

## 45 MCLAREN PTY LTD



# Preliminary Site Investigation



45 McLaren Street, North Sydney NSW

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# Executive Summary

## **Background**

45 McLaren Pty Ltd engaged EI Australia (EI) to conduct a Preliminary Site Investigation (PSI) of the land parcel with street address 45 McLaren Street, North Sydney NSW ('the site'). This investigation was required to appraise the environmental condition of the site, in support of a Planning Proposal (PP) to North Sydney Council for the construction of a sixteen (16) storey, mixed-use, commercial / residential (apartment) building, overlying three levels of commercial / retail space and four levels of basement car parking facilities. Bulk excavation to a maximum depth of RL 48.0m AHD was required.

## **Objective**

The primary objective of this PSI was to provide a qualitative assessment of the environmental condition of the site, by appraising the potential for contamination on the basis of field observations, historical land uses and anecdotal and documentary evidence.

## **Findings**

The key findings of this PSI were as follows:

- The history review indicated that site use had been residential since the early 1900s, at least. Initially, the site was comprised of three residential dwellings (houses). In (or by) 1970, the land was cleared, then redeveloped into a multi-level, residential apartment building (which remained to the present time).
- Surrounding land uses were predominantly low to medium density residential (i.e. on-going since the early 1900s, at least).
- There was no evidence that an industrial activity of significance had ever occurred, either on-site, or in the surrounding area.
- The site and neighbouring properties ( $\leq 250\text{m}$  radius) were free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. The site was not included on the *List of NSW Contaminated Sites Notified to the EPA*.
- Visual evidence of gross contamination, including fragments of fibre cement sheeting (FCS), was not observed on any part of the site. No suspicious odour was detected during the site inspection.
- There was no evidence that an underground storage tank (UST) was present on the site. No above-ground storage tank (AST) was identified.
- The potential for acid sulfate soils (ASS) to be present on the site was extremely low.
- The conceptual site model (CSM) established that the potential for site contamination was low.

## **Conclusion**

Based on the findings of this PSI and with due consideration of EI's Statement of Limitations (**Section 7**), it was concluded that the site is not likely to be contaminated. Provided that appropriate waste soil classification and disposal is undertaken following building demolition, EI believes that the site will be suitable for the proposed development, in accordance with *State Environmental Planning Policy 55 (SEPP 55) - Remediation of Land*.

# 1. Introduction

## 1.1 Background and Purpose

45 McLaren Pty Ltd engaged EI Australia (EI) to conduct a Preliminary Site Investigation (PSI) of the land parcel with street address 45 McLaren Street, North Sydney NSW (herein referred to as the 'the site').

The site is located 3.6km north of the Sydney Central Business District (CBD), within the Local Government Area (LGA) of the North Sydney Council (**Appendix A, Figure 1**). It comprises a multistorey, residential apartment building, with a total area of 1,792m<sup>2</sup> (**Appendix B**).

It was understood that this investigation was required to appraise the environmental condition of the site, in support of a Planning Proposal (PP) to North Sydney Council.

## 1.2 Proposed Development

Based on the updated Architectural Plans prepared by BatesSmart (**Appendix B**), the site is designated for the construction of a sixteen (16) storey, mixed-use, commercial / residential (apartment) building, overlying three levels of commercial / retail space and four levels of basement car parking facilities. Bulk excavation to a maximum depth of RL 48.0m AHD was required.

## 1.3 Regulatory Framework

The following regulatory framework and guidelines were considered during this PSI:

- *Contaminated Land Management Act 1997* (the CLM Act 1997);
- *Protection of the Environment Operations Act 1997* (the POEO Act 1997);
- *Environmental Planning and Assessment Act 1979* (the EP&A Act 1997) and associated State Environmental Planning Policies (SEPPs); in particular *Ministerial Direction 2.6 – Remediation of Contaminated Land*;
- *North Sydney Local Environmental Plan 2013*;
- NEPC (2013) *Schedule B(2) Guideline on Site Characterisation*;
- EPA (2017) *Guidelines for the NSW Site Auditor Scheme*; and
- EPA (2020) *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*

## 1.4 Project Objective

The primary objective of this PSI was to provide a qualitative assessment of the environmental condition of the site, by appraising the potential for site contamination on the basis of field observations, historical land uses and anecdotal and documentary evidence.

