



Douglas Partners

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Report on
Preliminary Site Investigation (Contamination)

Proposed Mixed Use Development
44-52 Anderson Street, Chatswood

Prepared for
Heworth Holdings Group Pty Ltd

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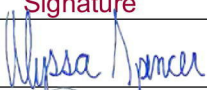
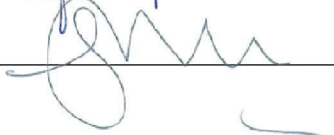
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Executive Summary

This report presents the results of a Preliminary Site Investigation (Contamination) (PSI) for a proposed mixed use development at 44-52 Anderson Street, Chatswood (the site). The proposed development of the site comprises demolition of the residential buildings currently on the site and construction of a mixed use building comprising basement parking, ground and podium level retail and commercial uses with a 27-storey residential tower above.

The investigation included a desktop review of site history, a site walkover, and development of a conceptual site model.

The reviewed site history sources indicate that the site had a residential land use from at least 1930, if not earlier. Apartments which currently occupy 44 and 46 Anderson Street were likely constructed between 1955 and 1961 and townhouses which currently occupy 52 Anderson Street were likely constructed around 2007. Historical and current surrounding land uses include low to high density residential, educational, commercial and a rail line.

Identified potential sources of contamination at the site include imported fill, hazardous building materials from the existing and former buildings on the site and off-site (up-gradient) service stations and the rail line.

Based on the review of results of this PSI it is considered that the potential for gross site contamination is low to moderate. Potential sources of contamination identified from the site history information reviewed herein and from the site walkover include imported fill, hazardous building materials from the existing and former buildings on the site and onsite pool chemical storage.

For a more conclusive evaluation, is recommended that a Detailed Site Investigation (Contamination) (DSI) and a Hazardous Building Materials (HAZMAT) survey for the apartment buildings at 44 and 46 Anderson Street (SP80201 SP68797) is undertaken. The purpose of the DSI is to evaluate the potential contamination status of the site and assess the site's suitability (from a site contamination standpoint) for the proposed mixed use development. The purpose of the HAZMAT survey is to identify and advice on appropriate management of hazardous building materials at the site (if present).

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Report on Preliminary Site Investigation (Contamination)

Proposed Mixed Use Development

44-52 Anderson Street, Chatswood

1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by Heworth Holdings Group Pty Ltd to complete this preliminary site investigation (Contamination) (PSI) undertaken for a proposed mixed use development for the site at 44-52 Anderson Street, Chatswood (the site). The site is shown on Drawing 1, Appendix A.

The investigation was undertaken in accordance with DP's proposal SYD201158 dated 16 October 2020.

It is understood that the proposed development is for a mixed use building comprising basement parking, ground and podium level retail and commercial uses with a 27-storey residential tower above.

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to the proposed development.

This report must be read in conjunction with all appendices including the notes provided in Appendix B.

The following key guidelines were consulted in the preparation of this report:

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)* [NEPM] (NEPC, 2013); and
- NSW EPA *Guidelines for Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

2. Background

DP has conducted a number of contamination and geotechnical investigations in the vicinity of the site including investigations for residential developments, commercial developments and high-rise developments south of the site. Neighbouring sites have been found to be underlain by topsoil and fill over residual silty clays and Ashfield Shale then sandstone bedrock. Shallow groundwater has been encountered in the vicinity of the site however this is generally considered to be perched seepage along the rock surface and within fractured zones rather than the regional groundwater table. The permanent regional groundwater table is likely to be within the bedrock.

Contamination in soil and groundwater has been identified at properties around the site, although soil contamination is generally considered to be associated with imported fill and groundwater contamination is generally considered to be reflective of the background contamination levels in urbanised areas. Summaries of several relevant DP investigations in the vicinity of the site are detailed below.

2.1 Preliminary Site Investigation (Contamination) and Geotechnical Investigation - 300 m south-east (DP 2005)

DP undertook a PSI and series of geotechnical investigations at a property approximately 300 m south-east of the site in 2005. The investigations included a review of site history, drilling of eight boreholes and installation of two groundwater monitoring wells.

The PSI determined that fill and hazardous building material in buildings were the primary potential source of contamination at the property, although no intrusive sampling was undertaken.

The geotechnical investigation encountered fill and residual silty clay to depths of between 3.1 m to 5.3 m, underlain by Ashfield Shale, interbedded siltstone, sandstone and laminite (Mittagong Formation) and Hawkesbury Sandstone. Groundwater was encountered at depths of 3.9 m (within the soil profile) and 7. m (within the Mittagong formation) in the two wells (RL 82.8 and 76.7 AHD).

2.2 Geotechnical Assessment - 250 m south-east (DP 2009)

DP undertook a geotechnical assessment at a property approximately 250 m south-east of the site in 2009. The investigation included the drilling of six boreholes. The subsurface conditions encountered included fill to depths of between 0.3 m and 0.7 m, silty clay to depths of between 1.5 m and 1.7 m and shale to borehole termination depths (between 1.9 m and 2.3 m). Groundwater was not observed in any boreholes.

2.3 Detailed Site Investigation (Contamination) - 600 m south-east (DP 2010)

DP undertook a Detailed Site Investigation (Contamination) (DSI) at a property approximately 600 m south-east of the site in 2010. The investigation included a review of site history, drilling of ten boreholes for soil sampling and installation of two wells for groundwater sampling.

The site history review found that the site had a residential use until around 1980 when it was developed for commercial purposes. The surrounding land use was found to have a similar history, transitioning from primarily residential to mixed commercial and residential.

Subsurface conditions encountered in the boreholes included fill to depths of up to 0.6 m underlain by natural clays. Groundwater was encountered at depths of between 3.0 m and 3.4 m.

Soil sample analysis found elevated concentrations of contamination within fill soils including polycyclic aromatic hydrocarbons (PAH) and some heavy metals. Asbestos was also encountered in one borehole. Groundwater analysis found concentrations of some heavy metals above the assessment criteria, however concentrations were considered to be representative of background levels for urban Sydney.

2.4 Contamination and Geotechnical Investigations - 175 m south-west (DP 2011a)

DP undertook a series of investigations at a property 175 m south-west of the site between 2001 and 2011, including a site history review, a geotechnical investigation and environmental sampling.

Most soil samples taken were within the assessment criteria with the exception of lead and TRH in some fill samples. Additionally, two fragments of asbestos-cement were found at the ground surface.

Potential sources of contamination identified included imported fill and surrounding commercial land uses (i.e., railways, motor garages and a Council depot).

2.5 Detailed Site Investigation (Contamination) and Geotechnical Investigation - 600 m east (DP 2011b)

DP undertook a DSI and geotechnical assessment at a property approximately 600 m east of the site in 2011. The investigation included drilling of 13 boreholes for soil sampling and installation of three wells for groundwater sampling.

Subsurface conditions encountered in the boreholes included fill to depths of between 0.4 m and 0.8 m, natural clays to depths of between 2.5 m and 4.0 m and bedrock to borehole termination depths. Groundwater was encountered at depths of between 3.5 m and 4.2 m.

Soil sample analysis found concentrations of some heavy metals and benzo(a)pyrene above the assessment criteria in some fill soils, however, the contamination had low leachability and was considered to be confined to the fill layer. Groundwater sample analysis found concentrations of some heavy metals above the assessment criteria, however like DP (2010), the elevated concentrations were considered to be reflective of the urbanised nature of the area as opposed contamination at the property.

Several underground storage tanks (UST) were known to be present at the site, however, the intrusive sampling indicated that contamination associated with the USTs was unlikely.

2.6 Preliminary Site Investigation (Contamination) and Geotechnical Investigation - 360 m south-east (DP 2018)

DP undertook a PSI and geotechnical investigation at a property approximately 360 m south-east of the site in 2018. The investigation included a review of site history, drilling of four boreholes for soil sampling and installation of one well for groundwater monitoring.

Based on the site history review, potential sources of contamination were considered to include; deterioration of buildings on the property, imported fill and adjacent commercial site uses.

Subsurface conditions encountered in the boreholes included fill to depths of between 0.6 m and 1.9 m, silty clay to depths of between 3.3 m and 3.4 m, shale / laminate / sandstone to depths of between 6.1 m and 6.4 m and sandstone to borehole termination depths. Groundwater was encountered at 5.3 m (RL 80.4 m).

Laboratory analysis found that all soils tested were within the assessment criteria, indicating the absence of gross soil contamination at the property. Some heavy metals were detected in groundwater at concentrations above the assessment criteria, however, as reported in DP (2011b) and DP (2010), concentrations were considered to be reflective of local diffuse source contaminant levels in groundwater and not a result of contamination within the property.

2.7 Preliminary Site Investigation (Contamination) and Geotechnical Investigation - 100 m south-east (DP 2019)

DP undertook a PSI and geotechnical investigation at a property approximately 100 m south-east of the site in 2019. The investigation included drilling of ten boreholes, environmental sampling from six boreholes and a review of site history.

The investigation encountered fill soils to depths of up to 0.85 m, underlain by residual clay to depths of between 1.2 m and 1.5 m and low to medium strength Ashfield Shale to borehole termination depths.

Groundwater was encountered at depths of between 0.7 m and 5.0 m and was considered likely to be perched seepage near the soil / bedrock interface rather than the permanent regional groundwater table, which is likely to be within bedrock.

The site history review indicated the surrounding land use has progressively changed from low density residential to a mix of low-high density residential and commercial.

The soil sampling detected elevated concentrations of some heavy metals and total recoverable hydrocarbons (TRH) in fill soils, however leachability testing suggested a generally low risk of contamination migrating into the natural soils or off site.

3. Scope of Works

The scope of works for this PSI included the following:

- Review of geological, soil and topographical maps;
- Review of DP's previous contamination assessment reports in the vicinity of the site;
- Search of NSW EPA online records to determine the existence of statutory notices or Licences for the site, or adjacent land, under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*;
- Obtain and review of historical aerial photographs;
- Review of Section 10.7 (2 and 5) Planning Certificates [provided by client];
- Review of historical land title deed information;
- Review of records held by SafeWork NSW pertaining to the storage of dangerous goods;
- Search of Council records available through the *Government Information (Public Access) (GIPA) Act 2009*;

- Search of groundwater bores registered with Water NSW in the vicinity of the site;
- A site walkover to identify signs of contamination, potential sources of contamination, hydrological and geological features;
- An interview with site personnel with knowledge of history and maintenance of the site;
- Development of a preliminary conceptual site model (CSM); and
- Preparation of this PSI report outlining the methodology and results of the assessment. The report provides comments on the site history, potential for contamination at the site and recommendations for further investigation works.

4. Site Information

Site Address	44, 46 and 52 Anderson Street, Chatswood
Legal Description	SP80201, SP68797 and SP78790
Area	2,697 m ²
Zoning	Zone R3 Medium Density Residential
Local Council Area	Willoughby City Council
Current Use	Residential
Surrounding Uses	North - Residential East - Commercial and residential South - Commercial West - Commercial and high-density residential

The site comprises three allotments located at 44, 46 and 52 Anderson Street, Chatswood. The site is currently occupied by two 3-storey apartment buildings and five 3-storey townhouses.

5. Environmental Setting

5.1 Topography

Regional topography around the site generally slopes downwards to the south-east

Site elevation lies between 101 m and 105 m relative to Australian Height Datum (AHD). Site topography slopes gently downwards towards the south-west.

The site and regional topography are shown in Figure 1, below.



Figure 1: Site and Regional Topography with 2 m Elevation Contours

5.2 Site Geology

Reference to the Sydney 1:100 000 Geology Sheet indicates that the site is underlain by Ashfield Shale which comprises black to dark grey shale and laminite.

Reference to the Sydney 1:100 000 Soils Landscape Sheet indicates that the site sits on the border between Blacktown residual soils and Glenorie erosional soils. Blacktown residual soils typically comprise shallow to moderately deep red and brown podzolic soils on crests, upper slopes and well drained areas and deep yellow podzolic soils and soloths on lower slopes and in areas of poor drainage. Glenorie erosional soils typically comprise shallow to moderately deep red podzolic soils on crests, moderately deep red and brown podzolic soils on upper slopes, deep yellow podzolic soils on lower slopes and humic gleys, yellow podzolic soils and gleyed podzolic soils along drainage lines.

The boundary between the soil landscapes is shown in Figure 2.



Figure 2: Soils Landscape Boundary

5.3 Acid Sulphate Soils

Published Acid Sulfate Soil (ASS) risk mapping from indicates that the site is in an area with low probability of ASS occurrence.

Reference to the Willoughby Local Environmental Plan 2012 indicates that the site is in a 'Class 5' area. ASS are not typically found in Class 5 areas.

No areas mapped for ASS occurrence or with a different classification are within 500 m of the site.

5.4 Surface Water and Groundwater

Based on local topographic contours, it is anticipated that groundwater underlying the site flows in a north-easterly to easterly direction, towards Scotts Creek catchment, a disturbed freshwater creek, which ultimately discharges to Sugarloaf Bay in Middle Harbour. With respect to surface water, given the highly developed nature of the area, including paved driveways / streets and drains, most surface water flowing off the site is anticipated to be collected by the local stormwater network.

Given the local geology (i.e., Ashfield Shale), the groundwater in the fractured rock beneath the site is anticipated to be saline and very low yield. Accordingly, there would be no significant potential beneficial uses of the groundwater.

A search of the publicly available registered groundwater bore database indicated that there are nineteen registered groundwater bores within 1 km of the site. Thirteen of the bores are in a cluster between 504 m and 627 m north of the site. Six of the bores are between 628 m and 987 m south of the site.

Four groundwater bores from within 1 km of the site which have recorded standing water levels are summarised in Table 1.

Table 1: Summary of Available Information from Nearby Registered Groundwater Bores

Bore ID Authorised Purpose Completion Year Status	Location Relative to Site	Final Depth (m)	Standing Water Level (m bgl)
GW107757 Recreation 2005	631 m south	162.6	25.6
GW114838 Monitoring 2011	501 m north	9.7	3.9
GW114837 Monitoring 2011	532 m north	5.0	2.6
GW114836 Monitoring 2011	585 m north	15.0	8.8

6. Site History

6.1 Title Deeds

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. A summary of the title deeds for each of the three lots and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Table 2-4.

Table 2: Historical Title Deeds - SP80201 (44 Anderson Street)

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
07.10.1904 (1904 to 1959)	Eliza Emma Edith Schuch (Married Woman)	Residential
12.01.1959 (1959 to 1959)	Nancy Beatrice Schuch (Widow)	Residential
12.01.1959 (1959 to 1959)	Nancy Beatrice Schuch (Widow) Ralph Suttor Ind (Solicitor)	Residential
13.04.1959 (1959 to 1960)	Hotham Estates Pty Limited	Residential
11.05.1960 (1960 to 2008)	The Krest Home Units Pty Limited	Residential
11.02.2008	Registration date of Strata Plan No. 80201	-
11.02.2008 (2008 to date)	# The Owners - Strata Plan No. 80201	Residential

Denotes Current Registered Proprietor

Table 3: Historical Title Deeds - SP68797 (46 Anderson Street)

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
07.10.1904 (1904 to 1959)	Eliza Emma Edith Schuch (Married Woman)	Residential
12.01.1959 (1959 to 1959)	Nancy Beatrice Schuch (Widow)	Residential
12.02.1959	Nancy Beatrice Schuch (Widow) Ralph Suttor Ind (Solicitor)	Residential
13.04.1959 (1959 to 1959)	Hotham Estates Pty Limited	Residential
09.10.1959 (1959 to 2002)	Forest View Pty Limited	Residential
26.09.2002	Registration date of Strata Plan No. 68797	-
26.09.2002 (2002 to date)	# The Owners - Strata Plan No. 80201	Residential

Denotes Current Registered Proprietor

Table 4: Historical Title Deeds - SP78790 (52 Anderson Street)

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
07.10.1904 (1904 to 1959)	Eliza Emma Edith Schuch (Married Woman)	Residential
12.01.1959 (1959 to 1959)	Nancy Beatrice Schuch (Widow)	Residential
12.02.1959	Nancy Beatrice Schuch (Widow) Ralph Suttor Ind (Solicitor)	Residential
27.02.1959 (1959 to 1959)	Maud Alice Macleod (Widow)	Residential
17.08.1959 (1959 to 1978)	Lilian Lenore Stewart (Widow)	Residential
24.02.1978 (1978 to 1978)	Moya Smith (Clerk)	Residential
21.06.1078 (1978 to 2003)	Theodore Leibovitch	Residential
23.01.2003 (2003 to 2007)	Surrey Corporation Pty Limited	Residential
07.05.2007	Registration date of Strata Plan No. 78790	-
07.05.207 (2007 to date)	# The Owners - Strata Plan No. 78790	Residential

Denotes Current Registered Proprietor

6.2 Historical Aerial Photography

Several historical aerial photographs were obtained from public databases including NSW Government online archives and nearmaps.com.au. Extracts of the aerial photographs are included in Appendix D. A summary of key features observed for the site and surrounding land is presented in Table 5.

