



**Aargus**

ENVIRONMENTAL - REMEDIATION - GEOTECHNICAL ENGINEERING - WORK HEALTH & SAFETY - LABORATORIES - DRILLING

# **PRELIMINARY SITE INVESTIGATION**

**378-390 Pacific Highway,  
Crows Nest NSW**

*Prepared for*

**Futuro No 1 Pty Ltd**

**Ref: ES8302**

11<sup>th</sup> August 2021

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## ABBREVIATIONS

ADWG	Australian Drinking Water Guidelines
ANZECC	Australian and New Zealand Environment and Conservation Council
AST	Aboveground Storage Tank
BGL	Below Ground Level
BTEX	Benzene, Toluene, Ethyl benzene and Xylene
COC	Contaminants of Concern
DLWC	Department of Land & Water Conservation
DNR	Department of Natural Resources
DQOs	Data Quality Objectives
POEO	Protection of the Environment Operations
DSI	Detailed Site Investigation
EPA	Environment Protection Authority
ESA	Environmental Site Assessment
HIL	Health-Based Soil Investigation Level
LGA	Local Government Area
NEHF	National Environmental Health Forum
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NHMRC	National Health and Medical Research Council
OCF	Organochlorine Pesticides
OPP	Organophosphate Pesticides
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyl
PID	Photo Ionisation Detector
PQL	Practical Quantitation Limit
PSH	Phase Separated Hydrocarbon
PSI	Preliminary Site Investigation
QA/QC	Quality Assurance / Quality Control
RAC	Remediation Acceptance Criteria
RAP	Site Remediation Plan
RPD	Relative Percentage Difference
SAC	Site Assessment Criteria
SCID	Stored Chemical Information Database
SEPP	State Environment Planning Policy
SMP	Site Management Plan
SVC	Site Validation Criteria
TCLP	Toxicity Characteristics Leaching Procedure
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
UCL	Upper Confidence Limit
UST	Underground Storage Tank
VOC	Volatile Organic Compounds
VHC	Volatile Halogenated Compounds

## EXECUTIVE SUMMARY

Aargus Pty Ltd ('Aargus') was appointed by Futuro No 1 Pty Ltd (the 'client') to undertake a Preliminary Site Investigation (PSI) within the property located at 378-390 Pacific Highway, Crows Nest NSW (the 'site'). It is understood that the site is proposed for development into a multi storey mixed-use commercial/residential tower with basement car parking.

A PSI was requested by the client to determine the potential for onsite contamination. This report shall provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.

The site is occupied by four commercial buildings (one single-storey, one two-storey and two three-storey brick buildings with metal roof) currently used as retail stores and fitness centres.

The land title information provided suggested that the site was owned by private individuals from 1914 to 1950 after which the ownership was shared between companies and private individuals. The site ownership is currently shared between Grent Pty Ltd, Alhaven Investment Pty Ltd, David Hillel Milston and Jeanette Rachel Milston, and Pacific Nest Pty Ltd.

Aerial photography indicates that the land use of the site appeared to have been occupied by four different sized and shaped structures from 1943 to 1986, when the site was redeveloped with four new separate structures. The site remained unchanged through to the 2021 photograph. The general land use of the immediate site vicinity seems to have been mixed commercial and residential from 1943 to 2021, with new developments appearing to the north and east of the site between 1955 and 1986.

There were no records for the site listed on NSW EPA database and the POEO register had no licenses.

The findings of the assessment indicated the following areas of potential environmental concern, those being the importation of uncontrolled fill, pesticide uses, former site activities, vehicle leaks, and asbestos based building products.

The contaminants that may be present in some of these areas were considered to be of low significance in terms of risk to the human and environmental receptors identified. Therefore, a Detailed Site Investigation (DSI) is required to confirm the presence and extent of contamination in order to determine the suitability of the site for the proposed development application.

Based on the information collected during this investigation and in reference to Clause 7 (DA development) of SEPP 55, the site will be suitable subject to the completion of a Detailed Site Investigation (and after remediation and validation, if required) for the proposed multi storey mixed-use commercial/residential tower with basement car parking.



# 1 INTRODUCTION

## 1.1 Background

Aargus Pty Ltd ('Aargus') was appointed by Futuro No 1 Pty Ltd (the 'client') to undertake a Preliminary Site Investigation (PSI) within the property located at 378-390 Pacific Highway, Crows Nest NSW (the 'site'). The location of the property is presented in Figure 1 of Appendix A.

It is understood that the site is proposed for development into a multi storey mixed-use commercial/residential tower with basement car parking. The proposed development plans can be found in Appendix B.

A site investigation was requested by the council to North Sydney Council to determine the potential for onsite contamination as part of the Development Application (DA).

## 1.2 Objective

The primary objectives of this PSI are as follows:

- Identify potential areas where contamination may have occurred from current and historical activities;
- Identify potential contaminants associated with potentially contaminating activities;
- Assess the potential for soils and groundwater to have been impacted by current and historical activities; and
- Assess the suitability of the site for development into a multi storey mixed-use commercial/residential tower with basement car parking, based on its current condition and the findings of this investigation.

### 1.3 Scope of Works

The scope of works for this PSI includes:

- Review of the physical site setting and site conditions based on a site inspection, including research of the location of sewers, drains, holding tanks and pits, spills, patches of discoloured vegetation, etc. (where applicable);
- Research and review of the information available, including previous environmental investigations, current and historical titles information, review of aerial photographs, groundwater bore searches, EPA notices, anecdotal evidence, site survey and site records on waste management practices;
- Development of a preliminary Conceptual Site Model (CSM) to demonstrate the interactions between potential sources of contamination, exposure pathways and human/ecological receptors identified; and
- Recommendations for additional investigations should any data gaps be identified or possible strategies for the management of the site, where relevant.

This report was prepared with reference to the NSW Environment Protection Authority (EPA) "*Guidelines for Consultants Reporting on Contaminated Sites*" (2020).

## 2 SITE IDENTIFICATION AND DESCRIPTION

### 2.1 Site Identification

Site identification information and land use is summarised in the table below.

**Table 1: Site Identification**

<b>Lot and DP Number (Address)</b>	Lot 1 in DP 177051 (390 Pacific Highway, Crows Nest NSW) Lot 4 in DP 663560 (388 Pacific Highway, Crows Nest NSW) Lot 1 in DP 573543 (382-386 Pacific Highway, Crows Nest NSW) Lot 5 in Section 32 of DP 4320 (382-386 Pacific Highway, Crows Nest NSW) Lot 1 in DP 577047 (378-380 Pacific Highway, Crows Nest NSW)
<b>Coordinates (NE corner)</b>	Latitude: -33.825771, Longitude: 151.198758
<b>Coordinates (NW corner)</b>	Latitude: -33.825966, Longitude: 151.198446
<b>Coordinates (SE corner)</b>	Latitude: -33.826092, Longitude: 151.199053
<b>Coordinates (SW corner)</b>	Latitude: -33.826288, Longitude: 151.198726
<b>Approx. Site Area (as per survey plan)</b>	1,309m <sup>2</sup>
<b>Local Government Area</b>	North Sydney Council
<b>Parish</b>	Willoughby
<b>County</b>	Cumberland
<b>Current Land Zoning**</b>	B4: Mixed Use
<b>Proposed Land Use</b>	Mixed-use Commercial/Residential Tower
<b>Current Site Owners</b>	Grent Pty Ltd, Alhaven Investment Pty Ltd, David Hillel Milston and Jeanette Rachel Milston, and Pacific Nest Pty Ltd
<b>Site End Users</b>	Residents, visitors (adults & children) and workers

Notes: \* refer to <http://maps.six.nsw.gov.au/>

\*\* refer to <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>

The site boundary and Lot and DP numbers are presented in Figure 2 of Appendix A. A survey plan provided by the client is provided in Appendix B.

## 2.2 Site Inspection

Aargus engineers undertook a visual assessment of the site on the 6<sup>th</sup> August 2021 to inspect the site for any potential sources of contamination and document any observations made regarding the current site conditions. The following observations were made:

- The site is currently occupied by four individual commercial buildings and used by various retail stores / fitness centres.
- No. 378 Pacific Hwy is occupied by a three-storey brick building with a metal roof and a rear loading dock.
- No. 382-386 Pacific Hwy is occupied by a three-storey brick building with a metal roof and basement car parking.
- No. 388 Pacific Hwy is occupied by a two-storey brick building with a metal roof.
- No. 390 Pacific Hwy is occupied by a one-storey brick building with a metal roof.
- The main access to the site was along Pacific Highway on the eastern boundary and Hume Street to the south.
- The site boundaries were defined by the brick buildings themselves.
- No surface standing water was observed.

The site features are presented in Figure 3 of Appendix A. Site photographs are included in Appendix C.

## 2.3 Topography and Surface Water Drainage

The following observations were made based on the desktop study carried out on the 6<sup>th</sup> August 2021:

- The site topography is slightly sloping, with Pacific Highway (along the eastern perimeter) sloping to the northwest and Hume Street (along the southern perimeter) sloping to the southwest at approximately <5% slope.
- Stormwater runoff from the site is expected to flow in a westerly direction along Pacific Highway and/or Hume Street.

The contour map for the local area can be seen in Figure 4 in Appendix A.

## 2.4 Surrounding Land Uses

The surrounding land uses identified are described in the table below:

**Table 2: Surrounding Land Uses**

<b>Orientation</b>	<b>Description</b>
North East	Pacific Highway then commercial
North West	Mixed Commercial / Residential
South East	Hume Street then commercial
South West	Residential then Nicholson Street

### 3 SITE HISTORY

#### 3.1 Land Titles

A review of historical documents held at the NSW Department of Lands offices accessed via “Directinfo” website was undertaken to identify the current and previous land owners, and potential land uses. The results of the title search are summarised in the following table.

**Table 3: Land Title Information**

Year	Lot 1 in DP177051 (390 Pacific Highway, Crows Nest NSW)
2007-Current	David Hillel Milston and Jeanette Rachel Milston
	<b>Prior Title: Vol 14307 Fol 29</b>
	<b>Prior Title: Vol 3736 Fol 71</b>
1980-2007	David Hillel Milston
1979-1980	Ross Stuart Neilsen and Raymond John
1972-1979	Garissa Pty Ltd
1964-1972	Carlton Verne Gay and Vivian James Gay
1949-1964	Fanny Lucy Gay, Carlton Verne Gay and Vivian James Gay
1925-1949	John James Gay

The land title information provided suggested that Lot 1 was owned by private individuals from 1925 to 1972, thereafter the site was owned by various companies and private individuals until 2007 when the site was purchased by David Hillel Milston and Jeanette Rachel Milston.

Year	Lot 4 in DP663560 (388 Pacific Highway, Crows Nest NSW)
1980-Current	Grent Pty Ltd
	<b>Prior Title: Vol 6694 Fol 246</b>
1979-1980	Ross Stuart Neilsen and Raymond John
1972-1979	Naughton Cooper and Associates Pty Ltd
1953-1972	John Fisher Lees
1939-1953	Stanley Noble Richard
1927-1939	Matthem Albann
1920-1927	Alfred Leong Parke
1915-1920	Frank Delandro

The land title information provided suggested that Lot 4 was owned by private individuals from 1915 to 1972, thereafter the site was owned by a company and private individuals until 1980 when the site was purchased by Grent Pty Ltd.

Year	Lot 1 in DP573543 & Lot 5 of Section 32 in DP 4320 (382-386 Pacific Highway, Crows Nest NSW)
1991-Current	Alhaven Investments Pty Ltd
	<b>Prior Title: Vol 12602 Fol 100</b>
1986-1991	Sing Leung Auyeung and Yuet Yuen Wong
	<b>Prior Title: Vol 2596 Fol 19</b>
1972-1986	382 Investments Pty Ltd
1954-1972	Martin and Company (Surgical) Pty Ltd
1950-1954	New Constructions Ltd
1928-1950	Sarah Frances Reaney
1915-1928	George Robert James

The land title information provided suggested that the lots were owned by private individuals from 1915 to 1950, thereafter the site was owned by various companies until 1991 when the site was purchased by Alhaven Investments Pty Ltd.

Year	Lot 1 in DP577047 (378-380 Pacific Highway, Crows Nest NSW)
2015-Current	Pacific Nest Pty Ltd
1973-2015	The Royal Society For The Prevention Of Cruelty To Animals
	<b>Prior Title: Vol 12826 Fol 200</b>
	<b>Prior Title: Vol 2493 Fol 117</b>
1972-1973	Reginald John Kennedy
1967-1972	John Thomas Kennedy
1922-1967	Ethel Jane Kennedy
1914-1922	William Swan

The land title information provided suggested that Lot 1 was owned by private individuals from 1914 to 1973, thereafter the site was owned by The Royal Society For The Prevention of Cruelty To Animals until 2015 when the site was purchased by Pacific Nest Pty Ltd.

An internet search of the companies that had owned the site was undertaken with the following information obtained:

- Grent Pty Ltd (1980-2021): Property Trust
- Alhaven Investments Pty Ltd (1991-2021): Private investment group
- Pacific Nest Pty Ltd (2015-2021): Australian Private Company
- The Royal Society for The Prevention of Cruelty to Animals (1973-2015): Organization for animal welfare.
- Garissa Pty Ltd (1972-1979): Australian Proprietary Company
- Naughton Cooper and Associates Pty Ltd (1972-1979): Accounting and financial services.
- New Constructions Ltd (1950-1954): Construction company
- Martin and Company (Surgical) Pty Ltd (1954-1972): Surgical supplies
- 382 Investments Pty Ltd (1972-1986): Private investment group

Sources:

<https://connectonline.asic.gov.au/>

<https://www.abr.business.gov.au/>

A copy of the land titles information obtained by Aargus can be found in Appendix D.

### **3.2 Aerial Photographs**

Selected aerial photographs obtained from the NSW Department of Spatial Services were reviewed to describe the site features and surrounding areas at various timelines. A summary of the review is presented in the table below.



**Table 4: Summary of Historical Aerial Photos**

Year	Site	Surrounding areas
1943	The site was occupied by four different sized and shaped buildings.	N: Vacant land. S: Road then small terrace-like structures. E: Road then large structures. W: Residential.
1955	The site layout appeared to be similar to that observed in the 1943 photo.	There were no significant changes to the previous photograph with the exception of: N: Large building.
1965	The site layout appeared to be similar to that observed in the 1955 photo.	There were no significant changes to the previous photograph.
1971	The site layout appeared to be similar to that observed in the 1965 photo.	There were no significant changes to the previous photograph.
1986	The site layout appeared to be redeveloped into four commercial structures.	There were no significant changes to the previous photograph with the exception of: N: Large building in the vicinity.
1991	The site layout appeared to be similar to that observed in the 1986.	There were no significant changes to the previous photograph.
1994	The site layout appeared to be similar to that observed in the 1991.	There were no significant changes to the previous photograph.
2005	The site layout appeared to be similar to that observed in the 1991.	There were no significant changes to the previous photograph.
2021	The site layout appeared to be similar to that observed in the 2005.	There were no significant changes to the previous photograph with the exception of: N: New large structure. E: Road then buildings demolished and land is vacant.

In summary, land use of the site appeared to have been occupied by four different sized and shaped structures from 1943 to 1986, when the site was redeveloped with four new separate structures. The site remained unchanged through to the 2021 photograph.

The general land use of the immediate site vicinity seems to have been mixed commercial and residential from 1943 to 2021, with new developments appearing to the north and east of the site between 1955 and 1986.

Copies of current and historical aerial photographs are presented in Appendix E.

### **3.3 EPA Records**

#### **3.3.1 Section 58, CLM Act 1997**

The NSW EPA publishes records of contaminated sites under Section 58 of the Contaminated Land Management (CLM) Act 1997. The notices relate to investigation and/or remediation of site contamination considered to pose a significant risk of harm under the definition in the CLM Act. However, it should be noted that the EPA record of Notices for Contaminated Land does not provide a record of all contaminated land in NSW.

A search of the EPA database revealed that the subject site is not listed. However, five other properties were listed within the North Sydney Council Local Government Area. All of the listed properties were situated more than 1.0km away from the site and were not considered to pose an adverse impact on the site.

Copies of the EPA records are included in Appendix F.

#### **3.3.2 Section 60, CLM Act**

The NSW EPA also published records of the sites notified under Section 60 of the CLM Act. The published document as 10<sup>th</sup> June 2021 revealed that the site and surrounding properties are not listed. The records also revealed that there is one notified site in Crows Nest which is a Caltex fuel station at 111 Falcon Street (1km south east of the site).

### **3.3.3 POEO Register**

The NSW EPA also have a public register under section 308 of the Protection of the Environment Operations Act 1997 (the POEO Act) that contains amount others the licensed premises.

A search of the POEO Register for licensed places revealed that the site is not listed.

A copy of the POEO register search is included in Appendix F.

### **3.3.4 Unlicensed Premises Regulated by the NSW EPA**

The NSW Environment Protection Authority (EPA) maintain records of the premises where the NWS EPA is still the Appropriate Regulatory Authority (ARA) that are no longer required to be licensed under the Protection of the Environment Operations Act 1997 (POEO Act).

A search of the NSW EPA Records revealed that the site was not listed, however, one site (North Shore Private Hospital) listed in the vicinity (1.5 km north west of the site) for 'Hazardous, Industrial or Group A Waste Generation or Storage'.

## **3.4 Industrial Processes and Products Manufactured**

Based on the historical information available, industrial processes and/or products manufacturing at the site was unlikely to take place.

## **3.5 Former Chemical Storage and Transfer Areas**

Based on Aargus historical review, the site has been used for commercial purposes, however, it was unlikely that the site was used for chemical storage or transfer areas.

### **3.6 Product Spill & Loss History**

It was indicated by the client, that to their knowledge no serious land or water contamination had occurred.

The majority of the site is currently either occupied by a building and/ or sealed surfaces.

### **3.7 Discharges to Land, Water and Air**

No discharges to land, water and air were observed within the site.

### **3.8 Complaints History**

There were no complaints registered for the site.

### **3.9 Historical Use of Adjacent Land**

It was indicated by the client that to their knowledge, the adjacent lands to the site have been used for mixed commercial/residential purposes with new commercial developments appearing to increase in the northern and eastern portion of the site between 1955 and 1986.

### 3.10 Discussion and Summary of Site History

Based on available information, the site historical usage is summarised as follows:

- The land title information provided suggested that the site was owned by private individuals from 1914 to 1950 after which the ownership was shared between companies and private individuals. The site ownership is currently shared between Grent Pty Ltd, Alhaven Investment Pty Ltd, David Hillel Milston and Jeanette Rachel Milston, and Pacific Nest Pty Ltd.
- Aerial photography indicates that the land use of the site appeared to have been occupied by four different sized and shaped structures from 1943 to 1986, when the site was redeveloped with four new separate structures. The site remained unchanged through to the 2021 photograph.
- The general land use of the immediate site vicinity seems to have been mixed commercial and residential from 1943 to 2021, with new developments appearing to the north and east of the site between 1955 and 1986.
- There were no records for the site listed on NSW EPA database.
- The POEO register had no licence issued to the site.

## 4 ENVIRONMENTAL SETTING

### 4.1 Sensitive Environmental Receptors

The nearest watercourses are:

- Berrys Creek located approximately 600m to the south west.
- Balls Head Bay located approximately 1.2km to the south west.
- Gore Hill Bay located approximately west of the site.

### 4.2 Geology

The Geological Map of Sydney (Geological Series Sheet 9130, Scale 1:100,000, 1983), published by the Department of Mineral Resources indicates the residual soils within the site to be underlain by Triassic Age Shale of the Wianamatta Group, comprising black to dark grey shale and laminite.

### 4.3 Acid Sulfate Soils

To determine whether there is a potential for acid sulphate soils to be present at the site, reference was made to the NSW Department of Land & Water Conservation (DLWC) *Acid Sulphate Soil Risk Maps* (Edition Two, December 1997, Scale 1:250,000), specifically Map No. 90 – “Parramatta/Prospect”. A review of the map indicated that there is a “No known occurrence” of acid sulphate soil materials at the site, and the presence of acid sulphate soils was considered to be unlikely.

#### 4.4 Hydrogeology

Based on available information, our desktop study indicates that groundwater from site is likely to be flowing towards the Balls Head Bay (approximately 1.2km south-west of the site) as shown in Figure 4 in Appendix A.

A search of the Department of Primary Industries borehole database information revealed three (3) groundwater bores within a 1.5 km radius of the site.

A summary of the relevant information provided by the registered groundwater bore record search is provided in the following table:

**Table 5: Summary of Registered Groundwater Bore Records**

GW Bore ID	Approximate Location	Intended Purpose	Depth (m)	Standing Water Level (m l)	Water Bearing Zones	Salinity (mg/L)
GW108224	800m NE	Monitoring	132.4	35	-	1750
GW108991	1.4km SW	Monitoring	-	-	-	-
GW072478	1.2km NW	Monitoring	180.5	48	-	230

The registered groundwater bores within a 1.5km radius of the site were located down-gradient and used for monitoring purposes, and were unlikely to be used for human consumption since the site is not located within the SEPP boundary for the Sydney Drinking Water Catchment.

A copy of the groundwater bore search records can be found in Appendix G.

## **4.5 Summary of Local Meteorology**

The monthly rainfall of the local area can be represented by the data collected by Bureau of Meteorology (BOM) from the rainfall gauge located in Chatswood Bowling Club which is located approximately 3.5km north-west of the site. Records indicate that the total monthly rainfall for May 2015 was 148 mm and that the mean annual rainfall since 1951 is 1199.5 mm.

A copy of the BOM search records can be found in Appendix H.



## 5 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

Based on the site inspection, site history, previous reports and review of available information from the desktop study, the potential Areas of Environmental Concern (AEC) and their associated Contaminants of Concern (CoC) for the site were identified. These are summarised in the following table.