A secondary objective was to make recommendations for further investigation of the site, should the potential for contamination be confirmed.

## 1.5 Scope of Works

In order to achieve the primary objective, the following scope of works was completed:

- Review of relevant (hydro)geological and soil landscape maps for the project area;
- A search of groundwater bore records within close vicinity to the site;



- A site walkover inspection;
- Review of site operational history, based on land titles records, aerial photographs and property files archived by North Sydney Council;
- Searches of public registers maintained by the New South Wales Environment Protection Authority (EPA) for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*;
- A search of the *List of NSW Contaminated Sites Notified to the EPA*; and
- Reporting.

This PSI report was completed with reference to the EPA (2020) *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*. It documents the investigation works, with discussion of the findings in regards to human health, the environment and the aesthetic condition of the land. It concludes with statements concerning the potential for contamination to exist on the land and the site's suitability for the proposed (mixed commercial / residential) land use.

## 2. Site Description

### 2.1 Property Identification, Location and Physical Setting

The site identification details and associated information are presented in **Table 2-1**, while the site locality is shown in **Appendix A, Figure 1**.

**Table 2-1 Site Identification, Location and Zoning**

| Attribute                   | Description   |
|-----------------------------|---|
| Street Address              | 45 McLaren Street, North Sydney NSW 2060.   |
| Location Description        | 3.6km north of the Sydney CBD, bound by Walker Street to the east, McLaren Street to the north, Harnett Street to the west and residential properties to the south.<br>Mixed commercial and residential surroundings.                       |
| Site Coordinates            | Northern corner of site (datum GDA2020-MGA56):<br>Easting: 334317.661;<br>Northing: 6254675.554.<br>(Source: <a href="http://maps.six.nsw.gov.au">http://maps.six.nsw.gov.au</a> )  |
| Site Area                   | 1,792m <sup>2</sup><br>(Sources: <b>Appendix B</b> )  |
| Lot and Deposited Plan (DP) | SP14598   |
| State Survey Marks          | One Permanent Survey Mark (PM) is in close proximity to the site, that being PM35733 (north east of site, on corner of McLaren Street and Walker Street).<br>(Source: <a href="http://maps.six.nsw.gov.au">http://maps.six.nsw.gov.au</a> ) |
| Local Government Authority  | North Sydney Council  |
| Parish                      | Willoughby  |
| County                      | Cumberland  |
| Current Zoning              | R4 - High Density Residential<br>(North Sydney LEP 2013)  |

### 2.2 Surrounding Land Use

The site was situated within an area of mixed land uses, predominantly high density residential and commercial, with business corridors following Warringah Freeway and the Pacific Highway (**Table 2-2**).

**Table 2-2 Surrounding Land Uses**

| Direction | Land Use Description                  | Sensitive Receptors (distance from site) |
|-----------|---------------------------------------|--|
| North     | Residential and commercial properties | School (Junior, Middle and Senior)       |
| East      | Residential properties                | Local residents (approximately 20m)      |
| South     | Residential and commercial properties | Local residents (next door)              |
| West      | Residential and commercial properties | Local residents (approximately 20m)      |

## 2.3 Regional Setting

Regional topography, (hydro) geology and soil landscape information is presented in **Table 2-3**.