Table 5: Summary of Historical Aerial Photographs

Year	Site	Surrounding Land Use
1930	The site appeared to contain at least two medium-sized residential buildings, but due to the grainy nature of the image, building details cannot be seen.	The immediate surrounding area consisted primarily of residential buildings. The area had a well-developed road network consistent with the major roadways in the area today. Ovals were present to the north-east and south-west of the site. A rail line can be seen west of the site.
1943	Additional details of the buildings on the site can be seen when compared to the 1930 photograph. One of the buildings covered what is now SP78790 and one of the buildings covered both SP68797 and SP80201 along with an open space / backyard. A small structure, possible a garage, was present on the northern boundary of the site (SP78790).	The surrounding area was further developed, with more residential buildings and roads visible. A large building (likely commercial) can be seen south-east of the site. Several large (likely) commercial buildings were constructed south and south east of the site.
1955	No changes were apparent when compared with the 1943 aerial photograph, although the photograph is not very clear.	No changes were apparent when compared with the 1943 aerial photograph.
1961	The two buildings on the site were demolished and replaced with three buildings, one on each of the three current lots. A small structure, possibly a garage, was present beside the buildings on the southern and northern site boundaries. The buildings cover the area that was previously open space / backyard. Small garden beds and landscaped yards bordered the houses.	Several large commercial developments were constructed south of the site including a mall with a large carpark approximately 300 m south-east of the site, a possible school and church approximately 150 m south-east of the site and a building possible related to the Post Office 250 m south-west of the site.
1965	No changes were apparent when compared with the 1961 aerial photograph.	The school / church south-east of the site was further developed. Several additional high-rises, possibly office or apartment buildings, were constructed south of the site.
1972	No changes were apparent when compared with the 1965 aerial photograph, although the site can only be partially seen in the photograph.	No changes were apparent when compared with the 1965 aerial photograph.
1986	No changes were apparent when compared with the 1972 aerial photograph.	Significant commercial development occurred south and the west of the site, including additional buildings around the mall. Several residential dwellings west of the site were replaced with high rise apartments.

Year	Site	Surrounding Land Use
1991	No significant changes are apparent when compared with the 1986 photograph.	The land along the west site boundary appeared to be under construction, possibly for works associated with the railway line.
1994	No significant changes are apparent when compared with the 1991 photograph.	No significant changes are apparent when compared with the 1991 photograph.
2002	No significant changes are apparent when compared with the 1994 photograph.	Several additional high-rise buildings were constructed west of the site.
2009	The building on the northern part of the site (SP78790) had been removed since 2002 and replaced with the building which currently occupies the site.	A possible apartment building was constructed along the western site boundary.
2014	No significant changes are apparent when compared with the 2009 photograph.	No significant changes are apparent when compared with the 2009 photograph.
2020	No significant changes are apparent when compared with the 2020 photograph.	No significant changes are apparent when compared with the 2020 photograph.

6.3 Public Registers and Planning Records

EPA Notices [accessed 11/11/2020]	<p>The results of a search of the public database of records of contaminated sites under Section 58 of the <i>Contaminated Land Management Act</i> 1997 (CLM Act) indicated that the site was not listed as a contaminated site notified to the EPA.</p> <p>Four properties notified as contaminated were located within a 1 km buffer zone of the site, all of which have been contaminated through use as automobile service stations:</p> <ul style="list-style-type: none"> • Coles Express Service Station Chatswood [166 m north-west]; • Chatswood Toyota - service station [465 m south-west]; • Mobile Service Station [616 m north]; and • Auto Repairs - service station [970 m south].
EPA Licences [accessed 11/11/2020]	<p>The results of a search of the public database of records of environmental protection licenses under Section 308 of the <i>Protection of the Environment Operations Act</i> 1997 (POEO Act) indicated that internet indicated that there are no current Environment Protection Licences issued to the site.</p> <p>On former licenced properties were located within a 1 km buffer zone of the site:</p> <ul style="list-style-type: none"> • HCF Dental Centre - Hazardous, Industrial, or Group A Waste Generation or Storage [473 m south-east]

SafeWork NSW [dated 30/11/2020]	<p>The SafeWork NSW site search did not locate any records pertaining to the storage of hazardous chemicals at the site.</p> <p>A copy of the results letter is provided in Appendix E.</p>
Planning Certificates [dated 13/02/2020 – SP 78790, 09/04/2028 – SP 80201, 04/05/2018 – SP 68797]	<p>The Planning Certificates issued under Section 10.7(2 and 5) for the three lots do not provide any specific information pertaining to the contamination status of the site. The certificates state that the three lots are zoned as 'Zone R3 Medium Density Residential'.</p> <p>The three certificates do not provide any information pertaining to the contamination status of the site or contamination management at the site.</p> <p>Copies of the planning certificates are provided in Appendix E.</p>
Council Records	<p>A request for council records available through the GIPA act was submitted to Willoughby City Council on 10 November 2020. The search did not return any relevant records.</p> <p>An email confirming 'no available records' is included in Appendix E.</p>

6.4 Other Sources

A search of maps for the area located four potentially contaminating operating activities within a 1 km buffer zone of the site which did not have EPA notices or licences:

- Railway line [35 m west];
- TLC Dry Cleaner [408 m south-west];
- Lawrence Dry Cleaner [402 m south-east];
- Chatswood Dry Cleaning [388 m south-west]; and
- CHAT Telephone Exchange [430 m south-west].

6.5 Site History Integrity Assessment

The information used to establish the history of the site was sourced from reputable and reliable reference documents, many of which were official records held by Government departments / agencies. The databases maintained by various Government agencies potentially can contain high quality information, but some of these do not contain any data at all.

In particular, aerial photographs provide high quality information that is generally independent of memory or documentation. They are only available at intervals of several years, so some gaps exist in the information from this source. The observed site features are open to different interpretations and can be affected by the time of day and / or year at which they were taken, as well as specific events, such

as flooding. Care has been taken to consider different possible interpretations of aerial photographs and to consider them in conjunction with other lines of evidence.

6.6 Summary of Site History

The aerial photographs suggest that the site had a residential use since at least 1930, if not earlier. The photographs suggest that the buildings on SP68797 and SP80201 were constructed between 1955 and 1961 and the building on SP78790 was constructed between 2002 and 2009, possibly following the lot's strata registration in 2007.

The aerial photographs suggest that the site's surrounding land use has changed from primarily residential to residential and commercial. Significant commercial development occurred since 1972 including the construction of high-rise apartments, high-rise commercial buildings, stores, churches, schools and parking lots. A rail line has been present west of the site since at least 1930, if not earlier.

Whilst the search of properties with EPA notices and licenses identified several contaminated properties within a 1 km search buffer of the site, the majority were located over 400 m down-gradient from the site. The exception was two service stations located up-gradient (166 m north-west and 616 m north) of the site.

7. Site Walkover

A site walkover was undertaken by an environmental scientist from DP on 16 November 2020. The general site and regional topography were consistent with that described in Section 5.1, sloping downwards to the south. The site layout appears to have remained unchanged from the 2009 aerial photograph. Observations and key site features are discussed below with reference to photographs provided in Appendix F.

The site was bounded by O'Brien Street to the north, Day Street to the south, Anderson Street to the east and a paved footpath to the west (photo 10).

52 Anderson Street (SP78790) was occupied by 3-storey brick town houses (photo 16). It had a single level basement carpark, accessed from Anderson Street, which contained electrical switchboards, domestic waste bins, pipes and general storage (photos 14 and 15). It is noted that access to the lot was limited.

Numbers 44 and 46 Anderson Street (SP80201 and SP68797) were occupied by two separate 3-storey brick apartment buildings with a similar appearance (photos 6, 9 and 13). The buildings appeared to be older than the building on 52 Anderson Street. The western side of the site was covered by a paved driveway and carpark spots. Domestic waste bins were also observed (photo 5). The pavement appeared to be in a good condition (no major cracks or staining). A separate carparking garage was also present in the south-west corner of the site (photo 11). Various pipework is present on the outside of the buildings (photo 12). Grassed areas, garden beds and vegetation around the buildings appeared to be in a healthy, well-kept condition. Gas meters were observed along the outside walls of both buildings (photo 7). A brick garden wall was present along the southern site border beside 44 Anderson Street, parallel to Day Street (photo 3).

Several stormwater drains and gratings were present on the paved areas on the western side of the site and within the footpath west of the site (photos 2 and 17).

The site was surrounded by low-medium density residential buildings to the north, east and south, St. Pius X College to the east and tall shrubs beside a paved footpath to the west (photo 18). A tall concrete wall separating the site from the rail line and high-rise buildings was next to the footpath

There were no signs of any significant gross contamination based on the site observations and site use, although given the inferred age of the site structures (particularly the apartment buildings at 44 and 46 Anderson Street) and possibility of previous demolition of structures it was considered possible that hazardous building materials may be present in the buildings and in the substrate soils. Commercial and high-rise buildings were observed to the west along with Chatswood Mall to the south.

No asbestos-containing material (ACM) was observed on the site surface or in the buildings / structures on the site, however, observations were limited by access constraints. It is noted that the interior parts of the buildings were not inspected during the walkover.

8. Preliminary Conceptual Site Model

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

Potential Sources

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

- S1: Imported fill: Associated with general levelling, site formation purposes and demolition / renovation of former buildings;
 - o COPC include metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), organophosphorus pesticides (OPP), phenols and asbestos.
- S2: Current and former (residential) buildings/structures on the site;
 - o COPC: Hazardous building materials including lead (in paint), asbestos, synthetic mineral fibres ('SMF') and PCB.
- S3: Neighbouring up-gradient service stations and rail line;
 - o COPC include lead, TRH, BTEX, PAH, phenols and volatile organic compounds (VOC).

Potential Receptors

The following potential human receptors have been identified:

- R1: Current site users [residential];
- R2: Construction and maintenance workers;
- R3: End site users [mixed use]; and
- R4: Adjacent site users [residential and commercial].

The following potential environmental receptors have been identified:

- R5: Surface water [Scotts Creek; freshwater]
- R6: Groundwater; and
- R7: Terrestrial ecology.

Potential Pathways

The following potential pathways have been identified:

- P1: Ingestion and dermal contact;
- P2: Inhalation of dust and/or vapours;
- P3: Surface water run-off;
- P4: Lateral migration of groundwater providing base flow to water bodies;
- P5: Leaching of contaminants and vertical migration into groundwater; and
- P6: Contact with terrestrial ecology.

Summary of Potentially Complete Exposure Pathways

A 'source - pathway -receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 to S2) and receptors (R1 to R7) are provided in below Table 6.

Table 6: Summary of Potentially Complete Exposure Pathways

Potential Source and Contaminants of Concern	Pathway	Receptor	Action Recommended
S1: Fill Metals, TPH, BTEX, PAH, OCP, OPP, PCB, phenols, and asbestos.	P1: Ingestion and dermal contact	R1: Current site users [residential]	An intrusive investigation to identify the presence and nature of fill and surface soils. Intrusive investigation of groundwater and/or soil vapour if risk is identified from the results of the soil investigation or the final development. A hazardous building materials assessment is required for the existing buildings. Hazardous materials, if present, will need to be removed in accordance with relevant legislation and guidelines prior to demolition.
	P2: Inhalation of dust and/or vapours	R2: Construction and maintenance workers	
		R3: End site users [mixed-use]	
	P2: Inhalation of dust and/or vapours	R4: Adjacent site users [residential and commercial]	
	P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies	R5: Surface water [Scotts Creek]	
	P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater	R6: Groundwater	
	P6: Contact with terrestrial ecology	R7: Terrestrial ecology	
S2: Existing and previous buildings on the site Hazardous building materials including lead, asbestos, SMF and PCB.	P1 - Ingestion and dermal contact P2 - Inhalation of dust and/or vapours	R1: Current site users [residential] R2: Construction and maintenance workers R4: Adjacent site users [residential and commercial]	
S3: Neighbouring up-gradient service stations and rail line Metals, TRH, BTEX, PAH and VOC	P5: Leaching of contaminants and vertical migration into groundwater	R1: Current site users [residential] R2: Construction and maintenance workers R3: End site users [mixed use] R5: Groundwater	

9. Conclusions and Recommendations

Based on the available information the site appears to have had a residential land use from at least 1930, if not earlier. The buildings which currently occupy the site were likely constructed between 1955 and 1961 (SP68797 and SP80201) and around 2007 (SP78790), although renovations may have occurred since their construction. The surrounding land use appears to have become progressively more developed, particularly with commercial developments south of the site since the 1970's. Historical and current surrounding land uses include low to high density residential, educational, commercial and a rail line.

It is noted that due to the existing structures and access constraints a thorough inspection of the site surface (soil) and the inside of buildings was not possible during the walkover. No ACM was observed during the walkover, however, given the age of the structures at 44 and 46 Anderson Street (SP68797 and SP80201) it is considered likely that hazardous building materials including ACM are present within the building.

Based on the review of results of this PSI it is considered that the potential for gross site contamination is low to moderate. Potential sources of contamination identified from the site history information reviewed herein, DP's previous investigations in the vicinity of the site and the site walkover include: imported fill, hazardous building materials from the existing and former buildings on the site and off-site (up-gradient) service stations and the rail line.

Based on the results of this PSI and identified potential sources of contamination, the following is recommended:

- **Detailed Site Investigation** - A detailed site investigation (DSI) with intrusive soil sampling to evaluate the potential contamination status of the site and assess the site's suitability (from a contamination standpoint) for the proposed mixed use development. If the DSI identifies contamination, a groundwater and/or soil vapour investigation may be further recommended (although this is considered to be unlikely). In addition, the DSI should provide recommendations on the need for any further targeted investigation(s) and/or site remediation if deemed necessary; and
- **Hazardous Building Materials Survey** - A hazardous building (HAZMAT) materials survey should be undertaken for the apartment buildings at 44 and 46 Anderson Street (SP80201 and SP68797) to identify any hazardous materials in the buildings on site. Hazardous building materials must be appropriately managed prior to demolition or refurbishment. Once completed (if warranted), an occupational hygienist must confirm that all hazardous materials have been removed (including a clearance of the site surface post completion of demolition).

Given the current limited site access for intrusive investigation, the DSI may be more readily completed following demolition of current site structures.

All soil / rock to be removed from the site for the development will require an appropriate waste classification for off-site disposal in accordance with the POEO Act.

10. References

NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]*. Australian Government Publishing Services Canberra: National Environment Protection Council.

NSW EPA. (2020). *Guidelines for Consultants Reporting on Contaminated Land*. Contaminated Land Guidelines: NSW Environment Protection Authority.

11. Limitations

Douglas Partners (DP) has prepared this report for this project at 44-52 Anderson Street, Chatswood in accordance with DP's proposal SYD201158 dated 16 October 2020 and acceptance received from Paul Bermingham of Heworth Holdings Group Pty Ltd dated 26 October 2020. The work was carried out under DP's Conditions of Engagement and the Consultancy Agreement between Douglas Partners Pty Ltd and Heworth Holdings Group Pty Ltd. This report is provided for the exclusive use of Heworth Holdings Group Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by unknown ground conditions across the site. The advice may also be limited by budget constraints imposed by others or by site accessibility.

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

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

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

Douglas Partners Pty Ltd

Appendix A

Notes About this Report

About this Report

Douglas Partners



Introduction

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

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

Copyright

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

Borehole and Test Pit Logs

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

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

Groundwater

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

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

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

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

Reports

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

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

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

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

About this Report

Site Anomalies

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

Information for Contractual Purposes

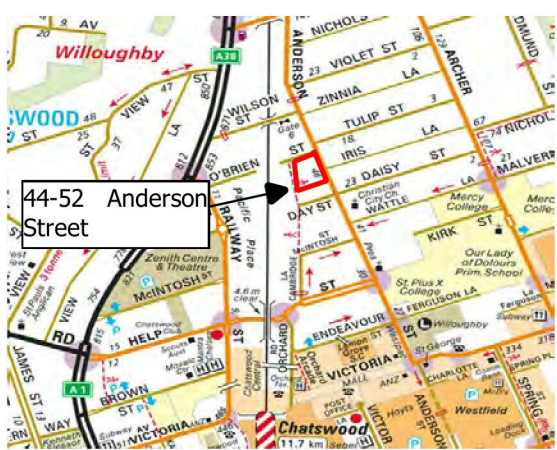
Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate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

Site Inspection

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

Appendix B

Drawings



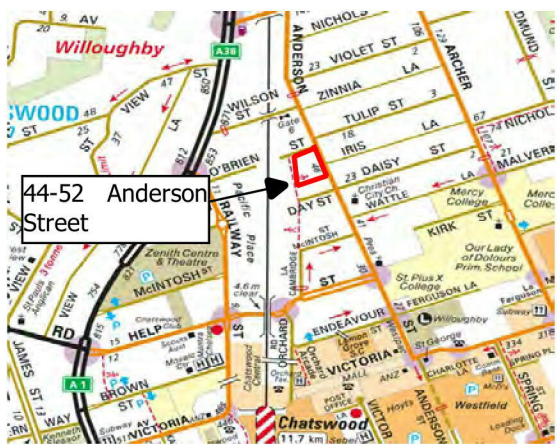
LOCALITY MAP

Notes:
1. Basemap from nearmap.com (dated 26/09/2020)

Legend

--- Site Boundary





LOCALITY MAP

Notes:
1. Basemap from nearmap.com (dated 26/09/2020)



Appendix C

Historical Title Deeds

Cadastral Records Enquiry Report : SP 80201

Locality : CHATSWOOD

LGA : WILLOUGHBY

Parish : WILLOUGHBY

County : CUMBERLAND



Strata Certificate

Name of Council/ Municipal Council: WILLOUGHBY CITY COUNCIL
being satisfied that the
representative of the * Strata Scheme (Freehold Development) Act 1973 of * Strata Scheme
(Leasehold Development) Act 1986 have been compiled with, approve of the proposed:

- * strata plan
* strata plan of subdivision

Indicated in the enclosure to this certificate.

* The accredited certifier is satisfied that the plan is consistent with a relevant development consent in force, and that all conditions of the development consent that by its terms are required to be complied with before a strata certificate may be issued, have been complied with.

* The strata plan/strata plan of subdivision is part of a development scheme. The * accredited certifier is satisfied that the plan is consistent with any conditions of any development consent and that the plan gives effect to the steps of the strata development contract to which it relates.

* The Council does not object to the encroachment of the building beyond the alignment of _____

* The accredited certifier is satisfied that the building complies with a relevant development consent in force that allows the encroachment.

* This approval is given on the condition that the (being utility lot/s) (being utility lot/s) designed to be used primarily for the storage or accommodation of boats, motor vehicles or goods and not for human occupation as a residence, office, shop or the like) is restricted to the proprietor or occupier of a lot or proposed lot (not being such a utility lot) the subject of the strata scheme concerned, as referred to in * section 38 of the Strata Scheme (Freehold Development) Act 1973 or * section 48 of the Strata Scheme (Leasehold Development) Act 1986.