**Table 6: Summary of Potential Areas and Contaminants of Concern**

Potential AEC	Potentially contaminating activity	Potential CoCs	Likelihood of Site Impact	Justification
	Importation of fill material from unknown origin	Metals, TPH, BTEX, PAH, OCP, PCB, Phenols, Cyanides, Asbestos	Low	Based on the site observations and site topography, the presence of imported fill material is likely to be minimal.
	Potential for pesticides to have been sprayed or injected on or underneath concrete slabs	OCP	Low	If use of OCPs has occurred, the impact is likely to have been localised and limited to the near surface layer.
	Previous Site activities	Metals, TPH, BTEX, PAH, OCP, PCB, Phenols, Cyanides, Asbestos	Low	Commercial activities may have been undertaken within the site.
Car parking	Leaks from vehicles in basement car park / loading dock	Metals, TPH, BTEX, PAH	Low	If present and if contamination did occur it would likely be restricted to the near surface.
Former Building Structures	Potential Asbestos/Fibro Features	Metals, Asbestos	Low	If present and if contamination did occur it would likely be restricted to the near surface.
Current Building Structures	Potential Asbestos/Fibro Features	Asbestos	Low	If present, these will be removed by licensed contractors.

## 6 PRELIMINARY CONCEPTUAL SITE MODEL

### 6.1 Conceptual Site Model

The Preliminary Conceptual Site Model (CSM) presented in the table below provides a representation of the potential risks associated with the linkages between the following elements:

- Potential contamination sources and their associated contaminants of concern identified in Section 5. Only potential areas of concern with a significance rating of low to high were included;
- Potential human receptors that may be impacted by site contamination are current and future end-users, construction workers and the general public within the immediate vicinity;
- Potential environmental receptors identified in Section 4;
- Potential exposure pathways; and
- Whether each source-pathway-receptor pollution linkage are complete, limited or not present, based on current and future site conditions.

**Table 7: Conceptual Site Model**

Potential Sources	Potential Receptor	Potential Exposure Pathways	Complete Linkages	Risk	Justification
Imported fill materials, Former site activities  Pesticide use  Leaks from vehicles	Site users or the general public	Dermal contact, inhalation or ingestion of exposed impacted soils	Limited (Current)	Low	The majority of the site is sealed by either building structures or hard-standing surfaces. Any contamination on site will be remediated.
			No (Future)	Negligible	If present, contaminated soils are likely to be remediated and removed for off-site disposal.
	The aquatic ecosystems at the nearby Balls Head Bay	Migration of impacted groundwater and surface water run-off	Limited (Current)	Low	The bay is 2km away, migration that far is unlikely.
			No (Future)	Negligible	Any sources of contamination will be removed.
	Underlying Aquifer	Leaching and migration of contaminants through groundwater infiltration	Limited (Current)	Low	Due to concrete flooring leachability of contaminants is likely to be limited.
			No (Future)	Negligible	If present, contaminated soils are likely to be remediated.
Asbestos in current/former buildings	Site user or visitors	Inhalation of airborne fibres	Limited (Current)	Low	If present, they are likely to be in a bonded form.
			No (Future)	Negligible	If present, contaminated soils are likely to be remediated.

### 6.1.1 Data Gaps

Based on the CSM, the following data gaps were identified with respect to the pollution linkages identified:

- A review of the Section 10.7 Planning Certificates, Council and SafeWork NSW records.
- Confirmation if soil and/or groundwater contamination has occurred from the areas of potential environmental concern listed in Section 5.0.

## 7 CONCLUSION AND RECOMMENDATIONS

The findings of the assessment indicated the following areas of potential environmental concern, those being the importation of uncontrolled fill, pesticide uses, former site activities, vehicle leaks, and asbestos based building products.

The contaminants that may be present in some of these areas were considered to be of low significance in terms of risk to the human and environmental receptors identified. Therefore, a Detailed Site Investigation (DSI) is required to confirm the presence and extent of contamination in order to determine the suitability of the site for the proposed development application.

Based on the information collected during this investigation and in reference to Clause 7 (DA development) of SEPP 55, the site will be suitable subject to the completion of a Detailed Site Investigation (and after remediation and validation, if required) for the proposed multi storey mixed-use commercial/residential tower with basement car parking.

Thank you for the opportunity to undertake this work. We would be pleased to provide further information on any aspects of this report.

For and on behalf of

**Aargus Pty Ltd**



**Saad Bin Suleman**

Environmental Engineer

**Reviewed By**



**Mark Kelly**

Environmental Manager

## LIMITATIONS

The Aargus assessment is based on the result of limited site investigations and sample testing. Neither Aargus, nor any other reputable consultant, can provide unqualified warranties nor does Aargus assume any liability for site conditions not observed or accessible during the time of the investigations.

Despite all reasonable care and diligence, the materials encountered and concentrations of contaminants measured may not be representative of conditions between the locations sampled and investigated. There is always some disparity in subsurface conditions across a site that cannot be fully defined by investigation. Hence it is unlikely that measurements and values obtained from sampling and testing during environmental works carried out at a site will characterise the extremes of conditions that exist within the site. In addition, site characteristics may change at any time in response to variations in natural conditions, chemical reactions, truck movement or contractor movement of soils and other events, e.g. groundwater movement and or spillages of contaminating substances. These changes may occur subsequent to Aargus investigations and assessment.

This report and associated documentation and the information herein have been prepared solely for the use of the client at the time of writing the report and is valid (for the purposes of management or transport of material) for a period of one month only from the date of issue. Any other reliance assumed by third parties on this report shall be at such parties' own risk. Any ensuing liability resulting from use of the report by third parties cannot be transferred to Aargus.

Whilst this report provides a review of site conditions encountered at sampling locations within the investigation, it should be noted that if materials are proposed to be moved from site - Part 5.6, Section 143 of the Protection of the Environment Operations (POEO) Act 1997 states that it is an offence for waste to be transported to a place that cannot lawfully be used as a facility to accept that waste. It is the duty of the owner and transporter of the waste to ensure that all material removed from a site must be accompanied by an appropriate waste classification report and materials are disposed of appropriately. An environmental or

validation report does not constitute a waste classification report and results are treated differently. Aargus accepts no liability for the unlawful disposal of waste materials from any site. Aargus does not accept any responsibility for the material tracking, loading, management, transport or disposal of waste from the site. If material is to be removed from a site, before disposal of any material to a licensed landfill is undertaken, the site owner must ensure an appropriate waste classification exists for all materials on the site planning to be removed, the waste producer will need to obtain prior consent from the licensed landfill/recycler. The receiving site should check to ensure that the material received matches the description provided in the report.

Opinions are judgements, which are based on our understanding and interpretation of current regulatory standards, and should not be construed as legal opinions.

Appendix I – Important information about your environmental site report should also be read in conjunction with this report.

## REFERENCES

This report was prepared with reference to the following guiding documents:

- ANZECC/NHMRC (1992) – “Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites”. Australian and New Zealand Environment and Conservation Council and the National Health and Medical Research Council, Canberra.
- Department of Urban Affairs and Planning – EPA (1998) “Managing Land Contamination – Planning Guidelines – SEPP 55 – Remediation of Land”.
- National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1).
- NSW EPA “Guidelines for the NSW Site Auditor Scheme” (2017, 3<sup>rd</sup> edition) NSW Environment Protection Authority, Sydney.
- NSW EPA (2014) – “Waste Classification Guidelines, Part 1: Classifying Waste”.
- NSW EPA “Guidelines for Consultants Reporting on Contaminated Sites” (2011). NSW Environment Protection Authority, Sydney.

# APPENDIX A

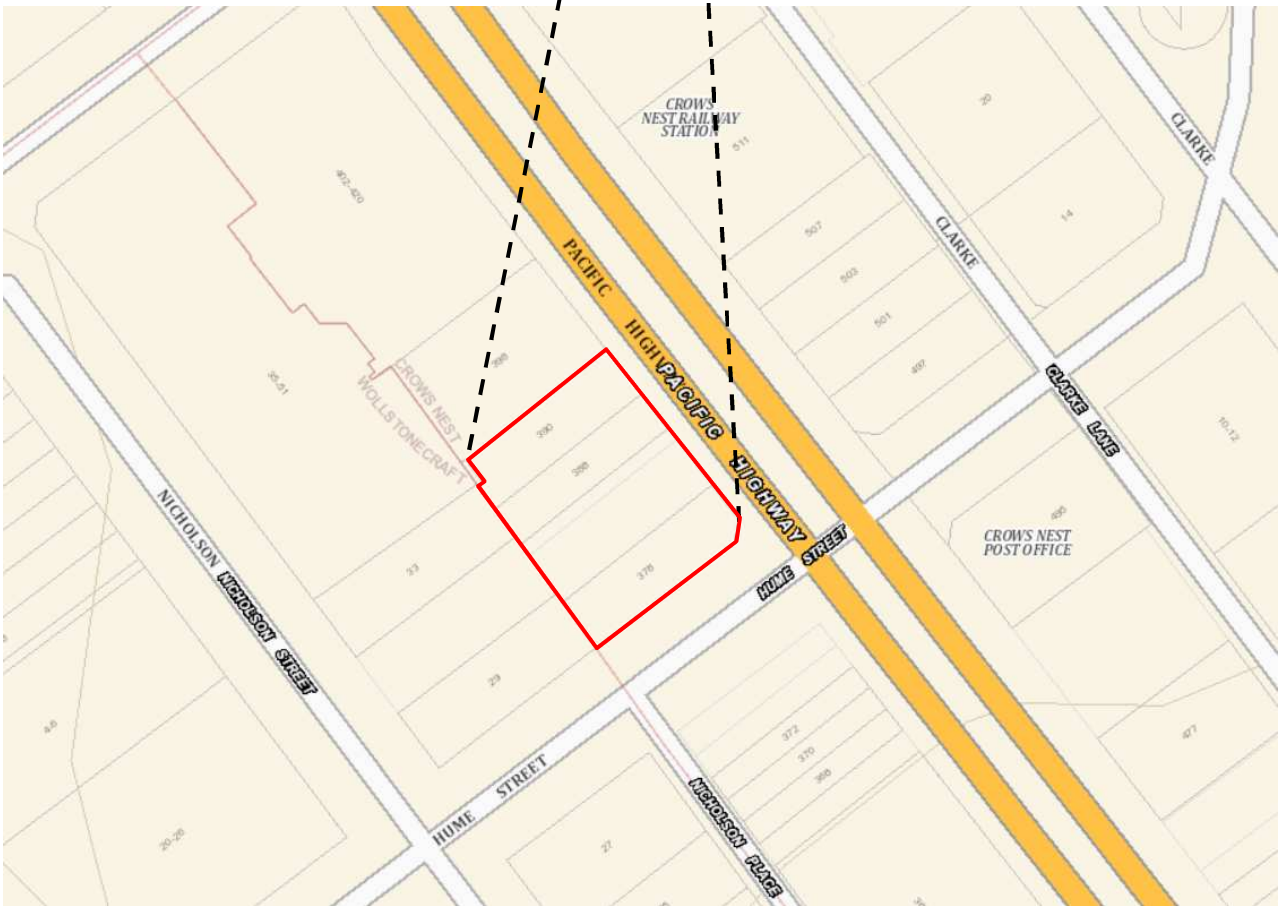
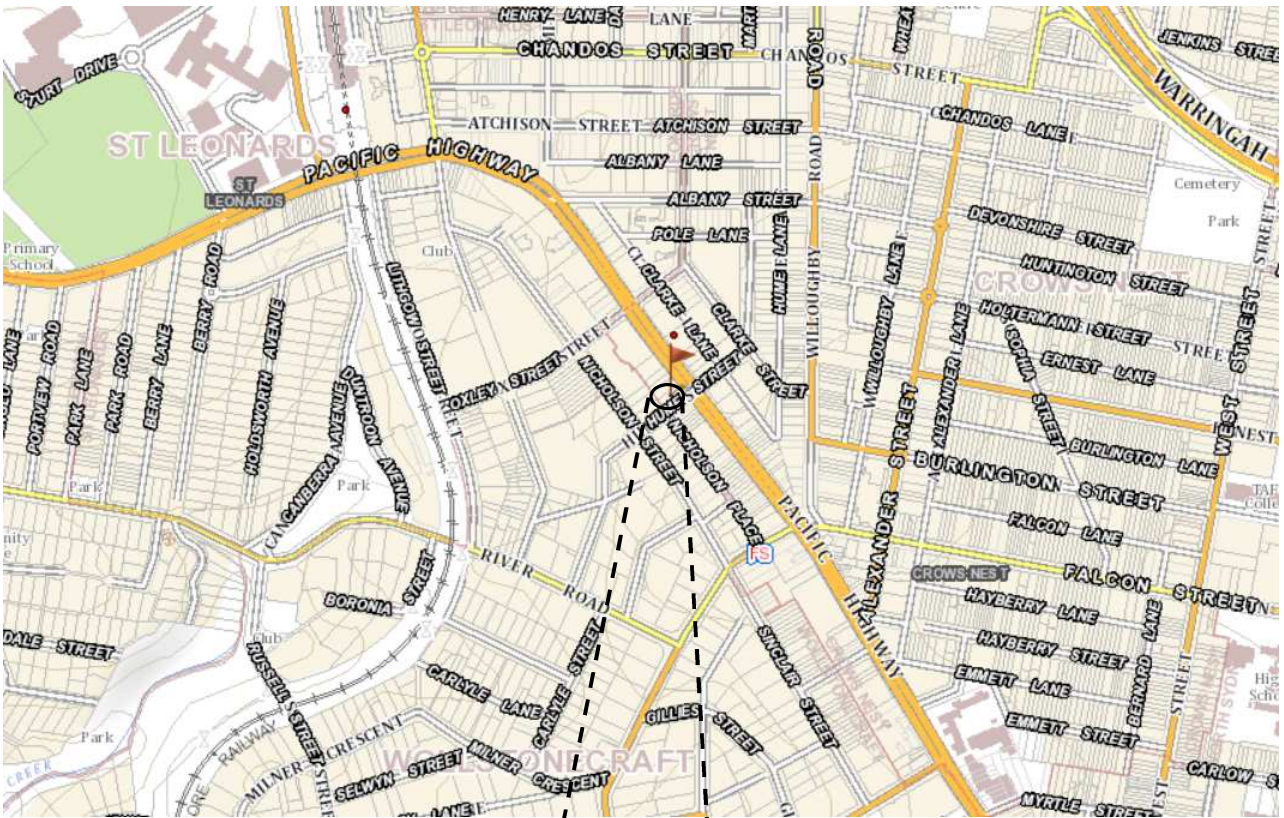
---

## SITE PLANS





# SITE LOCALITY MAP



## PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES8302
Client	Futuro No 1 Pty Ltd
Site Address	378-390 Pacific Highway, Crow's Nest NSW



## DRAWING DETAILS

Figure No.	1	Rev No.	0
Scale	As above	Size	A4
Drawn by	SBS	Date	02.08.2021
Approved by	MK	Date	10.08.2021

# SITE PLAN – LOT & DEPOSITED PLAN



## PROJECT DETAILS

<b>Project Title</b>	Preliminary Site Investigation
<b>Project No.</b>	ES8302
<b>Client</b>	Futuro No 1 Pty Ltd
<b>Site Address</b>	378-390 Pacific Highway, Crows Nest NSW



## DRAWING DETAILS

<b>Figure No.</b>	2	<b>Rev No.</b>	0
<b>Scale</b>	As above	<b>Size</b>	A4
<b>Drawn by</b>	SBS	<b>Date</b>	02.08.2021
<b>Approved by</b>	IMK	<b>Date</b>	10.08.2021

# SITE FEATURES



## SITE FEATURES - LEGEND

1. No. 390 Pacific Hwy is occupied by a one-storey brick building with a metal roof.
2. No. 388 Pacific Hwy is occupied by a two-storey brick building with a metal roof.
3. No. 382-386 Pacific Hwy is occupied by a three-storey brick building with a metal roof and basement car parking.
4. No. 378 Pacific Hwy is occupied by a three-storey brick building with a metal roof.
5. Loading dock

PROJECT DETAILS			DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	3	Rev No.	0
Project No.	ES8302		Scale	As above	Size	A4
Client	Futuro No 1 Pty Ltd		Drawn by	SBS	Date	02.08.2021
Site Address	378-390 Pacific Highway, Crows Nest NSW		Approved by	MK	Date	10.08.2021

# INFERRED GROUNDWATER FLOW DIRECTION

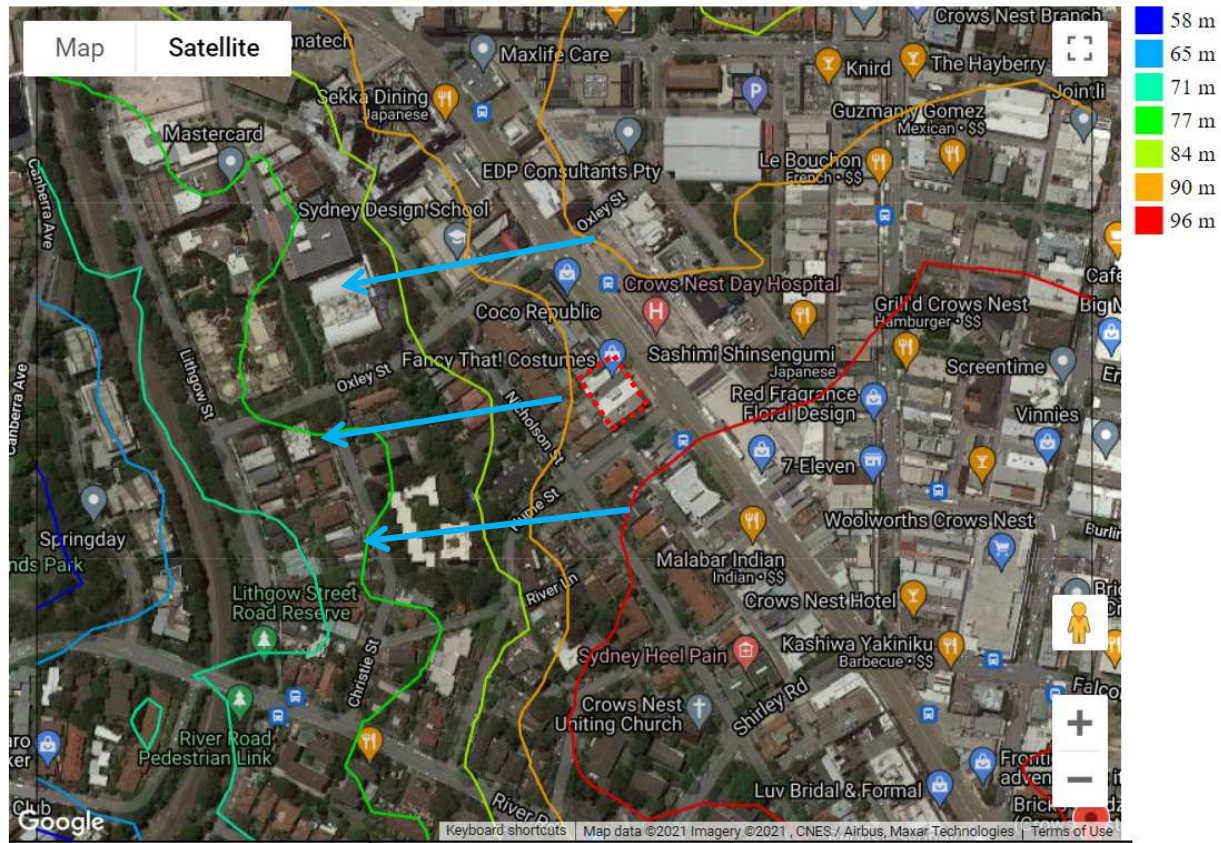
Contour Map Creator

0.314

improvement ideas


378 pacific highway crows nest


search



New South Wales, Australia (-31.87598 147.28695)

## SITE FEATURES - LEGEND

 Inferred Groundwater Flow Direction

 Site Boundary

## PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES8302
Client	Futuro No 1 Pty Ltd
Site Address	378-390 Pacific Highway, Crows Nest NSW



## DRAWING DETAILS

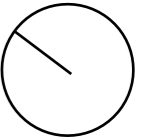
Figure No.	4	Rev No.	0
Scale	As above	Size	A4
Drawn by	SBS	Date	02.08.2021
Approved by	MK	Date	10.08.2021

# **APPENDIX B**

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## **PROPOSED DEVELOPMENT PLANS**



