
I236	Garden of Remembrance	Item - Landscape	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	469m	North
I73	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	525m	North 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	550m	East
I66	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	603m	North West
I90	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	615m	East
I67	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	656m	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	674m	North
I89	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	687m	East
I62	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	696m	South West
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	725m	South East
I53	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	746m	East
I54	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	746m	North East
I55	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	746m	North East
I88	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	750m	East
I56	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	758m	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	792m	West
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	826m	East

Map Id	Name	Classification	Significance	LEP or Act	Published Date	Commenced Date	Currency Date	Distance	Direction
I79	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	831m	North East
I3	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	832m	South
I100	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	836m	North East
I135	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	844m	North West
I74	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	844m	North West
I103	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	847m	North East
I52	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	854m	North East
I80	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	859m	North East
I78	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	860m	North East
I102	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	860m	North East
I237	Angophora costata' (tree)	Item - Landscape	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	879m	North East
I97	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	900m	North East
I98	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	901m	North East
I99	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	901m	North East
I87	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	902m	East
C2	Blue Gum	Conservation Area - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	908m	North West
I51	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	913m	North East
I101	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	917m	North East
I86	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	923m	East
I104	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	938m	North East
I2	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	939m	South East
C10	North Chatswood	Conservation Area - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	982m	North East
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	987m	North
I75	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	994m	West
I85	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	21/12/2012	31/01/2013	31/01/2013	998m	East

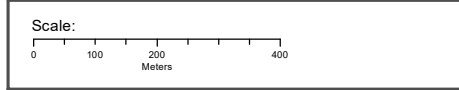
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Natural Hazards - Bush Fire Prone Land

629-639 Pacific Highway, Chatswood NSW 2067



Legend		Bush Fire Prone Land Category	
✕	Site Centre	Red	Vegetation Category 1
□	Site Boundary	Orange	Vegetation Category 2
○	Report Buffer	Yellow	Vegetation Category 3
□	Property Boundary	Yellow	Vegetation Buffer



Data Sources: Bush Fire Prone Land: © NSW Rural Fire Service 2017. Property Boundaries: © Land and Property Information (a division of the Department of Finance and Services) 2017

Coordinate System: GDA 1994 MGA Zone 56

Date: 10 June 2017

Natural Hazards

629-639 Pacific Highway, Chatswood NSW 2067

Bush Fire Prone Land

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

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	483m	West
Vegetation Category 1	583m	West
Vegetation Category 2	862m	West

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

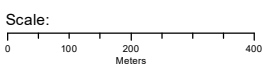
Ecological Constraints - Native Vegetation & RAMSAR Wetlands

629-639 Pacific Highway, Chatswood NSW 2067



Legend

- | | | | | | |
|---------------------|-------------------------|-------------------|---------------------|---------------------|-----------------|
| ✕ Site Centre | Rainforest | Forested Wetlands | Grasslands | Artificial Wetlands | RAMSAR Wetlands |
| □ Site Boundary | Wet Sclerophyll Forests | Grassy Woodlands | Freshwater Wetlands | Water | |
| □ Report Buffer | Dry Sclerophyll Forests | Heathlands | Saline Wetlands | Other | |
| □ Property Boundary | | | | | |



Data Sources: Property Boundaries & Topographic Data:
© Land and Property Information (a division of the
Department of Finance and Services) 2017

Coordinate System:
GDA 1994 MGA Zone 56

Date: 10 June 2017

Ecological Constraints

629-639 Pacific Highway, Chatswood NSW 2067

Native Vegetation

What native vegetation exists within the report 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	13m	North
S_WSF01	S_WSF01: Blue Gum High Forest	Blue Gum High Forest		10: Mesic/rainforest	13: Weeds	2: Moderate	E.salignaE.pilularis/S.glomulifera/E.paniculata/A.costata	264m	South West
S_WSF02	S_WSF02: Coastal Enriched Sandstone Moist Forest			10: Mesic/rainforest	13: Weeds	2: Moderate	E.pilularis/S.glomuliferaA.costata/E.resinifera	573m	West
S_RF02	S_RF02: Coastal Sandstone Gallery Rainforest			10: Mesic/rainforest	13: Weeds	2: Moderate	C.apetalum/T.laurina/C.serratifolia	636m	West
S_DSF06	S_DSF06: Coastal Sandstone Foreshores Forest			17: Pittosporum dominant	13: Weeds	2: Moderate	E.piperita/A.costataE.pilularis	863m	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 report 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

629-639 Pacific Highway, Chatswood NSW 2067

ATLAS of NSW Wildlife

Endangered & Vulnerable Species on the ATLAS of NSW Wildlife database, within 10km of the site?