Date 23.10.07
Subdivision No 2007/16

Accredited No _____
Relevant Development Consent No 2007/59
Issued by WILLOUGHBY CITY COUNCIL

[Signature]
Authorized Person / Relevant Manager / Accredited Certifier

* Complete or delete if inapplicable

SURVEYOR'S CERTIFICATE

I, BRIAN DEWING
of BURTON & FIELD PTY LIMITED
DX 4413 EPPING

a surveyor registered under the Surveying Act 2002, hereby certify that:

- (1) each applicable requirement of
* Schedule 1A to the Strata Scheme (Freehold Development) Act 1973
* Schedule 1A to the Strata Scheme (Leasehold Development) Act 1986
has been met:
(2) ~~(a) the building encroaches on a public place;~~
~~(b) the building encroaches on land (other than a public place) in respect of which encroachment an appropriate assessment~~
~~has been created by registered~~
~~is to be created under section 88B of the Conveyancing Act 1919;~~
(3) the survey information recorded in any accompanying location plan is accurate.

Signature: *[Signature]*
Date: 16-8-07

- * Delete if inapplicable
+ State whether dealing or plan, and quote registered number.

This is sheet 1 of my Plan in 6 sheets.

Model By-Laws
RESIDENTIAL Model By-Laws adopted for this scheme
(Insert type being adopted)
Keeping of Animals: Option A/B/C
Schedule of By-Laws in _____ sheets filed with plan
No By-Laws apply
* Strike out whichever is inapplicable

SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT
1	80
2	80
3	88
4	80
5	80
6	88
7	80
8	80
9	88
10	80
11	80
12	80
13	8
14	8
TOTAL	1000

PLAN OF LOT 10 IN DP 1122546

L G A WILLOUGHBY

Suburb/Locality: CHATSWOOD

Parish: WILLOUGHBY

County: CUMBERLAND

Name of, and *address for service of notices on, the owners corporation
*Address required on original strata plan only.

THE OWNERS OF STRATA PLAN N° 80201
44 ANDERSON STREET
CHATSWOOD NSW 2067

SP80201

Registered: *[Stamp]* 11.2.2008

Purpose: SUBDIVISION STRATA PLAN

Ref. Map: U0952-323

Last Plan: D. P. 1122546

FOR LOCATION PLAN SEE SHEET 2

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants.

KEREI MADORELL - DIRECTOR
3 LIAMETTE STREET
CHATSWOOD NSW 2067
[Signature]

Executed by The Krest
Home Units Pty Ltd
ACN 000 305 500

In accordance with section 127
of the Corporations Act 2001

WILLIAM FRANCIS CAMERON - DIRECTOR

8/44 ANDERSON ST,
CHATSWOOD NSW 2067

[Signature]
Jenny Lai Kwam Hui - DIRECTOR
12/44 ANDERSON ST CHATSWOOD 2067 NSW

ERIC NORRIS - DIRECTOR

8146 ANDERSON ST CHATSWOOD NSW 2067

[Signature]

SP80201

MGA

B DENOTES BALCONY

SP 68797

SP 72068

22.28

(A)

PARKING

(0.2)
(CLR)BRICK GARAGE
TILE ROOFWALL-BDY
1.05WALL-BDY
1.15WALL-BDY
2.65WALL-BDY
2.1WALL-BDY
2.1WALL-BDY
2.71

DAY

STREET

52.69

47.63

WALL-BDY
7.5

18.39

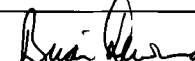
STREET

ANDERSON

No.44
4 STOREY
BRICK RESIDENTIAL FLAT BUILDING
TILE ROOF
"THE KREST"(A) RIGHT OF CARRIAGEWAY
5.485 WIDE (H348729)

Reduction Ratio 1:200

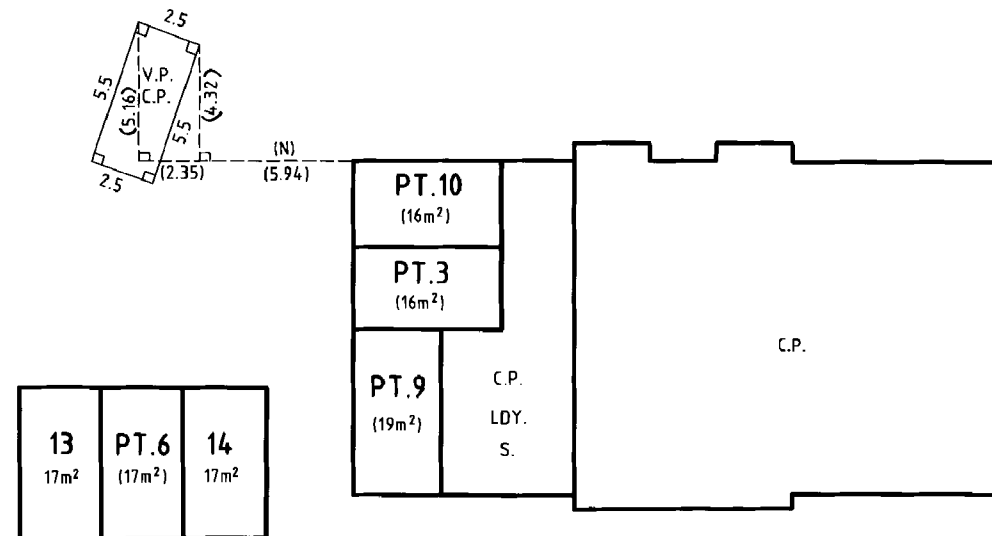
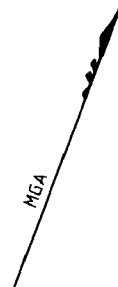
Lengths are in metres


 Registered Surveyor


 Authorised Person / General Manager / Accredited Certifier

SURVEYOR'S REFERENCE: ES24-50454_SP

SP80201



GROUND FLOOR

NOTES:

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

C.P.- DENOTES COMMON PROPERTY
LDY.- DENOTES LAUNDRY
S.- DENOTES STORAGE AREA
V.P.- DENOTES VISITOR PARKING
L- DENOTES 90°

(N) - DENOTES PROLONGATION OF NORTHERN FACE OF WALL

Reduction Ratio 1:200

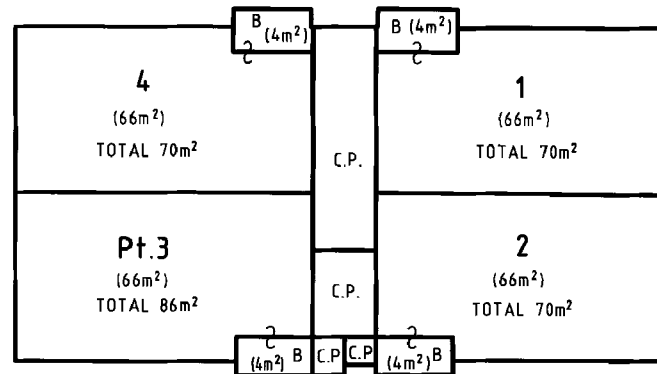
Lengths are in metres

Brian Blawie
Registered Surveyor

Sam Smith
Authorised Person / General Manager / Accredited Certifier

SURVEYOR'S REFERENCE: ES24-50454_SP

SP80201



LEVEL 1

C.P. - DENOTES COMMON PROPERTY
B - DENOTES BALCONY

NOTES:

1. AREAS SHOWN ARE FOR THE PURPOSES OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973, AND ARE APPROXIMATE ONLY.
2. BALCONYS EXTEND TO 2.5 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE UNITS' FLOOR EXCEPT WHERE COVERED.

Reduction Ratio 1:200

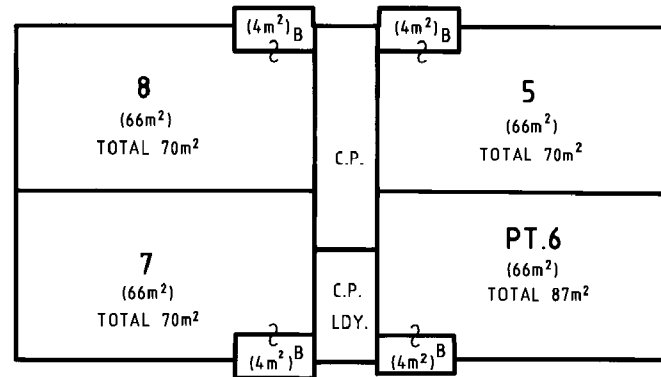
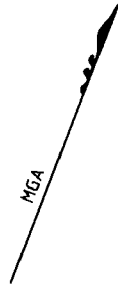
Lengths are in metres

[Signature]
Registered Surveyor

[Signature]
Authorised Person / General Manager / Accredited Certifier

SURVEYOR'S REFERENCE: ES24-50454_SP

SP80201



LEVEL 2

C.P.- DENOTES COMMON PROPERTY
 B - DENOTES BALCONY
 LDY.- DENOTES LAUNDRY

NOTES:

1. AREAS SHOWN ARE FOR THE PURPOSES OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973, AND ARE APPROXIMATE ONLY.
2. BALCONYS EXTEND TO 2.5 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE UNITS' FLOOR EXCEPT WHERE COVERED.

Reduction Ratio 1:200

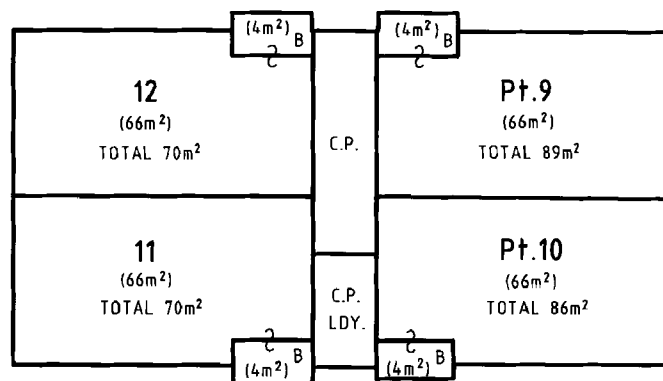
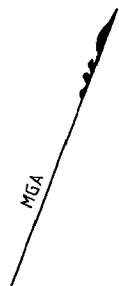
Lengths are in metres

Registered Surveyor

Authorised Person / General Manager / Accredited Certifier

SURVEYOR'S REFERENCE: ES24-50454_SP

SP80201



LEVEL 3

C.P.- DENOTES COMMON PROPERTY
 B - DENOTES BALCONY
 LDY.- DENOTES LAUNDRY

NOTES:

1. AREAS SHOWN ARE FOR THE PURPOSES OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973, AND ARE APPROXIMATE ONLY.
2. BALCONYS EXTEND TO 2.5 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE UNITS' FLOOR EXCEPT WHERE COVERED.

Reduction Ratio 1:200

Lengths are in metres

Brian Dewar
 Registered Surveyor

[Signature]
 Authorised Person / General Manager / Accredited Certifier

SURVEYOR'S REFERENCE: ES24-50454_SP



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

12/11/2020 8:19AM

FOLIO: D/413674

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

Prior Title(s): VOL 7992 FOL 116

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
31/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/10/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
5/1/2008	AD657575	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 1
30/1/2008	DP1122546	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

12/11/2020 8:21AM

FOLIO: 10/1122546

First Title(s): OLD SYSTEM

Prior Title(s): D/413674

Recorded -----	Number -----	Type of Instrument -----
30/1/2008	DP1122546	DEPOSITED PLAN
11/2/2008	SP80201	STRATA PLAN

C.T. Issue

FOLIO CREATED
CT NOT ISSUED

FOLIO CANCELLED

*** END OF SEARCH ***



FOLIO: CP/SP80201

SEARCH DATE	TIME	EDITION NO	DATE
12/11/2020	8:18 AM	2	20/5/2019

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 80201
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM SP80201

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 80201
ADDRESS FOR SERVICE OF DOCUMENTS:
C/ - STRATA PARTNERS PTY LTD
PO BOX 3046
WILLOUGHBY NORTH
NSW 2068

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS
CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE
AT THE DATE OF REGISTRATION OF THE SCHEME
KEEPING OF ANIMALS - OPTION A HAS BEEN ADOPTED
- 3 H348729 RIGHT OF CARRIAGEWAY AFFECTING THE PART SHOWN SO
BURDENED IN THE TITLE DIAGRAM

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 1000)

STRATA PLAN 80201

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 80	2	- 80	3	- 88	4	- 80
5	- 80	6	- 88	7	- 80	8	- 80
9	- 88	10	- 80	11	- 80	12	- 80
13	- 8	14	- 8				

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***


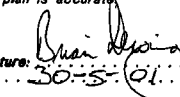


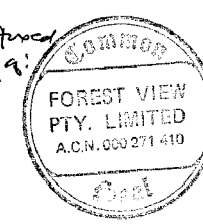
Chatswood 44, 46 & 52 Anderson Road

PRINTED ON 12/11/2020

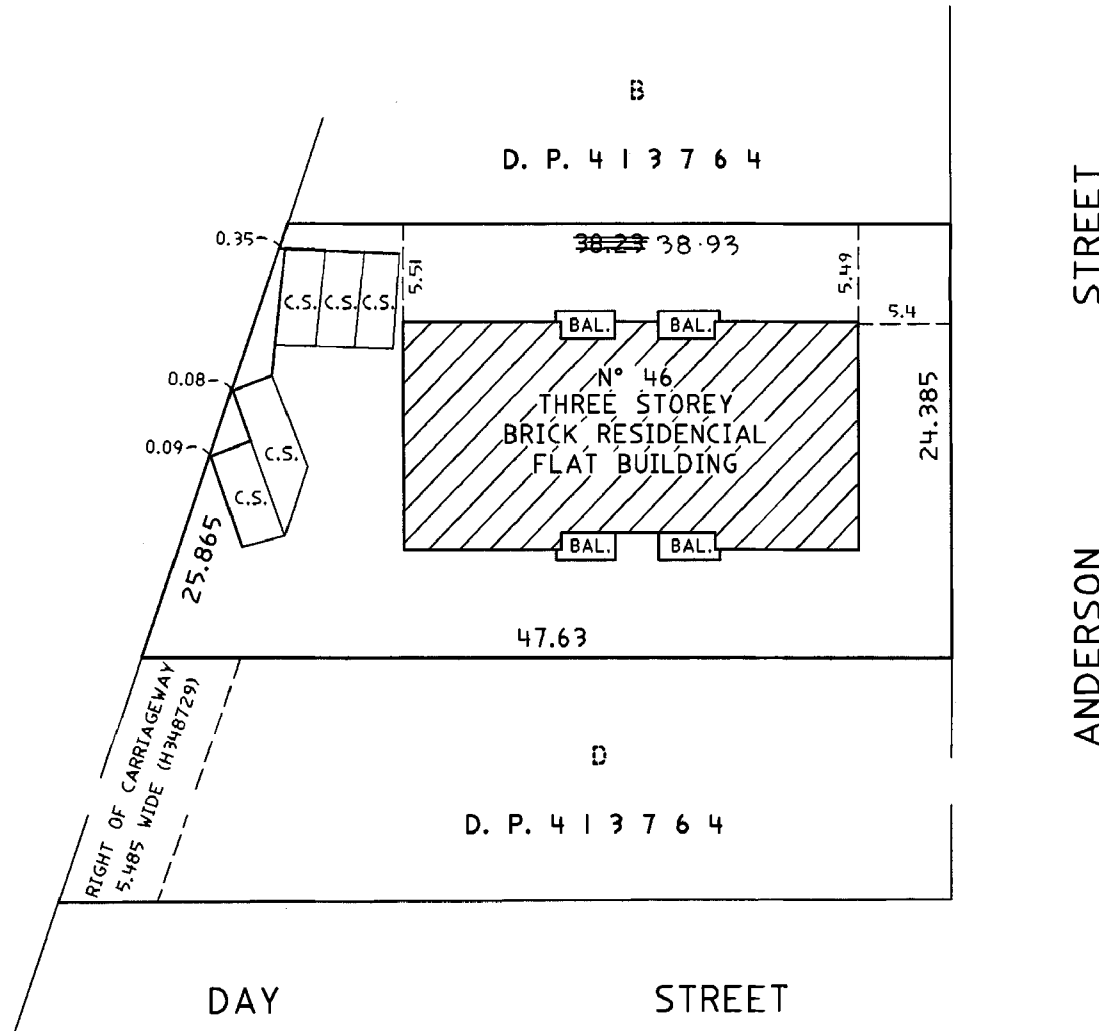
STRATA PLAN FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