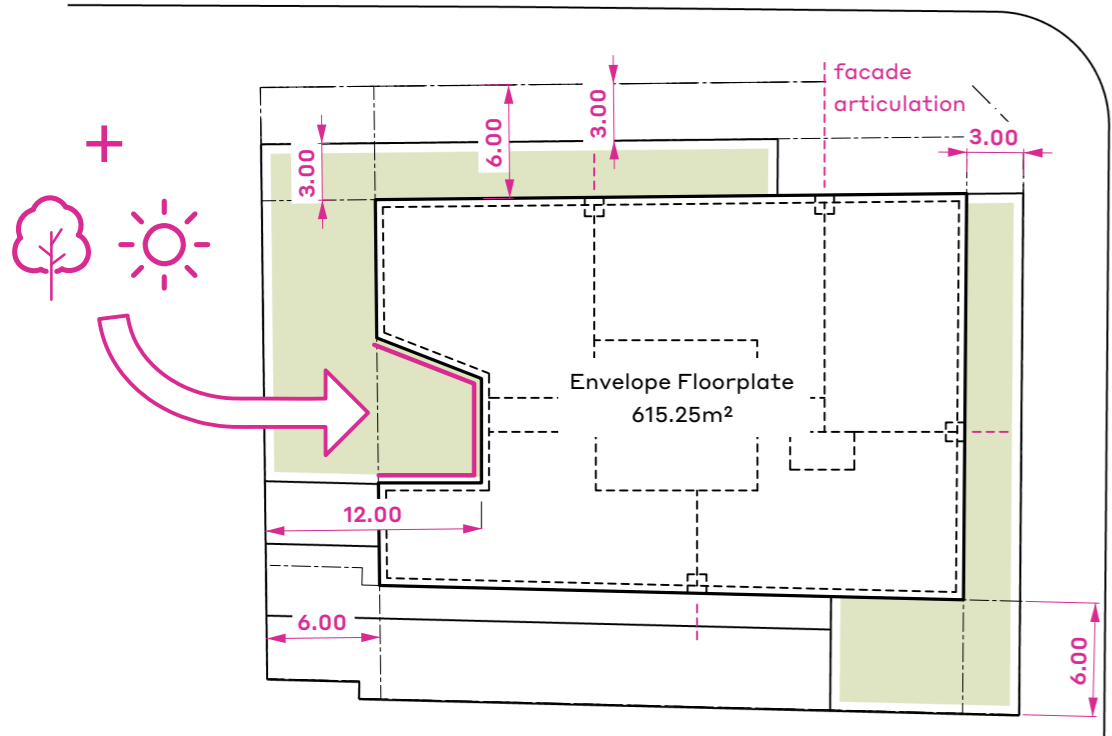


# Tower Floorplates

## Envelope Floorplate

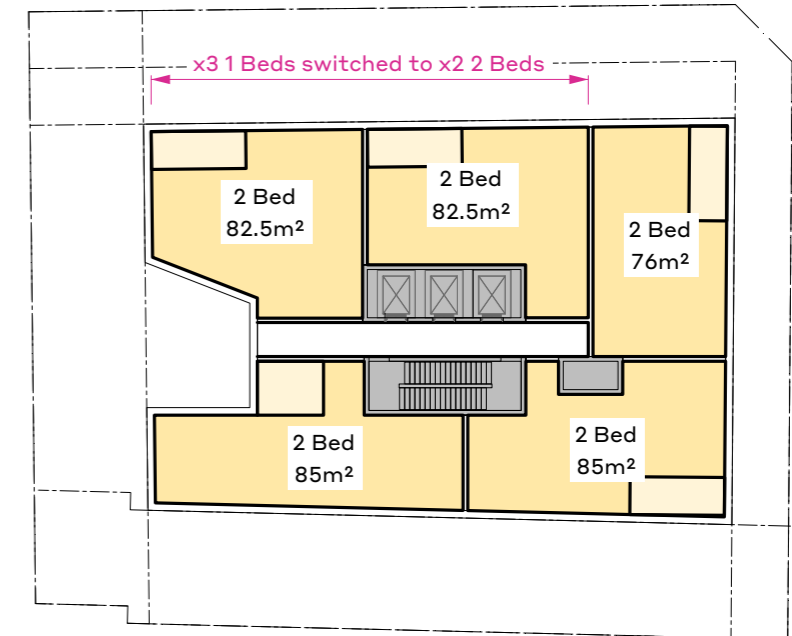
- Application of the 2036 Plan, DCP & ADG site setbacks when considering tower floorplate
- Facade zone articulation, to break down massing potentially at apartment and/or balcony intervals
- Introduction of a large notch along the NorthWest facade, further articulating the urban form and increasing space for light & landscape to podium residential amenities

Pacific Highway



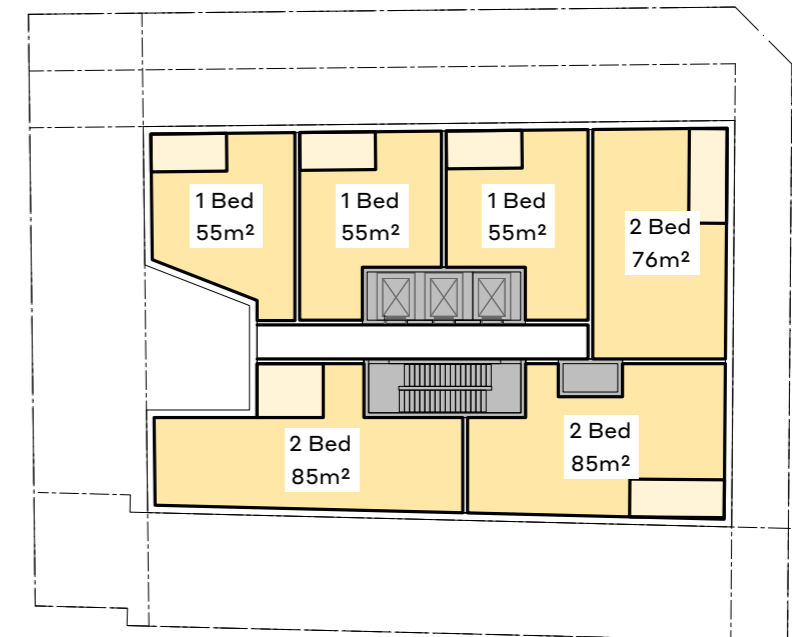
## Apartments Type 01

- Apartment mix consisting of all 2 Bedroom Units
- Approximately 457m<sup>2</sup> GFA per floor \*with nominal core shown
- Change in mix on 7.5m grid for structural efficiency and reducing structural transfers



## Apartments Type 02

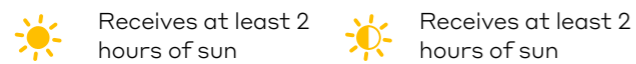
- Meeting the need for 1 Bedroom sized living in the area ie. young professionals looking to take advantage of the 30 minute city
- Approximately 457m<sup>2</sup> GFA per floor \*with nominal core shown



# Tower Floorplates - ADG Checklist

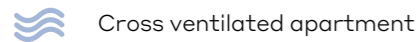
## 01. Solar and Daylight Access

- At least 70% of apartments receive at least 2 hours of direct sunlight on June 21 between 9am and 3pm
- A maximum of 15% of apartments receive no direct sunlight on June 21 between 9am and 3pm



## 02. Natural Ventilation

- At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building



## 03. Minimum Ceiling Heights

- Habitable rooms: 2.7m
- Non habitable rooms: 2.4m

## 04. Minimum Apartment Sizes

- 1 Bedroom: 50m<sup>2</sup>
- 2 Bedroom: 70m<sup>2</sup>
- 3 Bedroom: 90m<sup>2</sup>

## 05. Minimum Balconies

- 1 Bedroom: 50m<sup>2</sup>
- 2 Bedroom: 70m<sup>2</sup>
- 3 Bedroom: 90m<sup>2</sup>

## 06. Common Circulation

- Maximum number of apartments off a circulation core is 8
- Windows should be provided in common circulation spaces

## 07. Storage Requirements

- \*At least 50% provided within apartments
- 1 Bedroom: 6m<sup>2</sup>
- 2 Bedroom: 8m<sup>2</sup>
- 3 Bedroom: 10m<sup>2</sup>

## 08. Acoustic Privacy

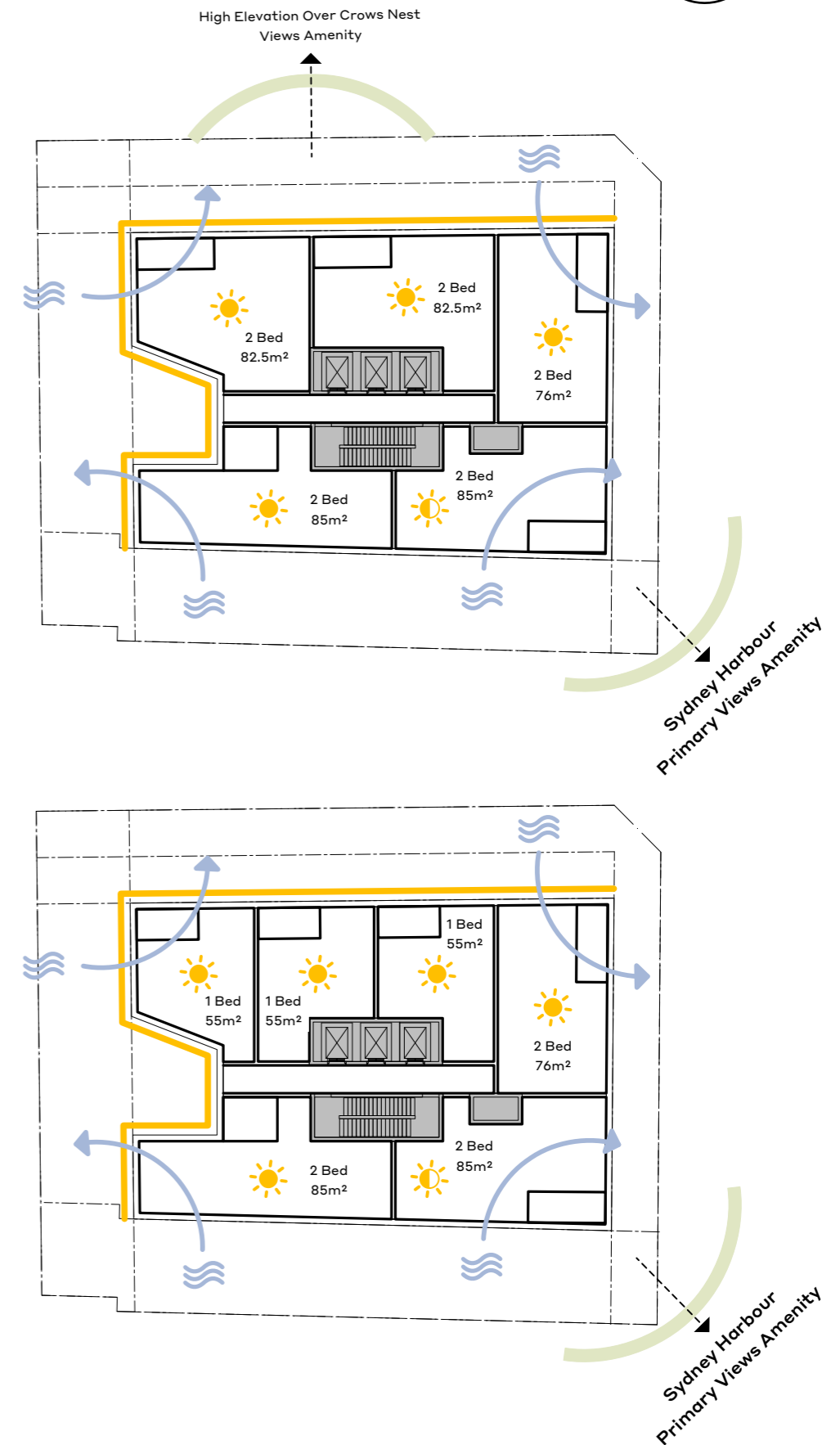
- Adequate separation provided within the development and from neighbouring buildings

## 09. Noise & Pollution

- Non-residential uses sited at lower levels

## 10. Apartment Mix

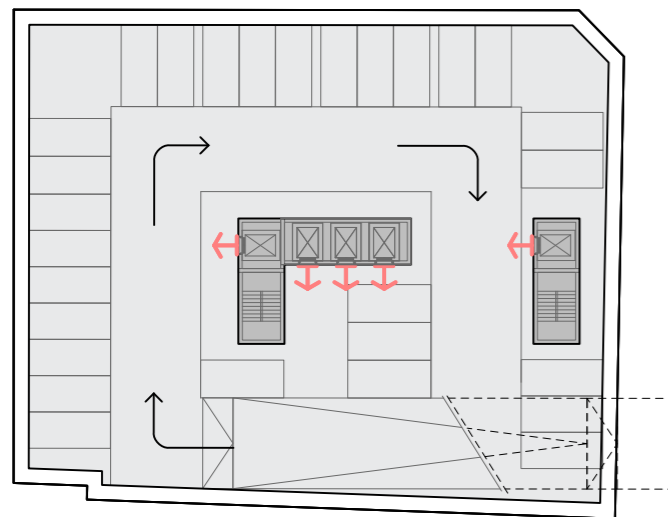
- A variety of apartment types and sizes are offered







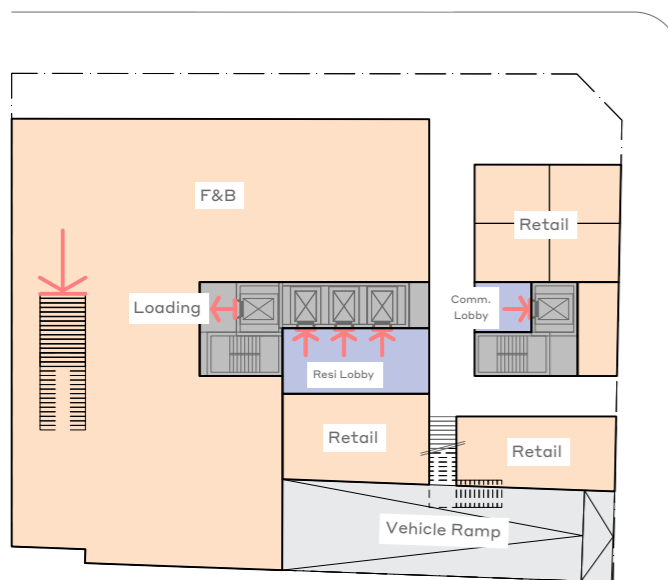
# Spatial Planning



## Basement Typical

- Retain ramp access from Hume Street as far from Pacific Highway as possible to reduce potential congestion.
- Ramp is for resi parking & access for deliveries & loading.
- Servicing to upper floors intended to take place through commercial lift/ goods lift.
- Carpark numbers TBD.

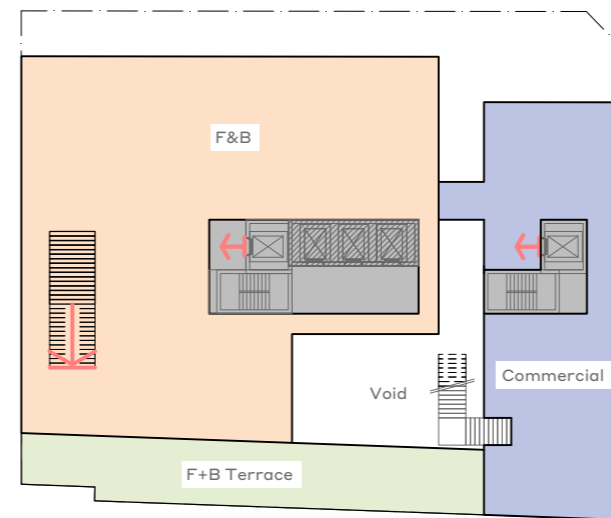
Pacific Highway.



Hume Street.

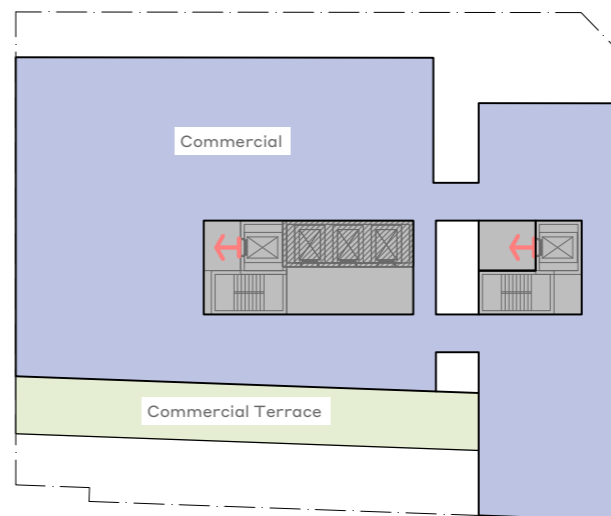
## Podium Ground

- GFA: 764m<sup>2</sup>
- Retail anchor at corner, as single block or divided into smaller tenancies.
- F&B frontage to activate Pacific Highway streetscape.
- Secure residential lift lobby accessed from within laneway, corporate lift (podium lift) with secure lobby also accessed from internal laneway.



## Podium Level 01

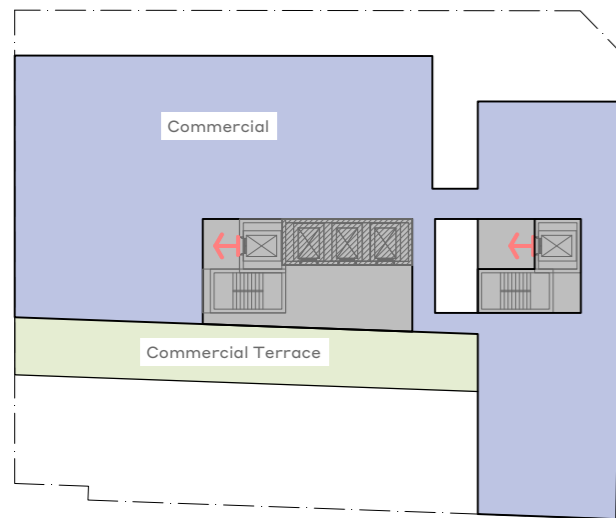
- GFA: 676m<sup>2</sup>
- F&B stair access from Ground to expand on L01 and have access to rear outdoor terrace spaces.
- Corner as Commercial block or possibly expansion of Ground anchor retail depending on the size of tenant.
- Residential lifts pass through to Amenity level and above.



## Podium Level 02

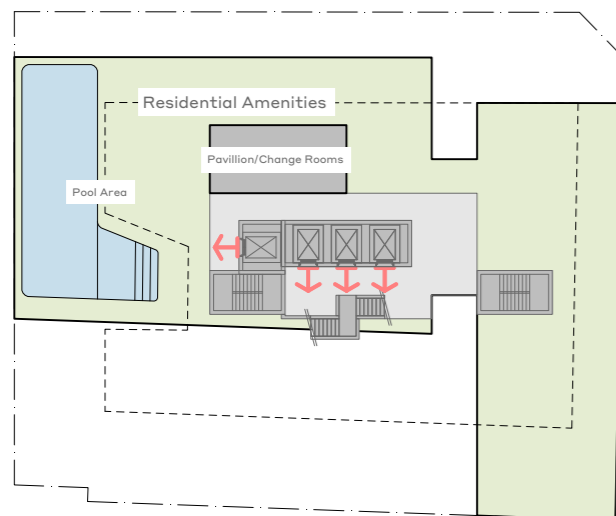
- GFA: 651m<sup>2</sup>
- Full commercial floorplate with terraces.
- Can be subdivided into multiple commercial tenancies.
- Residential lifts pass through to Amenity level and above.

# Spatial Planning



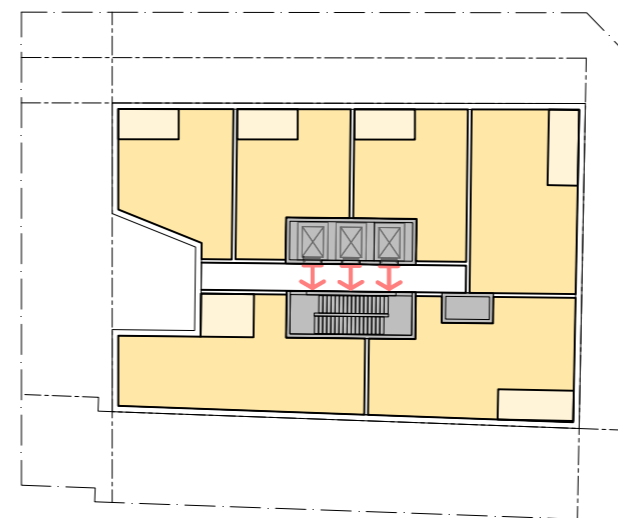
## Podium Level 03

- GFA: 527m<sup>2</sup>
- Full commercial floorplate with terraces.
- Residential lifts pass through to Amenity level and above.



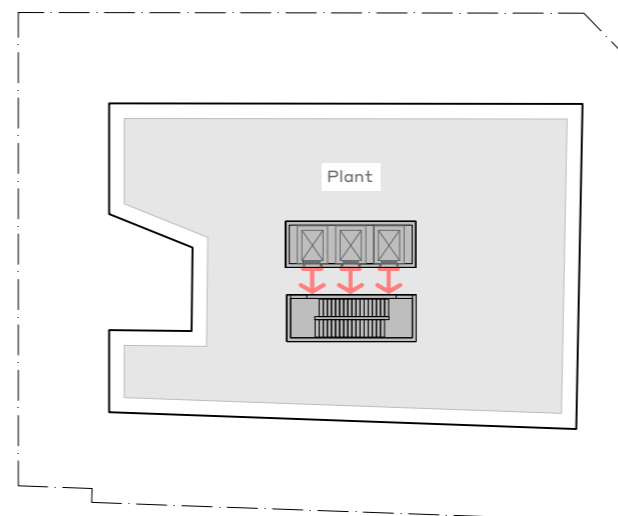
## Amenities Level 04

- Residential general amenities space.
- Pool area and changing facilities provided as well as outdoor spaces.



## Tower Typical

- GFA: 457m<sup>2</sup>
- Apartment planning & types as previously outlined and according to ADG guidelines.

