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PRELIMINARY SITE INVESTIGATION

Sep-22
J178275

NETWORKED URBAN SOLUTIONS PTY LTD

92-96 Victoria Avenue ,
Chatswood NSW 2067

C127903 :TM

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Document Quality Management Details		
Report Name:	PRELIMINARY SITE INVESTIGATION	
Site Details:	92-96 Victoria Avenue , Chatswood NSW 2067	
Project Number:	J179358	
Client Name:	NETWORKED URBAN SOLUTIONS PTY LTD	
Client Number:	Tary Mathew	
Signatures:	Prepared By:  Tary Mathew Environmental Consultant	Authorised By:  Matthew Barberson Team Manager

Issue Status

Version No.	Date	Author	Reviewer
1	21/09/2022	Tary Mathew	Matthew Barberson

Document Circulation

No of Copies	Type	Customer Name	Position & Company
1	Electronic	Nick Tobin	Managing Director

Executive Summary

Background

Grencap Pty Ltd (Grencap) were engaged by NETWORKED URBAN SOLUTIONS PTY LTD (the “client”) to undertake a Phase 1 Preliminary site investigation (PSI) at 92-96 Victoria Avenue, Chatswood NSW 2067 (the “site”). The site is located within Willoughby Local Government Area. The site is legally described as Lots 5, 6 and 7 in Deposited Plan (DP) 809 and covers an area of approximately 2500 m² (0.25 ha). The site locality is indicated in Figure 1, located in the Figures section at the end of this report. It is understood that this investigation is carried out to satisfy the conditions (1(g)) of the Gateway determination by the council.

Objectives

The overarching objective of this PSI investigation is to provide the necessary PSI data as per the gateway conditions in relation to the planning proposal to amend the Willoughby LEP 2012 as it applies to 92-96 Victoria Road, Willoughby. The primary objective of the investigation is to assess the contamination status of the site through desktop study and site inspection. The PSI report has been prepared in accordance with the NSW EPA (2020) ‘Contaminated Land Guidelines: Consultants Reporting on Contaminated Land’. Findings of this assessment will be used to develop the conceptual site model (CSM) for contamination and inform whether there are any completed risk linkages that may require further Stage 2 detailed site investigation (DSI) and/or remediation planning (if required).

Scope of Works

The following scope of work has been undertaken:

- A desktop review of site history and environmental contexts;
- A site inspection to evaluate current site use, condition, visible signs of contamination (e.g. staining, bare soil etc.), surrounding site uses and any local sensitive environment; and
- Preparation of this PSI Report

Key Findings

This PSI identified the site has been used as residential land according to land title records, with the current use of the property as residential itself under the ownership of Tai Family Holdings Pty Ltd (2011-Present)

Assessment involved a search of available desktop information and a site inspection. Findings of this assessment included but not limited to:

- Historical records indicate that the site have been used for residential purpose since 1912. There was no evidence of land use for industrial purposes and as such the risk of any primary sources of contamination is assessed to be low;
- General fly-tipping (discarded refuse) including tubings, plastic debris, metal trolleys, and organic waste bins were observed during site inspection along the sides of the *property ;
- No suspected asbestos containing material (PACM) was observed during site walkover. However, ACM might be present in the building structure and in the unverified fill material.
- Potential offsite contamination sources include the BP petrol station which is located south-west to the site (93.7 m). Historical business data recorded dry cleaning activity 49.5m west of the site in 2005 and 2010

*Note: Rear of the property (Lot 5 and Lot 6) was inaccessible as the gates were locked

Conclusions and Recommendations

Based upon findings of the assessment, Greencap considers that the site presents a Low¹ risk to human health and the environment in its current form. Identified off-site potential contamination sources (BP service station and former dry cleaners) are noted as Moderate² risk to human health and the environment and require further targeted assessment to close out the risk for potential vapour intrusion.

Based on the findings, Greencap recommends the following actions:

- Groundwater assessment: Minimum one well to be drilled and sampled near the western border of the site targeting a shallow unconfined aquifer, with relevant chemicals of potential concern are analysed (inc. petroleum and chlorinated hydrocarbons).
- A hazardous buildings material assessment (HAZMAT) should be completed prior to the demolition and removal of any building or structures.
- Regardless of the future use, general waste and disused equipment (if any) will need to be cleared from site and disposed of at an appropriately licensed waste facility in accordance with NSW EPA (2014) Waste Classification Guidelines Part 1: Classifying waste.
- An unexpected finds protocol (UFP) needs to be in place during earthworks on-site to address the residual contamination risk associated with potential unexpected finds (e.g. asbestos, buried waste, chemical drums, or similar).
- If bulk earthworks are proposed, it is recommended that a construction environmental management plan (CEMP) (or similar environmental management document) is prepared to address environmental risks

This executive summary is not a standalone document and must be read in conjunction with the rest of our report.

¹ Low Risk - desktop review and site inspection have not identified any potentially contaminating site activities

² Moderate Risk – further investigation is required to close out the data gap associated with potential off-site migration

PRELIMINARY SITE INVESTIGATION

92-96 Victoria Avenue , Chatswood NSW 2067

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1. Introduction

Grencap Pty Ltd (Grencap) were engaged by NETWORKED URBAN SOLUTIONS PTY LTD (the “client”) to undertake a Preliminary Site investigation (PSI) at 92-96 Victoria Avenue, Chatswood NSW 2067 (the “site”). The site is located in the local Government area of City of Willoughby. The site is legally described as Lots 5, 6 and 7 in Deposited Plan (DP) 809 and covers an area of approximately 2500 m² (0.25 ha). The site locality and regional context is indicated in Figure 1, located in the Figures section at the end of this report.

It is understood that this preliminary site investigation was required for satisfying the conditions (1(g)) of the Gateway determination by the council. This report should be read in conjunction with the assumptions contained within the proposal (refer: J179358 – Preliminary Site Investigation_V0 issued on 18th September 2022) and the limitations at the end of this report.

2. Objectives

The primary objective of this preliminary site investigation is to provide the necessary PSI data as per the gateway conditions in relation to the planning proposal to amend the Willoughby LEP 2012 as it applies to 92-96 Victoria Road, Willoughby by increasing the maximum height of buildings, increasing the maximum Floor space ratio (FSR) and including permitting multi-dwelling residential development as an additional permitted use. This PSI report has been prepared in accordance with the NSW EPA (2020) ‘Contaminated Land Guidelines: Consultants Reporting on Contaminated Land’ and the Australian NEPC (2013) National Environment Protection (Assessment of Site Contamination) Measure 1999 (amended 2013): ‘Schedule B(2): Guideline on Site Characterisation’. Findings of this assessment will be used to develop the conceptual site model (CSM) for contamination and inform whether there are any completed risk linkages that may require further Stage 2 detailed site investigation (DSI) and/or remediation planning (if required).

3. Scope of Work

In order to achieve the above objectives, the following scope of works was undertaken:

- A desktop review of site history and environmental context, via the following documents:
 - Historical Certificate of Titles to provide a history of ownership for the site (Lot 6);
 - Historical aerial photographs to identify facilities or activities which may have contributed to contamination at the site;
 - A review of the Council Planning Certificates (Section 10.7 (2&5) for Lot 6);
 - A review of the local topography, geology and hydrogeology, as well as salinity and acid sulfate soil risk;
 - A search of the NSW Office of Water Groundwater Bore Database for available hydrogeological data; and
 - A search of available government registers pertaining to contamination and notices issues for the site and the surrounding area;
- A site inspection to evaluate current site use, condition, visible signs of contamination (e.g. staining, bare soil etc.), surrounding site uses and any local sensitive environment; and
- Preparation of this PSI Report in accordance with the requirements of:
 - Australian NEPC (2013) National Environment Protection (Assessment of Site Contamination) Measure 1999 (amended 2013): ‘Schedule B (2): Guideline on Site Characterisation; and
 - Contaminated Land Guidelines: Consultants Reporting on Contaminated Land (NSW EPA 2020).

4. Site Information

A plan of the regional locality of the site in Figure 1, with site layout, features and inspection findings presented on Figure 2 at the end of this report and Photographs attached as Appendix - A . General site information is provided in Table 1 below:

Table 1. Site Information		
Site Address	92-96 Victoria Avenue , Chatswood NSW 2067	
Property Identification	Lot 5 , Lot 6 and Lot 7 in DP 809	
Approximate Area	~ 2,492.52 m ²	
Current Zoning	R2- Low density residential	
Local Government Authority	Willoughby Council	
Local Legislation	Willoughby Local Environmental Plan	
State and Local Heritage	The site registered on Australian heritage Database under National Heritage List (Site ID : 106369) (Map 1.3, Appendix B)	
Current Site Use	A rectangular shaped land with Lot 7 used as residential building with current tenants and Lot 5 and Lot 6 having residential building	
Proposed Site Use	Multi-dwelling townhouses	
Potential Site Users	Site owner, temporary visitors, workers on site, future tenants	
Sensitive Environmental Receptors	North	Scotts creek (approx. 500m) Muston Park (approx. 400m) on the north , Cambridge Park (south-east and Mashman Park (south-west)
Heritage item	Onsite: Sydney Cultural Crescent Rock Art listed on the National Heritage list Offsite : Four heritage items located within 100 m to the north , east and south of the site	

4.1 Site Surrounds

The surrounding site land uses are summarised in Table 2.

Table 2. Surrounding Site Uses	
Direction	Description
North	Scotts creek and mustan park on the north , residential buildings and shops (approximately 500 m)
East	Residential buildings (approx.. 300m)
South	Bus depot (approx.350m) , Retreat Reserve park and residential buildings
West	Residential buildings, Beauchamp park and Mashman park (approx. 400m)

4.2 Sensitive receptors

The nearest sensitive human receptors are the neighbouring properties/residents of those properties. Other sensitive receptors include the current site user(s)/owner(s) and temporary visitors

The nearest sensitive environmental receptor is Scotts Creek located 500m north to the site (refer to Map 1.1 in Appendix B). Other sensitive receptors include the ecological communities which inhabit the soil, groundwater, and remnant native bushland areas.

4.3 Site geology

According to the Sydney 1:100,000 Geological Sheet (Herbert C., 1983) (refer to Map 1.5 in Appendix B), the site is underlain by Ashfield Shale Formation within the middle Triassic age and Wianamatta soil group and shale as dominant lithology. The formation consists of black to light grey shale and laminate.

4.4 Soil Landscape

The soil group underlying the site is the residual soil Landscape. This great soil group consists of shallow to moderately deep (>100 cm) soil, hardsetting mottled texture contrast soils, red and brown podzolic soils podzolic soils on lower slopes and drainage lines.

The site's general elevation is 94-96 m Australian Height Datum (AHD) and has a very gentle slope towards south (see Map 1.5 in Appendix B).

4.5 Vegetation

General vegetation on the property include grass and healthy vegetation was noted. In general few tall trees while nearby areas in general include tall open-forest (dry sclerophyll forest). (see Appendix -A)

4.6 Site Hydrology

Based on the site walkover, the stormwater drainage is likely to comprise a combination of:

- Surface infiltration; and
- Stormwater and other surface water are expected to be directed towards gutters and to south in accordance with local topography (refer to Map 1.5 in Appendix B).

4.7 Site Hydrogeology

4.7.1 Regional Groundwater Bore Search

Eight boreholes were registered within 1 km radius of the site. One (1) groundwater borehole was registered within 391 m south-east offsite used for irrigation, six (6) used for monitoring purpose and an unknown bore. Table 3 shows the bore ID and the standing water level for the same.

Table 3. Groundwater Bores within 1 km of the site		
Groundwater Bore ID	Standing water level (SWL) m	Authorised Purpose
GW026513	6	Irrigated agriculture
GW114502	2.5	Monitoring
GW114504	2.5	Monitoring
GW114503	2.5	Monitoring

GW111233	1.8	Monitoring
GW111232	2.4	Monitoring
GW111234	2.4	Monitoring
GW108481	<Null>	Unknown

A summary of registered bore details within 2 km radius is provided in Section 2 of LIR report and Map 2.1 in Appendix B .

4.7.2 Hydrogeology Unit

The underlying hydrogeologic unit on site and within 500 radius of the site is late Permian/Triassic sediments (porous media-consolidated). (see Map 2.2 in Appendix B).

4.7.3 Regional Groundwater Flow and Aquifers

Porous, extensive aquifers of low to moderate productivity was identified on site and within 2 km buffer . Regional groundwater flow is expected to flow south and wetland protection area and UPSS Environmentally Sensitive Zone on the east offsite has been identified within 2 km radius (see Map 2.1 in Appendix B).

4.7.4 Groundwater Dependent Ecosystems

No Groundwater Dependent Ecosystems (GDE) (aquatic, terrestrial or subterranean) was identified within the site (see Map 2.2 in Appendix A).

4.8 Acid Sulphate Soil & Soil Salinity

The site has extremely low probability of occurrence for Acid Sulphate Soil (Class 5) . Information provided by Atlas of Australian Acid Sulfate Soil and Salinity (ASRIS) indicates that the site has low probability of ASS. Refer to Acid sulfate soil map - Map 1.4b of Appendix B

4.9 UPSS Sensitive Zones Map

The site is not located within an underground petroleum storage system (UPSS) environmentally Sensitive Zone (see Map 2.1 in Appendix B).

A review of the Willoughby Council – Sensitive Zones Map, indicates that the site does not lie within an underground petroleum storage systems (UPSS) sensitive zone and had been identified on the east within 2 km buffer at the Sydney Coast -Georges river (see Appendix G).

4.10 Natural Hazards

Minor to moderate erosion risk has been noted within the property and 500 m radius of the site and probable maximum flood (PMF) hazard was identified within 500 m buffer (south-east and north-west)

Bush Fire Prone Land (BLP) was not identified on site and within 500m radius of the land (see Map 5.1 in Appendix B).

4.11 Potential Sensitive Receptors

The nearest sensitive human receptors are anticipated to be:

- Site users (Residents, owners, visitors); and
- Residents/workers of adjacent properties around the site

Human receptors on site will include the residents/owners and visitors of such as maintenance workers, as well as workers involved in future developments work on the site.

Onsite sensitive environmental receptors include the ecological communities which inhabit the soil. The nearest surface water receptor is observed to be Scott's creek through Muston Park, which is north of the site approximately 400m .

5. Site History Assessment

5.1 Historical Title Information

Greencap undertook a historical search of available land titles to assess the potential for contamination as a result of historical land uses on the site. A copy of historical title search report of Lot 6 DP809 is provided in

Table 4. Summary of historical certificate of Title		
Reference to Title at Acquisition and sale Volume/ Folio	Date of Acquisition and term held	Owner/tenant, Listed occupation
Volume 2089 Folio 7 Now Volume 2298 Folio 160	19.09.1912 (1912 to 1950)	Thomas Clive Groom (Draughtsman)
Volume 2298 Folio 160 Now Volume 6296 Folio 248 & Volume 2298 Folio 160 (Life Estate)	24.10.1950 (1950 to 1953)	Thomas Flexman Groom (Clerk) Alma Frances Groom (Married Woman) (Estate in Remainder) Thomas Clive Groom (Draughtsman)
Volume 6296 Folio 248 & Volume 2298 Folio 160 (Folio now cancelled)	27.08.1953 (1953 to 1986)	Thomas Flexman Groom (Clerk) Alma Frances Groom (Married Woman now Widow) (Notice of Death)
Volume 6296 Folio 248 Now 6/809	15.04.1986 (1986 to 2004)	Alma Frances Groom (Widow) (Notice of Death)
6/809	26.07.2004 (2004 to 2004)	Ann Hanrahan Anthony Groom (Transmission Application)
6/809	25.08.2004 (2004 to 2006)	Robert Graham Andronicus Peter Anthony Conna
6/809	04.11.2006 (2006 to 2011)	Benham Tai
6/809	11.11.2011 (2011 to Date)	# Tai Family Holdings Pty Ltd

Appendix D. A summary of the title information is provided in Table 4.

#Current owner

5.2 Historical Aerial Photographs

A review of historical aerial photographs of the site dating back to 1930 was undertaken as part of this assessment. A summary of the observations made from these photographs is provided in Table 5..

Table 5.: Summary of Aerial Photograph Observations

Year	Observations
1930	Onsite: Three buildings observed on site Offsite: Surrounding area largely has residential buildings and few scattered vacant lands with Muston park on the north , Cambridge park on the east and mashman park on the west.
1943	Onsite: No significant changes observed onsite Offsite: More buildings were observed on the previous vacant land with one building built on the largely vacant land between stanley street and church street.
1951	Onsite: The site remains unchanged since 1943 Offsite: Building structures observed in the surrounding area
1961	Onsite: No significant changes observed onsite except for few trees on the property Offsite: Construction activities on the the land between church street and stanley street observed . A cylindrical structure observed on the east near Gibbes street.
1965	Onsite: No significant changes observed since 1961 Offsite: No significant changes observed since 1961
1971	Onsite: No significant changes were observed since 1965 aerial imagery Offsite: No significant changes were observed since 1965 except for more trees at Muston Park
1975	Onsite: No significant changes were observed since 1971 aerial imagery. Offsite: No significant changes were observed since 1971 aerial imagery.
1978	Onsite: No significant changes were observed since 1975 aerial imagery. Offsite: Building structures observed on the land between church street and stanley street. More buildings have been constructed near Gibbes street.
1986	Onsite: No significant changes were observed since 1978 aerial imagery. Offsite: No significant changes were observed since 1978 aerial imagery except for one of the building observed to be demolished between church street and stanley street
1991	Onsite: No significant changes were observed since 1986 aerial imagery. Offsite: No significant changes were observed since 1986 aerial imagery except for a rectangular shaped building near Gibbes street and Tennis valley.
1994	Onsite: No significant changes were observed since 1991 aerial imagery. Offsite: No significant changes were observed since 1991 aerial imagery.
1996	Onsite: No significant changes were observed since 1994 aerial imagery. Offsite: No significant changes were observed since 1994 aerial imagery.
2002	Onsite: No significant changes were observed since 1996 aerial imagery. Offsite: No significant changes were observed since 1996 aerial imagery with an exception of a building structure observed between stanley street and church street.
2004	Onsite: No significant changes were observed since 2002 aerial imagery. Offsite: Three more building structures observed between stanley street and church street.
2009	Onsite: No significant changes were observed since 2004 aerial imagery. Offsite: No significant changes were observed since 2004 aerial imagery.
2013	Onsite: No significant changes were observed since 2004 aerial imagery.

Table 5.: Summary of Aerial Photograph Observations	
Year	Observations
	Offsite: No significant changes were observed since 2004 aerial imagery.
2016	Onsite: No significant changes were observed since 2004 aerial imagery. Offsite: No significant changes were observed since 2004 aerial imagery.
2019	Onsite: No significant changes were observed since 2004 aerial imagery. Offsite: No significant changes were observed since 2004 aerial imagery.
2022-present	Onsite: No significant changes were observed since 2004 aerial imagery. Offsite: No significant changes were observed since 2004 aerial imagery.

Copies of historical aerial photographs are provided in Appendix C.

5.3 Council Planning Certificate

A review of Section 10.7 (2) and (5) of the Planning Certificate from the Cobar Shire Council for Lot 6 DP 809 is summarised below. The information has been provided by Willoughby City council under Section 10.7(2) & (5) of the Environmental Planning and Assessment Act 1979. A copy of the certificate is provided in Appendix E of this report with relevant information provided below for the site:

- The land is zoned as R2 Low density Residential under Willoughby LEP 2012;
- Council has no record that the land is significantly contaminated land at the date or the issue of this certificate;
- Is not subject to a management order within the meaning of that Act at the date when the certificate was issued;
- Is not the subject of an ongoing maintenance order within the meaning of that Act when the certificate was issued;
- Council has no records if the land includes or comprise a critical habitat;
- Council has no records that the land is biodiversity certified land;
- Council has no records if the land is a conservation area under the provisions of local LEP;
- Council has not received notification from the Heritage Council of New South Wales that the property is subject to a Conservation Order or notice under the Heritage Act, 197. ;
- The land isn't proclaimed to be in a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961;
- The land is affected by road widening or road realignment under the resolution of council;
- Council is unaware of any policies adopted by other public authorities that restricts development of this land due to likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk;
- The land, or part of the land is not subject to flood related development controls;
- Council has no records of property vegetation plan under the Native Vegetation Act 2002 applicable to the land;
- Council has no records if the land is affected by a Tree Preservation Order;
- None of the subject land is identified as being bushfire prone land; and
- The site has not been identified in the Loose-Fill Asbestos Insulation register .

5.4 NSW EPA Register of Contaminated Sites Notices

A search was conducted by Greencap for the site and its surrounds for properties listed by the NSW EPA for having notices relating to site contamination. The search found no site within 1 km radius of site (see Map 3.1 in Appendix B). There are no Clean-up and Penalty Notices within 500 m radius.

5.5 List of Contaminated Sites Notified to NSW EPA

A search was conducted by Greencap for the site and surrounds for properties included in the list of NSW contaminated sites notified to the EPA issued on 8th September 2022. The search identified four (24) sites within 1km radius around the site which had been notified to the NSW EPA under Duty to Notify under the Contaminated Land Management Act 1997 (CLM Act). The detailed information of the Notified site is shown in Table 6. Summary of Notifications under the Contaminated Land Management Act 1997.

Site Address	Site name / description	Contamination Activity Type	EPA Site Management Class	Distance From Site(m)
157 Penhur Street	Caltex Service Station	Service station	Regulation under CLM Act not required ¹	567.4 south
364-366 Eastern Valley Way	Woolworths Chatswood	Service Station	Regulation under CLM Act not required ¹	708.9 north-east
Corner Ann Street and Stan Street	Willoughby Bus Depot	Other industry	Regulation under CLM Act not required ¹	820.6 south-east
388 Eastern Valley Way	Coles Express Roseville Chase	Service Station	Regulation under CLM Act not required ¹	955.1 north

1. The EPA has completed an assessment of the contamination and decided that regulation under the Contamination Land Management Act 1997 is not required.

5.6 List of Sites with NSW EPA Issued Environmental Protection Licences

Schedule 1 of the Protection of the Environment Operations Act 1979 lists Premises and Non-Premises Based Activities that require specific licensing under the Act due to the potential for those activities to pollute the environment. A search of the register of Environmental Protection Licences was undertaken to assess whether activities immediately surrounding the site (500 m) were undertaking potentially polluting activities that were recorded under the Licensing Scheme. Based on the search, there was no site maintaining Environmental Protection Licences within a 500m radius of the site, however, license no: 145 was surrendered for Group A Waste Generation or storage activity (see Map 3.2 in Appendix B)

5.7 List of Sites regulated by other Jurisdictional Body

A review of the LIR indicated that there were four (4) nearby sites within 2 km buffer recorded as former gaswork site, NPI facility, PFAS site and UXO area (See Map 3.3 in Appendix B)

6. Potentially Contaminated Areas

6.1 Potentially Contaminating Activities

Potentially contaminating activities within 200 m buffer is observed to be BP Petrol station located upgradient to the site, which is currently in use (south-west, 93.7 m). The potential chemicals of concern is discussed in detail in Section 8, Conceptual Site Model.

6.2 Historical Business Directories

The historical business data from 1930 to 2015 indicated pre-dominantly dry cleaning activities in 1970, 1980, 1990 and 2010 in the surrounding area (south and south-west direction of the site). Refer to Section 4.2 in Appendix - B and Section 8 of this report

7. Site Inspection

A site inspection was undertaken by a suitably experienced Greencap environmental consultant on 5th September 2022 to assess the current site condition and site land uses, relevant to the assessment of land contamination. A site layout plan depicting the identified site features is included in Figure 2. Photographs from the site inspection are provided in Appendix A. Greencap understands that the site is used as residential property with current tenants.

This assessment is limited to the area detailed in Figure 1 and Figure 2, which forms a rectangular shape of land measuring approximately 40.77 m in a west to east direction and approximately 60.32 m in a north to south direction, having an area of approximately 2,460 m²

The following observations were made during the site inspection:

Lot /Address	Observations
Lot 7 /92 Victoria Avenue	The surface was sealed and covered with gravels at the pathway to the house (Photo 1) and on either sides of overgrown grass on the ground (Photo 2). On the east of the property was the stormwater drainage and water main (Photo 3 and 4). Gravel sidepaths on the east and west of the property boundary (Photo 5). The site was generally flat with a gentle slope towards north. General fly-tipping including plastic debris and organic waste bin were observed at the east of the building (Photo 6). Garden bed was observed on the south of the property with grass cover on the rest of the ground surface (Photo 7). Stormwater drainage observed on the south adjacent to the residential building (Photo 11). The west of the property was locked (Photo 8). Concrete paved surface at the sound end of the property with metal fence as boundary was observed, with the property observed to have chimney (Photo 9 and 10)
Lot 6 /94 Victoria Avenue	The surface was unsealed and covered with overgrown grass (Photo 12 and 13). East of the property was observed to have overgrown grass, with plastic tubs and empty paint cans (Photo 14). The west of the property along the boundary had partially sealed path (Photo 15). Water line on the entrance to the west was observed (Photo 16). The rear of the property was inaccessible.
Lot 5 /9 Victoria Avenue	The entrance to the property was sealed (Photo 17) with part of the east side observed to have overgrown grass (Photo 18). Along the boundary of the building to the east were trolleys, ladder etc (Photo 19) and west of the property were metal tubes and metal ladder (Photo 20). The rear of the property was inaccessible (Photo 21 And 22)

- No suspected asbestos containing material (PACM) was observed during site walkover;
- No indication of below ground fuel tanks were observed on site; and
- No visible and olfactory signs of hydrocarbon contamination were identified.

7.1 Unexploded ordnance

No potential unexploded ordnance (UXO) contamination was observed during the site inspection.

7.2 Phytotoxicity

There was no visual evidence of phytotoxic impact (i.e. plant stress or dieback) observed at the site during the site inspection. Vegetation on all the three properties also appeared healthy (see Photo 18)

8. Conceptual Site Model

A key component of the investigation/ risk assessment process is the development of a Conceptual Site Model (CSM) as this drives the risk management and remediation process. This identifies potential sources of contamination, potential migration pathways along which identified contaminants could migrate and potential receptors which may become exposed.