OFFICE USE ONLY

<p>COUNCIL'S CERTIFICATE <i>Willoughby City Council</i> Name of Council having satisfied itself that the requirements of the • Strata Schemes (Freehold Development) Act, 1973 or • Strata Schemes (Leasehold Development) Act, 1986 have been complied with, approves of the proposed: • strata plan • strata plan of subdivision illustrated in the annexure to this certificate. • The strata plan/strata plan of subdivision is part of a development scheme. The council is satisfied that the plan is consistent with any conditions of any development consent and that the plan gives effect to the stage of the strata development contract to which it relates. • The Council does not object to the encroachment of the building beyond the alignment of • This approval is given on the condition that the use of lot (s) (being utility lot / s designed to be used primarily for the storage or accommodation of boats, motor vehicles or goods and not for human occupation as a residence, office, shop or the like) is restricted to the proprietor or occupier of a lot or proposed lot (not being such a utility lot) the subject of the strata scheme concerned, as referred to in • Section 39 Strata Schemes (Freehold Development) Act 1973 or • Section 68 of the Strata Schemes (Leasehold Development) Act, 1986. Date: 17.5.2002 Subdivision No. 44, 46, 52  Authorised Person/General Manager/Accredited Certifier * Complete, or delete if inapplicable.</p>	<p>SURVEYOR'S CERTIFICATE BRIAN DEWING EGIS SURVEY & PROPERTY SERVICES 97 ALBERT AVENUE, CHATSWOOD, NSW 2067 a surveyor registered under the Surveyors Act, 1929. hereby certify that: (1) each applicable requirement of • Schedule 1A to the Strata Schemes (Freehold Development) Act, 1973 • Schedule 1A to the Strata Schemes (Leasehold Development) Act 1986 has been met; (2) (a) the building encroaches on a public place: (b) the building encroaches on land (other than a public place), in respect of which encroachment an appropriate easement has been created by registered conveyance under Section 88B of the Conveyancing Act, 1919 (3) the survey information recorded in the accompanying location plan is accurate Signature:  Date: 30.5.01 *Delete if inapplicable. *State whether dealing or plan, and quote registered number. This is sheet 1 of my plan in 5 sheets.</p>	<p>PLAN OF SUBDIVISION OF LOT 1 IN D.P. 1044957 LGA: WILLOUGHBY Suburb/ Locality: CHATSWOOD Parish: WILLOUGHBY County: CUMBERLAND Lengths are in metres. </p>	<p style="text-align: center; font-size: 24pt; font-weight: bold;">SP68797</p> <p style="text-align: center; font-size: 36pt; border: 1px solid black; border-radius: 50%; width: 40px; margin: 0 auto;">E</p> <p>Registered: TORRENS 26.9.2002 Purpose: STRATA PLAN Ref. Map: U0952-323 Last Plan: D.P. 1044957</p>																												
<p>SCHEDULE OF UNIT ENTITLEMENT</p> <table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 15%;">UNIT</th> <th style="width: 85%;">ENTITLEMENT</th> </tr> </thead> <tbody> <tr><td>1</td><td>82 87 *</td></tr> <tr><td>2</td><td>82</td></tr> <tr><td>3</td><td>82</td></tr> <tr><td>4</td><td>87 88 *</td></tr> <tr><td>5</td><td>82</td></tr> <tr><td>6</td><td>82</td></tr> <tr><td>7</td><td>87 82 *</td></tr> <tr><td>8</td><td>82</td></tr> <tr><td>9</td><td>82</td></tr> <tr><td>10</td><td>82</td></tr> <tr><td>11</td><td>86 87 *</td></tr> <tr><td>12</td><td>82</td></tr> <tr><td>AGGREGATE</td><td>1000</td></tr> </tbody> </table> <p>✱ SCHEDULE OF UNIT ENTITLEMENT AMENDED IN LPI VIDE AB 272324 AND 2004/1812 9.2.2005 <i>DA</i></p>		UNIT	ENTITLEMENT	1	82 87 *	2	82	3	82	4	87 88 *	5	82	6	82	7	87 82 *	8	82	9	82	10	82	11	86 87 *	12	82	AGGREGATE	1000	<p>Name of, and address for service of notices on, the owners corporation Address required on original strata plan only.</p> <p>THE OWNERS OF STRATA PLAN N° 68797 46 ANDERSON STREET CHATSWOOD NSW 2067</p> <p style="text-align: center; font-weight: bold;">FOR LOCATION PLAN SEE SHEET 2</p> <p>Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants.</p> <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 20px;"> <div style="width: 45%;"> <p>The Common Seal was affixed and authorised in the presence of:  S. Clarry Director</p> </div> <div style="width: 45%; text-align: center;">  <p>FOREST VIEW PTY. LIMITED A.C.N. 000 271 410</p> </div> </div>	
UNIT	ENTITLEMENT																														
1	82 87 *																														
2	82																														
3	82																														
4	87 88 *																														
5	82																														
6	82																														
7	87 82 *																														
8	82																														
9	82																														
10	82																														
11	86 87 *																														
12	82																														
AGGREGATE	1000																														

SP68797



Reduction Ratio 1:300

Lengths are in metres.

[Signature]
 Registered Surveyor

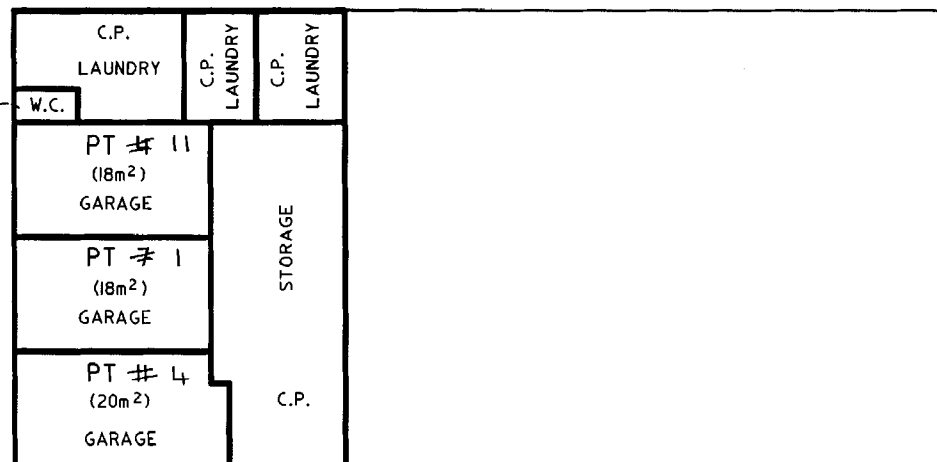
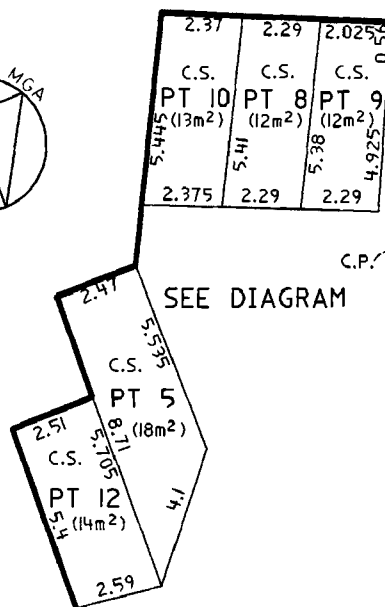
[Signature]
 Authorised Person/General Manager/Accredited Certifier

SURVEYOR'S REFERENCE: PS2195-000 "CHECKLIST"

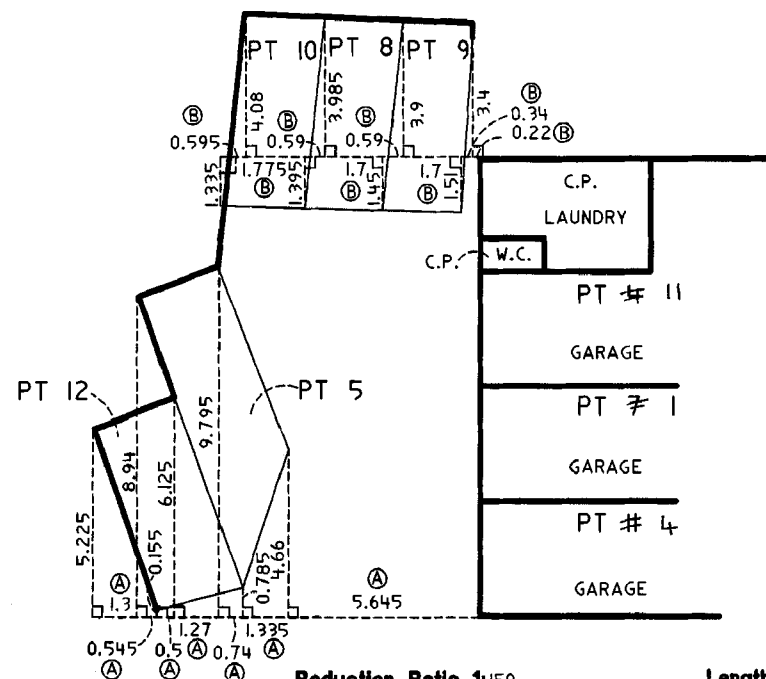
ALTERATIONS MADE BY ME ON 23/9/2002

*OFFICE USE ONLY

SP68797

LOWER GROUND LEVELNOTES:

- ALL AREAS ARE APPROXIMATE
- C.P. DENOTES COMMON PROPERTY
- C.S. DENOTES CAR PARKING SPACE
- CAR SPACES EXTEND TO A HEIGHT OF 2.5 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE CONCRETE FLOORS
- Ⓐ DENOTES PROLONGATION OF SOUTH EASTERN FACE OF WALL
- Ⓑ DENOTES PROLONGATION OF NORTH WESTERN FACE OF WALL
- ⊥ DENOTES 90°

DIAGRAM
SCALE 1:150

Reduction Ratio 1:150

Lengths are in metres.

Brian Dwyer
Registered Surveyor

M.A.
Authorised Person/General Manager/Accredited Certifier

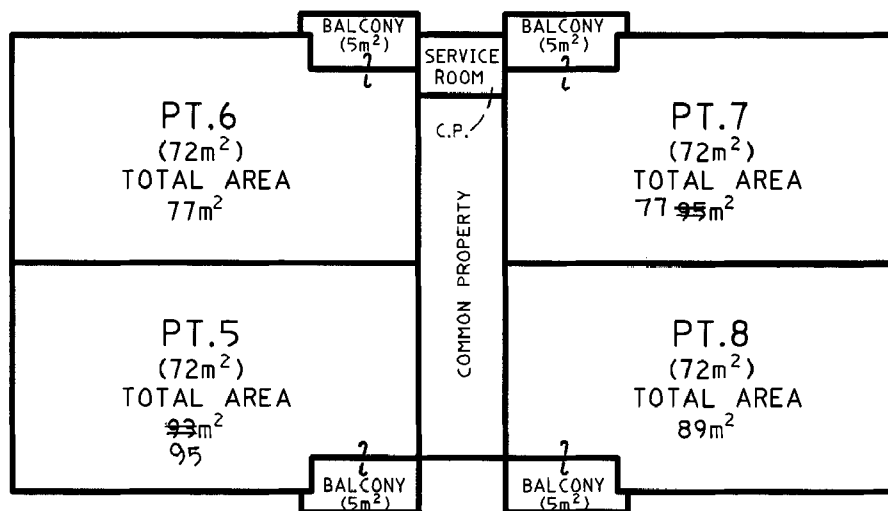




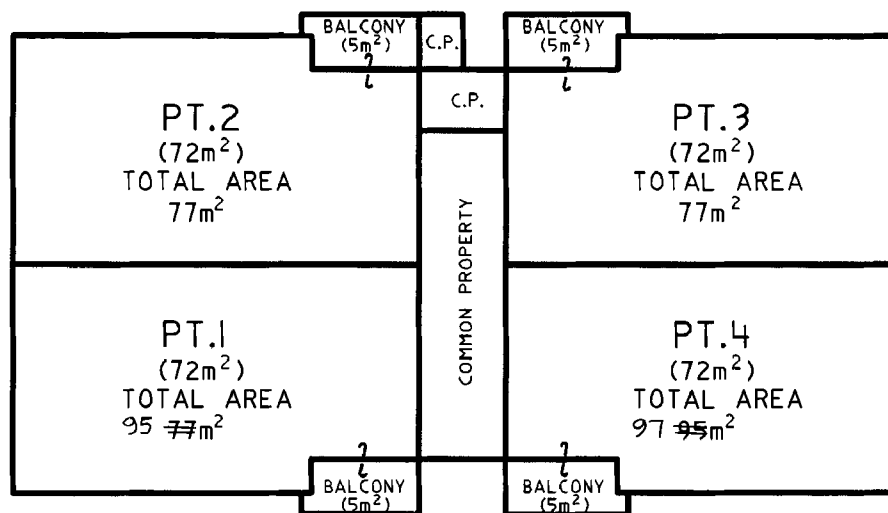
SP68797

NOTES:

1. ALL AREAS ARE APPROXIMATE
2. C.P. DENOTES COMMON PROPERTY
3. BALCONIES EXTEND TO A HEIGHT OF 2.5 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOORS EXCEPT WHERE COVERED



FIRST LEVEL



GROUND LEVEL

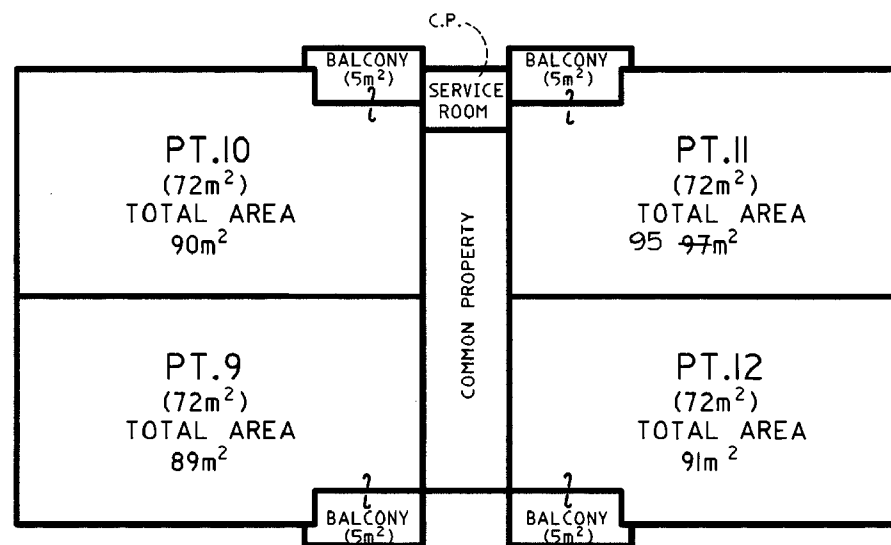
Reduction Ratio 1:150

Lengths are in metres.

Registered Surveyor: Brian Dewji
 Authorised Person/General Manager/Accredited Certifier: [Signature]



SP68797



SECOND LEVEL

NOTES:

1. ALL AREAS ARE APPROXIMATE
2. C.P. DENOTES COMMON PROPERTY
3. BALCONIES EXTEND TO A HEIGHT OF 2.5 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOORS EXCEPT WHERE COVERED

Reduction Ratio 1:150

Lengths are in metres.

David Hewing
 Registered Surveyor

[Signature]
 Authorised Person/General Manager/Accredited Certification





LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

13/11/2020 7:51AM

FOLIO: C/413674

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

Prior Title(s): VOL 7894 FOL 223

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
31/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/10/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/9/2002	DP1044957	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

13/11/2020 7:51AM

FOLIO: 1/1044957

First Title(s): OLD SYSTEM

Prior Title(s): C/413674

Recorded	Number	Type of Instrument
9/9/2002	DP1044957	DEPOSITED PLAN

C.T. Issue

FOLIO CREATED
CT NOT ISSUED

26/9/2002	SP68797	STRATA PLAN
-----------	---------	-------------

FOLIO CANCELLED

*** END OF SEARCH ***



FOLIO: CP/SP68797

SEARCH DATE	TIME	EDITION NO	DATE
12/11/2020	8:20 AM	6	16/4/2018

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 68797
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM SP68797

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 68797
ADDRESS FOR SERVICE OF DOCUMENTS:
INSITE ASSET SPECIALISTS PTY LIMITED
LEVEL 6
241 COMMONWEALTH ST
SURRY HILLS 2010

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 H348729 RIGHT OF CARRIAGEWAY 5.485 WIDE APPURTENANT TO THE
LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN IN THE
TITLE DIAGRAM
- 3 AN262518 CONSOLIDATION OF REGISTERED BY-LAWS
- 4 AN262518 INITIAL PERIOD EXPIRED

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 1000)

STRATA PLAN 68797

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 87	2	- 82	3	- 82	4	- 88
5	- 82	6	- 82	7	- 82	8	- 82
9	- 82	10	- 82	11	- 87	12	- 82

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



STRATA PLAN FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SP78790

ePlan

OFFICE USE ONLY

STRATA CERTIFICATE

Name of Council/~~Accredited Certifier~~ WILLOUGHBY CITY COUNCIL
 being satisfied that the requirements of the
 "Strata Schemes (Freehold Development) Act 1973
 "Strata Schemes (Leasehold Development) Act 1986
 have been complied with, approves of the proposed:
 "strata plan
 "strata plan of subdivision
 illustrated in the annexure to this certificate.

"The accredited certifier is satisfied that the plan is consistent with a relevant development consent in force, and that all conditions of the development consent that by its terms are required to be complied with before a strata certificate may be issued, have been complied with.
 "The strata plan/strata plan of subdivision is part of a development scheme. The council/~~accredited certifier~~ is satisfied that the plan is consistent with any applicable conditions of any development consent and that the plan gives effect to the stage of the strata development contract to which it relates.

"The Council does not object to the encroachment of the building beyond the alignment of

"The Accredited Certifier is satisfied that the building complies with a relevant development consent in force that allows the encroachment.

"This approval is given on the condition that the use of lot(s)..... (being utility lot/s designed to be used primarily for the storage or accommodation of boats, motor vehicles or goods and not for human occupation as residence, office, shop or the like) is restricted to the proprietor or occupier of a lot or proposed lot (not being such a utility lot) the subject of the strata scheme concerned, as referred to in section 39 of the Strata Schemes (Freehold Development) Act 1973 or section 68 of the Strata Schemes (Leasehold Development) Act 1986.

Date..... 21st MARCH 2007
 Subdivision No..... 2006/0017

Accreditation No..... 2007/0037
 Relevant Development Consent No.....

Issued by..... WILLOUGHBY CITY COUNCIL
 SEE SIGNATURES SHEET FOR SIGNATURE
 Authorised Person/~~General Manager~~/~~Accredited Certifier~~

*Complete, or delete if applicable.

SURVEYOR'S CERTIFICATE

Warren Alan Eldridge
 of Warren Eldridge & Associates
 P.O. Box 477, PENNANT HILLS 1715
 a surveyor registered under the Surveying Act, 2002, hereby certify that:

(1) each applicable requirement of "Schedule 1A to the Strata Schemes (Freehold Development) Act 1973 or "Schedule 1A to the Strata Schemes (Leasehold Development) Act 1986 has been met;

(2) ~~"(a) the building encroaches on a public place;~~
~~"(b) the building encroaches on land (other than a public place), in respect of which encroachment an appropriate easement:~~
~~"has been created by registered +.....~~
~~"is to be created under section 88B of the Conveyancing Act 1919.~~

(3) the survey information recorded in the accompanying location plan is accurate.