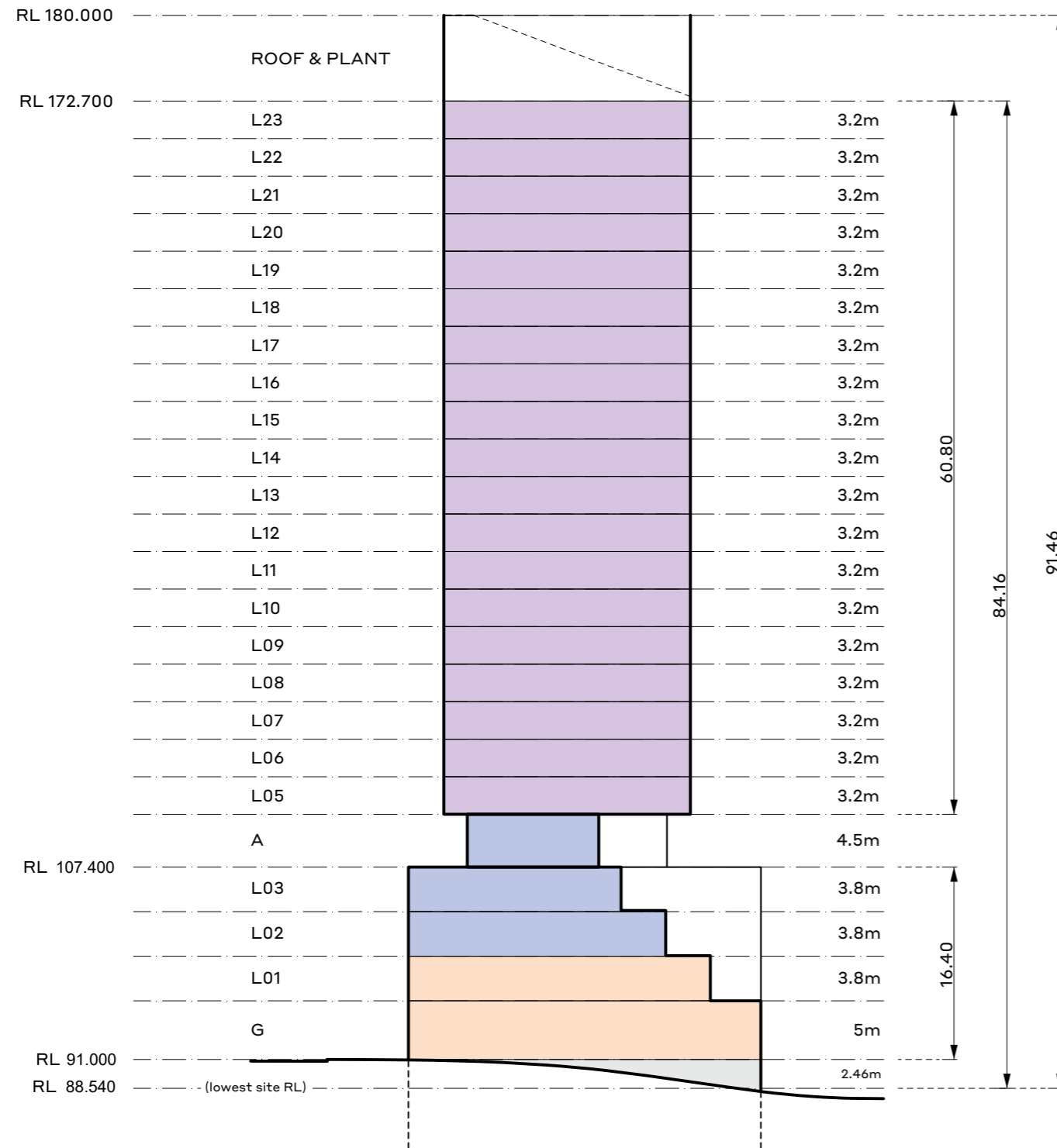


## Roof L24

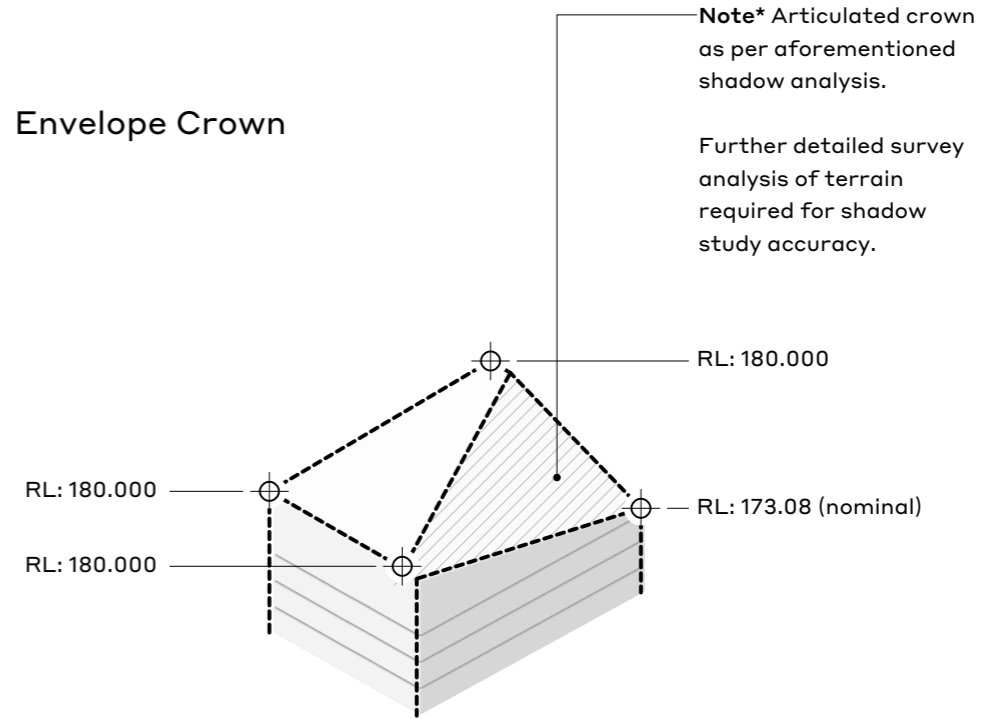
- Space dedicated to mechanical plant & lift overruns, specifics TBD.

# Massing Sections

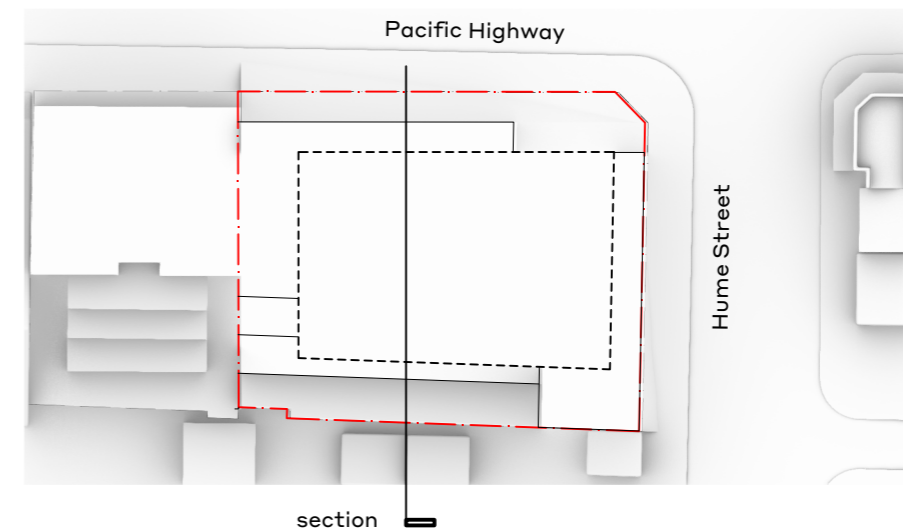
378-390 Pacific Hwy Section



Envelope Crown



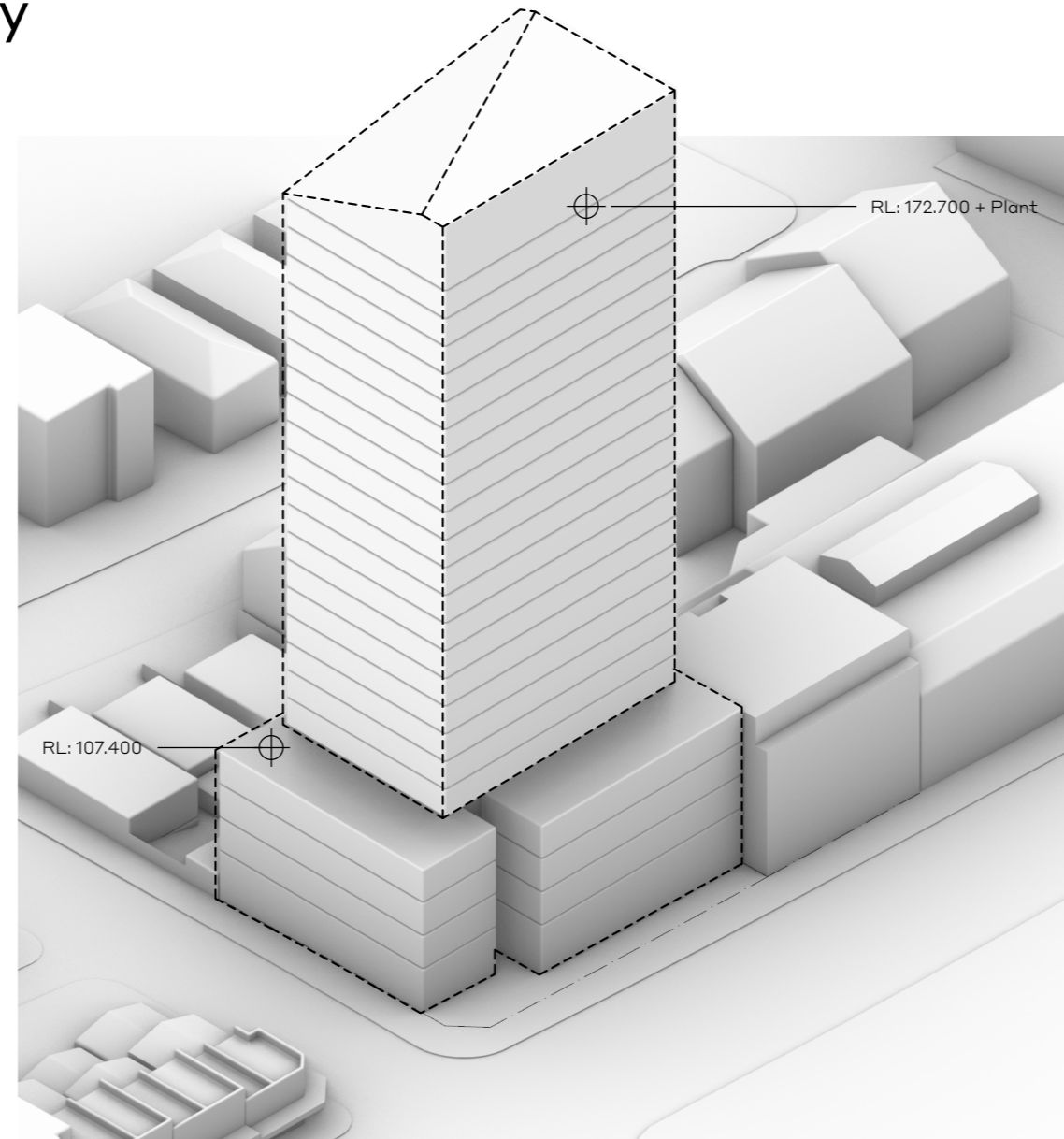
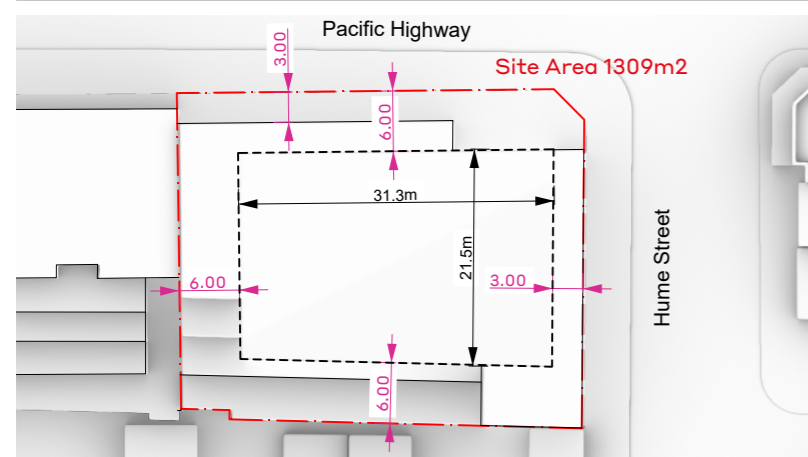
Key Plan



# Indicative Massing Summary

Control Type	Site Specific	Indicative Massing
Height Limit	24 Storeys Maximum (2036 Plan)	24 Storeys - x 19 Storey Tower - x 1 Mixed Amenities - x 4 Storey Podium
Overall FSR	7.5 : 1 (2036 Plan)	8.6 : 1
Non-Residential FSR	2 : 1 Minimum (2036 Plan)	2 : 1 Podium
Residential FSR	5.5 : 1 (2036 Plan)	6.6 : 1
Setbacks	2036 Plan & DCP	Refer Diagram Below

2036 Plan & DCP Setbacks



Storey	Height (m)
24	456.96
23	456.96
22	456.96
21	456.96
20	456.96
19	456.96
18	456.96
17	456.96
16	456.96
15	456.96
14	456.96
13	456.96
12	456.96
11	456.96
10	456.96
9	456.96
8	456.96
7	456.96
6	456.96
Amenities	
4	527.00
3	651.00
2	676.00
G	764.00

RL: 180.000 (91.46m)

378-390 Pacific Hwy - Site Area 1309m<sup>2</sup>

Commercial Area		
	TOTAL	2036 Plan
GFA	2618.00	2618.00
FSR	2.00	2.00

Residential Area		
	TOTAL	2036 Plan
GFA	8682.24	7199.50
FSR	6.63	5.50

Overall Areas		
	TOTAL	2036 Plan
GFA	11300.24	9817.50
FSR	8.63	7.50

## Regulatory Summary

Regulatory Document	As Stated	WB Comment
2036 DOP Development Plan	- p70 map indicates 3m Pacific Highway setback.	
North Sydney Council DCP	- Part C 3.1.3 P10 Above Podium Setbacks map indicates 3m setbacks to Pacific Highway and Hume Street.	
ADG Guidelines	- 6m non-habitable wall facing possible future residential development.	

# APPENDIX C

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## SITE PHOTOGRAPHS



## SITE PHOTOGRAPHS

Client:	Futuro No 1 Pty Ltd
Project:	PSI
Site Location:	378-390 Pacific Highway, Crows Nest NSW
Job No.:	ES8302
Photos Taken On:	06.08.2021
Photos Taken By:	SB



Photograph N° 1



View of: North eastern frontage of the four commercial buildings along Pacific Hwy.

Photograph N° 2



View of: North eastern frontage of the four commercial buildings along Pacific Hwy.

Photograph N° 3



View of: South eastern side of the site from Hume Street with rear loading dock.

Photograph N° 4



View of: South eastern side of the site from the corner of Pacific Hwy and Hume Street.

# APPENDIX D

---

## LAND TITLE INFORMATION



**Client: Futuro No 1 Pty Ltd**

<b>Year</b>	<b>Lot 1 in DP177051 (390 Pacific Highway, Crows Nest NSW)</b>
2007-Current	David Hillel Milston and Jeanette Rachel Milston
	<b>Prior Title: Vol 14307 Fol 29</b>
	<b>Prior Title: Vol 3736 Fol 71</b>
1980-2007	David Hillel Milston
1979-1980	Ross Stuart Neilsen and Raymond John
1972-1979	Garissa Pty Ltd
1964-1972	Carlton Verne Gay and Vivian James Gay
1949-1964	Fanny Lucy Gay, Carlton Verne Gay and Vivian James Gay
1925-1949	John James Gay

<b>Year</b>	<b>Lot 4 in DP663560 (388 Pacific Highway, Crows Nest NSW)</b>
1980-Current	Grent Pty Ltd
	<b>Prior Title: Vol 6694 Fol 246</b>
1979-1980	Ross Stuart Neilsen and Raymond John
1972-1979	Naughton Cooper and Associates Pty Ltd
1953-1972	John Fisher Lees
1939-1953	Stanley Noble Richard
1927-1939	Matthem Albann
1920-1927	Alfred Leong Parke
1915-1920	Frank Delandro

<b>Year</b>	<b>Lot 1 in DP573543 &amp; Lot 5 of Section 32 in DP 4320 (386-384 Pacific Highway, Crows Nest NSW)</b>
1991-Current	Alhaven Investments Pty Ltd
	<b>Prior Title: Vol 12602 Fol 100</b>
1986-1991	Sing Leung Auyeung and Yuet Yuen Wong
	<b>Prior Title: Vol 2596 Fol 19</b>
1972-1986	382 Investments Pty Ltd
1954-1972	Martin and Company (Surgical) Pty Ltd
1950-1954	New Constructions Ltd
1928-1950	Sarah Frances Reaney
1915-1928	George Robert James

<b>Year</b>	<b>Lot 1 in DP577047 (382-378 Pacific Highway, Crows Nest NSW)</b>
2015-Current	Pacific Nest Pty Ltd
1973-2015	The Royal Society For The Prevention Of Cruelty To Animals
	<b>Prior Title: Vol 12826 Fol 200</b>
	<b>Prior Title: Vol 2493 Fol 117</b>
1972-1973	Reginald John Kennedy
1967-1972	John Thomas Kennedy
1922-1967	Ethel Jane Kennedy
1914-1922	William Swan





### Title Search

02/08/2021 12:20 PM

Client Reference: DI-ES8302

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH  
-----

FOLIO: 1/177051  
-----

SEARCH DATE	TIME	EDITION NO	DATE
2/8/2021	12:20 PM	14	8/6/2018

LAND  
-----

LOT 1 IN DEPOSITED PLAN 177051  
LOCAL GOVERNMENT AREA NORTH SYDNEY  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP177051

FIRST SCHEDULE  
-----

DAVID HILLEL MILSTON  
JEANETTE RACHEL MILSTON  
AS JOINT TENANTS (T AD218354)

SECOND SCHEDULE (4 NOTIFICATIONS)  
-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B193192 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE  
DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN  
DP177051
- 3 AN406498 LEASE TO HEALTHZONE PTY LTD EXPIRES: 31/1/2021.
- \* 4 AR79806 CAVEAT BY FUTURO NO 1 PTY LTD

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

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



LAND  
REGISTRY  
SERVICES

Direct Info  
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DI-ES8302

PRINTED ON 2/8/2021

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

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**Historical Search**

02/08/2021 12:22 PM

Client Reference: DI-ES8302

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

-----

2/8/2021 12:22PM

FOLIO: 1/177051

-----

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

Prior Title(s): VOL 14307 FOL 29

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/2/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
27/2/1991	Z485969	VARIATION OF MORTGAGE	EDITION 1
17/11/1992	E906447	LEASE	EDITION 2
29/9/1993	I682451	VARIATION OF MORTGAGE	EDITION 3
5/2/1996	O888581	VARIATION OF LEASE	EDITION 4
29/10/1996	2571812	DISCHARGE OF MORTGAGE	
29/10/1996	2571813	TRANSFER OF LEASE	
29/10/1996	2571814	VARIATION OF LEASE	
29/10/1996	2571815	MORTGAGE	EDITION 5
30/11/1999	6382218	DISCHARGE OF MORTGAGE	EDITION 6
24/8/2000	7043171	LEASE	EDITION 7
14/1/2005	AB222051	LEASE	EDITION 8
26/6/2007	AD218354	TRANSFER	EDITION 9
28/8/2008	AE176551	TRANSFER OF LEASE	
28/8/2008	AE176552	VARIATION OF LEASE	EDITION 10
23/3/2010	AF389026	LEASE	EDITION 11



27/3/2012 AG886622 REQUEST  
27/3/2012 AG886623 LEASE EDITION 12  
  
30/1/2017 AM118279 LEASE EDITION 13  
  
8/6/2018 AN406498 LEASE EDITION 14  
  
7/6/2021 AQ780471 REJECTED - REQUEST

END OF PAGE 1 - CONTINUED OVER

DI-ES8302 PRINTED ON 2/8/2021

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

-----  
2/8/2021 12:22PM

FOLIO: 1/177051 PAGE 2

-----  
Recorded Number Type of Instrument C.T. Issue  
-----  
7/6/2021 AR79806 CAVEAT

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



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Licensee: Softdocs  
[FirmName]

**TRANSFER**  
New South Wales  
Real Property Act 1900



**AD218354V**

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

**STAMP DUTY**

Office of State Revenue use only	NEW SOUTH WALES DUTY 22-06-2007 0004354355-001 SECTION 18(2) DUTY \$ *****2.00
----------------------------------	---

**(A) FOLIO OF THE REGISTER**

FOLIO IDENTIFIER 1/177051

**(B) LODGED BY**

Document Collection Box <b>340X</b>	Name, Address or DX, Telephone, and LLPN if any GOLDBERGS LAWYERS L123225 441 SYDNEY Reference (optional): GG.VAB.23543	CODE <b>T</b> <b>TW</b> (Sheriff)
--	--	--

**(C) TRANSFEROR**

DAVID HILLEL MILSTON

**(D) CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 1,800,000.00 and as regards the folio

**(E) ESTATE**

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

**(F) SHARE TRANSFERRED**

**(G)**

Encumbrances (if applicable):

**(H) TRANSFEREE**

DAVID HILLEL MILSTON and JEANETTE RACHEL MILSTON
TENANCY: Joint Tenants

**(I)**

**DATE**

30...1...4...1...2007.

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

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

Signature of witness:

Name of witness: GRAHAME GOLDBERG  
Address of witness: 1916 R. H ST  
Sydney.