The CSM, as required by the NEPC (2013), it considers all plausible pollutant linkages associated with the identified contamination. By evaluating these linkages proposed controls can be outlined and recommendations developed for appropriate remediation or management.

8.1 Sources of contamination

Sources of contamination on site are based on current and historical land-use and activities at the site, the findings of the desktop study and the site inspection. Past and current uses of the site that may have resulted in contamination and associated Chemicals of Potential Concerns (CoPCs) on the site identified in Table 7 below.

Table 7. Summary of Contaminants of Potential Concern		
Source/ Area of environmental concern	Activity of concern	Contaminants of potential concern
Onsite		
Potential presence of Asbestos Containing Material (ACM) in the structures of the building and in the unverified fill material onsite.	Breakdown in further demolition and inhalation of fibres	<ul style="list-style-type: none"> Asbestos (bonded and fibrous)
Offsite		
BP – petrol station located 93.7 m South-west of the site in the upgradient from the topographic map	Potential leaks from underground petroleum storage systems (UPSS), potential migration via groundwater, potential vapour intrusion risk generation	<ul style="list-style-type: none"> Total recoverable hydrocarbons (TRH) Benzene, toluene, ethylene, xylene, and naphthalene (BTEXN) Poly-cyclic aromatic hydrocarbons (PAH) Heavy metals (As, Cd, Cr, Cu, Pb, Zn, Ni, Hg) Oil and grease Phenols
Former Dry Cleaner (west and south-west), upgradient from the topographic map	Potential leaks of chlorinated solvents into the groundwater and potential generation of vapour intrusion risk	<ul style="list-style-type: none"> Chlorinated hydrocarbons (e.g. trichlorethylene, ethane, 1,1,1 - trichloroethane, carbon tetrachloride, perchlorethylene) Volatile Organic Compounds (VOCs)

8.2 Mobilisation/ Transport Pathways

8.2.1 Mobilisation Pathways for asbestos

Disturbance of potential asbestos containing materials (ACM). Release of fibres into air during demolition activities (or any activity causing disturbance of ACM).

8.2.2 Transport Pathways for Petroleum and Chlorinated Hydrocarbons

Potential transport pathways for petroleum and chlorinated hydrocarbons from potential off-site sources are identified as follows:

- Leakage into the groundwater;
- Potential formation of light and dense non-aqueous phase liquids (LNAPL and DNAPL) due to petroleum and chlorinated hydrocarbons respectively;
- Migration of contaminants within the groundwater through advection and dispersion;
- Volatilisation of contaminants and vapour migration within the vadose zone;
- Potential vapour intrusion into the buildings.

8.3 Exposure Pathways

The potential main exposure pathways are identified as inhalation for both potential air-borne asbestos and vapour phase contaminants for human receptors within enclosed structures or outdoors.

8.3 Receptors

Human receptors on site include residents, workers involved in the future development and other temporary visitors to the site such as maintenance workers. Off-site human receptors include residents and visitors of the neighbouring residential areas, as well as workers and customers of the surrounding commercial area facilities.

8.4 Source, Pathway and Receptor Analysis

As a result of this investigation a CSM has been developed to assess actual or potential risks to human health and the environment. In this scope, a contaminant source, pathway, and receptor analysis has been conducted and the identified potential linkages are tabulated in Table 8 below.

Table 8. CSM (Source, Pathway and Receptor Analysis)

Potential Source	Contaminants of Concern	Phases of Contaminants	Potential Transport Pathways	Potential Exposure Pathways	Potential Receptors	Comments
Potential presence of Asbestos Containing Material (ACM) in the structures of the building and in the unverified fill material onsite.	ACM	Solid phase (friable and bonded)	Removal works and generation of dust	Inhalation	Current owner/current residents/ Site Users/visitors/ contractors/ maintenance workers and future onsite workers and visitors.	Bonded ACM is not considered a direct risk to human health unless crushed by plant machinery and broken to release fibers into the air. Risk appropriately mitigated through the use of appropriate PPE during construction and ancillary asbestos management controls / monitoring during ground disturbance.
			Redevelopment			
BP station - to south-west of the site (within 100m)	TRH, BTEXN, PAH, and heavy metals (As, Cd, Cr, Cu, Pb, Zn, Ni, Hg)	Dissolved, vapour, and light-non aqueous phase (LNAPL)	Advection and dispersion in groundwater	Vapour intrusion into existing buildings and potential surface emissions	Site buildings, current and future residents	Targeted groundwater assessment is required to close out the data gaps and vapour intrusion risk associated with these potential off-site contamination sources.
Former dry cleaners - towards West of the site (within 100m)	CHC, TCE, PCE, and VOCs	Dissolved, vapour, and dense-nonaqueous phase (DNAPL)	Advection and dispersion in groundwater	Vapour intrusion into existing buildings and potential surface emissions	Site buildings, current and future residents	

9. Data Gaps

Data gaps identified for the site and its surrounds as a result of this investigation include the following:

- Potential Asbestos containing materials (PACM) may be present within the building structure due to the age of the building, further investigations need to be undertaken to confirm presence/ absence of asbestos in order to proper management;
- No soil or groundwater data was available for this site;
- Data gaps associated with potential off-site contamination sources and vapour intrusion risk require further investigation.

10. Summary of Findings

This preliminary site investigation identified that the site has been used as residential building according to land title records, with the current use of the property as residential itself under the ownership of Tai Family Holdings Pty Ltd (2011-Present)

Assessment involved a search of available desktop information and a site inspection. Findings of this assessment included but not limited to:

- Historical records indicate that the site have been used for residential purpose since 1912. There was no evidence of land use for industrial purposes and as such the risk of any primary sources of contamination is assessed to be low;
- General fly-tipping (discarded refuse) including tubings, plastic debris, metal trolleys, and organic waste bins were observed during site inspection along the sides of the *property ;
- No suspected asbestos containing material (PACM) was observed during site walkover. However, ACM might be present in the building structure and in the unverified fill material.
- Potential offsite contamination sources include the BP petrol station which is located south-west to the site (93.7 m) . Historical business data recorded dry cleaning activity 49.5m west of the site in 2005 and 2010

*Note: Rear of the property (Lot 5 and Lot 6) was inaccessible as the gates were locked

11. Conclusion

Based upon findings of the assessment, Greencap considers that the site presents a Low² risk to human health and the environment in its current form. Identified off-site potential contamination sources (BP service station and former dry cleaners) are noted as Moderate³ risk to human health and the environment and require further targeted assessment to close out the risk for potential vapour intrusion.

12. Recommendations

Based on the findings, Greencap recommends the following actions:

- Groundwater assessment: Minimum one well to be drilled and sampled near the western border of the site targeting a shallow unconfined aquifer, with relevant chemicals of potential concern are analysed (inc. petroleum and chlorinated hydrocarbons).
- A hazardous buildings material assessment (HAZMAT) should be completed prior to the demolition and removal of any building or structures.

² Low Risk - desktop review and site inspection have not identified any potentially contaminating site activities

³ Moderate Risk – further investigation is required to close out the data gap associated with potential off-site migration

- Regardless of the future use, general waste and disused equipment (if any) will need to be cleared from site and disposed of at an appropriately licensed waste facility in accordance with NSW EPA (2014) Waste Classification Guidelines Part 1: Classifying waste.
- An unexpected finds protocol (UFP) needs to be in place during earthworks on-site to address the residual contamination risk associated with potential unexpected finds (e.g. asbestos, buried waste, chemical drums, or similar).
- If bulk earthworks are proposed, it is recommended that a construction environmental management plan (CEMP) (or similar environmental management document) is prepared to address environmental risks

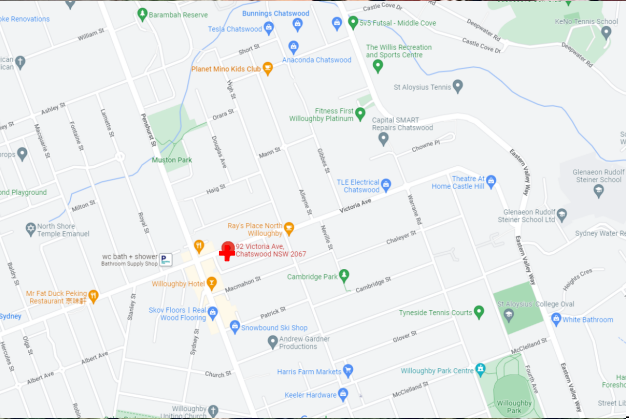
13. References

- Herbert C., 1983, Sydney 1:100 000 Geological Sheet 9130, 1st edition. Geological Survey of New South Wales, Sydney
- NEPC (1999), National Environment Protection (Assessment of Site Contamination) Amendment Measure (ASC NEPM. 2013 amendment).
- NSW OEH (2011), Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites.
- NSW EPA (2020) 'Consultants Reporting on Contaminated Land – Contaminated Land Guidelines.

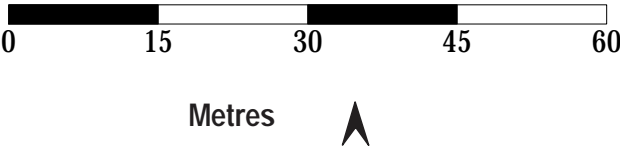
PRELIMINARY SITE INVESTIGATION

92-96 Victoria Avenue , Chatswood NSW 2067

Figures



- Legend:
- Site boundary and area
 - + Site location



GREENCAP
Proudly part of **wsp**

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Client Name:		Networked Urban Solutiouns Pty Ltd			
Client Number:		C127903	Project Number:		J179358
Project Description:		Preliminary Site Investigation			
Address:		92-96 Victoria Avenue, Chatswood NSW 2067			
Prepared:	TM	Reviewed:	MB	Version Date:	15/09/22
Figure 1	Site location and regional context				

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Legend:	<div><div></div>Site boundary and area</div> <div><div></div>Storage shed</div> <div><div></div>Inaccessible area</div>	<div><div><div>GREENCAP</div><div>Proudly part of <div>wsp</div></div></div><div>G, N - Building, 22 Giffnock Ave Macquarie Park NSW 2113</div><div>Ph: 02-9889-1800</div><div>Fx: 02-9889-1811</div></div>	Client Name:		Networked Urban Solutiuons Pty Ltd					
			Client Number:		C127903		Project Number:		J179358	
			Project Description:		Preliminary Site Investigation					
			Address:		92-96 Victoria Avenue, Chatswood NSW 2067					
			Prepared:	TM	Reviewed:	MB	Version Date:	20/09/22		
			Figure 2	Site Features						

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PRELIMINARY SITE INVESTIGATION

92-96 Victoria Avenue , Chatswood NSW 2067

Appendix A: Field Photographs

September 2022



Photo 1



Photo 2



Photo 3



Photo 4

September 2022



Photo 5



Photo 6



Photo 7

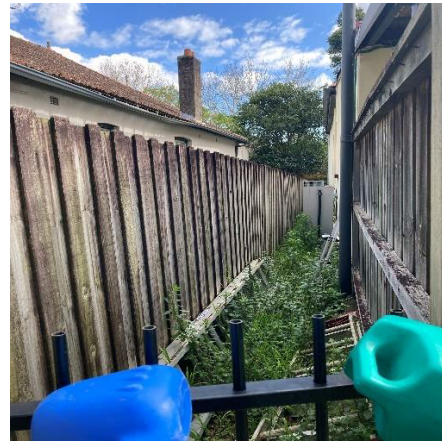


Photo 8



Photo 9



Photo 10

September 2022



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16

September 2022



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22

PRELIMINARY SITE INVESTIGATION

92-96 Victoria Avenue , Chatswood NSW 2067

Appendix B: Land Insight and Resources Report


Enviro-Screen Report

92-96 Victoria Avenue
Chatswood, NSW

2 September 2022

Report n°:
LI-2908 ESR





Understanding your report

Your Report has been produced by Land Insight and Resources (Land Insight).

Your Report is based on information available from public databases and sources at the date of reporting. The information gathered relates to land that is within a 200 to 2000m radius (buffer zone) from the boundaries of the Property. A smaller or larger radius may be applied for certain records (as listed under records and as shown in report maps).

While every effort is made to ensure the details in your Report are correct, Land Insight cannot guarantee the accuracy or completeness of the information or data provided.

The report provided by Land Insight includes

data listed on page 4 (table of contents). All sources of data and definitions are provided in the Product Guide (Attached). For a full list of references, metadata, publications or additional information not provided in this report, please contact info@landinsight.co

The report does not include title searches; dangerous good searches or; property certificates (unless requested); or information derived from a physical inspection, such as hazardous building materials, areas of infilling or dumping/spilling of potentially contaminated materials. It is important to note that these documents and an inspection can contain information relevant to contamination that may not be identified by this Report.

Due to the ongoing nature of database development and frequency of updates provided by various state government regulators the data displayed within this report is only current from date of production.

This Report, and your use of it, is regulated by Land Insight's Terms and Conditions (See Land Insight's Product Guide).

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Land Insight Product Guide and Terms and Conditions	

SUMMARY

	Section 1	PROPERTY SETTING	Identified
Sensitive Receptors Planning Control Heritage Soil and Land Information Geology and Topography			
	Section 2	HYDROGEOLOGY	Identified
Aquifer Groundwater Bores and Other Borehole investigations Groundwater Dependent Ecosystems (GDE) Hydrogeology Units Wetlands			
	Section 3	ENVIRONMENTAL REGISTERS LICENCES AND INCIDENTS	Identified
Contaminated Land Public Register Sites Regulate by Other Jurisdictional Body (Former Gaswork sites / PFAS sites) Licensing and Regulated Sites National Pollutant Inventory (NPI)			
	Section 4	POTENTIALLY CONTAMINATED AREAS	Identified
Former Potentially Contaminated Land Current and Historical Potentially Contaminating activities (PCA)			
	Section 5	NATURAL HAZARDS	Identified
Erosion risk Bushfire prone land Fire history Flood hazards			



Section 1 Property Setting



1.1 SENSITIVE RECEPTORS

Map 1.1 (200m Buffer)

Sensitive receptor	Category	Distance (m)	Direction
Not identified	-	-	-

1.2 PLANNING CONTROLS

Map 1.2 (onsite)

Zoning

Code	Zoning	Details
R2	Low Density Residential	Willoughby Local Environmental Plan 2012

Environmental Planning Instruments

Type	Category	Details
Not identified	-	-

Other Planning Information

Type	Category	Details
Not identified	-	-

1.3 HERITAGE

Map 1.3 (200m Buffer)

State and Local Heritage

Site ID	Site Name	Type	Details	Distance (m)	Direction
I223	Hotel Willoughby (including original interiors)	Heritage	Item - General	34.2	South
C5	Harwood Avenue	Heritage	Conservation Area - General	58.5	North
I131	House (including original interiors)	Heritage	Item - General	153.9	East
I128	House (including original interiors)	Heritage	Item - General	155.8	South

Australian Heritage Database

Site ID	Site Name	Type	Details	Distance (m)	Direction
106369	Sydney Cultural Crescent Rock Art	National Heritage List	Class = Indigenous Status = Assessment initiated by AHC	0.0	Onsite

Commonwealth Heritage List, National Heritage List and World Heritage Area.

1.4 SOIL AND LAND USE INFORMATION

Map 1.4a/1.4b (onsite)

Soil Landscape

Soil Landscape	REbt	Blacktown	Soil Group	Residual
Description	<p>Landscape—gently undulating rises on Wianamatta Group shales. Local relief to 30 m, slopes usually >5%. Broad rounded crests and ridges with gently inclined slopes. Cleared Eucalypt woodland and tall open-forest (dry sclerophyll forest).</p> <p>Soils—shallow to moderately deep (>100 cm) hardsetting mottled texture contrast soils, red and brown podzolic soils (Dr3.21, Dr3.31, Db2.11, Db2.21) on crests grading to yellow podzolic soils (Dy2.11, Dy3.11) on lower slopes and in drainage lines.</p> <p>Limitations—localised seasonal waterlogging, localised water erosion hazard, moderately reactive highly plastic subsoil, localised surface movement potential.</p>			

Salinity

Salinity Hazard	Not identified	-
-----------------	----------------	---

Radon

Radon Level	Bq/m ³	7
-------------	-------------------	---

Typical radon levels in Australia are low and the values shown are the average values for each census district. For specific location, factors such as the local geology and house type could lead to different values. (ARPANSA).

Acid Sulfate Soil

ASS Risk Map (Table 1.4.1)	On the Property?	Within Buffer?
Class 5	Yes	Yes

National Acid Sulfate Soils Atlas

Atlas of Australian ASS (Table 1.4.2)	Bn(p4)	ASS in inland lakes, waterways, wetlands and riparian zones	Probability of Occurrence	Low Probability of occurrence
--	--------	---	------------------------------	----------------------------------

Table 1.4.1. Classification scheme in the ASS Planning Maps

Class of Land as shown on ASS Planning Maps	
1	Any works.
2a	Works below the natural ground surface. Works by which the watertable is likely to be lowered.
2b	Works other than ploughing below the natural ground surface. Works by which the watertable is likely to be lowered.
3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.
4	Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.
5	Works within 500 metres of adjacent Class 1, 2a, 2b, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2a, 2b, 3 or 4 land.

For each class of land, the maps identify the type of works likely to present an environmental risk if undertaken in the particular class of land. If these types of works are proposed, further investigation is required to determine if ASS are actually present and whether they are present in such concentrations as to pose a risk to the environment.

Table 1.4.2. Atlas of Australian Acid Sulfate Soils¹ (ASRIS) (CSIRO/NatCASS)

Probability of Occurrence of ASS ¹	
A	High Probability of occurrence - (>70% chance of occurrence in mapping unit)
B	Low Probability of occurrence - (6-70% chance of occurrence in mapping unit)
C	Extremely low probability of occurrence - (1-5% chance of occurrence in mapping unit)
D	No probability of occurrence - (<1% chance of occurrence in mapping unit)
x	Disturbed ASS ¹ terrain - (ASS ¹ material present below urban development).
u	Unclassified - (Insufficient information to classify map unit)
Zones	
a	Potential acid sulfate soil material and/or Monosulfidic Black Ooze (MBO).
b, c	Potential acid sulfate soil generally within upper 1 m.
c, d, e	ASS ¹ generally within upper 1 m.
f	ASS ¹ generally below 1 m from the surface
g	ASS ¹ , generally below 3 m from the surface.
h	ASS ¹ generally within 1 m of the surface.
i, j	ASS ¹ generally below 1 m of the surface.
k	ASS ¹ material and/or Monosulfidic Black Ooze (MBO).
l, m, n, o, p, q	ASS ¹ generally within upper 1 m in wet / riparian areas.
Subscripts to codes	
(a)	Actual acid sulfate soil (AASS) = sulfuric material.
(p)	Potential acid sulfate soil (PASS) = sulfidic material.
(q)	Monosulfidic Black Ooze (MBO) is organic ooze enriched by iron monosulfides.
Confidence levels	
(1)	All necessary analytical and morphological data are available
(2)	Analytical data are incomplete but are sufficient to classify the soil with a reasonable degree of confidence
(3)	No necessary analytical data are available, but confidence is fair, based on a knowledge of similar soils in similar environments

Table 1.4.2. Atlas of Australian Acid Sulfate Soils¹ (ASRIS) (CSIRO/NatCASS)

(4)	No necessary analytical data are available, and classifier has little knowledge or experience with ASS, hence classification is provisional
------------	---

¹Acid Sulfate Soils (ASS) are all those soils in which sulfuric acid may be produced, is being produced, or has been produced in amounts that have a lasting effect on main soil characteristics (Pons 1973). Acid sulfate soil (ASS) may include PASS or AASS + PASS. Potential acid sulfate soil (PASS) = sulfidic material. Actual acid sulfate soil (AASS) = sulfuric material.

1.5 GEOLOGY AND TOPOGRAPHY

Map 1.5 (onsite)

Geology

Map Sheet	Code	Formation	Age	Group	Dominant Lithology	Description
Sydney 1:100,000 Geological Sheet	Twia	Ashfield Shale	Middle Triassic	Wianamatta Group	Shale	Black to light grey shale and laminite.

Naturally Occurring Asbestos Potential (NOA)

Category	On the Property?	Within Buffer?
Not identified	-	-

Topography

Topography	94-96 mAHD
------------	------------



Section 2 Hydrogeology



2.1 HYDROGEOLOGY AND GROUNDWATER BORES

Map 2.1 (2000m Buffer)

	On the Property?	Within Buffer?
Aquifer Type	Porous, extensive aquifers of low to moderate productivity	Porous, extensive aquifers of low to moderate productivity
Drinking Water Catchments	Not identified	Not identified
Protected Riparian Corridor	Not identified	Not identified
UPSS Environmentally Sensitive Zone	Not identified	Sydney Coast-Georges River
Wetlands	Not identified	Wetlands Protection Area

Groundwater Bores

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL (m)	Salinity (mg/l)	Yield (L/s)	Distance (m)	Direction
3	GW026513	Irrigated agriculture	1/12/1966	64.0	64.0	6	Fresh	0.95	390.8	South-east
40	GW114502	Monitoring	28/10/2010	8.0	8.0	2.5	<Null>	<Null>	572.1	South
42	GW114504	Monitoring	28/10/2010	8.0	8.0	2.5	<Null>	<Null>	605.0	South
41	GW114503	Monitoring	28/10/2010	8.0	8.0	2.5	<Null>	<Null>	607.9	South
10	GW111233	Monitoring	11/08/2010	4.3	4.3	1.8	<Null>	<Null>	921.2	South-east
7	GW111232	Monitoring	16/11/2010	4.5	4.5	2.4	<Null>	<Null>	924.6	South-east
13	GW111234	Monitoring	11/08/2010	4.5	4.5	2.4	<Null>	<Null>	951.8	South-east

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL (m)	Salinity (mg/l)	Yield (L/s)	Distance (m)	Direction
6	GW108481	Unknown	11/12/2007	216.0	216.0	<Null>	245.00 mg/L	0.05	983.4	East
28	GW112963	Monitoring	15/03/2012	9.0	9.0	<Null>	<Null>	<Null>	1337.3	South-west
30	GW112965	Monitoring	15/03/2012	9.0	9.0	<Null>	<Null>	<Null>	1349.3	South-west
29	GW112964	Monitoring	15/03/2012	2.0	2.0	<Null>	<Null>	<Null>	1359.9	South-west
8	GW111333	Monitoring	24/01/2011	9.0	9.0	<Null>	<Null>	<Null>	1360.3	South-west
9	GW111332	Monitoring	24/01/2011	3.2	3.2	<Null>	<Null>	<Null>	1360.8	South-west
5	GW107757	Recreation	29/07/2005	162.6	162.6	25.6	1360.00 mg/L	0.3	1498.7	South-west
17	GW114838	Monitoring	30/07/2011	9.7	9.7	3.9	<Null>	<Null>	1530.5	West
2	GW029731	Recreation	1/04/1967	21.6	21.6	<Null>	<Null>	<Null>	1535.9	South-west
16	GW114837	Monitoring	30/07/2011	5.0	5.0	2.6	<Null>	<Null>	1559.1	West
12	GW111007	Monitoring	19/04/2010	7.5	7.5	3.8	<Null>	<Null>	1572.0	North
11	GW111008	Monitoring	19/04/2010	7.5	7.5	3.8	<Null>	<Null>	1584.1	North
14	GW111006	Monitoring	19/04/2010	7.5	7.5	3.8	<Null>	<Null>	1584.3	North
15	GW114836	Monitoring	30/07/2011	15.0	15.0	8.8	<Null>	<Null>	1588.9	West
21	GW113508	Monitoring	1/09/2004	7.5	7.5	<Null>	<Null>	<Null>	1606.8	West
22	GW113509	Monitoring	1/09/2004	3.0	3.0	<Null>	<Null>	<Null>	1607.2	West
25	GW113512	Monitoring	31/08/2004	8.0	8.0	<Null>	<Null>	<Null>	1609.8	West
26	GW113513	Monitoring	1/09/2004	2.8	2.8	<Null>	<Null>	<Null>	1611.1	West
24	GW113511	Monitoring	1/09/2004	8	8	<Null>	<Null>	<Null>	1613.2	West
23	GW113510	Monitoring	31/08/2004	7.8	7.8	<Null>	<Null>	<Null>	1618.1	West
19	GW113506	Monitoring	31/08/2004	3.1	3.1	<Null>	<Null>	<Null>	1618.7	West
18	GW113505	Monitoring	31/08/2004	8	8	<Null>	<Null>	<Null>	1619.3	West
20	GW113507	Monitoring	31/08/2004	7.6	7.6	<Null>	<Null>	<Null>	1636.7	West
27	GW113514	Monitoring	6/09/2004	8.6	8.6	<Null>	<Null>	<Null>	1643.6	West
4	GW103127	Recreation	31/07/2000	138	138	54	Fresh	3	1864.1	North
32	GW112743	Monitoring	23/03/2009	11	11	<Null>	<Null>	<Null>	1933.8	South-west
31	GW112742	Monitoring	24/03/2009	11	11	<Null>	<Null>	<Null>	1951.3	South-west
34	GW112745	Monitoring	23/03/2009	12	12	<Null>	<Null>	<Null>	1952.3	South-west
36	GW112747	Monitoring	25/03/2009	12	12	<Null>	<Null>	<Null>	1964.2	South-west
33	GW112744	Monitoring	24/03/2013	11	11	<Null>	<Null>	<Null>	1965.1	South-west
1	GW065075	Recreation	15/02/1994	150	150	44	Fresh	6	1966.3	North

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL (m)	Salinity (mg/l)	Yield (L/s)	Distance (m)	Direction
37	GW112749	Monitoring	8/04/2009	6.5	6.5	<Null>	<Null>	<Null>	1967.9	South-west
38	GW112751	Monitoring	16/03/2009	6	6	<Null>	<Null>	<Null>	1983.6	South-west
35	GW112746	Monitoring	23/03/2013	12	12	<Null>	<Null>	<Null>	1985.1	South-west
39	GW112753	Monitoring	27/08/2013	11	11	<Null>	<Null>	<Null>	1994.6	South-west

