

2 March 2021

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Legacy Property
via email: apeacock@legacyproperty.com.au

**Phase 1 Environmental Site Contamination Assessment
253 – 267 Pacific Highway and 6 – 8 McLaren Street, North Sydney**

Dear Adam,

JBS&G Australia Pty Ltd (JBS&G) was engaged in 2017 by Legacy Property Group (Legacy) to provide environmental consulting services associated with the Phase 1 Environmental Site Assessment (ESA) of the properties located at 253, 255-259, 261, 265 and 267 Pacific Highway, North Sydney, NSW (the site). The site comprised 5 individual lots (SP16134, SP22870, Lot 51 DP 714323, Lot B DP321904 and Lot 10 DP749516) and had a total area of approximately 1,472 m², as shown in **Figure 1** and **2 (Attachment B)**.

In the context of a planning proposal by Legacy for a mixed-use (residential/commercial) redevelopment, the objective of the ESA was to assess the potential for contamination to exist at the site based on current and historical site activities.

In accordance with the limitations of the Phase 1 ESA (JBS&G September 2018, 54063/110429 Rev 1) (see **Attachment A**), the following conclusions were provided:

- A review of site history indicated that the properties located at 267 Pacific Highway and 255-259 were utilised for potentially contaminated land uses (respectively service station/garage and, chemical handling and car sales/hire);
- Historic redevelopment of 267 and 255-259 Pacific Highway is likely to have resulted in the removal of any former underground infrastructure and shallow soils. However, impacts associated with historical environmental incidents, improper maintenance or removal of the infrastructure is considered to have potentially resulted in contamination of the deeper natural soils at the property and/or migration of contamination to the neighbouring sites;
- No overt indicators of gross and/or widespread contamination were observed during the site inspection; and
- Potential impacts resultant from historical land uses at the site are typical of urban environments and considered likely to be limited to localised areas, which can be readily managed during redevelopment of the site. Management of contamination, if present, would mitigate potential risks to future site users such that the site is considered suitable for the intended land uses.

It was recommended that a targeted Detailed Site Investigation (DSI) should be conducted to assess soil, soil vapour and groundwater within the site, to determine the requirement, and most appropriate means, to manage site contamination during redevelopment.

It is understood that since the Phase 1 ESA was completed there has been no change of land use at the subject site, and a review of NearMap imagery (24 January 2021) would support this understanding. On this basis the conclusions and recommendations of the Phase 1 ESA (JBS&G September 2018) remain valid.

If you have any questions, please contact the undersigned via smolinari@jbsg.com.au.

Yours sincerely:



Seth Molinari
Principal Environmental Engineer
JBS&G Australia Pty Ltd

Attachments:

- A) Limitations
- B) Figures

Attachment A – Limitations

The report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquires.

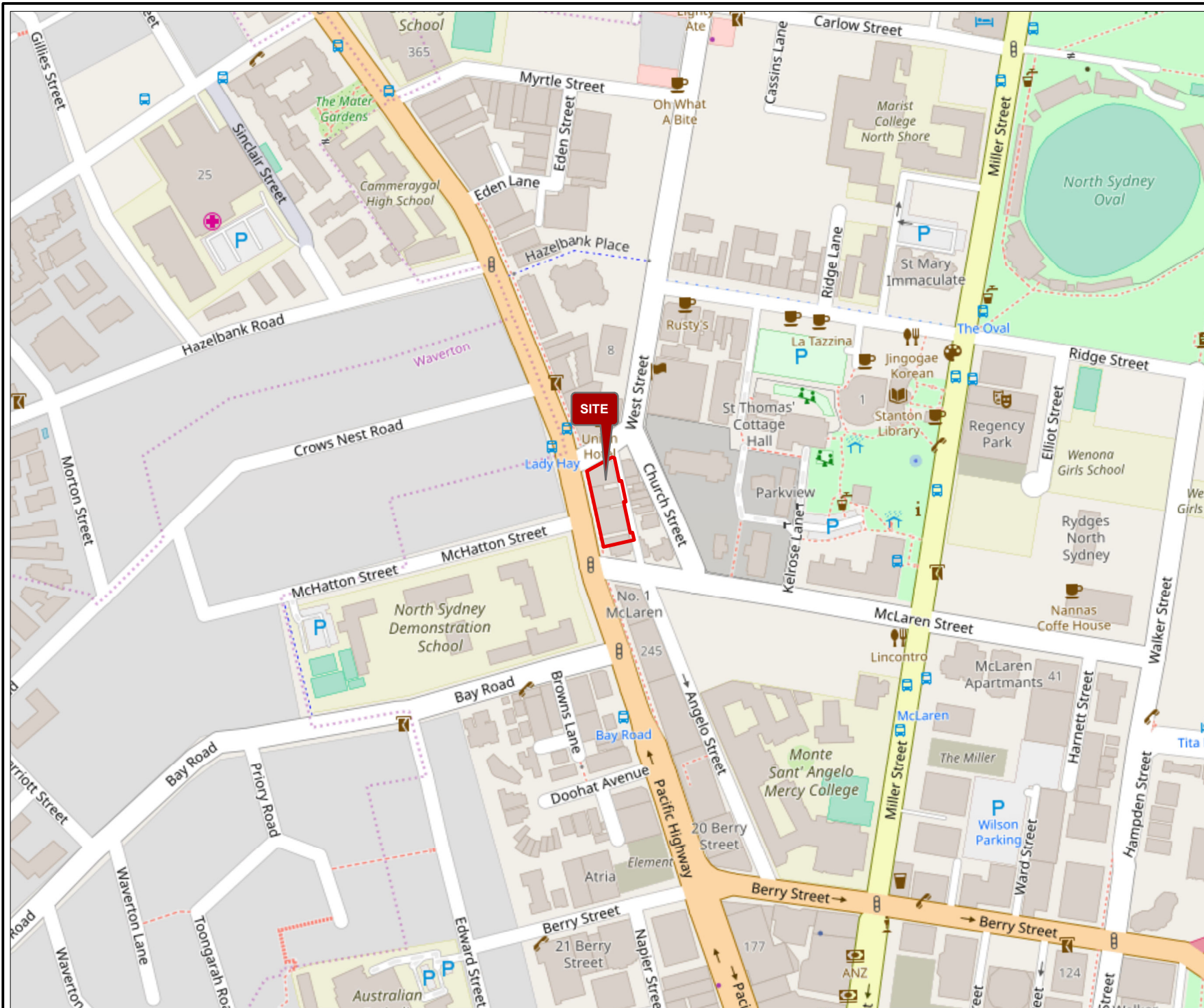
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the Site history. Further chemicals or categories of chemicals may exist at the Site, which were not identified in the Site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the Site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

Attachment B – Figures



Legend:

Approximate Site Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

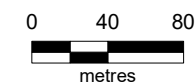
Version: R01 Rev 1

Date: 16-Aug-2018

Drawn By: BC

Checked By: RH

Scale 1:4,000

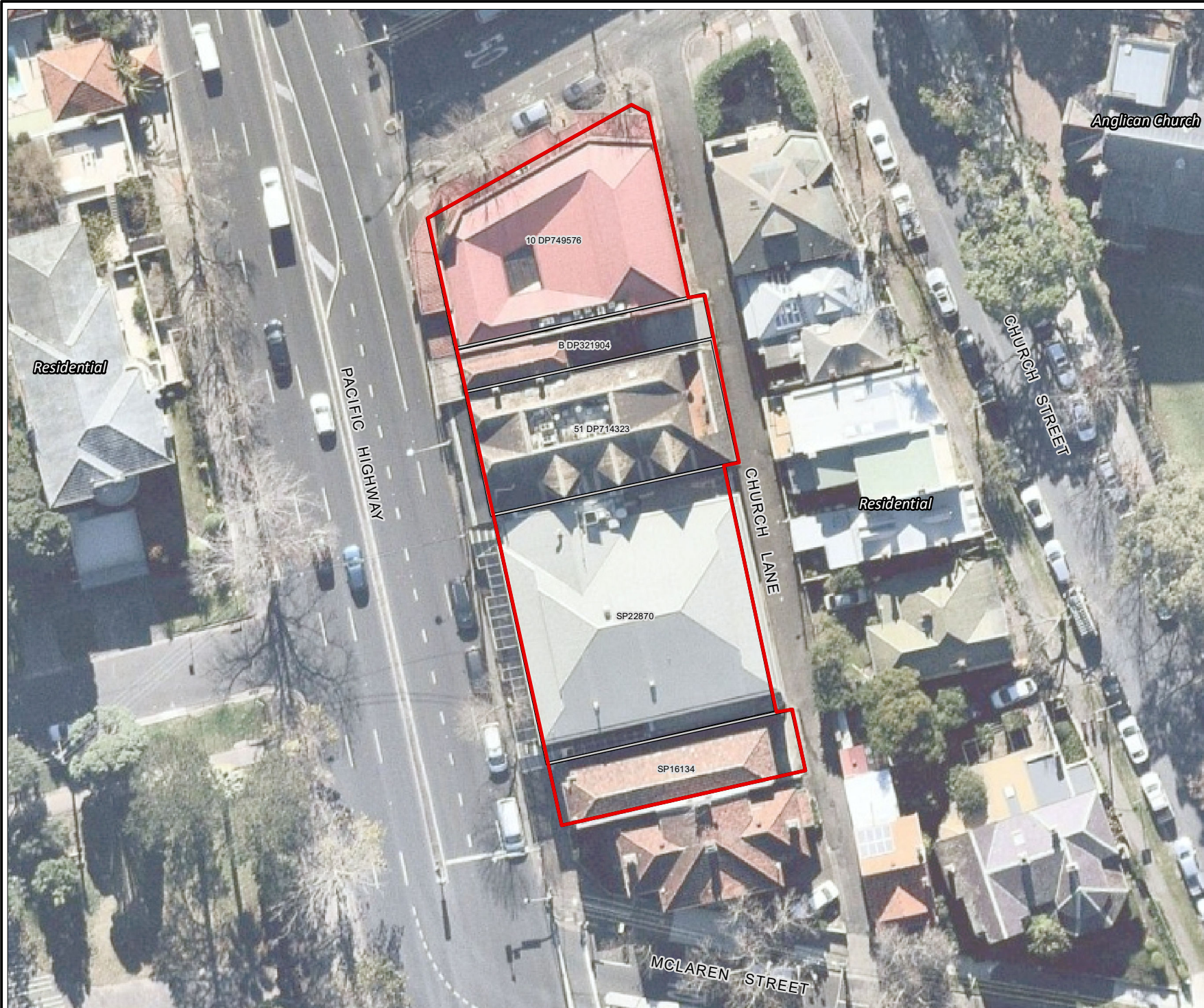


Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway
and 6-8 McLaren Street
North Sydney, NSW**

SITE LOCATION

FIGURE 1



Legend:

- Approximate Site Boundary
- Cadastral Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

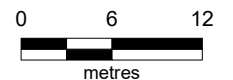
Version: R01 Rev 1

Date: 16-Aug-2018

Drawn By: AV

Checked By: RH

Scale 1:500



Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway
and 6-8 McLaren Street
North Sydney, NSW**

SITE LAYOUT

FIGURE 2



Legacy Properties

253-267 Pacific Highway
North Sydney, NSW

Phase 1 Environmental Site Assessment

5 September 2018

54063/110429 Rev 1

JBS&G

Legacy Properties

253-267 Pacific Highway
North Sydney, NSW

Phase 1 Environmental Site Assessment

5 September 2018

54063/110429 Rev 1

JBS&G

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Appendix I	Council Records

Abbreviations

Term	Definition
°C	Degrees Celsius
ACM	Asbestos Containing Material
AEC	Area of Environmental Control
AHD	Australian Height Datum
ASS	Acid Sulphate Soils
BTEX	Benzene, Toluene, Ethylbenzene and Xylene
COPC	Contaminants of Potential Concern
Council	North Sydney Council
CSM	Conceptual Site Model
DEC	Department of Environment and Conservation
DMR	Department of Mineral Resources
DOH	Department of Health
DP	Deposited Plan
DPI	Department of Primary Industries
EPA	Environmental Protection Authority
ESA	Environmental Site Assessment
HBM	Hazardous Building Material
JBS&G	JBS&G Australian Pty Ltd
MGA	Map Grid of Australia
NSW	New South Wales
OCP	Organochlorine Pesticide
OPP	Organophosphorus Pesticide
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyls
PSI	Preliminary Site Assessment
TRH / TPH	Total Recoverable Hydrocarbons / Total Petroleum Hydrocarbon
VOC	Volatile Organic Compound

Executive Summary

JBS&G Australia Pty Ltd (JBS&G) was engaged by Legacy Property Group (Legacy, the client) to provide environmental consulting services associated with the Phase 1 Environmental Site Assessment (ESA) of the properties located at 253, 255-259, 261, 265 and 267 Pacific Highway, North Sydney, NSW (the Site). The Site is understood to currently be comprised of 5 individual lots (SP16134, SP22870, Lot 51 DP 714323, Lot B DP321904 and Lot 10 DP749516) and has a total area of approximately 1472 m², as shown in **Figure 1** and **2**.

It is understood that the client is acquiring the properties comprising the Site, and requires a preliminary site investigation (PSI) to support a future planning proposal for a mixed-use (residential/commercial) redevelopment. The objective of the investigation was to assess the potential for contamination to exist at the site based on current and historical site activities.

Consideration of the environmental and historical setting of the Site in conjunction with information gathered from the site inspection has resulted in the identification of potentially contaminating activities.

Historical title records, aerial photographs and North Sydney Council's online records have indicated that the property located at 267 Pacific Highway was formerly used as a service station/garage, and 255-259 Pacific Highway was formerly occupied by Bayer Pharma and car dealership/hire companies. Excavation of basements associated with construction of the current buildings is likely to have resulted in the removal of UPSS infrastructure and shallow soil impacts from the historical activities.

The properties at 253, 261 and 265 are understood to have been residential/commercial with a low potential for them to be impacted by historic use.

Inspection of the properties indicated that the Site was generally free from overt indicators of gross and/or widespread contamination. No visual or olfactory indicators of contamination were observed and, where present, vegetative health appeared to be good. Buildings at the Site did not exhibit signs of significant dilapidation.

In accordance with the limitations in **Section 7**, and with regards to the objective defined above, the following conclusions are provided:

- Review of site history has indicated that the property located at 267 Pacific Highway and 255-259 were utilised for potentially contaminated land uses (respectively service station/garage and, chemical handling and car sales/hire);
- Historic redevelopment of 267 and 255-259 Pacific Highway is likely to have resulted in the removal of any former underground infrastructure and shallow soils. However, impacts associated with historical environmental incidents, improper maintenance or removal of the infrastructure is considered to have potentially resulted in contamination of the deeper natural soils at the property and/or migration of contamination to the neighbouring sites;
- No overt indicators of gross and/or widespread contamination were observed during the site inspection; and
- Potential impacts resultant from historical land uses at the Site are typical of urban environments and considered likely to be limited to localised areas, which can be readily managed during redevelopment of the Site. Management of contamination, if present, would mitigate potential risks to future site users such that the Site is considered suitable for the intended land uses.

A targeted Detailed Site Investigation (DSI) should be conducted to assess soil, soil vapour and groundwater within the Site, to determine the requirement, and most appropriate means, to manage site contamination during redevelopment.

1. Introduction

1.1 Introduction

JBS&G Australia Pty Ltd (JBS&G) was engaged by Legacy Property Group (Legacy, the client) to provide environmental consulting services associated with the Phase 1 Environmental Site Assessment (ESA) of the properties located at 253, 255-259, 261, 265 and 267 Pacific Highway, North Sydney, NSW (the Site). The Site is understood to currently be comprised of 5 individual lots (SP16134, SP22870, Lot 51 DP 714323, Lot B DP321904 and Lot 10 DP749516) and has a total area of approximately 1472 m², as shown in **Figure 1** and **2**.

The Site is located within a suburban setting comprising several commercial office/retail type structures. The majority of the Site was occupied by multistorey structures at the time of the investigation.

It is understood that the client intends to acquire the properties comprising the Site, and requires a preliminary site investigation (PSI) to support a future planning proposal for a mixed-use (residential/commercial) redevelopment.

This report has been developed in accordance with guidelines made or approved by the NSW Environment Protection Authority (EPA) and relevant Australian Standards.

1.2 Objective

The objective of the investigation was to assess the potential for contamination to exist at the site based on current and historical site activities.

1.3 Scope of Works

The agreed scope of works completed for this assessment comprised:

- A review of available site history and background information to identify potential areas of environmental concern (AECs) and associated contaminants of potential concern (COPC), including:
 - Section 149(2&5) certificates obtained from Council for three representative lots;
 - Current and historical land title records from three representative lots;
 - Records of stored Dangerous Goods held by WorkSafe NSW for the Site;
 - Historical aerial photographs obtained from Lands and Property Information;
 - Publicly available heritage records held by the Department of Planning and Environment and Council, where readily available;
 - Records of environmental incidents, former environmental licences, or contaminated land notices or notifications, as held by the EPA; and
 - Licensed groundwater bores present within a 1.5 km radius of the Site available on the online NSW Natural Resources Atlas.
- Review of the environmental setting including a review of topography, geology, hydrogeology and meteorology of the Site and surrounding areas;
- A detailed site inspection to identify potential AECs and confirm desktop findings;
- Development and documentation of a conceptual site model (CSM) based on the available information; and
- Preparation of a PSI in general accordance with relevant EPA guidelines.

2. Site Condition and Surrounding Environment

2.1 Site Identification

The site location is shown on **Figure 1**. The extent of the Site and associated cadastral boundaries are shown on **Figure 2**. The site details are summarised in **Table 2.1** and described in detail in the following sections.

Table 2.1 Summary Site Details

Lots / DPs	SP16134, SP22870, Lot 51 DP 714323, Lot B DP321904 and Lot 10 DP749516
Address	253, 255-259, 261, 265 and 267 Pacific Highway, North Sydney, NSW
Local Government Authority	North Sydney Council
Approximate MGA Coordinates (MGA 56)	Northeast: 333915 / 6254839 Northwest: 333892 / 6254827 Southeast: 333933 / 6254757 Southwest: 333908 / 6254762
Site Zoning	Mixed Use (B4), <i>North Sydney LEP 2013</i> , North Sydney (2013 ¹)
Current Use	Commercial (office spaces)
Previous Use	Residential then commercial (service station, warehousing, office spaces)
Proposed Use	Mixed Use – Residential and commercial
Site Area	Approximately 1472 m ²

2.2 Site Description

A detailed site inspection was completed by Rohan Hammond on 25 August 2017 and relevant details are documented below. A photographic log is presented in **Appendix A**. Due to limitations of access, detailed inspection of the properties located at 253, 261, 265 and 267 Pacific Highway was not able to be undertaken.

The Site comprised an approximately rectangular portion of land, bound by the Pacific Highway, West Street, Church Lane and the properties located at 6 and 8 McLaren Street. The majority of the site areal footprint was occupied by a combination of commercial office/retail structures. The commercial buildings and residential premises were secure from public access.

The Site was situated on the southern brae of a minor hill, with a 5-10 % downward slope approximately in line with the Pacific Highway. The Site's street level topography did not appear to have been significantly altered from its original alignment, and was observed to follow the approximate local landscape.

Approximately 95 % of the Site comprised sealed ground in the form of paving tiles, concrete pathways, asphaltic roadways, and building footprints, with onsite drainage channels directing surface water toward the municipal stormwater system. The balance of the site surfaces comprised minor areas of unsealed grounds.

Onsite Structures

Three properties at the Site (255-259, 263 and 267 Pacific Highway) were observed to be occupied by multistorey commercial structures with basement car parking. The basement car parks, featured as **Photographs 18, 19, 20, 27, 28 and 30** of **Appendix A**, appeared to occupy the entire footprints of each of the individual properties and extended 3-4 m below ground level (bgl) relative to street level. The basement car parks were concrete slabs and contained some inaccessible pits indicating onsite stormwater/sewer infrastructure was present. One accessible pit (**Photograph 21 and 22, Appendix A**), which appeared to contain stormwater infrastructure, was inspected and pooled water was observed.

Two properties at the Site (253 and 265 Pacific Highway) were occupied by multi-storey commercial type structures which were not observed to have basement carparking however close inspection

¹ 'North Sydney Local Environmental Plan 2013', North Sydney Council, Published 11 August 2017, North Sydney (2013);

was not possible. 265 Pacific Highway contained a dilapidated shed structure at the rear, fronting Church Lane (**Photograph 10, 11 and 29 in Appendix A**).

Buildings at the Site have generally not been maintained to a high level of repair although no significant degradation of building materials was observed. A detailed inspection/hazardous building materials survey of the existing site structures was not undertaken as part of this investigation.

Site Use

. Large portions of the site's areal footprint was occupied by basement car parks with sealed concrete slabs. At the time of the site investigation, the primary commercial uses of the Site were office and retail uses (alternative medicine clinic, antique store, computer program services and commercial construction headquarters). High pedestrian traffic was observed during working hours.

No surface water was present at the Site at the time of the investigation, with the exception of pooled water within the stormwater asset underlying 255-259 Pacific Highway. No evidence of waste storage or storage tanks was observed at the Site. No visual indicators of gross or widespread contamination were observed. No transformers, oil/water separators or onsite water/waste treatment facilities were observed.

2.3 Surrounding Land Use

The current land uses of adjacent properties or properties across adjacent roads are summarised below.

- North – The Site is bound to the north by West Street and then numerous commercial premises including a restaurant/pub, police station and a multistorey office building;
- East – The Site is bound to the east by Church Lane. Between Church Lane and Church Street, a combination of low and high density residential structures existed. Further to the east a religious centre, parkland/recreational area and community centres were observed;
- South – Two properties immediately south of the Site (6 and 8 McLaren Street) were occupied by a townhouse type residential building with a front yard/garden. Further south, was McLaren Street, following which were several multi-storey commercial office type structures with ground floor retail comprising boutique stores and cafes; and
- West – The Site is bound to the west by the Pacific Highway, then numerous low density residential houses and a school.

No service stations, waste processing facilities or other industrial type land uses were identified within 500 m of the Site.

2.4 Topography

A review of topographic information obtained from the online geospatial information tool, Nearmap (2017²) regional topographic map indicated that site has an elevation of approximately 90 m to 100 m Australian Height Datum (AHD) sloping downwards from north to south. Regional topography slopes southeast towards Lavender Bay and Neutral Bay of Sydney Harbour.

Site inspection confirmed that the topography on site is generally consistent with the local landscape. A 5-10 % slope was present, orientated downward to the south/southeast.

² 'Nearmap', Nearmap Ltd, Accessed 22 August 2017, <http://www.nearmap.com.au/>

2.5 Geology

Reference to the 1:100 000 Geological Series Sheet for Sydney, Department of Mineral Resources (DMR) (1983³), indicates that the Site lays within an area identified as underlain by Ashfield Shale of the Wianamatta Group. The geology originated in the Middle Triassic period of the Mesozoic Era, and is largely characterised by black to dark grey shale and laminite.

The site inspection indicated that the shallow, natural soils are likely to have largely been disturbed and/or removed from the Site during redevelopment activities. The preliminary nature of the investigation did not facilitate onsite confirmation of the geological setting.

Reference to the online ESPADE 2.0 tool hosted by the NSW Office of Environment and Heritage (OEH) (2017⁴) indicates that the Site is within the residual Blacktown Soil Landscape Group. Where natural soils remain at the Site, this soil landscape is expected to be encountered and relevant details are provided below.

The Blacktown Landscape Group is characterised by gently undulating rises on Wianamatta Group shales and Hawkesbury shale. Local relief to 30 m, slopes are usually <5 %, broad rounded crests and ridges with gently inclined slopes. Cleared eucalypt woodland and tall open-forest.

Blacktown soils are shallow to moderately deep (<100 cm); red and brown podzolic soils on crests, upper slopes and well-drained areas; deep (150-300 cm) yellow podzolic soils and soloths on lower slopes and in areas of poor drainage.

Limitations of the Blacktown group include moderately reactive, highly plastic subsoil, low soil fertility and poor soil drainage.

2.6 Hydrology

Rainfall at the Site primarily falls onto building rooftops and is captured by gutters/stormwater downpipes prior to discharge into the municipal stormwater system. Minor infiltration into unsealed ground surfaces (garden beds and grassed forecourts).