SEE SIGNATURES SHEET

Signature.....
 Date: 15/3/2007

*Delete if inapplicable.
 +State whether dealing or plan, and quote registered number.

This is sheet 1 of my plan in 3 sheets.

Residential Model By-laws adopted for this scheme
 Keeping of Animals: Option ~~A/B/C~~
~~"Schedule of By-laws in sheets filed with plan~~
~~"No By-laws apply~~

*Strike out whichever is inapplicable

PLAN OF SUBDIVISION OF LOT 52 IN D.P. 1088789

LGA: WILLOUGHBY

Suburb/Locality: CHATSWOOD

Parish: WILLOUGHBY

County: CUMBERLAND

Name of, and *address for services of notices on, the owners corporation
 *Address required on original strata plan only.

THE OWNERS, STRATA PLAN NO. 78790
 No.52 ANDERSON STREET,
 CHATSWOOD NSW 2067

SP78790

Registered:  7.5.2007

Purpose: STRATA PLAN

Ref. Map: U0952-323

Last Plan: DP1088789

FOR LOCATION PLAN SEE SHEET 2

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants.

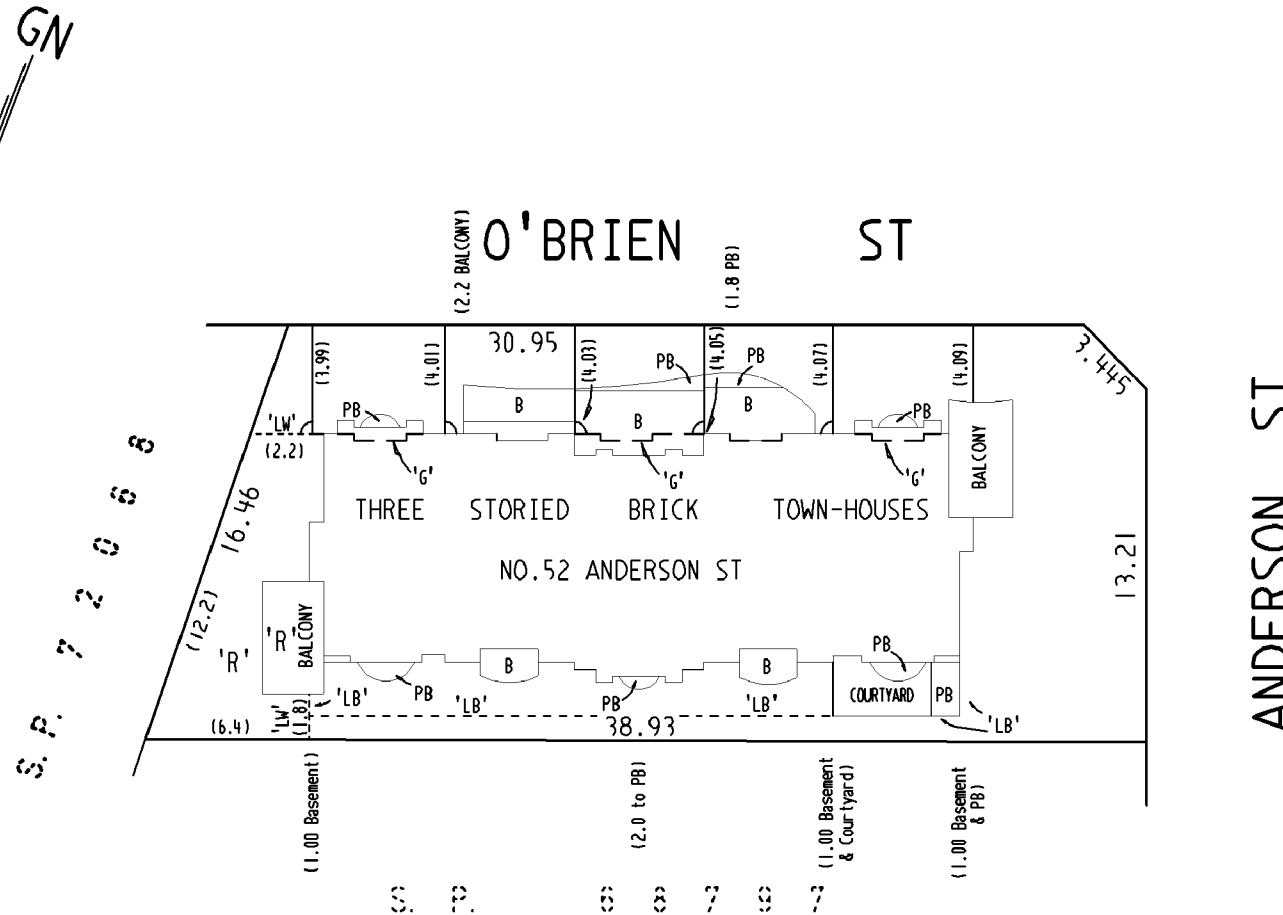
PURSUANT TO SEC. 88B OF THE CONVEYANCING ACT, 1919,
 AND SEC. 7(3) OF THE STRATA TITLES ACT, 1973
 IT IS INTENDED TO CREATE:

1. RESTRICTION ON USE
2. POSITIVE COVENANT

FOR SIGNATURES SEE SIGNATURES SHEET

SCHEDULE OF UNIT ENTITLEMENTS	
LOT	UNIT ENTITLEMENT
1-5 incl.	1 each
AGGREGATE	5

SP78790



'R' - denotes site of Stormwater Detention System & Restriction on use
Restriction on use limited in height to underside of 1st floor balcony

NOTES

- 'B' denotes Balcony
- 'PB' denotes Planter Box
- 'G' denotes Line of Ground Floor Wall
- 'LB' denotes Line of Basement Wall
- 'LW' denotes Line of Wall

LOCATION PLAN

Reduction Ratio 1:200

Lengths are in metres

FOR SIGNATURES

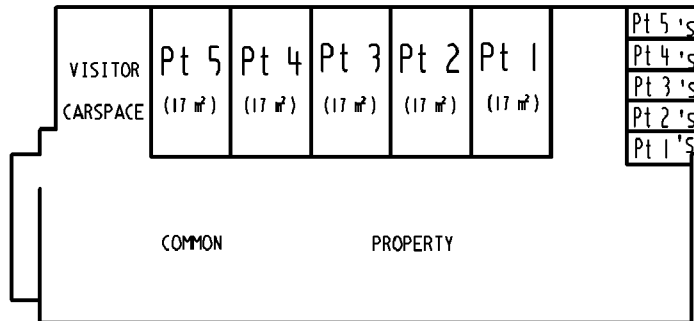
Registered Surveyor

SEE SIGNATURES SHEET

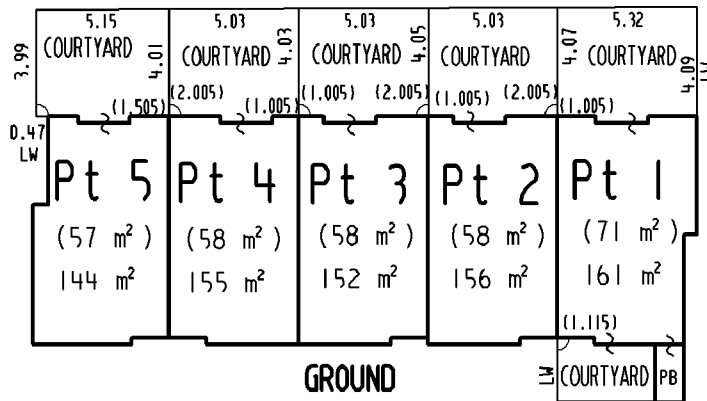
Authorised Person/General Manager/Accredited Certifier

SURVEYOR'S REFERENCE: 2184/1

SP78790



BASEMENT



GROUND

NOTES

Balconies are limited in height to 2.5 above the hardstand except where covered.

Courtyards are limited in height from 1 below to 2.5 above the upper surface of the ground floor of their respective unit.

Planter Boxes are limited in height to 2.5 above the upper surface of the floor level of their respective unit at the level shown on this plan.

└ - denotes 90°

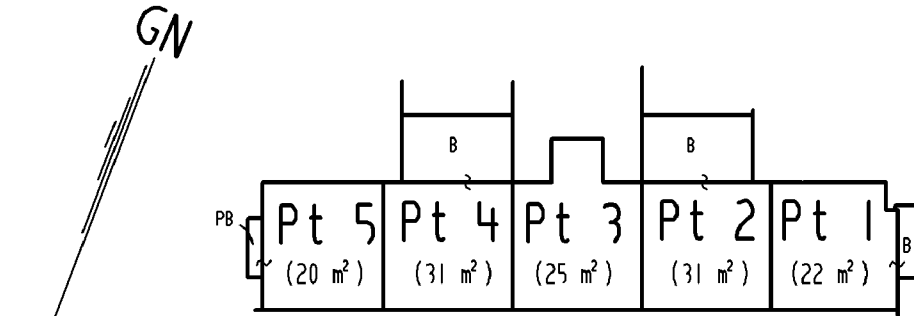
LW denotes Line of Wall

'S' denotes Storage Area - Each storage area has an area of 3m²

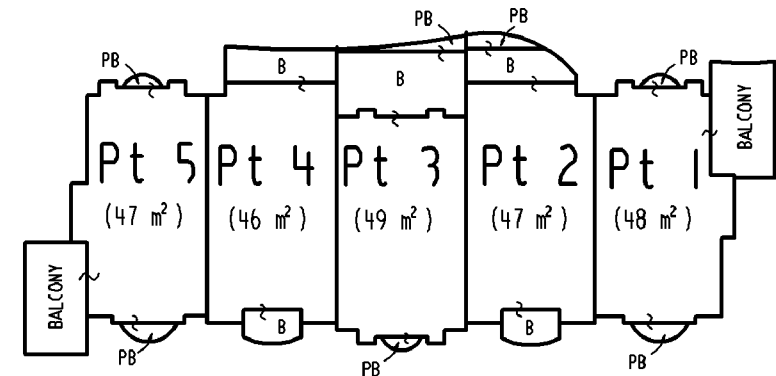
'B' denotes Balcony

'PB' denotes Planter Box

Any service line within one lot serving another is common property.



SECOND FLOOR



FIRST FLOOR

Reduction Ratio 1:200

Lengths are in metres

FOR SIGNATURES

Registered Surveyor

SEE SIGNATURES SHEET

Authorised Person/General Manager/Accredited Certifier

SURVEYOR'S REFERENCE: 2184/1



CERTIFICATES, SIGNATURES AND SEALS

Sheet 1 of 1 sheet

PLAN OF SUBDIVISION OF LOT 52

IN D.P.1088789

SP78790

Registered:



7.5.2007

Strata Certificate

Surveyor's Certificate

* Name of Council/ Accredited Certifier WILLOUGHBY CITY COUNCIL
being satisfied that the requirements of the * Strata Schemes (Freehold Development) Act 1973 or * Strata Schemes (Leasehold Development) Act 1986 have been complied with, approves of the proposed:

I, Warren Alan Eldridge

Of Warren Eldridge & Associates, P.O. Box 477 PENNANT HILLS 1715
a surveyor registered under the Surveying Act, 2002, hereby certify that:

* strata plan/ strata plan of subdivision

illustrated in the annexure to this certificate.

- (1) each applicable requirement of
*Schedule 1A to the Strata Schemes (Freehold Development) Act 1973
*Schedule 1A to the Strata Schemes (Leasehold Development) Act 1986
has been met;
- (2) (a) the building encroaches on a public place;
(b) the building encroaches on land (other than a public place), in respect of which encroachment an appropriate easement
has been created by registered +
is to be created under section 88B of the Conveyancing Act 1919
- (3) the survey information recorded in the accompanying location plan is accurate.

* The accredited certifier is satisfied that the plan is consistent with a relevant development consent in force, and that all conditions of the development consent that by its terms are required to be complied with before a strata certificate may be issued, have been complied with.

* The strata plan/strata plan of subdivision is part of a development scheme. The * council/ accredited certifier is satisfied that the plan is consistent with any applicable conditions of any development consent and that the plan gives effect to the stage of the strata development contract to which it relates.

* The Council does not object to the encroachment of the building beyond the alignment of

Signature: Warren Alan Eldridge

Date: 10th April, 2006 15-3-2007

* The Accredited Certifier is satisfied that the building complies with a relevant development consent in force that allows the encroachment.

* This approval is given on the condition that the use of lot (s)
.....(being utility lot/s designed to be used primarily for the storage or accommodation of boats, motor vehicles or goods and not for human occupation as a residence, office, shop or the like) is restricted to the proprietor or occupier of a lot or proposed lot (not being such a utility lot) the subject of the strata scheme concerned, as referred to in * section 39 of the Strata Schemes (Freehold Development) Act 1973 or * section 68 of the Strata Schemes (Leasehold Development) Act 1986.

* Delete if inapplicable

+ State whether dealing or plan, and quote registered number.

SIGNATURES AND SEALS ONLY

Antiquated under Mortgage No. 9308667
Signed at Sydney this 21th day of
MARCH 2007 for National
Australia Bank Limited ABN 12 004 044 937
by LETITIA IRENE GARRY its duly
authorised Attorney under Power of Attorney
No. 5423364 3834

Manager

Witness Bank Officer JOHN ALEXANDER
255 George Street, Sydney NSW

EXECUTED FOR
SURREY CORPORATION
PTY LTD BY:
ABN 62107399039

[Signature]
DIRECTOR

[Signature]
DIRECTOR

Use STRATA PLAN FORM 3A for additional certificates, signatures and seals

SURVEYOR'S REFERENCE 2184-1

* OFFICE USE ONLY



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

13/11/2020 7:53AM

FOLIO: B/407808

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

Prior Title(s): VOL 7725 FOL 20

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/2/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
17/6/1991	Z720347	MORTGAGE	EDITION 1
21/1/2003	9308662	DISCHARGE OF MORTGAGE	
21/1/2003	9308663	TRANSFER	
21/1/2003	9308667	MORTGAGE	EDITION 2
23/10/2003	DP1058962	DEPOSITED PLAN	
27/10/2005	DP1088789	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Form: 01T
Licence: 01-05-025
Licensee: Uther Webster & Evans

TRANSFER

New South Wales
Real Property Act 1900



9308663F

PRIVACY NOTE: this information is legally required and will beco.

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY

09-12-2002

0001210856-001

SECTION 18(2)

DUTY

\$ *****2.00

(A) TORRENS TITLE

If appropriate, specify the part transferred
B/407808

(B) LODGED BY

Delivery
Box

Name, Address or DX and Telephone

NATIONAL AUSTRALIA BANK
197 Prospect Highway
Seven Hills NSW 2147

AEA Fax: 8825 0404

Reference (optional):

D3 B20203

CODES

T

TW

(Sheriff)

(C) TRANSFEROR

THEODORE LEIBOVITCH

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$1,330,000.00 and as regards

(E) ESTATE

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

(F) SHARE

TRANSFERRED

(G) Encumbrances (if applicable)

1.

2.

3.