Groundwater Bores Driller Lithology Details

Groundwater Bore ID	From Depth – To Depth (m)	Lithology	Distance (m)	Direction
GW026513	0m-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-64m Driller		390.8	South-east
GW114502	0.2m - 0.6m Fill, Silty Clay Very Soft 0.6m - 1.6m Fill Silty Clay, Soft, Moist 1.6m - 4.3m Residual Clay Stiff 4.3m - 5m Residual Clay Very Stiff 5m - 7m Residual Sandy Clay 7m - 8m Residual Clayey Sand,Dense,Moist,Sandstone		572.1	South
GW114504	0m - 0.2m Fill, Gravel,Loose,Dry,Purple ,Coarse 0.2m - 0.4m Fill.Silty Clay Very Soft,Moist,Low Plasticity 0.4m - 1.4m Fill Silty Clay,Soft,Moist 1.4m - 5m Residual Clay Stiff Bec. Very Stiff 5m - 6m Residual Clay Vey Stiff,Moist 6m - 8m Residual Sandy Clay Stiff Bec.Soft		605.0	South
GW114503	0m - 0.2m Fill, Gravel 0.2m - 0.4m Fill, Silty Clay 0.4m - 1.6m Fill Silty Clay Soft Moist 1.6m - 5m Residual Clay Very Stiff Below 2.5m 5m - 6m Residual Clay Very Stiff Moist,Grey Red 6m - 7m Sandy Clay Becoming Soft,Bec.Moist 7m - 8m Residual Clayey Sand,Dense,Moist,Dark Grey		607.9	South
GW111233	0m-0.15m Concrete 0.15m-0.3m Fill,sand,fine to medium grained 0.3m-0.8m Fill,gravelly sand,fine to medium grained 0.8m-1.6m Fill,sandy clay,low plasticity 1.6m-2m Silty clay,medium plasticity,brown 2m-2.15m Silty clay,grey to brown 2.15m-4.3m Silty clay,l/plasticity,some white to yellow sands,ironstone banding		921.2	South-east
GW111232	0m-0.2m Concrete 0.2m-0.3m Fill,sandy gravel 0.3m-0.5m Fill clayey sand 0.5m-0.75m Fill sandy clay 0.75m-1.4m Fill sandy clay,l/plasticity 1.4m-1.5m Clayey sand 1.5m-2.2m Silty clay m/plasticity 2.2m-2.3m Silty clay,traces of gravel 2.3m-4.5m Silty clay,red to brown with grey		924.6	South-east
GW111234	0m-0.2m Concrete 0.2m-0.95m Fill, sandy clay,some gravel and ironstone 0.95m-1.1m Fill,sandy clay,fine sand 1.1m-1.5m Fill,clayey gravelly sand 1.5m-4.5m Silty clay,low plasticity,dark grey to brown		951.8	South-east

Groundwater Bore ID	From Depth – To Depth (m)	Lithology	Distance (m)	Direction
GW108481	0m-3.5m Clay and fill 3.5m-25m Sandstone l/brown 25m-26m Shale 26m-52m Sandstone grey 52m-54m Sandstone and shale,bedd. s/spots 54m-81m Sandstone grey 81m-85m Sandstone,shale bedding 85m-115m Sandstone grey 115m-116.5m Sandstone fine quartz 116.5m-121m Sandstone grey 121m-122m Shale,black hard 122m-145m Sandstone grey 145m-145.5m Sandstone f/quartz 145.5m-154m Sandstone grey 154m-158m Sandstone,shale bedding 158m-158.5m Sandstone fine quartz 158.5m-172m Sandstone grey 172m-173m Sandstone fine quartz 173m-216m Sandstone grey		983.4	East
GW112963	#N/A		1337.3	South-west
GW112965	#N/A		1349.3	South-west
GW112964	#N/A		1359.9	South-west
GW111333	0m-0.17m Concrete 0.17m-2.8m Fill,silty sandy clay,orange brown 2.8m-3m Silty clay,light grey mott.red.brown 3m-9m Shale,grey weathered		1360.3	South-west
GW111332	0m-0.18m Concrete 0.18m-2.8m Fill,silty sandy clay,orange brown 2.8m-3m Silty clay,light grey mottled red/brown 3m-3.2m Shale grey weathered		1360.8	South-west
GW107757	0m-1.4m Fill 1.4m-4.3m Clay:brown,red, white 4.3m-5.1m Shale; brown,weathered 5.1m-5.5m Clay brown 5.5m-16.8m Shale grey 16.8m-18.5m Sandstone grey,shale grey 18.5m-28.7m Sandstone grey 28.7m-29m Sandstone grey,fractured 29m-42.4m Sandstone l/grey 42.4m-42.8m Siltstone d/grey 42.8m-51.1m Sandstone l/grey 51.1m-65.7m Sandstone l/grey,quartz 65.7m-66.7m Shale,grey,silty 66.7m-74.6m Sandstone l/grey 74.6m-76.1m Sandstone l/grey 76.1m-76.3m Shale l/grey,soft 76.3m-88m Sandstone l/grey 88m-88.6m Shale,silty,d/grey 88.6m-162.6m Sandstone l/grey,grey		1498.7	South-west
GW114838	0m-0.2m Sand Gravel 0.2m-1.6m Compacted Ballast,Sand Gravel 1.6m-2.8m Clay Red Yellow 2.8m-3.9m Clay Red Grey 3.9m-6m Clay Red/White,Some Wet Rocks 6m-7m Rock And Clay Red Weathered 7m-7.5m Rock White Weathered 7.5m-8m Shale Orange Wheathered 8m-9.7m Shale Muddy Weathered		1530.5	West
GW029731	0m-3.45m Boulders large 0m-3.45m Clay red sandy 0m-3.45m Gravel 3.45m-6.7m Clay red yellow puggy sandy 3.45m-6.7m Ironstone gravel 6.7m-17.98m Shale grey black hard 17.98m-21.64m Clay bands 17.98m-21.64m Sandstone grey very fractured medium-coarse		1535.9	South-west
GW114837	0m-0.2m Gravel Compacted 0.2m-1.4m Non Destructive Excavations,Gravel		1559.1	West

Groundwater Bore ID	From Depth – To Depth (m)	Lithology	Distance (m)	Direction
	1.4m-2.5m Clay Yellow 2.5m-3.8m Clay Red Grey 3.8m-5m Clay Red, Weathered Rock			
GW111007	0m-0.2m Concrete slab:0.2m 0.2m-0.6m Fill,silty sand,fine to med.grained,yellow 0.6m-0.7m Concrete slab:0.1m 0.7m-1.6m Fill,silty sand,clay,ironstone,gravel 1.6m-3m Shale,grey with clay bands,grey and orange 3m-4.4m Sandstone fine to med. grained,grey and orange 4.4m-5.4m Sandstone with shale bands 5.4m-7.5m Sandstone fine to medium grained.orange with clay bands		1572.0	North
GW111008	0m-0.2m Concrete slab:0.15m 0.2m-1.8m Fill,as above,trace of ironstone and igneous gravel 1.8m-4.2m Sandstone fine to medium grained,red with grey clay bands. 4.2m-6.4m Sandstone,fine to medium grained,light yellow 6.4m-7.5m Sandstone fine to medium grained,dark brown with clay bands.		1584.1	North
GW111006	0m-0.2m Concrete 0.2m-0.4m Fill,silty sandy clay,trace of ironstone 0.4m-0.8m Silty clay 0.8m-1.8m Shale,/ quartz 1.8m-3.5m Sandstone,fine to medium grained red. 3.5m-6.2m Sandstone yellow 6.2m-7.5m Sandstone,fine to med.grained,grey		1584.3	North
GW114836	0m-0.6m Compacted Gravel / Ballast 0.6m-2m Compacted Gravel / Ballast 2m-2.2m Clay Light Red Brown 2.2m-3m Clay White Red 3m-4.5m Clay Grey Very Hard 4.5m-6m Clay Grey 6m-9m Shale Grey Very Hard Clay 9m-15m Shale Very Weathered Grey Shale		1588.9	West
GW113508	#N/A		1606.8	West
GW113509	#N/A		1607.2	West
GW113512	#N/A		1609.8	West
GW113513	#N/A		1611.1	West
GW113511	#N/A		1613.2	West
GW113510	#N/A		1618.1	West
GW113506	#N/A		1618.7	West
GW113505	#N/A		1619.3	West
GW113507	#N/A		1636.7	West
GW113514	#N/A		1643.6	West
GW103127	0m-0.5m Topsoil 0.5m-1.5m Sandy clay 1.5m-5.2m Sandstone yellow 5.2m-39.7m Sandstone grey 39.7m-40.1m Sandstone grey w.b. 40.1m-70.4m Sandstone grey 70.4m-74m Sandstone grey 74m-130.5m Sandstone grey 130.5m-132.2m Sandstone grey w.b. 132.2m-138m Sandstone grey		1864.1	North
GW112743	#N/A		1933.8	South-west
GW112742	#N/A		1951.3	South-west
GW112745	#N/A		1952.3	South-west

Groundwater Bore ID	From Depth – To Depth (m)	Lithology	Distance (m)	Direction
GW112747	#N/A		1964.2	South-west
GW112744	#N/A		1965.1	South-west
GW065075	137m-147m Shale dark grey 147m-150m Sandstone grey dark		1966.3	North
GW112749	#N/A		1967.9	South-west
GW112751	#N/A		1983.6	South-west
GW112746	#N/A		1985.1	South-west
GW112753	#N/A		1994.6	South-west

2.2 HYDROGEOLOGY AND OTHER BOREHOLES

Map 2.2 (500m Buffer)

	On the Property?	Within Buffer?
Groundwater Vulnerability	Not identified	Not identified
Groundwater Exclusion Zones ^{1,2}	Not identified	Not identified
Hydrogeologic Unit	Late Permian/Triassic sediments (porous media - consolidated)	Late Permian/Triassic sediments (porous media - consolidated)

¹ - Botany Groundwater Management Zones (BGMZ): Zone 1 – the use of groundwater remains banned; Zones 2 to 4 – domestic groundwater use is banned, especially for drinking water, watering gardens, washing windows and cars, bathing, or to fill swimming pools.

² - Williamstown Groundwater Management Zones (WGMZ): Primary Management Zone – this area has significantly higher levels of PFAS detected and therefore, the strongest advice applies. Secondary Management Zone – this area has some detected levels of PFAS; Broader Management Zone – the topography and hydrology of the area means PFAS detections could occur now and into the future.

Groundwater Dependent Ecosystems (GDE)

	On the Property?	Within Buffer?
Aquatic	Not identified	Not identified
Terrestrial	Not identified	Not identified

Aquatic - Ecosystems that rely on the Surface expression of groundwater.

Terrestrial - Ecosystems that rely on the Subsurface expression of groundwater.

Other Known Borehole Investigations (Coal Seam Gas (CSG), Petroleum Wells and Other Boreholes)

Borehole ID	Purpose	Project	Client/ Licence	Date Drilled	Depth (m)	Distance (m)	Direction
Not identified	-	-	-	-	-	-	-



Section 3 Environmental Registers, Licences and Incidents



3.1 CONTAMINATED LAND PUBLIC REGISTER

Map 3.1 (1000m Buffer)

Sites Notified as Contaminated to the EPA

Site Name	Address	Activity that caused Contamination	EPA Site Management Class (Table 3.1.1)	Distance (m)	Direction
Caltex Service Station	157 Penhur STREET	Service Station	Regulation under CLM Act not required	567.4	South
Woolworths Chatswood	364-366 Eastern Valley WAY	Service Station	Regulation under CLM Act not required	708.9	North-east
Willoughby Bus Depot	Corner Ann Street and Stan STREET	Other Industry	Regulation under CLM Act not required	820.6	South-east
Coles Express Roseville Chase	388 Eastern Valley WAY	Service Station	Regulation under CLM Act not required	955.1	North

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Contaminated Land Record of Notices

Site Name	Area n°	Address	Notices	Distance (m)	Direction
Not identified	-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Table 3.1.1 EPA Site Management Class Explanation

EPA Site Management Class	
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

Table 3.1.1 EPA Site Management Class Explanation

	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.
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.
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.
Contamination currently regulated under the 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.
Contamination currently regulated under the 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 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 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 by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A 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.

The EPA maintains a record of sites that have been notified to the EPA by owners or occupiers as contaminated land. The sites notified to the EPA are recorded on the register at various stages of the assessment and/or remediation process.

3.2 LICENCES, APPROVALS & ASSESSMENTS

Map 3.2 (500m Buffer)

Licences

Licence N°	Licence holder	Location Name	Premise Address	Fee Based Activity	Distance (m)*	Direction
Not identified	-	-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Other Licences still Regulated by EPA

Licence N°	Licence holder	Location Name	Premise Address	Fee Based Activity	Status	Distance (m)*	Direction
145	GEORGE WESTON FOODS LIMITED	TIP TOP BAKERIES	51 ALLEYNE STREET, CHATSWOOD, NSW, 2067	Hazardous, Industrial or Group A Waste Generation or Storage	Surrendered	498.6	North

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Clean Up and Penalty Notices

Location ID	Notice Type	Notice N°	Licence holder	Location Name	Premise Address	Distance (m)*	Direction
Not identified	-	-	-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

3.3 SITES REGULATED BY OTHER JURISDICTIONAL BODY

Map 3.3 (2000m Buffer)

Defence, Military Sites and UXO Areas

Site name	Type*	Description	Distance (m)	Direction
7 Field Regiment RAA Depot	Defence Area / Military Sites	Post WWII and on the re-raising of the CMF in 1948, 7th Field Regiment, RAA was reformed at Warrane Road, Willoughby. Site was used as A depot/storage facility for field armaments. The regiment moved from the Willoughby depot to the now Multi-User Facility located at Pymble NSW.	657.6	East

*RCIP (Regional Contamination Investigation Program). UXO (Unexploded Ordnance Areas)

Former Gasworks Sites

Site name	Description	Distance (m)	Direction
North Shore Gasworks	Gas was first introduced to Sydney by the Australian Gas Light Company in 1841. James Walter Fell, ex-A.G.L., planned his own gasworks for the North Shore and in 1877 produced gas for what later became the North Shore Gas Company Ltd. As the mains extended northwards, Willoughby Council examined the possibilities of purchasing gas from the Gas Company or else building a local works. The Gas Company built a gasholder near Eastern Valley Way and Warrane Road. This was at the bottom of a hill and not as much a blot on the landscape as were many other holders in Sydney. With the advent of natural gas in the 1970s the holder became redundant and was demolished because the gas is now held at high pressure in the mains.	506.8	North-east

PFAS Sites

Site name	Description	Source	Distance (m) *	Direction
Willoughby Fire Station	Fire station built in 1915. Potential historical use of PFAS.	Fire and Rescue NSW	883.5	South

National Pollutant Inventory (NPI)

Facility name	Address	Primary ANZSIC Class	Latest report	Distance (m)	Direction
Tip Top Bakeries Chatswood	51 Alleyne Street, Chatswood	Bread Manufacturing (Factory based)	2004/2005	498.6	North



Section 4 Potentially Contaminated Areas



4.1 POTENTIALLY CONTAMINATING ACTIVITIES

Map 4.1 (200m Buffer)

Liquid Fuel Facilities

Site name	Category	Location	Status*	Distance (m)	Direction
BP	Petrol Stations	316 Penshurst St, North Willoughby NSW 2068	Current	93.7	South-west

Waste Management Facilities & Recycling Centres

Site name	Category	Location	Status*	Distance (m)	Direction
Not identified	-	-	-	-	-

***Status:** Data is current as when this report was created.

The operational status of the business is determined using the available data sources and does not indicate real-time conditions at the site.

Current: business is operating on the day this report was issued.

Former: business that have been closed or discontinued within 2 years from the date of this report.

Liquid Fuel Facilities Datasets, representing the spatial locations of liquid fuel depots, refineries, terminals and petrol stations present in the Australian Government National Liquid Fuel Facilities Dataset and Petrol stations identified by Land Insights. Waste Management Facilities, representing the spatial locations of reprocessing facilities, transfer stations and landfills present in the Australian Government National Waste Management Facilities Dataset and Waste/Recycling facilities identified by Land Insights.

A more comprehensive list of all Potentially Contaminating Activities is available in the Due Diligence Insight report.

4.2 HISTORICAL BUSINESS DIRECTORIES

(not mapped)

1930 Historical Business Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Motor Cars, Lorries & Garages	Willoughby Towing Service	113 Victoria Avenue, Willoughby, NSW	Address	51.0	North-east
Fuel Merchants	Ray Wm	34 McMahon Street, Willoughby, NSW	Address	60.6	South
Dyers & Cleaners	Poullars' Limited (branches)	313 Penshurst Street, Willoughby, NSW	Address	80.8	South
Motor Service Stations	Nowell & Pinson	308 Penshurst Street, Willoughby, NSW	Address	142.6	South

1940 Historical Business Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Fruiters & Greengrocers	Maniscalco V	335 Penshurst Street, Willoughby, NSW	Address	29.0	West
Chemists - Pharmaceutical	O'Connell K J	331 Penshurst Street, Willoughby, NSW	Address	33.7	West
Grocers - Retail	Broadhead&Barcham Pty Ltd	333 Penshurst Street, Willoughby, NSW	Address	49.5	West
Plumbers & Gasfitters	Richards Austin	137 Victoria Avenue, Chatswood, NSW	Address	62.6	West
Stores - General	Willoughby Stores	332 Penshurst Street, Willoughby, NSW	Address	70.9	South-west
Shop & Office Fitters	Paul Benson Productions	80 Victoria Avenue, Chatswood, NSW	Address	76.7	East
Fruiters & Greengrocers	Virgona J	350 Penshurst Street, Willoughby, NSW	Address	89.4	West
Grocers - Retail	McComas W	141 Victoria Avenue, Chatswood, NSW	Address	90.2	West
Hot Water Systems	Joseph Auto-Hot Pty Ltd	303 Penshurst Street, Willoughby, NSW	Address	96.1	South
Motor Garages	Champion Bros	303 Penshurst Street, Willoughby, NSW	Address	96.1	South
Chemists - Pharmaceutical	Goodman S	352 Penshurst Street, Willoughby, NSW	Address	96.1	West
Grocers - Retail	Graham C C	342 Penshurst Street, Willoughby, NSW	Address	96.3	West
Contractors	Graves D	74 Victoria Avenue, Chatswood, NSW	Address	110.6	North-east
Radio Repairs & Service	Ferguson's Radio	12 McMahon Street, Willoughby, NSW	Address	124.5	South-east
Builders & Contractors	Hainsworth L G	17 Harwood Avenue, Chatswood, NSW	Address	143.2	North
Electrical Contractors	Norcliffe A E	310 Penshurst Street, Willoughby, NSW	Address	146.7	South
Laundries	Victoria Laundry	167 Victoria Avenue, Chatswood, NSW	Address	155.2	West
Engineers - General	Chapman C	23 Patrick Street, Willoughby, NSW	Address	158.8	South-east
Builders & Contractors	Moore F	110 Victoria Avenue, Chatswood, NSW	Address	161.4	West
Carriers - Light	Swadling W C	11 Patrick Street, Willoughby, NSW	Address	176.5	South-east
Plumbers & Gasfitters	Stephenson F V&Sons	3 Koorringa Road, Chatswood, NSW	Address	191.3	South-west

1950 Historical Business Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Builders & Contrators	McKnight AA	94 Victoria Av, Chatswood,NSW	Address	0.0	Onsite
Chemists - Pharmaceutical	O'Connell K J	331 Penshurst Street, Willoughby,NSW	Address	33.7	West
Hardware - Retail	Marsden J H	317 Penshurst Street, Willoughby,NSW	Address	38.5	South-west
Motor Garages	George Marshall Service Station	303 Penshurst Street, Willoughby,NSW	Address	96.1	South
Motor Garages	Marshall George Service Station	303 Penshurst, Willoughby,NSW	Address	96.1	South
Motor Service Stations	George Marshall Service Station	303 Penshurst, Willoughby,NSW	Address	96.1	South
Chemists - Pharmaceutical	Goodman S	352 Penshurst Street, Willoughby,NSW	Address	96.1	West
Boot Repairers	Brown E	147 Victoria Avenue, Chatswood,NSW	Address	98.8	West
Carriers-Heavy	Brown H	14 Harwood Avenue, Chatswood,NSW	Address	114.9	North-east
Engineers - Electrical	Dunn F&Coleman S	308 Penshurst Street, Willoughby,NSW	Address	142.6	South
Engineers - General	Dunn F & Coleman S	308 Penshurst Street, Willoughby,NSW	Address	142.6	South
Motor Body Painters & Sprayers	Comet Panel Works	308 Penshurst, Willoughby,NSW	Address	142.6	South
Motor Garages	Johnson F H	308 Penshurst, Willoughby,NSW	Address	142.6	South
Motor Panel Beaters	Comet Panel Works	308 Penshurst Street, Willoughby,NSW	Address	142.6	South
Dry Cleaners and Dyers	Vicary R	167 Victoria Avenue, Chatswood,NSW	Address	155.2	West
Dry Cleaners and Dyers	Vicks Dry Cleaners	167 Victoria Avenue, Chatswood,NSW	Address	155.2	West
Drainers	Greenow & Teasdel	304-306 Penshurst Street, Willoughby,NSW	Address	158.0	South
Joinery Merchants	Wangman Fredk&Sons	304 Penshurst Street, Willoughby,NSW	Address	158.0	South
Stone Masons & Cutters	Johnson J R	360 Penshurst Street, Chatswood,NSW	Address	158.3	North-west
Engineers - General	Chapman C	23 Patrick Street, Willoughby,NSW	Address	158.8	South-east
Builders & Contrators	Moore F	110 Victoria Av, Chatswood,NSW	Address	161.4	West
Builders & Contrators	Hainsworth LG	11 Harwood Av, Chatswood,NSW	Address	169.3	North
Timber Merchants	Wangmann Timber Co	Koorunga Road, Chatswood,NSW	Street		West

1965 Historical Business Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Motor Service Stations	Avenue Filling Station	98,VictoriaAv,NSW	Address	1.4	North
Fruiterers & Greengrocers	Awenevole G	335,Penshurst,NSW	Address	29.0	West
Butchers	Hygrade Meats	325,Penshurst,NSW	Address	31.9	South-west
Chemists—Pharmaceutical	O'Connell K J	331,Penshurst,NSW	Address	33.7	West

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Dry Cleaners & Dyers	Fore-Most Dry Cleaners	321,Penshurst,NSW	Address	38.5	South-west
Hardware—Retail	Marsden's Hardware	317,Penshurst,NSW	Address	38.5	South-west
Hardware—Retail	Willoughby North Hardware	139,VictoriaAv,NSW	Address	62.6	West
Antique Dealers	Connoisseurs Corner Pty Ltd	104c,VictoriaAv,NSW	Address	86.7	West
Dry Cleaners & Dyers	COUNTRY CLUB DRY CLEANERS	143,VictoriaAv,NSW	Address	89.6	West
Laundries	Wash-O-Mat Pty Ltd	141,VictoriaAv,NSW	Address	90.2	West
Motor Body Builders & Repairers	Hillermans	303,Penshurst,NSW	Address	96.1	South
Motor Garages	Hillerman's Service Station	303,Penshurst,NSW	Address	96.1	South
Motor Panel Beaters	HILLERMANS	303,PenshurstSt,NSW	Address	96.1	South
Motor Service Stations	George Marshall Service Station	303,Penshurst,NSW	Address	96.1	South
Motor Service Stations	HILLERMANS SERVICE STATION	303,Penshurst,NSW	Address	96.1	South
Towing Stations	HILLERMANS	303,Penshurst,NSW	Address	96.1	South
Chemists—Pharmaceutical	Goodman's Pharmacy	352,Penshurst,NSW	Address	96.1	West
Chemists—Pharmaceutical	Ryan J A	352,Penshurst,NSW	Address	96.1	West
Grocers—Retail	Tenkate P&J	342,Penshurst,NSW	Address	96.3	West
Boot Repairers	Brown E	147,VictoriaAv,NSW	Address	98.8	West
Butchers	MEDWAY H PTY LTD	149,VictoriaAv,NSW	Address	98.8	West
Blue Prints	Willoughby Plan Printing	299,Penshurst,NSW	Address	114.4	South
Chemical Suppliers	Bontemo Chemical Co	299,Penshurst,NSW	Address	114.4	South
Chemical Suppliers	Chemical Resources Pty Ltd	299,Penshurst,NSW	Address	114.4	South
Timber Merchants	Wangman L M F Pty Ltd	299,Penshurst,NSW	Address	114.4	South
Veterinary Supplies &/or Instruments	Southsphere Chemicals Pty Ltd	299,Penshurst,NSW	Address	114.4	South
Batteries	METROPOLITAN CLYDE DEALERS - WILLOUGHBY: T. Hillerman & Co	308,PenshurstSt,NSW	Address	142.6	South
Printers —Lithographic	PARA-VOGUE PRINTING	165,VictoriaAv,NSW	Address	155.2	West
Printers—Letterpress	Paramount Printing Co	165,VictoriaAv,NSW	Address	155.2	West
Printers—Letterpress	Para-Vogue Printing	167,VictoriaAv,NSW	Address	155.2	West
Printers—Letterpress	PARA-VOGUE PRINTING	165,VictoriaAv,NSW	Address	155.2	West
Printers—Letterpress	Vogue Printing	165,VictoriaAv,NSW	Address	155.2	West
Carriers—Heavy	Hill J J	23,Patrick,NSW	Address	158.8	South-east
Carriers—Light	P.&R. Carriers Pty Ltd	23,Patrick,NSW	Address	158.8	South-east

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Shop & Office Fitters	Bassett (Aust) Pty Ltd	302,Penshurst,NSW	Address	159.0	South
Tiles—Flooring & Wall	N.S.W. Plastic Tile Co Pty Ltd	302,Penshurst,NSW	Address	159.0	South
Builders & Contractors	Jeffrey R	25,Patrick,NSW	Address	160.7	South
Motor Tyre Retreads & Repairs	NATIONAL TYRE SERVICE PTY LTD	283,Penshurst,NSW	Address	162.1	South
Motor Tyres	X-Press Tyre Services Pty Ltd	283,Penshurst,NSW	Address	162.1	South
Bus Proprietors	Blythe E H	28,Haig,NSW	Address	175.6	North
Caravans	BLYTHEWAY CHARTER SERVICE	28,Haig,NSW	Address	175.6	North