Signature of transferor:

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

Signature:

Signatory's name: GRAHAME GOLDBERG  
Signatory's capacity: Solicitor for the transferee



**LAND  
REGISTRY  
SERVICES**

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02/08/2021 12:30 PM

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NEW SOUTH WALES

# CERTIFICATE OF TITLE

LAND PROPERTY ACT, 1900



Vol. 14307 Fol. 29



EDITION ISSUED

13 1 1981

Appln No 3083  
Prior Title Vol. 3736 Fol. 71

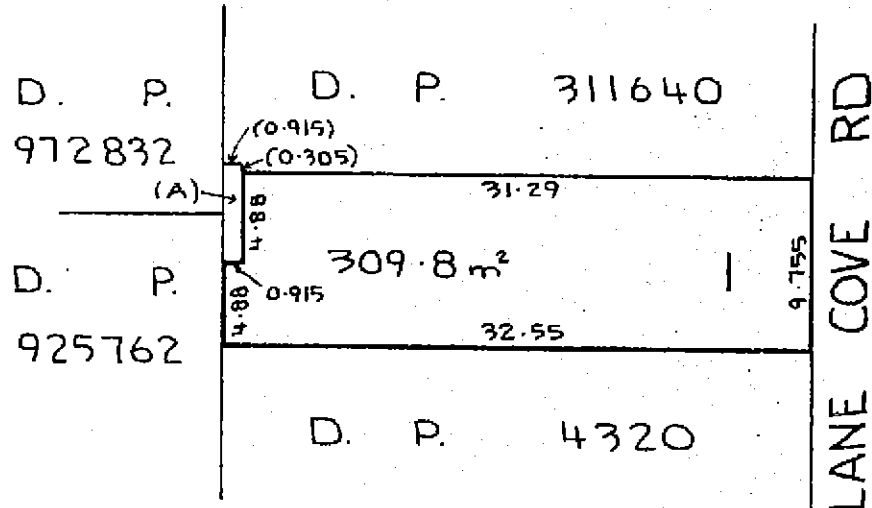
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

**CANCELLED**  
*[Signature]*  
Registrar General.



## PLAN SHOWING LOCATION OF LAND SEE AUTO FOLIO

LENGTHS ARE IN METRES



S120258 R.A

(A) RIGHT OF WAY 0.915 WIDE - B193192  
REDUCTION RATIO 1:400

### ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 177051 in the Municipality of North Sydney Parish of Willoughby County of Cumberland being part of Portion 323 granted to Edward Wollstonecraft on 30-6-1825.

### FIRST SCHEDULE

DAVID HILLEL MILSTON of Bellevue Hill, Electrical Engineer.

### SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown grant above referred to.
2. B193192 Right of way appurtenant to the land above described affecting the land shown so burdened in the plan hereon.
3. ~~Q907067 Lease to Christel Adamse of Mosman, Shop Proprietor of premises known as 390 Pacific Highway, Crows Nest (together with option of renewal). Expires 28-2-1983. EXPIRES 28-5-1987.~~
4. ~~S420258 Mortgage to The Mercantile and General Life Reassurance Company of Australia Limited. W575195~~

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

14307 Fol. 29

(Page 1) Vol.

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.





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ND(S)T  
785

Carlton Verne Gay and Vivian James Gay  
the surviving joint tenant, is  
now registered sole proprietor of the land within described.  
See Notice of Death (Section 101) No. J 851978  
Entered 22nd December 1968  
*Jawatson*  
REGISTRAR GENERAL

No. P784022 Lease dated 1st March 1976  
to Future Shick Pty Limited of premises  
known as 390 Pacific Highway Crows  
Nest  
Entered 1st July 1976  
*Jawatson*  
REGISTRAR GENERAL

Use  
(again)  
P784022

WAS

The within Caveat No. F60126 is hereby withdrawn  
Dated 11th September 1972  
*Jawatson*  
REGISTRAR GENERAL

MORTGAGE No. R66616 to Rural Bank of New South  
Wales  
Registered 4-2-1977  
*Jawatson*  
REGISTRAR GENERAL

R66616

The notification referring to Covenant contained in Transfer  
No. A341378 as amended by agreement dated 4th April 1978  
is cancelled  
See M 817572  
Registered 11th September 1972

LEASE NO. P907061 to Christel Adamse of Mosman  
shop proprietor of premises being 390 Pacific  
Highway, Crows Nest together with option to  
renew  
Registered 5-1-1979 Date of expiry 28-2-1983  
*Jawatson*  
REGISTRAR GENERAL

*B+h*  
*Jawatson*  
Registrar General

Gairissa Pty. Limited is  
now the registered proprietor of the land within described.  
See TRANSFER No. M 817573 dated 13th June 1972  
Entered 11th September 1972  
*Jawatson*  
REGISTRAR GENERAL

TRANSFER NO. R539780 Ross Stuart Nielsen  
of Mosman in 1/2 share and Raymond John  
Shoats of Paddington in 1/2 share both  
Company Directors tenancy in common are  
now the registered proprietors of the land within described  
Registered 16-11-1979  
*Jawatson*  
REGISTRAR GENERAL

No. M 817574 Mortgage dated 3rd July 1972  
to Carlton Verne Gay and Vivian James Gay, both of  
Adamson, Printers  
Entered 11th September 1972  
*Jawatson*  
REGISTRAR GENERAL

MORTGAGE No. R634490 to Hongkong Finance  
Limited  
Registered 29-1-1980  
*Jawatson*  
REGISTRAR GENERAL

No. N807129 LEASE dated 3rd December 1972  
to Anthony Frank Clapham of Crows Nest second hand  
shop and Gail Louane Clapham wife of 390  
Pacific Highway Crows Nest  
Entered 2nd July 1973  
*Jawatson*  
REGISTRAR GENERAL

TRANSFER NO. R781108 to David Havel Milston  
of Bellevue Hill, Electrical Engineer  
is now the registered proprietor of the  
land within described  
Registered 30-4-1980  
The land in this  
dealing is now  
comprised in  
Vol. Fol.  
*Jawatson*  
REGISTRAR GENERAL

730

*M 817572*  
*13 76*  
*14 M*  
*14 6 73*  
*R501402*  
*ch 4.5.76*  
*R66616*  
*17/12*  
*11/9/78*  
*P907061*  
*Prin*

Mortgage No S 120258 to The Mercantile and General Lrs  
Reinsurance Company of Australia Limited.  
Registered 5-11-1980  
*Jawatson*  
REGISTRAR GENERAL



### Title Search

02/08/2021 03:36 PM

Client Reference: DI-ES8302

#### NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: AUTO CONSOL 12602-100

SEARCH DATE	TIME	EDITION NO	DATE
2/8/2021	3:36 PM	19	15/7/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.  
CONTROL OF THE RIGHT TO DEAL IS HELD BY AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED.

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS  
LOCAL GOVERNMENT AREA NORTH SYDNEY  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

ALHAVEN INVESTMENTS PTY LTD (T AJ687615)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A134689 COVENANT
- 3 AJ687616 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
- 4 AP205646 LEASE TO FABMA PTY LTD OF GROUND FLOOR SHOWROOM & FIRST FLOOR SHOWROOM, 382 PACIFIC HIGHWAY, CROWS NEST. EXPIRES: 31/12/2023. OPTION OF RENEWAL: 5 YEARS.
- 5 AP205649 LEASE TO J & G HEALTH PTY LTD OF LEVEL 2, 382 PACIFIC HIGHWAY, CROWS NEST. EXPIRES: 18/3/2022.
- \* 6 AR79804 CAVEAT BY FUTURO NO 1 PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS TITLE DIAGRAM



LAND  
REGISTRY  
SERVICES

Direct Info  
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LOT 5 SEC. 32 IN DP4320      DP4320  
LOT 1 IN DP573543      DP573543.

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

DI-ES8302

PRINTED ON 2/8/2021

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

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**Title Search**

02/08/2021 12:32 PM

Client Reference: DI-ES8302

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH  
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FOLIO: AUTO CONSOL 12602-100  
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SEARCH DATE	TIME	EDITION NO	DATE
2/8/2021	12:33 PM	19	15/7/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.  
CONTROL OF THE RIGHT TO DEAL IS HELD BY AUSTRALIA AND NEW ZEALAND BANKING  
GROUP LIMITED.

LAND  
----

LAND DESCRIBED IN SCHEDULE OF PARCELS  
LOCAL GOVERNMENT AREA NORTH SYDNEY  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE  
-----

ALHAVEN INVESTMENTS PTY LTD (T AJ687615)

SECOND SCHEDULE (6 NOTIFICATIONS)  
-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A134689 COVENANT
- 3 AJ687616 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
- 4 AP205646 LEASE TO FABMA PTY LTD OF GROUND FLOOR SHOWROOM & FIRST FLOOR SHOWROOM, 382 PACIFIC HIGHWAY, CROWS NEST. EXPIRES: 31/12/2023. OPTION OF RENEWAL: 5 YEARS.
- 5 AP205649 LEASE TO J & G HEALTH PTY LTD OF LEVEL 2, 382 PACIFIC HIGHWAY, CROWS NEST. EXPIRES: 18/3/2022.
- \* 6 AR79804 CAVEAT BY FUTURO NO 1 PTY LTD

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS TITLE DIAGRAM  
-----





LAND  
REGISTRY  
SERVICES

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LOT 5 SEC. 32 IN DP4320      DP4320  
LOT 1 IN DP573543      DP573543.

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

DI-ES8302

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**Historical Search**

02/08/2021 12:35 PM

Client Reference: DI-ES8302

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

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2/8/2021 12:35PM

FOLIO: 1/573543

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

Prior Title(s): VOL 12602 FOL 100

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED
		FOLIO NOT CREATED	
9/12/1991		CONVERTED TO	CONSOL CREATED
		AUTO CONSOL 12602-100	CT NOT ISSUED

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



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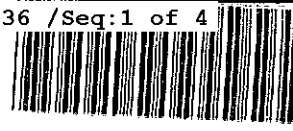


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12602100

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1. Reservations and conditions, if any, contained in the Crown Grant above referred to.  
CV 2. Covenant created by Transfer No. A134689.  
3. Mortgage No. M151652 to Australia Mutual Provident Society. Entered 28-3-1973. M119572.

SECOND SCHEDULE

~~382 INVESTMENT PROPERTY LIMITED.~~

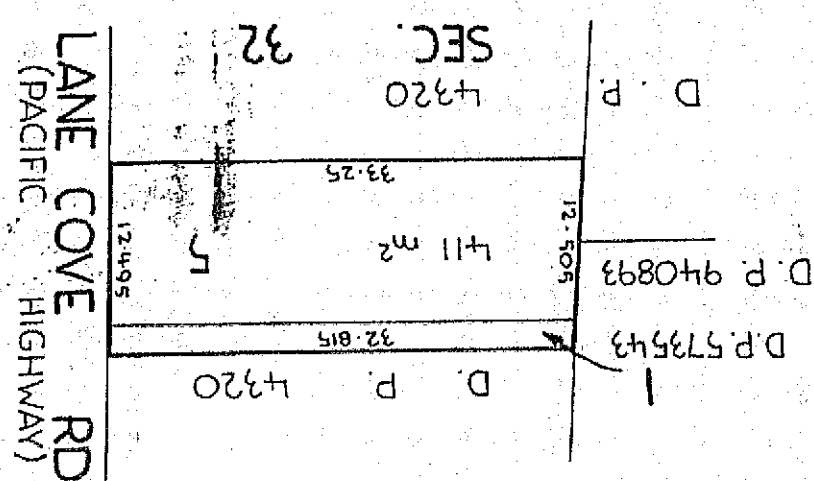
FIRST SCHEDULE

Estate in fee Simple in Lot 5 of Section 32 in Deposited Plan 4320 and Lot 1 in Deposited Plan 573543 in the Municipality of North Sydney Parish of Willoughby and County of Cumberland being part of Portion 323 granted to Edward Wollostonecraft on 13-6-1825.

ESTATE AND LAND REFERRED TO

REDUCTION RATIO 1:500

P31912 8



REGISTRAR GENERAL  
AUTO FOLIO  
ON ISSUE OF

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

AMENDED  
Edition issued 1-11-1974.



Appn. No. 3083  
Prior Title Vol. 2596 Fol. 19

Vol. 12602 Fol. 100

TORRENS TITLE  
Register

REAL PROPERTY ACT, 1900

CERTIFICATE OF TITLE

NEW SOUTH WALES

(Page 1) Vol. 12602 Fol. 100



SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Registrar General	CANCELLATION
Lease	R176071		of premises being the Chinese Restaurant on the ground floor of the building situated at 382 Pacific Highway, Crows Nest (together with rights, together with option of renewal) to Kai Kai Pan of Gantingford, Restaurateur (Expires 10-12-1983)	11-9-1979		Expired 17-6-1985 V738401
	S439347		Mortgage to Bank of New South Wales. Registered 7-5-1991.			Expired 17-6-1985 V738401
	Y685633		Lease to Kai Kai Pan of Lock up shop, Ground floor, 382 Pacific Highway, Crows Nest, with rights. Expires 10-12-1989. Option of renewal 6 years. Registered 17-6-1985.			Expired 17-6-1985 V738401
	Y685634		Lease to Kai Kai Pan of Chinese Restaurant, Ground floor, 382 Pacific Highway, Crows Nest, with rights. Expires 10-12-1989. Option of renewal 6 years. Registered 17-6-1985.			Expired 17-6-1985 V738401
	Y686164		Lease to Swan Services (NSW) Pty Limited. Registered 30-7-1986.			Withdrawn K670151
	W6351794A		Lease to H.G. Walter & Partners Pty Limited of premises being 1st floor, Suite 1, 1st floor, 382 Pacific Highway, Crows Nest. Expires 15-5-1987 with an option of renewal for 2 years. Registered 22-12-1986.			
	Y670152		Mortgage to Westpac Banking Corporation. Registered 13-8-1988.			
	Y573704		Lease to Artex Leathersgoods Company Pty. Limited of premises being Suites 204 & 205, second floor, 382 Pacific Highway, Crows Nest as shown in plan with Y573704. Expires 15-9-1991. Option of renewal for 3 years. Registered 25-9-1989			
	Y608897		Please to Swan Services (N.S.W.) Pty. Limited of premises being part of the first floor of the building at 382 Pacific Highway, Crows Nest as shown hatched in plan with Y608897. Expires 31-8-1990. Option of renewal for 2 years. Registered 11-10-1989			
	Y762922		Please to John Warren Boston and Owen John Dowling as joint tenants of premises being Suite 203, 2nd floor, 382 Pacific Highway, Crows Nest as shown in plan with Y762922. Expires 31-5-1990. Option of renewal for 3 years. Registered 12-2-1990			
	Y828650		Please to Bowral Accounting Services Pty Limited. Expires 30-6-1991. Option of renewal for 2 years. Registered 5-3-1990			
	Z746327		Please to Trepo Investments Pty Limited of ground floor, 382 Pacific Highway, Crows Nest together with Rights & Expires 10-12-1995. Option of Renewal 2 years. Registered 1-7-1991			

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

CANCELLED  
ON ISSUE OF  
AUTO FORM

(Page of pages)  
 543934  
 CT17-4-1985  
 V685633  
 - 634  
 V738401 DM  
 W119572 DM  
 - 376  
 - 4 M/R  
 W386164 X3  
 (Premises)  
 W6351794A  
 Y670152  
 Y573704 LR  
 Y608897 LR  
 Y762922 LR







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# CERTIFICATE OF TITLE.

SL 007

(C.)

New South Wales.

(Under No. A. 180-465.)

(Residue after Transfer No. A. 184-072.)

[App<sup>n</sup> No. 3083. ]  
[Reference to Last Certificate ]  
[Vol. 2521. Folio 28. ]



REGISTER BOOK,

VOL. 2596 FOLIO 19

CANCELLED

George Robert James Humphries of North Sydney, Builder by virtue of Certificate of Title

Volume 2521 Folio 28 now surrendered as to Residue after Transfer No. A. 184-072. is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interest as are notified hereon, in That. piece of land situated in the Municipality of North Sydney, Parish of Willoughby, and County of New Cumberland containing Sixteen and one quarter perches, or thereabouts, as shown on the Plan hereon, and therein edged red, being Lot 5 and part of Lot 4 of Section 32. on a Plan deposited in the Land Titles Office, Sydney, No. 4320 and also part of Five hundred and twenty four acres (Portion 23 of Parish) delineated in the Public Map of the Said Parish in the Department of Lands originally granted to Edward Wollstonecraft by Crown Grant dated the thirtieth day of June one thousand eight hundred and twenty five

In witness whereof, I have hereunto signed my name and affixed my Seal, this twentieth day of August one thousand nine hundred and thirteen

Signed the 20th day of August 1913

in the presence of  
W. D. Oakes

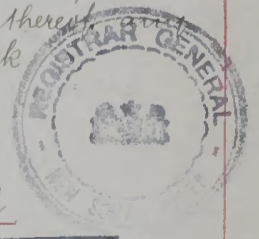
W. D. Oakes  
Deputy Registrar General.



NOTIFICATION REFERRED TO.

This Certificate of Title is issued subject to a covenant by George Robert James Humphries as contained in Instrument of Transfer No. A. 134-689 that he will not erect or permit to be erected on the said land or any part thereof any main building except the same be of brick

W. D. Oakes  
Deputy Registrar General



Sec 32	
F. Delandro 3 3/4 per	4
107 1/2 Bin.	
16 1/4 Per.	5
109 1/2 Bin.	
	6

Lane Cove Rd.  
P. Hwy.

Hume St

Scale 60 feet to 1 inch

No. B 731000 TRANSFER dated 26 September 1913  
from the said George Robert James Humphries  
& Sarah Frances Reaney wife of Philip  
Buckley Reaney of North Sydney to George  
Humphries of the land within described

Produced and entered 12th October 1928  
at 2 1/2 past 12 o'clock in the pm noon.

W. D. Oakes  
REGISTRAR GENERAL

180465  
1/11

No. B 731081 Lease dated 27<sup>th</sup> September 1948  
from the said Sarah Frances Reaney to Philip  
Buckley Reaney of North Sydney Dentist  
Produced and entered 12<sup>th</sup> October 1948  
at 2<sup>30</sup> p.m. in the forenoon.  
W. Hayton  
REGISTRAR GENERAL

No. G 185868 MORTGAGE dated 13<sup>th</sup> September 1954  
from the said Martin and Company (Surgical)  
limited to Australian Mutual Provident Society  
Produced 1<sup>st</sup> November 1954 and entered 5<sup>th</sup> November 1954  
at 11<sup>00</sup> a.m. in the forenoon.  
J. H. Pells  
REGISTRAR GENERAL

No. B 731082 MORTGAGE dated 27<sup>th</sup> September 1948  
from the said Sarah Frances Reaney to Emily  
Maude Buckle wife of Alexander  
Buckle of Mosman Gentleman  
Produced and entered 13<sup>th</sup> October 1948  
at 2<sup>30</sup> p.m. in the forenoon.  
W. Hayton  
REGISTRAR GENERAL

No. G 364147 Lease dated 7<sup>th</sup> February 1955  
from the said Martin & Co. Surgical Pty. Limited  
(with consent of Mortgagee) to Harold Roswinkel  
Australian limited of the rear portion of the ground  
floor of the building No 382 Pacific Highway, Mosman, N.S.W.  
Produced 1<sup>st</sup> September 1955 and entered 16<sup>th</sup> September 1955  
at 12<sup>00</sup> o'clock in the noon.  
J. H. Pells  
REGISTRAR GENERAL

No. C 593050 DISCHARGE of within mortgage  
No B 731082 dated 2<sup>nd</sup> November 1937  
Produced and entered 11<sup>th</sup> November 1937  
at 11<sup>00</sup> a.m. in the forenoon.  
R. W. Miles  
REGISTRAR GENERAL

MORTGAGE No. G 185868 has been discharged.  
See M 712799 Entered 18<sup>th</sup> May 1972  
J. Watson  
REGISTRAR GENERAL

No. C 593243 MORTGAGE dated 23<sup>rd</sup> October 1937  
from the said Sarah Frances Reaney  
to BANK OF NEW SOUTH WALES  
Produced and entered 4<sup>th</sup> November 1937  
at 15<sup>00</sup> p.m. in the afternoon.  
R. W. Miles  
REGISTRAR GENERAL

LEASE No. G 364147 has expired by effluxion of time  
See Entered 18<sup>th</sup> May 1972  
J. Watson  
REGISTRAR GENERAL

The within mentioned LEASE No. B 731081  
has expired by effluxion of time.  
Dated 27<sup>th</sup> November 1950. Vide F 352171  
J. H. Pells  
REGISTRAR GENERAL

382 Investments Pty Limited is  
now the registered proprietor of the land within described  
See TRANSFER No. M 712800 dated 21<sup>st</sup> April 1970  
Entered 18<sup>th</sup> May 1972  
J. Watson  
REGISTRAR GENERAL

No. F 352172 DISCHARGE of within mortgage  
C 593243 dated 21<sup>st</sup> June 1940  
Produced 27<sup>th</sup> November 1950 and entered 27<sup>th</sup> November 1950  
at 1<sup>00</sup> p.m. in the afternoon.  
J. H. Pells  
REGISTRAR GENERAL

No. N 151652 MORTGAGE dated 1<sup>st</sup> March 1973  
to Australian Mutual Provident Society  
Entered 18<sup>th</sup> March 1973  
J. Watson  
REGISTRAR GENERAL

No. F 352173 TRANSFER dated 3<sup>rd</sup> November 1950  
from the said Sarah Frances Reaney to  
New Constructions Limited  
Produced 27<sup>th</sup> November 1950 and entered 27<sup>th</sup> November 1950  
at 1<sup>00</sup> p.m. in the afternoon.  
J. H. Pells  
REGISTRAR GENERAL

This Deed is cancelled and Certificate of Title issued.  
Vol. 12602 Fol. 100 dated 11-11-1974  
vide N P 31912  
J. Watson  
REGISTRAR GENERAL

No. G 185867 TRANSFER dated 13<sup>th</sup> September 1954  
from the said New Constructions Limited to  
Martin and Company (Surgical) Pty  
limited  
Produced and entered 5<sup>th</sup> November 1954  
at 11<sup>00</sup> a.m. in the forenoon.  
J. H. Pells  
REGISTRAR GENERAL

✓  
364147  
D/M  
M 712799  
Copy Lee  
G 364147  
1712800

P 49678 L Frances N/C  
— 9004

P 17280 L Frances N/C  
P 31912 D/SO

185967  
lead  
14/11  
C 593050  
CT  
G 185867  
L 364147 Frances N/C  
we change  
name of company  
582654  
J 521884 V Frances N/C  
(N/C)  
M 712799 D/M  
Copy Lee  
G 364147  
M 712800 L/C  
CT 1716-9-X



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For: *30/4*  
Transfer .....  
Enforcement .....  
Certificate ..... *27/4/13*  
SEE SIMPLE.