(H) TRANSFEE

SURREY CORPORATION PTY LIMITED ACN 102 399 039

(I)

TENANCY:

DATE

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

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

Signature of witness:

Signature of transferor:

Name of witness:

Susan Tungka

Address of witness:

198 Military Rd North Bay

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

Signature:

Signatory's name: JOSEPH ANTOUN

Signatory's capacity: Solicitor for Transferee



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

13/11/2020 7:57AM

FOLIO: 52/1088789

First Title(s): OLD SYSTEM

Prior Title(s): B/407808

Recorded	Number	Type of Instrument
27/10/2005	DP1088789	DEPOSITED PLAN

C.T. Issue

FOLIO CREATED
EDITION 1

7/5/2007	SP78790	STRATA PLAN
----------	---------	-------------

FOLIO CANCELLED

*** END OF SEARCH ***



FOLIO: CP/SP78790

SEARCH DATE	TIME	EDITION NO	DATE
12/11/2020	8:20 AM	1	7/5/2007

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 78790
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM SP78790

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 78790
ADDRESS FOR SERVICE OF DOCUMENTS:
52 ANDERSON STREET
CHATSWOOD
NSW 2067

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS
CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE
AT THE DATE OF REGISTRATION OF THE SCHEME
KEEPING OF ANIMALS - OPTION B HAS BEEN ADOPTED
- 3 DP1058962 EASEMENT FOR DRAINAGE OF WATER 3 METRES WIDE
APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 SP78790 RESTRICTION(S) ON THE USE OF LAND
- 5 SP78790 POSITIVE COVENANT

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 5)

STRATA PLAN 78790

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 1	2	- 1	3	- 1	4	- 1
5	- 1						

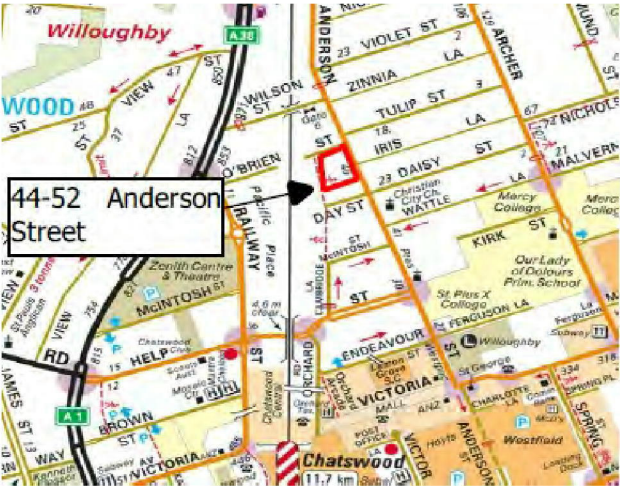
NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Appendix D

Historical Aerial Photographs

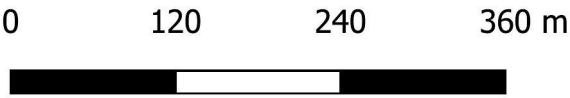


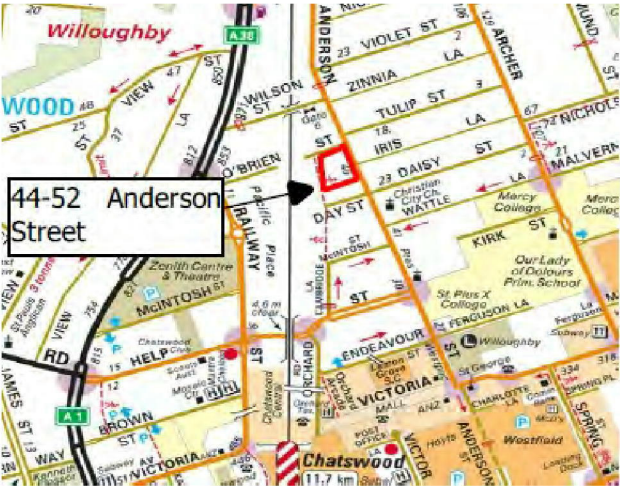
LOCALITY MAP

- Notes:
- 1. Aerial map from NSW Government online archive

Legend

- - - Site Boundary



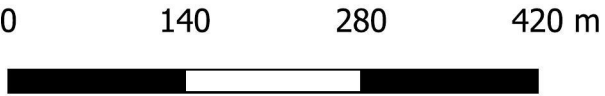


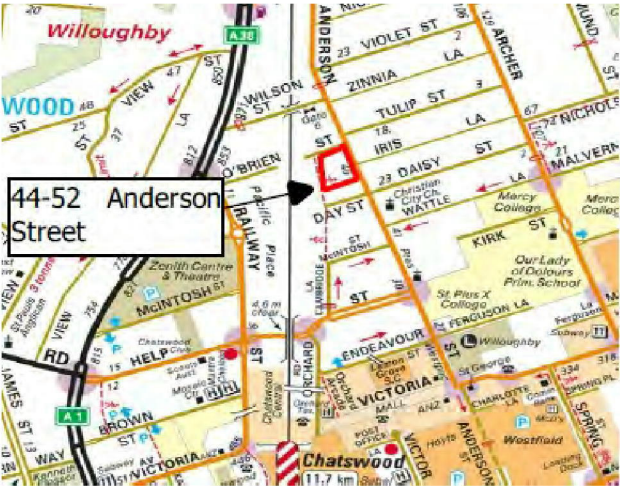
LOCALITY MAP

Notes:
1. Aerial map from sixmaps.gov.au

Legend

- - - Site Boundary



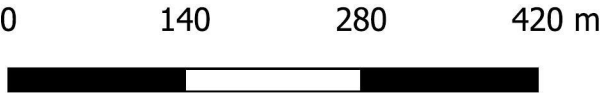


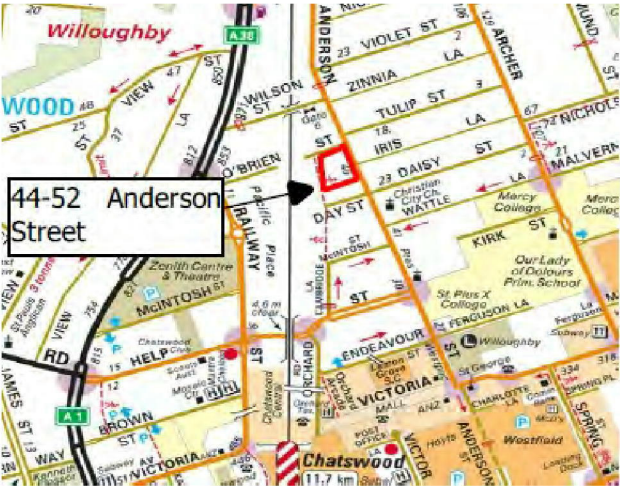
LOCALITY MAP

Notes:
1. Aerial map from NSW Government online archive

Legend

- - - Site Boundary



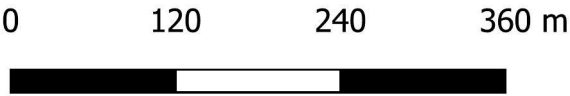


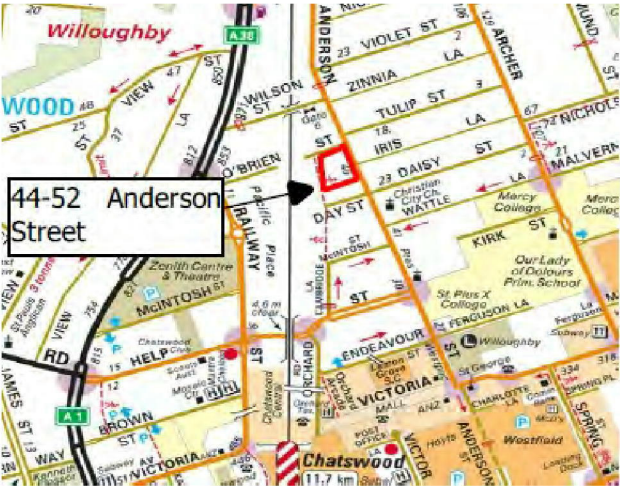
LOCALITY MAP

Notes:
1. Aerial map from NSW Government online archive

Legend

- - - Site Boundary





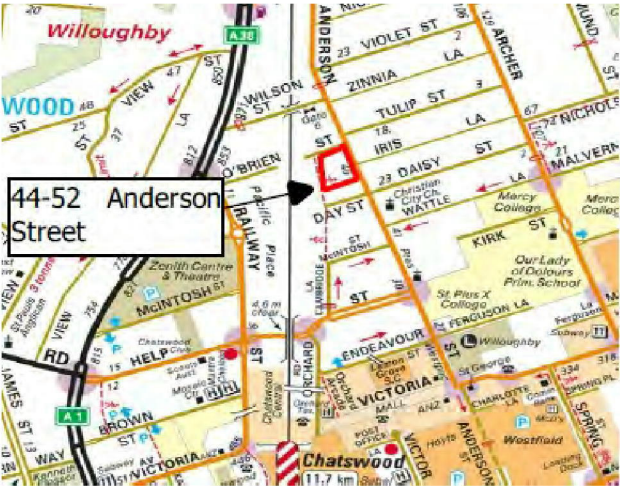
LOCALITY MAP

- Notes:
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Legend

- - - Site Boundary



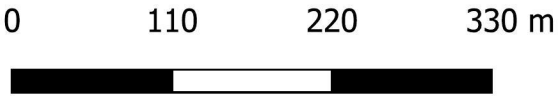


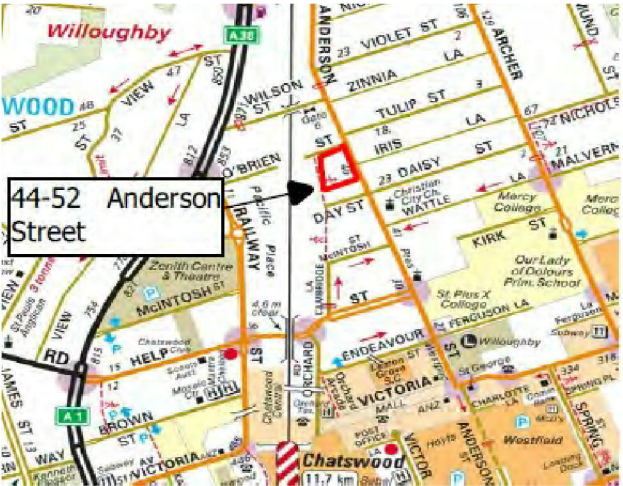
LOCALITY MAP

- Notes:
1. Aerial map from NSW Government online archive

Legend

- - - Site Boundary



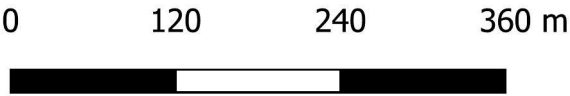


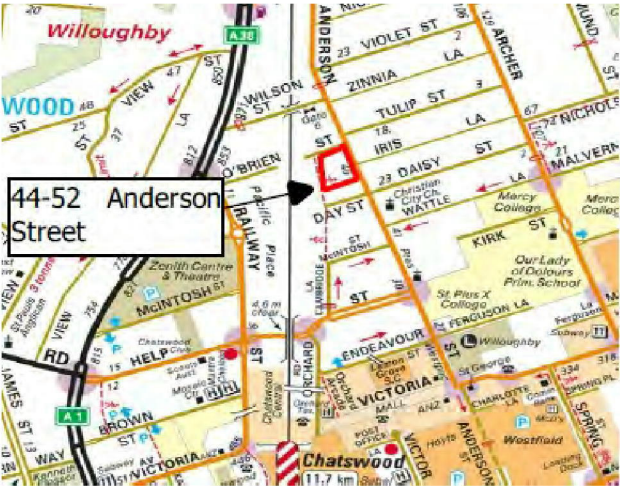
LOCALITY MAP

Notes:
1. Aerial map from NSW Government online archive

Legend

- - - Site Boundary





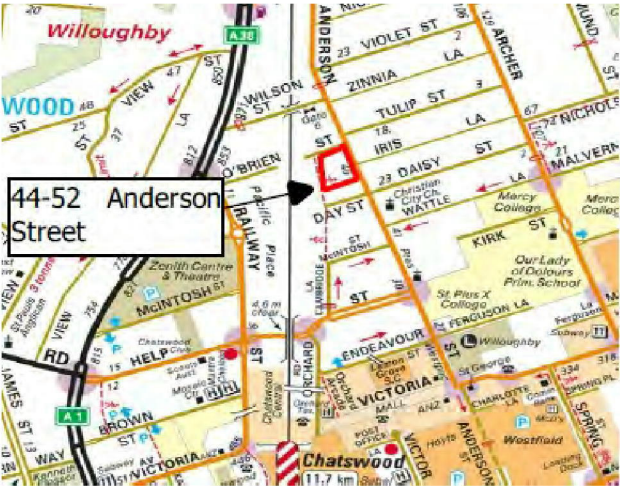
LOCALITY MAP

Notes:
1. Aerial map from NSW Government online archive

Legend

- - - Site Boundary





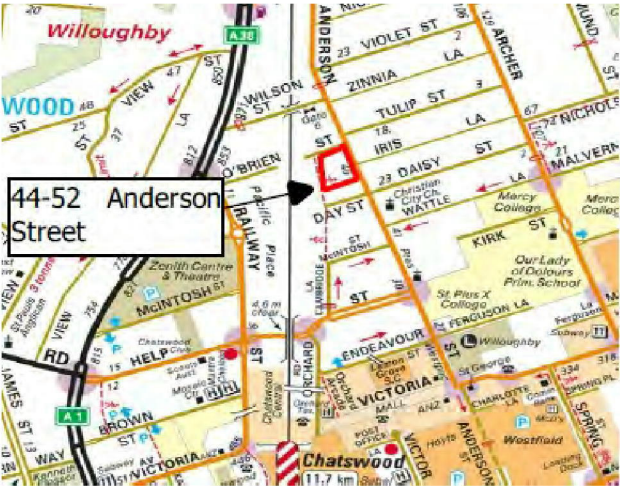
LOCALITY MAP

- Notes:
1. Aerial map from NSW Government online archive

Legend

- - - Site Boundary





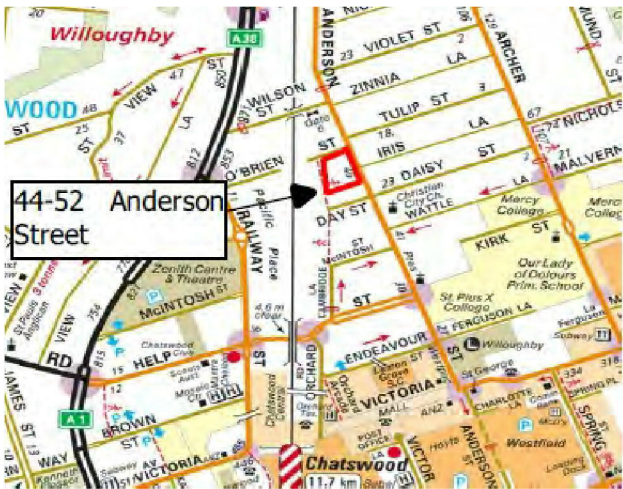
LOCALITY MAP

Notes:
1. Aerial map from NSW Land and Property Information archives

Legend

- - - Site Boundary



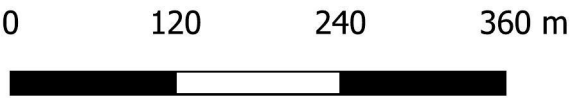


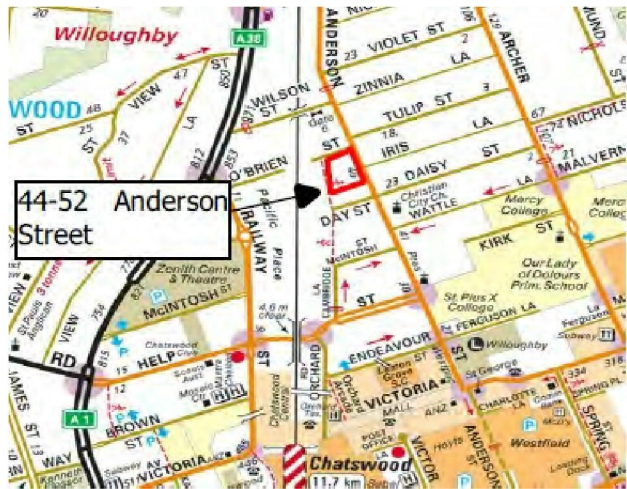
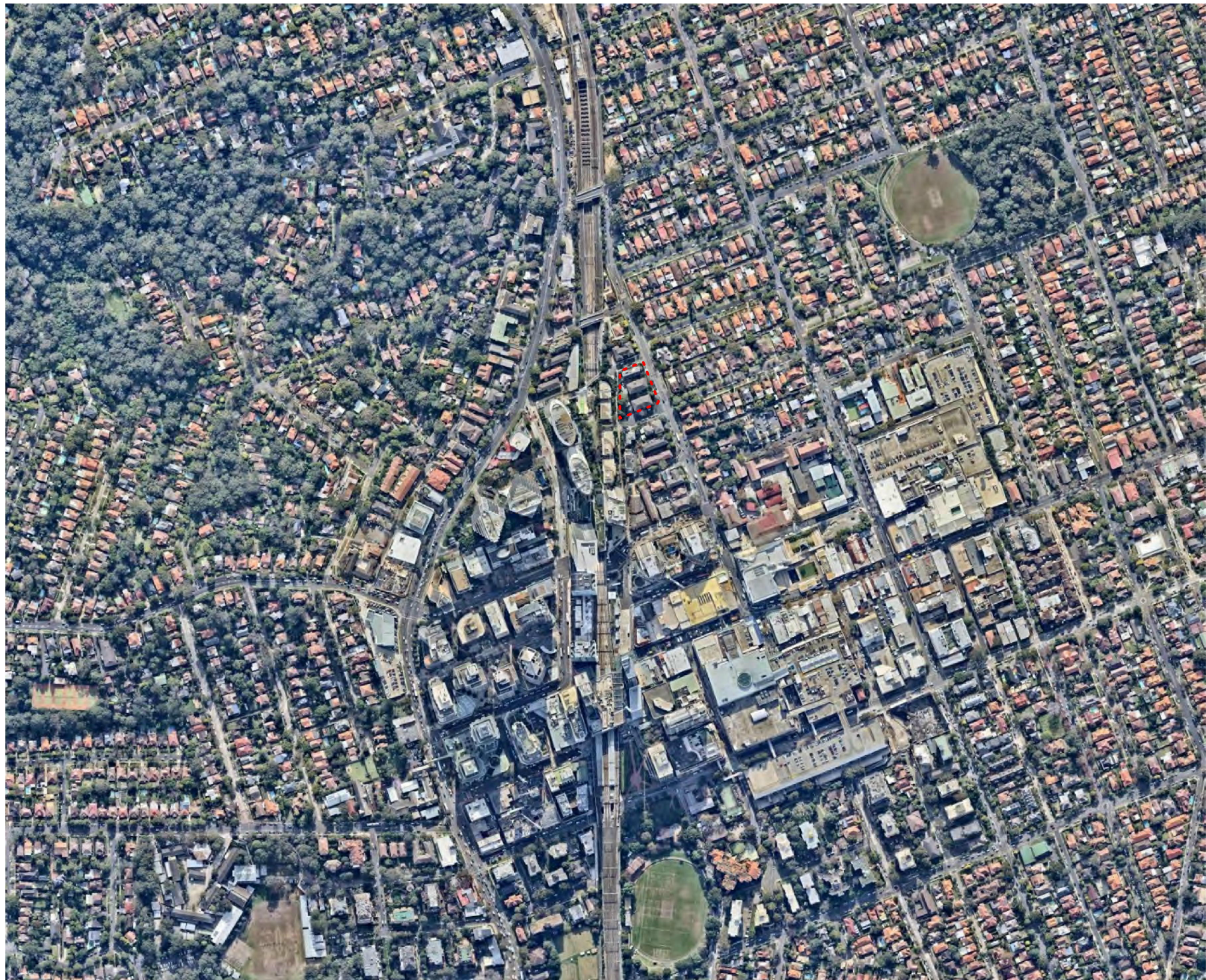
LOCALITY MAP

Notes:
1. Aerial map from nearmaps.com.au [dated 14/11/09]

Legend

- - - Site Boundary



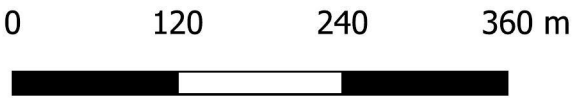


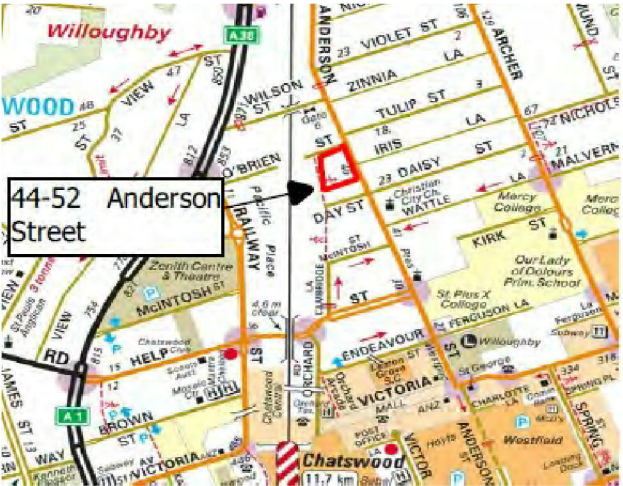
LOCALITY MAP

Notes:
 1. Aerial map from nearmaps.com.au [dated 26/06/14]

Legend

- - - Site Boundary



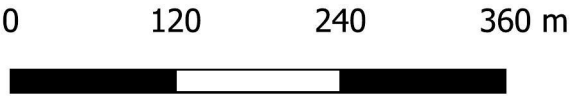


LOCALITY MAP

Notes:
1. Aerial map from nearmaps.com.au [dated 26/09/20]

Legend

--- Site Boundary



Appendix E

Council Records

Section 10.7 (2 and 5) Planning Certificates

SafeWork Records



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

Certificate No: 44985
Receipt No: 2113160
Issue date: 13-Feb-2020
Customer Ref: 20173640S:33885

InfoTrack Pty Ltd
GPO Box 4029
SYDNEY NSW 2001

Property Location: 5/52 Anderson Street, CHATSWOOD NSW 2067.