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Amphibia	Hylidae	<i>Litoria aurea</i>	Green and Golden Bell Frog	No	Endangered, Protected	Vulnerable
Amphibia	Myobatrachidae	<i>Heleioporus australiacus</i>	Giant Burrowing Frog	No	Vulnerable, Protected	Vulnerable
Amphibia	Myobatrachidae	<i>Pseudophryne australis</i>	Red-crowned Toadlet	No	Vulnerable, Protected	
Aves	Accipitridae	<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	No	Vulnerable, Protected	CAMBA
Aves	Accipitridae	<i>Hieraaetus morphnoides</i>	Little Eagle	No	Vulnerable, Protected	
Aves	Accipitridae	<i>Lophoictinia isura</i>	Square-tailed Kite	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Accipitridae	<i>Pandion cristatus</i>	Eastern Osprey	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Anatidae	<i>Nettapus coromandelianus</i>	Cotton Pygmy-Goose	No	Endangered, Protected	
Aves	Anseranatidae	<i>Anseranas semipalmata</i>	Magpie Goose	No	Vulnerable, Protected	
Aves	Ardeidae	<i>Botaurus poiciloptilus</i>	Australasian Bittern	No	Endangered, Protected	Endangered
Aves	Ardeidae	<i>Ixobrychus flavicollis</i>	Black Bittern	No	Vulnerable, Protected	
Aves	Artamidae	<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow	No	Vulnerable, Protected	
Aves	Burhinidae	<i>Burhinus grallarius</i>	Bush Stone-curlew	No	Endangered, Protected	
Aves	Burhinidae	<i>Esacus magnirostris</i>	Beach Stone-curlew	No	Critically Endangered Species, Protected	
Aves	Cacatuidae	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Cacatuidae	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo population in the Hornsby and Ku-ring-gai Local Government Areas	No	Endangered Population, Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Cacatuidae	<i>Calyptorhynchus lathami</i>	Glossy Black-Cockatoo	No	Vulnerable, Protected, Category 2 Sensitive Species	
Aves	Ciconiidae	<i>Ephippiorhynchus asiaticus</i>	Black-necked Stork	No	Endangered, Protected	
Aves	Columbidae	<i>Ptilinopus superbus</i>	Superb Fruit-Dove	No	Vulnerable, Protected	
Aves	Diomedeidae	<i>Diomedea exulans</i>	Wandering Albatross	No	Endangered, Protected	E,J
Aves	Haematopodidae	<i>Haematopus fuliginosus</i>	Sooty Oystercatcher	No	Vulnerable, Protected	
Aves	Haematopodidae	<i>Haematopus longirostris</i>	Pied Oystercatcher	No	Endangered, Protected	
Aves	Laridae	<i>Onychoprion fuscata</i>	Sooty Tern	No	Vulnerable, Protected	
Aves	Laridae	<i>Sternula albifrons</i>	Little Tern	No	Endangered, Protected	CAMBA, JAMBA, ROKAMBA
Aves	Meliphagidae	<i>Anthochaera phrygia</i>	Regent Honeyeater	No	Critically Endangered Species, Protected	Critically Endangered
Aves	Meliphagidae	<i>Epthianura albifrons</i>	White-fronted Chat	No	Vulnerable, Protected	
Aves	Meliphagidae	<i>Epthianura albifrons</i>	White-fronted Chat population in the Sydney Metropolitan Catchment Management Area	No	Endangered Population, Vulnerable, Protected	
Aves	Neosittidae	<i>Daphoenositta chrysoptera</i>	Varied Sittella	No	Vulnerable, Protected	
Aves	Petroicidae	<i>Petroica boodang</i>	Scarlet Robin	No	Vulnerable, Protected	