Review of the *Sydney Water (Stormwater Drainage Areas) Order 2011*, Sydney Water (2011⁵), has indicated that the Site is part of the Careening Cove Catchment. Stormwater captured at the Site ultimately discharges to Careening Cove, 1.4 km southeast of the Site.

2.7 Hydrogeology

Registered groundwater bore information was obtained from the NSW Department of Primary Industries groundwater mapping tools (NSW DPI 2016⁶) (**Appendix B**). A review of the registered bore information indicated that there were seventeen registered groundwater bores within a 1.5 km radius of the Site. All registered bores are shown spatially on the map provided in **Appendix B**. The registered bore searches are summarised in **Table 2.2**.

Table 2.2 Registered Groundwater Bore Search

Bore ID	Use	Property	Distance / Direction from the Site	Standing Water Level / Well Depth (m bgl)	Geology Comments
GW105413	Monitoring			1.39 / 3.50	Shallow fill (to 1 m) overlying moderately shallow sand (to 3.5 m)

³ *Sydney 1:100 000 Geological Series Sheet 9130 (Edition 1)*. Department of Mineral Resources, DMR (1983)

⁴ 'ESPADE 2.0'. NSW Office of Environment and Heritage, Accessed 22 August 2017, OEH (2017), <http://www.environment.nsw.gov.au/eSpade2Webapp#>

⁵ 'Sydney Water (Stormwater Drainage Areas) Order 2011', Sydney Water, Current Version 29 June 2012, <https://www.legislation.nsw.gov.au/~view/regulation/2012/292/full>

⁶ NSW Department of Primary Industries, 2015. Groundwater Monitoring Overview Map. <http://allwaterdata.water.nsw.gov.au/water.stm>. Accessed 8 November 2016

Bore ID	Use	Property	Distance / Direction from the Site	Standing Water Level / Well Depth (m bgl)	Geology Comments
GW105414	Monitoring	Shell Company – 38 Clark Rd, North Sydney	1.4 – 1.5 km southeast	1.37 / 3.50	Shallow fill (to 0.5 m) overlying moderately shallow sand (to 3.5 m)
GW105415	Monitoring			1.40 / 3.50	Shallow fill (to 0.35 m) overlying moderately shallow sand (to 3.5 m)
GW105416	Monitoring			1.46 / 3.50	Shallow fill (to 1.5 m) overlying moderately shallow sand (to 3.5 m) with a clay layer between 2.2 m and 3.0 m
GW107764	Domestic	Shore School 18 – 40 William St North Sydney	0.8 km south-southwest	-	-
GW108991	Domestic	Wondakiah As Gasworks Rd, Wollstonecraft	1.3 km west-southwest	-	-
GW109600	Monitoring	Mobil Oil – 43 Kurraba Rd, Neutral Bay	1.4 – 1.5 km southeast	2.30 / 6.50	Moderately shallow fill (to 2.5 m) overlying moderately deep sandstone (to 6.5 m)
GW109601	Monitoring			0.40 / 2.00	Shallow fill (to 0.5 m) overlying shallow clayey sand (to 1.1 m) overlying moderately shallow sandstone (to 2.0 m)
GW109602	Monitoring			4.50 / 8.30	Shallow fill (to 0.5 m) overlying shallow clayey sand (to 1.1 m) overlying moderately shallow sandstone (to 8.3 m)
GW109603	Monitoring			2.50 / 5.00	Moderately deep fill (to 4.0 m) overlying moderately deep sandstone (to 5.0 m)
GW109604	Monitoring			0.70 / 1.70	Shallow fill (to 0.6 m) overlying shallow clayey sand (to 1.2 m) overlying moderately shallow sandstone (to 1.7 m)
GW109605	Monitoring			2.20 / 4.00	Moderately shallow fill (to 2.0 m) overlying clayey sand (to 2.2 m) overlying moderately deep sandstone (to 4.0 m)
GW114318	Monitoring	Jemena Limited Gas Works Road, Wollstonecraft	1.3 km west-southwest	-	-
GW114319	Monitoring			-	-
GW114320	Monitoring			-	-
GW114321	Monitoring			-	-
GW114322	Monitoring			-	-

Based on the reported geology, topography and information from the registered groundwater bore search, groundwater migration is expected to occur in a southeast direction, towards Careening Cove approximately 1.4 km away. Groundwater has been reported in the registered groundwater bore installation logs to exist within fill material, porous natural soils and the underlying bedrock. . Shallow perched water may be present within the boundary between more/less porous material types at the Site.

Registered groundwater bores located within a 1.5 km radius of the Site are used for monitoring and domestic purposes. Given the relatively dense urban environment and the identified licensed bores, there is considered to be a low probability of additional undocumented monitoring/irrigation bores in the vicinity of the Site. No utilisation of groundwater as a drinking water source has been reported.

2.8 Acid Sulfate Soils

Reference to the 1:250 000 Acid Sulfate Soil Risk Map for Prospect/Parramatta, Department of Land and Water Conservation (DLWC) (1997⁷) has indicated that the Site exists within an area of

⁷ 'Prospect/Parramatta 1:250 000 Acid Sulfate Soil Risk Map (Edition 2)', Department of Land and Water Conservation, DLWC (1997);

'no known occurrence of acid sulfate soils'. Acid sulfate soils are not known or expected to occur in these environments.

Three representative Section 149(2&5) council certificates were obtained for the Site as discussed in **Section 3.2**. The land was not identified to have redevelopment restrictions based on the likelihood of the presence of Acid Sulfate Soils.

On this basis, there are no further requirements for the assessment or management of ASS as part of this investigation.

2.9 Meteorology

A review of average climatic data for the nearest Bureau of Meteorology monitoring location (Sydney⁸) indicates the Site is located within the following meteorological setting:

- Average minimum temperatures vary from 8.1 °C in July to 18.8 °C in January;
- Average maximum temperatures vary from 16.4 °C in July to 26.0 °C in January;
- The average annual rainfall is approximately 1215.7 mm with rainfall greater than 1 mm occurring on an average of 99.9 days per year; and
- Monthly rainfall varies from 68.4 mm in September to 133.2 mm in June, with the wettest periods occurring on average in January to June.

⁸ http://www.bom.gov.au/climate/averages/tables/cw_066062.shtml, Commonwealth of Australia, 2013 Bureau of Meteorology, Product IDCJCM0028 prepared on 17 August 2017 and accessed by JBS&G on 22 August 2017;

3. Site History

A summary of information gathered from readily available public records, as well as accessed or purchased by JBS&G as part of the preliminary investigation, is presented in the following sections.

3.1 Aerial Photographs

Copies of aerial photographs obtained from Land and Property Information are included in **Appendix C**. Relevant information from the aerial photograph review is summarised below.

Year	Site & Surrounding Area Description
1930	<p>The quality of the aerial photograph precluded a detailed assessment of the Site and surrounding areas. Several site structures appeared to be present at the time of this aerial photograph. The site structures appeared to be moderately sized to small buildings. Darkly shaded portions of the Site observed on the aerial photograph may be representative of vegetation, structure shadows or darkened pavement such as asphalt, however they were unable to be categorized due to the quality of the image.</p> <p>The surrounding area appeared to comprise a mixture of partially developed/cleared land. The alignment of the Pacific Highway, Church Lane, Church Street, Maclaren Street and West Street were apparent. Adjacent to the Site, structures were observed to occupy areal footprint between Church Lane and Church Street. Further to the east, a religious centre was present in largely the same position as observed during the site inspection. To the west of the Site, across the Pacific Highway, was primarily grassed/vegetated with no discernible site structures. To the south of the site, footpaths surrounding a darkly shaded area were observed, the darkly shaded area may have comprised the residential structures observed in the following three (1942, 1951 and 1961) aerial photographs. To the north of the Site, across West Street, the Union Hotel was observed.</p>
1942	<p>The quality of the aerial photograph precluded a detailed assessment of the Site and surrounding areas. The Site appeared to have undergone redevelopment including alterations to the built form and removal of three residential type structures in the location of 255-259 Pacific Highway, however the details of this redevelopment were unable to be determined based on the quality of the image. The outline of structures as they appeared until the 1981 aerial photograph on the northern portion of the Site, in the footprint of the current 267 Pacific Highway alignment, was visible. The outline, which is more clearly visible in the 1961 aerial photograph appeared to be similar to the representation discussed in Section 3.7.</p> <p>The McHatton Street alignment was discernible to the west of the Site, across the Pacific Highway. Development of the area to the west of the Site was evident, appearing to comprise the construction of several residential structures north of McHatton Street and a larger commercial/community centre south of McHatton Street (utilised as a school facility at the time of the site inspection). Alterations to the built form of the Union Hotel were observed, comprising construction of a lightly coloured rooftop.</p>
1951	<p>The Site comprised several individual properties occupied by a combination of commercial and residential structures including a parking space in the approximate location of the current 255-259 Pacific Highway footprint.</p> <p>The quality of the aerial photograph allowed for a detailed assessment of the surrounding structures. The land to the north of McHatton Street, was occupied by low density residential structures with significant yard spaces. The visible area south of McHatton Street was occupied by a community/commercial centre. North, east and south of the Site, the land uses appeared to be the same as the previous (1942) aerial photograph.</p>
1961	<p>The Site appeared to be largely the same as the previous (1951) aerial photograph. The built form of the property at 257 and 265 Pacific Highway was altered in the form of construction of an additional structure, as evidenced by the existence of a rooftop on the eastern portion of the property which was not formerly observed.</p> <p>The surrounding area appeared largely the same as in the previous (1951) aerial photograph.</p>
1970	<p>The Site appeared approximately the same as the previous (1961) aerial photograph with notable exception of a new structure occupying the northern portion of the current 255-259 Pacific Highway footprint.</p> <p>In the surrounding site area, deconstruction/redevelopment had occurred to the property adjacent the Site, over Maclaren Street and northeast of the Site. Development comprised erection of a multistorey office type structure and commercial building south of the Site.</p>

Year	Site & Surrounding Area Description
1982	The Site and surrounding site area appeared approximately the same as the previous (1970) aerial photograph with the notable exception of the demolition and construction activities which had occurred in the alignment of the current 255-259 Pacific Highway footprint. The area appeared to be utilised for commercial activities comprising vehicle/container storage.
1991	<p>The Site had undergone significant redevelopment since the previous (1982) aerial photograph. The properties appeared largely the same as they were observed during the site inspection. The separate structures formerly present on the property located at 267 Pacific Highway had been demolished and replaced by a single building. The separate Lots previously present with the current 255-259 Pacific Highway location had been amalgamated and the former structures replaced by a single large structure which occupied the whole strata. Additionally, the rooftop in the location of 265 Pacific Highway appeared to have been altered, potentially associated with a demolition and reconstruction of the structure observed in the 1982 photograph.</p> <p>The surrounding area appeared to remain largely unchanged since the previous photograph. An additional structure was observed to the north of the religious centre and alterations to a structure south of McLaren Street, east of the Site were also discernible when compared with the 1982 aerial photograph.</p>
1998	The Site and surrounding site area appeared approximately the same as the previous (1991) aerial photograph with the notable exception that erection of a structure immediately east of the Site, across Church Lane. Minor alterations to the built form of surrounding residential and commercial structures were observed when compared to the 1991 photograph.
2009	The Site and surrounding are appeared approximately the same as the previous (1998) aerial photograph.
2017	The Site and surrounding site area appeared approximately the same as the previous (2009) aerial photograph. Minor alterations to the built form were observed in the form of erection of shade sails on the community centre and religious centres' outdoor recreational areas.

3.2 EPA Records

Search of the NSW EPA database was undertaken on 22 August 2017 (**Appendix D**) for the Site and immediate surroundings. The search consisted of the:

- NSW EPA Protection of the Environment Act public register of licence, applications and notices (maintained under Section 308 of the *Protection of the Environment Operations Act 1997* (POEO Act));
- NSW EPA contaminated land public register of record of notices (under Section 58 of the *Contaminated Land Management Act 1997* (CLM Act)); and
- NSW contaminated sites notified to the EPA (under Section 60 of the CLM Act).

No prevention, clean-up or prohibitions notices and no transfer, variation, suspension, surrender or revocation of an environment protection licences has been issued under the POEO Act for the Site and immediate surroundings.

No notices have been issued under the CLM Act for the Site and immediate surroundings.

A Declaration of Remediation Site has been issued under Section 21 of the *Contaminated Land Management Act 1997* (declaration number 21061) pertaining the HMAS Platypus site. The HMAS Platypus site is located adjacent to Careening Cove, the ultimate destination of stormwater effluent from the Site. The HMAS Platypus site has been impacted by a range of heavy metals, polycyclic aromatic hydrocarbons (PAHs) and benzene, toluene, ethylbenzene and xylene (BTEX) compounds; these compounds have been demonstrated to be migrating from the HMAS Platypus site via groundwater. It is noted that the HMAS Platypus site is downgradient of the Site.

The Site and immediate surroundings are not on the list of NSW contaminated sites notified to the EPA.

3.3 Council Section 149 Certificates

A copy of the s149 Planning Certificates for three representative lots (Lot 2 DP 1195582, Lot 10 DP749576 and SP22870, 'the subject lots') were obtained from North Sydney Council on 1 August 2017. Relevant details are summarised below and copies of s149 Planning Certificates are included in **Appendix E**.

Given the proximity of the properties, the general similarity of historical uses and environmental setting, it is reasonable to expect that the section 149 certificates attained for the three lots are representative of all the properties within the Site, however the uncertainty associated with this is considered a potential limitation to the report.

The Site is subject to the planning instrument: *North Sydney Local Environmental Plan 2013* (LEP). In addition, the Site is subject to the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*, which takes ultimate precedence over the *North Sydney Local Environmental Plan 2013* in the instance of contradictions between the two documents.

The subject lots are zoned B4, Mixed Use, under the LEP.

Contaminated Land

- Council is not aware of the subject lots (or part thereof) being declared significantly contaminated land as defined in Section 11 of the *Contaminated Land Management Act 1997* (CLM Act);
- Council is not aware of the subject lots (or part thereof) being subject to a management order as defined in Section 14(1) of the CLM Act;
- Council is not aware of the subject lots (or part thereof) being the subject of an approved voluntary management proposal as defined under Section 17(1) of the CLM Act;
- Council is not aware of the subject lots (or part thereof) being the subject of a site audit statement as defined under Part 4 of the CLM Act;

Heritage Controls

- The whole or part of the subject lots is within a heritage conservation area under 5.10 _ heritage Conservation to *North Sydney Local Environmental Plan 2013*;
- The subject lots are not identified as containing a heritage item under clause 5.10 _ heritage Conservation to *North Sydney Local Environmental Plan 2013*;
- The subject lots are not identified as containing a heritage item under *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*;

It is noted that 265 Pacific Highway has been identified to contain an item of state heritage significance discussed in **Section 3.4**. No Section 149 certificates were obtained for this property.

Other Controls:

- The subject lots are not proclaimed as a mine subsidence district as per the meaning defined in Section 15 of the *Mine Subsidence Compensation Act 1961*.
- The subject lots are not affected by any road widening or road realignment under the *Roads Act 1993*, under any Council resolution or any environmental planning instrument; and
- The subject lots are not affected by a policy that restricts development of the land by reason of likelihood of landslip, bushfire, flooding tidal inundation, subsidence acid sulfate soils or any other risk.

3.4 Heritage

A search of the Australian Heritage Trust database did not reveal any heritage listed items at the Site or its immediate surrounds. Heritage information covers Aboriginal, as well as European heritage.

A search of the NSW Heritage Inventory identified an item of state heritage significance at primary address 265 Pacific Highway, North Sydney, NSW. The Cloisters Antiques comprises a retail shop with high local historical significance. The LEP identifies the listing as number I0959.

The search of the NSW Heritage Inventory did not reveal any other heritage listed items at the Site or immediate surrounds. The Australian Heritage Trust, NSW Heritage Inventory and Cloisters Antiques search results are included in **Appendix F**.

3.5 SafeWork NSW Records

An application to search for licences for stored dangerous goods was submitted to SafeWork NSW on 17 August 2018. The report issued by SafeWork NSW is provided in **Appendix G**. No dangerous goods were identified to have been stored at the site. The application included a search of the property located at 267 Pacific Highway (the former service station/garage).

3.6 Historical Land Title Records

Historical land title records from two current site properties (255-259 and 267 Pacific Highway) have been summarised in **Table 3.1**. Detailed title search information is provided in **Appendix I**.

Table 3.1 Summary of Title Searches

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and Sale
Pertaining to Lot 10 in Deposited Plan 749576 (267 Pacific Highway)		
06.04.1916 (1916 to 1927)	John Torpy (Retired Bookmaker)	Vol 2657 Fol 91
19.05.1927 (1927 to 1928)	Hannah Bermingham Brooks (Married Woman) (Application by Transmission not investigated)	Vol 2657 Fol 91
13.08.1928 (1928 to 1948)	Assurance and Thrift Association Limited	Vol 2657 Fol 91 Now Vol 4224 Fol 161
19.07.1948 (1948 to 1949)	John Sharland Lockstone (Garage Proprietor)	Vol 4224 Fol 161
24.01.1949 (1949 to 1950)	Macintosh Tyres Pty Limited Now Mac Intosh Tyres Pty Limited	Vol 4224 Fol 161
13.11.1950 (1950 to 1975)	Mac Intosh Tyres (North Sydney) Pty Limited	Vol 4224 Fol 161
15.05.1975 (1975 to 1982)	Dunlop Australia Limited	Vol 4224 Fol 161
05.04.1982 (1982 to 1986)	Ganedau Investments Pty. Limited	Vol 4224 Fol 161
17.09.1986 (1986 to 1990)	Watervil Pty. Ltd	Vol 4224 Fol 161 Now 10/749576
04.09.1990 (1990 to 1999)	Pacitoria Pty. Limited	10/749576

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and Sale
17.06.1999 (1999 to 2013)	Bresdot Pty Limited	10/749576
02.09.2013 (2013 to Date)	# Mentor 1 Property Holdings Pty Limited	10/749576
Pertaining to Strata Plan 22870 (255-259 Pacific Highway)		
12.07.1881 (1881 to 1946)	Frederick Smith (Esquire) & his deceased estate (In certain events for his wife, after her deceased, for their children)	Book 228 No. 404
18.06.1946 (1946 to 1959)	Bayer Pharma Pty. Limited	Book 1992 No. 607 Now Vol 6295 Fol 124
21.12.1959 (1959 to 1982)	Norman G. Booth Pty. Limited	Vol 6295 Fol 124
03.02.1982 (1982 to 1985)	Eurocars (Northside) Pty Limited	Vol 6295 Fol 124
13.06.1985	Strata Plan No. 22870	
13.06.1985 (1985 to Date)	# The Proprietors – Strata Plan No. 22870 Now # The Owners – Strata Plan No. 22870	Vol 15351 Fol 240 Now CP/SP22870

The Site was occupied by a combination of private companies and private residents throughout the presented period. A commercial occupation of 267 Pacific Highway, between 1948 and 1975, by garage proprietors and car service providers was reported indicating a potentially contaminating industrial land use.

The premises at 255-259 Pacific Highway were from 1946 to 1985 variously occupied by Bayer Pharma (possible handling and storage of chemical products) and a car dealership/car hire (Norman G. Booth and Eurocars).

Multiple leases, between the dates of 18 June 1990 and 4 August 2006, were identified for Lot 10 in DP749576. The leases have since expired or been surrendered and were not investigated further.

Four leases for commercial activities were identified within DP1195582. The occupants comprised Fontana Films Pty Ltd, Tasmanian Film Corporation Pty Ltd, Oakland Enterprises Pty Ltd and Talking Point Pty Ltd.

3.7 North Sydney Council Historical Building Proposals

A search of the North Sydney Council's website for historical building proposals indicated a proposal for structural alterations to the property located at 267 Pacific Highway. The plan is presented in **Appendix I**. The historical plan identified that the property was a service station at the time of the proposal. The additional structure proposed was a shelter for a greasing ramp located on the eastern side of the property.

Based on the identification of a former service station on the portion of the Site occupied by 267 Pacific Highway, there is the potential that underground petroleum storage systems (UPSSs) are/were present at the Site which have not been identified. This is considered to be a limitation to the historical site records.

3.8 Integrity Assessment and Summary of Site History

Available records indicate, the Site has been used for residential and commercial purposes since. Occupational uses of the Site were limited to light commercial and residential, with the notable

exception of 267 Pacific Highway, which was identified to have formerly been the location of a service station/garage, and 255-259 Pacific Highway, which was occupied by Bayer Pharma Pty Ltd a chemical company. The EPA searches did not indicate that any industrial activities occurred at, or within close vicinity of, the Site. No dangerous goods storage licences were identified to have been issued at the addresses for which permission to undertake searches was obtained. Based on the range of sources and the general consistency of the historical information, it is considered that the historical assessment has an acceptable level of accuracy with respect to the potentially contaminating activities historically occurring at the Site.

4. Conceptual Site Model

4.1 Potential Areas of Environmental Concern

Based on the site history review and observations of site conditions during the detailed site inspection, Areas of Environmental Concern (AECs) and associated Contaminants of Potential Concern (COPCs) have been identified and are presented in **Table 4.1**

It is considered likely that historical redevelopment of the Site, comprising the installation of foundations and the excavation of basements, would have resulted in the removal of below ground infrastructure (e.g. tanks) and shallow soils. There is, however, the potential that residual contamination remains.

Table 4.1 Areas of Environmental Concern and Contaminants of Potential Concern

Area of Environmental Concern (AEC)	Contaminants of Concern (COC)
<i>267 Pacific Highway</i> Residual impacts associated with the former use of the property as a service station/garage.	Total Recoverable Hydrocarbons (TRH), BTEX compounds, PAHs and heavy metals
<i>255-259 Pacific Highway (Bayer Pharma and car dealership/hire)</i> Storage, handling and dispatch of chemicals associated with the former occupation of the property by Bayer Pharma	Range of possible chemicals, including TRH, BTEX, semi-volatile organics (SVOCs), volatile organic compounds (VOCs) and organochlorine pesticides (OCPs) and herbicides
<i>Whole of Site.</i> <ul style="list-style-type: none"> <i>Household chemical use, including heating fuels and ash disposal, and the application of pesticides and herbicides.</i> <i>Hazardous building materials associated with existing / former site structures.</i> 	TRH, BTEX, PAHs, heavy metals, asbestos, polychlorinated biphenyls (PCBs), OCPs and herbicides
<i>Redevelopment Areas</i> Disturbance to natural and/or fill materials present at the Site as a result of site redevelopment activities. Particularly impacts from hazardous building materials present in former structures and onsite burial of building/demolition waste	Heavy metals, PAHs, TRHs, BTEX, PCB and asbestos

4.2 Potentially Contaminated Media

Each of the AECs and corresponding COPCs identified in **Table 4.1** have the potential to result in impact to soil and groundwater, with the exception of asbestos which would impact soils only. While historical redevelopment of the Site would have substantially removed impacted shallow soils, no environmental assessment reports associated with site developments were identified as part of the site history review.

It is anticipated the greatest level of potential impact will be to surface or shallow soils. This is a consequence of the surface application of the source of impact, generally comprising soil (waste, ash, lead paint, asbestos, etc) or liquids (fuels, pesticides/herbicides, lubricants, etc.). If impact is found in surface soils, it may be found to have leached / migrated deeper into the soil profile.

Where fill materials are present, soils have been disturbed, or waste material buried, there is a potential that environmental impact may also be present at depth, consistent with the depth of the disturbance. Anthropogenic materials are commonly present in impacted fill materials and can be used as an indication of the depth of disturbance. Where fill materials impacted with chemical based contaminants are identified, there is a potential the impact may have migrated laterally and vertically below the fill material.

Natural soils at depth at the Site are considered to have been potentially impacted by historical site activities (particularly fuel/oil storage). The extent of the impact to natural soils will be dependent upon the size and severity of the overlying impact, as well as the properties of the natural soils.