**Table 2-3 Regional Setting Information**

| Attribute                              | Description   |
|--|---|
| Topography                             | The site is located within a relatively gently undulating area. The land displays a moderate slope to the south, along Waker Street.<br>The regional topography is described as undulating to rolling low hills with local relief 20-80m and sloped of 10-25%. Side slopes with narrow to wide outcropping sandstone rock benches (10-100m), often forming broken scarps of <5m (Chapman and Murphy, 1989).   |
| Site Drainage                          | Site drainage is likely to be consistent with the general slope of the site. Stormwater is expected to be collected by pit and pipe drainage, discharging into the municipal stormwater system.   |
| Regional Geology                       | According to the Department of Mineral Resources <i>Sydney 1:100,000 Geological Series Sheet 9130</i> (DMR, 1983), the site is underlain by Hawkesbury Sandstone (Rh). Hawkesbury Sandstone consists of medium to coarse-grained quartz sandstone, very minor shale and laminite lenses.  |
| Soil Landscape                         | The Soil Conservation Service of NSW <i>Soil Landscapes of the Sydney 1:100,000 Sheet 9130</i> (Chapman and Murphy, 1989) indicates that the site is situated within a Gynea (gy) landscape. The Gynea landscape is characterised by undulating to rolling rises and low hills on Hawkesbury Sandstone, with shallow to moderately deep (30-100cm) soils, typically consisting of loose, coarse sandy loams and clayey sands. Rock outcrops are common.   |
| Acid Sulfate Soil (ASS) Risk           | The <i>North Sydney LEP 2013 Acid Sulfate Soil Map</i> (Sheet_010) has no defined data for the subject area.<br>With reference to the <i>Parramatta-Prospect Acid Sulfate Soil Risk Map</i> (1:25,000 scale; Murphy, 1997), the subject land lies within the class description of 'No Known Occurrence'. In such cases, ASS are not known or expected to occur and "land management activities are not likely to be affected by ASS materials."<br>Based on the regional setting (map) findings, it was considered that the likelihood of ASS being present on the site was low and further ASS assessment was unwarranted. |
| Nearest Surface Water Feature          | Lavender Bay, located approximately 1km south of the site.  |
| Anticipated Groundwater Flow Direction | Groundwater flow is anticipated to follow local topography (i.e. southward to Lavender Bay).  |

## 2.4 Groundwater Bore Records and Groundwater Use

An online search for groundwater bores registered with WaterNSW was conducted by EI on 21 April 2020 (Ref. <https://realtimedata.waternsw.com.au/water.stm>). The search revealed no registered bores within a 500m radius of the site. This indicated that the local groundwater resource was not being (heavily) utilised.

## 2.5 Site Walkover Inspection

Site observations were recorded during a walkover inspection conducted on 15 July 2020. A summary of these observations is detailed below and photographs taken during the inspection are present in **Appendix C**.

- The site was occupied by a five level, residential apartment building, comprised of brick wall exterior, street facing balconies and a single level basement (for car parking).
- The site had a moderate slope toward the south, consistent with the gradient of Walker Street.

- The concrete slab(s) on grade were observed to be in good condition with some minor crack.
- Multiple garden beds were observed adjacent to the site fencing (i.e. boundaries), with large trees, flowering shrubs and weeds growing directly in the available soils. No visible sign of distress on vegetation was observed.
- Visual evidence of gross contamination, including fragments of fibre cement sheeting (FCS), was not observed on any part of the site.
- No suspicious odour was detected during the site inspection.
- There was no evidence that an underground storage tank (UST) was present on the site. No above-ground storage tank (AST) was identified.
- There was no evidence of the storage of chemicals.
- There were no (stockpiled) waste materials observed on the property.

## 2.6 Previous Environmental Reports

EI was not aware of any previous environmental investigation relating to the site.



## 3. Site History and Searches

### 3.1 Land Titles

A historical land titles search was conducted through InfoTrack Pty Ltd on 9 July 2020. Copies of relevant documents resulting from this search are presented in **Appendix D**. A summary of previous and current registered proprietors is provided in **Table 3-1**.