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Aves	Procellariidae	<i>Ardenna carneipes</i>	Flesh-footed Shearwater	No	Vulnerable, Protected	J,K
Aves	Procellariidae	<i>Pterodroma leucoptera leucoptera</i>	Gould's Petrel	No	Vulnerable, Protected	Endangered
Aves	Psittacidae	<i>Glossopsitta pusilla</i>	Little Lorikeet	No	Vulnerable, Protected	
Aves	Psittacidae	<i>Lathamus discolor</i>	Swift Parrot	No	Endangered, Protected, Category 3 Sensitive Species	Critically Endangered
Aves	Psittacidae	<i>Polytelis swainsonii</i>	Superb Parrot	No	Vulnerable, Protected, Category 3 Sensitive Species	Vulnerable
Aves	Scolopacidae	<i>Calidris ferruginea</i>	Curlew Sandpiper	No	Endangered, Protected	CE,C,J,K
Aves	Scolopacidae	<i>Limosa limosa</i>	Black-tailed Godwit	No	Vulnerable, Protected	CAMBA, JAMBA, ROKAMBA
Aves	Spheniscidae	<i>Eudyptula minor</i>	Little Penguin in the Manly Point Area (being the area on and near the shoreline from Cannae Point generally northward to the point near the intersection of Stuart Street and Oyama Cove Avenue, and extending 100 metres offshore from that shoreline)	No	Endangered Population, Protected	
Aves	Strigidae	<i>Ninox connivens</i>	Barking Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Strigidae	<i>Ninox strenua</i>	Powerful Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Tytonidae	<i>Tyto novaehollandiae</i>	Masked Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Aves	Tytonidae	<i>Tyto tenebricosa</i>	Sooty Owl	No	Vulnerable, Protected, Category 3 Sensitive Species	
Mammalia	Balaenidae	<i>Eubalaena australis</i>	Southern Right Whale	No	Endangered, Protected	Endangered
Mammalia	Balaenopteridae	<i>Megaptera novaeangliae</i>	Humpback Whale	No	Vulnerable, Protected	Vulnerable
Mammalia	Burramyidae	<i>Cercartetus nanus</i>	Eastern Pygmy-possum	No	Vulnerable, Protected	
Mammalia	Dasyuridae	<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	No	Vulnerable, Protected	Endangered
Mammalia	Dasyuridae	<i>Dasyurus viverrinus</i>	Eastern Quoll	No	Endangered, Protected	Critically Endangered
Mammalia	Emballonuridae	<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheath-tail-bat	No	Vulnerable, Protected	
Mammalia	Molossidae	<i>Mormopterus norfolkensis</i>	Eastern Freetail-bat	No	Vulnerable, Protected	
Mammalia	Otariidae	<i>Arctocephalus forsteri</i>	New Zealand Fur-seal	No	Vulnerable, Protected	
Mammalia	Otariidae	<i>Arctocephalus pusillus doriferus</i>	Australian Fur-seal	No	Vulnerable, Protected	
Mammalia	Peramelidae	<i>Isodon obesulus obesulus</i>	Southern Brown Bandicoot (eastern)	No	Endangered, Protected	Endangered
Mammalia	Peramelidae	<i>Perameles nasuta</i>	Long-nosed Bandicoot population in inner western Sydney	No	Endangered Population, Protected	
Mammalia	Peramelidae	<i>Perameles nasuta</i>	Long-nosed Bandicoot, North Head	No	Endangered Population, Protected	
Mammalia	Petauridae	<i>Petaurus australis</i>	Yellow-bellied Glider	No	Vulnerable, Protected	
Mammalia	Phascolarctidae	<i>Phascolarctos cinereus</i>	Koala	No	Vulnerable, Protected	Vulnerable
Mammalia	Pteropodidae	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	No	Vulnerable, Protected	Vulnerable
Mammalia	Vespertilionidae	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	No	Vulnerable, Protected	Vulnerable
Mammalia	Vespertilionidae	<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	<i>Miniopterus australis</i>	Little Bentwing-bat	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	<i>Miniopterus schreibersii oceanensis</i>	Eastern Bentwing-bat	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	<i>Myotis macropus</i>	Southern Myotis	No	Vulnerable, Protected	
Mammalia	Vespertilionidae	<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	No	Vulnerable, Protected	