4.3 Potential for Migration from Site

Contaminants generally migrate from site via a combination of windblown dusts, rainwater infiltration, groundwater migration and surface water runoff. The potential for contaminants to migrate is a combination of:

- The nature of the contaminants (solid/liquid and mobility characteristics);
- The extent of the contaminants (isolated or widespread);
- The location of the contaminants (surface soils or at depth); and
- The site topography, geology, hydrology and hydrogeology.

The COPC identified as part of the site history review and site inspection are generally in solid (e.g. asbestos, PAHs and metals) liquid (e.g. TRHs, PAHs, BTEX, OCPs, OPPs and PCBs) or gaseous (e.g. VOCs, BTEX) form.

The ground surfaces overlying AECs are primarily comprised of sealed asphaltic or concrete pavements, and building with limited unsealed or vegetated ground, thereby limiting the total extent of surface water infiltration into the subsurface. The potential for migration of *in-situ* impacted soil via windblown dust is considered to be unlikely provided the hardstands and building are maintained across the site surfaces.

The potential solubility of chemical contaminants in soil, in addition to rate of surface water intrusion, perched water seepage and groundwater movement across the Site will influence the potential for migration of soil and groundwater based contamination within and from the Site. Given the nature of the AECs (including former UPSS infrastructure), it is possible that localised impacts to soil, groundwater and/or soil vapour may have migrated from the site.

4.4 Potential Human and Ecological Receptors

Potential human receptors of environmental impact include current/future residents, visitors and construction/maintenance contractors engaged to work at the Site, who may potentially be exposed to COPCs through inhalation or direct contact with impacted soils or groundwater present within the Site. Additionally, migration of contaminants via infiltration into the groundwater, windblown dusts and windblown vapour also poses a potential risk to sensitive human receptors.

Should redevelopment of the Site occur, human receptors may in the future include:

- Potential dermal contact with and ingestion of impacted soils / groundwater as present at shallow depths and/or accessible by future excavations by site workers and/or occupants; and/or
- Potential Inhalation of vapours migrating upwards and laterally from fill and/or natural soil.

The Site is primarily covered by hardstand pavements and building footprints, however several of the identified AECs have the potential to impact the limited onsite ecological receptors (flora associated with tree pits and garden spaces). Possible off-site ecological receptors are limited to potential impacts associated with groundwater and surface runoff water (if present) migrating from the Site via the municipal stormwater system.

4.5 Preferential Pathways

For the purpose of this assessment, preferential pathways have been identified as natural and/or man-made pathways that result in the preferential migration of COPC as either liquids or gasses.

Man-made preferential pathways are likely present throughout the Site, generally associated with areas of previously disturbed fill material (including service trenches) and remaining UPSS infrastructure (if any). Fill materials, including those surrounding subsurface infrastructure, and

disturbed natural soil are anticipated to have a higher permeability than the underlying natural soil and/or bedrock.

4.6 Source to Receptor Pathway Summary

Table 4.2 below presents a summary of potential source to receptor pathways identified in **Section 4.1 to 4.5**. The presented pathways are considered to be complete where COPCs only exist at significant concentrations.

Table 4.2 Conceptual Site Model Source to Receptor Summary

Area of Environmental Concern	Contaminant of Potential Concern / Form	Pathway -> Uptake	Receptor
267 Pacific Highway (former service station)	TRH, BTEX / liquid	Infiltration into the Groundwater -> Biological uptake into the ecosystem	Downstream ecological receptors (Careening Cove)
	TRH, BTEX, VOCs / vapour	Intrusion into buildings and ambient atmosphere -> Inhalation	Current/future site users (construction/maintenance workers and/or occupants)
	Heavy metals / solid & TRH, BTEX / liquid	Physical contact -> Oral or dermal ingestion	Current/future site users (construction/maintenance workers and/or occupants)
		Physical Contact -> Biological uptake into root systems	Current and future onsite sensitive ecological receptors (flora)
255-259 Pacific Highway (Bayer Pharma and car dealership/hire)	TRH, BTEX, VOCs / liquid	Infiltration into the Groundwater -> Biological uptake into the ecosystem	Downstream ecological receptors (Careening Cove)
	TRH, BTEX, VOCs / vapour	Intrusion into buildings and ambient atmosphere -> Inhalation	Current/future site users (construction/maintenance workers and/or occupants)
	TRH, SVOCs and organochlorine pesticides (OCPs) and herbicides	Physical contact -> Oral or dermal ingestion	Current/future site users (construction/maintenance workers and/or occupants)
		Physical Contact -> Biological uptake into root systems	Current and future onsite sensitive ecological receptors (flora)
Whole of Site	Heavy metals, PAHs / solid	Physical contact -> Oral or dermal ingestion	Current/future site users (construction and maintenance workers and/or occupants)
		Infiltration into the Groundwater -> Biological uptake into the ecosystem	Downstream ecological receptors (Careening Cove)
	Asbestos / solid	Inhalation	Current/future site users (construction and maintenance workers and/or occupants)
		Off-site migration via windblown dust -> Inhalation	Off-site sensitive human receptors
	TPH, PAH, BTEX, OCPs, OPPs, herbicides and PCBs / liquid	Infiltration into the Groundwater -> Biological uptake into the ecosystem	Downstream ecological receptors (Careening Cove)
		Physical contact -> Oral or dermal ingestion	Current and future construction/maintenance workers and/or occupants of the Site
		Physical Contact -> Biological uptake into root systems	Current and future onsite sensitive ecological receptors (flora)

5. Discussion

Consideration of the environmental and historical setting of the Site in conjunction with information gathered from the site inspection has resulted in the identification of potentially contaminating activities discussed below. It is noted that, due to the preliminary nature of the investigation, access was not able to be granted to all areas of the subject site and acquisition of a complete set of historical information was not considered warranted for this preliminary assessment.

Inspection of the properties indicated that the Site was generally free from overt indicators of gross and/or widespread contamination. No visual or olfactory indicators of contamination were observed and, where present, vegetative health appeared to be good. Buildings at the Site did not exhibit signs of significant dilapidation.

Historical title records, aerial photographs and North Sydney Council's online records have indicated that the property located at 267 Pacific Highway was formerly used as a service station/garage, and 255-259 Pacific Highway was formerly occupied by Bayer Pharma and car dealership/hire companies. Excavation of basements associated with construction of the current buildings is likely to have resulted in the removal of UPSS infrastructure and shallow soil impacts from the historical activities.

Notwithstanding the aforementioned, there remains the potential for residual contamination of deeper soils at 267 and 255-259 Pacific Highway or contamination of fill/natural materials downgradient.

Potential contamination identified within this PSI is representative of common urban environments, and implementation typical contamination management practices would result in the mitigation of unacceptable risks to future site users such that the Site can be made suitable for the intended land uses. Potential contamination present at the Site as a result of historical site uses should be investigated prior to the commencement of redevelopment activities to determine appropriate management requirements, if any.

6. Conclusions & Recommendations

In accordance with the limitations in **Section 7**, and with regards to the objective defined in **Section 1**, the following conclusions are provided:

- Review of site history has indicated that the property located at 267 Pacific Highway and 255-259 were utilised for potentially contaminated land uses (respectively service station/garage and, chemical handling and car sales/hire);
- Redevelopment of 267 and 255-259 Pacific Highway is likely to have resulted in the removal of any former underground infrastructure and shallow soils. However, impacts associated with historical environmental incidents, improper maintenance or removal of the infrastructure is considered to have potentially resulted in contamination of the deeper natural soils at the property and/or migration of contamination to the neighbouring sites;
- No overt indicators of gross and/or widespread contamination were observed during the site inspection; and
- Potential impacts resultant from historical land uses at the Site are typical of urban environments and considered likely to be limited to localised areas, which can be readily managed during redevelopment of the Site. Management of contamination, if present, would mitigate potential risks to future site users such that the Site is considered suitable for the intended land uses.

A targeted Detailed Site Investigation (DSI) should be conducted to assess soil, soil vapour and groundwater within the Site, to determine the requirement, and most appropriate means, to manage site contamination during redevelopment.

7. Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquires.

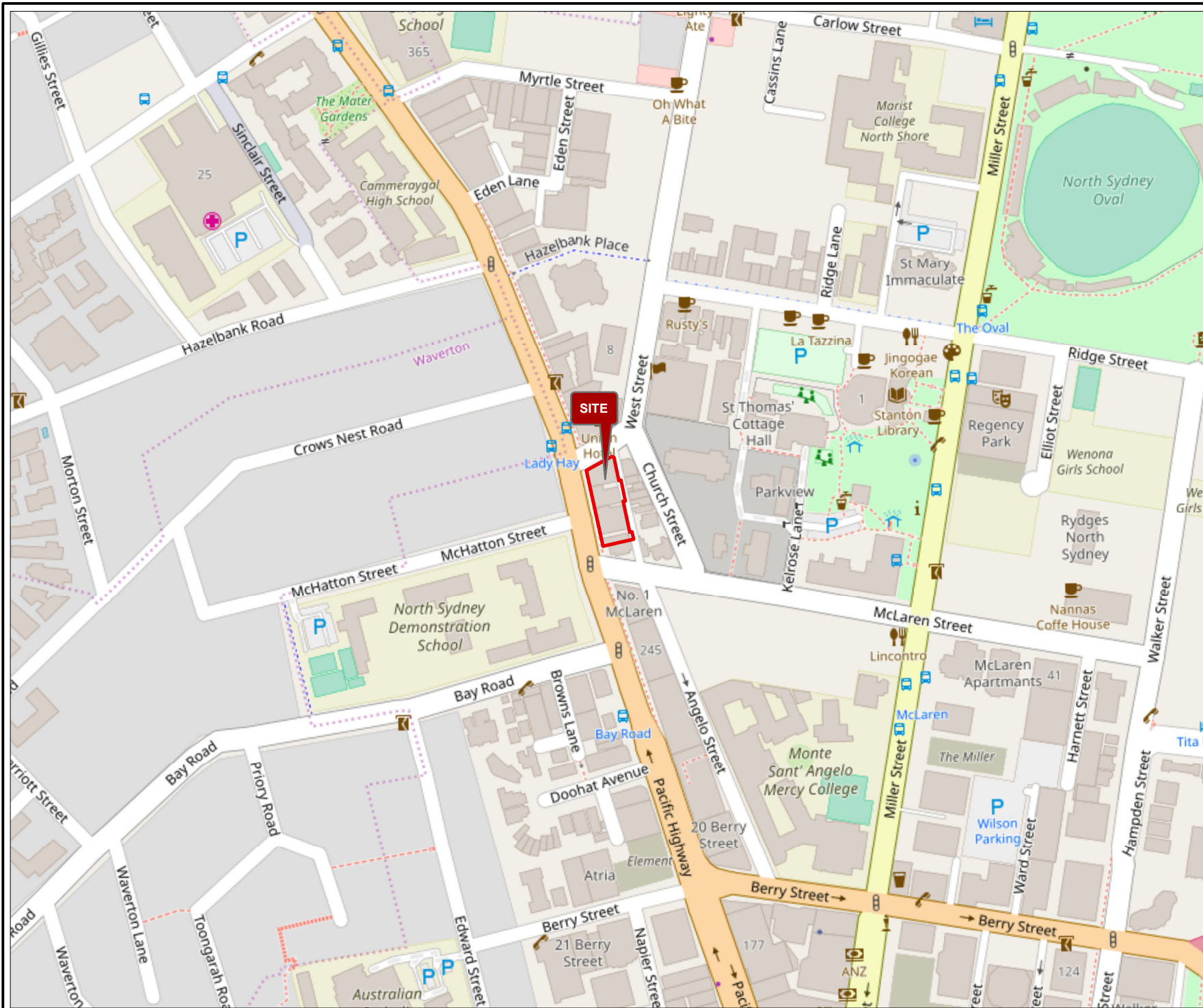
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the Site history. Further chemicals or categories of chemicals may exist at the Site, which were not identified in the Site history and which may not be expected at the Site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the Site, and it is limited to the scope defined herein. Should information become available regarding conditions at the Site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

Figures



Legend:

Approximate Site Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

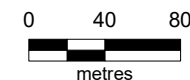
Version: R01 Rev 1

Date: 16-Aug-2018

Drawn By: BC

Checked By: RH

Scale 1:4,000

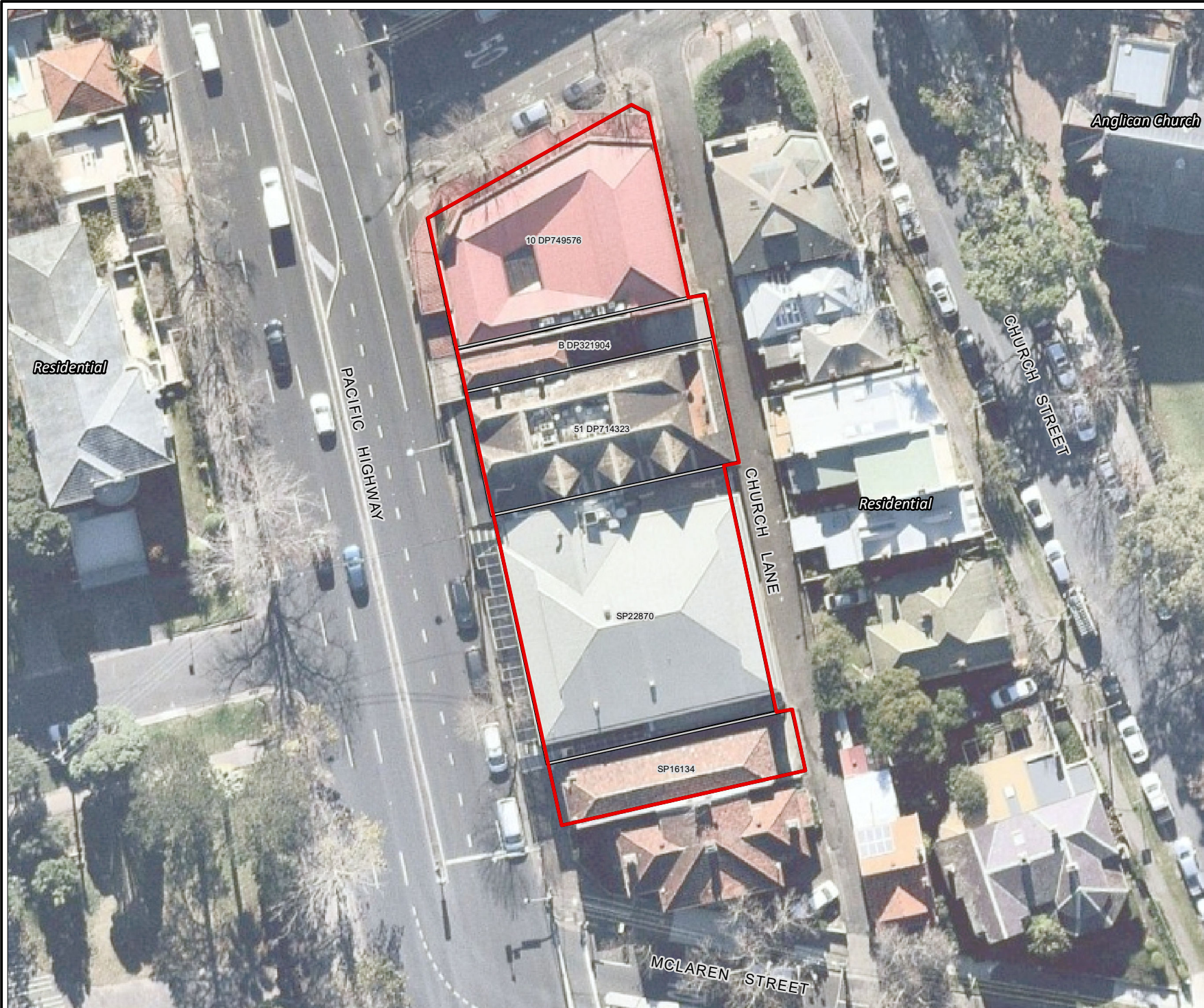


Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway
and 6-8 McLaren Street
North Sydney, NSW**

SITE LOCATION

FIGURE 1

**Legend:**

- Approximate Site Boundary
- Cadastral Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

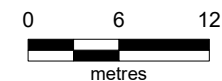
Version: R01 Rev 1

Date: 16-Aug-2018

Drawn By: AV

Checked By: RH

Scale 1:500



Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway
and 6-8 McLaren Street
North Sydney, NSW****SITE LAYOUT****FIGURE 2**

Appendix A Photographic Log

1 – 267, 265, 261 AND 255-259 PACIFIC HIGHWAY (FACING SOUTHEAST, ACROSS PACIFIC HIGHWAY)



2 – 265, 261 AND 255-259 PACIFIC HIGHWAY (FACING SOUTHEAST, ACROSS PACIFIC HIGHWAY)



3 – 267, 265 AND 261 PACIFIC HIGHWAY (FACING EAST, ACROSS PACIFIC HIGHWAY)



4 – 265, 261 AND 255-259 PACIFIC HIGHWAY (FACING EAST, ACROSS PACIFIC HIGHWAY)



Job No: 54063

Client: Legacy Property Group

Version: R01 Rev 1

Date: 5 September 2018

Drawn By: RH

Checked By: SM

Not to Scale

Coord. Sys n/a

253-267 Pacific Highway and 6-8 McLaren Street, North Sydney, NSW

APPENDIX A

5 – 267, 265, 261 AND 255-259 PACIFIC HIGHWAY (FACING NORTHEAST, ACROSS PACIFIC HIGHWAY)



6 – 255-259 AND 253 PACIFIC HIGHWAY AND 9 MCLAREN STREET (FACING EAST, ACROSS PACIFIC HIGHWAY)



7 – 6 AND 8 MCLAREN STREET (FACING NORTH, ACROSS MCLAREN STREET)



8 – 6 AND 8 MCLAREN STREET (FACING NORTH, ACROSS MCLAREN STREET)



Job No: 54063

Client: Legacy Property Group

Version: R01 Rev 1

Date: 5 September 2018

Drawn By: RH

Checked By: SM

Not to Scale

Coord. Sys n/a

253-267 Pacific Highway and 6-8 McLaren Street, North Sydney, NSW

APPENDIX A

9 – REAR OF 255-259 PACIFIC HIGHWAY (FACING NORTH, ON CHURCH LANE)



10 – REAR OF 261 AND 265 PACIFIC HIGHWAY (FACING NORTH, ON CHURCH LANE)



11 – REAR OF 267 AND 265 PACIFIC HIGHWAY (FACING SOUTH, ON CHURCH LANE)



12 – REAR OF 255-259 AND 253 PACIFIC HIGHWAY (FACING SOUTH, ON CHURCH LANE)



Job No: 54063

Client: Legacy Property Group

Version: R01 Rev 1

Date: 5 September 2018

Drawn By: RH

Checked By: SM

Not to Scale

Coord. Sys n/a

253-267 Pacific Highway and 6-8 McLaren Street, North Sydney, NSW

APPENDIX A

13 – 267 PACIFIC HIGHWAY (FACING SOUTH, ACROSS WEST STREET)



14 – 267 PACIFIC HIGHWAY (FACING SOUTH, ACROSS WEST STREET)



15 – PACIFIC HIGHWAY SITE FRONTAGE



16 – 253 PACIFIC HIGHWAY REAR



Job No: 54063

Client: Legacy Property Group

Version: R01 Rev 1

Date: 5 September 2018

Drawn By: RH

Checked By: SM

Not to Scale

Coord. Sys n/a

253-267 Pacific Highway and 6-8 McLaren Street, North Sydney, NSW

APPENDIX A

17 – REAR OF 255-259 PACIFIC HIGHWAY BASEMENT GATE



18 – SOUTHWEST CORNER OF 255-259 PACIFIC HIGHWAY BASEMENT



19 – EASTERN PORTION OF 255-259 BASEMENT (NORTHERN WALL)



20 – WESTERN PORTION OF 255-259 BASEMENT (NORTHERN WALL)



Job No: 54063

Client: Legacy Property Group

Version: R01 Rev 1

Date: 5 September 2018

Drawn By: RH

Checked By: SM

Not to Scale

Coord. Sys n/a

253-267 Pacific Highway and 6-8 McLaren Street, North Sydney, NSW

APPENDIX A

21 – 255-259 PACIFIC HIGHWAY BASEMENT, STORMWATER ACCESS PIT



22 – 255-259 PACIFIC HIGHWAY BASEMENT, STORMWATER ACCESS PIT (2)



23 – 255-259 PACIFIC HIGHWAY BASEMENT, BIN STORAGE



24 – 255-259 PACIFIC HIGHWAY, GENERAL OFFICE STORAGE



Job No: 54063

Client: Legacy Property Group

Version: R01 Rev 1

Date: 5 September 2018

Drawn By: RH

Checked By: SM

Not to Scale

Coord. Sys n/a

253-267 Pacific Highway and 6-8 McLaren Street, North Sydney, NSW

APPENDIX A

25 – 255-259 PACIFIC HIGHWAY ROOFTOP ACCESS, COOLING TOWER



26 – 255-259 PACIFIC HIGHWAY INTERNAL ROOF SPACE



27 – 261 PACIFIC HIGHWAY BASEMENT CAR PARK (SOUTHERN PORTION, FACING WEST)



28 – 261 PACIFIC HIGHWAY BASEMENT CAR PARK (NORTHWEST PORTION, FACING NORTHWEST)



Job No: 54063

Client: Legacy Property Group

Version: R01 Rev 1

Date: 5 September 2018

Drawn By: RH

Checked By: SM

Not to Scale

Coord. Sys n/a

253-267 Pacific Highway and 6-8 McLaren Street, North Sydney, NSW

APPENDIX A

29 – 265 PACIFIC HIGHWAY REAR SHED



30 – 267 PACIFIC HIGHWAY, BASEMENT



Job No: 54063

Client: Legacy Property Group

Version: R01 Rev 1	Date: 5 September 2018
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Drawn By: RH	Checked By: SM
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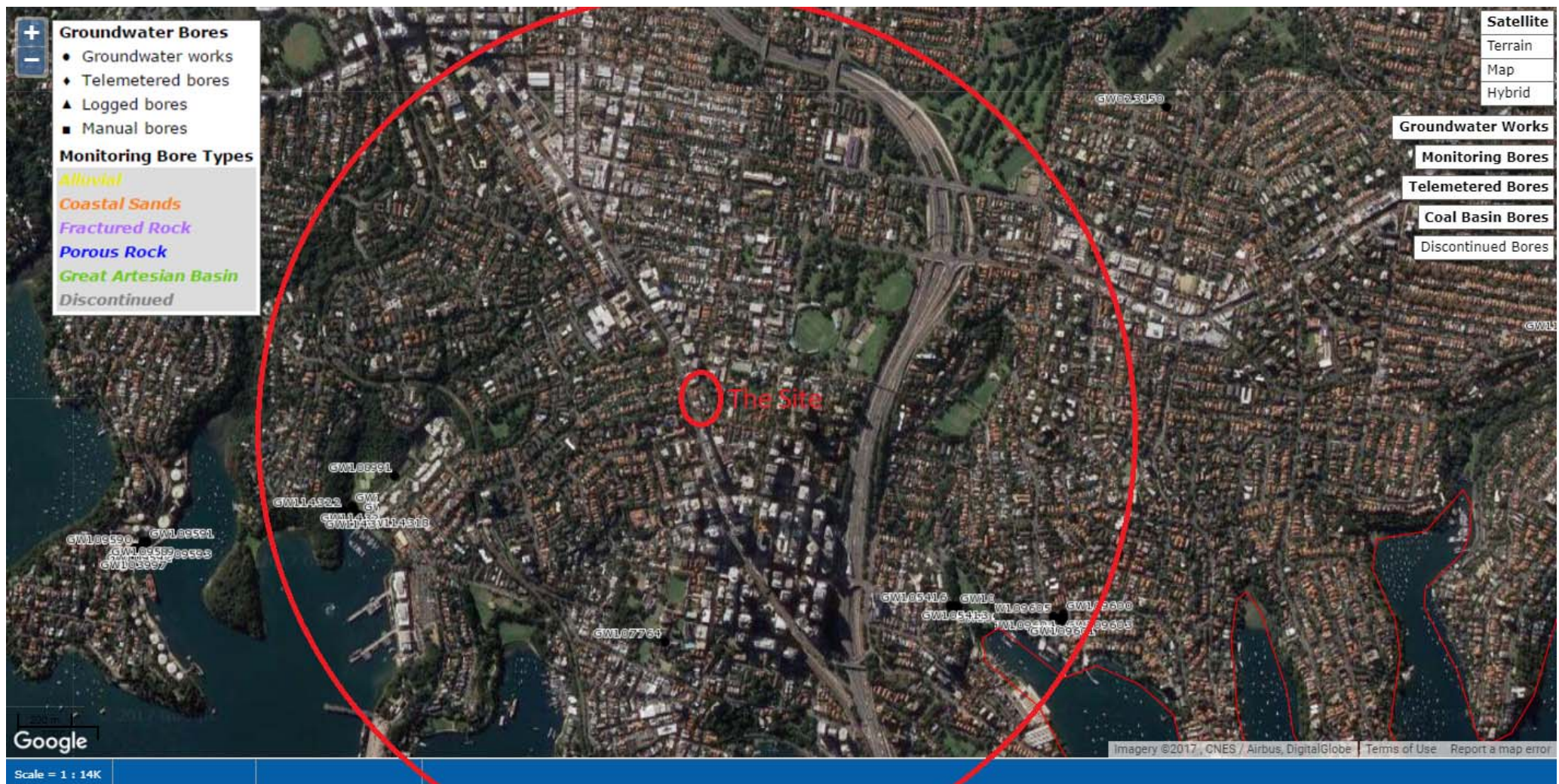
Not to Scale