**Table 3-1 Summary of Owner History**

| Date / Period of Acquisition  | Registered Proprietor(s) and Occupation(s)  |
|---|---|
| <b>Section (1) as per the Cadastral Record Enquiry (Appendix D)</b> |   |
| 22.09.1922<br>(1922 to 1923)  | Agnes Jane Newton (Widow)   |
| 15.05.1923<br>(1923 to 1937)  | Ada Elise Lovegrove (Spinster)  |
| 25.05.1937<br>(1937 to 1946)  | Ethel Mary Kate Lovegrove (Spinster)<br>Horace Charles Lovegrove (Optician)<br>(Transmission Application not investigated)  |
| 01.08.1946<br>(1946 to 1957)  | Ethel Mary Kate Lovegrove (Spinster)<br>Selina Elizabeth Lovegrove (Widow)<br>(Transmission Application not investigated)   |
| 18.12.1957<br>(1957 to 1958)  | Ethel Mary Kate Lovegrove (Spinster)<br>John Abbott Palmer (Company Secretary)<br>(Section 94 Application not investigated)   |
| 30.05.1958<br>(1958 to 1958)  | John Abbott Palmer (Company Secretary)<br>Arthur Lynton Clowes (Medical Practitioner)<br>Frank Meredith Clowes (Retired)<br>(Transmission Application not investigated) |
| 30.05.1958<br>(1958 to 1959)  | John Abbott Palmer (Company Secretary)<br>Marie Elaine Josephine Jamieson (Spinster)<br>Frank Meredith Clowes (Retired)   |
| <b>Section (2) as per the Cadastral Record Enquiry (Appendix D)</b> |   |
| 22.09.1922<br>(1922 to 1930)  | Agnes Jane Newton (Widow)<br>(and her deceased estate)  |
| 01.08.1930<br>(1930 to 1934)  | Frank Newton (Clerk)  |
| 06.06.1934<br>(1934 to 1935)  | William Daniel Kennedy (Engineer)<br>Edith Kennedy (Married Woman)  |
| 15.11.1935<br>(1935 to 1939)  | Robert Duncan Stewart (Retired Civil Servant)   |
| 29.08.1939<br>(1939 to 1947)  | Helen Sophia Work (Widow)<br>(and her deceased estate)  |
| 16.04.1947<br>(1947 to 1947)  | Paul Frederick Joseph Madden (Accountant)   |
| 05.05.1947<br>(1947 to 1974)  | Norbert Sale Madden (Taxi Driver)<br>Kathleen Agnes Madden (Married Woman)  |

| Date / Period of Acquisition  | Registered Proprietor(s) and Occupation(s)   |
|---|--|
| 06.12.1974<br>(1974 to 1977)  | Norbert Sale Madden (Gardener)   |
| 04.03.1977<br>(1977 to 1978)  | Paul Frederick Madden (Accountant)<br>Peter Baldock (Civil Engineer)                   |
| 10.01.1978<br>(1978 to 1980)  | Kurralta Pty Limited   |
| <b>Section (3) as per the Cadastral Record Enquiry (Appendix D)</b> |  |
| 09.01.1905<br>(1905 to 1936)  | Eliza Moore (Married Woman)  |
| 02.09.1936<br>(1936 to 1949)  | Samuel Stewart Moore (Retired Merchant)<br>(Transmission Application not investigated) |
| 13.09.1949<br>(1949 to 1974)  | Doris McRae (Spinster)<br>(Transmission Application not investigated)                  |
| 17.1.21974<br>(1974 to 1975)  | Ian Charles Wigney (Wholesaler)  |
| 04.02.1975<br>(1975 to 1980)  | Kurralta Pty Limited   |
| <b>Section (4) as per the Cadastral Record Enquiry (Appendix D)</b> |  |
| 22.09.1887<br>(1887 to 1919)  | Annie Lehmann (Married Woman)  |
| 17.12.1919<br>(1919 to 1973)  | Annie Anne Lehmann (Spinster)<br>(Transmission Application not investigated)           |
| 14.06.1973<br>(1973 to 1980)  | Kurralta Pty Limited   |
| <b>Common Property Areas</b>  |  |
| 07.01.1980  | Registration date of Strata Plan No. 14598   |
| 07.01.1980  | # The Proprietors Strata Plan No. 14598  |

Note 1 # denotes current registered proprietor

## 3.2 Historical Aerial Photographs

Information relating to past land uses from the available aerial photographs is summarised in **Table 4-2**. The aerial photographs reviewed as part of this DSI were the following:

- **1940:** Department of Finance, Service & Innovation; Historical Imagery  
<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html>
- **1950:** Department of Finance, Service & Innovation; Historical Imagery  
<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html>
- **1960:** Department of Finance, Service & Innovation; Historical Imagery  
<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html>
- **1970:** Department of Finance, Service & Innovation; Historical Imagery  
<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html>
- **1980:** Department of Finance, Service & Innovation; Historical Imagery  
<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html>

- **1990:** Department of Finance, Service & Innovation; Historical Imagery  
<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html>
- **2000:** Department of Finance, Service & Innovation; Historical Imagery  
<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html>
- **2016:** maps.six.nsw.gov.au.