1970 Historical Business Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
ADVERTISING DISPLAY SPEC.	Central Sign Service,	339 Penshurst St., Willoughby	Address	25.5	West
SCREEN PROCESS PRINTERS	Central Sign Service,	339 Penshurst St., Willoughby	Address	25.5	West
SHOWCARD/POSTER ARTISTS	Central Sign Service,	339 Penshurst St., Willoughby	Address	25.5	West
SIGN MANUFACTURERS	Central Sign Service,	339 Penshurst St., Willoughby	Address	25.5	West
Dry Cleaners and Dyers	Pollard R J	41 Macmahon Street, Willoughby,NSW	Address	29.8	South
CHEMISTS—PHARMACEUTICAL	O'Connell, K. J.,	331 Penshurst St., Willoughby	Address	33.7	West
DRY CLEANERS, PRESSERS/ DYERS	Fore-Most Dry Cleaners,	321 Penshurst St., Willoughby	Address	38.5	South-west
HARDWARE DEALERS/IRONMONGERS WILLOUGHBY	Marsden, J. H.,	317 Penshurst St.,NSW	Address	38.5	South-west
PAINT, VARNISH, OILS/COLOUR MERCHANTS	Marsden, J. H.,	317-319 Penshurst St., Willoughby	Address	38.5	South-west
TOOL DEALERS—RETAIL	Marsden, J. H.,	317 Penshurst St., Willoughby	Address	38.5	South-west
Earth Moving Equipment	Specialised Parts Service Pty Ltd	34 McMahon Street, Willoughby,NSW	Address	60.6	South
Filtering Materials & Supplies	Specialised Parts Service Pty Ltd	34 McMahon Street, Willoughby,NSW	Address	60.6	South
PRODUCE MERCHANTS—GRAIN & SEED —RETAIL	Bowtell, H. P.,	38 McMahon St.,Willoughby	Address	65.0	South
Advertising-General	Cross L E (Advertising) Pty Ltd	104 Victoria Avenue,Chatswood,NSW	Address	86.7	West
Controllers-Automatic	Tempress Controls Pty Ltd	104 Victoria Avenue, Chatswood,NSW	Address	86.7	West
Electrical Switches & Control Equipment	Tempress Controls Pty Ltd	104 Victoria Avenue, Chatswood,NSW	Address	86.7	West
ENGINEERS—CONSULTING	Higgins, J. M.,	104 Victoria Ave., Chatswood	Address	86.7	West
Meters & Equipment	Tempress Controls Pty Ltd	104 Victoria Avenue, Chatswood,NSW	Address	86.7	West

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Dry Cleaners and Dyers	Country Club Dry Cleaners Pty Ltd	143 Victoria Avenue, Chatswood, NSW	Address	89.6	West
DRY CLEANERS, PRESSERS/ DYERS	Country Club Dry Cleaners,	143 Victoria Ave, Chatswood	Address	89.6	West
LAUNDRIES &/OR LAUNDRETTES	Wash-O-Mat Pty. Ltd. Self-Service,	141 Victoria Ave., Chatswood	Address	90.2	West
Machinery-Dry Cleaning	Turton Gordon Pty Ltd	272 Sydney Street, Willoughby, NSW	Address	91.9	South-west
MOTOR BODY REPAIRS/CONVERTERS	Hillermans Pty. Ltd.,	303 Penshurst St., Willoughby	Address	96.1	South
Motor Garages	Hillermans Service Station	303 Penshurst Street, Willoughby, NSW	Address	96.1	South
MOTOR GARAGES/ENGINEERS WILLOUGHBY	Hillermans Pty. Ltd.,	303 Penshurst St., NSW	Address	96.1	South
MOTOR PAINTERS	Hillermans Pty. Ltd.,	303 Penshurst St., Willoughby	Address	96.1	South
Motor Panel Beaters	Hillermans	303 Penshurst Street, Willoughby, NSW	Address	96.1	South
MOTOR PANEL BEATERS	Hillermans Pty. Ltd,	303 Penshurst St., Willoughby	Address	96.1	South
Motor Service Stations	George Marshall Service Station	303 Penshurst Street, Willoughby, NSW	Address	96.1	South
MOTOR STEERING SPECIALISTS	Hillermans Pty. Ltd.,	303 Penshurst St., Willoughby	Address	96.1	South
CHEMISTS—PHARMACEUTICAL	Goodman, S.,	352 Penshurst St., Willoughby	Address	96.1	West
MOTOR ACCESSORIES/DEALERS	Chatswood Auto Spares & Accessories,	352 Penshurst St, Chatswood	Address	96.1	West
MOTOR SPARE PARTS DEALERS—RETAIL	Chatswood Auto Spares & Accessories,	352 Penshurst St., Chatswood	Address	96.1	West
CHEMICAL IMPORTERS &/OR DISTRIBUTORS	Turton, Gordon Pty. Ltd.,	222 Sydney St., Willoughby	Address	96.5	South-west
Dry Cleaners' & Dyers' Supplies	Turton Gordon Pty Ltd	222 Sydney Street, Willoughby, NSW	Address	96.5	South-west
DRY CLEANING MACHINERY & SUPPLIES—MFRS. &/OR DIST.	Turton, Gordon Pty. Ltd.,	222 Sydney St., Willoughby	Address	96.5	South-west
AIR CONDITIONING—SALES &/OR SERVICE	H.A.C. Services Pty. Ltd.,	147 Victoria Ave., Chatswood	Address	98.8	West
ELECTRONICS—INDUSTRIAL CONTROL EQUIPMENT MFRS.	Manu Electronics,	224A Sydney St., Willoughby	Address	100.1	South-west
NEWSPAPERS/PERIODICALS	World Wool Guide,	220 Sydney St., Willoughby	Address	107.9	South-west
FILM LABORATORIES/PROCESSORS	Gothic Film Productions Pty. Ltd.,	305 Penshurst St., Willoughby	Address	111.1	South
FILM LABORATORIES/PROCESSORS	K.G. Film Services Pty. Ltd.,	305 Penshurst St., Willoughby	Address	111.1	South
FILM PRODUCERS	Gothic Film Productions Pty. Ltd.,	305 Penshurst St., Willoughby	Address	111.1	South

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
FILM PRODUCERS	K.G. Film Service Pty. Ltd.,	305 Penshurst St.,Willoughby	Address	111.1	South
PHOTOGRAPHIC DEVELOPING, PRINT- ING/COLOURING SERVICES	Gothic Film Productions Pty. Ltd.,	305 Penshurst St.,Willoughby	Address	111.1	South
PHOTOGRAPHIC DEVELOPING, PRINT- ING/COLOURING SERVICES	K.G. Film Service Pty. Ltd.,	305 Penshurst St.,Willoughby	Address	111.1	South
SAWMILLERS	Wangmann, L. M. F. Pty. Ltd.,	299 Penshurst St.,Chatswood	Address	114.4	South
TIMBER MERCHANTS	Wangmann, L. M. F. Pty. Ltd.,	299 Penshurst St.,Willoughby	Address	114.4	South
MIXED BUSINESSES	Penshurst "314" Mixed Store,	314 Penshurst St.,Willoughby	Address	136.0	South
ELECTRIC INSTALLATION APPLIANCES	Twin-City Electric Co. Pty. Ltd.,	312 Penshurst St.,Willoughby	Address	152.4	South
ENGINEERS—ELECTRICAL	Twin-City Electric Co. Pty. Ltd.,	312 Penshurst St.,Willoughby	Address	152.4	South
RADIO &/OR TELEVISION SALES & SERVICEMEN WILLOUGHBY	Twin-City Electric Co. Pty. Ltd.,	312 Penshurst St.,NSW	Address	152.4	South
INDUSTRIAL CONSULTANTS	Internal Detection Service Co. Pty. Ltd.,	165 Victoria Ave.,Chatswood	Address	155.2	West
INDUSTRIAL CONSULTANTS	Robson, S. B. & Associates Pty. Ltd.,	165 Victoria Ave.,Chatswood	Address	155.2	West
Printers - Letterpress	Para-Vogue Printing	165 Victoria Avenue,Chatswood,NSW	Address	155.2	West
Printers - Lithographic	Para-Vogue Printing	165 Victoria Avenue,Chatswood,NSW	Address	155.2	West
Printers - Small Offset	Para-Vogue Printing	165 Victoria Avenue,Chatswood,NSW	Address	155.2	West
PRINTERS—LITHOGRAPHIC (OFFSET)	Para-Vogue Printing,	165 Victoria Ave.,Chatswood	Address	155.2	West
BATHROOM EQUIPMENT MFRS. &/OR DIST.	N.S.W. Plastic Tile Co. Pty. Ltd.,	302 Penshurst St.,Willoughby	Address	159.0	South
BATTERY SALES & SERVICE	Dunlop Tyre Service (Willoughby) Pty. Ltd.,	283 Penshurst St.,Willoughby	Address	162.1	South
TYRE DEALERS, RETREADERS & VULCANIZERS	Dunlop Tyre Service (Willoughby) Pty. Ltd.,	283 Penshurst St.,Willoughby	Address	162.1	South
TYRE/TUBE DEALERS	Dunlop Tyre Service (Willoughby) Pty. Ltd.,	283 Penshurst St.,Willoughby	Address	162.1	South
CARRIERS & CARTAGE CONTRACTORS —MASTER	Pierce, J. L. Pty. Ltd.,	Koorunga Road,Chatswood	Street		West
CARRIERS & CARTAGE CONTRACTORS	Hennessy, J. G. Pty. Ltd.,	Koorunga Road,Chatswood	Street		West
CARRIERS & CARTAGE CONTRACTORS	Pierce, J. L. Pty. Ltd.,	Koorunga Road,Chatswood	Street		West

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
CARRIERS & CARTAGE CONTRACTORS	Trek Transport Pty. Ltd,	Kooringa Rd, Chatswood	Street		West
CLEARING CONTRACTORS	Hennessy, J. G. Pty. Ltd.,	Kooringa Road, Chatswood	Street		West
DREDGE OWNERS	Hennessy, J. G. Pty. Ltd.,	Kooringa Road, Chatswood	Street		West
Dry Cleaners and Dyers	Ross Colin Dry Cleaners	Macmahon Street, Willoughby, NSW	Street		South
EARTH-MOVING CONTRACTORS	Hennessy, J. G. Pty. Ltd.,	Kooringa Road, Chatswood	Street		West
GRAVEL, SAND/SOIL SUPPLIES	Hennessy, J. G. Pty. Ltd.,	Kooringa Road, Chatswood	Street		West
GRAVEL, SAND/SOIL SUPPLIES	Pierce, John L. Pty. Ltd.,	Kooringa Road, Chatswood	Street		West
HAULAGE CONTRACTORS	Hennessy, J. G. Pty. Ltd.,	Kooringa Road, Chatswood	Street		West
HAULAGE CONTRACTORS	Pierce, John L. Pty. Ltd.,	Kooringa Road, Chatswood	Street		West
Pipes-Vitrified Clay	Mashman Bros Pty Ltd	Kooringa Road, Chatswood, NSW	Street		West
POTTERY MFRS./DISTS.	MASHMAN BROTHERS PTY LIMITED	Kooringa Road, Chatswood	Street		West
ROAD TRANSPORT SERVICES—INTERSTATE	Trek Transport Pty. Ltd.	Kooringa Road, Chatswood	Street		West
ROAD TRANSPORT SERVICES—N.S.W.	Pierce, J. L. Pty. Ltd.	Kooringa Rd. Chatswood, NSW	Street		West
Transport Services	Hennessy JG Pty Ltd	Kooringa Road, Chatswood, NSW	Street		West

1980 Historical Business Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Dry Cleaners & Dyers	Pollard R J	41 MacMahon St., Willoughby, NSW	Address	29.8	South
Chemists - Pharmaceutical	O'Connell K J	331 Penshurst St., Willoughby, NSW	Address	33.7	West
Cleaning Contractors---Commercial & Industrial	Kennedy Cleaning Services Pty Ltd	133 Victoria Avenue, Chatswood, NSW	Address	49.8	North-west
Hotel & Restaurant Cooking Equipment	Collectramatic Distributors Pty Ltd	135 Victoria Avenue, Chatswood, NSW	Address	55.5	West
Lighting	Ital Lights	104b Victoria Avenue, Chatswood, NSW	Address	86.7	West
Dry Cleaners & Dyers	Spruce Goose	143 Victoria Avenue, Chatswood, NSW	Address	89.6	West
Antiques - Reproductions &/or Restorations	Jensen & Speers	141 Victoria Avenue, Chatswood, NSW	Address	90.2	West
Laundries	Chatswood Laundrette	141 Victoria Avenue, Chatswood, NSW	Address	90.2	West
Instruments - Process Control	Manu Electronics	224 Sydney St., Willoughby, NSW	Address	90.9	South-west
Kitchen Renovations, Equipment & Fittings	North Shore Home Demonstration Centre Pty Ltd	338 Penshurst St., Willoughby, NSW	Address	91.9	West
Motor Replacement Parts	Specialised Parts Service (NSW) Pty Ltd	303 Penshurst St., Willoughby, NSW	Address	96.1	South
Motor Service Stations & Garages	Hillermans Service Station	303 Penshurst St., Willoughby, NSW	Address	96.1	South

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Panel Beaters &/or Painters	Hillermans	303 Penshurst St., Willoughby, NSW	Address	96.1	South
Chemists - Pharmaceutical	Goodman's Pharmacy	352 Penshurst St., Willoughby, NSW	Address	96.1	West
Chemists - Pharmaceutical	Ryan John A	352 Penshurst St., Willoughby, NSW	Address	96.1	West
Motor Accessories - Retail	Chatswood Auto Spares & Accessories	352a Penshurst St., Chatswood, NSW	Address	96.1	West
Motor Accessories - Retail	Covey Craig Auto Industries Pty Ltd	352a Penshurst St., Chatswood, NSW	Address	96.1	West
Motor Replacement Parts	Chatswood Auto Spares & Accessories	352a Penshurst St., Chatswood, NSW	Address	96.1	West
Motor Replacement Parts	Covey Craig Auto Industries Pty Ltd	352a Penshurst St., Chatswood, NSW	Address	96.1	West
Food Products	Goodin Trading Pty Ltd	342 Penshurst St., Willoughby, NSW	Address	96.3	West
Dry Cleaners & Dyers Supplies	Turton Gordon Pty Ltd	222 Sydney St., Willoughby, NSW	Address	96.5	South-west
Dry Cleaning Machinery	Turton Gordon Pty Ltd	222 Sydney St., Willoughby, NSW	Address	96.5	South-west
Restaurant Equipment & Supplies	Accoutrement	145 Victoria Avenue, Chatswood, NSW	Address	99.0	West
Concrete Contractors	Hadid A	220 Sydney St., Willoughby, NSW	Address	107.9	South-west
Audio Visual Equipment & Productions	Eclipse Creative Lighting Electronics	305 Penshurst St., Willoughby, NSW	Address	111.1	South
Display & Exhibition Equipment & Supplies	All Art Show & Exhibition Lighting Hire Services	305 Penshurst St., Willoughby, NSW	Address	111.1	South
Display & Exhibition Equipment & Supplies	Eclipse Creative LightinG Electronics	305 Penshurst St., Willoughby, NSW	Address	111.1	South
Electronic Engineers	Eclipse Creative Lighting Electronics	305 Penshurst St., Willoughby, NSW	Address	111.1	South
Electronic Engineers	Illusion	305 Penshurst St., Willoughby, NSW	Address	111.1	South
Laser Equipment	Eclipse Lighting	305 Penshurst St., Willoughby, NSW	Address	111.1	South
Laser Equipment	LaserCo	305 Penshurst St., Willoughby, NSW	Address	111.1	South
Lighting	All Art Show & Exhibition Lighting Hire Services	305 Penshurst St., Willoughby, NSW	Address	111.1	South
Lighting	Eclipse Creative Lighting Electronics	305 Penshurst St., Willoughby, NSW	Address	111.1	South
Lighting	Eclipse Lighting	305 Penshurst St., Willoughby, NSW	Address	111.1	South
Lighting	Light Years Ahead	305 Penshurst St., Willoughby, NSW	Address	111.1	South
Photographic Supplies Mfrs &/or W'salers	Eastman Photographics	305 Penshurst St., Willoughby, NSW	Address	111.1	South
Building Supplies	North Shore Timber & Hardware	299 Penshurst St., Willoughby, NSW	Address	114.4	South
Hardware - Retail	North Shore Timber & Hardware	299 Penshurst St., Willoughby, NSW	Address	114.4	South
Timber Merchants	North Shore Timber & Hardware	299 Penshurst St., Willoughby, NSW	Address	114.4	South
Timber Merchants	Timber Shop	299 Penshurst St., Willoughby, NSW	Address	114.4	South
Timber Merchants	Wangmann L M F Pty Ltd	299 Penshurst St., Willoughby, NSW	Address	114.4	South

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Controllers-automatic	Tempress Controls Pty Ltd	165a Victoria Avenue,Chatswood,NSW	Address	155.2	West
Electrical Switches & Control Equipment	Tempress Controls Pty Ltd	165a Victoria Avenue,Chatswood,NSW	Address	155.2	West
Gauges - Pressure	Tempress Controls Pty Ltd	165a Victoria Avenue,Chatswood,NSW	Address	155.2	West
Instruments - General	Tempress Controls Pty Ltd	165a Victoria Avenue,Chatswood,NSW	Address	155.2	West
Irrigation &/or Reticulation Systems	Tempress Controls Pty Ltd	165a Victoria Avenue,Chatswood,NSW	Address	155.2	West
Litho Plates	Independent Litho Plates Pty Ltd	Rear 165 Victoria Avenue,Chatswood,NSW	Address	155.2	West
Printers - General	Para-Vogue Printing	165 Victoria Avenue,Chatswood,NSW	Address	155.2	West
Printers - Lithographic	Para-Vogue Printing	165 Victoria Avenue,Chatswood,NSW	Address	155.2	West
Printers Supplies & Services	Independent Litho Plates Pty Ltd	Rear 165 Victoria Avenue,Chatswood,NSW	Address	155.2	West
Thermometers	Tempress Controls Pty Ltd	165a Victoria Avenue,Chatswood,NSW	Address	155.2	West
Buildings - Prefabricated & or portable - Home	Centa-Kit	302 Penshurst St., Willoughby,NSW	Address	159.0	South
Tyres - Recapping, Retreading & Repairing	Dunlop Tyres (A Division of Dunlop Australia Ltd (Inc. in VIC)	283 Penshurst St. (Tyre Centre),Willoughby,NSW	Address	162.1	South
Tyre's - W'sale	Dunlop Tyres	283 Penshurst St., Willoughby,NSW	Address	162.1	South
Tyre's Retail	Dunlop Tyres (A Division of Dunlop Australia Ltd (Inc. in VIC)	283 Penshurst St. (Tyre Centre),Willoughby,NSW	Address	162.1	South
Dry Cleaners & Dyers	Colin Ross Dry Cleaners	MacMahon St., Willoughby,NSW	Street		South
Dry Cleaners & Dyers	Ross Colin Dry Cleaners	MacMahon St., Willoughby,NSW	Street		South
Motor Accessories - Retail	Acro Tyre Service Pty Ltd	Cnr. Victoria Avenue & High St.,Chatswood,NSW	Street		East
Motor Service Stations & Garages	B P Aust Ltd	Cnr. Sydney Road & Penshurst St., Willoughby,NSW	Street		South-west
Motor Service Stations & Garages	BP Gothic Service Station	Cnr. Penshurst St. & Sydney Road,Willoughby,NSW	Street		South-west
Tyres - Recapping, Retreading & Repairing	Acro Tyre Service Pty Ltd	Cnr. Victoria Avenue & High St.,Chatswood,NSW	Street		East
Tyre's Retail	Acro Tyre Service Pty Ltd	Cnr. Victoria Avenue & High St.,Chatswood,NSW	Street		East

1990 Historical Business Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Auto Electrical Services	Marine Electrical Specialist	319 Penshurst Street, Willoughby,NSW	Address	38.5	South-west
Boat & Yacht Equipment	Electric Boat Parts Pty Ltd	319 Penshurst Street, Willoughby,NSW	Address	38.5	South-west
Boat & Yacht Equipment	Electric Boat Parts Pty. Ltd.	319 Penshurst Street, Willoughby,NSW	Address	38.5	South-west
BOAT & YACHT EQUIPMENT	ELECTRIC BOAT PARTS PTY LTD	319 Penshurst Street, North Willoughby New South Wales 2068, Australia	Address	39.7	South-west

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Taxi Truck Services	Zip Cars Pty Ltd	133 Victoria Avenue,Willoughby,NSW	Address	49.8	North-west
Asbestos Products	Belils Australia Pty Ltd	311 Penshurst,Willoughby,NSW	Address	88.3	South
Insulation Materials - W'salers &/or Mfrs	Bellis Australia Pty Ltd	311 Penshurst,Willoughby,NSW	Address	88.3	South
Dry Cleaners	Country Club Dry Cleaners	143 Victoria Avenue,Chatswood,NSW	Address	89.6	West
Dry Cleaners	Colin Ross Dry Cleaners	McMahon Street,Willoughby,NSW	Street		South

2005 Historical Business Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Computer Equipment--Home & Small Business	Computer Affair	337 Penshurst St,WILLOUGHBY NORTH,NSW,2068	Address	27.5	West
Electronic Engineers	Wave Band Electronics	Unit 92 337 Penshurst St,WILLOUGHBY,NSW,2068	Address	27.5	West
Office Supplies	Willoughby North Office Supplies	323 Penshurst St,WILLOUGHBY NORTH,NSW,2068	Address	35.5	South-west
Pest Control	Planet Pest Control	89/ 323 Penhurst St,WILLOUGHBY,NSW,2068	Address	35.5	South-west
Computer Equipment--Installation & Networking; Computer Equipment--Repairs, Service & Upgrades	Just Printers	319b Penshurst St,WILLOUGHBY,NSW,2068	Address	38.5	South-west
Furniture--Outdoor; Barbecues & Barbecue Equipment	BBQ Factory, Chatswood	341 Penshurst St, CHATSWOOD,NSW,2067	Address	38.6	West
Electrical Contractors; Electrical Engineers; Inspection & Testing Services	Electrical Testing Co Pty Ltd	131 Victoria Ave, CHATSWOOD,NSW,2067	Address	43.4	North-west
Dry Cleaners	Country Club Dry Cleaners	333 Penshurst St,WILLOUGHBY NORTH,NSW,2068	Address	49.5	West
Allergy Aid Products & Services	Allergy Assessment & Treatment Clinic	133 Victoria Ave, CHATSWOOD,NSW,2067	Address	49.8	North-west
Allergy Aid Products & Services	Allergy Services Pty Ltd	133 Victoria Ave, CHATSWOOD,NSW,2067	Address	49.8	North-west
Building Contractors; Building Contractors--Alterations, Extensions & Renovations	Peter McKay Home Improvements	Level 1-135 Victoria Ave, CHATSWOOD,NSW,2057	Address	55.5	West
Cleaning Contractors--Commercial & Industrial	Sunblest Cleaning Services	Suite 2, Level 1, 135 Victoria Ave,CHATSWOOD,NSW,2067	Address	55.5	West
Computer Equipment--Installation & Networking	Piranha Computers	36 McMahon St,WILLOUGHBY,NSW,2068	Address	73.7	South
Laundries	Chatswood Laundrette	344 Penshurst St,WILLOUGHBY,NSW,2068	Address	84.6	West
Sewing Machines--Domestic	Chatswood Sewing Machine Service	104b Victoria Ave,CHATSWOOD,NSW,2067	Address	86.7	West

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Sewing Machines-- Domestic; Sewing Machines--Service & Repairs; Embroidery Supplies & Equipment	Chatswood Sewing Centre	104 Victoria Ave, CHATSWOOD, NSW, 2067	Address	86.7	West
Structural Engineers	MJ Civil Engineering	Suites 1&2 Level 1, 104 Victoria Ave, CHATSWOOD, NSW, 2057	Address	86.7	West
Carpet & Furniture Cleaning & Protection	Offlowe Pty Ltd T/A Big Jim Carpets	311 Penshurst St, CHATSWOOD, NSW, 2067	Address	88.3	South
Aquariums & Supplies	Aquarium North Shore	350a Penshurst St, WILLOUGHBY NORTH, NSW, 2068	Address	89.4	West
Blinds	A Accent Australia	143 Victoria Ave, CHATSWOOD, NSW, 2067	Address	89.6	West
Blinds	Accent, Chatswood	143 Victoria Ave, CHATSWOOD, NSW, 2067	Address	89.6	West
Engineers--General	A.I.S. Engineering	24 Macmahon St, WILLOUGHBY, NSW, 2068	Address	91.9	South
Chocolate & Cocoa	Chocolate Genie (Willoughby) Pty Ltd	303 Penthurst St, WILLOUGHBY, NSW, 2068	Address	96.1	South
Motor Replacement Parts	Autobarn-Chatswood	352a Penshurst St, CHATSWOOD, NSW, 2067	Address	96.1	West
Motor Replacement Parts; Radios & Stereos--Automotive	Autobarn Chatswood	352a Penshurst St, CHATSWOOD, NSW, 2067	Address	96.1	West
Fishing Bait; Fishing Tackle	Chatswood Bait & Tackle	342 Penshurst St, CHATSWOOD, NSW, 2067	Address	96.3	West
School Supplies	Janet's Art Supplies Pty Ltd	145 Victoria Ave, CHATSWOOD, NSW, 2067	Address	99.0	West
Window Cleaning	Starlight Window Cleaning	16 Macmahon St, WILLOUGHBY, NSW, 2068	Address	104.9	South-east
Blinds	Material World, Chatswood	153-157 Victoria Ave, CHATSWOOD, NSW, 2057	Address	126.6	West
Curtains & Curtain Fabrics--Retail	Material World, Chatswood	153-157 Victoria Ave, CHATSWOOD, NSW, 2057	Address	126.6	West
Lighting & Accessories-- W'salers & Mfrs	Tian Li Lighting Australia Pty Ltd	153 Victoria Ave, CHATSWOOD, NSW, 2067	Address	126.6	West
Carpet & Furniture Cleaning & Protection	Offlowe Pty Ltd T/A Big Jim Carpets, Chatswood	161 Victoria Ave, CHATSWOOD, NSW, 2067	Address	146.1	West
Computer Equipment Supplies	Cartridge World Chatswood	Shop 2, 161 Victoria Ave, CHATSWOOD, NSW, 2057	Address	146.1	West
Louvres & Shutters	Vogue Vinyl Shutters Pty Ltd	161 Victoria Ave, CHATSWOOD, NSW, 2067	Address	146.1	West
Courier Services	Pack & Send, Chatswood	4/ 283 Penhurst St, CHATSWOOD, NSW, 2057	Address	162.1	South
Shower Screens	Elegant Showerscreens, Willoughby	The Gables, Shop 5, 31 Patrick St, WILLOUGHBY, NSW, 2068	Address	163.2	South
Shower Screens; Wardrobes--Built-In	Elegant Wardrobes, Willoughby	31 Patrick St, WILLOUGHBY, NSW, 2068	Address	163.2	South
Wardrobes--Built-In	Elegant Wardrobes, Willoughby	The Gables, Shop 5, 31 Patrick St, WILLOUGHBY, NSW, 2068	Address	163.2	South
Dental Supplies & Equipment	Alphabond Dental Pty Ltd	202 Sydney St, WILLOUGHBY, NSW, 2068	Address	165.4	South-west
Bathroom Renovations	Capell Of Sydney, Chatswood	169 Victoria Ave, CHATSWOOD, NSW, 2067	Address	165.9	West
Bathroom Renovations; Kitchens,	Capell Of Chatswood	169 Victoria Ave, CHATSWOOD, NSW, 2067	Address	165.9	West