Coord. Sys n/a

253-267 Pacific Highway and 6-8 McLaren Street, North Sydney, NSW

APPENDIX A

Appendix B Registered Groundwater Bore Installation Logs



NSW Office of Water

Work Summary

GW105413
Licence: 10BL162112

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:
Construct.Method:
Owner Type:
Commenced Date:
Completion Date: 11/08/2003

Final Depth: 3.50 m

Drilled Depth: 3.50 m

Contractor Name: Terratest Pty Ltd

Driller: Paul James Barker

Assistant Driller:
Property: SHELL COMPANY 38 CLARK RD
NORTH SYDNEY 2060

Standing Water Level: 1.386

GWMA: -

GW Zone: -

Salinity:
Yield:

Site Details

Site Chosen By:
County
Form A: CUMBE
Licensed: CUMBERLAND

Parish
CUMBE.56
WEDDERBURN

Cadastre
D 379129
ROAD FRONTING
D//379129

Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown
Area/District:
Grid Zone:
Scale:
Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6254144.0
Easting: 334788.0

Latitude: 33°50'24.2"S
Longitude: 151°12'52.0"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	3.50	50			Unknown
1	1	Casing	Pvc Class 18	0.00	0.50	50			Seated on Bottom, Screwed
1	1	Opening	Screen	0.50	3.50	50		1	PVC Class 18, Screwed, A: 0.45mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
1.40	3.50	2.10	Unknown	1.39					

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.10	0.10	ASPHALT	Ash	
0.10	1.00	0.90	FILL	Fill	
1.00	3.00	2.00	SAND,FINE GRAINED/SHELL FRAG.	Sand	
3.00	3.50	0.50	SAND,DARK BROWN	Sand	

Remarks

*** End of GW105413 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW105414**Licence:** 10BL162112**Licence Status:** ACTIVE**Authorised Purpose(s):** MONITORING BORE**Intended Purpose(s):** MONITORING BORE**Work Type:** Bore**Work Status:****Construct.Method:****Owner Type:****Commenced Date:****Completion Date:** 11/08/2003**Final Depth:** 3.50 m**Drilled Depth:** 3.50 m**Contractor Name:** Terratest Pty Ltd**Driller:** Paul James Barker**Assistant Driller:****Property:** SHELL COMPANY 38 CLARK RD
NORTH SYDNEY 2060**Standing Water Level:** 1.368**GWMA:** -**GW Zone:** -**Salinity:****Yield:**

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed: CUMBERLAND**Parish**
CUMBE.56
WEDDERBURN**Cadastre**
D 379129
ROAD FRONTING
D//379129**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown
Area/District:**Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: Unknown**Northing:** 6254138.0
Easting: 334794.0**Latitude:** 33°50'24.4"S
Longitude: 151°12'52.2"E**GS Map:** -**MGA Zone:** 0**Coordinate Source:** Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	3.50	50			Auger
1	1	Casing	Pvc Class 18	0.00	0.50	50			Seated on Bottom, Screwed
1	1	Opening	Screen	0.50	3.50	50		1	PVC Class 18, Screwed, A: 0.45mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
1.40	3.50	2.10	Unknown	1.37					

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.15	0.15	ASPHALT	Fill	
0.15	0.50	0.35	FILL	Fill	
0.50	3.00	2.50	SAND,MEDIUM GRAINED/SHELL FRAG.	Sand	
3.00	3.50	0.50	SAND,COARSE GRAINED,SHELL FRAG.	Sand	

Remarks

10/11/2010: Karla Abbs 10-Nov-2010; Removed invalid codes and updated drillers log

*** End of GW105414 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW105415**Licence:** 10BL162112**Licence Status:** ACTIVE**Authorised Purpose(s):** MONITORING BORE**Intended Purpose(s):** MONITORING BORE**Work Type:** Bore**Work Status:****Construct.Method:****Owner Type:****Commenced Date:****Completion Date:** 11/08/2003**Final Depth:** 3.50 m**Drilled Depth:** 3.50 m**Contractor Name:** Terratest Pty Ltd**Driller:** Paul James Barker**Assistant Driller:****Property:** SHELL COMPANY 38 CLARK RD
NORTH SYDNEY 2060**Standing Water Level:** 1.403**GWMA:** -**GW Zone:** -**Salinity:****Yield:**

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed: CUMBERLAND**Parish**
CUMBE.56
WEDDERBURN**Cadastre**
D 379129
ROAD FRONTING
D//379129**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown
Area/District:**Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: Unknown**Northing:** 6254128.0
Easting: 334785.0**Latitude:** 33°50'24.7"S
Longitude: 151°12'51.8"E**GS Map:** -**MGA Zone:** 0**Coordinate Source:** Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	3.50	50			Auger
1	1	Casing	Pvc Class 18	0.00	0.50	50			Seated on Bottom, Screwed
1	1	Opening	Screen	0.50	3.50	50		1	PVC Class 18, Screwed, A: 0.45mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
1.40	3.50	2.10	Unknown	1.40					

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.15	0.15	ASPHALT	Ash	
0.15	0.50	0.35	FILL	Fill	
0.50	3.00	2.50	SAND,YELLOW MEDIUM GRAINED SHELL	Sand	
3.00	3.50	0.50	SAND,DARK BROWN ,MEDIUM GRAINED.	Sand	

Remarks

*** End of GW105415 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW105416
Licence: 10BL162112

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:
Construct.Method:
Owner Type:
Commenced Date:
Completion Date: 11/08/2003

Final Depth: 3.50 m

Drilled Depth: 3.50 m

Contractor Name: Terratest Pty Ltd

Driller: Paul James Barker

Assistant Driller:
Property: SHELL COMPANY 38 CLARK RD
 NORTH SYDNEY 2060

Standing Water Level: 1.456

GWMA: -
GW Zone: -

Salinity:
Yield:

Site Details

Site Chosen By:
County
Form A: CUMBE
Licensed: CUMBERLAND

Parish
 CUMBE.56
 WEDDERBURN

Cadastre
 D 379129
 ROAD FRONTING
 D//379129

Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown
Area/District:
Grid Zone:
Scale:
Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6254141.0
Easting: 334773.0

Latitude: 33°50'24.3"S
Longitude: 151°12'51.4"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	3.50	50			Auger
1	1	Casing	Pvc Class 18	0.00	0.50	50			Seated on Bottom, Screwed
1	1	Opening	Screen	0.50	3.50	50		1	PVC Class 18, Screwed, A: 0.45mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
1.40	3.50	2.10	Unknown	1.46					

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.15	0.15	ASPHALT	Ash	
0.15	1.50	1.35	FILL	Fill	
1.50	2.20	0.70	SAND,YELLOW,SHELL FRAGMENTS	Sand	
2.20	3.00	0.80	CLAY BLACK,HIGH ELASTICITY	Clay	
3.00	3.50	0.50	SAND,BLACK/SHELL FRAGMENTS	Sand	

Remarks

*** End of GW105416 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW107764**Licence:** 10BL601165**Licence Status:** CONVERTED**Authorised Purpose(s):** DOMESTIC
Intended Purpose(s):**Work Type:** Bore**Work Status:****Construct.Method:****Owner Type:****Commenced Date:****Completion Date:** 22/01/2007**Final Depth:****Drilled Depth:****Contractor Name:****Driller:****Assistant Driller:****Property:** SHORE SCHOOL 18 - 40 WILLIAM
ST NORTH SYDNEY 2060 NSW**Standing Water Level:****GWMA:** -**Salinity:****GW Zone:** -**Yield:**

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed: CUMBERLAND**Parish**
CUMBE.57
WILLOUGHBY**Cadastre**
1 229912
Whole Lot 1//229912**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown**Grid Zone:****Scale:****Area/District:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: Unknown**Northing:** 6254006.0
Easting: 333832.0**Latitude:** 33°50'28.1"S
Longitude: 151°12'14.7"E**GS Map:** -**MGA Zone:** 0**Coordinate Source:** Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
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Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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Remarks

16/04/2010: no form A in file

***** End of GW107764 *****

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW108991**Licence:** 10BL165659**Licence Status:** CONVERTED**Authorised Purpose(s):** DOMESTIC
Intended Purpose(s): DOMESTIC**Work Type:** Bore**Work Status:****Construct.Method:****Owner Type:** Private**Commenced Date:****Completion Date:** 08/07/2008**Final Depth:****Drilled Depth:****Contractor Name:** Britt's Water Solutions**Driller:** Darren James Britt**Assistant Driller:****Property:** WONDAKIAH AS GASWORKS RD
WOLLSTONECRAFT 2065 NSW**Standing Water Level:****GWMA:**
GW Zone:**Salinity:**
Yield:

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed:**Parish**
CUMBE.57**Cadastre**
1/270176**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown
Area/District:**Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: Unknown**Northing:** 6254538.0
Easting: 332929.0**Latitude:** 33°50'10.4"S
Longitude: 151°11'39.9"E**GS Map:** -**MGA Zone:** 0**Coordinate Source:** Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments

Remarks

***** End of GW108991 *****

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW109600**Licence:** 10BL163656**Licence Status:** ACTIVE**Authorised Purpose(s):** MONITORING BORE
Intended Purpose(s): MONITORING BORE**Work Type:** Well**Work Status:****Construct.Method:** Hand Auger**Owner Type:** Private**Commenced Date:****Completion Date:** 02/05/2003**Final Depth:** 6.50 m**Drilled Depth:** 6.50 m**Contractor Name:** Terratest Pty Ltd**Driller:** Unkown Unknown**Assistant Driller:****Property:** MOBIL OIL 43 KURRABA RD
NEUTRAL BAY 2089**Standing Water Level:** 2.300**GWMA:**
GW Zone:**Salinity:**
Yield:

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed:**Parish**
CUMBE.57**Cadastre**
1//83937**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown
Area/District:**Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: Unknown**Northing:** 6254122.0
Easting: 335144.0**Latitude:** 33°50'25.1"S
Longitude: 151°13'05.8"E**GS Map:** -**MGA Zone:** 0**Coordinate Source:** Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	6.50	150			Hand Auger
1	1	Casing	P.V.C.	0.00	0.00	50			
1	1	Opening	Slots - Vertical	4.00	6.50			1	PVC, SL: 50.0mm, A: 2.50mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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0.00	0.20	0.20	CONCRETE	Conglomerate	
0.20	0.50	0.30	FILL, GRAVELLY SAND, BROWN, M/GRAINED	Fill	
0.50	2.50	2.00	FILL, CLAYEY SAND, BROWN MOTTLED ORANGE	Fill	
2.50	6.50	4.00	SANDSTONE, GREY, FINE GRAINED, NATURAL BEDRICK, DRY	Sandstone	

Remarks

23/09/2011: Slot Length and Width adjusted due to data entry errors with advice from Madhwan Keshwan. GDS Data Cleanup project 2011.

*** End of GW109600 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW109601
Licence: 10BL163656

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Well

Work Status:
Construct.Method: Hand Auger

Owner Type: Private

Commenced Date:
Completion Date: 02/05/2003

Final Depth: 2.00 m

Drilled Depth: 2.00 m

Contractor Name: Terratest Pty Ltd

Driller: Unkown Unknown

Assistant Driller:
Property: MOBIL OIL 43 KURRABA RD
 NEUTRAL BAY 2089

Standing Water Level: 0.400

GWMA:
GW Zone:
Salinity:
Yield:

Site Details

Site Chosen By:
County
Form A: CUMBE
Licensed:
Parish
 CUMBE.57

Cadastre
 1//83937

Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown
Area/District:
Grid Zone:
Scale:
Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6254097.0
Easting: 335142.0

Latitude: 33°50'25.9"S
Longitude: 151°13'05.7"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	2.00	150			Hand Auger
1	1	Casing	P.V.C.	0.00	0.00	50			
1	1	Opening	Slots - Vertical	0.30	1.00	50		1	PVC, SL: 50.0mm, A: 0.70mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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0.00	0.10	0.10	ASPHALT	Ash	
0.10	0.50	0.40	FILL, CLAYEY SAND, BLACK, M/GRAINED, MOIST	Fill	
0.50	1.10	0.60	CLAYEY SAND, ORANGE, BROWN, M/GRAINED W/SANDSTONE	Clayey Sand	
1.10	2.00	0.90	SANDSTONE RED BROWN, FINE GRAINED	Sandstone	

Remarks

23/09/2011: Slot Length and Width adjusted due to data entry errors with advice from Madhwan Keshwan. GDS Data Cleanup project 2011.

*** End of GW109601 ***

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NSW Office of Water

Work Summary

GW109602
Licence: 10BL163656

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Well

Work Status:
Construct.Method: Hand Auger

Owner Type: Private

Commenced Date:
Completion Date: 02/05/2003

Final Depth: 8.30 m

Drilled Depth: 8.40 m

Contractor Name: Terratest Pty Ltd

Driller: Unkown Unknown

Assistant Driller:
Property: MOBIL OIL 43 KURRABA RD
 NEUTRAL BAY 2089

Standing Water Level: 4.500

GWMA:
GW Zone:
Salinity:
Yield:

Site Details

Site Chosen By:
County
Form A: CUMBE
Licensed:
Parish
 CUMBE.57

Cadastre
 1//83937

Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown
Area/District:
Grid Zone:
Scale:
Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6254101.0
Easting: 335138.0

Latitude: 33°50'25.8"S
Longitude: 151°13'05.5"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	8.30	0			Hand Auger
1	1	Casing	P.V.C.	0.00	0.00	50			
1	1	Opening	Slots - Vertical	4.50	8.30	50		1	PVC, SL: 50.0mm, A: 1.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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0.00	0.10	0.10	ASPHALT	Ash	
0.10	0.50	0.40	FILL,CLAYEY SAND,BLACK,M/GRAINED	Fill	
0.50	1.10	0.60	CLAYEY SAND,GRAINED,BROWN,W/SANDSTONE	Clayey Sand	
1.10	8.40	7.30	SANDSTONE RED BROWN,F/GRAINED,NATURAL GRADING	Sandstone	

Remarks

23/09/2011: Slot Length and Width adjusted due to data entry errors with advice from Madhwan Keshwan. GDS Data Cleanup project 2011.

*** End of GW109602 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW109603**Licence:** 10BL163656**Licence Status:** ACTIVE**Authorised Purpose(s):** MONITORING BORE
Intended Purpose(s): MONITORING BORE**Work Type:** Well**Work Status:****Construct.Method:** Hand Auger**Owner Type:** Private**Commenced Date:****Completion Date:** 01/05/2003**Final Depth:** 5.00 m**Drilled Depth:** 5.00 m**Contractor Name:** Terratest Pty Ltd**Driller:** Unkown Unknown**Assistant Driller:****Property:** MOBIL OIL 43 KURRABA RD
NEUTRAL BAY 2089**Standing Water Level:** 2.500**GWMA:**
GW Zone:**Salinity:**
Yield:

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed:**Parish**
CUMBE.57**Cadastre**
1//83937**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown
Area/District:**Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: Unknown**Northing:** 6254110.0
Easting: 335145.0**Latitude:** 33°50'25.5"S
Longitude: 151°13'05.8"E**GS Map:** -**MGA Zone:** 0**Coordinate Source:** Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.00	150			Hand Auger
1	1	Casing	P.V.C.	0.00	0.00	50			
1	1	Opening	Slots - Vertical	1.00	4.00	50		1	PVC, SL: 50.0mm, A: 3.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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0.00	0.10	0.10	CONCRETE	Conglomerate	
0.10	1.00	0.90	FILL, SAND, LIGHT YELLOW, M/GRAINED, SOME GRAVEL	Fill	
1.00	4.00	3.00	FILL, CLAYEY SAND, BROWN, M/GRAINED, SOME GRAVEL	Fill	
4.00	5.00	1.00	SANDSTONE, WHITE GREY, FINE GRAINED	Sandstone	

Remarks

23/09/2011: Slot Length and Width adjusted due to data entry errors with advice from Madhwan Keshwan. GDS Data Cleanup project 2011.

*** End of GW109603 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW109604
Licence: 10BL163656

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Well

Work Status:
Construct.Method: Hand Auger

Owner Type: Private

Commenced Date:
Completion Date: 06/05/2003

Final Depth: 1.70 m

Drilled Depth: 1.70 m

Contractor Name: Terratest Pty Ltd

Driller: Unkown Unknown

Assistant Driller:
Property: MOBIL OIL 43 KURRABA RD
 NEUTRAL BAY 2089

Standing Water Level: 0.700

GWMA:
GW Zone:
Salinity:
Yield:

Site Details

Site Chosen By:
County
Form A: CUMBE
Licensed:
Parish
 CUMBE.57

Cadastre
 1//83937

Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown
Area/District:
Grid Zone:
Scale:
Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6254111.0
Easting: 335133.0

Latitude: 33°50'25.5"S
Longitude: 151°13'05.3"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	1.70	150			Hand Auger
1	1	Casing	P.V.C.	0.00	0.00	50			
1	1	Opening	Slots - Vertical	0.30	1.20	50		1	PVC, SL: 50.0mm, A: 1.10mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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0.00	0.10	0.10	ASPHALT	Ash	
0.10	0.60	0.50	FILL, SAND, BLACK, MEDIUM GRAINED, MOIST	Fill	
0.60	1.20	0.60	CLAYEY SAND, BLACK, M/GRAINED, MOIST	Clayey Sand	
1.20	1.70	0.50	SANDSTONE, YELLOW, FINE GRAINED, NATURAL BEDROCK, DRY	Sandstone	

Remarks

23/09/2011: Slot Length and Width adjusted due to data entry errors with advice from Madhwan Keshwan. GDS Data Cleanup project 2011.

*** End of GW109604 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW109605
Licence: 10BL163656

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Well

Work Status:
Construct.Method: Hand Auger

Owner Type: Private

Commenced Date:
Completion Date: 06/05/2003

Final Depth: 4.00 m

Drilled Depth: 4.00 m

Contractor Name: Terratest Pty Ltd

Driller: Unkown Unknown

Assistant Driller:
Property: MOBIL OIL 43 KURRABA RD
 NEUTRAL BAY 2089

Standing Water Level: 2.200

GWMA:
GW Zone:
Salinity:
Yield:

Site Details

Site Chosen By:
County
Form A: CUMBE
Licensed:
Parish
 CUMBE.57

Cadastre
 1//83937

Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown
Area/District:
Grid Zone:
Scale:
Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6254113.0
Easting: 335112.0

Latitude: 33°50'25.4"S
Longitude: 151°13'04.5"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.00	150			Hand Auger
1	1	Casing	P.V.C.	0.00	0.00	50			
1	1	Opening	Slots - Vertical	0.90	4.00	50		1	PVC, SL: 50.0mm, A: 3.10mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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0.00	0.10	0.10	CONCRETE	Conglomerate	
0.10	1.20	1.10	FILL, GRAVELLY SAND, YELLOW, BROWN, M/GRAINED	Fill	
1.20	2.00	0.80	FILL, CLAYEY SAND, DARK BROWN, M/GRAINED, SOME GRAVEL	Fill	
2.00	2.20	0.20	CLAY, GREY MOTTLED, RED AND YELLOW, MOIS	Clay	
2.20	4.00	1.80	SANDSTONE, RED, FINE GRAINED, WEATHERED, NATURAL	Sandstone	

Remarks

23/09/2011: Slot Length and Width adjusted due to data entry errors with advice from Madhwan Keshwan. GDS Data Cleanup project 2011.

*** End of GW109605 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW114318**Licence:** 10BL604924**Licence Status:** ACTIVE**Authorised Purpose(s):** MONITORING BORE**Intended Purpose(s):** MONITORING BORE**Work Type:** Bore**Work Status:** Equipped**Construct.Method:****Owner Type:** Private**Commenced Date:****Completion Date:** 12/09/1996**Final Depth:****Drilled Depth:****Contractor Name:****Driller:** Unkown Unknown**Assistant Driller:****Property:** JEMENA LIMITED GAS WORKS
ROAD WOLLSTONECRAFT 2065
NSW**Standing Water Level:****GWMA:****GW Zone:****Salinity:****Yield:**

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed:**Parish**
CUMBE.57**Cadastre**
12//863332**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown**Grid Zone:****Scale:****Area/District:****Elevation:** 0.00 m (A.H.D.)**Northing:** 6254404.0**Latitude:** 33°50'14.7"S**Elevation Source:** Unknown**Easting:** 332821.0**Longitude:** 151°11'35.6"E**GS Map:** -**MGA Zone:** 0**Coordinate Source:** Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
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Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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Remarks

04/08/2014: Nat Carling, 4-Aug-2014; Added status, drill method, depth, updated work type.

***** End of GW114318 *****

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW114319
Licence: 10BL604924

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method:
Owner Type: Private

Commenced Date:
Completion Date: 12/09/1996

Final Depth:
Drilled Depth:
Contractor Name:
Driller: Unkown Unknown

Assistant Driller:
Property: JEMENA LIMITED GAS WORKS
ROAD WOLLSTONECRAFT 2065
NSW

Standing Water Level:
GWMA:
GW Zone:
Salinity:
Yield:

Site Details

Site Chosen By:
County
Form A: CUMBE
Licensed:
Parish
CUMBE.57

Cadastre
12//863332

Region: 10 - Sydney South Coast

CMA Map:
River Basin: - Unknown

Grid Zone:
Scale:
Area/District:
Elevation: 0.00 m (A.H.D.)

Northing: 6254410.0

Latitude: 33°50'14.5"S

Elevation Source: Unknown

Easting: 332814.0

Longitude: 151°11'35.4"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments

Remarks

04/08/2014: Nat Carling, 4-Aug-2014; Added status, drill method, depth, updated work type.

***** End of GW114319 *****

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW114320**Licence:** 10BL604924**Licence Status:** ACTIVE**Authorised Purpose(s):** MONITORING BORE**Intended Purpose(s):** MONITORING BORE**Work Type:** Bore**Work Status:** Equipped**Construct.Method:****Owner Type:** Private**Commenced Date:****Completion Date:** 12/09/1996**Final Depth:****Drilled Depth:****Contractor Name:****Driller:** Unkown Unknown**Assistant Driller:****Property:** JEMENA LIMITED GAS WORKS
ROAD WOLLSTONECRAFT 2065
NSW**Standing Water Level:****GWMA:****GW Zone:****Salinity:****Yield:**

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed:**Parish**
CUMBE.57**Cadastre**
12//863332**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown**Grid Zone:****Scale:****Area/District:****Elevation:** 0.00 m (A.H.D.)**Northing:** 6254430.0**Latitude:** 33°50'13.8"S**Elevation Source:** Unknown**Easting:** 332796.0**Longitude:** 151°11'34.7"E**GS Map:** -**MGA Zone:** 0**Coordinate Source:** Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
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Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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Remarks

04/08/2014: Nat Carling, 4-Aug-2014; Added status, drill method, depth, updated work type.