**Table 3-2 Summary of Aerial Photograph History**

| Photograph  | Site Description   | Inferred Land Use |
|-------------|--|-------------------|
| <b>1940</b> | The site appears to be comprised of three residential dwellings<br>Surrounding land appears low to medium density residential<br>Large commercial / recreational style lot to the north of McLaren Street.   | Residential       |
| <b>1950</b> | The site appears unchanged from previous image<br>Surrounding land appears relatively unchanged<br>Minor alterations appear on commercial / recreational style lot to the north of McLaren Street.   | Residential       |
| <b>1960</b> | The site appears unchanged from previous image<br>A multi-storey building has been erected to the west of the site<br>Significant land clearing has taken place to the east of the site  | Residential       |
| <b>1970</b> | The site appears to have been cleared<br>Multiple, large scale commercial / high density residential structures erected immediately west of the site<br>Two large commercial / high density residential structures erected immediately north of McLaren Street<br>Significant commercial developments constructed 0.5km south of the site<br>Warringah Freeway has been constructed to the east of the site (as per its present day configuration) | Residential       |
| <b>1980</b> | The site appears to be in present day configuration<br>Commercial / high density residential development continues to the immediate south-west of the site<br>Commercial development continues 0.5km south of the site   | Residential       |
| <b>1990</b> | The site appears unchanged from previous image<br>Surrounding land use appears unchanged from previous image   | Residential       |
| <b>2000</b> | The site appears unchanged from previous image<br>Surrounding land use appears unchanged from previous image   | Residential       |
| <b>2016</b> | The site appears unchanged from previous image<br>Residential lots immediately south of the site have been cleared with high density residential structures erected  | Residential       |

In summary, review of land titles records and historic aerial photography indicated that site use had been residential since the early 1900s, at least.

### 3.3 Council Information

An application under the *Government Information (Public Access) Act 2009* (GIPA Act 2009) to access records held by North Sydney Council was submitted on 15 July 2020. No response had been received from Council by the time of completing this report.

### 3.4 EPA Online Records

#### 3.4.1 Record of EPA Notices

An on-line search of the contaminated land public record of EPA notices was conducted 22 July 2020. The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the *CLM Act 1997*;
- Notices available to the public under Section 58 of the *CLM Act 1997*;
- Approved voluntary management proposals under the *CLM Act 1997* that have not been fully carried out and where the approval of the EPA has not been revoked;
- Site audit statements provided to the EPA under Section 53B of the *CLM Act 1997* that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and
- Actions taken by the EPA under Section 35 or 36 of the *Environmentally Hazardous Chemicals Act 1985* (EHC Act 1985).

The search confirmed that the site and immediately surrounding lands within close proximity ( $\leq 250\text{m}$ ) were not subject to any regulatory notices relevant to the above legislations.

#### 3.4.2 List of NSW Contaminated Sites Notified to EPA

A search through the *List of NSW Contaminated Sites Notified to the EPA* under Section 60 of the *CLM Act 1997* was conducted on 22 July 2020. This list is maintained by the EPA and includes properties on which contamination has been identified, but not deemed to be impacted significantly enough to warrant regulation. The site and surrounding lands within close proximity ( $\leq 250\text{m}$ ) had not been notified as contaminated to the EPA.

#### 3.4.3 POEO Public Register

A search of the *Protection of the Environment Operations Act 1997* public register was conducted on 22 July 2020. The public register contains records relating to environmental protection licences, applications, notices, audits, pollution studies and waste reduction programs. The search confirmed that the site and surrounding lands within close proximity ( $\leq 250\text{m}$ ) were not subject to any licensing agreements / notices / programs etc. relevant to this legislation.



## 4. Conceptual Site Model

In accordance with NEPC (2013) *Schedule B2 - Guideline on Site Characterisation*, EI developed a conceptual site model (CSM) that assessed plausible linkages between potential contamination sources, migration pathways and human and environmental receptors. The CSM provides a framework for identifying gaps in the existing site characterisation.

### 4.1 Rationale

The primary purpose of this PSI was to appraise the potential for contamination to exist on the site. If it was deemed that there was such potential, the environmental and human-health risks associated with contamination were to be evaluated. These risks were defined as the probability that the utility of the site would be diminished by the presence of soil, soil vapour and/or groundwater contamination.

This appraisal did not involve intrusive sampling and laboratory analysis of soils, soil vapours or groundwater. Instead, the potential for contamination was based on a desktop study, collating information from available maps, historical record searches and government-maintained databases, as well as a walkover inspection. Professional judgement was then applied, based on previous experience.