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Reptilia	Cheloniidae	Chelonia mydas	Green Turtle	No	Vulnerable, Protected	Vulnerable
Reptilia	Dermochelyidae	Dermochelys coriacea	Leatherback Turtle	No	Endangered, Protected	Endangered
Reptilia	Varanidae	Varanus rosenbergi	Rosenberg's Goanna	No	Vulnerable, Protected	
Flora	Casuarinaceae	Allocasuarina portuensis	Nielsen Park She-oak	No	Endangered, Protected, Category 3 Sensitive Species	Endangered
Flora	Convolvulaceae	Wilsonia backhousei	Narrow-leafed Wilsonia	No	Vulnerable, Protected	
Flora	Dilleniaceae	Hibbertia puberula		No	Endangered, Protected	
Flora	Dilleniaceae	Hibbertia superans		No	Endangered, Protected	
Flora	Elaeocarpaceae	Tetradlea glandulosa		No	Vulnerable, Protected	
Flora	Elaeocarpaceae	Tetradlea juncea	Black-eyed Susan	No	Vulnerable, Protected	Vulnerable
Flora	Ericaceae	Epacris purpurascens var. purpurascens		No	Vulnerable, Protected	
Flora	Euphorbiaceae	Chamaesyce psammogeton	Sand Spurge	No	Endangered, Protected	
Flora	Fabaceae (Faboideae)	Dillwynia tenuifolia		No	Vulnerable, Protected	
Flora	Fabaceae (Faboideae)	Pultenaea parviflora		No	Endangered, Protected	Vulnerable
Flora	Fabaceae (Mimosoideae)	Acacia bynoeana	Bynoe's Wattle	No	Endangered, Protected	Vulnerable
Flora	Fabaceae (Mimosoideae)	Acacia clunies-rossiae	Kanangra Wattle	No	Vulnerable, Protected	
Flora	Fabaceae (Mimosoideae)	Acacia gordonii		No	Endangered, Protected	Endangered
Flora	Fabaceae (Mimosoideae)	Acacia pubescens	Downy Wattle	No	Vulnerable, Protected	Vulnerable
Flora	Fabaceae (Mimosoideae)	Acacia terminalis subsp. terminalis	Sunshine Wattle	No	Endangered, Protected	Endangered
Flora	Grammitidaceae	Grammitis stenophylla	Narrow-leaf Finger Fern	No	Endangered, Protected, Category 3 Sensitive Species	
Flora	Haloragaceae	Haloragodendron lucasii		No	Endangered, Protected	Endangered
Flora	Lamiaceae	Prostanthera junonis	Somersby Mintbush	No	Endangered, Protected	Endangered
Flora	Malvaceae	Lasiopetalum joyceae		No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Callistemon linearifolius	Netted Bottle Brush	No	Vulnerable, Protected, Category 3 Sensitive Species	
Flora	Myrtaceae	Darwinia biflora		No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Eucalyptus camfieldii	Camfield's Stringybark	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Eucalyptus fracta	Broken Back Ironbark	No	Vulnerable, Protected	
Flora	Myrtaceae	Eucalyptus nicholii	Narrow-leaved Black Peppermint	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Eucalyptus pulverulenta	Silver-leafed Gum	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Leptospermum deanei		No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Melaleuca biconvexa	Biconvex Paperbark	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Melaleuca deanei	Deane's Paperbark	No	Vulnerable, Protected	Vulnerable
Flora	Myrtaceae	Syzygium paniculatum	Magenta Lilly Pilly	No	Endangered, Protected	Vulnerable
Flora	Myrtaceae	Triplarina imbricata	Creek Triplarina	No	Endangered, Protected	Endangered
Flora	Orchidaceae	Caladenia tessellata	Thick Lip Spider Orchid	No	Endangered, Protected, Category 2 Sensitive Species	Vulnerable
Flora	Orchidaceae	Cryptostylis hunteriana	Leafless Tongue Orchid	No	Vulnerable, Protected, Category 2 Sensitive Species	Vulnerable
Flora	Orchidaceae	Genoplesium baueri	Bauer's Midge Orchid	No	Endangered, Protected, Category 2 Sensitive Species	Endangered

Class	Family	Scientific	Common	Exotic	NSW Status	Commonwealth Status
Flora	Orchidaceae	<i>Microtis angusii</i>	Angus's Onion Orchid	No	Endangered, Protected, Category 2 Sensitive Species	Endangered
Flora	Orchidaceae	<i>Pterostylis saxicola</i>	Sydney Plains Greenhood	No	Endangered, Protected, Category 2 Sensitive Species	Endangered
Flora	Orchidaceae	<i>Sarcochilus hartmannii</i>	Hartman's Sarcochilus	No	Vulnerable, Protected, Category 2 Sensitive Species	Vulnerable
Flora	Poaceae	<i>Deyeuxia appressa</i>		No	Endangered, Protected	Endangered
Flora	Poaceae	<i>Dichanthium setosum</i>	Bluegrass	No	Vulnerable, Protected	Vulnerable
Flora	Proteaceae	<i>Grevillea parviflora</i> subsp. <i>parviflora</i>	Small-flower Grevillea	No	Vulnerable, Protected	Vulnerable
Flora	Proteaceae	<i>Persoonia hirsuta</i>	Hairy Geebung	No	Endangered, Protected, Category 3 Sensitive Species	Endangered
Flora	Proteaceae	<i>Persoonia nutans</i>	Nodding Geebung	No	Endangered, Protected	Endangered
Flora	Rutaceae	<i>Asterolasia buxifolia</i>		No	Endangered, Protected	
Flora	Santalaceae	<i>Thesium australe</i>	Austral Toadflax	No	Vulnerable, Protected	Vulnerable
Flora	Thymelaeaceae	<i>Pimelea curviflora</i> var. <i>curviflora</i>		No	Vulnerable, Protected	Vulnerable
Flora	Thymelaeaceae	<i>Pimelea spicata</i>	Spiked Rice-flower	No	Endangered, Protected	Endangered
Flora	Hygrophoraceae	<i>Camarophyllopsis kearneyi</i>		No	Endangered, Protected	
Flora	Hygrophoraceae	<i>Hygrocybe anomala</i> var. <i>ianthinomarginata</i>		No	Vulnerable, Protected	
Flora	Hygrophoraceae	<i>Hygrocybe aurantipes</i>		No	Vulnerable, Protected	
Flora	Hygrophoraceae	<i>Hygrocybe austropratensis</i>		No	Endangered, Protected	
Flora	Hygrophoraceae	<i>Hygrocybe collucera</i>		No	Endangered, Protected	
Flora	Hygrophoraceae	<i>Hygrocybe griseoramosa</i>		No	Endangered, Protected	
Flora	Hygrophoraceae	<i>Hygrocybe lanecovensis</i>		No	Endangered, Protected	
Flora	Hygrophoraceae	<i>Hygrocybe reesiaae</i>		No	Vulnerable, Protected	
Flora	Hygrophoraceae	<i>Hygrocybe rubronivea</i>		No	Vulnerable, Protected	