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Renovations & Equipment					
Bathroom Renovations; Kitchens, Renovations & Equipment	Capell of Chatswood, Chatswood	169 Victoria Ave, CHATSWOOD, NSW, 2067	Address	165.9	West
Cabinet Makers; Kitchens, Renovations & Equipment	Capell Of Sydney, Chatswood	169 Victoria Ave, CHATSWOOD, NSW, 2067	Address	165.9	West
Printers--General	Printwiz	22 Haig St, CHATSWOOD, NSW, 2067	Address	179.8	North
Motor Replacement Parts	Auto One Parts And Accessories, Chatswood	Cnr Penshurst & Patrick St, CHATSWOOD, NSW, 2067	Street		South
Motor Replacement Parts	Chatswood Auto One	Cnr Patrick & Penshurst Sts, WILLOUGHBY, NSW, 2068	Street		South
Motor Service Stations & Garages	BP, Willoughby	Cnr Penshurst St & Sydney Rd, WILLOUGHBY, NSW, 2068	Street		South-west
Tyres--Retail	Acro Tyre Service	Cnr Victoria Ave & High St, CHATSWOOD, NSW, 2067	Street		East

2010 Historical Business Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Printers - General	A B M Printing	Shop 1B/ 335 Penshurst St WILLOUGHBY 2068 NSW	Address	29.0	West
Office & Business Supplies	Willoughby North Office Supplies	323 Penshurst St NORTH WILLOUGHBY 2068 NSW	Address	34.1	South-west
Furniture - Exterior/Outdoor	Bbq Factory	341 Penshurst St CHATSWOOD 2067 NSW	Address	36.7	West
Dry Cleaning Services	Country Club Dry Cleaners	333 Penshurst St NORTH WILLOUGHBY 2068 NSW	Address	49.5	West
Musical Instrument M/factrs & Repairs	Brian Dickson Windplayer Services Australia Pty Ltd	30 Harwood Ave CHATSWOOD 2067 NSW	Address	79.6	North
Mattresses Retail M/factrs & W/salers	Foam Booth The	313 Penshurst St WILLOUGHBY 2068 NSW	Address	80.8	South
Couriers	Pack & Send	4/283 Penshurst St NORTH WILLOUGHBY 2068 NSW	Address	84.5	South-west
Laundries - Commercial/Industrial	Chatswood Laundrette	344 Penshurst St NORTH WILLOUGHBY 2068 NSW	Address	84.6	West
Carpet Furniture & Upholstery Cleaning	Offlowe Pty Ltd T/A Big Jim Carpets	311 Penshurst St CHATSWOOD 2067 NSW	Address	88.3	South
Cartridges - Printing Inks & Toners	Cartridge World	346 Penhurst St CHATSWOOD 2067 NSW	Address	92.9	West
Car Accessories - Retail	Autobarn-Chatswood	352A Penshurst St CHATSWOOD 2067 NSW	Address	96.1	West

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Car Accessories - Retail	Real Spare Parts Stores	352A Penshurst St CHATSWOOD 2067 NSW	Address	96.1	West
Batteries - Automotive & Marine	Battery Now	342 Penhurst St CHATSWOOD 2067 NSW	Address	96.3	West
Solar Energy Equipment & Machinery	Solar Now	342 Penhurst St CHATSWOOD 2067 NSW	Address	96.3	West
Funeral Directors	Chatswood & Roseville Funerals Services	222 Sydney St WILLOUGHBY 2068 NSW	Address	97.7	South-west
Funeral Directors	Liberty Funerals	222 Sydney St CHATSWOOD 2067 NSW	Address	97.7	South-west
Funeral Directors	Northern Suburbs Funeral Services	222 Sydney St WILLOUGHBY 2068 NSW	Address	97.7	South-west
Dress Fabrics & Materials	Fox's	151 Victoria Ave CHATSWOOD 2067 NSW	Address	108.4	West
Chocolate & Cocoa Specialists	Chocolate Genie (Willoughby) Pty Ltd	8/ 303 Penthurst St WILLOUGHBY 2068 NSW	Address	111.8	South
Petrol Stations & Garages	Bp Australia Pty Ltd	316 Penhurst St WILLOUGHBY 2068 NSW	Address	122.9	South
Curtains - Custom & Ready-Made	Material World	153 Victoria Ave CHATSWOOD 2067 NSW	Address	126.6	West
Wedding - Car Hire	North Shore Wedding Cars	23 Patrick St WILLOUGHBY 2068 NSW	Address	158.8	South-east
Couriers	Pack & Send	4/ 283 Penshurst St CHATSWOOD 2067 NSW	Address	162.1	South
Sewage & Waste Treatment Services	Airvac Rsm Pty Ltd	283 Penshurst St WILLOUGHBY 2068 NSW	Address	162.1	South
Bakeries	The Cheesecake Shop	283 Penshurst St WILLOUGHBY 2068 NSW	Address	164.3	South
Shower Screens Supply & Installation	Classic Frameless Showerscreens	Shp 5 31 Patrick St WILLOUGHBY 2068 NSW	Address	164.3	South
Shower Screens Supply & Installation	Complete Wardrobes & Shower Screens	Shop 5 31 Patrick St WILLOUGHBY 2068 NSW	Address	164.3	South
Shower Screens Supply & Installation	Elegant Shower Screens	The Gables Shop 5 31 Patrick St WILLOUGHBY 2068 NSW	Address	164.3	South
Video & DVD Production & Duplication Service	Take Five Video	171 Victoria Ave CHATSWOOD 2067 NSW	Address	168.9	West
Car Replacement Parts	Auto One Parts And Accessories	Cnr Penshurst & Patrick St CHATSWOOD 2067 NSW	Street		South
Car Replacement Parts	Chatswood Auto One	Cnr Patrick & Penshurst Sts	Street		South

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
		WILLOUGHBY 2068 NSW			
Chemists - Retail Pharmacies	Goodman's Pharmacy	Cnr Victoria Ave & Penshurst St WILLOUGHBY 2068 NSW	Street		West
Tyre Retailers	Acro Tyre Service	Cnr Victoria Ave & High St CHATSWOOD 2067 NSW	Street		East

2015 Historical Business Data

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Office & Business Supplies	Willoughby North Office Supplies	323 Penshurst St Willoughby North NSW 2068	Address	34.4	South-west
Carpet Furniture & Upholstery Cleaning	Ayaz Persian Oriental Carpets	127 Victoria Ave Chatswood NSW 2067	Address	37.0	North-west
Chemists - Retail Pharmacies	Goodman's Pharmacy	352 Penshurst St Willoughby NSW 2068	Address	80.1	West
Cake Decorating Supplies	Cake Decorating Solutions	311 Penshurst St Willoughby NSW 2068	Address	89.2	South
Aquariums & Live Fish Sales & Supplies	Fish Rock Aquarium	350 Penshurst St Willoughby North NSW 2068	Address	92.6	West
Cartridges - Printing Inks & Toners	Cartridge World	346 Penhurst St Chatswood NSW 2067	Address	93.4	West
Bicycles & Accessories - Retailers & Repairers	Cranks Bike Store	352A Penshurst St Chatswood NSW 2057	Address	94.6	West
Car Accessories - Retail	Real Spare Parts Stores	352a Penshurst St Chatswood NSW 2067	Address	94.9	West
Funeral Directors	Chatswood & Roseville Funerals Services	222 Sydney St Willoughby NSW 2068	Address	104.9	South-west
Funeral Directors	Northern Suburbs Funeral Services	222 Sydney St Willoughby NSW 2068	Address	104.9	South-west
Funeral Directors	Liberty Funerals	222 Sydney St Chatswood NSW 2067	Address	105.1	South-west
Carpet Furniture & Upholstery Cleaning	Offlowe Pty Ltd T/A Big Jim Carpets	311 Penshurst St Chatswood NSW 2067	Address	111.2	South
Chocolate & Cocoa Specialists	Chocolate Genie (Willoughby) Pty Ltd	8/ 303 Penthurst St Willoughby NSW 2068	Address	111.2	South
Dress Fabrics & Materials	Fox's	151 Victoria Ave Chatswood NSW 2067	Address	115.9	West
Curtains - Custom & Ready-Made	Material World	153-157 Victoria Ave Chatswood NSW 2067	Address	130.0	West
Lighting Fixtures & Accessories - M/Facrs & W/Salers	Tian Li Lighting Australia Pty Ltd	153 Victoria Ave Chatswood NSW 2067	Address	130.0	West
Wedding - Car Hire	North Shore Wedding Cars	23 Patrick St Willoughby NSW 2068	Address	150.0	South
Wedding - Stationery	Pure Invites	Shp2/ 283 Penshurst St Willoughby NSW 2068	Address	164.3	South

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Air Freight Services	Pack & Send Chatswood	4/ 283 Penshurst St Willoughby NSW 2068	Address	164.7	South
Bakeries	The Cheesecake Shop	283 Penshurst St Willoughby NSW 2068	Address	164.7	South
Batteries - Automotive & Marine	Auto One Chatswood	Cnr Penshurst & Patrick Sts Willoughby NSW 2068	Street		South
Batteries - Automotive & Marine	Auto One Parts And Accessories	Cnr Penshurst & Patrick St Chatswood NSW 2067	Street		South
Tyre Retailers	Acro Tyre Service	Cnr Victoria Ave & High St Chatswood NSW 2067	Street		East

Land Insight uses a number of address geocoding techniques and has characterised them based on completeness (match rates) and positional accuracy. When a historical street address is incomplete or a match is not found, a record identified as being in the surrounding area will be included for reference and the accuracy of the data is approximate only. An explanation of the positional accuracy records is defined in the table below.

Historical data positional accuracy and georeferencing results explanation		
Positional accuracy	Georeferenced	Description
Address	Located to the address level	<i>When street address and names fully match.</i>
Street	Located to the street centroid	<i>When street names match but no exact address was found. Location is approximate.</i>
Place	Located to the structure, building or complex	<i>When building, residential complex or structure name match but no exact address was found. Location is approximate.</i>
Suburb	Located to the suburb area	<i>When suburb name match but no exact address was found. Location is approximate.</i>

The data used in this section was extracted from range of historical commercial trade directories and business listings. The business addresses were geocoded using historical information and the accuracy of the data may vary due to changes to the physical address at a given locality over time or the quality of the original records. From 2005, the historical business records in this section are considered more accurate as information was extracted from digital directories with geographic coordinate location information available. On this basis, reliance on the historic listing data should be considered when assessing the risk of contamination from an activity at the site. The presence of a business listing does not definitively confirm the actual activity that has occurred at the site. For more information on how these records were geocoded and the methodology used by Land Insight, contact us at info@landinsight.co.

Historical business directory listings have been filtered to match activities and industries considered to have a likelihood of causing contamination. These activities have been identified through published state and national guidelines and regulations. Please note that any record not identified within this section (due to error or unforeseen omission) does not necessarily mean that the screened area is not potentially contaminated or free of any risks.



Section 5 Natural Hazards



5.1 Natural Hazards

Map 5.1 (500m Buffer)

Erosion Risk

Category	On the Property?	Within Buffer?
Erosion Risk	Minor to moderate	Minor to moderate

Fire Hazard

Category	On the Property?	Within Buffer?
Bush Fire Prone Land (BLP)	-	-
Fire History	-	-

Flood Hazard

Category	On the Property?	Within Buffer?
Probable Maximum Flood (PMF)	-	Flood Mapping Precinct



The Commons
388 George Street
Sydney NSW 2000 Australia
info@landinsight.co
www.landinsight.co

A low-angle photograph of a bridge structure, likely the Sydney Harbour Bridge, against a clear blue sky. The bridge's steel lattice and cables are visible, creating a strong geometric pattern. In the background, a tall building is partially visible. A yellow rectangular box is overlaid on the right side of the image, containing the title and address.

Appendix A

REPORT MAPS

297-303 Princes Highway
Botany, NSW



Subject Area and Sensitive Receptors

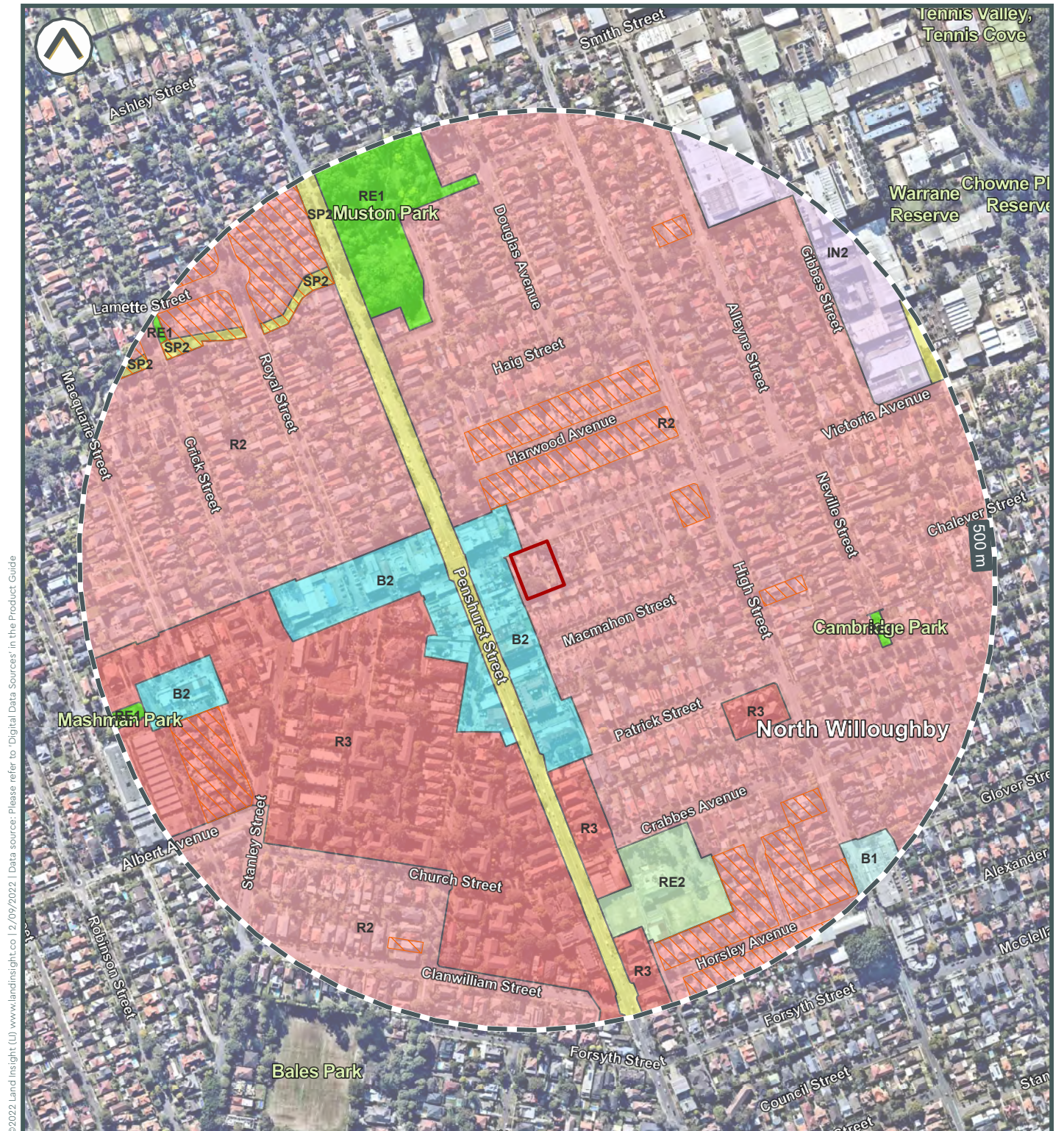


©2022 Land Insight (U) www.landinsight.co | 2/09/2022 | Data source: Please refer to 'Digital Data Sources' in the Product Guide





Planning Controls

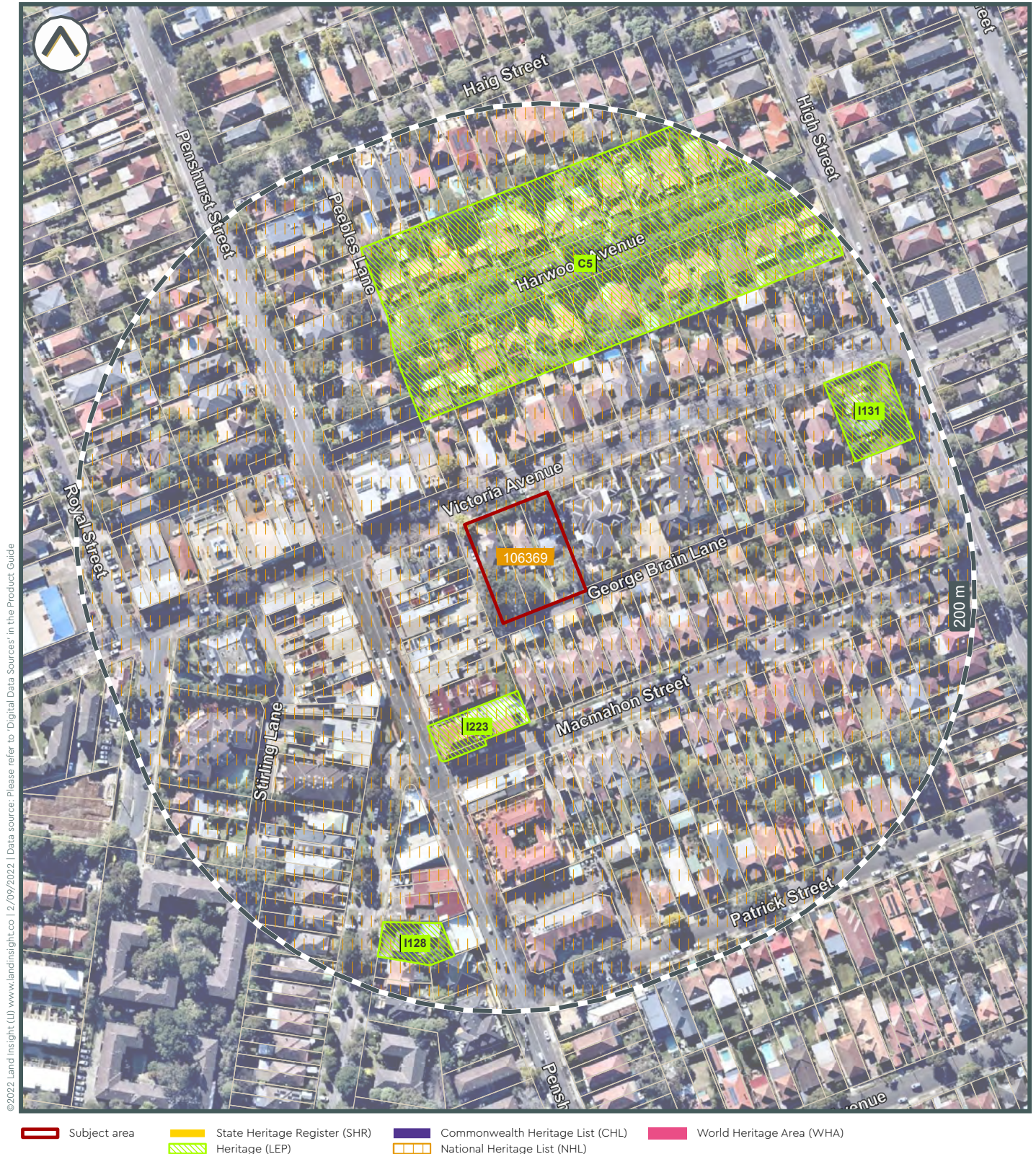


	Subject area		B1 Neighbourhood Centre		R3 Medium Density Residential
	Local Provisions		B2 Local Centre		RE1 Public Recreation
			IN2 Light Industrial		RE2 Private Recreation
			R2 Low Density Residential		SP2 Special Purposes Zone - Infrastructure



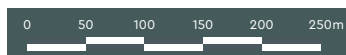
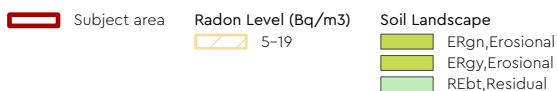


Heritage



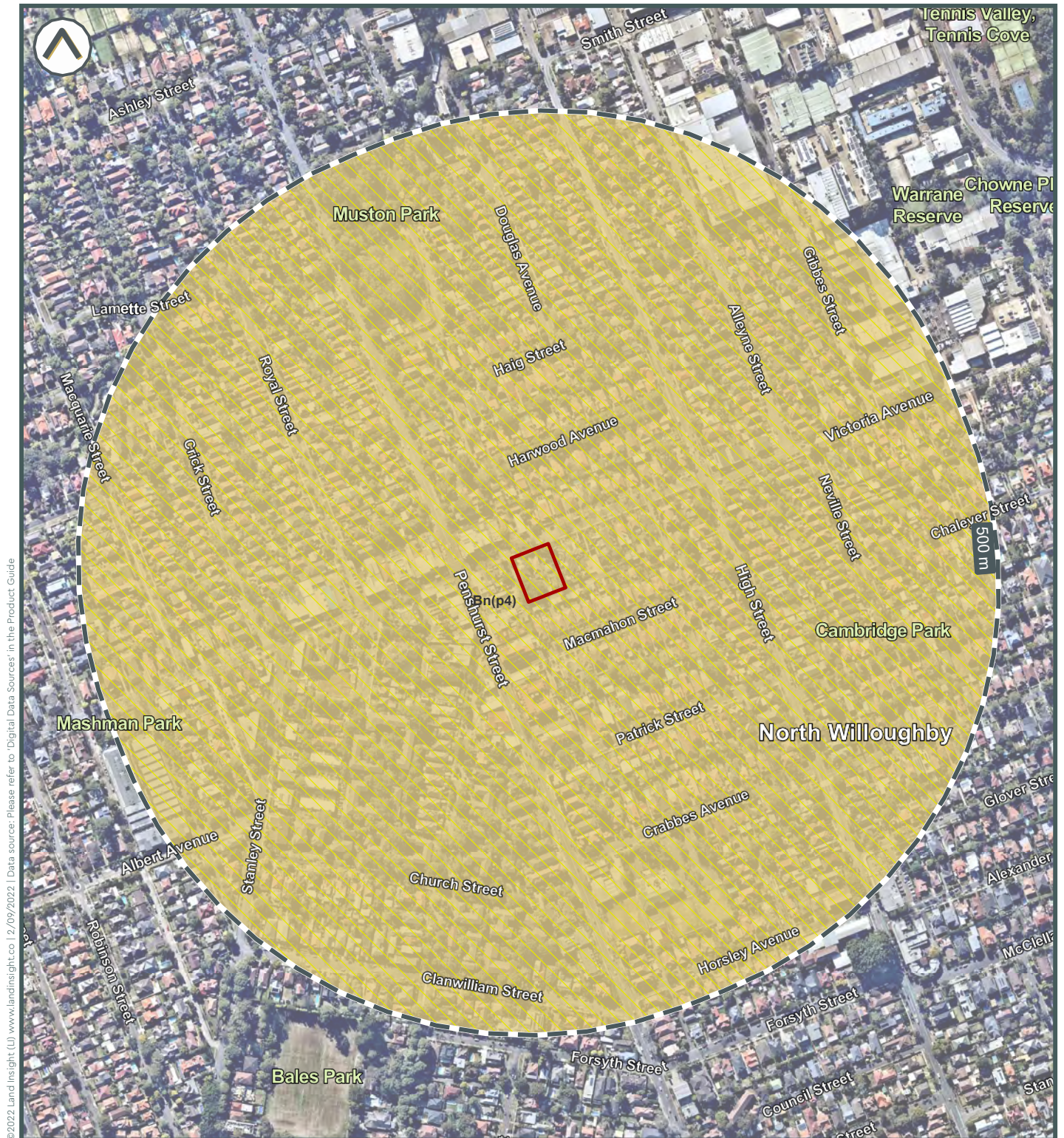


Soil Landscape and Salinity

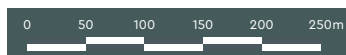




Acid Sulfate Soils

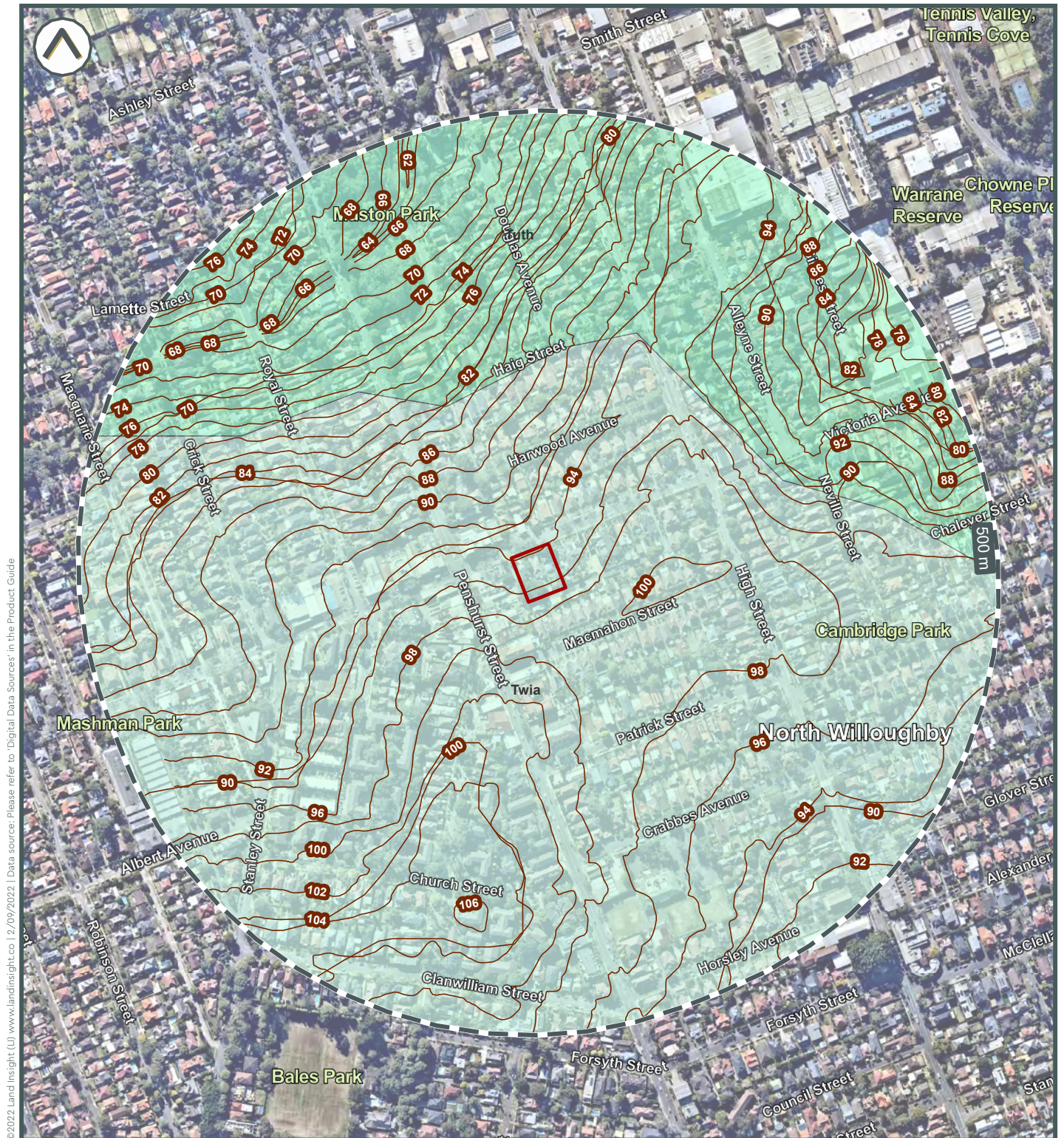


- Subject area Acid Sulfate Soil Risk ASRIS Atlas of Australian Sulfate Soils
Class 5 Bn(p4) | ASS in inland lakes, waterways, wetlands and riparian zones