***** End of GW114320 *****

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW114321**Licence:** 10BL604924**Licence Status:** ACTIVE**Authorised Purpose(s):** MONITORING BORE**Intended Purpose(s):** MONITORING BORE**Work Type:** Bore**Work Status:** Equipped**Construct.Method:****Owner Type:** Private**Commenced Date:****Completion Date:** 11/09/1996**Final Depth:****Drilled Depth:****Contractor Name:****Driller:** Unkown Unknown**Assistant Driller:****Property:** JEMENA LIMITED GAS WORKS
ROAD WOLLSTONECRAFT 2065
NSW**Standing Water Level:****GWMA:****GW Zone:****Salinity:****Yield:**

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed:**Parish**
CUMBE.57**Cadastre**
12//863332**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown**Grid Zone:****Scale:****Area/District:****Elevation:** 0.00 m (A.H.D.)**Northing:** 6254435.0**Latitude:** 33°50'13.6"S**Elevation Source:** Unknown**Easting:** 332792.0**Longitude:** 151°11'34.5"E**GS Map:** -**MGA Zone:** 0**Coordinate Source:** Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
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Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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Remarks

04/08/2014: Nat Carling, 4-Aug-2014; Added status, drill method, depth, updated work type.

***** End of GW114321 *****

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW114322**Licence:** 10BL604924**Licence Status:** ACTIVE**Authorised Purpose(s):** MONITORING BORE**Intended Purpose(s):** MONITORING BORE**Work Type:** Bore**Work Status:** Equipped**Construct.Method:****Owner Type:** Private**Commenced Date:****Completion Date:** 03/09/1996**Final Depth:****Drilled Depth:****Contractor Name:****Driller:** Unkown Unknown**Assistant Driller:****Property:** JEMENA LIMITED GAS WORKS
ROAD WOLLSTONECRAFT 2065
NSW**Standing Water Level:****GWMA:****GW Zone:****Salinity:****Yield:**

Site Details

Site Chosen By:**County**
Form A: CUMBE
Licensed:**Parish**
CUMBE.57**Cadastre**
12//863332**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown**Grid Zone:****Scale:****Area/District:****Elevation:** 0.00 m (A.H.D.)**Northing:** 6254418.0**Latitude:** 33°50'14.2"S**Elevation Source:** Unknown**Easting:** 332763.0**Longitude:** 151°11'33.4"E**GS Map:** -**MGA Zone:** 0**Coordinate Source:** Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
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Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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Remarks

04/08/2014: Nat Carling, 4-Aug-2014; Added status, drill method, depth, updated work type.

***** End of GW114322 *****

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Appendix C Aerial Photographs



Legend:
 Approximate Site Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

Version: R01 Rev 1

Date: 16-Aug-2018

Drawn By: BC

Checked By: RH

Scale 1:800



09.519



metres


Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway
and 6-8 McLaren Street
North Sydney, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH 1930**


FIGURE 1930




Legend:
 Approximate Site Boundary



Job No: 54063	
Client: LegPro 45 Pty Ltd	
Version: R01 Rev 1	Date: 16-Aug-2018
Drawn By: BC	Checked By: RH

Scale 1:800 

09.519



metres

Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway
and 6-8 McLaren Street
North Sydney, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH 1942**

FIGURE 1942



Legend:
 Approximate Site Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

Version: R01 Rev 1

Date: 16-Aug-2018

Drawn By: BC

Checked By: RH

Scale 1:800



09.519



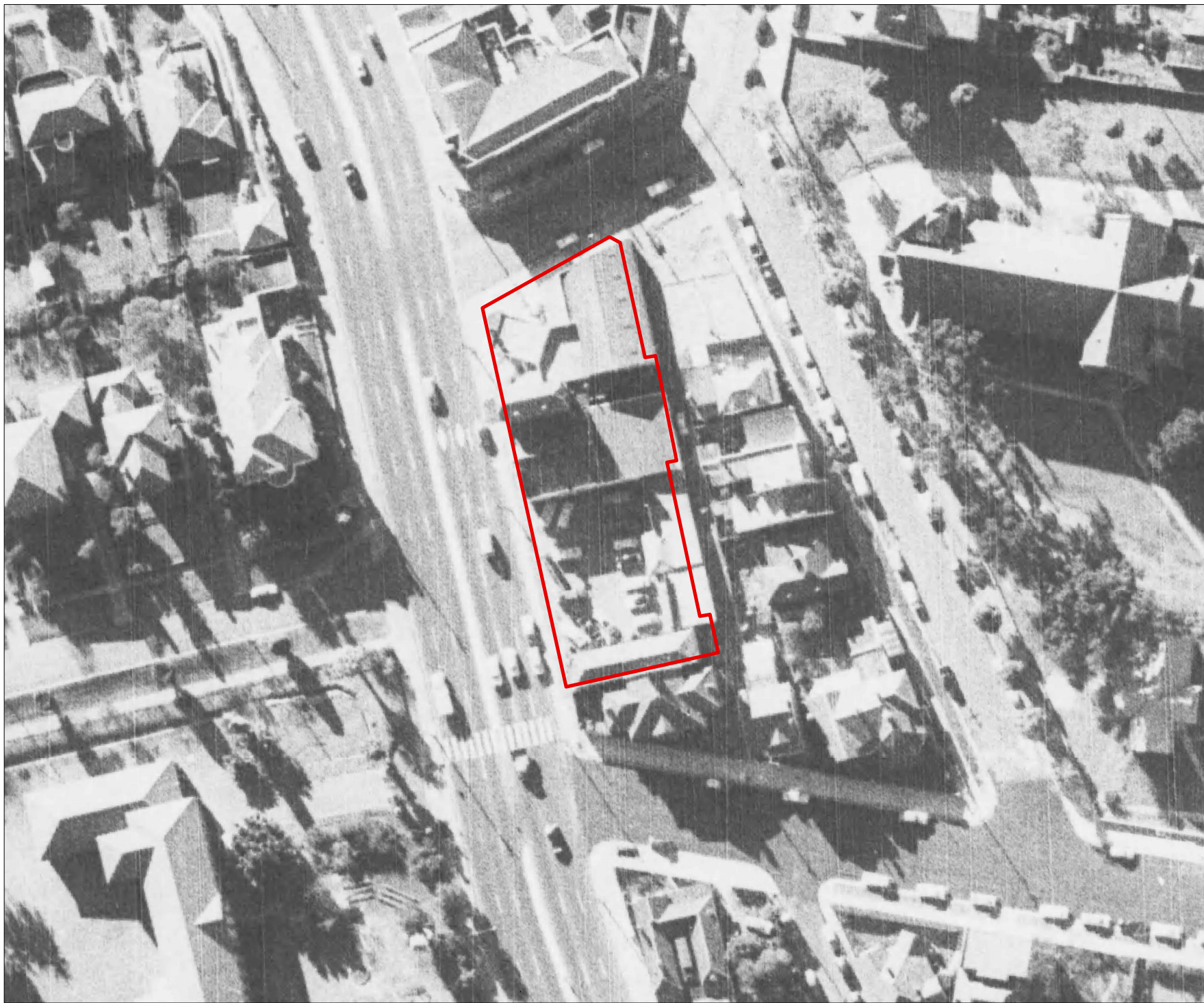
metres


Coord. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway
and 6-8 McLaren Street
North Sydney, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH 1951**

FIGURE 1951



Legend:
 Approximate Site Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

Version: R01 Rev 1

Date: 16-Aug-2018

Drawn By: BC

Checked By: RH

Scale 1:800



0 9.5 19
metres

Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway
and 6-8 McLaren Street
North Sydney, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH 1961**

FIGURE 1961



Legend:
 Approximate Site Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

Version: R01 Rev 1

Date: 16-Aug-2018

Drawn By: BC

Checked By: RH

Scale 1:800



09.519



metres

Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway
and 6-8 McLaren Street
North Sydney, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH 1970**

FIGURE 1970



Legend:
 Approximate Site Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

Version: R01 Rev 1

Date: 16-Aug-2018

Drawn By: BC

Checked By: RH

Scale 1:800



09.519



metres

Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway
and 6-8 McLaren Street
North Sydney, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH 1982**

FIGURE 1982


File Name: 54063_1982
Reference: Spatial Services NSW - 1982




Legend:
 Approximate Site Boundary



Job No: 54063	
Client: LegPro 45 Pty Ltd	
Version: R01 Rev 1	Date: 16-Aug-2018
Drawn By: BC	Checked By: RH

Scale 1:800 

09.519



metres

Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway
and 6-8 McLaren Street
North Sydney, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH 1991**

FIGURE 1991



Legend:
 Approximate Site Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

Version: R01 Rev 1

Date: 16-Aug-2018

Drawn By: BC

Checked By: RH

Scale 1:800



09.519



metres

Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway
and 6-8 McLaren Street
North Sydney, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH 1998**



FIGURE 1998



Legend:
 Approximate Site Boundary



Job No: 54063
Client: LegPro 45 Pty Ltd
Version: R01 Rev 1 Date: 16-Aug-2018
Drawn By: BC Checked By: RH


Scale 1:800 

0 9.5 19
metres

Coor. Sys. GDA 1994 MGA Zone 56
**253-267 Pacific Highway
and 6-8 McLaren Street
North Sydney, NSW**

**HISTORICAL AERIAL
PHOTOGRAPH 2009**

FIGURE 2009

**Legend:**

 Approximate Site Boundary



Job No: 54063

Client: LegPro 45 Pty Ltd

Version: R01 Rev 1

Date: 16-Aug-2018

Drawn By: BC

Checked By: RH

Scale 1:800



0 9.5 19
metres

Coor. Sys. GDA 1994 MGA Zone 56

**253-267 Pacific Highway
and 6-8 McLaren Street
North Sydney, NSW**

**AERIAL
PHOTOGRAPH 2017**

FIGURE 2017

Appendix D EPA Records



Healthy Environment, Healthy Community, Healthy Business

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

Search results

Your search for: Suburb: NORTH SYDNEY

Matched 3 notices relating to 2 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
NORTH SYDNEY	High STREET	HMAS Platypus Neutral Bay	1 current
NORTH SYDNEY	Adjacent to HMAS Platypus, 118 High STREET	Neutral Bay Sediments	2 former

Page 1 of 1

22 August 2017

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Public consultation

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Government

NSW Government
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A

A

D

P

C



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

Search results

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

Suburb - NORTH SYDNEY

returned 12 results

[Export to excel](#)

1 of 1 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
12790	COGENT ENERGY PTY LTD	101-103 Miller Street, NORTH SYDNEY, NSW 2060	POEO licence	Issued	08 Jul 2008
1108420	COGENT ENERGY PTY LTD	101-103 Miller Street, NORTH SYDNEY, NSW 2060	s.58 Licence Variation	Issued	12 Jan 2010
1126942	COGENT ENERGY PTY LTD	101-103 Miller Street, NORTH SYDNEY, NSW 2060	s.58 Licence Variation	Issued	11 Apr 2011
1512410	COGENT ENERGY PTY LTD	101-103 Miller Street, NORTH SYDNEY, NSW 2060	s.58 Licence Variation	Issued	13 Mar 2013
1530410	COGENT ENERGY PTY LTD	101-103 Miller Street, NORTH SYDNEY, NSW 2060	s.58 Licence Variation	Issued	15 Jul 2015
6201	DARKROW PTY LTD	6 HOLT STREET, NORTH SYDNEY, NSW 2060	POEO licence	Surrendered	19 Jan 2000
6600	ST VINCENTS & MATER HEALTH SYDNEY LIMITED	25 - 35 ROCKLANDS ROAD, NORTH SYDNEY, NSW 2060	POEO licence	No longer in force	19 May 2000
1018976	ST VINCENTS & MATER HEALTH SYDNEY LIMITED	25 - 35 ROCKLANDS ROAD, NORTH SYDNEY, NSW 2060	s.58 Licence Variation	Issued	27 May 2005
4062	SYDNEY HARBOUR TUNNEL COMPANY LTD	130 MOUNT STREET, NORTH SYDNEY, NSW 2060	POEO licence	Issued	25 Jul 2000
1009960	SYDNEY HARBOUR TUNNEL COMPANY LTD	130 MOUNT STREET, NORTH SYDNEY, NSW 2060	s.58 Licence Variation	Issued	14 May 2003
1098203	SYDNEY HARBOUR TUNNEL COMPANY LTD	130 MOUNT STREET, NORTH SYDNEY, NSW 2060	s.58 Licence Variation	Issued	02 Apr 2009
1110148	SYDNEY HARBOUR TUNNEL COMPANY LTD	130 MOUNT STREET, NORTH SYDNEY, NSW 2060	s.58 Licence Variation	Issued	04 Jan 2010

22 August 2017

Connect

Fee

We Put

List of NSW Contaminated Sites Notified to EPA as of 10 August 2017

Background

A strategy to systematically assess, prioritise and respond to notifications under Section 60 of the *Contaminated Land Management Act 1997* (CLM Act) has been developed by the EPA. This strategy acknowledges the EPA's obligations to make information available to the public under *Government Information (Public Access) Act 2009*.

When a site is notified to the EPA, it may be accompanied by detailed site reports where the owner has been proactive in addressing the contamination and its source. However, often there is minimal information on the nature or extent of the contamination.

For some notifications, the information indicates the contamination is securely immobilised within the site, such as under a building or carpark, and is not currently causing any offsite consequences to the community or environment. Such sites would still need to be cleaned up, but this could be done in conjunction with any subsequent building or redevelopment of the land. These sites may not require intervention under the CLM Act, but could be dealt with through the planning and development consent process.

Where indications are that the nominated site is causing actual harm to the environment or an unacceptable offsite impact (i.e. it is a "significantly contaminated site"), the EPA would apply the regulatory provisions of the CLM Act to have the responsible polluter and/or landowner investigate and remediate the site.

As such, the sites notified to the EPA and presented in the following table are at various stages of the assessment and/or remediation process. Understanding the nature of the underlying contamination, its implications and implementing a remediation program where required, can take a considerable period of time. The tables provide an indication, in relation to each nominated site, as to the management status of that particular site. Further detailed information may be available from the EPA or the responsible landowner.

The following questions and answers may assist those interested in this issue:

Frequently asked questions

What is the difference between the "List of NSW Contaminated Sites Notified to the EPA" and the "Contaminated Land: Record of Notices"?

A site will be on the Contaminated Land: Record of Notices only if the EPA has issued a regulatory notice in relation to the site under the *Contaminated Land Management Act 1997*.

The sites appearing on this "List of NSW contaminated sites notified to the EPA" indicate that the notifiers consider that the sites are contaminated and warrant reporting to the EPA. However, the contamination may or may not be significant enough to warrant regulation by the EPA. The EPA needs to review and, if necessary, obtain more information before it can make a determination as to whether the site warrants regulation.

Why my site appears on the list?

Your site appears on the list because of one or more of the following reasons:

- The site owner and/or the person partly or fully responsible for causing the contamination notified to the EPA about the contamination under Section 60 of the *Contaminated Land Management Act 1997*. In other words, the site owner or the “polluter” believes the site is contaminated.
- The EPA has been notified via other means and is satisfied that the site is or was contaminated.

Does the list contain all contaminated sites in NSW?

No. The list only contains contaminated sites that the EPA is aware of, with regard to its regulatory role under the CLM Act. An absence of a site from the list does not necessarily imply the site is not contaminated.

The EPA relies upon responsible parties to notify contaminated sites.

How are these notified contaminated sites managed by the EPA?

There are different ways that the EPA manages these notified contaminated sites. First, an initial assessment is carried out by the EPA. At the completion of the initial assessment, the EPA may take one or more than one of the following management approaches:

- The contamination warrants the EPA's direct regulatory intervention either under the *Contaminated Land Management Act 1997* or the *Protection of the Environment Operations Act 1997* (POEO Act), or both. Information about current or past regulatory action on this site can be found on EPA website.
- The contamination with respect to the current use or approved use of the site, as defined under the *Contaminated Land Management Act 1997*, is not significant enough that it warrants EPA regulation.
- The contamination does not require EPA regulation and can be managed by a planning approval process.
- The contamination is related to an operational Underground Petroleum Storage System, such as a service station or fuel depot. The contamination may be managed under the POEO Act and the Protection of the Environment Operation (Underground Petroleum Storage Systems) Regulation 2008.
- The contamination is being managed under a specifically tailored program operated by another agency (for example the Department of Industry and Investment's *Derelict Mines Program*).

I am the owner of a site that appears on the list. What should I do?

First of all, you should ensure the current use of the site is compatible with the site contamination. Secondly, if the site is the subject of EPA regulation, make sure you comply with the regulatory requirements, and you have considered your obligations to notify other parties who may be affected.

If you have any concerns, contact us and we may be able to offer you general advice, or direct you to accredited professionals who can assist with specific issues.

I am a prospective buyer of a site that appears on the list. What should I do?

You should seek advice from the vendor to put the contamination issue into perspective. You may need to seek independent expert advice.

The information provided in the list is meant to be indicative only, and a starting point for your own assessment. Site contamination as a legacy of past site uses is not uncommon,

particularly in an urbanised environment. If the contamination on a site is properly remediated or managed, it may not materially impact upon the intended future use of the site. However, each site needs to be considered in context.

List of NSW Contaminated Sites Notified to the EPA

Disclaimer

The EPA has taken all reasonable care to ensure that the information in the list of contaminated sites notified to the EPA (the list) is complete and correct. The EPA does not, however, warrant or represent that the list is free from errors or omissions or that it is exhaustive.

The EPA may, without notice, change any or all of the information in the list at any time.

You should obtain independent advice before you make any decision based on the information in the list.

The list is made available on the understanding that the EPA, its servants and agents, to the extent permitted by law, accept no responsibility for any damage, cost, loss or expense incurred by you as a result of:

1. any information in the list; or
2. any error, omission or misrepresentation in the list; or
3. any malfunction or failure to function of the list;
4. without limiting (2) or (3) above, any delay, failure or error in recording, displaying or updating information.

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

Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the <i>Contaminated Land Management Act 1997</i> (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 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 <i>Protection of the Environment Operations Act 1997</i> (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 <i>Environmental Planning and Assessment Act 1979</i> (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 <i>Contaminated Land Management Act 1997</i> (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the <i>Protection of the Environment Operations Act 1997</i> (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the <i>Contaminated Land Management Act 1997</i> (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 .

Suburb	Site Name	Site Address	Contamination Activity Type	EPA Management Class	Latitude	Longitude
NORAVILLE	Former Toukley Landfill	Wilfred Barrett DRIVE	Landfill	Under assessment	-33.27734185	151.5537784
NORTH BOAMBEE VALLEY	Caltex Service Station	Cnr Pacific Hwy & Halls ROAD	Service Station	Regulation under CLM Act not required	-30.30639482	153.1007996
NORTH BONDI	Caltex Service Station North Bondi	321 Old South Head ROAD	Service Station	Regulation under CLM Act not required	-33.88463526	151.268551
NORTH NARRABEEN	7-Eleven Service Station	1501-1503 Pittwater ROAD	Service Station	Regulation under CLM Act not required	-33.70749859	151.296351
NORTH RICHMOND	Caltex Service Station	50 Bells Line Of ROAD	Service Station	Regulation under CLM Act not required	-33.57991338	150.7202346
NORTH ROCKS	7-Eleven Service Station North Rocks	340 North Rocks ROAD	Service Station	Regulation under CLM Act not required	-33.76895144	151.0305952
NORTH ST MARYS	BP Service Station	76 Glossop STREET	Service Station	Under assessment	-33.76020183	150.7818149
NORTH STRATHFIELD	Budget Service Station	143 Concord ROAD	Service Station	Regulation under CLM Act not required	-33.85945248	151.0927853
NORTH STRATHFIELD	Former Caltex Service Station	92a Concord ROAD	Service Station	Regulation under CLM Act not required	-33.86244297	151.0932434
NORTH SYDNEY	Iora	1 Kiara PLACE	Gasworks	Regulation under CLM Act not required	-33.843145	151.2161142
NORTH SYDNEY	Neutral Bay Sediments	Adjacent to HMAS Platypus, 118 High STREET	Gasworks	Contamination currently regulated under CLM Act	-33.842724	151.2174523
NORTH SYDNEY	HMAS Platypus Neutral Bay	High STREET	Gasworks	Contamination currently regulated under CLM Act	-33.84325935	151.2170347
NORTH WOLLONGONG	Former Mobil Depot	122-126 Montague STREET	Other Petroleum	Regulation under CLM Act not required	-34.40988259	150.8939374
NORTHMEAD	Coles Express Service Station Northmead	197 Windsor ROAD	Service Station	Under assessment	-33.77741733	151.0001719
NORTHMEAD	Former Prestige Plastics	1C Redbank ROAD	Other Industry	Under assessment	-33.79716925	150.989926
NORTHMEAD	Sydney Water Land	51c Hammers ROAD	Landfill	Regulation under CLM Act not required	-33.7887535	150.9858088
NORTHMEAD	7-Eleven (Former Mobil) Service Station	56 Windsor ROAD	Service Station	Under assessment	-33.79090731	150.9967332
NORTHMEAD	Caltex Service Station	98-100 Windsor ROAD	Service Station	Under assessment	-33.78786563	150.9945909
NOWRA	Woolworths Service Station	2 Berry STREET	Service Station	Regulation being finalised	-34.87266278	150.6014052
NOWRA	Former Gasworks Managers Residence	24 Osborne STREET	Gasworks	Regulation under CLM Act not required	-34.8708875	150.5992586
NOWRA	Shell Coles Express Service Station	55 Kinghorne STREET	Service Station	Regulation under CLM Act not required	-34.87633757	150.6023481
NOWRA	Fire Station	69 Bridge ROAD	Gasworks	Regulation under CLM Act not required	-34.87081582	150.6004881
NOWRA	Historically Filled Land	70 Bridge ROAD	Unclassified	Regulation under CLM Act not required	-34.87081809	150.6013231
NOWRA	Former Hollingworth Scrap Yard	72-74 Jervis and 117 East STREET	Other Industry	Regulation under CLM Act not required	-34.88324216	150.6034361
NOWRA	Harry Sawkins Park	Bounded by Princes Hwy, Graham St & McGrath AVENUE	Gasworks	Regulation under CLM Act not required	-34.87093993	150.6037157
NOWRA	Former gasworks	Lamonds LANE	Gasworks	Contamination currently regulated under CLM Act	-34.87111182	150.6000803

Appendix E Council Section 149 (2&5) Certificates



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all correspondence General Manager North Sydney Council
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internet www.northsydney.nsw.gov.au

ABN 32 353 260 317

Applicant:

Jordan Lyons
Level 1, 50 Margaret Street
Sydney
NSW 2000

**PLANNING CERTIFICATE UNDER
SECTION 149 ENVIRONMENTAL PLANNING
AND ASSESSMENT ACT 1979**

Cert. No.: 68483/02
Page No.: 1 of 8

Parcel No: 64584

Date: 01/08/2017
Receipt No.: 2016528
Your REF: 54063

Property Description:

8 McLaren Street NORTH SYDNEY NSW
2060
LOT: 2 DP: 1195582

Owner (as recorded by council):

Qiong Wu
16 McHatton Street
WAVERTON NSW 2060

The Title information shown on this Certificate has been obtained from the Land and Property Information NSW, therefore Council cannot guarantee accuracy.

The information required to be disclosed in this planning certificate is that prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000. If no response is provided in this planning certificate for an item listed in Schedule 4, that matter has been considered and determined as not applying to the land to which this certificate relates.

**AS AT THE DATE OF THE CERTIFICATE THE FOLLOWING MATTERS APPLY TO THE ABOVE
MENTIONED LAND.**

PLANNING INSTRUMENT:

North Sydney Local Environmental Plan 2013, published on the NSW legislation website on 2 August 2013 and came into force on 13 September 2013, as amended.

Zone: B4 – Mixed Use

Permitted without consent

Nil

Permitted with consent

Amusement centres; Backpackers' accommodation; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Sex service premises; Shop top housing; Signage; Vehicle repair stations; Veterinary hospitals

Prohibited

Any purpose, other than a purpose listed above, is prohibited in the zone



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Exempt Development

Development for the purposes set out in clause 3.1 of *North Sydney Local Environmental Plan 2013* is exempt development, which may be carried out within the zone without the need for development consent.