Act, Statute 1014 2/25/11  
*R 27*

# MEMORANDUM OF TRANSFER.



A134689



**A134689**

Name, residence, occupation, designation, or title of transferor

I, WE, Alexander Hay of Glasgow Esquire, and David William Roxburgh of Sydney Solicitor

- b If a less estate, strike out "in fee simple," and interline the required alteration.
- c All subsisting encumbrances must be noted hereon. (See page 1.)
- d If the consideration be not pecuniary, state its nature concisely.

being registered as the proprietors of an Estate in *fee simple* in the land hereinafter described, subject, however, to such encumbrances, liens, and interests, as are notified by memorandum underwritten or endorsed hereon, in consideration of *Three hundred and thirty* pounds *(£ 330:0:0)*

Name, residence, occupation, designation, or title of transferee.

paid to me by George Robert James Humphries of North Sydney Builder

If a minor, state of what age, and forward certificate or declaration as to date of birth. If a married person, state name, and occupation of husband.

we the receipt whereof I hereby acknowledge,

If to two or more, state whether as joint tenants or tenants in common.

do hereby transfer to the said George Robert James Humphries

Area in acres or perches.

OUR ALL my Estate and Interest, as such registered proprietors in ALL THAT piece of land containing

Parish or town and county.

situate in the Parish of Willoughby County of Cumberland

"The whole" or "part," as the case may be.

being part of the land comprised in Certificate of Title

"Crown grant," or "Certificate of Title."

dated 17th April 1913 registered volume No. 2357 folio 228 and being lots four and five Section thirty two on Deposited Plan No 432

Strike out if not appropriate.

And also in the pieces of land as follows:-

These references will suffice, if the whole land is the grant or certificate to be transferred. But if a part only (unless a plan has been deposited, in which case a reference to the No. of allotment and No. of plan will be sufficient), a description of plan will be required and may be either embodied in this transfer or annexed thereto, with an explanatory prefix: "as delineated in the plan hereon (or 'plan annexed hereto') or described as follows, viz.:" Any annexure must be signed by the parties and their signatures witnessed. Here also should be set forth any right-of-way or easement or exception, if there be any such not fully disclosed either in the principal description or memorandum of encumbrances.

AND the said George Robert James Humphries doth hereby for himself his executors administrators and transferees or other the registered proprietor for the time being of the land hereby transferred COVENANT with the transferrors or other the trustee or trustees for the time being of the Will of the late David Berry That he and they will observe and perform the following building condition subject to which the Certificate of Title for the said land shall issue namely

(That he or they will not erect or permit to be erected on the said land or any part thereof any main building except the same be of brick)

[Rule up all blanks before signing.]

Any provision in addition to, or modification of, the covenants implied by the Act, may also be inserted.

The form when filled in should be ruled up so that no alterations are possible. No alteration should be made by erasure. The words printed should be signed through with the pen, and these substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

[Price, 6d.]

*Panes*

*21460*

MEMORANDUM OF ENCUMBRANCES, &c., REFERRED TO.

p See note "a," page 1.  
A very short note of the particulars will suffice.

*Kil*

(Rule up all blanks before signing.)

m If this instrument be signed or acknowledged before the Registrar-General or Deputy Registrar-General, or a Notary Public, a J.P., or Commissioner for Affidavits, to whom the Transferor is known, possession is authenticated as required. Otherwise the ATTESTING WITNESS must appear before one of the above functionaries to make a declaration in the annexed form.

This applies only to instruments signed within the State. If the parties be resident without the State, but in any British Possession, the instrument must be signed or acknowledged before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Governor, Government Resident, or Chief Secretary of such Possession. If resident in the United Kingdom, then before the Mayor or Chief Officer of any Corporation, or a Notary Public. And if resident at any foreign place, then before the British Consular Officer at such place. If the Transferor or Transferee signs by a mark, the attestation must state "that the instrument was read over and explained to him, and that he appeared fully to understand the same."

n Repeat attestation for additional parties if required.

In witness whereof, I have hereunto subscribed <sup>my</sup> name at *Sydney*  
the *first* day of *September* in the year  
of our Lord one thousand nine hundred and *fourteen*

Signed in my presence by the said

*Alexander Kay*

WHO IS PERSONALLY KNOWN TO ME

*W. J. Warren*

Signed in my presence by the said

*David William Roxburgh* who is personally known to me

*W. J. Warren*

*Clerk to Norton Smith & Co Solicitors, Sydney*

*A. Day*

Transferrer.\*

*D. F. Fisher*

\* If signed by virtue of any power of attorney, the original must be produced, and an attested copy deposited, accompanied by the usual declaration that no notice of revocation has been received.

\* Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

For the signature of the Transferor hereto an ordinary attestation is sufficient. Unless the instrument contains some special covenant by the Transferor, his signature will be dispensed with in cases where it is established that it cannot be procured without difficulty. It is, however, always desirable to afford a clue for detecting forgery or personation, and for this reason it is essential that the signature should, if possible, be obtained.

Signed in my presence by the said

*George Robert James Humphries*

WHO IS PERSONALLY KNOWN TO ME

*A. H. Grace*

*Solr. W. Sydney*

*W. B. Humphries*  
Transferree.

(\*The above may be signed by the Solicitor, when the signature of Transferree cannot be procured. See note "a" in margin.)

N.B.—Section 117 requires that the above Certificate be signed by Transferree or his Solicitor, and renders liable any person falsely or negligently certifying to a penalty of £50; also, to damages recoverable by parties injured.

FORM OF DECLARATION BY ATTESTING WITNESS.\*

Appeared before me, at \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, one thousand nine hundred and \_\_\_\_\_

the attesting witness to this instrument, and declared that he personally knew the person signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said \_\_\_\_\_

is his own handwriting, and that he was of sound mind, and freely and voluntarily signed the same.

- q May be made before either Registrar-General, Deputy Registrar General, a Notary Public, J.P., or Commissioner for Affidavits. Not required if the instrument itself be made or acknowledged before one of those parties.
- r Name of witness and residence.
- s Name of Transferor.
- t Name of Transferor.





**Title Search**

02/08/2021 03:41 PM

Client Reference: DI-ES8302

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH  
-----

FOLIO: 1/577047  
-----

SEARCH DATE	TIME	EDITION NO	DATE
2/8/2021	3:41 PM	12	12/5/2020

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.  
CONTROL OF THE RIGHT TO DEAL IS HELD BY NATIONAL AUSTRALIA BANK LIMITED.

LAND  
-----

LOT 1 IN DEPOSITED PLAN 577047  
AT CROWS NEST  
LOCAL GOVERNMENT AREA NORTH SYDNEY  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP577047

FIRST SCHEDULE  
-----

PACIFIC NEST PTY LTD (T AJ295212)

SECOND SCHEDULE (6 NOTIFICATIONS)  
-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN THE TITLE DIAGRAM
- 3 AJ295213 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 4 AQ96938 LEASE TO GAMIFY FITNESS PTY LTD OF THE FIRST FLOOR, 378 PACIFIC HIGHWAY, CROWS NEST. EXPIRES: 16/2/2023.
- 5 AQ96942 LEASE TO CHIROPRACTIC BUSINESS REVOLUTION PTY LTD OF THE SECOND FLOOR, 378 PACIFIC HIGHWAY, CROWS NEST. EXPIRES: 28/3/2022. OPTION OF RENEWAL: 2 YEARS.
- \* 6 AR79803 CAVEAT BY FUTURO NO 1 PTY LTD

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

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



LAND  
REGISTRY  
SERVICES

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DI-ES8302

PRINTED ON 2/8/2021

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

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**Historical Search**

02/08/2021 03:43 PM

Client Reference: DI-ES8302

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

-----

2/8/2021 3:44PM

FOLIO: 1/577047

-----

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

Prior Title(s): VOL 12826 FOL 200

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED
		FOLIO NOT CREATED	
2/12/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED
		CT NOT ISSUED	
23/5/1994	U286320	LEASE	EDITION 1
16/1/1995	U944539	LEASE	
16/1/1995	U944540	LEASE	EDITION 2
2/11/1995	O658074	SURRENDER OF LEASE	
2/11/1995	O658075	LEASE	EDITION 3
8/6/2005	AB537958	LEASE	EDITION 4
27/3/2007	AD16615	LEASE	EDITION 5
20/6/2011	AG308733	LEASE	EDITION 6
2/5/2012	AG957791	TRANSFER OF LEASE	
7/2/2014	AI357433	DEPARTMENTAL DEALING	
3/2/2015	AJ81194	LEASE	EDITION 7
28/2/2015	AJ295211	DISCHARGE OF MORTGAGE	
28/2/2015	AJ295212	TRANSFER	
28/2/2015	AJ295213	MORTGAGE	EDITION 8
29/7/2015	AJ693030	SURRENDER OF LEASE	
29/7/2015	AJ693031	LEASE	



29/7/2015 AJ693032 LEASE EDITION 9  
 20/9/2018 AN361191 REJECTED - LEASE  
 25/9/2018 AN735634 DEPARTMENTAL DEALING EDITION 10  
 CORD ISSUED  
 2/5/2019 AP223699 LEASE EDITION 11

END OF PAGE 1 - CONTINUED OVER

DI-ES8302 PRINTED ON 2/8/2021

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

2/8/2021 3:44PM

FOLIO: 1/577047 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
----------	--------	--------------------	------------

CORD ISSUED

12/5/2020	AQ96938	LEASE	
12/5/2020	AQ96942	LEASE	EDITION 12
			CORD ISSUED

7/6/2021 AR79803 CAVEAT

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



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02/08/2021 03:48 PM

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Form: 01T  
Release: 6-0

**① TRANSFER**  
New South Wales  
Real Property Act 1900



**AJ295212G**

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

**STAMP DUTY**

Office of State Revenue use only	NSW Treasur 122,000,000 3/17 \$ 10.00 7994.586.001 TS. on Agreement for sale of land
----------------------------------	--

(A) **TORRENS TITLE**

1/577047

(B) **LODGED BY**

Document Collection Box <b>45A</b>	Name, Address or DX, Telephone, and Customer Account Number if any <b>LLPN: 123011G</b> Reference: <b>15B07702</b>	Level 5, Building C 1 Homebush Drive Rhodes NSW 2138	<b>CODES</b> <b>T</b> <b>TW</b>
---------------------------------------	--	--	---------------------------------------

(C) **TRANSFEROR**

THE ROYAL SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS (ACN 000 001 641)

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 2,620,000.00 and as regards

(E) **ESTATE**

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

(F) **SHARE TRANSFERRED**

whole

(G)

Encumbrances (if applicable):

(H) **TRANSFeree**

PACIFIC NEST PTY LTD (ACN 602 957 880)  
**TENANCY:**

(I)

**DATE** \_\_\_\_\_

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

Corporation: THE ROYAL SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS (ACN 000 001 641)  
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: PODonnell

Signature of authorised person: [Signature]

Name of authorised person: PAUL O'DONNELL  
Office held: RSPCA NSW DIRECTOR

Name of authorised person: Steven Coleman  
Office held: Secretary

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

Signature: [Signature]

Signatory's name: Lisa King  
Signatory's capacity: solicitor

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. \_\_\_\_\_ Full name: \_\_\_\_\_ Signature: \_\_\_\_\_



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# CERTIFICATE OF TITLE



12826200

NEW SOUTH WALES

PROPERTY ACT, 1900

Appln No. 3083

Vol. 12826 Fol. 200

Prior Title Vol. 2493 Fol. 117

Edition issued 17-7-1975



12826 Fol. 200

(Page 1) Vol. 12826 Fol. 200

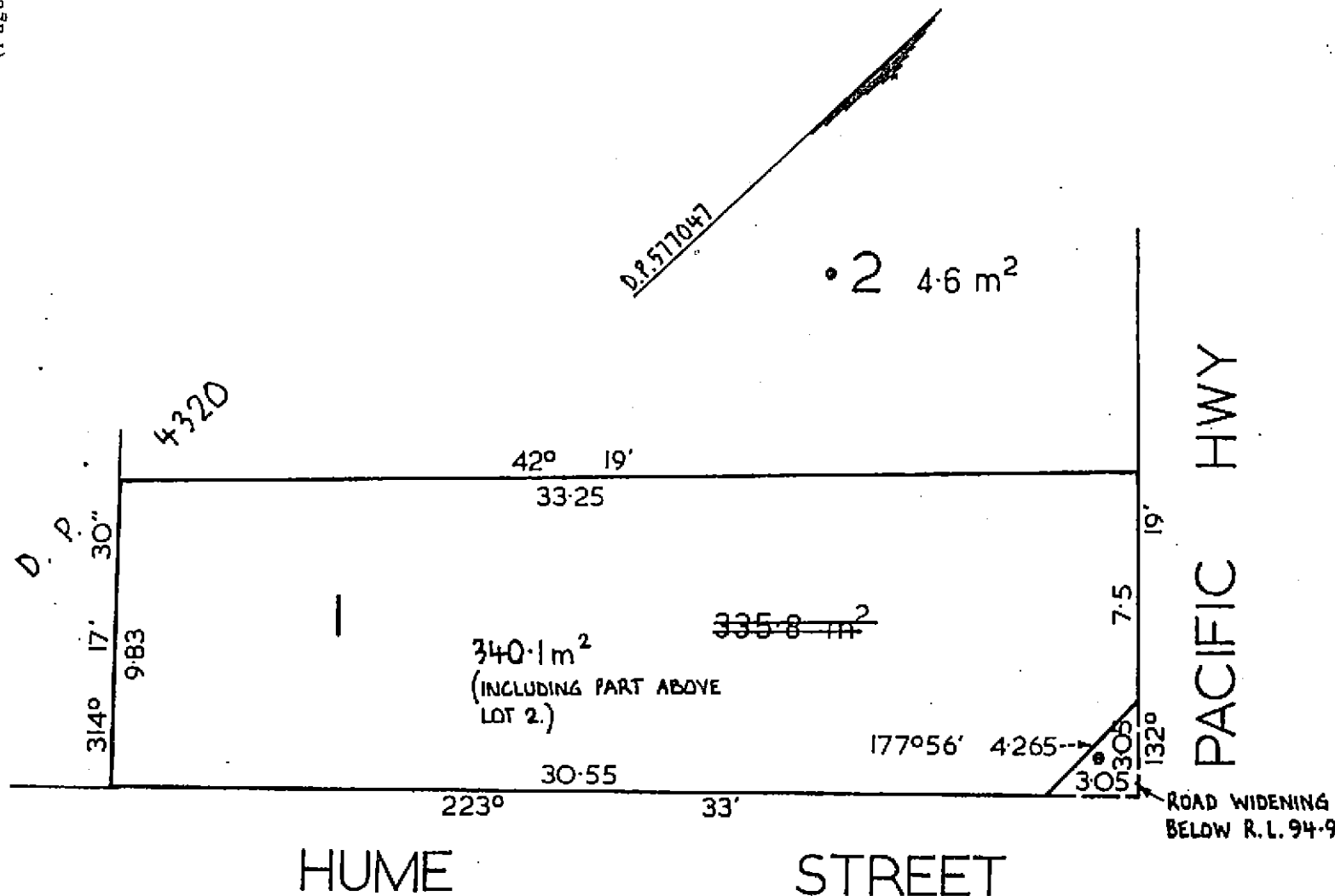
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

**CANCELLED**  
*Jawatson*  
Registrar General.  
SEE AUTO FOLIO



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



LOT 2 IS LIMITED IN HEIGHT TO R.L.94.91  
LOT 1 IS INCLUSIVE OF THE STRATUM ABOVE LOT 2.

### ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 577047 (which lot is limited to a stratum), at Crows Nest in the Municipality of North Sydney Parish of Willoughby and County of Cumberland being part of Portion 323 granted to Edward Wollstonecraft on 30-6-1825.

### FIRST SCHEDULE

THE ROYAL SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS.

### SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Mortgage No.N316059<sup>P</sup> to Bank of New South Wales. Entered 9-7-1973.

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

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





**LAND  
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SERVICES**

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02/08/2021 03:50 PM

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# CERTIFICATE OF TITLE.

Bt 907

(C.)

New South Wales.

[App<sup>n</sup> No. 3083 ]  
[Reference to last Certificate ]  
[Vol. 2357 - Folio 228. ]



REGISTER BOOK,  
Vol. 2493 Folio 117

CANCELLED

William Swan of North Sydney, Laborer, transferee under Instrument of Transfer from Alexander Hay and David William Roxburgh N<sup>o</sup> A 117442 is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated in the Municipality of North Sydney, Parish of Willoughby, and County of Cumberland containing Thirteen and one quarter perches, or thereabouts, as shown in the Plan hereon, and therein edged red, being Lot 6 of Section 32 on a Plan deposited in the Land Titles Office, Sydney, No. 4320 and part of Five hundred and twenty four acres (section 32B of parish) delineated in the Public map of the said parish in the Department of Lands originally granted to Edward Willstonecraft by Crown Grant dated the thirtieth day of June One thousand eight hundred and twenty five.

In witness whereof, I have hereunto signed my name and affixed my Seal, this Eighteenth day of July one thousand nine hundred and fourteen

Signed the 18th day of July 1914,  
in the presence of J. H. Riley

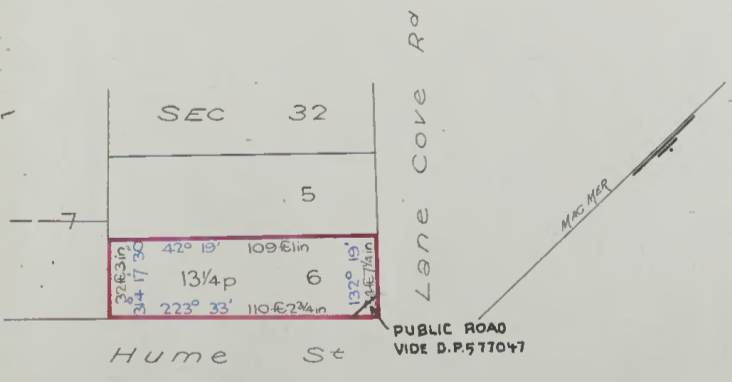
[Signature]  
Deputy Registrar General.



NOTIFICATION REFERRED TO.

This certificate of Title is issued subject to a covenant by William Swan as contained in Instrument of Transfer N<sup>o</sup> A 117442. That any building erected upon the said land shall be constructed of brick or partly of both of such materials.

[Signature]  
Deputy Registrar General



SCALE - 60ft to an inch

No. A 117443 MORTGAGE made 27th June 1914  
for the said William Swan of North Sydney  
Suburbs Home Bowkett Society Ltd.

Produced 10th July 1914 at 12 o'clock in the afternoon  
entered 12th July 1914  
at 11 o'clock in the afternoon  
[Signature]  
Acting REGISTRAR GENERAL



No A 785173 DISCHARGE of within Mortgage  
 No A 117443 dated 16<sup>th</sup> January 1922  
 Produced 17<sup>th</sup> February 1922 and entered  
 17<sup>th</sup> February 1922  
 at 30 hrs pt/ o'clock in the after noon.  
 J. Watson  
 REGISTRAR GENERAL

The notification with reference to the  
 covenant contained in Transfer No.  
 A117442 is cancelled.  
 See M895309  
 Registered 12<sup>th</sup> October 1972

J. Watson  
 REGISTRAR GENERAL

No. A 785174 TRANSFER dated 17<sup>th</sup> February 1922  
 from the said William Lewis to Ethel Jane Kennedy  
 wife of John Thomas Kennedy of Crows Nest  
 mechanic  
 of the land within described.  
 Produced and entered 17<sup>th</sup> February 1922  
 at 30 hrs pt/ o'clock in the after noon.  
 J. Watson  
 REGISTRAR GENERAL

The Royal Society for the Prevention of Cruelty to  
 Animals  
 now the registered proprietor of the land within described.  
 See TRANSFER No. N237954 dated 6<sup>th</sup> December 1972  
 Entered 22<sup>nd</sup> May 1973  
 J. Watson  
 REGISTRAR GENERAL

N237954

No C 364332 Lease dated 14<sup>th</sup> August 1935  
 from the said Ethel Jane Kennedy to  
 William Lewis Wallace of Crows Nest  
 Garage Proprietor of premises comprising  
 Garage, Bousers and Offices erected on  
 part of the land within described.  
 Produced 22<sup>nd</sup> August 1935 and entered  
 30<sup>th</sup> October 1935 at 11 o'clock in the forenoon.  
 Roy W. Miles  
 Registrar General

No. N316059 MORTGAGE dated 8<sup>th</sup> June 1973  
 to Bank of New South Wales  
 Entered 9<sup>th</sup> July 1973  
 J. Watson  
 REGISTRAR GENERAL

N316059

LEASE No. C 364332 has expired by effluxion of time.  
 See 23<sup>rd</sup> August 1967  
 Entered 23<sup>rd</sup> August 1967  
 J. Watson  
 REGISTRAR GENERAL

The interest of the Council of the Municipality of  
 North Sydney in the addition to  
 existing road  
 shown on D.P. 577047 (limited as therein  
 specified)  
 Entered 2/7/1971  
 J. Watson  
 Registrar General

This deed is cancelled as to whole  
 New Certificates of Title have issued on 22-7-1971  
 for lots in Deposited Plan No. 577047 as follows:-  
 Lots 1 Vol. 12826 Fol 200 respectively

J. Watson  
 REGISTRAR GENERAL

John Thomas Kennedy of Crows Nest  
 Sawing Machine Mechanic is  
 now the registered proprietor of the land within described.  
 See Section 94 Application No. N1765648  
 Entered 23<sup>rd</sup> August 1967  
 J. Watson  
 REGISTRAR GENERAL

Reginald John Kennedy of Strathfield, Clerk is  
 now the registered proprietor of the land within described.  
 See Section 93 Application No. M603486  
 Entered 23<sup>rd</sup> February 1973  
 J. Watson  
 REGISTRAR GENERAL

The residue of land in this plan comprises  
 Road.  
 J. Watson  
 REGISTRAR GENERAL

John North  
 4117442  
 M895309

C 364332 R  
 T765648 R

M895309 Request  
 for Release of Court. J.R.