Data does not include records not defined as either endangered or vulnerable, and category 1 sensitive species are also excluded. NSW Office of Environment and Heritage's Atlas of NSW Wildlife, which holds data from a number of custodians. Data obtained 10/06/2017

USE OF REPORT – APPLICABLE TERMS

The following terms apply to any person (End User) who is given the Report by the person who purchased the Report from Lotsearch Pty Ltd (ABN: 89 600 168 018) (Lotsearch) or who otherwise has access to the Report. The contract terms that apply between Lotsearch and the purchaser of the Report are specified in the order form pursuant to which the Report was ordered and the terms set out below are of no effect as between Lotsearch and the purchaser of the Report.

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 - (a) the Report is compiled from or using content (**Third Party Content**) which is comprised of:
 - (i) content provided to Lotsearch by third party content suppliers with whom Lotsearch has contractual arrangements or content which is freely available (**Third Party Content Suppliers**);
 - (j) content which is derived from content described in paragraph (i);
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 - (c) the Third Party Content Suppliers do not constitute an exhaustive set of all repositories or sources of information available in relation to the property which is the subject of the Report (**Property**);
 - (d) Lotsearch has not undertaken any physical inspection of the property;
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 - (f) the Report does not include any information relating to the actual state or condition of the Property;
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 - (h) the Report should not be relied upon for determining saleability or value or making any other decisions in relation to the Property and in particular should not be taken to be a rating or assessment of the desirability or market value of the property or its features; and
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2. The End User may not make the Report or any copies or extracts of the report or any part of it available to any other person. If End User wishes to provide the Report to any other person or make extracts or copies of the Report, it must contact the purchaser of the Report before doing so to ensure the proposed use is consistent with the contract terms between Lotsearch and the purchaser.
3. Neither Lotsearch (nor any of its officers, employees or agents) nor any of its Third Party Content Suppliers will have any liability to End User or any person to whom End User provides the Report and End User must not represent that Lotsearch or any of its Third Party Content Suppliers accepts liability to any such person or make any other representation to any such person on behalf of Lotsearch or any Third Party Content Supplier.
4. End User must not remove any copyright notices, trade marks, digital rights management information, other embedded information, disclaimers or limitations from the Report or authorise any person to do so.
5. End User acknowledges and agrees that Lotsearch and Third Party Content Suppliers retain ownership of all copyright, patent, design right (registered or unregistered), trade marks (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right in any Report or any other item, information or data included in or provided as part of a Report.
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7. Subject to paragraph 8, Lotsearch excludes liability to End User for loss or damage of any kind, however caused, due to Lotsearch's negligence, breach of contract, breach of any law, in equity, under indemnities or otherwise, arising out of all acts, omissions and events whenever occurring.
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10. These terms are subject to New South Wales law.



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

Certificate No: 38193
Receipt No: 1749111
Issue date: 28-Mar-2017
Customer Ref: 637 PACIFIC HWY:21971

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

Property Location: 637 Pacific Highway, CHATSWOOD NSW 2067.
Legal Description: **LOT 10 DP 4138**

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Debra Just
GENERAL MANAGER

(Computer printed copy – No signature required)

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**WILLOUGHBY
CITY COUNCIL**

Certificate No: 38193
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1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

(1) Environmental Planning Instruments

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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 Standard Instrument (Local Environmental Plans) Amendment Order 2015

Draft State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Miscellaneous and Affordable Housing) 2015

Draft State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Housing Code) 2016

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CITY COUNCIL

Certificate No: 38193
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Customer Ref: 637 PACIFIC HWY:21971

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

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

Planning Proposal 2014_WILLO_005_00

(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

B5 Business Development

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

Zone B5 Business Development – under Willoughby Local Environmental Plan 2012

Objectives of zone

- *To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres.*
- *To accommodate businesses, provided that their access needs and the traffic generated does not interfere with the safety and efficiency of the road network.*

Permitted without consent

Nil

Permitted with consent

Building identification signs; Bulky goods premises; Business identification signs; Child care centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Neighbourhood shops; Passenger transport facilities; Respite day care centres; Restaurants or cafes; Roads; Shop top housing; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

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WILLOUGHBY
CITY COUNCIL

Certificate No: 38193
Receipt No: 1749111
Issue date: 28-Mar-2017
Customer Ref: 637 PACIFIC HWY:21971

Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Veterinary hospitals; Waste disposal facilities; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies.