Complying Development

Development for the purposes set out in clause 3.2 of *North Sydney Local Environmental Plan 2013* is complying development, which may be carried out within the zone without the need for development consent, provided that a complying development certificate is obtained.

Development Consent MAY BE REQUIRED for the DEMOLITION of all or part of any building on the subject land under *North Sydney Local Environmental Plan 2013*. Refer to *SEPP (Exempt and Complying Development Codes) 2008* and Clause 3.1 under *North Sydney Local Environmental Plan 2013*.

DRAFT PLANNING INSTRUMENTS:

Planning Proposal to amend North Sydney Local Environmental Plan 2013 - Special Events

On 19 October 2015, Council resolved to support a Planning Proposal which seeks to allow 'special events (including markets)' held by or on behalf of the Council, or on land owned or managed by the Council, to be exempt from obtaining development consent. In particular, the proposed amendment to *North Sydney Local Environmental Plan 2013* seeks to insert a new provision into *Schedule 2 – Exempt Development*, to identify 'Special events (including markets)' as a form of exempt development.

The Planning Proposal will be on public exhibition for a period of 28 days from Thursday 1 September 2016 to Wednesday 28 September 2016.

DEVELOPMENT CONTROL PLANS:

Draft Amendments North Sydney DCP 2013 (Advertising and Signage)

On 21 November 2016, Council resolved to place a draft amendment to *North Sydney Development Control Plan 2013* (NSDCP 2013) regarding advertising and signage on public exhibition. It is proposed to amend Section 9 – Advertising and Signage to Part B of NSDCP 2013 to:

- Provide improved guidance when considering applications for digital display signs and roof top signage;
- Revise the signage character area statements to better reflect the desired future characters of various localities;
- Correct a number of minor errors; and
- Reword certain provisions to improve the readability and implementation of Council's adopted policy positions

Public exhibition of the draft DCP amendment will take place from Thursday 2 February 2017 to Friday 31 March 2017.

Draft Amendments North Sydney DCP 2013 (11 Cowdroy Avenue)

On 24 October 2016, North Sydney Council resolved to place a draft amendment to *North Sydney Development Control Plan 2013* (NSDCP 2013) on public exhibition concurrently with the Planning Proposal relating to land at 1-11 Cowdroy Avenue and 22 Stratford Street, Cammeray. In particular, the draft amendment seeks to incorporate site specific controls for development at 11 Cowdroy Avenue, Cammeray.



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The proposed controls are to be located within the Cammeray Neighbourhood Area Character Statement within Part C of NSDCP 2013.

Public exhibition of the draft amendment to NSDCP 2013 will take place from Thursday 23 February 2017 to Wednesday 22 March 2017.

Draft Amendment to North Sydney Development Control Plan 2013 – Undergrounding of Overhead Cables

At its meeting on 20 March 2017, North Sydney Council resolved to endorse a draft amendment to *North Sydney Development Control Plan 2013* (NSDCP 2013) for Undergrounding of Overhead Cables and place it on public exhibition.

The purpose of the draft amendment is to facilitate better outcomes concerning the undergrounding of overhead cables, which include power cables and other utilities, within specific areas within the North Sydney Local Government Area.

The draft DCP amendment and draft Undergrounding Master Plan were initially placed on public exhibition from Thursday 18 May 2017 to Wednesday 7 June 2017. However, due to an administrative error, the draft DCP amendment and draft Undergrounding Master Plan are being re-exhibited from Thursday **22 June 2017** to Wednesday **19 July 2017**.

SECTION 94 DEVELOPER CONTRIBUTION PLANS:

North Sydney Section 94 Contributions Plan. Comprehensive contributions plan applying to all development in the North Sydney local government area. Effective from 20 June 2013.

HERITAGE CONTROLS:

The whole or part of the subject land IS WITHIN A CONSERVATION AREA, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*. Development consent is required for demolition (including partial demolition), alteration of the exterior or any change to the property, for construction of a building on, or for subdivision of, the land. Council may refuse consent to demolish a building within a conservation area.

The subject land IS NOT IDENTIFIED as containing a HERITAGE ITEM, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land is NOT IDENTIFIED as containing a HERITAGE ITEM under *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

OTHER CONTROLS:

The subject land is NOT AFFECTED by Section 38 or 39 of the *Coastal Protection Act 1979*.

Council is NOT AWARE of the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works undertaken on that land.



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Council is NOT AWARE of any public land adjoining the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising of the placement of temporary coastal protection works on the subject land.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising Council of the placement of temporary coastal protection works on land adjacent to the subject land.

The subject land is NOT PROCLAIMED as a MINE SUBSIDENCE DISTRICT within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under the *Roads Act 1993*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under any environmental planning instrument.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under any Council resolution.

The subject land is NOT IDENTIFIED as BUSHFIRE PRONE LAND on Council's Bushfire Prone Land Map as certified by the NSW Rural Fire Service Commissioner dated 8 April 2009 pursuant to the requirements under the of the *Rural Fires Act 1997* and *Environmental Planning and Assessment Act 1979*.

The subject land is NOT SUBJECT to any reservation for LAND ACQUISITION by a public authority for any purpose under any environmental planning instrument applying to the land as set out in this certificate.

Council is NOT AWARE of the subject land being subject to an ORDER issued under the *Trees (Disputes Between Neighbours) Act 2006*.

Loose-fill Asbestos Insulation

Council has no record of the subject land being identified on the NSW Fair Trading's *Loose-Fill Asbestos Insulation Register* as containing a residential building containing loose-fill asbestos insulation, (sometimes called Mr Fluffy" insulation). Loose-fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma.

You are advised to contact NSW Fair Trading for more information:

http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page

Note: Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting which may have been used at this site.

The subject land is NOT AFFECTED by a policy, adopted by the Council or 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 by reason of the likelihood of landslip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.



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ABN 32 353 260 317

THE FOLLOWING STATE ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS APPLY:

State Environmental Planning Policies (SEPPs)

SEPP No. 1 – Development Standards
SEPP No. 19 - Bushland in urban areas
SEPP No. 33 - Hazardous and offensive development
SEPP No. 50 - Canal estate development
SEPP No. 55 - Remediation of land
SEPP No. 64 - Advertising and signage
SEPP No. 65 - Design Quality of Residential Apartment Development
SEPP (Affordable Rental Housing) 2009
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Housing for Seniors or People with a Disability) 2004 - *formerly SEPP (Seniors Living) 2004*
SEPP (Infrastructure) 2007
SEPP (Major Development) 2005 - *formerly SEPP Major Projects & SEPP State Significant Development*
SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Miscellaneous Consent Provisions) 2007 - *formerly SEPP (Temporary Structures) 2007*
SEPP (State and Regional Development) 2011

Regional Environmental Plans (REPs) (Deemed SEPPs)

Sydney REP (Sydney Harbour Catchment) 2005

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at:
www.planning.nsw.gov.au

Draft State Environmental Planning Policies (SEPPs)

Draft SEPP No. 66 - Integration of Land Use and Transport
Draft SEPP (Application of Development Standards) 2004
Draft SEPP (Competition) 2010
Draft SEPP (Educational Establishments and Child Care Facilities) 2017

Note: summaries of the draft SEPPs are provided on the Department of Planning's website at:
www.planning.nsw.gov.au

FOR THE PURPOSE OF SECTION 149(2) AND CLAUSE 3 TO SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000, THE FOLLOWING INFORMATION IS PROVIDED:

Housing Code

Complying development types specified within the Housing Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CANNOT BE UNDERTAKEN ON THE SUBJECT LAND, as the subject land is:

- Wholly identified as being within a heritage conservation area or a draft heritage conservation area, unless the development is only for a detached outbuilding, detached development (other than a detached studio) or swimming pool.



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all correspondence General Manager North Sydney Council
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telephone (02) 9936 8100

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email council@northsydney.nsw.gov.au

internet www.northsydney.nsw.gov.au

ABN 32 353 260 317

Rural Housing Code

Complying development types specified within the Rural Housing Code under Part 3A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CANNOT BE UNDERTAKEN ON THE SUBJECT LAND, as the subject land is:

- Wholly identified as being within a heritage conservation area or a draft heritage conservation area, unless the development is only for a detached outbuilding, detached development (other than a detached studio) or swimming pool.

Housing Alterations Code

Complying development types specified within the Housing Alterations Code under Part 4 *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

General Development Code

Complying development types specified within the General Development Code under Part 4A *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial Alterations Code

Complying development types specified within the Commercial and Industrial Alterations Code under Part 5 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial (New Buildings and Additions) Code

Complying development types specified within the Commercial and Industrial (New Buildings and Additions) Code under Part 5A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CANNOT BE UNDERTAKEN ON THE SUBJECT LAND, as the subject land is:

- Wholly identified as being within a heritage conservation area or a draft heritage conservation area.

Subdivision Code

Complying development types specified within the Subdivision Code under Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Demolition Code

Complying development types specified within the Demolition Code under Part 7 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Fire Safety Code

Complying development types specified within the Fire Safety Code under Part 8 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.



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Container Recycling Facilities Code

Complying development types specified within the Contain Recycling Facilities Code under Part 5B of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Note. This part of the Planning Certificate only addresses matters raised in Clauses 1.17A(c)-(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 you comply with any other relevant requirements of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* is invalid.

FOR THE PURPOSE OF SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997, THE FOLLOWING INFORMATION IS PROVIDED:

Council is NOT AWARE of the land (or part of the land) being declared SIGNIFICANTLY CONTAMINATED land, as defined under Section 11 of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to a management order, as defined under Section 14(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of an approved voluntary management proposal, as defined under Section 17(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of a site audit statement, as defined under Part 4 of the *Contaminated Land Management Act, 1997*.

FOR THE PURPOSE OF SECTION 149(5) THE FOLLOWING INFORMATION IS PROVIDED:

MAXIMUM BUILDING HEIGHT:

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a maximum building height of 10m.

Non-residential Floor Space Ratio (FSR):

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a minimum non-residential FSR of 0.5:1.

North Sydney Centre

The subject land is wholly or partly identified as being part of the NORTH SYDNEY CENTRE under *North Sydney Local Environmental Plan 2013*. Refer to Division 1 to Part 6 of *North Sydney Local Environmental Plan 2013* for more details.

The subject land IS NOT LISTED in the Register of the National Trust of NSW.



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ABN 32 353 260 317

The subject land is NOT AFFECTED by the *HERITAGE ACT, 1977*.

A Tree Preservation Order applies throughout the North Sydney Council area. Contact Council for details.

Information regarding loose-fill asbestos insulation

NSW Fair Trading have identified that some residential buildings in the North Sydney LGA may contain loose-fill asbestos insulation (sometimes called 'Mr Fluffy' insulation), for example in the roof space of the building. Loose-fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma. The use of loose-fill asbestos insulation was banned in 1980.

NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, Council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information as follows:

http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page.

Note: Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting which may have been used at this site.

FLOODING INFORMATION:

Council is in the possession of a flood study that covers the catchment in which this subject land is located. The *North Sydney LGA Flood Study* (prepared by WMA Water and dated February 2017) was adopted by Council on 20 February 2017. The *Flood Study* does not establish any flood related development controls, which are to be determined at the completion of the North Sydney Floodplain Risk Management Study and Plan. You should make your own enquiries as to whether the subject land to which this Certificate relates is affected by flooding and overland flow. Copies of the Flood Study are available for inspection at the Council if required.

For further information, please contact Council's
DIVISION OF CITY STRATEGY

ADRIAN PANUCCIO
A/GENERAL MANAGER
Electronically generated certificate
– no signature required



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ABN 32 353 260 317

Applicant:

Jordan Lyons
Level 1, 50 Margaret Street
Sydney
NSW 2000

**PLANNING CERTIFICATE UNDER
SECTION 149 ENVIRONMENTAL PLANNING
AND ASSESSMENT ACT 1979**

Cert. No.: 68482/02
Page No.: 1 of 8

Parcel No: 51433

Date: 01/08/2017
Receipt No.:
Your REF: 54063

Property Description:

255-259 Pacific Highway NORTH SYDNEY
NSW 2060
LOT: 0 SP: 22870

Owner (as recorded by council):

Props of SP 22870
255-259 Pacific Highway
NORTH SYDNEY NSW 2060

The Title information shown on this Certificate has been obtained from the Land and Property Information NSW, therefore Council cannot guarantee accuracy.

The information required to be disclosed in this planning certificate is that prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000. If no response is provided in this planning certificate for an item listed in Schedule 4, that matter has been considered and determined as not applying to the land to which this certificate relates.

**AS AT THE DATE OF THE CERTIFICATE THE FOLLOWING MATTERS APPLY TO THE ABOVE
MENTIONED LAND.**

PLANNING INSTRUMENT:

North Sydney Local Environmental Plan 2013, published on the NSW legislation website on 2 August 2013 and came into force on 13 September 2013, as amended.

Zone: B4 – Mixed Use

Permitted without consent

Nil

Permitted with consent

Amusement centres; Backpackers' accommodation; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Sex service premises; Shop top housing; Signage; Vehicle repair stations; Veterinary hospitals

Prohibited

Any purpose, other than a purpose listed above, is prohibited in the zone



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Exempt Development

Development for the purposes set out in clause 3.1 of *North Sydney Local Environmental Plan 2013* is exempt development, which may be carried out within the zone without the need for development consent.

Complying Development

Development for the purposes set out in clause 3.2 of *North Sydney Local Environmental Plan 2013* is complying development, which may be carried out within the zone without the need for development consent, provided that a complying development certificate is obtained.

Development Consent MAY BE REQUIRED for the DEMOLITION of all or part of any building on the subject land under *North Sydney Local Environmental Plan 2013*. Refer to *SEPP (Exempt and Complying Development Codes) 2008* and Clause 3.1 under *North Sydney Local Environmental Plan 2013*.

DRAFT PLANNING INSTRUMENTS:

Planning Proposal to amend North Sydney Local Environmental Plan 2013 - Special Events

On 19 October 2015, Council resolved to support a Planning Proposal which seeks to allow '*special events (including markets)*' held by or on behalf of the Council, or on land owned or managed by the Council, to be exempt from obtaining development consent. In particular, the proposed amendment to North Sydney Local Environmental Plan 2013 seeks to insert a new provision into *Schedule 2 – Exempt Development*, to identify '*Special events (including markets)*' as a form of exempt development.

The Planning Proposal will be on public exhibition for a period of 28 days from Thursday 1 September 2016 to Wednesday 28 September 2016.

DEVELOPMENT CONTROL PLANS:

North Sydney Development Control Plan 2013

North Sydney Development Control Plan 2013 applies to all land to which *North Sydney Local Environmental Plan 2013* applies. The Development Control Plan was adopted by Council on 2 September 2013 and came into effect on 13 September 2013. Amended 20/02/14. Amended 08/01/2015. Amended 26/03/2015. Amended 6/08/2015. Amended 5/11/2015. Amended 7/07/2016. Amended 13/10/2016.

Draft Amendments North Sydney DCP 2013 (Advertising and Signage)

On 21 November 2016, Council resolved to place a draft amendment to *North Sydney Development Control Plan 2013* (NSDCP 2013) regarding advertising and signage on public exhibition. It is proposed to amend Section 9 – Advertising and Signage to Part B of NSDCP 2013 to:

- Provide improved guidance when considering applications for digital display signs and roof top signage;
- Revise the signage character area statements to better reflect the desired future characters of various localities;
- Correct a number of minor errors; and
- Reword certain provisions to improve the readability and implementation of Council's adopted policy positions

Public exhibition of the draft DCP amendment will take place from Thursday 2 February 2017 to Friday 31 March 2017.



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Draft Amendments North Sydney DCP 2013 (11 Cowdroy Avenue)

On 24 October 2016, North Sydney Council resolved to place a draft amendment to *North Sydney Development Control Plan 2013* (NSDCP 2013) on public exhibition concurrently with the Planning Proposal relating to land at 1-11 Cowdroy Avenue and 22 Stratford Street, Cammeray. In particular, the draft amendment seeks to incorporate site specific controls for development at 11 Cowdroy Avenue, Cammeray. The proposed controls are to be located within the Cammeray Neighbourhood Area Character Statement within Part C of NSDCP 2013.

Public exhibition of the draft amendment to NSDCP 2013 will take place from Thursday 23 February 2017 to Wednesday 22 March 2017.

Draft Amendment to North Sydney Development Control Plan 2013 – Undergrounding of Overhead Cables

At its meeting on 20 March 2017, North Sydney Council resolved to endorse a draft amendment to *North Sydney Development Control Plan 2013* (NSDCP 2013) for Undergrounding of Overhead Cables and place it on public exhibition.

The purpose of the draft amendment is to facilitate better outcomes concerning the undergrounding of overhead cables, which include power cables and other utilities, within specific areas within the North Sydney Local Government Area.

The draft DCP amendment and draft Undergrounding Master Plan were initially placed on public exhibition from Thursday 18 May 2017 to Wednesday 7 June 2017. However, due to an administrative error, the draft DCP amendment and draft Undergrounding Master Plan are being re-exhibited from Thursday **22 June 2017** to Wednesday **19 July 2017**.

SECTION 94 DEVELOPER CONTRIBUTION PLANS:

North Sydney Section 94 Contributions Plan. Comprehensive contributions plan applying to all development in the North Sydney local government area. Effective from 20 June 2013.

HERITAGE CONTROLS:

The subject land IS NOT LOCATED within a CONSERVATION AREA, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land is NOT IDENTIFIED as containing a HERITAGE ITEM under *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

The subject land IS NOT IDENTIFIED as containing a HERITAGE ITEM, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

OTHER CONTROLS:

The subject land is NOT AFFECTED by Section 38 or 39 of the *Coastal Protection Act 1979*.

Council is NOT AWARE of the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works undertaken on that land.



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Council is NOT AWARE of any public land adjoining the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising of the placement of temporary coastal protection works on the subject land.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising Council of the placement of temporary coastal protection works on land adjacent to the subject land.

The subject land is NOT PROCLAIMED as a MINE SUBSIDENCE DISTRICT within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under the *Roads Act 1993*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under any environmental planning instrument.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under any Council resolution.

The subject land is NOT IDENTIFIED as BUSHFIRE PRONE LAND on Council's Bushfire Prone Land Map as certified by the NSW Rural Fire Service Commissioner dated 8 April 2009 pursuant to the requirements under the of the *Rural Fires Act 1997* and *Environmental Planning and Assessment Act 1979*.

The subject land is NOT SUBJECT to any reservation for LAND ACQUISITION by a public authority for any purpose under any environmental planning instrument applying to the land as set out in this certificate.

Council is NOT AWARE of the subject land being subject to an ORDER issued under the *Trees (Disputes Between Neighbours) Act 2006*.

The subject land is NOT AFFECTED by a policy, adopted by the Council or 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 by reason of the likelihood of landslip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

Loose-fill Asbestos Insulation

Council has no record of the subject land being identified on the NSW Fair Trading's *Loose-Fill Asbestos Insulation Register* as containing a residential building containing loose-fill asbestos insulation, (sometimes called Mr Fluffy" insulation). Loose-fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma.

You are advised to contact NSW Fair Trading for more information:

http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page



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Note: Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting which may have been used at this site.

THE FOLLOWING STATE ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS APPLY:

State Environmental Planning Policies (SEPPs)

SEPP No. 1 – Development Standards
SEPP No. 19 - Bushland in urban areas
SEPP No. 33 - Hazardous and offensive development
SEPP No. 50 - Canal estate development
SEPP No. 55 - Remediation of land
SEPP No. 64 - Advertising and signage
SEPP No. 65 - Design Quality of Residential Apartment Development
SEPP (Affordable Rental Housing) 2009
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Housing for Seniors or People with a Disability) 2004 - *formerly SEPP (Seniors Living) 2004*
SEPP (Infrastructure) 2007
SEPP (Major Development) 2005 - *formerly SEPP Major Projects & SEPP State Significant Development*
SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Miscellaneous Consent Provisions) 2007 - *formerly SEPP (Temporary Structures) 2007*
SEPP (State and Regional Development) 2011

Regional Environmental Plans (REPs) (Deemed SEPPs)

Sydney REP (Sydney Harbour Catchment) 2005

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at:
www.planning.nsw.gov.au

Draft State Environmental Planning Policies (SEPPs)

Draft SEPP No. 66 - Integration of Land Use and Transport
Draft SEPP (Application of Development Standards) 2004
Draft SEPP (Competition) 2010
Draft SEPP (Educational Establishments and Child Care Facilities) 2017

Note: summaries of the draft SEPPs are provided on the Department of Planning's website at:
www.planning.nsw.gov.au

FOR THE PURPOSE OF SECTION 149(2) AND CLAUSE 3 TO SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000, THE FOLLOWING INFORMATION IS PROVIDED:

Housing Code

Complying development types specified within the Housing Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Rural Housing Code



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Complying development types specified within the Rural Housing Code under Part 3A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial (New Buildings and Additions) Code

Complying development types specified within the Commercial and Industrial (New Buildings and Additions) Code under Part 5A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Housing Alterations Code

Complying development types specified within the Housing Alterations Code under Part 4 *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

General Development Code

Complying development types specified within the General Development Code under Part 4A *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial Alterations Code

Complying development types specified within the Commercial and Industrial Alterations Code under Part 5 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Subdivision Code

Complying development types specified within the Subdivision Code under Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Demolition Code

Complying development types specified within the Demolition Code under Part 7 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Fire Safety Code

Complying development types specified within the Fire Safety Code under Part 8 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Container Recycling Facilities Code

Complying development types specified within the Contain Recycling Facilities Code under Part 5B of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Note. This part of the Planning Certificate only addresses matters raised in Clauses 1.17A(c)-(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 you comply with any other relevant requirements of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Failure to comply with these provisions may mean that a



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Complying Development Certificate issued under the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* is invalid.

**FOR THE PURPOSE OF SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997,
THE FOLLOWING INFORMATION IS PROVIDED:**

Council is NOT AWARE of the land (or part of the land) being declared SIGNIFICANTLY CONTAMINATED land, as defined under Section 11 of the Contaminated Land Management Act, 1997.

Council is NOT AWARE of the land (or part of the land) being subject to a management order, as defined under Section 14(1) of the Contaminated Land Management Act, 1997.

Council is NOT AWARE of the land (or part of the land) being the subject of an approved voluntary management proposal, as defined under Section 17(1) of the Contaminated Land Management Act, 1997.

Council is NOT AWARE of the land (or part of the land) being subject to an ongoing maintenance order, as defined under Section 28(2) of the Contaminated Land Management Act, 1997.

Council is NOT AWARE of the land (or part of the land) being the subject of a site audit statement, as defined under Part 4 of the Contaminated Land Management Act, 1997.

FOR THE PURPOSE OF SECTION 149(5) THE FOLLOWING INFORMATION IS PROVIDED:

MAXIMUM BUILDING HEIGHT:

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a maximum building height of 10m.

Non-residential Floor Space Ratio (FSR):

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a minimum non-residential FSR of 0.5:1.

The subject land is NOT AFFECTED by the *HERITAGE ACT, 1977*.

The subject land IS NOT LISTED in the Register of the National Trust of NSW.

A Tree Preservation Order applies throughout the North Sydney Council area. Contact Council for details.

Information regarding loose-fill asbestos insulation

NSW Fair Trading have identified that some residential buildings in the North Sydney LGA may contain loose-fill asbestos insulation (sometimes called Mr Fluffy" insulation), for example in the roof space of the building. Loose-fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma. The use of loose-fill asbestos insulation was banned in 1980.



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ABN 32 353 260 317

NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, Council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information as follows:

http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page.

Note: Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting which may have been used at this site.

FLOODING INFORMATION:

Council is in the possession of a flood study that covers the catchment in which this subject land is located. The *North Sydney LGA Flood Study* (prepared by WMA Water and dated February 2017) was adopted by Council on 20 February 2017. The *Flood Study* does not establish any flood related development controls, which are to be determined at the completion of the North Sydney Floodplain Risk Management Study and Plan. You should make you own enquiries as to whether the subject land to which this Certificate relates is affected by flooding and overland flow. Copies of the Flood Study are available for inspection at the Council if required.