N 316059 MP  
 27/11/75  
 08/12/75  
 28/3/76  
 1989 printed  
 Q356 944 112



### Title Search

02/08/2021 12:27 PM

Client Reference: DI-ES8302

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH  
-----

FOLIO: 4/663560  
-----

SEARCH DATE	TIME	EDITION NO	DATE
2/8/2021	12:27 PM	7	2/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.  
CONTROL OF THE RIGHT TO DEAL IS HELD BY COMMONWEALTH BANK OF AUSTRALIA.

LAND  
-----

LOT 4 IN DEPOSITED PLAN 663560  
LOCAL GOVERNMENT AREA NORTH SYDNEY  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP663560

FIRST SCHEDULE  
-----

GRENT PTY LIMITED

SECOND SCHEDULE (5 NOTIFICATIONS)  
-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A134689 COVENANT
- 3 AD243152 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- 4 AH62332 LEASE TO SLEEPY'S PTY LIMITED EXPIRES: 21/1/2013.  
OPTION OF RENEWAL: 3 YEARS.
- \* 5 AR79805 CAVEAT BY FUTURO NO 1 PTY LTD

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

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



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PRINTED ON 2/8/2021

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

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### Historical Search

02/08/2021 12:28 PM

Client Reference: DI-ES8302

#### NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

-----

2/8/2021 12:28PM

FOLIO: 4/663560

-----

First Title(s): OLD SYSTEM

Prior Title(s): VOL 6694 FOL 246

Recorded	Number	Type of Instrument	C.T. Issue
26/9/1996		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
14/9/1998	5257925	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
14/9/1998	5257926	LEASE	EDITION 1
14/9/1998	5264252	DEPARTMENTAL DEALING	EDITION 2
13/2/2003	9374906	LEASE	EDITION 3
14/7/2005	AB622161	SURRENDER OF LEASE	
14/7/2005	AB622162	LEASE	EDITION 4
24/11/2006	AC763920	TRANSFER OF LEASE	
2/7/2007	AD243152	MORTGAGE	EDITION 5
21/6/2012	AH62332	LEASE	EDITION 6
2/5/2016	AK397296	DEPARTMENTAL DEALING	
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 7 CORD ISSUED
7/6/2021	AR79805	CAVEAT	

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





LAND  
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**LAND  
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02/08/2021 12:32 PM

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202

Appn. No. 3083  
Reference to last Title  
Vol. 2594 Fol. 248

# New South Wales.

[CERTIFICATE OF TITLE.]



REGISTER BOOK.  
VOL. 6694 Fol. 246

Issued on Transfer No. F500982

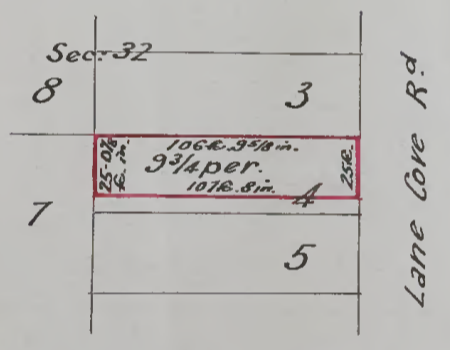
**CANCELLED** W  
ON ISSUE OF NEW FOLIO 4/663560

JOHN FISHER LEES, of Crows Nest, Gentleman, is now the proprietor of an Estate in Fee Simple,  
subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such  
encumbrances, liens, and interests as are notified hereon, in That piece of land situated  
in the Municipality of North Sydney Parish of Willoughby, and County of Cumberland  
containing Nine and three quarters perches or thereabouts as shown in the plan hereon and therein edged red being part of  
Lot 4 of Section 32 in Deposited Plan No. 4320 and being also part of 524 acres (Portion 323 of Parish) originally granted to  
Edward Wollstonecraft by Crown Grant dated the 30th day of June 1825.

In witness whereof I have hereunto signed my name and affixed my Seal, this Twenty-fourth day of July, 1953.

Signed in the presence of Robt Fitzgerald }

J. Wells  
Registrar-General.



Scale: 60 feet to one inch.

NOTIFICATION REFERRED TO  
Covenant contained in Transfer No. A134689.

J. Wells  
Registrar General.



No. F500983 MORTGAGE dated 23rd July 1951  
from the said John Fisher Lees to Operative  
No 1 Terminating Co-Operative  
Building Society Limited  
Produced 26th July 1951 and entered 12th August 1951  
at 12 o'clock in the noon.

J. Wells  
REGISTRAR GENERAL

MORTGAGE No. F500983 has been discharged.  
See K889671 Entered 12th December 1967

Jawatson  
REGISTRAR GENERAL

Maughton Cooper & Associates Pty Limited  
now the registered proprietor of the land within described.  
See TRANSFER No. M390589 dated 30th August 1972  
Entered 19th September 1972

Jawatson  
REGISTRAR GENERAL

No. M982121 MORTGAGE dated 7th November 1972  
to The Methodist Trust Association  
Entered 22nd November 1972

Jawatson  
REGISTRAR GENERAL

No. N118783 Caveat dated 13th February 1973  
Registered 13th March 1973  
Withdrawn N452482  
24-4-1973

Jawatson  
Registrar General

F500982 m.h.  
30  
W  
F500983

DM  
K889671

F500983 X

K889671-4

M982121 M/A  
N118783  
N452482 w/x/r  
CT 29-1-74

over

Lease No. N696548 Lease dated 23rd November 1973 to Louis Don of Chatswood Company Director of premises being 388 Pacific Highway Crows Nest. Registered 13th February 1974  
Expired 3-1-1979

*Jawatson*  
Registrar General

MORTGAGE No. R822151 to *Olivia Hill Limited*  
Registered 27-5-1980  
Discharged 26-4-1983

MORTGAGE No. R66614 to *Rural Bank of New South Wales*  
Registered 9-2-1977  
Discharged R539779 16-11-1979

T508627 Mortgage to *Dorothy Vera Wilson* - Registered 27-4-1983  
E 748744 11-9-1992

LEASE NO. Q 907068 to *Shah Proprietor of premises known as 388 Pacific Highway Crows Nest*  
Registered 3-1-1979 Date of expiry 28-2-1983  
Expired V577281 14-3-1985

V577281 Lease to *Ronald Johann Van Der Pijnt and Hughie Alfer Alphonsus Skelton* as tenants in common in equal shares Expires 28-2-1989 With option of renewal of 5 years Registered 14-3-1985  
Y892324 15.3.1990

TRANSFER NO. R539778 *Ross Stuart Nielsen* of *Mosman* in 1/2 share and *Raymond John Brooks* of *Paddington* in 1/2 share both *Company Directors*, tenancy in common are now the registered proprietors of the land within described.  
Registered 16-11-1979

V577281 Lease W997885 Transfer of lease to *Roberto Maneschi, Augusto Maneschi and Ida Natale* as tenants in common in equal shares Registered 29-7-1987  
Y892324 15.3.1990

Y892324 - lease to *Roberto Maneschi, Augusto Maneschi and Ida Natale* as tenants in common in equal shares. Expires 28-2-1994. Option of renewal 3 years. Registered 15.3.1990

MORTGAGE No. R634490 to *Hongkong Finance Limited*  
Registered 29-1-1980  
Discharged R822149 27-5-1980

V228571 Lease to *Wardens Holdings Pty. Limited* of premises being ground floor and first floor 388 Pacific Highway Crows Nest. Expires 15-8-1997. Option of renewal 5 years. Registered 9-5-1994.

TRANSFER NO. R822150 - *Great Pty Limited* is now the registered proprietor of the land within described.  
Registered 27-5-1980

COMPUTER FOLIO NO FURTHER DEALINGS TO BE REGISTERED.

*P57061/om*  
CT 14.5.76  
*Rejected 14/9/76*  
Q 66614 M/R  
555174  
Q 907068  
R539779  
R634490 M/R  
R822149

V228571  
CT 27-1-85  
V577281  
W997885  
Y892324 L/R  
E748744  
V228570 R/L  
-571 L/R



**LAND  
REGISTRY  
SERVICES**

**Direct** Info  
Quick and easy online

02/08/2021 01:20 PM

© Office of the Registrar-General 2021

# CERTIFICATE OF TITLE.

Et 907

(C.)

## New South Wales.

[App<sup>n</sup> No. 3083  
[Reference to Last Certificate  
[Vol. 2594 Folio 248



REGISTER BOOK,  
VOL. 2594 FOLIO 248

CANCELLED *w*

### Frank Delandro

*of North Sydney Motor and Cycle Agent, Transfered under Instrument of Transfer from George Robert James Humphries NA 184072* is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to; and also subject to such encumbrances, liens, and interest as are notified hereon, in that piece of land situated in the Municipality of North Sydney, Parish of Willoughby, and County of Cumberland containing Nine and three quarters perches, or thereabouts, as shown on the Plan hereon, and therein edged red, being part of Lot 4 of Section 32 on a Plan deposited in the Land Titles Office, Sydney, No. 4320 and also part of five hundred and twenty four acres (Parish 323 of Parish) delineated in the Public Map of the Said Parish in the Department of Lands originally granted to Edward Wolstonecraft by Crown Grant dated the thirteenth day of June one thousand eight hundred and twenty five

In witness whereof, I have hereunto signed my name and affixed my Seal, this fourth day of August one thousand nine hundred and fifteen

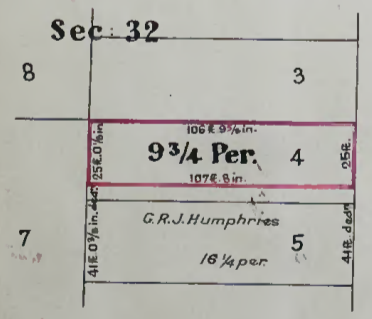
Signed the 4<sup>th</sup> day of August 1915;

in the presence of *[Signature]*

*[Signature]*  
Deputy Registrar General.



NOTIFICATION REFERRED TO.



Lane Cove Rd

Scale 60 feet to 1 inch.

*This Certificate of Title is issued subject to a Covenant by George Robert James Humphries as contained in Instrument of Transfer of A 134689 that he will not erect or permit to be erected on the said land or any part thereof any main building except the same be of Brick*

*[Signature]*  
Deputy Registrar General.



No. 1226646 MORTGAGE dated 3rd December 1915  
from the said Frank Delandro to John Knipe  
Graham John Grant Leslie and Peter  
Hampson  
Produced and entered 4th February 1916  
at 3 o'clock in the fore noon  
*[Signature]*  
REGISTRAR GENERAL





# **APPENDIX E**

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## **CURRENT AND HISTORICAL AERIAL PHOTOGRAPHS**

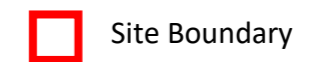





# HISTORICAL AERIAL PHOTOGRAPHS - 1943



## LEGEND




PROJECT DETAILS			DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	1	Rev No.	0
Project No.	ES8302		Scale	NTS	Size	A3
Client	Futuro No 1 Pty Ltd		Drawn by	SBS	Date	02.08.2021
Site Address	378-390 Pacific Highway, Crows Nest NSW		Approved by	MK	Date	10.08.2021

# HISTORICAL AERIAL PHOTOGRAPHS - 1955



**LEGEND**

 Site Boundary

PROJECT DETAILS	
Project Title	Preliminary Site Investigation
Project No.	ES8302
Client	Futuro No 1 Pty Ltd
Site Address	378-390 Pacific Highway, Crows Nest NSW





DRAWING DETAILS			
Figure No.	2	Rev No.	0
Scale	NTS	Size	A3
Drawn by	SBS	Date	02.08.2021
Approved by	MK	Date	10.08.2021

# HISTORICAL AERIAL PHOTOGRAPHS - 1965



**LEGEND**

 Site Boundary

PROJECT DETAILS			DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	3	Rev No.	0
Project No.	ES8302		Scale	NTS	Size	A3
Client	Futuro No 1 Pty Ltd		Drawn by	SBS	Date	02.08.2021
Site Address	378-390 Pacific Highway, Crows Nest NSW		Approved by	MK	Date	10.08.2021

# HISTORICAL AERIAL PHOTOGRAPHS - 1971



**LEGEND**

 Site Boundary


PROJECT DETAILS	
Project Title	Preliminary Site Investigation
Project No.	ES8302
Client	Futuro No 1 Pty Ltd
Site Address	378-390 Pacific Highway, Crows Nest NSW



DRAWING DETAILS			
Figure No.	4	Rev No.	0
Scale	NTS	Size	A3
Drawn by	SBS	Date	02.08.2021
Approved by	MK	Date	10.08.2021

# HISTORICAL AERIAL PHOTOGRAPHS - 1986



LEGEND	
	Site Boundary

PROJECT DETAILS	
<b>Project Title</b>	Preliminary Site Investigation
<b>Project No.</b>	ES8302
<b>Client</b>	Futuro No 1 Pty Ltd
<b>Site Address</b>	378-390 Pacific Highway, Crows Nest NSW




DRAWING DETAILS			
<b>Figure No.</b>	5	<b>Rev No.</b>	0
<b>Scale</b>	NTS	<b>Size</b>	A3
<b>Drawn by</b>	SBS	<b>Date</b>	02.08.2021
<b>Approved by</b>	MK	<b>Date</b>	10.08.2021

# HISTORICAL AERIAL PHOTOGRAPHS - 1991




## LEGEND

 Site Boundary

PROJECT DETAILS			DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	6	Rev No.	0
Project No.	ES8302		Scale	NTS	Size	A3
Client	Futuro No 1 Pty Ltd		Drawn by	SBS	Date	02.08.2021
Site Address	378-390 Pacific Highway, Crows Nest NSW		Approved by	MK	Date	10.08.2021

# HISTORICAL AERIAL PHOTOGRAPHS - 1994



LEGEND	
	Site Boundary

PROJECT DETAILS	
Project Title	Preliminary Site Investigation
Project No.	ES8302
Client	Futuro No 1 Pty Ltd
Site Address	378-390 Pacific Highway, Crows Nest NSW





DRAWING DETAILS			
Figure No.	7	Rev No.	0
Scale	NTS	Size	A3
Drawn by	SBS	Date	02.08.2021
Approved by	MK	Date	10.08.2021

# HISTORICAL AERIAL PHOTOGRAPHS - 2005



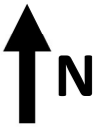
**LEGEND**


 Site Boundary

PROJECT DETAILS			DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	8	Rev No.	0
Project No.	ES8302		Scale	NTS	Size	A3
Client	Futuro No 1 Pty Ltd		Drawn by	SBS	Date	02.08.2021
Site Address	378-390 Pacific Highway, Crows Nest NSW		Approved by	MK	Date	10.08.2021



# HISTORICAL AERIAL PHOTOGRAPHS - 2021



LEGEND	
	Site Boundary

PROJECT DETAILS	
Project Title	Preliminary Site Investigation
Project No.	ES8302
Client	Futuro No 1 Pty Ltd
Site Address	378-390 Pacific Highway, Crows Nest NSW



DRAWING DETAILS			
Figure No.	9	Rev No.	0
Scale	NTS	Size	A3
Drawn by	SBS	Date	02.08.2021
Approved by	MK	Date	10.08.2021

# APPENDIX F

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**NSW EPA RECORDS**



## Contaminated Land Search

### Search results

Your search for: Suburb: CROWS NEST

[Search Again](#)

[Refine Search](#)

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

#### Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

... [more search tips](#)

## List of Notified Sites

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
CRONULLA	Breen Holdings	Bate Bay ROAD	Other Industry	Regulation under CLM Act not required	-34.03861737	151.1614114
CROWS NEST	Caltex Service Station	111-121 Falcon STREET	Service Station	Regulation under CLM Act not required	-33.82868236	151.2060317
CROYDON	Caltex Service Station	404-410 Liverpool ROAD	Service Station	Regulation under CLM Act not required	-33.88853994	151.115879
CROYDON	BP Ashfield	584 Parramatta ROAD	Service Station	Regulation under CLM Act not required	-33.87399409	151.1267296
CROYDON PARK	Mobil Service Station	334 Georges River ROAD	Service Station	Regulation under CLM Act not required	-33.89771626	151.0999194

## POEO Licenses Search

### Search results

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

**Suburb** - Crows Nest

returned 0 result

[Search Again](#)

## Unlicensed Premises Regulated by the EPA

0104 PACIFIC NATIONAL (NSW) PTY LTD	MILBOURN	LOCOMOTIVE SERVICE CENTRE	SELWYN STREET	Hazardous, Industrial or Group A Waste Generation or Storage
6114 HUNTER WATER CORPORATION	HUNTER REGION MAIL CENTRE	SHORTLAND CHEMICAL STORAGE FACILITY	OFF ADEN ST	Hazardous, Industrial or Group A Waste Generation or Storage
6808 UNITED GROUP RAIL SERVICES LIMITED	TAREE	GONINANS	16 BROADMEADOW ROAD	Hazardous, Industrial or Group A Waste Generation or Storage
10023 HUNTER AND NEW ENGLAND AREA HEALTH SERVICE	HUNTER REGION MC	JOHN HUNTER HOSPITAL	Lookout Road	Hazardous, Industrial or Group A Waste Generation or Storage
10036 HUNTER AND NEW ENGLAND AREA HEALTH SERVICE	HUNTER REGION MC	JAMES FLETCHER HOSPITAL	Watt Street	Hazardous, Industrial or Group A Waste Generation or Storage
10996 RAIL CORPORATION NEW SOUTH WALES	HAYMARKET	ENDEAVOUR MAINTENANCE CENTRE	BROWN ROAD	Hazardous, Industrial or Group A Waste Generation or Storage
11357 NEWCASTLE PRIVATE HOSPITAL PTY LTD	NEW LAMBTON HEIGHTS	NEWCASTLE PRIVATE HOSPITAL	2 Lookout Road	Hazardous, Industrial or Group A Waste Generation or Storage
11485 MEDIREST (AUSTRALIA) PTY LTD	HUNTER REGIONAL MAIL CENTRE	NEWCASTLE MATER HOSPITAL	Edith Street	Hazardous, Industrial or Group A Waste Generation or Storage
11487 HUNTER AND NEW ENGLAND AREA HEALTH SERVICE	HUNTER REGION MC	ROYAL NEWCASTLE HOSPITAL	1 KING STREET	Hazardous, Industrial or Group A Waste Generation or Storage
11729 HEALTH CARE LINGARD PTY LTD	MEREWETHER	LINGARD PRIVATE HOSPITAL	23 MEREWETHER STREET	Hazardous, Industrial or Group A Waste Generation or Storage
11926 THE HUNTER VALLEY PRIVATE HOSPITAL PTY LTD	SHORTLAND	HUNTER VALLEY PRIVATE HOSPITAL	20 MAWSON STREET	Hazardous, Industrial or Group A Waste Generation or Storage
12331 CMG CONCRETE PTY LIMITED	GOSFORD	Adamstown Readymix (non CMG Concrete)	118 Garden Grove Parade	Concrete works
12497 BORAL RESOURCES (COUNTRY) PTY. LIMITED	WENTWORTHVILLE	BORAL COUNTRY - CONCRETE & QUARRIES	72 ENTERPRISE DRIVE	Concrete works
6234 STATE TRANSIT AUTHORITY OF NSW	NEUTRAL BAY	NORTH SYDNEY BUS DEPOT	359 ERNEST STREET	Hazardous, Industrial or Group A Waste Generation or Storage
6600 ST VINCENTS & MATER HEALTH SYDNEY LIMITED	NORTH SYDNEY	THE MATER HOSPITAL	25 - 35 ROCKLANDS ROAD	Hazardous, Industrial or Group A Waste Generation or Storage
7512 ROADS & TRAFFIC AUTHORITY OF NEW SOUTH WALES	MILLERS POINT	RTA - SYDNEY HARBOUR BRIDGE MAINTENANCE	LOWER FORT STREET	Hazardous, Industrial or Group A Waste Generation or Storage
11170 RAMSAY HEALTH CARE AUSTRALIA PTY LIMITED	CROWS NEST DC	NORTH SHORE PRIVATE HOSPITAL	3 Westbourne Street	Hazardous, Industrial or Group A Waste Generation or Storage
1040 CEMEX AUSTRALIA PTY LIMITED	PARRAMATTA	UBERON CONCRETE	9 HORACE STREET	Concrete works
5159 HANSON CONSTRUCTION MATERIALS PTY LTD	PARRAMATTA	HANSON CONSTRUCTION MATERIALS PTY LTD	1 SCOTT PLACE	Concrete works
7508 GREATER WESTERN AREA HEALTH SERVICE	DUBBO	ORANGE BASE HOSPITAL	DALTON STREET	Hazardous, Industrial or Group A Waste Generation or Storage
10512 BITUPAVE LTD	TOONGABBIE	BORAL ASPHALT	60 Phillip Street	Bitumen mixing
11163 J R RICHARDS WASTE MANAGEMENT SERVICES PTY LTD	ORANGE	COLOUR CITY WASTE SOLUTIONS	LOT 101 OPHIR ROAD	Hazardous, Industrial or Group A Waste Generation or Storage
11371 TRANSGRID	HORSLEY PARK	ORANGE DEPOT	McLachlan Street	Hazardous, Industrial or Group A Waste Generation or Storage
11670 FRESHSTART WASTE OIL PTY LTD	ORANGE	FRESHSTART WASTE OIL	24 SCOTT PLACE (LEEWOOD INDUST	Hazardous, Industrial or Group A Waste Generation or Storage
11730 HCOA OPERATIONS (AUSTRALIA) PTY LIMITED	ST LEONARDS	DUDLEY PRIVATE HOSPITAL	261 MARCH STREET	Hazardous, Industrial or Group A Waste Generation or Storage
12484 AUSTRALIAN LABORATORY SERVICES PTY. LTD.	ORANGE	AUSTRALIAN LABORATORY SERVICES PTY. LTD.	10 LEEWOOD DRIVE	Hazardous, Industrial or Group A Waste Generation or Storage
1375 HANSON CONSTRUCTION MATERIALS PTY LTD	PARRAMATTA	HANSON CONSTRUCTION MATERIALS PTY LTD	CLARKE STREET	Concrete works
11352 NATIONWIDE OIL PTY LTD	WETHERILL PARK	LADLEYS	9-15 May Street	Hazardous, Industrial or Group A Waste Generation or Storage
499 EMOLEUM ROADS GROUP PTY LTD	GRANVILLE	EMOLEUM	GATE 1, UNWIN STREET	Bitumen mixing
1014 CEMEX AUSTRALIA PTY LIMITED	PARRAMATTA	PENDLE HILL CONCRETE	154A BUNGAREE ROAD	Concrete works
1337 HANSON CONSTRUCTION MATERIALS PTY LTD	PARRAMATTA	HANSON CONSTRUCTION MATERIALS PTY LTD	225 WENTWORTH AVE	Concrete works
2911 COCA-COLA AMATIL (AUST) PTY LTD	WENTWORTHVILLE	COCA-COLA AMATIL (AUST) PTY LTD	128 BRIENS ROAD	Hazardous, Industrial or Group A Waste Generation or Storage