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**

--

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 38193
Receipt No: 1749111
Issue date: 28-Mar-2017
Customer Ref: 637 PACIFIC HWY:21971

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.

(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.

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).

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Certificate No: 38193
Receipt No: 1749111
Issue date: 28-Mar-2017
Customer Ref: 637 PACIFIC HWY:21971

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.

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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 not subject to flood related development controls
- (2) Development on that land or part of the land for any other purpose is not 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.

Based on the information currently available from Council's flood maps, this land is not affected by overland flooding. However, Council reviews flood studies on an on-going basis and new information may become available in future which may alter the flood affectation status of the subject parcel of land.

It is important to note that in some circumstances, a piece of land may experience inundation as a result of the creation of stormwater detention basins, channels or flow paths after the development of the land. The applicant is therefore advised to engage the services of a suitably qualified engineer to investigate whether remedial measures should be adopted to minimise the effects of any such inundation.

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

--

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

--

14. DIRECTIONS UNDER PART 3A

--

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:

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: 37719
Receipt No: 1722149
Issue date: 19-Jan-2017
Customer Ref: 629 PACIFIC:21150

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

Property Location: 629 Pacific Highway, CHATSWOOD NSW 2067.
Legal Description: **LOT 11 DP 4138**

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Planning Proposal 2014_WILLO_005_00

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Willoughby Development Control Plan

2. ZONING AND LAND USE

(a) Zone Identity

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Zone B5 Business Development – under Willoughby Local Environmental Plan 2012

Objectives of zone

- *To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres.*
- *To accommodate businesses, provided that their access needs and the traffic generated does not interfere with the safety and efficiency of the road network.*

Permitted without consent

Nil

Permitted with consent

Building identification signs; Bulky goods premises; Business identification signs; Child care centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Neighbourhood shops; Passenger transport facilities; Respite day care centres; Restaurants or cafes; Roads; Shop top housing; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

Prohibited

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facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Veterinary hospitals; Waste disposal facilities; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies.

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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

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 37719
Receipt No: 1722149
Issue date: 19-Jan-2017
Customer Ref: 629 PACIFIC:21150

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.

(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.

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) --

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 37719
Receipt No: 1722149
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Customer Ref: 629 PACIFIC:21150

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 not subject to flood related development controls
- (2) Development on that land or part of the land for any other purpose is not subject to flood related development controls

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 37719
Receipt No: 1722149
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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.

Based on the information currently available from Council's flood maps, this land is not affected by overland flooding. However, Council reviews flood studies on an on-going basis and new information may become available in future which may alter the flood affectation status of the subject parcel of land.

It is important to note that in some circumstances, a piece of land may experience inundation as a result of the creation of stormwater detention basins, channels or flow paths after the development of the land. The applicant is therefore advised to engage the services of a suitably qualified engineer to investigate whether remedial measures should be adopted to minimise the effects of any such inundation.

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)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 37719
Receipt No: 1722149
Issue date: 19-Jan-2017
Customer Ref: 629 PACIFIC:21150

14. DIRECTIONS UNDER PART 3A

--

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: 37720
Receipt No: 1722149
Issue date: 19-Jan-2017
Customer Ref: 629 PACIFIC:21150

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

Property Location: 629 Pacific Highway, CHATSWOOD NSW 2067.
Legal Description: **LOT 12 DP 4138**

Disclaimer

- 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.*
- 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.*
- 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.*
- 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: 37720
Receipt No: 1722149
Issue date: 19-Jan-2017
Customer Ref: 629 PACIFIC:21150

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 Standard Instrument (Local Environmental Plans) Amendment Order 2015

Draft State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Miscellaneous and Affordable Housing) 2015

Draft State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Housing Code) 2016

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 37720
Receipt No: 1722149
Issue date: 19-Jan-2017
Customer Ref: 629 PACIFIC:21150

Planning Proposal 2014_WILLO_005_00

(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

B5 Business Development

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

Zone B5 Business Development – under Willoughby Local Environmental Plan 2012

Objectives of zone

- *To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres.*
- *To accommodate businesses, provided that their access needs and the traffic generated does not interfere with the safety and efficiency of the road network.*

Permitted without consent

Nil

Permitted with consent

Building identification signs; Bulky goods premises; Business identification signs; Child care centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Neighbourhood shops; Passenger transport facilities; Respite day care centres; Restaurants or cafes; Roads; Shop top housing; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating

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WILLOUGHBY
CITY COUNCIL

Certificate No: 37720
Receipt No: 1722149
Issue date: 19-Jan-2017
Customer Ref: 629 PACIFIC:21150

facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Veterinary hospitals; Waste disposal facilities; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies.