For further information, please contact Council's
DIVISION OF CITY STRATEGY

ADRIAN PANUCCIO
A/GENERAL MANAGER

*Electronically generated certificate
– no signature required*



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ABN 32 353 260 317

Applicant:

Jordan Lyons
Level 1, 50 Margaret Street
Sydney
NSW 2000

**PLANNING CERTIFICATE UNDER
SECTION 149 ENVIRONMENTAL PLANNING
AND ASSESSMENT ACT 1979**

Cert. No.: 68481/02
Page No.: 1 of 8

Parcel No: 7064

Date: 01/08/2017
Receipt No.:
Your REF: 54063

Property Description:

267 Pacific Highway NORTH SYDNEY
NSW 2060
LOT: 10 DP: 749576

Owner (as recorded by council):

Mentor 1 Property Holdings Pty Ltd
PO Box 1406
NORTH SYDNEY NSW 2059

The Title information shown on this Certificate has been obtained from the Land and Property Information NSW, therefore Council cannot guarantee accuracy.

The information required to be disclosed in this planning certificate is that prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000. If no response is provided in this planning certificate for an item listed in Schedule 4, that matter has been considered and determined as not applying to the land to which this certificate relates.

**AS AT THE DATE OF THE CERTIFICATE THE FOLLOWING MATTERS APPLY TO THE ABOVE
MENTIONED LAND.**

PLANNING INSTRUMENT:

North Sydney Local Environmental Plan 2013, published on the NSW legislation website on 2 August 2013 and came into force on 13 September 2013, as amended.

Zone: B4 – Mixed Use

Permitted without consent

Nil

Permitted with consent

Amusement centres; Backpackers' accommodation; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Sex service premises; Shop top housing; Signage; Vehicle repair stations; Veterinary hospitals

Prohibited

Any purpose, other than a purpose listed above, is prohibited in the zone



address 200 Miller Street North Sydney NSW 2060

all correspondence General Manager North Sydney Council
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internet www.northsydney.nsw.gov.au

ABN 32 353 260 317

Exempt Development

Development for the purposes set out in clause 3.1 of *North Sydney Local Environmental Plan 2013* is exempt development, which may be carried out within the zone without the need for development consent.

Complying Development

Development for the purposes set out in clause 3.2 of *North Sydney Local Environmental Plan 2013* is complying development, which may be carried out within the zone without the need for development consent, provided that a complying development certificate is obtained.

Development Consent MAY BE REQUIRED for the DEMOLITION of all or part of any building on the subject land under *North Sydney Local Environmental Plan 2013*. Refer to *SEPP (Exempt and Complying Development Codes) 2008* and Clause 3.1 under *North Sydney Local Environmental Plan 2013*.

DRAFT PLANNING INSTRUMENTS:

Planning Proposal to amend North Sydney Local Environmental Plan 2013 - Special Events

On 19 October 2015, Council resolved to support a Planning Proposal which seeks to allow '*special events (including markets)*' held by or on behalf of the Council, or on land owned or managed by the Council, to be exempt from obtaining development consent. In particular, the proposed amendment to *North Sydney Local Environmental Plan 2013* seeks to insert a new provision into *Schedule 2 – Exempt Development*, to identify '*Special events (including markets)*' as a form of exempt development.

The Planning Proposal will be on public exhibition for a period of 28 days from Thursday 1 September 2016 to Wednesday 28 September 2016.

DEVELOPMENT CONTROL PLANS:

North Sydney Development Control Plan 2013

North Sydney Development Control Plan 2013 applies to all land to which *North Sydney Local Environmental Plan 2013* applies. The Development Control Plan was adopted by Council on 2 September 2013 and came into effect on 13 September 2013. Amended 20/02/14. Amended 08/01/2015. Amended 26/03/2015. Amended 6/08/2015. Amended 5/11/2015. Amended 7/07/2016. Amended 13/10/2016.

Draft Amendments North Sydney DCP 2013 (Advertising and Signage)

On 21 November 2016, Council resolved to place a draft amendment to *North Sydney Development Control Plan 2013* (NSDCP 2013) regarding advertising and signage on public exhibition. It is proposed to amend Section 9 – Advertising and Signage to Part B of NSDCP 2013 to:

- Provide improved guidance when considering applications for digital display signs and roof top signage;
- Revise the signage character area statements to better reflect the desired future characters of various localities;
- Correct a number of minor errors; and
- Reword certain provisions to improve the readability and implementation of Council's adopted policy positions

Public exhibition of the draft DCP amendment will take place from Thursday 2 February 2017 to Friday 31 March 2017.



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Draft Amendments North Sydney DCP 2013 (11 Cowdroy Avenue)

On 24 October 2016, North Sydney Council resolved to place a draft amendment to *North Sydney Development Control Plan 2013* (NSDCP 2013) on public exhibition concurrently with the Planning Proposal relating to land at 1-11 Cowdroy Avenue and 22 Stratford Street, Cammeray. In particular, the draft amendment seeks to incorporate site specific controls for development at 11 Cowdroy Avenue, Cammeray. The proposed controls are to be located within the Cammeray Neighbourhood Area Character Statement within Part C of NSDCP 2013.

Public exhibition of the draft amendment to NSDCP 2013 will take place from Thursday 23 February 2017 to Wednesday 22 March 2017.

Draft Amendment to North Sydney Development Control Plan 2013 – Undergrounding of Overhead Cables

At its meeting on 20 March 2017, North Sydney Council resolved to endorse a draft amendment to *North Sydney Development Control Plan 2013* (NSDCP 2013) for Undergrounding of Overhead Cables and place it on public exhibition.

The purpose of the draft amendment is to facilitate better outcomes concerning the undergrounding of overhead cables, which include power cables and other utilities, within specific areas within the North Sydney Local Government Area.

The draft DCP amendment and draft Undergrounding Master Plan were initially placed on public exhibition from Thursday 18 May 2017 to Wednesday 7 June 2017. However, due to an administrative error, the draft DCP amendment and draft Undergrounding Master Plan are being re-exhibited from Thursday **22 June 2017** to Wednesday **19 July 2017**.

SECTION 94 DEVELOPER CONTRIBUTION PLANS:

North Sydney Section 94 Contributions Plan. Comprehensive contributions plan applying to all development in the North Sydney local government area. Effective from 20 June 2013.

HERITAGE CONTROLS:

The subject land IS NOT LOCATED within a CONSERVATION AREA, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land is NOT IDENTIFIED as containing a HERITAGE ITEM under *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

The subject land IS NOT IDENTIFIED as containing a HERITAGE ITEM, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

OTHER CONTROLS:

The subject land is NOT AFFECTED by Section 38 or 39 of the *Coastal Protection Act 1979*.

Council is NOT AWARE of the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works undertaken on that land.



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Council is NOT AWARE of any public land adjoining the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising of the placement of temporary coastal protection works on the subject land.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising Council of the placement of temporary coastal protection works on land adjacent to the subject land.

The subject land is NOT PROCLAIMED as a MINE SUBSIDENCE DISTRICT within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under the *Roads Act 1993*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under any environmental planning instrument.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under any Council resolution.

The subject land is NOT IDENTIFIED as BUSHFIRE PRONE LAND on Council's Bushfire Prone Land Map as certified by the NSW Rural Fire Service Commissioner dated 8 April 2009 pursuant to the requirements under the of the *Rural Fires Act 1997* and *Environmental Planning and Assessment Act 1979*.

The subject land is NOT SUBJECT to any reservation for LAND ACQUISITION by a public authority for any purpose under any environmental planning instrument applying to the land as set out in this certificate.

Council is NOT AWARE of the subject land being subject to an ORDER issued under the *Trees (Disputes Between Neighbours) Act 2006*.

The subject land is NOT AFFECTED by a policy, adopted by the Council or 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 by reason of the likelihood of landslip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

Loose-fill Asbestos Insulation

Council has no record of the subject land being identified on the NSW Fair Trading's *Loose-Fill Asbestos Insulation Register* as containing a residential building containing loose-fill asbestos insulation, (sometimes called Mr Fluffy" insulation). Loose-fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma.

You are advised to contact NSW Fair Trading for more information:

http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page



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Note: Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting which may have been used at this site.

THE FOLLOWING STATE ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS APPLY:

State Environmental Planning Policies (SEPPs)

SEPP No. 1 – Development Standards
SEPP No. 19 - Bushland in urban areas
SEPP No. 33 - Hazardous and offensive development
SEPP No. 50 - Canal estate development
SEPP No. 55 - Remediation of land
SEPP No. 64 - Advertising and signage
SEPP No. 65 - Design Quality of Residential Apartment Development
SEPP (Affordable Rental Housing) 2009
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Housing for Seniors or People with a Disability) 2004 - *formerly SEPP (Seniors Living) 2004*
SEPP (Infrastructure) 2007
SEPP (Major Development) 2005 - *formerly SEPP Major Projects & SEPP State Significant Development*
SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Miscellaneous Consent Provisions) 2007 - *formerly SEPP (Temporary Structures) 2007*
SEPP (State and Regional Development) 2011

Regional Environmental Plans (REPs) (Deemed SEPPs)

Sydney REP (Sydney Harbour Catchment) 2005

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at:
www.planning.nsw.gov.au

Draft State Environmental Planning Policies (SEPPs)

Draft SEPP No. 66 - Integration of Land Use and Transport
Draft SEPP (Application of Development Standards) 2004
Draft SEPP (Competition) 2010
Draft SEPP (Educational Establishments and Child Care Facilities) 2017

Note: summaries of the draft SEPPs are provided on the Department of Planning's website at:
www.planning.nsw.gov.au

FOR THE PURPOSE OF SECTION 149(2) AND CLAUSE 3 TO SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000, THE FOLLOWING INFORMATION IS PROVIDED:

Housing Code

Complying development types specified within the Housing Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Rural Housing Code



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Complying development types specified within the Rural Housing Code under Part 3A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial (New Buildings and Additions) Code

Complying development types specified within the Commercial and Industrial (New Buildings and Additions) Code under Part 5A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Housing Alterations Code

Complying development types specified within the Housing Alterations Code under Part 4 *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

General Development Code

Complying development types specified within the General Development Code under Part 4A *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial Alterations Code

Complying development types specified within the Commercial and Industrial Alterations Code under Part 5 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Subdivision Code

Complying development types specified within the Subdivision Code under Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Demolition Code

Complying development types specified within the Demolition Code under Part 7 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Fire Safety Code

Complying development types specified within the Fire Safety Code under Part 8 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Container Recycling Facilities Code

Complying development types specified within the Contain Recycling Facilities Code under Part 5B of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Note. This part of the Planning Certificate only addresses matters raised in Clauses 1.17A(c)-(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 you comply with any other relevant requirements of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Failure to comply with these provisions may mean that a



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Complying Development Certificate issued under the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* is invalid.

**FOR THE PURPOSE OF SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997,
THE FOLLOWING INFORMATION IS PROVIDED:**

Council is NOT AWARE of the land (or part of the land) being declared SIGNIFICANTLY CONTAMINATED land, as defined under Section 11 of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to a management order, as defined under Section 14(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of an approved voluntary management proposal, as defined under Section 17(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to an ongoing maintenance order, as defined under Section 28(2) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of a site audit statement, as defined under Part 4 of the *Contaminated Land Management Act, 1997*.

FOR THE PURPOSE OF SECTION 149(5) THE FOLLOWING INFORMATION IS PROVIDED:

MAXIMUM BUILDING HEIGHT:

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a maximum building height of 10m.

Non-residential Floor Space Ratio (FSR):

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a minimum non-residential FSR of 0.5:1.

North Sydney Centre

The subject land is wholly or partly identified as being part of the NORTH SYDNEY CENTRE under *North Sydney Local Environmental Plan 2013*. Refer to Division 1 to Part 6 of *North Sydney Local Environmental Plan 2013* for more details.

The subject land is NOT AFFECTED by the *HERITAGE ACT, 1977*.

The subject land IS NOT LISTED in the Register of the National Trust of NSW.

A Tree Preservation Order applies throughout the North Sydney Council area. Contact Council for details.

Information regarding loose-fill asbestos insulation



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ABN 32 353 260 317

NSW Fair Trading have identified that some residential buildings in the North Sydney LGA may contain loose-fill asbestos insulation (sometimes called Mr Fluffy" insulation), for example in the roof space of the building. Loose-fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma. The use of loose-fill asbestos insulation was banned in 1980.

NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, Council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information as follows:

http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page.

Note: Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting which may have been used at this site.

FLOODING INFORMATION:

Council is in the possession of a flood study that covers the catchment in which this subject land is located. The *North Sydney LGA Flood Study* (prepared by WMA Water and dated February 2017) was adopted by Council on 20 February 2017. The *Flood Study* does not establish any flood related development controls, which are to be determined at the completion of the North Sydney Floodplain Risk Management Study and Plan. You should make you own enquiries as to whether the subject land to which this Certificate relates is affected by flooding and overland flow. Copies of the Flood Study are available for inspection at the Council if required.

For further information, please contact Council's
DIVISION OF CITY STRATEGY

ADRIAN PANUCCIO
A/GENERAL MANAGER

*Electronically generated certificate
– no signature required*

Appendix F Australian and NSW Heritage Data Base Searches

Search Results

10 results found.

Babcock House Sculptures 140 Pacific Hwy	North Sydney, NSW, Australia	(Rejected Place) Register of the National Estate (Non-statutory archive)
Crows Nest Road Conservation Area Crows Nest Rd	Waverton, NSW, Australia	(Indicative Place) Register of the National Estate (Non-statutory archive)
Gates and Fence of North Sydney Demonstration School 176-186 Pacific Hwy	North Sydney, NSW, Australia	(Indicative Place) Register of the National Estate (Non-statutory archive)
McLaren Street Conservation Area	North Sydney, NSW, Australia	(Indicative Place) Register of the National Estate (Non-statutory archive)
North Sydney Courthouse 94 Pacific Hwy	North Sydney, NSW, Australia	(Registered) Register of the National Estate (Non-statutory archive)
North Sydney Post Office 92-94 Pacific Hwy	North Sydney, NSW, Australia	(Listed place) Commonwealth Heritage List
North Sydney Post Office Group 92-94 Pacific Hwy	North Sydney, NSW, Australia	(Registered) Register of the National Estate (Non-statutory archive)
Pacific Highway Group 168-172 Pacific Hwy	North Sydney, NSW, Australia	(Registered) Register of the National Estate (Non-statutory archive)
Pair of Semi-detached Houses 168-170 Pacific Hwy	North Sydney, NSW, Australia	(Registered) Register of the National Estate (Non-statutory archive)
Woodstock 172 Pacific Hwy	North Sydney, NSW, Australia	(Registered) Register of the National Estate (Non-statutory archive)

Report Produced: Wed Aug 23 08:18:22 2017



[Home](#) > [Topics](#) > [Heritage places and items](#) > [Search for heritage](#)

Search for NSW heritage

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

Statutory listed items

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

- **Section 1** - contains Aboriginal Places declared by the **Minister for the Environment** under the National Parks and Wildlife Act. This information is provided by the Heritage Division.
- **Section 2** - contains heritage items listed by the **Heritage Council of NSW** under the NSW Heritage Act. This includes listing on the State Heritage Register, an Interim Heritage Order or protected under section 136 of the NSW Heritage Act. This information is provided by the Heritage Division.
- **Section 3** - contains items listed by **local councils** on Local Environmental Plans under the Environmental Planning and Assessment Act, 1979 and **State government agencies** under s.170 of the Heritage Act. This information is provided by local councils and State government agencies.

Section 1. Aboriginal Places listed under the National Parks and Wildlife Act.

Your search did not return any matching results.

Section 2. Items listed under the NSW Heritage Act.

Your search returned 1 record.

Item name	Address	Suburb	LGA	SHR
North Sydney Post Office	92-94 Pacific Highway	North Sydney	North Sydney	01417

Section 3. Items listed by Local Government and State Agencies.

Your search returned 11 records.

Item name	Address	Suburb	LGA	Information source
Bradfield TAFE College	192 Pacific Highway	North Sydney	North Sydney	LGOV
Former Masonic Temple	317 Pacific Highway	North Sydney	North Sydney	LGOV
Gates and fence of former Crows Nest House	182 Pacific Highway	North Sydney	North Sydney	LGOV
Holtermann Estate C Conservation Area		Crows Nest, North Sydney	North Sydney	LGOV
House	168 Pacific Highway	North Sydney	North Sydney	LGOV

<u>House</u>	170 Pacific Highway	North Sydney	North Sydney	LGOV
<u>North Sydney Courthouse and Police Station (Former)</u>	Pacific Highway	North Sydney	North Sydney	SGOV
<u>North Sydney Post Office and court house (former police station)</u>	92-94 Pacific Highway	North Sydney	North Sydney	LGOV
<u>Shop</u>	265 Pacific Highway	North Sydney	North Sydney	LGOV
<u>Union Hotel</u>	271 Pacific Highway	North Sydney	North Sydney	LGOV
<u>Woodstock</u>	172 Pacific Highway	North Sydney	North Sydney	LGOV

There was a total of 12 records matching your search criteria.

Key:

LGA = Local Government Area

GAZ= NSW Government Gazette (statutory listings prior to 1997), HGA = Heritage Grant Application, HS = Heritage Study,

LGOV = Local Government, SGOV = State Government Agency.

Note: While the Heritage Division seeks to keep the Inventory up to date, it is reliant on State agencies and local councils to provide their data. Always check with the relevant State agency or local council for the most up-to-date information.



Home > Topics > Heritage places and items > [Search for heritage](#)

Shop

Item details

Name of item:	Shop
Other name/s:	The Cloisters Antiques
Type of item:	Built
Group/Collection:	Retail and Wholesale
Category:	Shop
Primary address:	265 Pacific Highway, North Sydney, NSW 2060
Local govt. area:	North Sydney

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
265 Pacific Highway	North Sydney	North Sydney			Primary Address

Statement of significance:

A very unusual example of a three storey brick commercial in the Victorian Free Gothic style with decorative coloured brickwork and decoration. Unique in the Municipality and prominent in the local streetscape.

-

Interesting design and rare commercial example of Victorian Free Gothic style in the area. Prominent on highway and relic of commercial history of this roadway. Influential design on present streetscape.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include information on landscape significance, interiors or the social history of sites and buildings. Inventory sheets are updated by Council as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conversation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

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

Description

Physical description:

This is a three storey gothic style shop built of decorative two-colour brickwork, probably in the 1880s. It has a cantilevered awning, but at ground level it appears to be unaltered with gothic style arches over an original timber shop front window and door. Two pointed arched openings to the ground floor with timber framed glazing and glazed door. Suspended metal awning with a pressed metal soffit and an ornate brick façade above. Pointed arched headed timber casement with rubbed brick arches. Upper floor separated by a diagonal brick string course. Painted brick above with diagonal brick decoration. Jerkin head roof is covered in dark, terracotta shingles that form a decorative pattern

-

This is a three storey gothic style shop built of decorative two-colour brickwork, probably in the 1880s. It has a cantilevered awning, but at ground level it appears to be unaltered with gothic style arches over an original timber shop front window and door. The half-hipped roof is covered in dark terracotta shingles which form a decorative pattern. Upper windows have similar pointed arches over openings with moulded stucco voussoirs. Adjacent modern building has repeated arch detailing in sympathy. This building is designed in the Victorian Free Gothic style.

Physical condition and/or Archaeological potential:

Intact/Good

Modifications and dates:

Front door replaced

Further information:

A very unusual design for this period. The modern commercial developments next door has some elements of the style.

Current use:

Commercial Shop and Offices

Former use:

Commercial Shop and Residences

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	(none)-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	(none)-

Assessment of significance

SHR Criteria a)
[Historical]

High local significance

significance]

SHR Criteria b)
[Associative
significance]

Potential

SHR Criteria c)
[Aesthetic
significance]

Regional significance

SHR Criteria e)
[Research potential]

Potential

SHR Criteria f)
[Rarity]

Rare Historically Locally

Rare Aesthetically Locally

SHR Criteria g)
[Representativeness]

This item is assessed as historically representative locally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative locally.


Integrity/Intactness:

Good/High

-

—

Assessment criteria:

Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan		I0959	02 Aug 13		

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
North Sydney Heritage Study Review	1993	0766	Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison	May 1992	Y e s
North Sydney Heritage Review	2002		John Oultram		N o

References, internet links & images

None

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



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

Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 2180766

[Return to previous page](#)

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

All information and pictures on this page are the copyright of the Heritage Division or respective copyright owners.

Appendix G SafeWork NSW Records



SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

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

Our Ref: D18/178923

28 August 2018

Rohan Hammond
JBS&G Australia Pty Ltd
Level 1, 50 Margaret Street
Sydney NSW 2000

Dear Mr Hammond

RE SITE: 253-267 Pacific Highway North Sydney NSW 2000

I refer to your site search request received by SafeWork NSW on 17th August 2018 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely

Customer Service Officer
Customer Experience - Operations
SafeWork NSW

Appendix H Current & Historical Land Title Records

Cadastral Records Enquiry Report

Requested Parcel : Lot 10 DP 749576

LGA: NORTH SYDNEY

Parish : WILLOUGHBY

Identified Parcel : Lot 10 DP 749576

County : CUMBERLAND



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

[illegible]

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

4/8/2017 11:51AM

FOLIO: 10/749576

First Title(s): OLD SYSTEM

Prior Title(s): VOL 4224 FOL 161

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
30/12/1987	DP749576	DEPOSITED PLAN	FOLIO CREATED EDITION 1
6/3/1990	Y866133	CAVEAT	
18/6/1990	Z80913	LEASE	
18/6/1990	Z80914	LEASE	EDITION 2
4/9/1990	Z207181	DISCHARGE OF MORTGAGE	
4/9/1990	Z207182	TRANSFER	
4/9/1990	Z207183	MORTGAGE	EDITION 3
15/6/1992	E442923	LEASE	EDITION 4
11/5/1994	U254780	LEASE	EDITION 5
12/12/1994	U845725	LEASE	EDITION 6
2/10/1996	2480742	DISCHARGE OF MORTGAGE	
2/10/1996	2480745	MORTGAGE	EDITION 7
24/4/1997	2977296	LEASE	EDITION 8
9/7/1997	3215685	LEASE	EDITION 9
17/6/1999	5909560	DISCHARGE OF MORTGAGE	
17/6/1999	5909561	TRANSFER	EDITION 10
27/12/2001	8122011	LEASE	EDITION 11
27/11/2002	8929248	LEASE	EDITION 12
24/1/2003	9210994	LEASE	EDITION 13
25/9/2003	9914470	REQUEST	
25/9/2003	9914471	LEASE	EDITION 14
18/5/2004	AA597627	LEASE	EDITION 15
31/8/2004	AA921636	TRANSFER OF LEASE	

END OF PAGE 1 - CONTINUED OVER

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

4/8/2017 11:51AM

FOLIO: 10/749576

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
4/8/2006	AC443174	LEASE	EDITION 16
8/8/2006	AC514497	TRANSFER OF LEASE	
13/2/2009	AE357764	SURRENDER OF LEASE	
13/2/2009	AE357765	SURRENDER OF LEASE	
13/2/2009	AE357766	LEASE	EDITION 17
7/10/2009	AE966477	LEASE	EDITION 18
2/9/2013	AH959716	TRANSFER	
2/9/2013	AH959717	MORTGAGE	EDITION 19
5/11/2014	AJ10962	LEASE	EDITION 20
26/5/2015	AJ519722	LEASE	EDITION 21
21/5/2016	AK449567	DISCHARGE OF MORTGAGE	
21/5/2016	AK449568	MORTGAGE	EDITION 22

*** END OF SEARCH ***

North Sydney

PRINTED ON 4/8/2017

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

RP 13

STAMP DUTY

①



B

OFFICE USE ONLY



2
207182

TRANSFER

REAL PROPERTY ACT, 1900

T 3 2 3 X R 3/3
\$ 47

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
FOLIO IDENTIFIER 10/749576	WHOLE	NORTH SYDNEY
WATERVIL PTY. LIMITED		

TRANSFEROR
Note (b)

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$2,800,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

PACITORIA PTY. LIMITED of 15 Emerstan Drive, Castle Cove

OFFICE USE ONLY

S

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. Lease Z80913
2. Lease Z80914 3.

DATE 30th JULY 1990

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

EXECUTION
Note (g)

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

THE COMMON SEAL of WATERVIL PTY.)