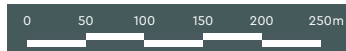




Geology and Topography

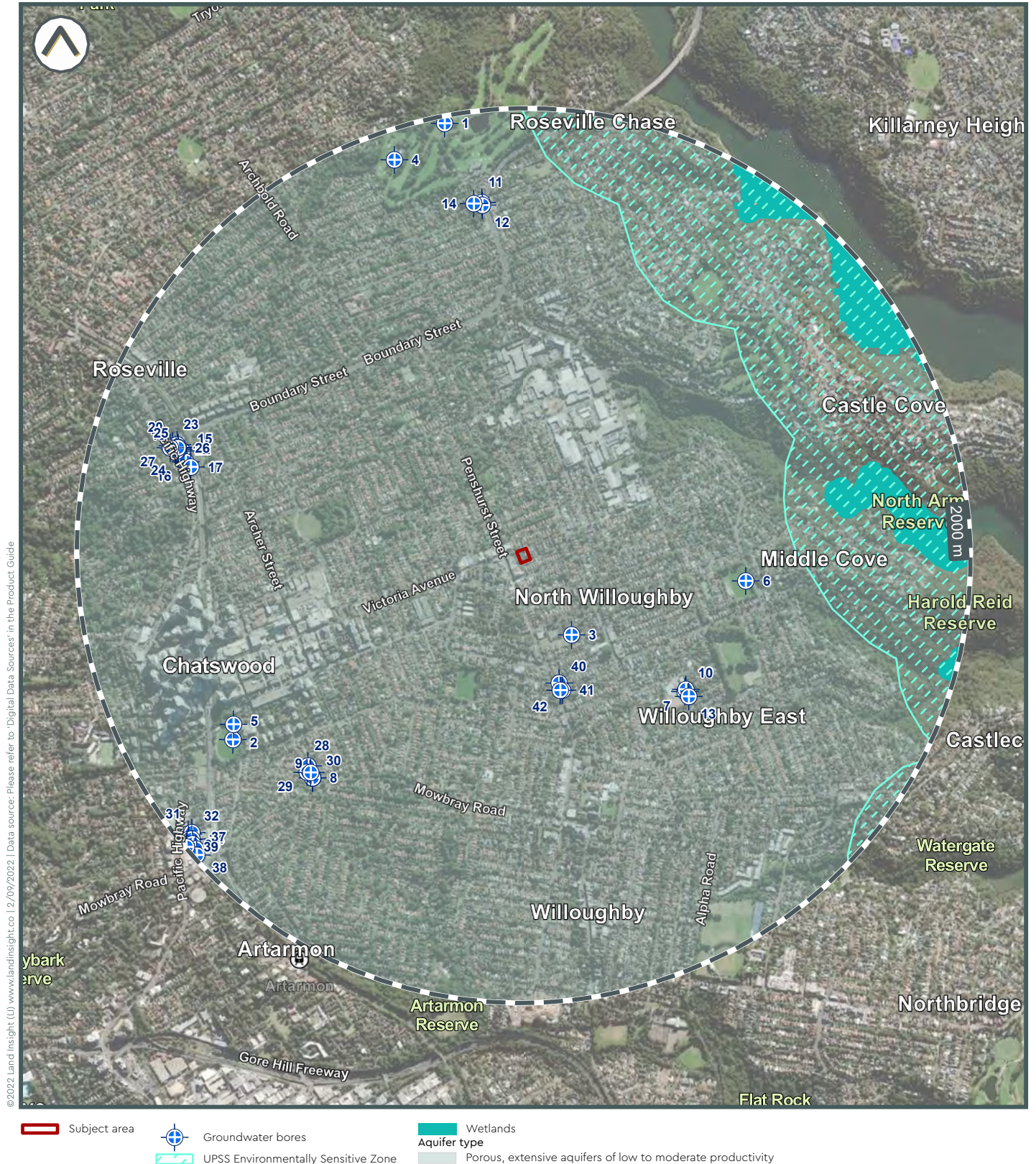


- Subject area
- Topographic contour (m)
- PERMO-TRIASSIC BASINS
- Twia
- Tuth



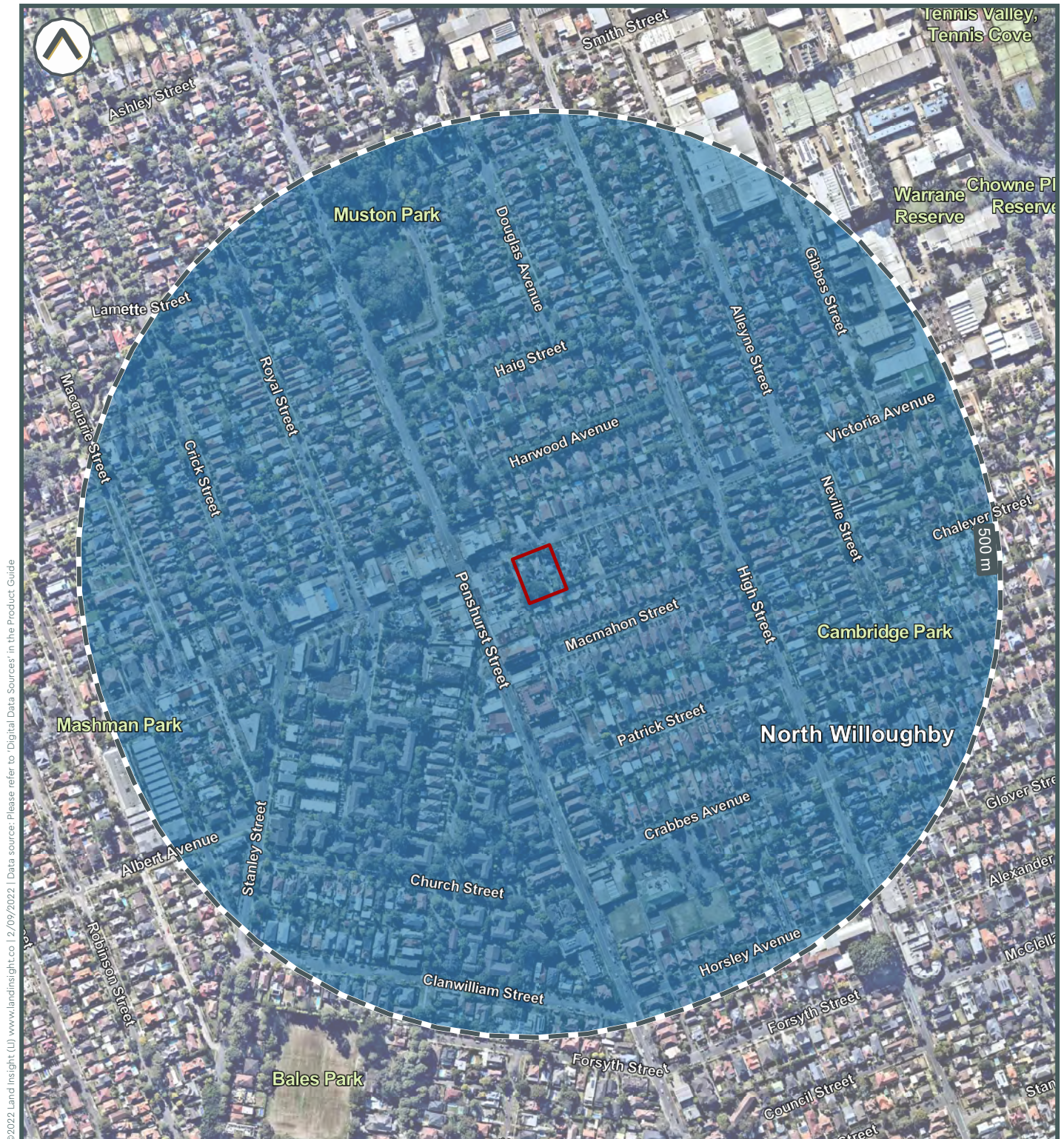


Hydrogeology and Groundwater Boreholes

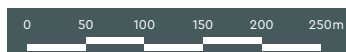




Hydrogeology and Other Boreholes



- Subject area
- Other borehole/monitoring well location
- Hydrogeologic Unit**
- Late Permian/Triassic sediments (porous media - consolidated)

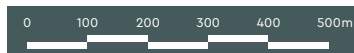




Contaminated Land Public Register

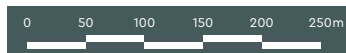
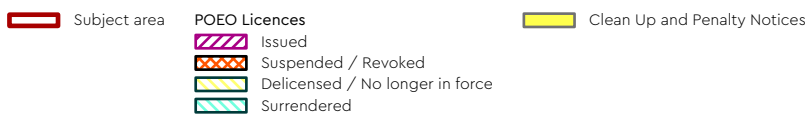
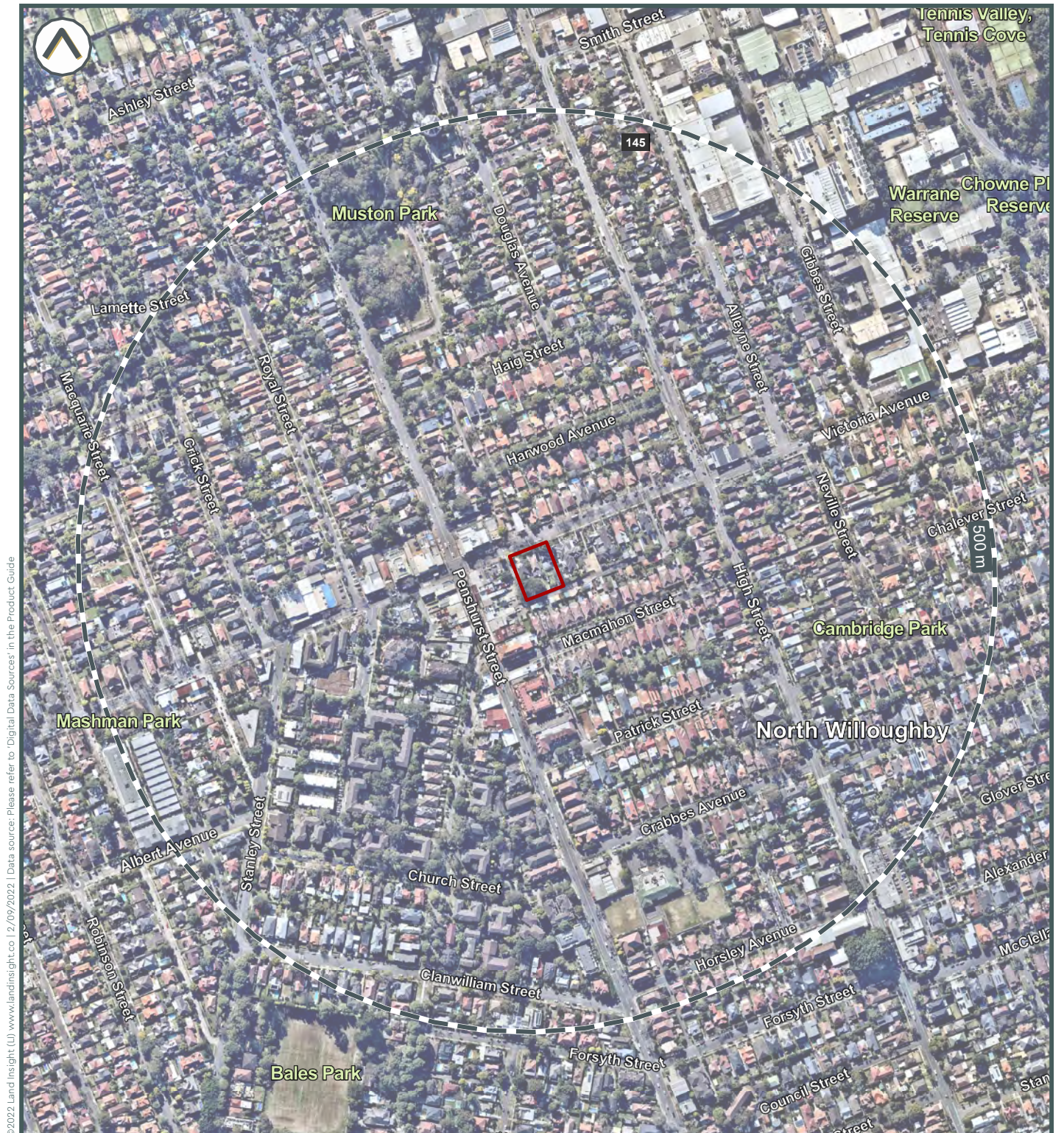


- Subject area
- Contaminated Land Public Register (EPA)
- EPA Notified Contaminated Sites
- EPA Record of Notices



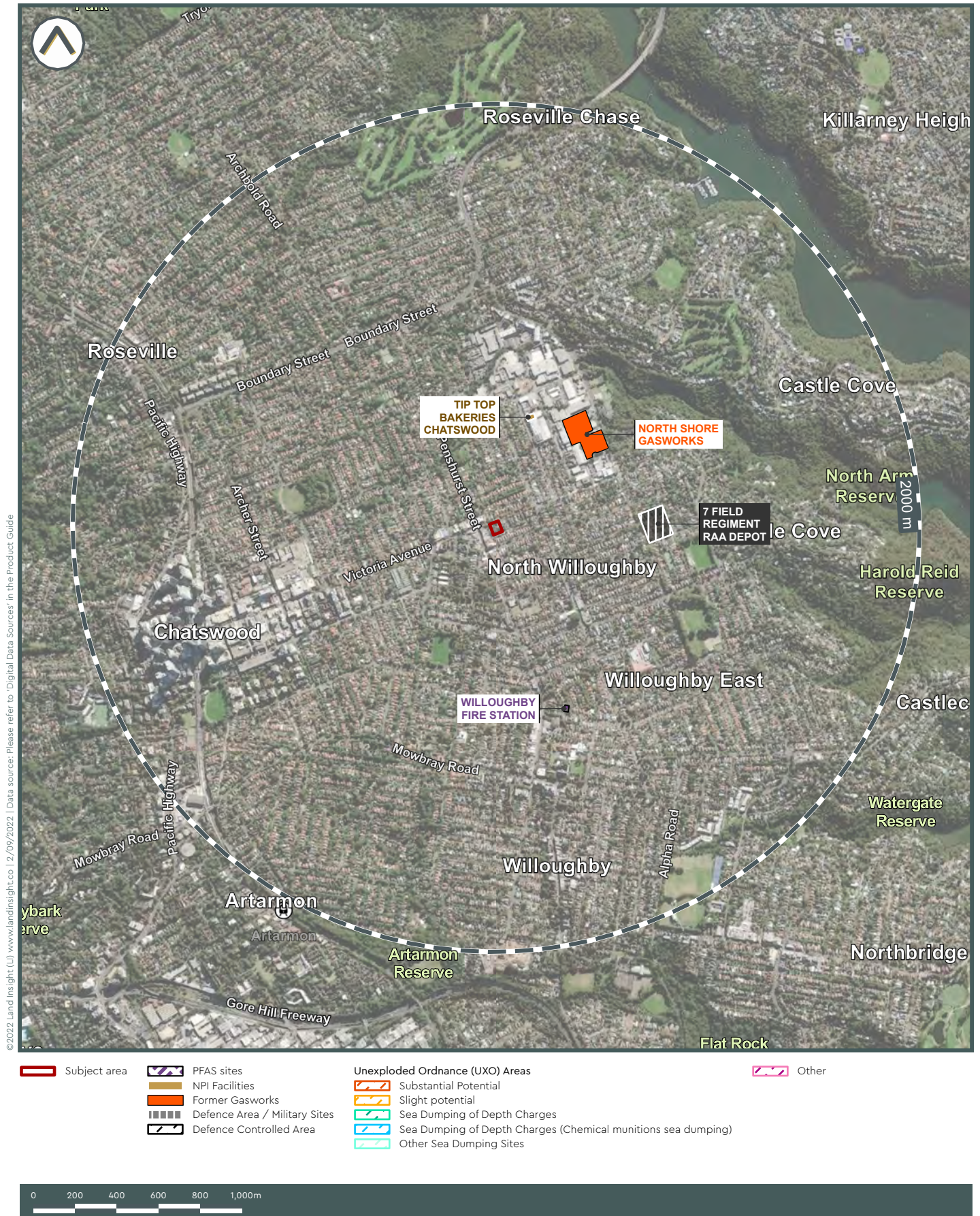


Licences, Approvals & Assessments





Sites Regulated by Other Jurisdictional Body





Potentially Contaminating Activities (PCAs)



Data is current as when this report was created. However due to the turnover of business locations, some addresses may be former.



Fire and Flood Hazards



PRELIMINARY SITE INVESTIGATION

92-96 Victoria Avenue , Chatswood NSW 2067

Appendix C: Historical Aerial Imageries

An aerial photograph of a vibrant turquoise river winding through a rugged, rocky landscape. The river is flanked by steep, rocky banks covered in dense, green and yellowish vegetation. The water's color is a striking contrast to the surrounding earthy tones. The river flows from the top left towards the bottom right of the frame.