# APPENDIX G

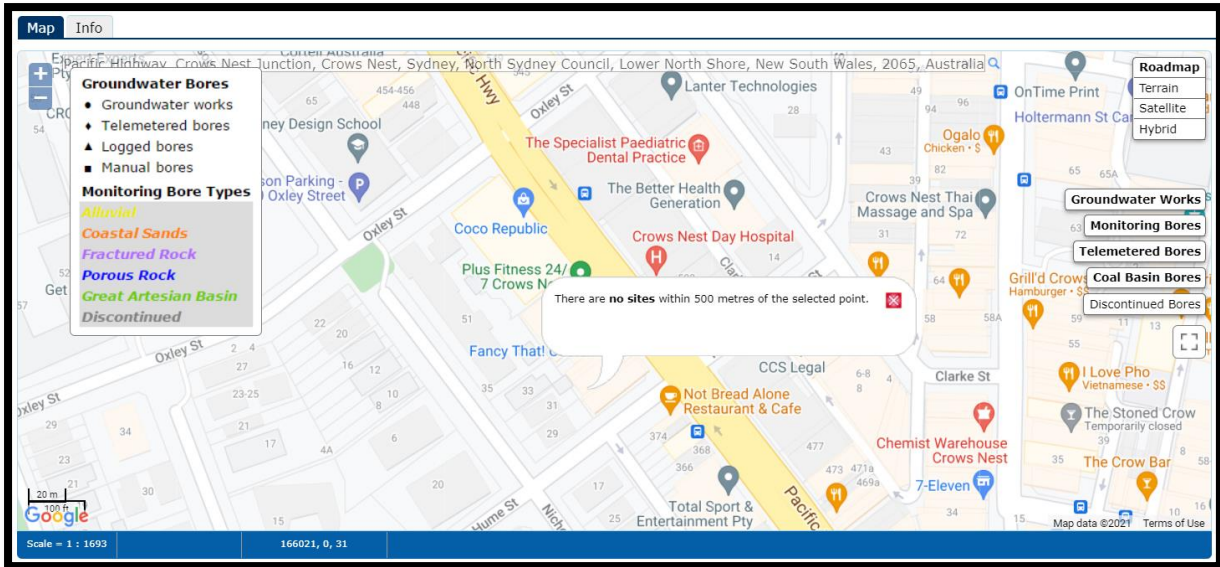
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**GROUNDWATER BORE SEARCH**

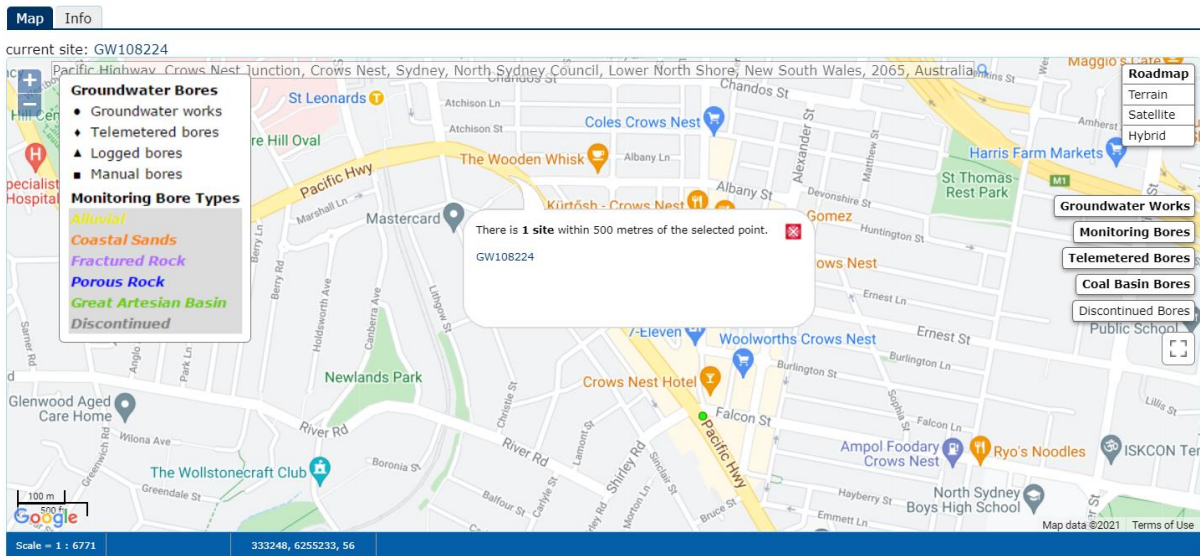


**Aargus**

## Within 500m of site



## Within 1km North of site



# WaterNSW

## Work Summary

**GW108224**

**Licence:** 10WA109080

**Licence Status:** CURRENT

**Authorised Purpose(s):** DOMESTIC  
**Intended Purpose(s):** DOMESTIC

**Work Type:** Bore

**Work Status:** Supply Obtained

**Construct.Method:** Down Hole Hamm

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 05/09/2006

**Final Depth:** 132.40 m  
**Drilled Depth:** 132.40 m

**Contractor Name:** INTERTEC DRILLING SERVICES

**Driller:** Colin Leslie Barden

**Assistant Driller:**

**Property:** PITTORINO 1 Ross Lane  
 NAREMBURN 2065 NSW

**GWMA:** -  
**GW Zone:** -

**Standing Water Level** 35.000  
 (m):

**Salinity Description:**  
**Yield (L/s):** 0.300

### Site Details

**Site Chosen By:**

<b>County</b>	<b>Parish</b>	<b>Cadastre</b>
<b>Form A:</b> CUMBERLAND	WILLOUGHBY	1 306386
<b>Licensed:</b> CUMBERLAND	WILLOUGHBY	Whole Lot 1//306386

**Region:** 10 - Sydney South Coast

**CMA Map:**

**River Basin:** - Unknown  
**Area/District:**

**Grid Zone:**

**Scale:**

**Elevation:** 0.00 m (A.H.D.)  
**Elevation Source:** Unknown

**Northing:** 6256404.000  
**Easting:** 333214.000

**Latitude:** 33°49'10.0"S  
**Longitude:** 151°11'52.3"E

**GS Map:** -

**MGA Zone:** 56

**Coordinate Source:** GIS - Geogra

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	2.50	203			Down Hole Hammer
1		Hole	Hole	2.50	132.40	165			Down Hole Hammer
1		Annulus	Concrete	0.00	2.50	203			
1	1	Casing	Pvc Class 9	-0.40	71.60	140			Suspended in Clamps, Screwed and Glued
1	1	Casing	Steel	-0.40	2.60	165	155		Driven into Hole, Suspended in Clamps

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
29.00	35.00	6.00	Unknown			0.10		00:25:00	1750.00
98.00	100.00	2.00	Unknown			0.20		00:05:00	970.00

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.60	0.60	clay, sandy	Clay	
0.60	2.80	2.20	sandstone, weathered	Sandstone	

2.80	3.10	0.30	clay	Clay	
3.10	25.50	22.40	sandstone, weathered	Sandstone	
25.50	27.00	1.50	sandstone, grey quartz	Sandstone	
27.00	29.00	2.00	shale	Shale	
29.00	35.00	6.00	sandstone, quartz grey	Sandstone	
35.00	41.00	6.00	shale	Shale	
41.00	52.00	11.00	sandstone, grey	Sandstone	
52.00	54.00	2.00	sandstone, quartz grey	Sandstone	
54.00	61.00	7.00	sandstone, grey	Sandstone	
61.00	65.00	4.00	shale	Shale	
65.00	81.00	16.00	sandstone, grey	Sandstone	
81.00	84.00	3.00	sandstone, grey quartz siltstone	Sandstone	
84.00	98.00	14.00	sandstone, grey	Sandstone	
98.00	100.00	2.00	sandstone, grey quartz	Sandstone	
100.00	106.50	6.50	sandstone, grey	Sandstone	
106.50	109.00	2.50	sandstone, dark brown	Sandstone	
109.00	110.50	1.50	sandstone, grey quartz	Sandstone	
110.50	112.00	1.50	siltstone	Siltstone	
112.00	132.40	20.40	sandstone, grey	Sandstone	

## Remarks

04/05/2010: updated from original form A

\*\*\* End of GW108224 \*\*\*

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



# APPENDIX H

---

## LOCAL METEOROLOGY



**Aargus**

# Monthly Rainfall (millimetres)

## CHATSWOOD BOWLING CLUB

Station Number: 066011 · State: NSW · Opened: 1951 · Status: Open · Latitude: 33.80°S · Longitude: 151.18°E · Elevation: Unknown m

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
<b>1951</b>							9.9	111.6	65.2	42.7	6.1	10.9	
<b>1952</b>	46.3	61.3	140.8	302.2	56.9	191.9	251.1	254.2	32.0	140.5	63.3	34.1	1574.6
<b>1953</b>	72.9	182.8	107.5	11.7	455.2	17.2	55.1	41.7	25.4	69.1	52.8	2.6	1094.0
<b>1954</b>	116.2	310.0	34.8	23.5	48.6	9.9	127.0	30.0	54.4	164.8	165.6	83.1	1167.9
<b>1955</b>	182.2	289.0	273.7	88.7	297.6	77.4	23.7	12.1	21.7	58.9	217.5	233.7	1776.2
<b>1956</b>	180.2	497.6	360.9	16.2	126.9	200.1	47.2	85.3	38.3	55.6	10.7	39.7	1658.7
<b>1957</b>	58.9	90.8	48.9	20.0	4.1	27.0	116.6	132.4	7.6	12.9	20.6	50.5	590.3
<b>1958</b>	149.9	234.4	329.7	71.5	15.0	201.2	27.0	74.7	38.5	59.0	8.7	128.3	1337.9
<b>1959</b>	158.8	198.9	166.7	35.8	40.4	103.2	193.5	70.5	112.5	277.8	97.4	48.6	1504.1
<b>1960</b>	67.6	81.8	67.6	24.8	105.0	67.3	95.6	51.6	63.4	256.0	61.2	232.7	1174.6
<b>1961</b>	56.0	72.4	55.5	64.5	20.9	51.8	29.9	231.8	37.6	57.9	543.7	107.9	1329.9
<b>2000</b>												45.0	
<b>2001</b>	128.0	131.0	84.0	146.0	302.0	34.0	108.0	48.0	11.0	31.0	94.0	36.0	1153.0
<b>2002</b>	67.0	300.0	65.0	26.0	78.0	22.0	16.0	31.0	21.0	5.0	35.0	95.0	761.0
<b>2003</b>	7.0	89.0	113.0	219.0	347.0	54.0	58.0	37.0	11.0	94.0	131.0	69.0	1229.0
<b>2004</b>	43.0	128.0	77.0	21.0	10.0	9.0	34.0	110.0	56.0	295.0	66.0	88.0	937.0
<b>2005</b>	82.0	118.0	161.0	33.0	59.0	101.0	102.0	4.0	53.0	60.0	137.0	26.0	936.0
<b>2006</b>	116.0	59.0	49.0	7.0	41.0	164.0	114.0	62.0	165.0	12.0	53.0	87.0	929.0
<b>2007</b>	90.0	141.0	60.0	203.0	11.0	425.0	59.0	143.0	38.0	35.0	176.0	128.0	1509.0
<b>2008</b>	73.0	303.0	37.0	158.0	8.0	134.0	63.0	48.0	97.0	59.0	62.0	60.0	1102.0
<b>2009</b>	29.0	172.0	62.0	145.0	112.0	90.0	48.0	6.0	8.0	180.0	8.0	69.0	929.0
<b>2010</b>	43.0	231.0	62.0	33.0	127.0	144.0	87.0	28.0	94.0	80.0	153.0	80.0	1162.0
<b>2011</b>	45.0	12.0	162.0	191.0	94.0	102.0	303.0	62.0	79.0	33.0	165.0	140.0	1388.0
<b>2012</b>	191.0	169.0	222.0	174.0	25.0	238.0	42.0	12.0	25.0	31.0	52.0	49.0	1230.0
<b>2013</b>	186.0	174.0	82.0	157.0	100.0	293.0	21.0	11.0	44.0	20.0	246.0	35.0	1369.0
<b>2014</b>	16.0	62.0	136.0	88.0	17.0	92.0	14.0	235.0	49.0	81.0	16.0	139.0	945.0
<b>2015</b>	210.0	51.0	41.0	392.0	148.0	85.0	39.0	47.0	78.0	41.0	161.0	67.0	1360.0
<b>2016</b>	349.0	29.0	166.0	70.0	4.0	367.0	131.0	159.0	66.0	35.0	25.0	73.0	1474.0
<b>2017</b>	25.0	151.0	284.0	62.0	21.0	187.0	6.0		0.0	89.0	49.0	48.0	
<b>2018</b>	35.0	109.0	106.0	19.0	22.0	135.0	7.0	5.0	44.0	223.0	167.0	74.0	946.0
<b>2019</b>	51.0	98.0	258.0	27.0	13.0	165.0	54.0	111.0	117.0	58.0	28.0	1.0	981.0
<b>2020</b>	72.0	458.0	159.0	25.0	103.0	53.0		70.0	35.0	82.0	56.0	128.0	
<b>2021</b>	114.0	98.0	390.0	23.0	54.0	28.0	22.0						

Quality control: 12.3 Done & acceptable, 12.3 Not completed or unknown



## Monthly Rainfall (millimetres)

### CHATSWOOD BOWLING CLUB

Station Number: 066011 · State: NSW · Opened: 1951 · Status: Open · Latitude: 33.80°S · Longitude: 151.18°E · Elevation: Unknown m

#### Statistics for this station calculated over all years of data

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
<b>Mean</b>	98.7	164.6	140.7	92.8	92.5	124.8	74.3	77.5	51.2	88.4	100.9	78.4	1198.2
<b>Lowest</b>	7.0	12.0	34.8	7.0	4.0	9.0	6.0	4.0	0.0	5.0	6.1	1.0	590.3
<b>5th percentile</b>	20.5	40.0	39.0	13.9	6.1	13.6	8.4	5.4	7.8	12.4	8.4	7.2	819.8
<b>10th percentile</b>	29.0	59.0	48.9	19.0	10.0	22.0	14.0	10.5	11.0	20.0	10.7	26.8	929.0
<b>Median</b>	72.9	131.0	107.5	62.0	54.0	101.0	54.0	56.8	44.0	59.0	62.0	69.0	1171.2
<b>90th percentile</b>	186.0	303.0	284.0	203.0	297.6	238.0	131.0	166.3	97.0	223.0	176.0	137.9	1528.7
<b>95th percentile</b>	200.5	384.0	345.3	260.6	324.5	330.0	222.3	233.6	114.8	266.9	231.8	181.7	1629.3
<b>Highest</b>	349.0	497.6	390.0	392.0	455.2	425.0	303.0	254.2	165.0	295.0	543.7	233.7	1776.2

#### 1) Calculation of statistics

Summary statistics, other than the Highest and Lowest values, are only calculated if there are at least 20 years of data available.

#### 2) Gaps and missing data

Gaps may be caused by a damaged instrument, a temporary change to the site operation, or due to the absence or illness of an observer.

#### 3) Further information

<http://www.bom.gov.au/climate/cdo/about/about-rain-data.shtml>.

Product code: IDCJAC0001 reference: 77314357 Created on Mon 02 Aug 2021 17:16:07 PM AEST

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# APPENDIX I

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**IMPORTANT INFORMATION  
ABOUT YOUR REPORT**





## **IMPORTANT INFORMATION ABOUT YOUR ENVIRONMENTAL SITE ASSESSMENT**

These notes have been prepared by Aargus (Australia) Pty Ltd and its associated companies using guidelines prepared by ASFE (The Association) of Engineering Firms Practising in the Geo-sciences. They are offered to help you in the interpretation of your Environmental Site Assessment (ESA) reports.

### **REASONS FOR CONDUCTING AN ESA**

ESA's are typically, though not exclusively, carried out in the following circumstances:

- as pre-acquisition assessments, on behalf of either purchaser or vender, when a property is to be sold;
- as pre-development assessments, when a property or area of land is to be redeveloped or have its use changed for example, from a factory to a residential subdivision;
- as pre-development assessments of greenfield sites, to establish "baseline" conditions and assess environmental, geological and hydrological constraints to the development of, for example, a landfill; and
- as audits of the environmental effects of an ongoing operation.

Each of these circumstances requires a specific approach to the assessment of soil and groundwater contamination. In all cases however, the objective is to identify and if possible quantify the risks that unrecognised contamination poses to the proposed activity. Such risks may be both financial, for example, cleanup costs or limitations on site use, and physical, for example, health risks to site users or the public.

### **THE LIMITATIONS OF AN ESA**

Although the information provided by an ESA could reduce exposure to such risks, no ESA, however, diligently carried out can eliminate them. Even a rigorous professional assessment may fail to detect all contamination on a site. Contaminants may be present in areas that were not surveyed or sampled,

or may migrate to areas which showed no signs of contamination when sampled.

### **AN ESA REPORT IS BASED ON A UNIQUE SET OF PROJECT SPECIFIC FACTORS**

Your environmental report should not be used:

- when the nature of the proposed development is changed, for example, if a residential development is proposed instead of a commercial one;
- when the size or configuration of the proposed development is altered;
- when the location or orientation of the proposed structure is modified;
- when there is a change of ownership
- or for application to an adjacent site.

To help avoid costly problems, refer to your consultant to determine how any factors, which have changed subsequent to the date of the report, may affect its recommendations.

### **ESA "FINDINGS" ARE PROFESSIONAL ESTIMATES**

Site assessment identifies actual subsurface conditions only at those points where samples are taken, when they are taken. Data derived through sampling and subsequent laboratory testing are interpreted by geologists, engineers or scientists who then render an opinion about overall subsurface conditions, the nature and extent of contamination, its likely impact on the proposed development and appropriate remediation measures. Actual conditions may differ from those inferred to exist, because no professional, no matter how qualified, and no subsurface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than a report indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to help minimise its impact. For this reason owners should retain the services of their consultants

through the development stage, to identify variances, conduct additional tests which may be needed, and to recommend solutions to problems encountered on site.

### **SUBSURFACE CONDITIONS CAN CHANGE**

Natural processes and the activity of man change subsurface conditions. As an ESA report is based on conditions, which existed at the time of subsurface exploration, decisions should not be based on an ESA report whose adequacy may have been affected by time. Speak with the consultant to learn if additional tests are advisable.

### **ESA SERVICES ARE PERFORMED FOR SPECIFIC PURPOSES AND PERSONS**

Every study and ESA report is prepared in response to a specific brief to meet the specific needs of specific individuals. A report prepared for a consulting civil engineer may not be adequate for a construction contractor, or even some other consulting civil engineer. Other persons should not use a report for any purpose, or by the client for a different purpose. No individual other than the client should apply a report even apparently for its intended purpose without first conferring with the consultant. No person should apply a report for any purpose other than that originally contemplated without first conferring with the consultant.

### **AN ESA REPORT IS SUBJECT TO MISINTERPRETATION**

Costly problems can occur when design professionals develop their plans based on misinterpretations of an ESA. To help avoid these problems, the environmental consultant should be retained to work with appropriate design professionals to explain relevant findings and to review the adequacy of their plans and specifications relative to contamination issues.

### **LOGS SHOULD NOT BE SEPARATED FROM THE ENGINEERING REPORT**

Final borehole or test pit logs are developed by environmental scientists, engineers or geologists based upon their interpretation of field logs (assembled by site personnel) and laboratory evaluation of field samples. Only final logs customarily included in our reports. These logs should not under any circumstances be redrawn for inclusion in site remediation or other design drawings, because drafters may commit errors or omissions in the transfer process. Although photographic reproduction eliminates this problem, it does nothing to minimise the possibility of contractors misinterpreting the logs during bid preparation. When this occurs, delays, disputes and unanticipated costs are the all-too-frequent result.

To reduce the likelihood of boring log misinterpretation, the complete report must be available to persons or organisations involved in the project, such as contractors, for their use. Those who do not provide such access may proceed under the mistaken impression that simply disclaiming responsibility for the accuracy of subsurface information always insulates them from attendant liability. Providing all the available information to persons and organisations such as contractors helps prevent costly construction problems and the adversarial attitudes that may aggravate them to disproportionate scale.

### **READ RESPONSIBILITY CLAUSES CLOSELY**

Because an ESA is based extensively on judgement and opinion, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, model clauses have been developed for use in transmittals. These are not exculpatory clauses designed to foist liabilities onto some other party. Rather, they are definitive clauses that identify where your consultant's responsibilities begin and end. Their use helps all parties involved recognise their individual responsibilities and take appropriate action. Some of these definitive clauses are likely to appear in your ESA report, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to your questions.