Legal Description: LOT 5 SP 78790

Disclaimer

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

Debra Just
CHIEF EXECUTIVE OFFICER

(Computer printed copy – No signature required)

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 44985
Receipt No: 2113160
Issue date: 13-Feb-2020
Customer Ref: 20173640S:33885

1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

(1) Environmental Planning Instruments

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

Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 19 - Bushland in Urban Areas
State Environmental Planning Policy No. 21 - Caravan Parks
State Environmental Planning Policy No. 30 - Intensive Agriculture
State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land)
State Environmental Planning Policy No. 33 - Hazardous and Offensive Development
State Environmental Planning Policy No. 50 - Canal Estate Development
State Environmental Planning Policy No. 55 - Remediation of Land
State Environmental Planning Policy No. 62 – Sustainable Aquaculture
State Environmental Planning Policy No. 64 - Advertising and Signage
State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development
State Environmental Planning Policy No. 70 - Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Major Development) 2005
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

(2) Proposed Environmental Planning Instruments

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

Draft State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016
Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 44985
Receipt No: 2113160
Issue date: 13-Feb-2020
Customer Ref: 20173640S:33885

(3) Development Control Plans

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

Development Control Plan 2005 - Sydney Foreshore and Waterways Area

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

Willoughby Development Control Plan

2. ZONING AND LAND USE

(a) Zone Identity

R3 Medium Density Residential

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

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

Objectives of Zone

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

Permitted without consent

Nil

Permitted with consent

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

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 44985
Receipt No: 2113160
Issue date: 13-Feb-2020
Customer Ref: 20173640S:33885

Prohibited

Any development not specified in item 2 or 3.

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

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

No

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

(f) Critical Habitat

--

(g) Conservation Area

--

(h) Heritage Item

--

3. COMPLYING DEVELOPMENT

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

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 44985
Receipt No: 2113160
Issue date: 13-Feb-2020
Customer Ref: 20173640S:33885

(a) General Housing Code and Rural Housing Code

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

(b) Housing Alterations Code and General Development Code

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

(c) Commercial and Industrial Alterations Code

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

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

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

(e) Subdivisions Code

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

(f) Demolition Code

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

(g) Fire Safety Code

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

(h) Container Recycling Facilities Code

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

(i) Low Rise Medium Density Housing Code

The provisions of the Low Rise Medium Density Housing Code do not apply to the Willoughby Local Government Area. They have been deferred until 1 July 2020.

4. COASTAL PROTECTION (repealed)

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

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 44985
Receipt No: 2113160
Issue date: 13-Feb-2020
Customer Ref: 20173640S:33885

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

--

5. MINE SUBSIDENCE

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

6. ROAD WIDENING AND REALIGNMENT

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

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

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK

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

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

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

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

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

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 44985
Receipt No: 2113160
Issue date: 13-Feb-2020
Customer Ref: 20173640S:33885

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

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

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

8. LAND RESERVED FOR ACQUISITION

The land is not affected by any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instruments which provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

9. CONTRIBUTION PLANS

Willoughby Local Infrastructure Contributions Plan 2019.

9A. BIODIVERSITY CERTIFIED LAND

--

10. BIODIVERSITY STEWARDSHIP SITES

--

10A. NATIVE VEGETATION CLEARING SET ASIDES

--

11. BUSH FIRE PRONE LAND

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

12. PROPERTY VEGETATION PLANS

--

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 44985
Receipt No: 2113160
Issue date: 13-Feb-2020
Customer Ref: 20173640S:33885

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

--

14. DIRECTIONS UNDER PART 3A

--

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

--

**16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE OR SITE COMPATIBILITY
CERTIFICATE (SCHOOLS OR TAFE ESTABLISHMENTS)**

--

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

--

18. PAPER SUBDIVISION INFORMATION

--

19. SITE VERIFICATION CERTIFICATES

--

20. LOOSE-FILL ASBESTOS INSULATION

--

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

--

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No:	44985
Receipt No:	2113160
Issue date:	13-Feb-2020
Customer Ref:	20173640S:33885

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

--

NOTES:

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



**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

Certificate No: 40957
Receipt No: 1877408
Issue date: 09-Apr-2018
Customer Ref: 20173637S:26646

InfoTrack Pty Ltd
GPO Box 4029
SYDNEY NSW 2001

Property Location: 10/44 Anderson Street, CHATSWOOD NSW 2067.
Legal Description: LOT 10 SP 80201

Disclaimer

1. *The information provided in this certificate has been obtained from Council's records. The Council advises that:*
 - (a) *other authorities may hold information in respect of the property not contained in the Council's records;*
 - and*
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3. *It may be appropriate or necessary to obtain legal or other expert advice in respect of the matters contained in the certificate or the instruments referred to in the certificate.*
4. *The Council cannot and will not accept any liability in respect of any error, inaccuracy, or omission in this certificate.*

Debra Just
GENERAL MANAGER

(Computer printed copy – No signature required)

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

WILLOUGHBY
CITY COUNCIL

Certificate No: 40957
Receipt No: 1877408
Issue date: 09-Apr-2018
Customer Ref: 20173637S:26646

1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

(1) Environmental Planning Instruments

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

Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 19 - Bushland in Urban Areas
State Environmental Planning Policy No. 21 - Caravan Parks
State Environmental Planning Policy No. 30 - Intensive Agriculture
State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land)
State Environmental Planning Policy No. 33 - Hazardous and Offensive Development
State Environmental Planning Policy No. 50 - Canal Estate Development
State Environmental Planning Policy No. 55 - Remediation of Land
State Environmental Planning Policy No. 62 - Sustainable Aquaculture
State Environmental Planning Policy No. 64 - Advertising and Signage
State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development
State Environmental Planning Policy No. 70 - Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Major Development) 2005
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
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State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017
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State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

(2) Proposed Environmental Planning Instruments

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

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

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

WILLOUGHBY
CITY COUNCIL

Certificate No: 40957
Receipt No: 1877408
Issue date: 09-Apr-2018
Customer Ref: 20173637S:26646

(3) Development Control Plans

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

Development Control Plan 2005 - Sydney Foreshore and Waterways Area

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

Willoughby Development Control Plan

2. ZONING AND LAND USE

(a) Zone Identity

R3 Medium Density Residential

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

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

Objectives of Zone

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

Permitted without consent

Nil

Permitted with consent

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

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2&5)
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WILLOUGHBY
CITY COUNCIL

Certificate No: 40957
Receipt No: 1877408
Issue date: 09-Apr-2018
Customer Ref: 20173637S:26646

Prohibited

Any development not specified in item 2 or 3.

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

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

No

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

(f) Critical Habitat

--

(g) Conservation Area

--

(h) Heritage Item

--

3. COMPLYING DEVELOPMENT

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

PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979

WILLOUGHBY
CITY COUNCIL

Certificate No: 40957
Receipt No: 1877408
Issue date: 09-Apr-2018
Customer Ref: 20173637S:26646

(a) General Housing Code and Rural Housing Code

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

(b) Housing Alterations Code and General Development Code

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

(c) Commercial and Industrial Alterations Code

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

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

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

(e) Subdivisions Code

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

(f) Demolition Code

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

(g) Fire Safety Code

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

(h) Container Recycling Facilities Code

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

4. COASTAL PROTECTION (repealed)

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

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

--

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 40957
Receipt No: 1877408
Issue date: 09-Apr-2018
Customer Ref: 20173637S:26646

5. MINE SUBSIDENCE

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

6. ROAD WIDENING AND REALIGNMENT

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

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

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK

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

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

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

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

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

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

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

WILLOUGHBY
CITY COUNCIL

Certificate No: 40957
Receipt No: 1877408
Issue date: 09-Apr-2018
Customer Ref: 20173637S:26646

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

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

8. LAND RESERVED FOR ACQUISITION

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

9. CONTRIBUTION PLANS

Willoughby City Section 94A Development Contributions Plan 2011

9A. BIODIVERSITY CERTIFIED LAND

--

10. BIODIVERSITY STEWARDSHIP SITES

--

10A. NATIVE VEGETATION CLEARING SET ASIDES

--

11. BUSH FIRE PRONE LAND

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

12. PROPERTY VEGETATION PLANS

--

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

--

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

WILLOUGHBY
CITY COUNCIL

Certificate No: 40957
Receipt No: 1877408
Issue date: 09-Apr-2018
Customer Ref: 20173637S:26646

14. DIRECTIONS UNDER PART 3A

--

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

--

**16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE OR SITE COMPATIBILITY
CERTIFICATE (SCHOOLS OR TAFE ESTABLISHMENTS)**

--

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

--

18. PAPER SUBDIVISION INFORMATION

--

19. SITE VERIFICATION CERTIFICATES

--

20. LOOSE-FILL ASBESTOS INSULATION

--

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

--

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

WILLOUGHBY
CITY COUNCIL

Certificate No: 40957
Receipt No: 1877408
Issue date: 09-Apr-2018
Customer Ref: 20173637S:26646

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

--

NOTES:

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

**PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2&5)
ENVIRONMENT PLANNING AND ASSESSMENT ACT, 1979**

WILLOUGHBY
CITY COUNCIL

Certificate No: 40957
Receipt No: 1877408
Issue date: 09-Apr-2018
Customer Ref: 20173637S:26646

In accordance with Section 149(5) and subject to Section 149(6) of the Environmental Planning and Assessment Act 1979, the following additional information is provided in respect of the abovementioned land:

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

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

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

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

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



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

Certificate No: 41160
Receipt No: 1880585
Issue date: 04-May-2018
Customer Ref: 20173638S:27060

InfoTrack Pty Ltd
GPO Box 4029
SYDNEY NSW 2001

Property Location: 8/46 Anderson Street, CHATSWOOD NSW 2067.
Legal Description: LOT 8 SP 68797

Disclaimer

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

Debra Just
GENERAL MANAGER

(Computer printed copy – No signature required)

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 41160
Receipt No: 1880585
Issue date: 04-May-2018
Customer Ref: 20173638S:27060

1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

(1) Environmental Planning Instruments

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

Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 19 - Bushland in Urban Areas
State Environmental Planning Policy No. 21 - Caravan Parks
State Environmental Planning Policy No. 30 - Intensive Agriculture
State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land)
State Environmental Planning Policy No. 33 - Hazardous and Offensive Development
State Environmental Planning Policy No. 50 - Canal Estate Development
State Environmental Planning Policy No. 55 - Remediation of Land
State Environmental Planning Policy No. 62 – Sustainable Aquaculture
State Environmental Planning Policy No. 64 - Advertising and Signage
State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development
State Environmental Planning Policy No. 70 - Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Major Development) 2005
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

(2) Proposed Environmental Planning Instruments

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

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

(3) Development Control Plans

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

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

WILLOUGHBY
CITY COUNCIL

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Customer Ref: 20173638S:27060

Development Control Plan 2005 - Sydney Foreshore and Waterways Area

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

Willoughby Development Control Plan

2. ZONING AND LAND USE

(a) Zone Identity R3 Medium Density Residential

(b), (c), (d) (Development) *Zone R3 Medium Density Residential – under Willoughby Local Environmental Plan 2012*

Objectives of Zone

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

Permitted without consent

Nil

Permitted with consent

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

Prohibited

Any development not specified in item 2 or 3.

NOTE: You are advised that in addition to the matters set out above, the instrument may make further provisions with respect to the purposes for which development may be carried out on the land without consent and with consent and the purposes for which development of the land is prohibited. Applicants are advised that they should

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WILLOUGHBY
CITY COUNCIL

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Issue date: 04-May-2018
Customer Ref: 20173638S:27060

read the whole of the instrument(s) in order to determine whether that instrument prohibits, restricts or otherwise relates to the development of the land.

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

No

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

(f) Critical Habitat

--

(g) Conservation Area

--

(h) Heritage Item

--

3. COMPLYING DEVELOPMENT

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

(a) General Housing Code and Rural Housing Code

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

(b) Housing Alterations Code and General Development Code

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

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WILLOUGHBY
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Issue date: 04-May-2018
Customer Ref: 20173638S:27060

(c) Commercial and Industrial Alterations Code

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

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

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

(e) Subdivisions Code

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

(f) Demolition Code

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

(g) Fire Safety Code

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

(h) Container Recycling Facilities Code

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

4. COASTAL PROTECTION (repealed)

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

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

--

5. MINE SUBSIDENCE

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

6. ROAD WIDENING AND REALIGNMENT

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

- 1) Division 2 of Part 3 of the Roads Act 1993; or

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 41160
Receipt No: 1880585
Issue date: 04-May-2018
Customer Ref: 20173638S:27060

- 2) An Environmental Planning Instrument; or
- 3) A resolution of Council.

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK

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

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

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

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

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

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

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

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

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**WILLOUGHBY
CITY COUNCIL**

Certificate No: 41160
Receipt No: 1880585
Issue date: 04-May-2018
Customer Ref: 20173638S:27060

8. LAND RESERVED FOR ACQUISITION

The land is not affected by any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instruments which provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

9. CONTRIBUTION PLANS

Willoughby City Section 94A Development Contributions Plan 2011

9A. BIODIVERSITY CERTIFIED LAND

--

10. BIODIVERSITY STEWARDSHIP SITES

--

10A. NATIVE VEGETATION CLEARING SET ASIDES

--

11. BUSH FIRE PRONE LAND

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

12. PROPERTY VEGETATION PLANS

--

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

--

14. DIRECTIONS UNDER PART 3A

--

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

--

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 41160
Receipt No: 1880585
Issue date: 04-May-2018
Customer Ref: 20173638S:27060

**16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE OR SITE COMPATIBILITY
CERTIFICATE (SCHOOLS OR TAFE ESTABLISHMENTS)**

--

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

--

18. PAPER SUBDIVISION INFORMATION

--

19. SITE VERIFICATION CERTIFICATES

--

20. LOOSE-FILL ASBESTOS INSULATION

--

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

--

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

--

NOTES:

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

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 41160
Receipt No: 1880585
Issue date: 04-May-2018
Customer Ref: 20173638S:27060

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

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

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

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

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

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

Our Ref: D20/222640

30 November 2020

Ms Alyssa Spencer
Douglas Partners Pty Ltd
Alyssa.spencer@douglaspartners.com.au

Dear Ms Spencer

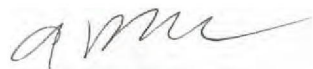
RE SITE: 44,46,52 Anderson St, Chatswood NSW

I refer to your site search request received by SafeWork NSW on 5 November 2020 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



Gabriela Draper

Licensing Representative
Licensing and Funds, Better Regulation
SafeWork NSW

Jelica Ljubic

From: Atip, Cherry <Cherry.Atip@Willoughby.nsw.gov.au>
Sent: Wednesday, 11 November 2020 12:34 PM
To: Alyssa Spencer
Subject: Open Access Information Request

Thank you for your email Alyssa,

There is no recorded information of what you were after from the phone conversation we had just then.