Appendix B

HISTORIC IMAGERY

92-96 Victoria Avenue
Chatswood, NSW

Historic Aerial Photograph - 1930



Historic Aerial Photograph - 1943



Historic Aerial Photograph - 1951



Historic Aerial Photograph - 1961



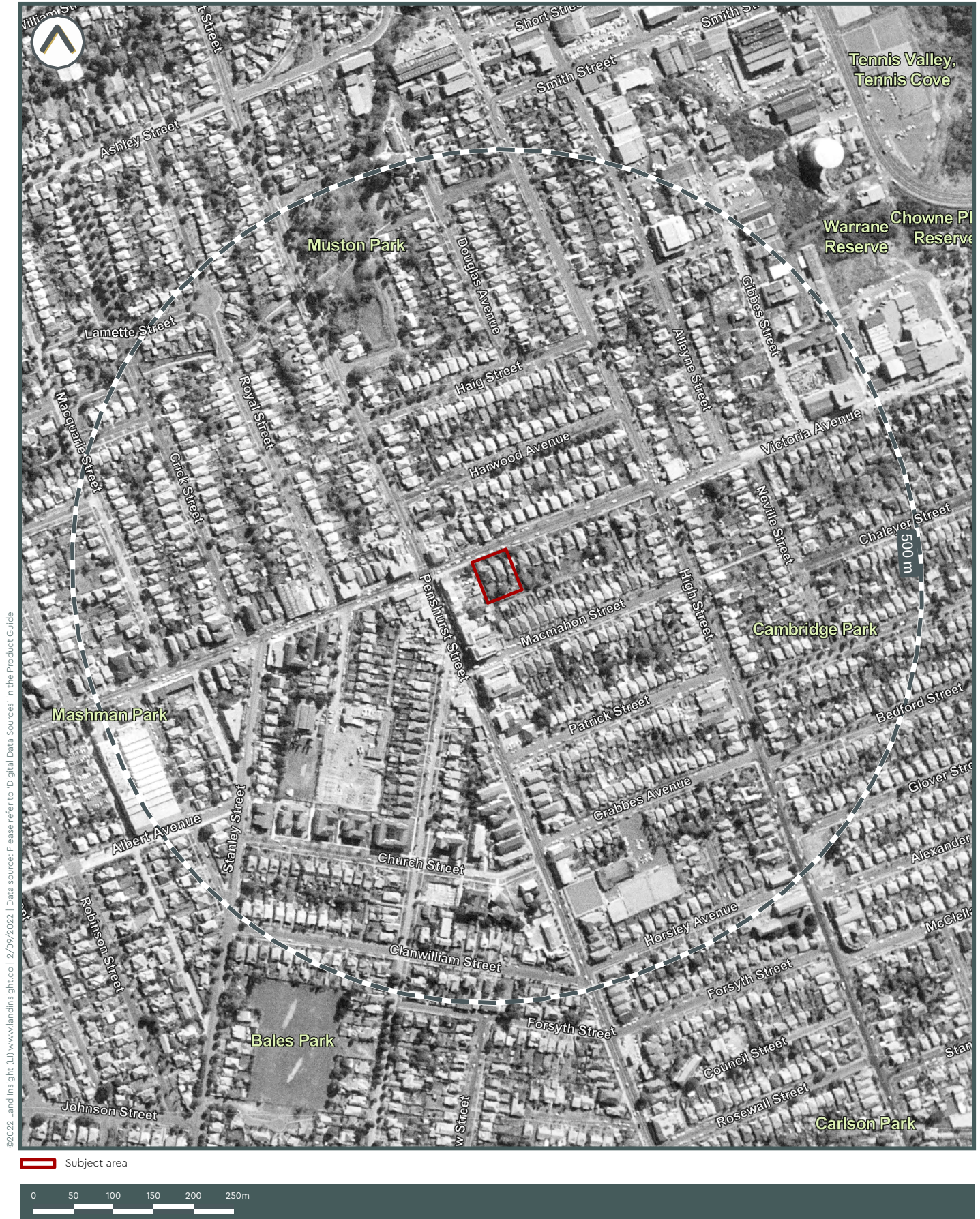
Historic Aerial Photograph - 1965



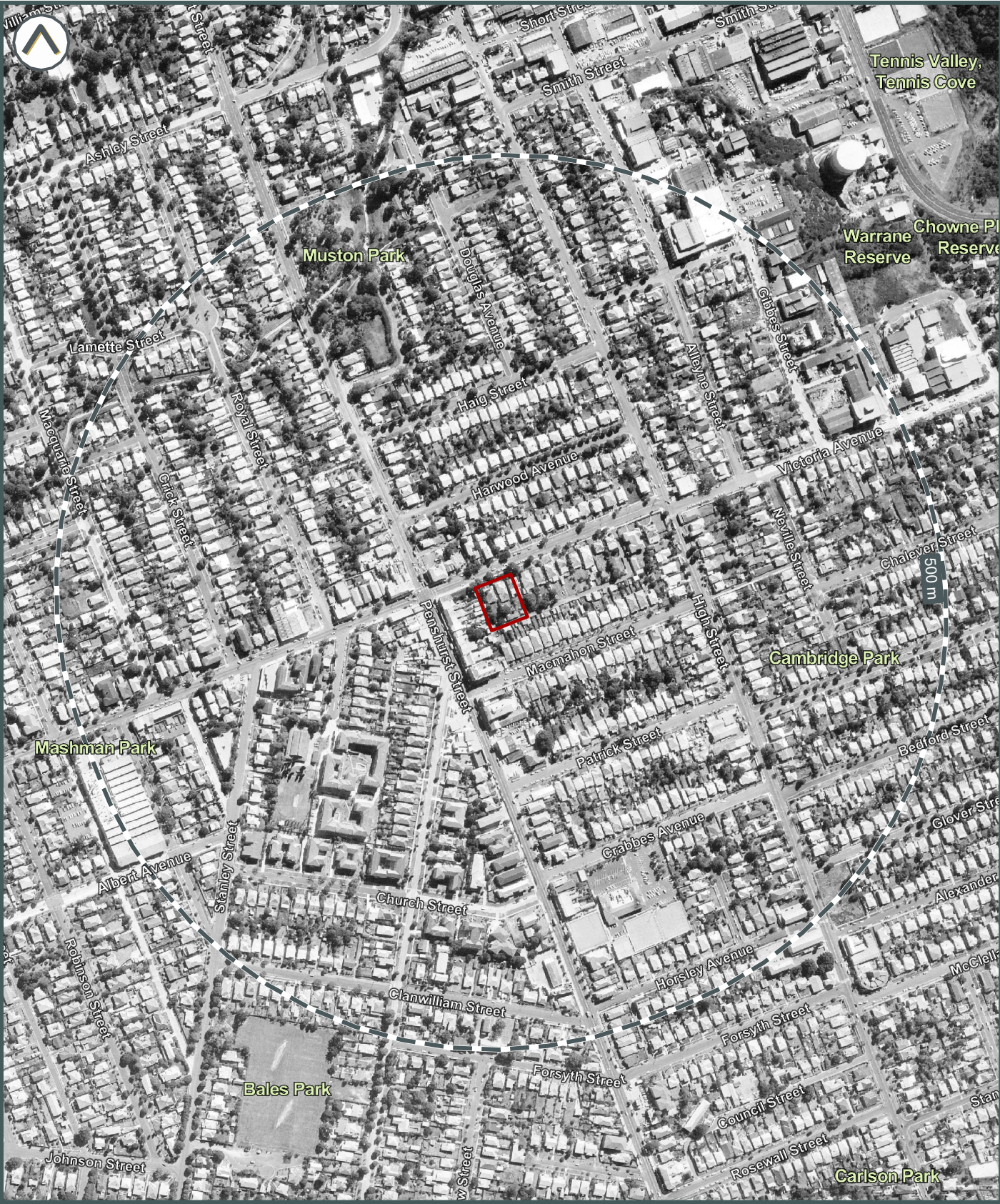
Historic Aerial Photograph - 1971



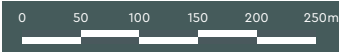
Historic Aerial Photograph - 1975



Historic Aerial Photograph - 1978



Subject area



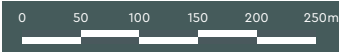
Historic Aerial Photograph - 1986



Historic Aerial Photograph - 1991



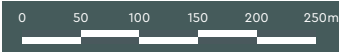
Subject area



Historic Aerial Photograph - 1994



Subject area



Historic Aerial Photograph - 1996



Historic Aerial Photograph - 2002



Historic Aerial Photograph - 2004



Subject area

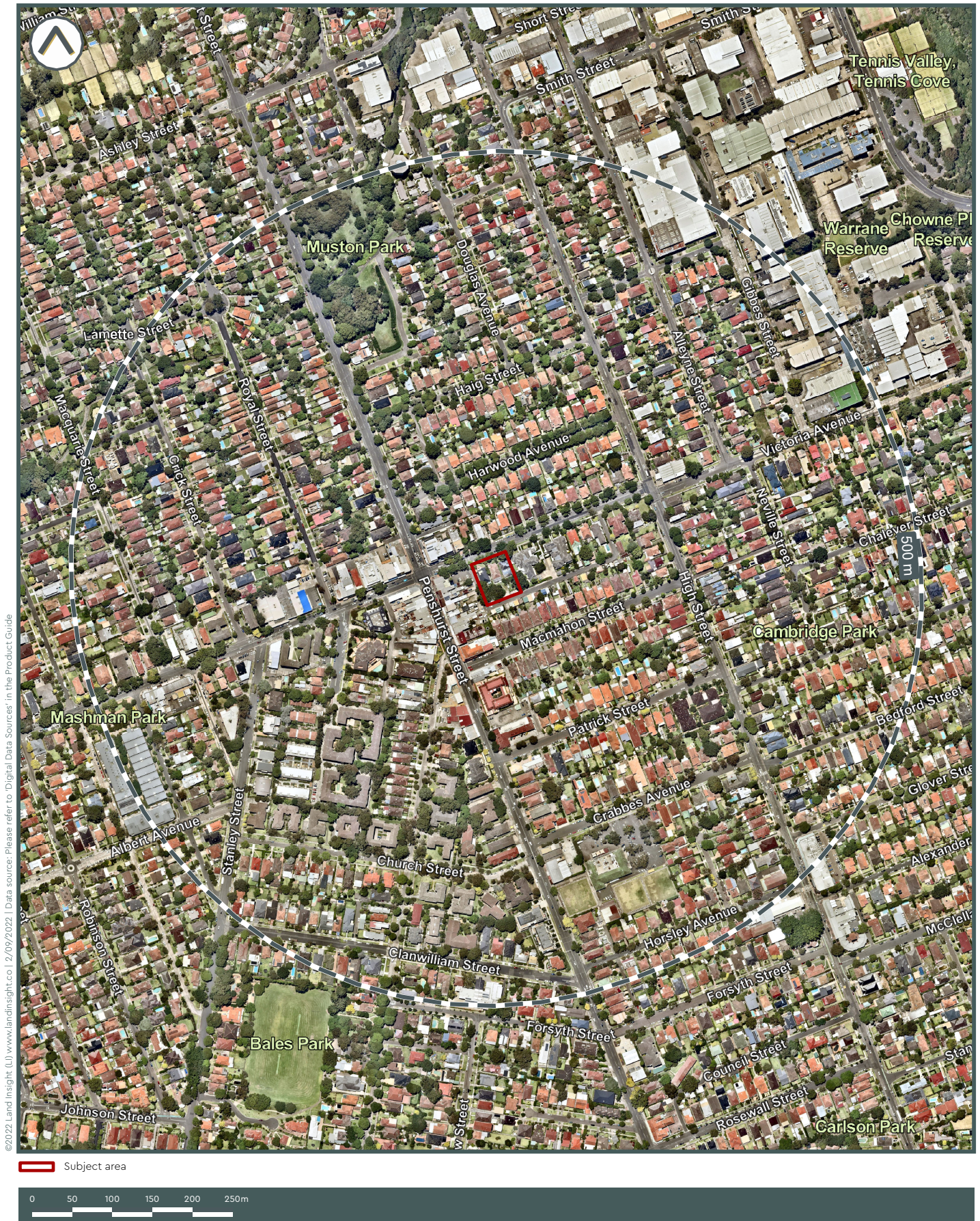


Historic Aerial Photograph - 2009

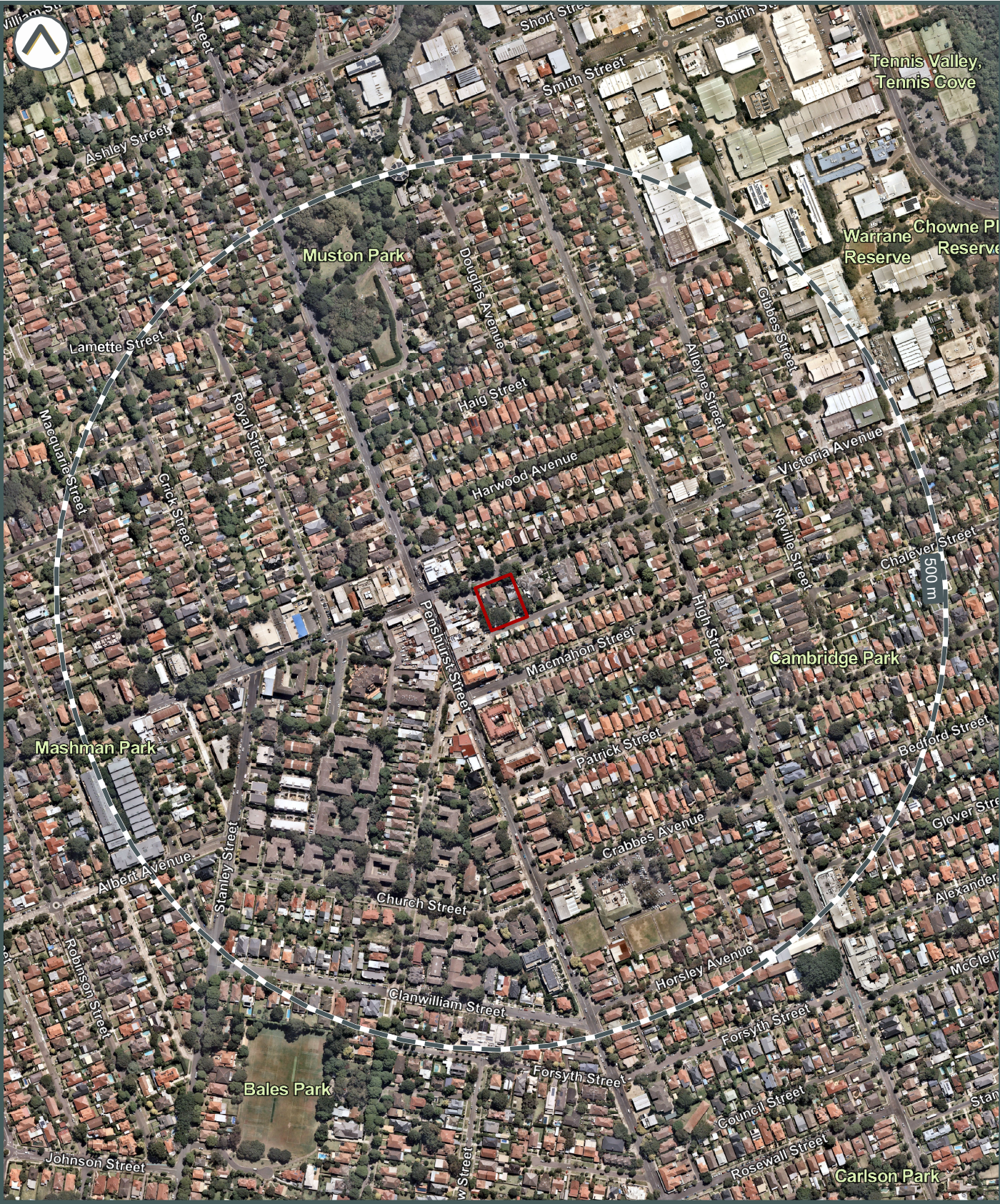
Historic Aerial Photograph - 2013



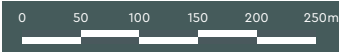
Historic Aerial Photograph - 2016



Historic Aerial Photograph - 2019



Subject area



Historic Aerial Photograph - 2022



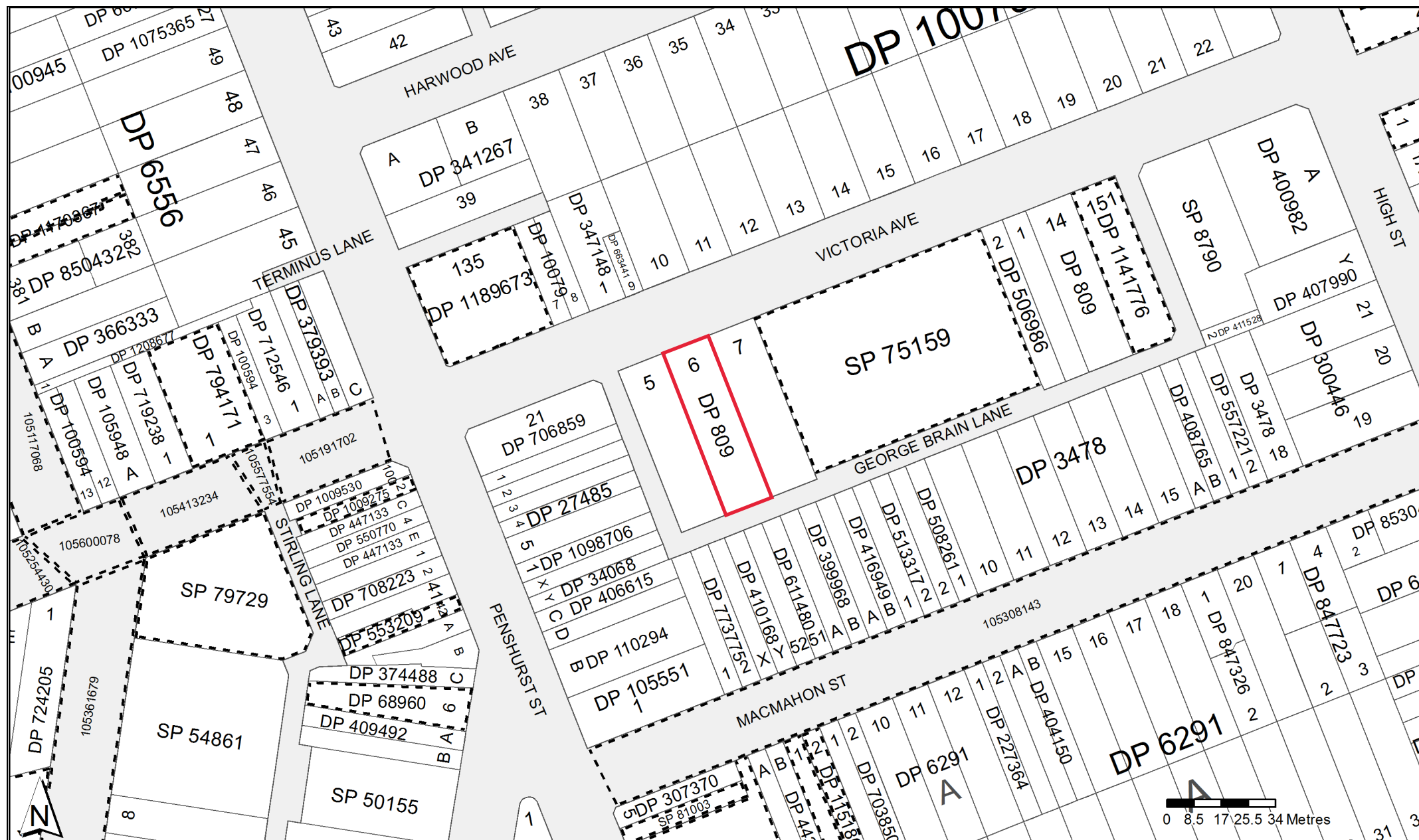
Subject area

0 50 100 150 200 250m

PRELIMINARY SITE INVESTIGATION

92-96 Victoria Avenue , Chatswood NSW 2067

Appendix D: Historical Title Search



This is the plan referred to in the annexed declaration
of Arthur Lewingdon Lloyd (and marked "A") taken and
made before me this thirty first day of March 1882

John Murray J.P. PLAN

showing sub-division

of A. Muston's 4ac 1rd. 1st class

NORTH SYDNEY.

PARISH OF WILLOUGHBY

Part of 600 ac. Grant to John Stirling 17th May 1850.

COPY MADE

EXAMINED

Original Plan

A.M. 14.2.95

6.3.95

DP809

⑥

STANDARD PREPARED

⑦

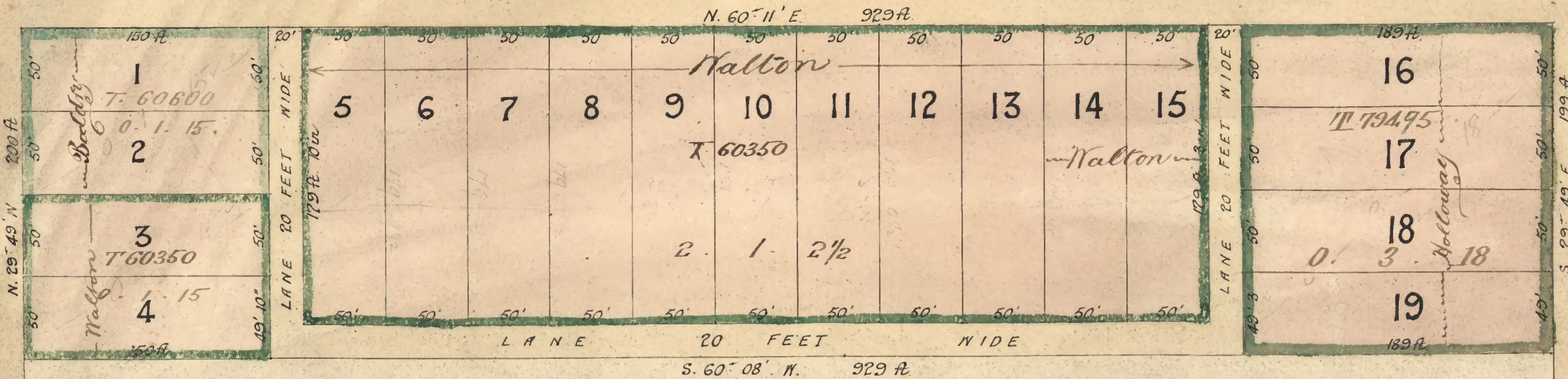
809

STREET.

HIGH

VICTORIA

AVENUE



Scale 80 feet to an inch

I hereby certify that the lengths and
bearings given on this plan, correspond
with those on the ground.

A. L. Lloyd. L.S.
27th March 1882

*Auguste Lloyd
W.C. 15/4/92*

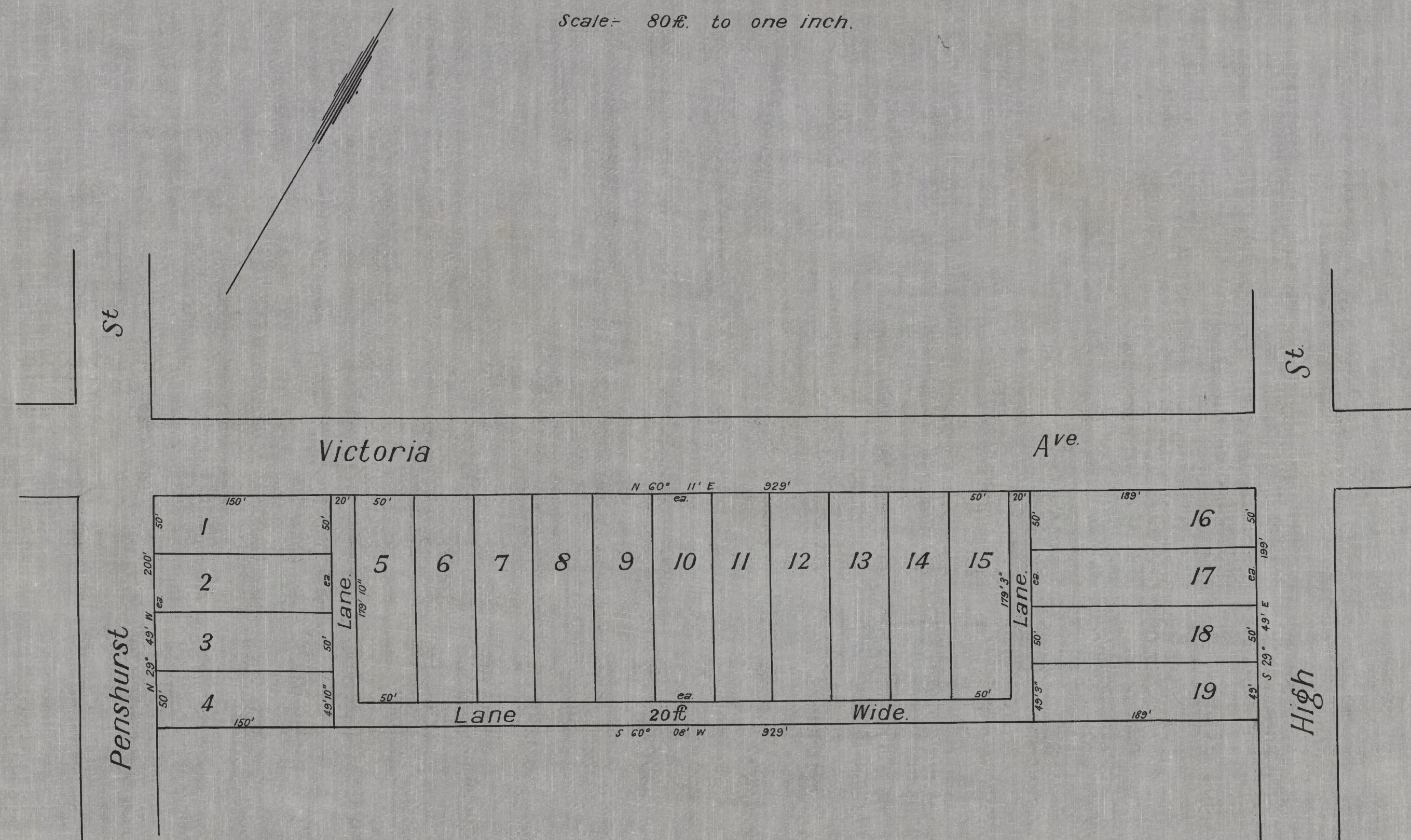
Subⁿ of part of lot 37 Lithgow's Subⁿ.

D.P. 809.

WILLOUGHBY

Parish of Willoughby

Scale:- 80ft. to one inch.



(Signed)

A.L. Lloyd. L.S.

27th March 1882.

Declaration Dated

31st March 1882.



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

14/9/2022 8:58AM

FOLIO: 6/809

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 6296 FOL 248

Recorded	Number	Type of Instrument	C.T. Issue
5/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/6/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
26/7/2004	AA825925	TRANSMISSION APPLICATION	EDITION 1
25/8/2004	AA906618	TRANSFER	
25/8/2004	AA906619	MORTGAGE	EDITION 2
30/3/2005	AB377247	MORTGAGE	EDITION 3
4/11/2006	AC721853	TRANSFER BY MORTGAGEE UNDER POWER OF SALE	EDITION 4
1/11/2011	AG588936	TRANSFER	EDITION 5
11/11/2011	AG616106	DEPARTMENTAL DEALING	EDITION 6
11/11/2011	AG588936	DE-REGISTERED - TRANSFER	
11/11/2011	AG616115	TRANSFER	EDITION 7

*** END OF SEARCH ***

Form: 03TA
Release: 1.1
www.lpi.nsw.gov.au

TRANSMISSION APPLICATION



New South Wales
Section 93 Real Property Act 1900

AA825925R

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY

Office of State Revenue use only

(A) **LAND**

Torrens Title

6/809

(B) **REGISTERED
DEALING**

Number

Torrens Title

(C) **LODGED BY**

Delivery
Box

Name, Address or DX and Telephone

LEGALCO

TEL: 9283 5111

DX: 1494

1789

CODE

TA

(D) **DECEASED
REGISTERED
PROPRIETOR**

ALMA FRANCES GROOM

(E) **APPLICANT**

ANN HANRAHAN & ANTHONY GROOM

- (F) The applicant, being entitled as Executrix & Executor of the will of the deceased registered proprietor (who died on 18 Jun 2003) pursuant to probate No. 114151/03 granted on 08 Oct 2003 to Ann Hanrahan & Anthony Groom (a certified copy of which is lodged herewith) applies to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land

DATE

- (G) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the Applicant.

Signature of witness:

DG Bawring

Signature of Applicant:

Name of witness:

Address of witness:

DEREK BAWRING
29 Thero Avenue
BUXLEY NSW 2063

Ann Hanrahan
Anthony Groom

- (H) **CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE**
I,

of the deceased registered proprietor, hereby consent to this application.

Signature of witness:

Name of witness:

Address of witness:

Signature of

All handwriting must be in block capitals.

Office use only—

Evidence sighted and returned:

Page 1 of ____

LAND AND PROPERTY INFORMATION NSW

020

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

TRANSFER

New South Wales
Real Property Act 1900



AA906618B

PRIVACY NOTE: this information is legally required and will be

STAMP DUTY

Office of State Revenue use only
Office of State Revenue
NSW Treasury
Client No: 1411503 1272
**VENDOR DUTY
ENDORSED**
Trans No: NOT LIABLE

NSW Treasury
Client No: 2831876 588
Duty: \$2 Trans No: 2130049
Asst details:

(A) TORRENS TITLE

FOLIO IDENTIFIER 6/809

(B) LODGED BY

Delivery Box	Name, Address or DX and Telephone LEGALCO/AHL TEL: 9283 5111 535G	CODES T TW (Sheriff)
Reference: BLUE-CONNA		

(C) TRANSFEROR

Ann HANRAHAN & Anthony GROOM

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 1,000,000.00 and as regards

(E) **ESTATE** the land specified above transfers to the transferee an estate in fee simple

(F) **SHARE
TRANSFERRED**

(G) Encumbrances (if applicable): Nil

(H) TRANSFEE

Robert Graham Andronicus as to 75/100 shares &
Peter Anthony Conna as to 25/100 shares

(I) **TENANCY:** Tenants in Common

(J) DATE

I certify that the person(s) signing opposite, with whom
I am personally acquainted or as to whose identity I am
otherwise satisfied, signed this instrument in my presence.

Signature of witness:

Name of witness:

Address of witness:

P.A. Hanrahan

PATRICK ANTHONY HANRAHAN

1127 FULLERS RD. CHATSWOOD

Certified correct for the purposes of the Real
Property Act 1900 by the transferor.

Signature of transferor:

A. Groom

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

Signature:

Bradley Wood

Signatory's name:

Signatory's capacity:

Bradley Wood

transferee's licensed conveyancer

All handwriting must be in block capitals.

Page 1 of 1
number additional
pages sequentially

Land and Property Information NSW.