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

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CITY COUNCIL**

Certificate No: 37720
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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.

(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.

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) --

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(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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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:-

- 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 not subject to flood related development controls
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**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)
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**WILLOUGHBY
CITY COUNCIL**

Certificate No: 37720
Receipt No: 1722149
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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.

Based on the information currently available from Council's flood maps, this land is not affected by overland flooding. However, Council reviews flood studies on an on-going basis and new information may become available in future which may alter the flood affectation status of the subject parcel of land.

It is important to note that in some circumstances, a piece of land may experience inundation as a result of the creation of stormwater detention basins, channels or flow paths after the development of the land. The applicant is therefore advised to engage the services of a suitably qualified engineer to investigate whether remedial measures should be adopted to minimise the effects of any such inundation.

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: 37720
Receipt No: 1722149
Issue date: 19-Jan-2017
Customer Ref: 629 PACIFIC:21150

14. DIRECTIONS UNDER PART 3A

--

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: 37721
Receipt No: 1722149
Issue date: 19-Jan-2017
Customer Ref: 629 PACIFIC:21150

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

Property Location: 629 Pacific Highway, CHATSWOOD NSW 2067.
Legal Description: **LOT 13 DP 4138**

Disclaimer

- 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.*
- 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.*
- 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.*
- 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: 37721
Receipt No: 1722149
Issue date: 19-Jan-2017
Customer Ref: 629 PACIFIC:21150

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 Standard Instrument (Local Environmental Plans) Amendment Order 2015

Draft State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Miscellaneous and Affordable Housing) 2015

Draft State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Housing Code) 2016

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

Certificate No: 37721
Receipt No: 1722149
Issue date: 19-Jan-2017
Customer Ref: 629 PACIFIC:21150

Planning Proposal 2014_WILLO_005_00

(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

B5 Business Development

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

Zone B5 Business Development – under Willoughby Local Environmental Plan 2012

Objectives of zone

- *To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres.*
- *To accommodate businesses, provided that their access needs and the traffic generated does not interfere with the safety and efficiency of the road network.*

Permitted without consent

Nil

Permitted with consent

Building identification signs; Bulky goods premises; Business identification signs; Child care centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Neighbourhood shops; Passenger transport facilities; Respite day care centres; Restaurants or cafes; Roads; Shop top housing; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating

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CITY COUNCIL

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facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Veterinary hospitals; Waste disposal facilities; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies.

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

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

Certificate No: 37721
Receipt No: 1722149
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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.

(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.

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) --

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 37721
Receipt No: 1722149
Issue date: 19-Jan-2017
Customer Ref: 629 PACIFIC:21150

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 not subject to flood related development controls
- (2) Development on that land or part of the land for any other purpose is not subject to flood related development controls

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 37721
Receipt No: 1722149
Issue date: 19-Jan-2017
Customer Ref: 629 PACIFIC:21150

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.

Based on the information currently available from Council's flood maps, this land is not affected by overland flooding. However, Council reviews flood studies on an on-going basis and new information may become available in future which may alter the flood affectation status of the subject parcel of land.

It is important to note that in some circumstances, a piece of land may experience inundation as a result of the creation of stormwater detention basins, channels or flow paths after the development of the land. The applicant is therefore advised to engage the services of a suitably qualified engineer to investigate whether remedial measures should be adopted to minimise the effects of any such inundation.

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

--

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 37721
Receipt No: 1722149
Issue date: 19-Jan-2017
Customer Ref: 629 PACIFIC:21150

14. DIRECTIONS UNDER PART 3A

--

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

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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.