Signature of Witness

LIMITED was hereunto affixed by)

Name of Witness (BLOCK LETTERS)

authority of the Board of)

Directors and in the presence)

of:)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness



Director

Secretary

Signature of Transferor

Garry Leong
Signature of Transferee's Solicitor

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

LODGED BY Westpac Banking Corporation
PHONE: 260-6756
FACSIMILE: 267-9941
DELIVERY BOX: 37Y
OUR REF:

Ref:
Delivery Box Number

LOCATION OF DOCUMENTS	
CT	OTHER
1	DM, M
	Herewith.
	In L.T.O. with
	Produced by
Secondary Directions	
Delivery Directions	

OFFICE USE ONLY

Checked EC19 um	Passed	REGISTERED	-19
Signed	Extra Fee		

Ref:North Sydney /Src:M

Form: 97-01T

Licence: LAW/0526/98

TRANSFER

New South Wales

Real Property Act 1900

Office of State Revenue use only

CLIENT No. 2362343

STAMP DUTY

TRANSACTION No. 992301

ASSESSMENT DETAILS

5909561N



STAMP No. 033

SIGNATURE

DATE 31-5-99

(A) **LAND TRANSFERRED**

If appropriate, specify the share or part transferred.

10/749576

(B) **LODGED BY**

LTO Box

Name, Address or DX and Telephone

H M ALLEN & CO

Law Stationers

REFERENCE (optional): 47V

BSS. 990262

(C) **TRANSFEROR**

PACITORIA PTY. LIMITED (ACN 001 810 582)

(D) acknowledges receipt of the consideration of \$2405000.00

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

(E) Encumbrances (if applicable) 1.

2.

3.

(F) **TRANSFEE**

T
TS
(s713
LGA)
TW
(Sheriff)

BRESDOT PTY LIMITED (ACN 001 939 466)

(G)

TENANCY:

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

16 June 1999

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

SECRETARY

Address of Witness

[Signature]

DIRECTOR

Signature of Transferor



[Signature]

DANIEL JOHN MARUCCI

Solicitor for the Transferee 28/5/99

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 10/749576

SEARCH DATE	TIME	EDITION NO	DATE
4/8/2017	11:52 AM	22	21/5/2016

LAND

LOT 10 IN DEPOSITED PLAN 749576
AT NORTH SYDNEY
LOCAL GOVERNMENT AREA NORTH SYDNEY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP749576

FIRST SCHEDULE

MENTOR 1 PROPERTY HOLDINGS PTY LIMITED

(T AH959716)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AE357766 LEASE TO THYSSENKRUPP MANNEX PTY LIMITED OF PART GROUND FLOOR SHOWN HATCHED IN PLAN WITH AE357766, THE 1ST FLOOR & CARSPACES NUMBERED 1-10 & 12-14, STORAGE AREA KNOWN AS S1 IN THE BASEMENT, 267-269 PACIFIC HIGHWAY, NORTH SYDNEY. EXPIRES: 23/11/2013. OPTION OF RENEWAL: 5 YEARS.
- 3 AJ10962 LEASE TO THE HERB BOOTH PTY LTD OF GROUND FLOOR, SUITE 1, 267 PACIFIC HIGHWAY, NORTH SYDNEY. EXPIRES: 13/4/2017. OPTION OF RENEWAL: 3 YEARS.
- 4 AJ519722 LEASE TO ONESAAS INTEGRATIONS PTY LTD OF LEVEL 1, 267 PACIFIC HIGHWAY, NORTH SYDNEY. EXPIRES: 30/6/2017. OPTION OF RENEWAL: 3 YEARS.
- 5 AK449568 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

North Sydney

PRINTED ON 4/8/2017

Requested Parcel : Lot 10 DP 749576
LGA : NORTH SYDNEY

Parish : WILLOUGHBY

Identified Parcel : Lot 10 DP 749576
County : CUMBERLAND

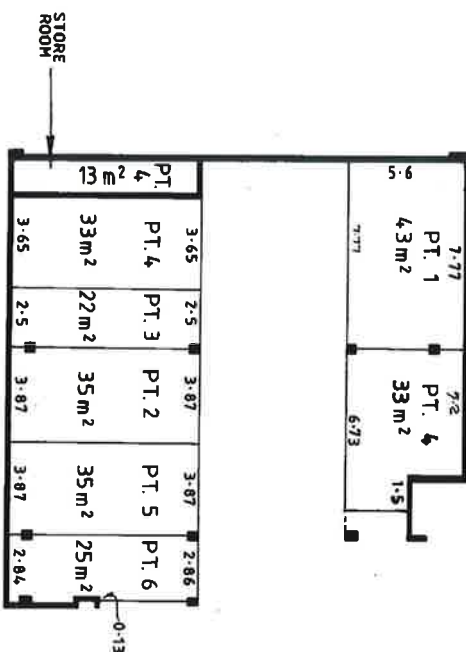
County : CUMBERLAND



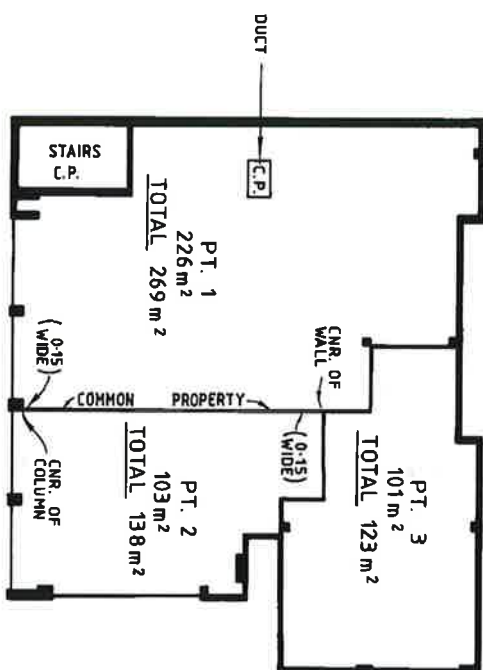
92.955871 E

STRATA PLAN 22870

BASEMENT FLOOR
CAR SPACES



GROUND FLOOR



SYMBOLS

	DENOTES	BOUNDARY	IS	FACE	COLUMN
	DENOTES	BOUNDARY	IS	CENTRE	OF COLUMN
	DENOTES	COMMON	PROPERTY		

Reduction Ratio 1:200

Lengths are in metres

Registered Surveyor

SURVEYOR'S REFERENCE: 15353 / 6

Council Clerk

2555810 2H 3/3

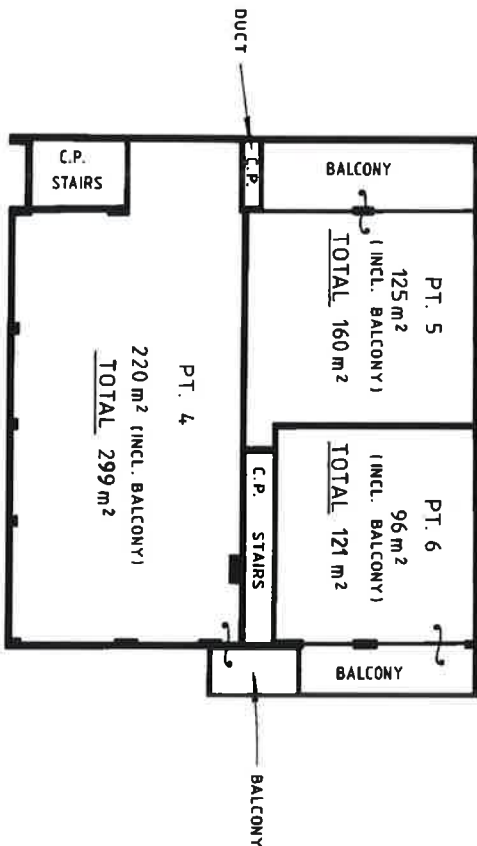
FORM 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 3 of 3 Sheets

STRATA PLAN 22870

FIRST FLOOR



NOTES

1. BALCONIES EXTEND TO A HEIGHT OF 2.5 ABOVE THE UPPER SURFACE OF THE CONCRETE FLOOR EXCEPT WHERE COVERED.
2. C.P. DENOTES COMMON PROPERTY.

SCHEDULE OF UNIT ENTITLEMENT	
LOT N°	ENTITLEMENT
1	20
2	15
3	15
4	20
5	15
6	15
AGGREGATE	100

Reduction Ratio 1: 200

Lengths are in metres

SURVEYOR'S REFERENCE: 15353 / 6

[Signature]
Registered Surveyor

[Signature]
Council Clerk



2555810 2H 3/3

OFFICE USE ONLY

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT
DP 86860

FEET INCHES	METRES
1	0.025
1 1/2	0.038
2	0.051
2 1/2	0.064
3	0.076
3 1/2	0.089
4	0.102
4 1/2	0.115
5	0.127
5 1/2	0.140
6	0.152
6 1/2	0.165
7	0.178
7 1/2	0.191
8	0.203
8 1/2	0.216
9	0.229
9 1/2	0.242
10	0.254
10 1/2	0.267
11	0.279
11 1/2	0.292
12	0.305
12 1/2	0.318
13	0.330
13 1/2	0.343
14	0.355
14 1/2	0.368
15	0.381
15 1/2	0.394
16	0.406
16 1/2	0.419
17	0.432
17 1/2	0.445
18	0.457
18 1/2	0.470
19	0.482
19 1/2	0.495
20	0.508
20 1/2	0.521
21	0.533
21 1/2	0.546
22	0.559
22 1/2	0.572
23	0.584
23 1/2	0.597
24	0.610
24 1/2	0.623
25	0.635
25 1/2	0.648
26	0.660
26 1/2	0.673
27	0.686
27 1/2	0.699
28	0.711
28 1/2	0.724
29	0.737
29 1/2	0.750
30	0.762
30 1/2	0.775
31	0.787
31 1/2	0.800
32	0.813
32 1/2	0.826
33	0.838
33 1/2	0.851
34	0.864
34 1/2	0.877
35	0.889
35 1/2	0.902
36	0.914
36 1/2	0.927
37	0.940
37 1/2	0.953
38	0.965
38 1/2	0.978
39	0.991
39 1/2	1.004
40	1.017
40 1/2	1.030
41	1.042
41 1/2	1.055
42	1.068
42 1/2	1.081
43	1.094
43 1/2	1.107
44	1.119
44 1/2	1.132
45	1.145
45 1/2	1.158
46	1.171
46 1/2	1.184
47	1.196
47 1/2	1.209
48	1.222
48 1/2	1.235
49	1.248
49 1/2	1.261
50	1.273
50 1/2	1.286
51	1.299
51 1/2	1.312
52	1.325
52 1/2	1.338
53	1.350
53 1/2	1.363
54	1.376
54 1/2	1.389
55	1.401
55 1/2	1.414
56	1.427
56 1/2	1.440
57	1.453
57 1/2	1.466
58	1.478
58 1/2	1.491
59	1.504
59 1/2	1.517
60	1.529
60 1/2	1.542
61	1.555
61 1/2	1.568
62	1.581
62 1/2	1.594
63	1.606
63 1/2	1.619
64	1.632
64 1/2	1.645
65	1.658
65 1/2	1.671
66	1.683
66 1/2	1.696
67	1.709
67 1/2	1.722
68	1.735
68 1/2	1.748
69	1.760
69 1/2	1.773
70	1.786
70 1/2	1.799
71	1.812
71 1/2	1.825
72	1.838
72 1/2	1.851
73	1.863
73 1/2	1.876
74	1.889
74 1/2	1.902
75	1.915
75 1/2	1.928
76	1.940
76 1/2	1.953
77	1.966
77 1/2	1.979
78	1.992
78 1/2	2.005
79	2.017
79 1/2	2.030
80	2.043
80 1/2	2.056
81	2.069
81 1/2	2.082
82	2.094
82 1/2	2.107
83	2.120
83 1/2	2.133
84	2.146
84 1/2	2.159
85	2.171
85 1/2	2.184
86	2.197
86 1/2	2.210
87	2.223
87 1/2	2.236
88	2.248
88 1/2	2.261
89	2.274
89 1/2	2.287
90	2.300
90 1/2	2.313
91	2.325
91 1/2	2.338
92	2.351
92 1/2	2.364
93	2.377
93 1/2	2.390
94	2.402
94 1/2	2.415
95	2.428
95 1/2	2.441
96	2.454
96 1/2	2.467
97	2.479
97 1/2	2.492
98	2.505
98 1/2	2.518
99	2.531
99 1/2	2.544
100	2.557
100 1/2	2.570
101	2.582
101 1/2	2.595
102	2.608
102 1/2	2.621
103	2.634
103 1/2	2.647
104	2.659
104 1/2	2.672
105	2.685
105 1/2	2.698
106	2.711
106 1/2	2.724
107	2.736
107 1/2	2.749
108	2.762
108 1/2	2.775
109	2.788
109 1/2	2.801
110	2.813
110 1/2	2.826
111	2.839
111 1/2	2.852
112	2.865
112 1/2	2.878
113	2.890
113 1/2	2.903
114	2.916
114 1/2	2.929
115	2.942
115 1/2	2.955
116	2.967
116 1/2	2.980
117	2.993
117 1/2	3.006
118	3.019
118 1/2	3.032
119	3.044
119 1/2	3.057
120	3.070
120 1/2	3.083
121	3.096
121 1/2	3.109
122	3.121
122 1/2	3.134
123	3.147
123 1/2	3.160
124	3.173
124 1/2	3.186
125	3.198
125 1/2	3.211
126	3.224
126 1/2	3.237
127	3.250
127 1/2	3.263
128	3.275
128 1/2	3.288
129	3.301
129 1/2	3.314
130	3.327
130 1/2	3.340
131	3.352
131 1/2	3.365
132	3.378
132 1/2	3.391
133	3.404
133 1/2	3.417
134	3.429
134 1/2	3.442
135	3.455
135 1/2	3.468
136	3.481
136 1/2	3.494
137	3.507
137 1/2	3.520
138	3.532
138 1/2	3.545
139	3.558
139 1/2	3.571
140	3.584
140 1/2	3.597
141	3.609
141 1/2	3.622
142	3.635
142 1/2	3.648
143	3.661
143 1/2	3.674
144	3.687
144 1/2	3.700
145	3.712
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146	3.738
146 1/2	3.751
147	3.764
147 1/2	3.777
148	3.789
148 1/2	3.802
149	3.815
149 1/2	3.828
150	3.841
150 1/2	3.854
151	3.867
151 1/2	3.880
152	3.892
152 1/2	3.905
153	3.918
153 1/2	3.931
154	3.944
154 1/2	3.957
155	3.969
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156	3.995
156 1/2	4.008
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157 1/2	4.034
158	4.047
158 1/2	4.060
159	4.072
159 1/2	4.085
160	4.098
160 1/2	4.111
161	4.124
161 1/2	4.137
162	4.150
162 1/2	4.163
163	4.175
163 1/2	4.188
164	4.201
164 1/2	4.214
165	4.227
165 1/2	4.240
166	4.253
166 1/2	4.266
167	4.278
167 1/2	4.291
168	4.304
168 1/2	4.317
169	4.330
169 1/2	4.343
170	4.356
170 1/2	4.369
171	4.381
171 1/2	4.394
172	4.407
172 1/2	4.420
173	4.433
173 1/2	4.446
174	4.459
174 1/2	4.472
175	4.484
175 1/2	4.497
176	4.510
176 1/2	4.523
177	4.536
177 1/2	4.549
178	4.562
178 1/2	4.575
179	4.587
179 1/2	4.600
180	4.613
180 1/2	4.626
181	4.639
181 1/2	4.652
182	4.665
182 1/2	4.678
183	4.690
183 1/2	4.703
184	4.716
184 1/2	4.729
185	4.742
185 1/2	4.755
186	4.768
186 1/2	4.781
187	4.793
187 1/2	4.806
188	4.819
188 1/2	4.832
189	4.845
189 1/2	4.858
190	4.871
190 1/2	4.884
191	4.896
191 1/2	4.909
192	4.922
192 1/2	4.935
193	4.948
193 1/2	4.961
194	4.974
194 1/2	4.987
195	4.999
195 1/2	5.012
196	5.025
196 1/2	5.038
197	5.051
197 1/2	5.064
198	5.077
198 1/2	5.090
199	5.102
199 1/2	5.115
200	5.128
200 1/2	5.141
201	5.154
201 1/2	5.167
202	5.180
202 1/2	5.193
203	5.205
203 1/2	5.218
204	5.231
204 1/2	5.244
205	5.257
205 1/2	5.270
206	5.283
206 1/2	5.296
207	5.308
207 1/2	5.321
208	5.334
208 1/2	5.347
209	5.360
209 1/2	5.373
210	5.386
210 1/2	5.399
211	5.411
211 1/2	5.424
212	5.437
212 1/2	5.450
213	5.463
213 1/2	5.476
214	5.489
214 1/2	5.502
215	5.514
215 1/2	5.527
216	5.540
216 1/2	5.553
217	5.566
217 1/2	5.579
218	5.592
218 1/2	5.605
219	5.617
219 1/2	5.630
220	5.643
220 1/2	5.656
221	5.669
221 1/2	5.682
222	5.695
222 1/2	5.708
223	5.720
223 1/2	5.733
224	5.746
224 1/2	5.759
225	5.772
225 1/2	5.785
226	5.798
226 1/2	5.811
227	5.823
227 1/2	5.836
228	5.849
228 1/2	5.862
229	5.875
229 1/2	5.888
230	5.901
230 1/2	5.914
231	5.926
231 1/2	5.939
232	5.952
232 1/2	5.965
233	5.978
233 1/2	5.991
234	6.004
234 1/2	6.017
235	6.030
235 1/2	6.043
236	6.056
236 1/2	6.069
237	6.081
237 1/2	6.094
238	6.107
238 1/2	6.120
239	6.133
239 1/2	6.146
240	6.159
240 1/2	6.172
241	

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

15351 Fol. 240

(Page 1) Vol. 15351 Fol. 240

NEW SOUTH WALES

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900

TORRENS TITLE
CANCELLED

First Title : Old System OS

Prior Title : Vol.6295 Fol.124



Vol. 15351 Fol. 240

SEE AUTO FOLIO
EDITION 3 7 1985
ISSUED

I certify that The Proprietors - Strata Plan No. 22870 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the common property in the strata scheme relating to the Strata Plan so numbered, within the land described, subject to the recordings hereon and to the provisions of the Real Property Act, 1900.

5

[Signature]

Registrar General.



ADDRESS FOR SERVICE OF NOTICES

255 PACIFIC HIGHWAY, NORTH SYDNEY 2060.

LAND REFERRED TO Lot 50 in Deposited Plan 714323 at North Sydney in the Municipality of North Sydney Parish of Willoughby and County of Cumberland.

RECORDINGS

1. Reservations and conditions in the Crown Grant.

SCHEDULE OF UNIT ENTITLEMENT

Aggregate unit entitlement: 100

Lot No.	Strata Plan No.	Unit Entitlement
1	22870	20
2	"	15
3	"	15
4	"	20
5	"	15
6	"	15

15351240



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



40830-4150

RECORDINGS (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

7/8/2017 7:51AM

FOLIO: CP/SP22870

First Title(s): OLD SYSTEM

Prior Title(s): VOL 15351 FOL 240

Recorded	Number	Type of Instrument	C.T. Issue
29/4/1986		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/5/1986		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/8/1999	6078944	CHANGE OF BY-LAWS	EDITION 1
19/10/2006	AC679767	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: CP/SP22870

SEARCH DATE	TIME	EDITION NO	DATE
7/8/2017	7:53 AM	1	10/8/1999

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 22870
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT NORTH SYDNEY
LOCAL GOVERNMENT AREA NORTH SYDNEY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM SHEET 1 SP22870

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 22870
ADDRESS FOR SERVICE OF DOCUMENTS:
255 PACIFIC HIGHWAY
NORTH SYDNEY 2060

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 ATTENTION IS DIRECTED TO BY-LAWS SET OUT IN SCHEDULE 1 STRATA
SCHEMES MANAGEMENT ACT 1996
- 3 6078944 CHANGE OF BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 100)

STRATA PLAN 22870

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 20	2	- 15	3	- 15	4	- 20
5	- 15	6	- 15				

NOTATIONS

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

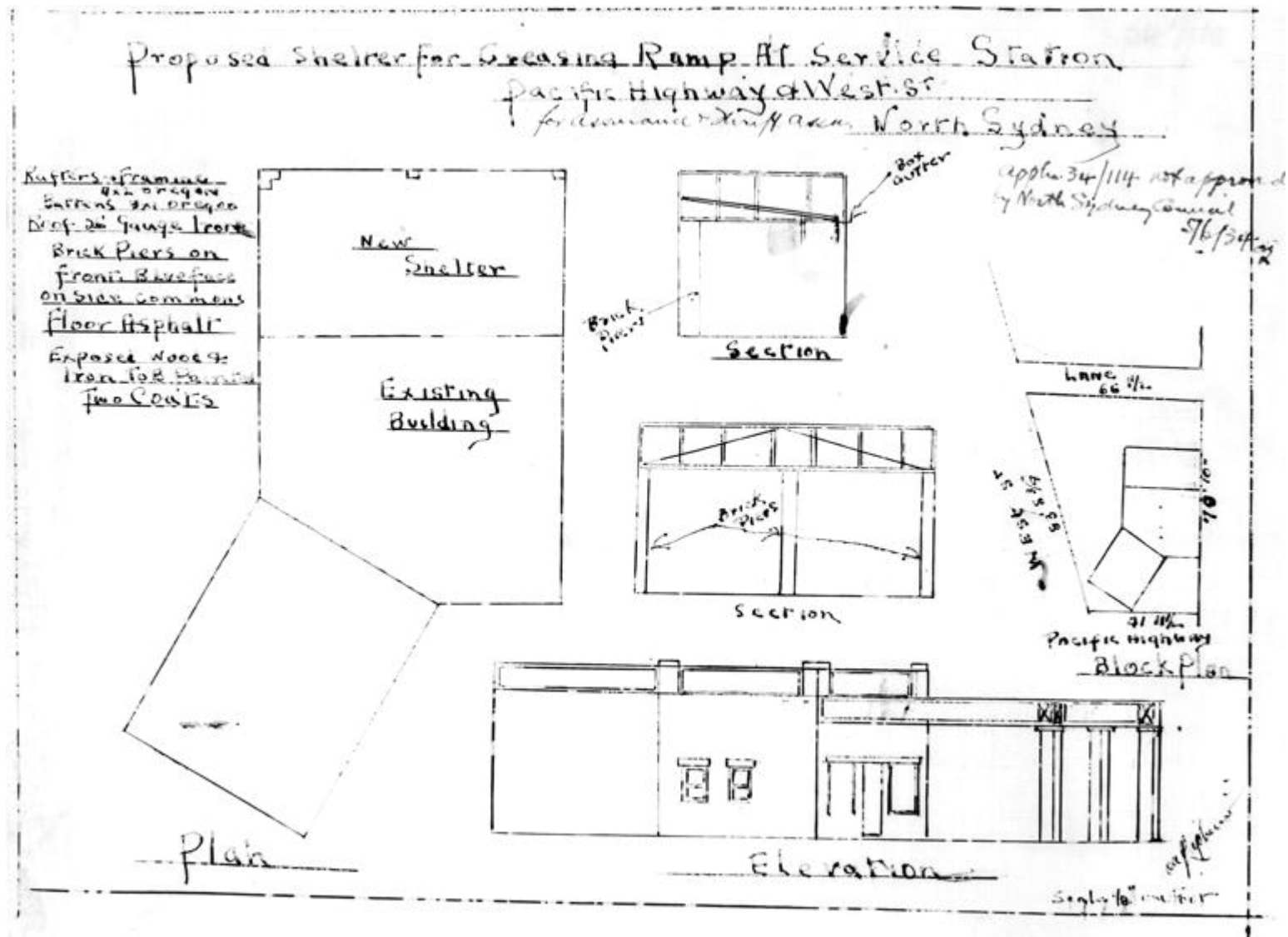
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

North Sydney

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Appendix I Council Records





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1	Rohan Hammond	Seth Molinari	Seth Molinari		5 September 2018