Form: 01TP
Release: 2.0
www.lands.nsw.gov.au

**TRANSFER UNDER
POWER OF SALE**
New South Wales

AC721853U

Section 58 Real Property Act 1900

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

Client No: 3168099

Duty: \$2.00

Trans No: 3837864

Asst details:

(A) **TORRENS TITLE**

FOLIO IDENTIFIER 6/809

(B) **LODGED BY**

Document
Collection
Box

Name, Address or DX and Tel

178E LLPN:123848W

ESPREON

DX 1494

SYDNEY

Reference:

02 9283 5111 Taylor - for

CODE

TP

(C) **REGISTERED PROPRIETOR**

ROBERT GRAHAM ANDRONICUS and PETER ANTHONY CONNA

(D) **TRANSFEROR (MORTGAGEE)**

PERMANENT CUSTODIANS LIMITED A C N 001 426 384

(E) The transferor being the mortgagee in **MORTGAGE** AA906619 dated 19 August 2004 from the registered proprietor of the above land, acknowledges receipt of the consideration of \$892,000.00 and in exercise of power of sale under that mortgage transfers an estate in fee simple in the above land to the transferee. Encumbrances (if applicable):

(G) **TRANSFeree**

BENHAM TAI

(H)

TENANCY:

DATE 31 OCTOBER 2006

(I) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the person(s) named below who signed this instrument pursuant to the power of attorney specified.

Signature of witness:

Signature of attorney:

Name of witness:

Attorney's name:

Address of witness:

Signing on behalf of:

Power of attorney-Book:

-No.:

SEE

ANNEXURE A

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

Signature:

Signatory's name: Rodney John Taylor

Signatory's capacity: transferee's licensed conveyancer


THIS IS THE ANNEXURE TO TRANSFER

BETWEEN Permanent Custodians Limited
AND Behnam Tai
PROPERTY: 94 Victoria Avenue, Chatswood
DATED

(As vendor)
(As purchaser)

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied signed this instrument in my presence:

Certified correct for the purposes of the Real Property Act 1900 by the persons named below who signed this instrument pursuant to power of attorney specified:

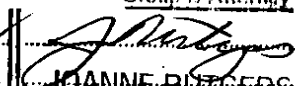
Signature of witness: 

Name of witness: LAKENA TAUPAU

Address of witness:
35 CLARENCE STREET, SYDNEY, 2000

Signature of attorney 009249

Attorney's name:

PERMANENT CUSTODIANS LIMITED ACN 001 426 384	
by its Attorneys who state that they have no notice of	
revocation of the Power of Attorney dated 2nd June 1993,	
whereby they execute this deed document or instrument.	
NO 846 NSW 244022	
Group A Attorney	Group B Attorney
Signature JOHN MEYER	Signature 
Name	JOANNE RUTGERS

Signing on behalf of
Permanent Custodians Limited

Power of Attorney Book: No.



Form: 01T
Release: 4.2
www.lpma.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900

AG616115V

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

Office of State Revenue	
NSW Treasury	
Client No: 3168099	93
Duty: 949840	Trans No: 6453622
Agent details:	

(A) **TORRENS TITLE**

F.I. 6/809

(B) **LODGED BY**

Document Collection Box 39U	Name, Address or DX, Telephone, and Customer Account Number if any		CODES T JT TF TJ TK TW
	LLPN: 123840P	SAI GLOBAL Property DX 885 SYDNEY 02 9210 0700	
	Reference: TAYLOR - 2266 4748		

(C) **TRANSFEROR**

BENHAM TAI

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 1,170,000.00

and as regards

(E) **ESTATE**

the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFeree**

TAI FAMILY HOLDINGS PTY LTD ACN 141 711 088

(I) **TENANCY:**

DATE **26 October 2011**

(J) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of witness:

Name of witness:

RODNEY TAYLOR

Address of witness:

**2/80 MANN ST
GOSFORD**

Signature of transferor:

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: **Tai Family Holdings Pty Ltd ACN 141 711 088**

Authority: **section 127 of the Corporations Act 2001**

Signature of authorised person:

Name of authorised person:

Benham Tai

Office held:

Sole Director/Secretary

Signature of authorised person:

Name of authorised person:

Office held:

(K) The transferee's agent

certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No. **172204**

Full name: **Rodney Taylor**

Signature:



LAND
REGISTRY
SERVICES

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

Title Search

Information Provided Through
triSearch (Website)
Ph. 1300 064 452 Fax.

FOLIO: 6/809

SEARCH DATE	TIME	EDITION NO	DATE
14/9/2022	8:57 AM	7	11/11/2011

LAND

LOT 6 IN DEPOSITED PLAN 809

LOCAL GOVERNMENT AREA WILLOUGHBY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP809

FIRST SCHEDULE

TAI FAMILY HOLDINGS PTY LTD

(T AG616115)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

94 Victoria Avenue, Chatswood

PRINTED ON 14/9/2022

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

PRELIMINARY SITE INVESTIGATION

92-96 Victoria Avenue , Chatswood NSW 2067

Appendix E: Section 10.7 (2) and (5) Planning Certificate



PLANNING CERTIFICATE ISSUED UNDER SECTION 10.7(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979

Certificate No: 51685
Receipt No: 2434688
Issue date: 06-Sep-2022
Customer Ref: LI-2910:46799

Mr T Osborne
388 George St
SYDNEY NSW 2000

Property Location: 94 Victoria Avenue, CHATSWOOD NSW 2067.
Legal Description: **LOT 6 DP 809**

Disclaimer

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

Debra Just
CHIEF EXECUTIVE OFFICER

(Computer printed copy – No signature required)

**PLANNING CERTIFICATE ISSUED UNDER SECTION 10.7(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 51685
Receipt No: 2434688
Issue date: 06-Sep-2022
Customer Ref: LI-2910:46799

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. 65 - Design Quality of Residential Flat Development
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021

(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 Environment State Environmental Planning Policy
Planning Proposal 2021-6242 Comprehensive review of Willoughby Local Environmental Plan 2012 applying to all properties in the local government area

(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

PLANNING CERTIFICATE ISSUED UNDER SECTION 10.7(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979

WILLOUGHBY
CITY COUNCIL

Certificate No: 51685
Receipt No: 2434688
Issue date: 06-Sep-2022
Customer Ref: LI-2910:46799

2. ZONING AND LAND USE

(a) Zone Identity
R2 Low Density Residential

(b), (c), (d) (Development)
Zone R2 Low Density Residential - under Willoughby Local Environmental Plan 2012

Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To accommodate development that is compatible with the scale and character of the surrounding residential development.
- To retain and enhance residential amenity, including views, solar access, aural and visual privacy, and landscape quality.
- To retain the heritage values of particular localities and places.
- To encourage self sufficiency with respect to energy and food supply.

Permitted without consent

Home occupations

Permitted with consent

Bed and breakfast accommodation; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Group homes; Home-based child care; Home businesses; Home industries; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Tank-based aquaculture

Prohibited

Any development not specified in item 2 or 3

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

**PLANNING CERTIFICATE ISSUED UNDER SECTION 10.7(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 51685
Receipt No: 2434688
Issue date: 06-Sep-2022
Customer Ref: LI-2910:46799

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

(f) Critical Habitat

--

(g) Conservation Area

--

(h) Heritage Item

--

3. COMPLYING DEVELOPMENT

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

(a) General Housing Code, Rural Housing Code and Low Rise Housing Diversity 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.

**PLANNING CERTIFICATE ISSUED UNDER SECTION 10.7(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 51685
Receipt No: 2434688
Issue date: 06-Sep-2022
Customer Ref: LI-2910:46799

(e) Subdivisions Code

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

(f) Demolition Code

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

(g) Fire Safety Code

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

(h) Container Recycling Facilities Code

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

4. COASTAL PROTECTION (repealed)

4A. CERTAIN INFORMATION RELATING TO BEACHES AND COASTS (repealed)

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 affected by road widening or road realignment under: -

- 1) Division 2 of Part 3 of the Roads Act 1993 - No.
- 2) An Environmental Planning Instrument - No.
- 3) A resolution of Council - Yes.

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).

PLANNING CERTIFICATE ISSUED UNDER SECTION 10.7(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979

WILLOUGHBY
CITY COUNCIL

Certificate No: 51685
Receipt No: 2434688
Issue date: 06-Sep-2022
Customer Ref: LI-2910:46799

It is the Council's practice 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) The land or part of the land is not within the flood planning area and is not subject to flood related development controls.
- (2) the land or part of the land is not between the flood planning area and the probable maximum flood and is not subject to flood related development controls.
- (3) In this clause—
flood planning area has the same meaning as in the Floodplain Development Manual. *Floodplain Development Manual* means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.
probable maximum flood has the same meaning as in the Floodplain Development Manual.

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 3.15 of the Act.

9. CONTRIBUTION PLANS

Willoughby Local Infrastructure Contributions Plan 2019.

9A. BIODIVERSITY CERTIFIED LAND

--

10. BIODIVERSITY STEWARDSHIP SITES

--

10A. NATIVE VEGETATION CLEARING SET ASIDES

--

PLANNING CERTIFICATE ISSUED UNDER SECTION 10.7(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979

WILLOUGHBY
CITY COUNCIL

Certificate No: 51685
Receipt No: 2434688
Issue date: 06-Sep-2022
Customer Ref: LI-2910:46799

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 OR SITE COMPATIBILITY
CERTIFICATE (SCHOOLS OR TAFE ESTABLISHMENTS)

--

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

--

18. PAPER SUBDIVISION INFORMATION

--

19. SITE VERIFICATION CERTIFICATES

--

20. LOOSE-FILL ASBESTOS INSULATION

--

**PLANNING CERTIFICATE ISSUED UNDER SECTION 10.7(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 51685
Receipt No: 2434688
Issue date: 06-Sep-2022
Customer Ref: LI-2910:46799

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

--

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 10.7(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 51685
Receipt No: 2434688
Issue date: 06-Sep-2022
Customer Ref: LI-2910:46799

In accordance with Section 10.7(5) and subject to Section 10.7(6) of the Environmental Planning and Assessment Act 1979, the following additional information is provided in respect of the abovementioned land:

Under Clause 5.10 of Willoughby Local Environmental Plan 2012 the Council, before granting consent to development on land in the vicinity of a heritage item or a heritage conservation area, may require the assessment of the effect the proposed development has on the heritage significance of the heritage item or heritage conservation area concerned.

Information on the preservation of trees and vegetation can be obtained from Council and on Council's website.

Council is unaware of whether the current use is in accordance with an approval which may have been issued. You are advised to rely on your own enquiries.

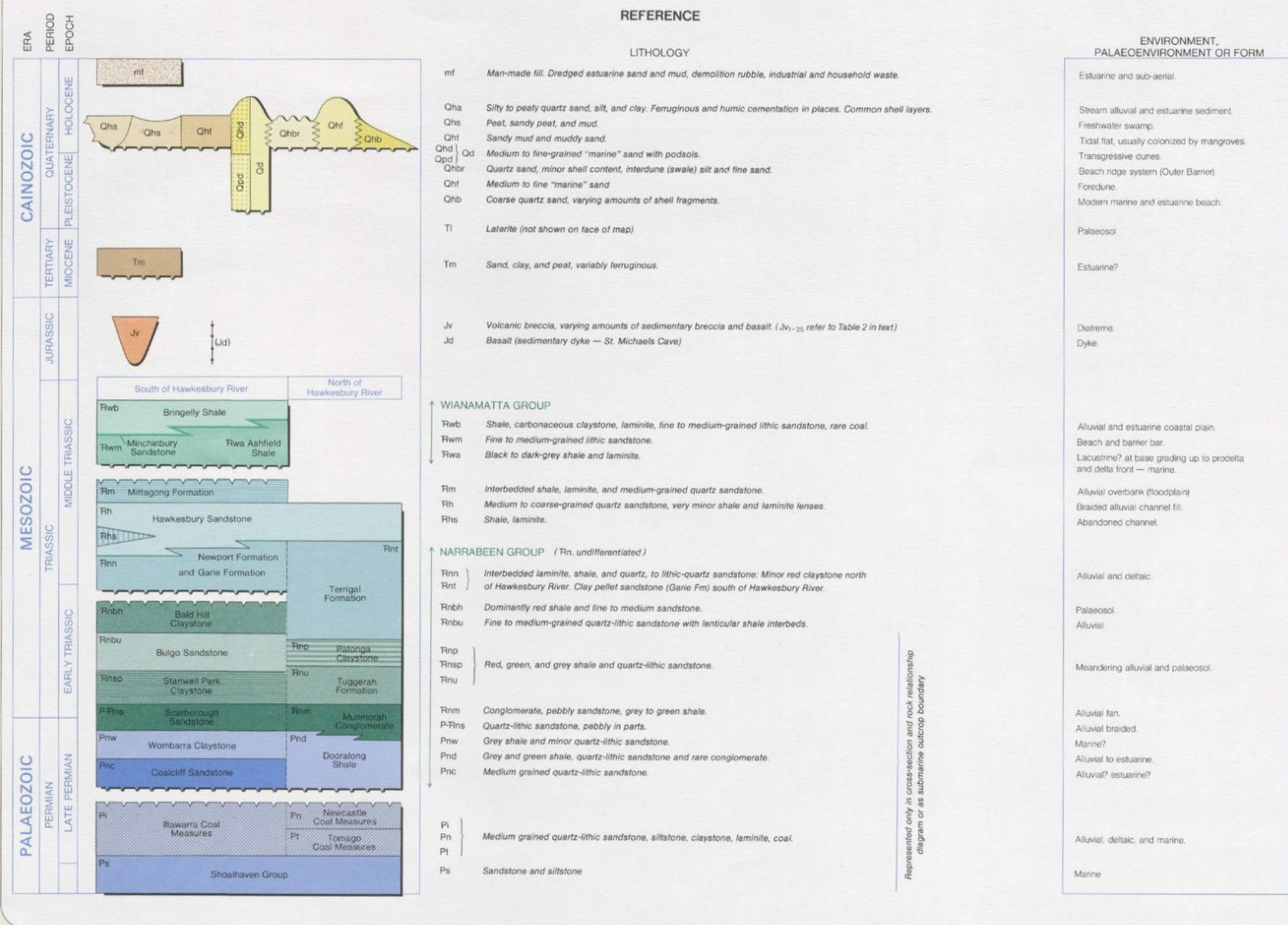
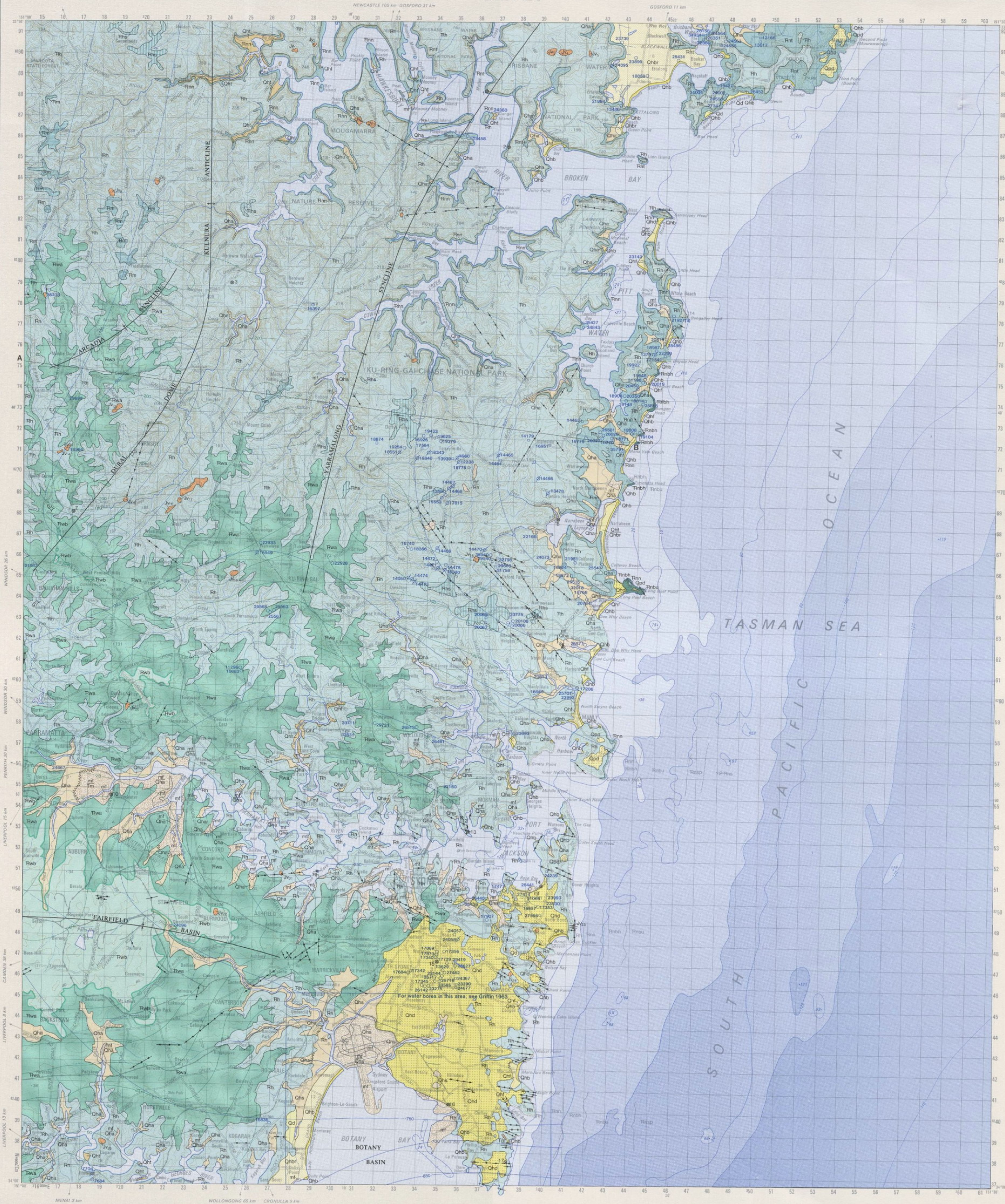
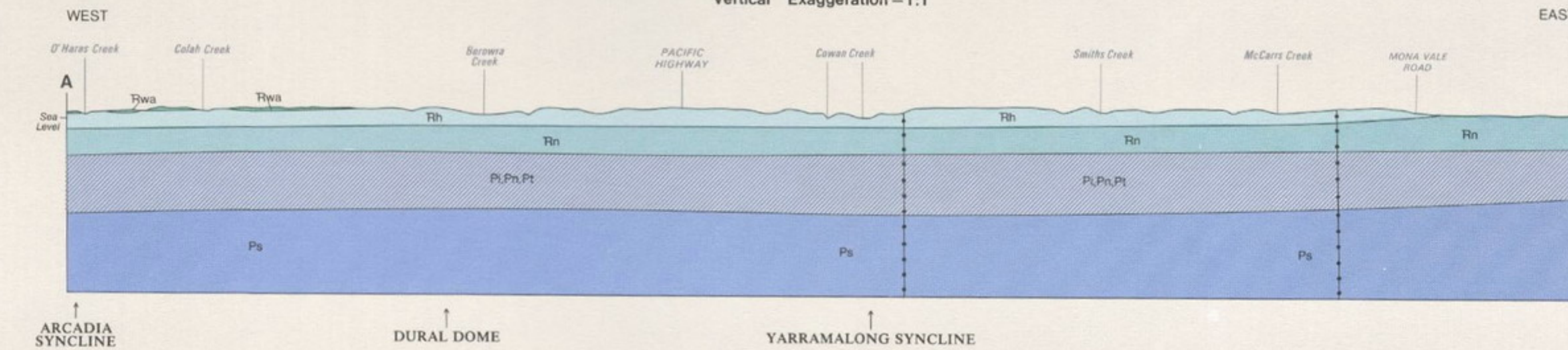
Registers of Planning Consents and Subdivision Approvals may be inspected at the Council offices for particulars relating to Development Consents / Subdivision Approvals which may have been issued for use or development of the land.

Council has not received notification from the Heritage Council of New South Wales that the property is subject to a Conservation Order or notice under the Heritage Act, 1977.

PRELIMINARY SITE INVESTIGATION

92-96 Victoria Avenue , Chatswood NSW 2067

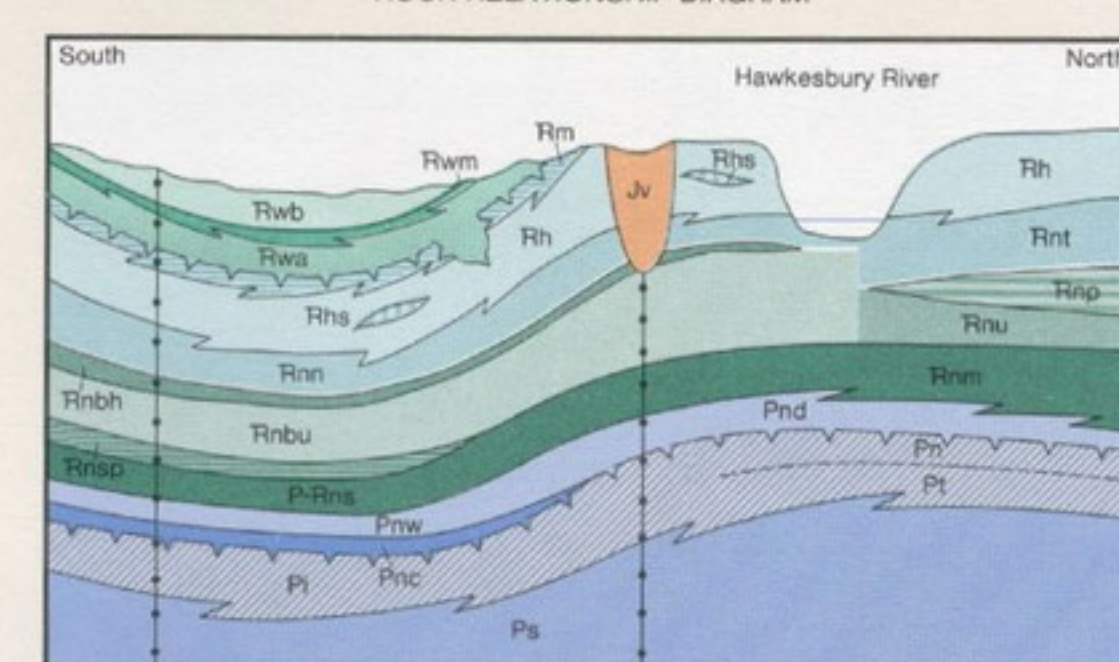
Appendix F: Geological Map

CROSS SECTION A-B
Vertical Exaggeration = 1:1

TOPOGRAPHIC FEATURES

- Principal road or highway
- Secondary road
- Railway
- Quarry
- Bridge
- Contour with value (in metres)
- Trips Station. Spot elevation (in metres)
- Pier or wharf
- Cliff, rock ledge
- Lake, stream perennial
- Bathymetric contour (in metres)

ROCK RELATIONSHIP DIAGRAM



GEOLOGICAL SYMBOLS

- Geological boundary — position accurate
- position approximate
- submarine, interpreted from seismic surveys
- Discontinuity (reference and rock relationship diagram only)
- Folding — syncline
- anticline
- Fossil locality — plant, vertebrate
- Dike
- Structure Contours (in metres, relative to M.S.L.)
- Base of Wianamatta Group
- Base of Narrabeen Group
- Top of Permian Coal Measures
- Bores — coal bore
- petroleum bore
- water bore
- well
- abandoned water bore
- See table below
- Numbers shown are
- Water Resources
- Commission
- registered numbers

INDEX TO ADJOINING MAPS

ST. ALBANS 9031	GOSFORD 9131	LAKE MACQUARIE 9231
PENRITH 9030	SYDNEY 9130	WOLLONGONG 9029
WOLLONGONG 9029	PORT JACKSON 9129	

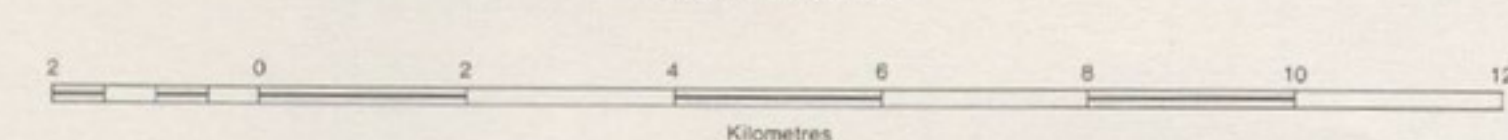
Base map produced by the Division of National Mapping under the direction of the Minister for National Resources, from material supplied by the Royal Australian Survey Corps. Information is correct to 1975. Modified by the Geological Survey of N.S.W. Department of Mineral Resources, 1983. Bathymetric contours from the Division of National Mapping, 1:250,000 National Bathymetric Map Series (1976).

Geology by G. Wilson, I.D. McDonald, P.S. Ray and C. Herbert. Compiled by C. Herbert (Geologist), J.L. West (Cartographer). Drawn by Mercury Walsh, Hobart, Australia. Printed by the Central Mapping Authority of N.S.W.

Published by the Department of Mineral Resources, Sydney, issued under the authority of the Minister for Mineral Resources, 1983.

A detailed description of the geology of this sheet is given in the "Geology of the Sydney 1:100,000 Sheet 9130" compiled by C. Herbert, available from the Geological Survey of New South Wales, Sydney.

SCALE 1:100 000



GRID LINES INDICATE 1000 METRE INTERVALS OF THE AUSTRALIAN MAP GRID ZONE 56

GRID VALUES ARE SHOWN IN FULL ONLY AT THE SOUTH WEST CORNER OF THE MAP

TRANSVERSE MERCATOR PROJECTION

Horizontal Datum: Australian Geodetic Datum 1966

Contour Interval: 20 Metres

Elevation in Metres

Vertical Datum: Mean Sea Level

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SYDNEY 9130

Copies of this map may be obtained from the Geological Survey of N.S.W., Department of Mineral Resources, Sydney

PRELIMINARY SITE INVESTIGATION

92-96 Victoria Avenue , Chatswood NSW 2067



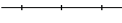

Appendix G: UPSS Sensitive zone Map



UPSS Regulation - Sensitive Zones Map

WILLOUGHBY CITY COUNCIL

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- Legend**
-  Council Area
 -  Road
 -  Railway
 -  Sensitive Zone

Datum/Projection: GCS GDA 1994

Jan 12, 2010

0 0.7
Kilometres



Scale at A3
1 cm equals 0.25 km