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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: 37722
Receipt No: 1722149
Issue date: 19-Jan-2017
Customer Ref: 629 PACIFIC:21150

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

Property Location: 629 Pacific Highway, CHATSWOOD NSW 2067.
Legal Description: **LOT 14 DP 4138**

Disclaimer

- 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.*
- 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.*
- 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.*
- 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: 37722
Receipt No: 1722149
Issue date: 19-Jan-2017
Customer Ref: 629 PACIFIC:21150

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 Standard Instrument (Local Environmental Plans) Amendment Order 2015

Draft State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Miscellaneous and Affordable Housing) 2015

Draft State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Housing Code) 2016

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 37722
Receipt No: 1722149
Issue date: 19-Jan-2017
Customer Ref: 629 PACIFIC:21150

Planning Proposal 2014_WILLO_005_00

(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

B5 Business Development

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

Zone B5 Business Development – under Willoughby Local Environmental Plan 2012

Objectives of zone

- *To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres.*
- *To accommodate businesses, provided that their access needs and the traffic generated does not interfere with the safety and efficiency of the road network.*

Permitted without consent

Nil

Permitted with consent

Building identification signs; Bulky goods premises; Business identification signs; Child care centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Neighbourhood shops; Passenger transport facilities; Respite day care centres; Restaurants or cafes; Roads; Shop top housing; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 37722
Receipt No: 1722149
Issue date: 19-Jan-2017
Customer Ref: 629 PACIFIC:21150

facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Veterinary hospitals; Waste disposal facilities; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies.

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

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 37722
Receipt No: 1722149
Issue date: 19-Jan-2017
Customer Ref: 629 PACIFIC:21150

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.

(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.

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) --

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 37722
Receipt No: 1722149
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Customer Ref: 629 PACIFIC:21150

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

--

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

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 37722
Receipt No: 1722149
Issue date: 19-Jan-2017
Customer Ref: 629 PACIFIC:21150

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

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)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

WILLOUGHBY
CITY COUNCIL

Certificate No: 37722
Receipt No: 1722149
Issue date: 19-Jan-2017
Customer Ref: 629 PACIFIC:21150

14. DIRECTIONS UNDER PART 3A

--

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: 38192
Receipt No: 1749111
Issue date: 28-Mar-2017
Customer Ref: 637 PACIFIC HWY:21971

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

Property Location: 637 Pacific Highway, CHATSWOOD NSW 2067.
Legal Description: **LOT 9 DP 4138**

Disclaimer

- 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.*
- 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.*
- 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.*
- 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: 38192
Receipt No: 1749111
Issue date: 28-Mar-2017
Customer Ref: 637 PACIFIC HWY:21971

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 Standard Instrument (Local Environmental Plans) Amendment Order 2015

Draft State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Miscellaneous and Affordable Housing) 2015

Draft State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Housing Code) 2016

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 38192
Receipt No: 1749111
Issue date: 28-Mar-2017
Customer Ref: 637 PACIFIC HWY:21971

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

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

Planning Proposal 2014_WILLO_005_00

(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

B5 Business Development

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

Zone B5 Business Development – under Willoughby Local Environmental Plan 2012

Objectives of zone

- *To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres.*
- *To accommodate businesses, provided that their access needs and the traffic generated does not interfere with the safety and efficiency of the road network.*

Permitted without consent

Nil

Permitted with consent

Building identification signs; Bulky goods premises; Business identification signs; Child care centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Neighbourhood shops; Passenger transport facilities; Respite day care centres; Restaurants or cafes; Roads; Shop top housing; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 38192
Receipt No: 1749111
Issue date: 28-Mar-2017
Customer Ref: 637 PACIFIC HWY:21971

Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Veterinary hospitals; Waste disposal facilities; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies.

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**

--

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 38192
Receipt No: 1749111
Issue date: 28-Mar-2017
Customer Ref: 637 PACIFIC HWY:21971

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.

(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.

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).

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 38192
Receipt No: 1749111
Issue date: 28-Mar-2017
Customer Ref: 637 PACIFIC HWY:21971

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.

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 38192
Receipt No: 1749111
Issue date: 28-Mar-2017
Customer Ref: 637 PACIFIC HWY:21971

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 not subject to flood related development controls
- (2) Development on that land or part of the land for any other purpose is not 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.

Based on the information currently available from Council's flood maps, this land is not affected by overland flooding. However, Council reviews flood studies on an on-going basis and new information may become available in future which may alter the flood affectation status of the subject parcel of land.

It is important to note that in some circumstances, a piece of land may experience inundation as a result of the creation of stormwater detention basins, channels or flow paths after the development of the land. The applicant is therefore advised to engage the services of a suitably qualified engineer to investigate whether remedial measures should be adopted to minimise the effects of any such inundation.

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.



10 JUL 2017

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D17/172115
Your Ref: Jessica Paulsen

5 July 2017

Attention: Jessica Paulsen
Douglas Partners Pty Ltd
PO BOX 472
West Ryde NSW 1685

Dear Ms Paulsen

RE SITE: 629-639 Pacific Hwy Chatswood NSW

I refer to your site search request received by SafeWork NSW on 30 June 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

Yours sincerely


Customer Service Officer
Customer Experience - Operations
SafeWork NSW