Cheers,

Cherry

Cherry Atip - Customer Service Officer

WILLOUGHBY CITY COUNCIL

PO Box 57 Chatswood NSW 2057

P +61 2 9777 1000 | M

E Cherry.Atip@Willoughby.nsw.gov.au

willoughby.nsw.gov.au | visitchatswood.com.au | theconcourse.com.au



Appendix F

Site Photographs



Photo 1 – South site boundary, parallel to Day Street (photo taken facing west)

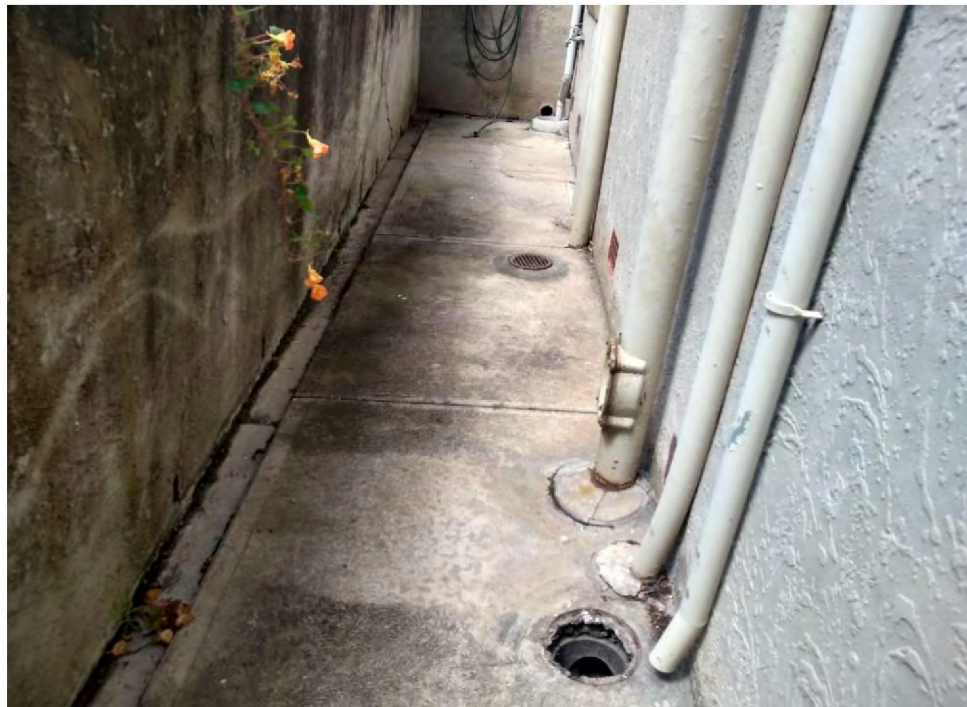


Photo 2 – Pipes and drainage at 44 Anderson Street (SP80201)



Photo 3 – Southeast corner of site, brick garden wall parallel to Day Street

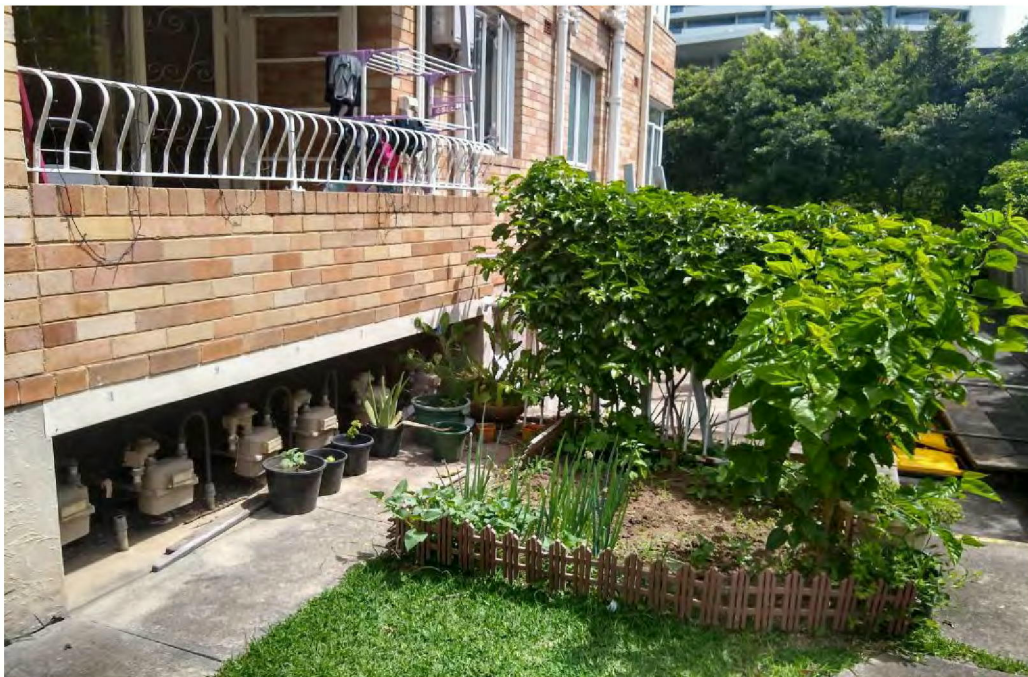


Photo 4 – Garden beds outside of 44 Anderson Street (SP80201)



Photo 5 – Household waste bins outside 46 Anderson Street (SP68797)



Photo 6 – North side of 46 Anderson Street (SP68797)



Site Photographs

Preliminary Site Investigation

44-52 Anderson Street, Chatswood

CLIENT: Heworth Holdings Group Pty Ltd

PROJECT: 99867.00

PLATE No: 3

REV: 0

DATE: 16/11/2020



Photo 7 – Gas meters at 44 Anderson Street (SP80201)



Photo 8 – West side of 44 Anderson Street (SP80201)



Photo 9 – West side of 46 Anderson Street (SP68797)

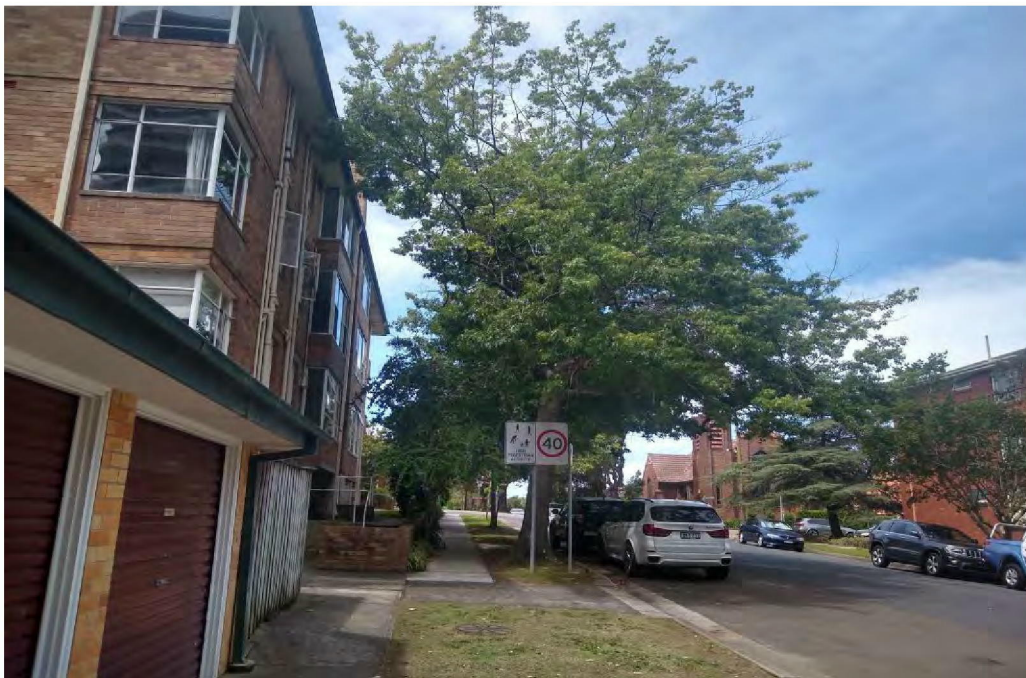


Photo 10 – Eastern site boundary along Anderson Street (photo taken facing north)



Site Photographs

Preliminary Site Investigation

44-52 Anderson Street, Chatswood

CLIENT: Heworth Holdings Group Pty Ltd

PROJECT: 99867.00

PLATE No: 5

REV: 0

DATE: 16/11/2020



Photo 11 – Fence and car garage on southern side of site, parallel to Day Street

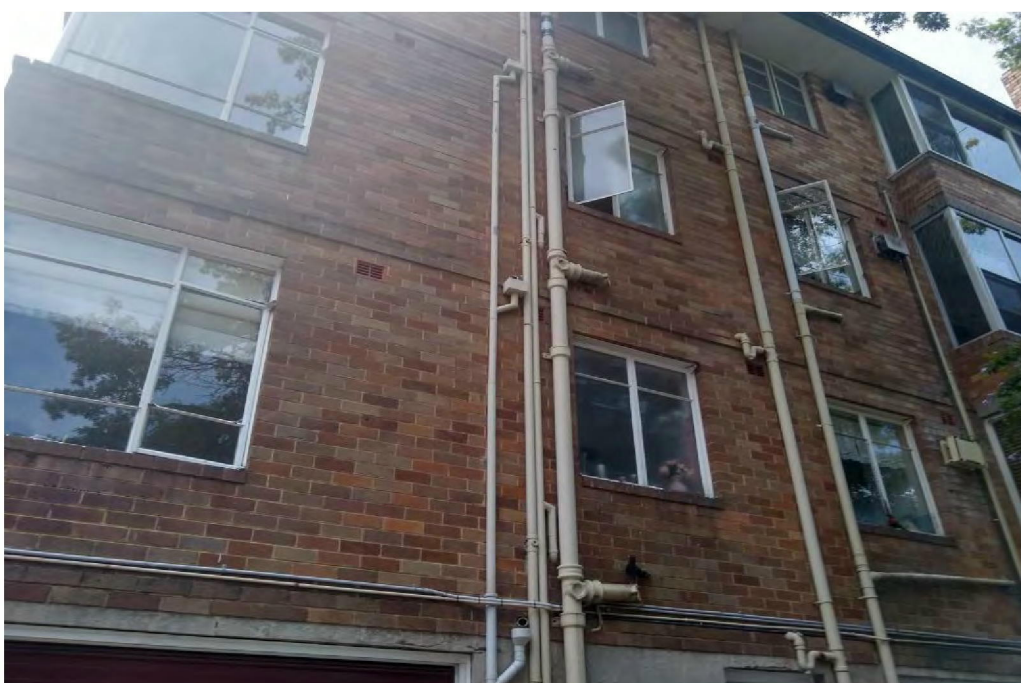


Photo 12 – Pipes along northern side of 44 Anderson Street (SP80201)



Site Photographs

Preliminary Site Investigation

44-52 Anderson Street, Chatswood

CLIENT: Heworth Holdings Group Pty Ltd

PROJECT: 99867.00

PLATE No: 6

REV: 0

DATE: 16/11/2020

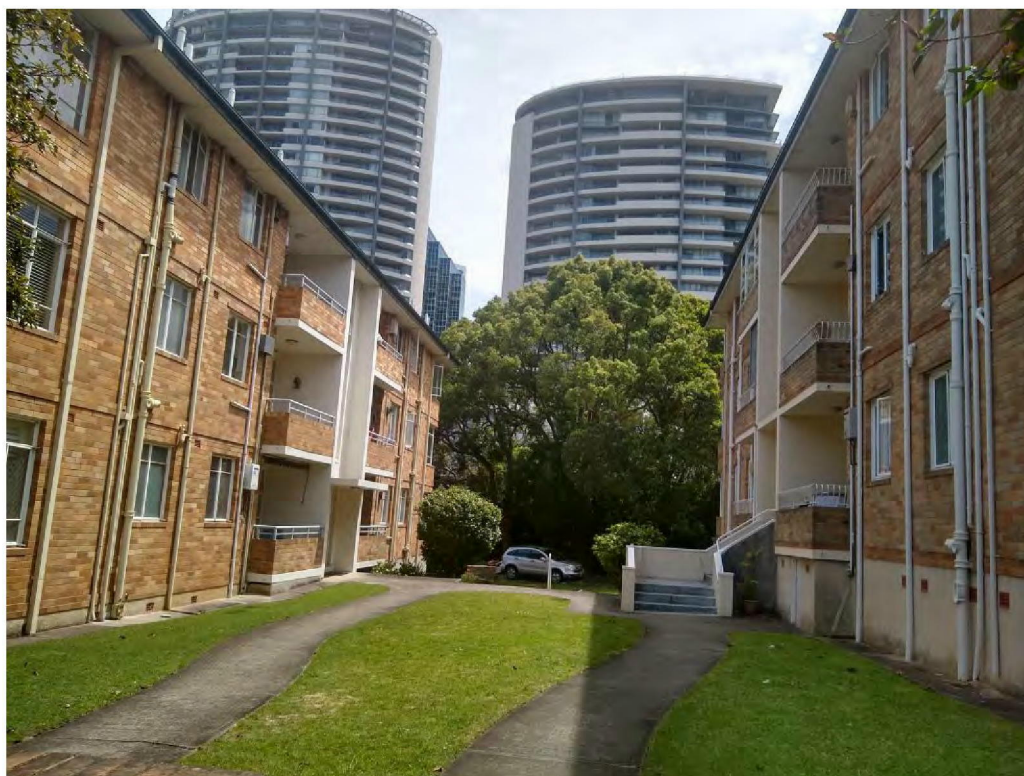


Photo 13 – Walkway and grassed area between 44 and 46 Anderson Street (SP80201 and SP68797) (photo taken facing west), neighbouring high-rise buildings



Photo 14 – Basement carpark entrance at 52 Anderson Street (SP78790)



Site Photographs

Preliminary Site Investigation

44-52 Anderson Street, Chatswood

CLIENT: Heworth Holdings Group Pty Ltd

PROJECT: 99867.00

PLATE No: 7

REV: 0

DATE: 16/11/2020



Photo 15 – Basement carpark at 52 Anderson Street (SP78790)

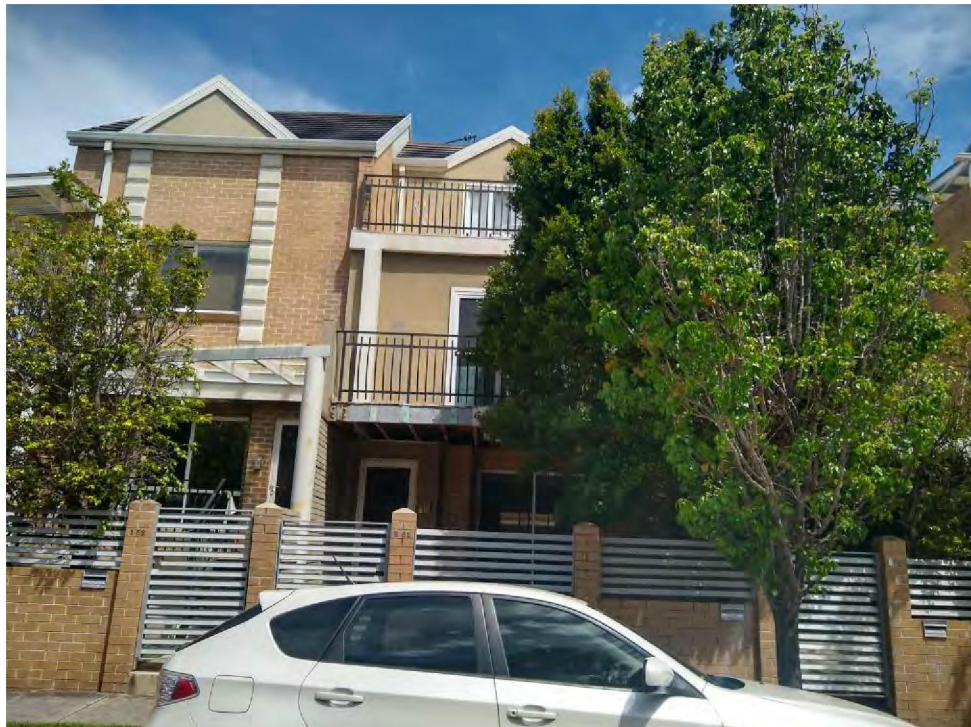


Photo 16 – Northern site boundary, 52 Anderson Street (SP78790) along O'Brien Street



Photo 17 – Stormwater drainage on northwest corner of site

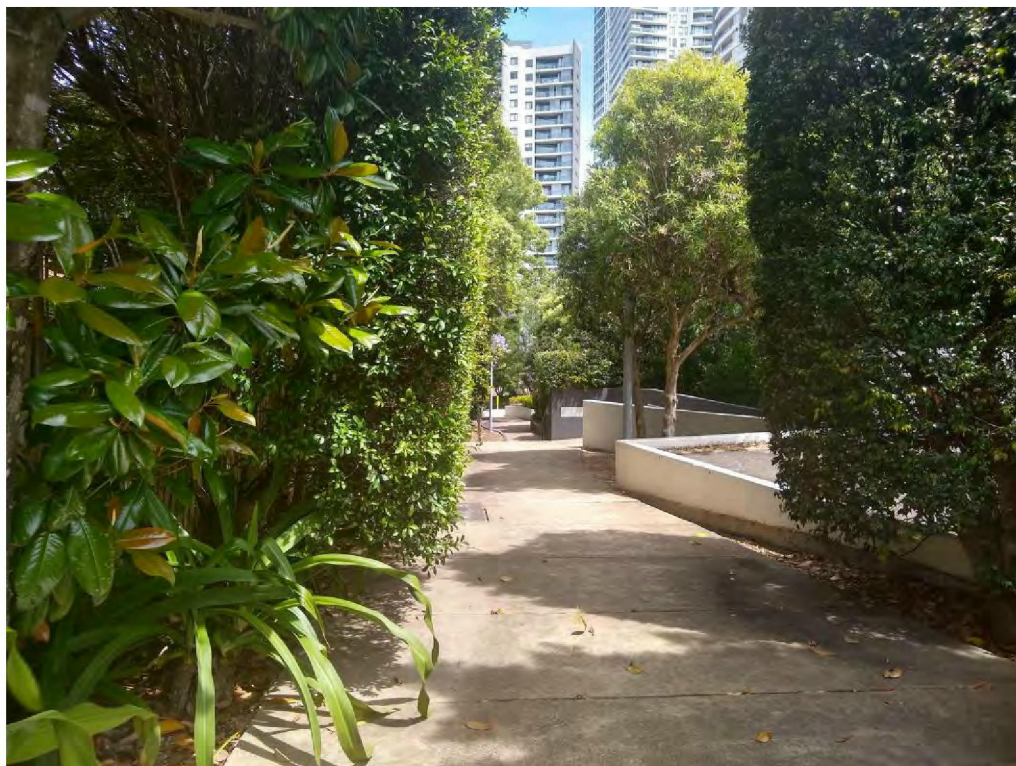


Photo 18 – Walkway adjacent to western site boundary