### 4.2 Summary of Site History

The history review indicated that site use had been residential since the early 1900s, at least. There was no evidence that a commercial / industrial activity of significance had ever occurred on any part of the site.

### 4.3 Potential Contamination Sources

#### 4.3.1 Overview

The available historical information indicated that the potential for site contamination from previous use of the land was low. If contamination was present, it would have been derived from:

- Imported fill soils of unknown origin and quality, distributed across the paved areas (at least);
- The weathering of exposed building fabrics containing hazardous substances, including potential asbestos-containing materials (ACM), lead-based paints and metallic surfaces;
- Application of pesticides beneath the building footprints and around footings; and
- Leaks from vehicles in parking areas.

The potential for migration of (mobile) contaminants from off-site sources was regarded as very low, due to the surrounding land use being predominantly low to medium density residential (i.e. on-going since the early 1900s, at least). No industrial activities had occurred in the area.

#### 4.3.2 Per and Poly- Fluoroalkyl Substances (PFAS)

EPA (2017) requires that PFAS are considered when assessing land contamination. A desktop survey of PFAS occurrence is provided in Error! Reference source not found.. This survey was based on guidelines from the *PFAS National Environmental Management Plan* (NEMP, 2020), from which a decision could be made as to whether PFAS sampling of soil and groundwater was required.

In this instance, the potential for PFAS to be present on-site was low and subsequently PFAS sampling / analysis of soil and water was unwarranted.

**Table 4-1 PFAS Decision Tree**

| <b>Preliminary Screening</b>   | <b>Probability of Occurrence<sup>1</sup></b> |
|--|--|
| Has an activity listed in NEMP (2020) <sup>2</sup> as being associated with PFAS contamination occurred on-site? If so, list activity.   | L  |
| Has an activity listed in NEMP (2020) <sup>2</sup> as being associated with PFAS contamination occurred up-gradient or adjacent to the site? If so, list activity.   | L  |
| Did fire training involving the use of suppressants occur on-site between 1970 and 2010?   | L  |
| Did fire training occur up-gradient or adjacent to the site between 1970 and 2010? <sup>3</sup>  | L  |
| Have “fuel” fires ever occurred on-site between 1970 and 2010?<br>(e.g. ignition of fuel (solvent, petrol, diesel, kero) tanks?)   | L  |
| Have PFAS been used in manufacturing or stored on-site? <sup>4</sup>   | L  |
| Could PFAS have been imported to the site in fill materials from a site with an activity listed in NEMP (2020)?  | L  |
| Could PFAS-contaminated groundwater or run-off have migrated on to the site?   | L  |
| Is the site or adjacent sites listed in the NSW EPA PFAS Investigation Program? <sup>5</sup>   | L  |
| If the probability is medium or high in any of the rows, does the site analytical suite need to be optimised to include preliminary sampling and testing for PFAS in soil (including ASLP testing) and waters? | No   |

Note 1 Probability: L – low (all necessary documentation has been reviewed and there is no recorded instance or compelling rationale); M – moderate (all necessary documentation has been reviewed and there is potential evidence of a recorded instance with compelling rationale); H – high (all necessary documentation has been reviewed and there is evidence of a recorded instance with compelling rationale).

Note 2 Activities listed in Appendix B of NEMP (2020).

Note 3 Runoff from up-gradient PFAS use may impact surface water, soil, sediment and groundwater.

Note 4 PFAS is used wide range of industrial processes and consumer products, including in the manufacture of non-stick cookware, specialised garments and textiles, Scotchguard™ and similar products (used to protect fabric, furniture, leather and carpets from oils and stains), metal plating and in some types of fire-fighting foam.  
(<https://www.nicnas.gov.au/chemical-information/factsheets/chemical-name/perfluorinated-chemicals-pfas>)

Note 5 Refer to <https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program>.

### 4.3.3 Emerging Chemicals

The EPA uses Chemical Control Orders (CCOs) as a primary legislative tool under the *EHC Act 1985*, to control chemicals of concern and limit their potential impact on the environment. Considerations for chemicals controlled by CCOs, and other potential emerging chemicals, are outlined in Error! Reference source not found..

In this instance, the potential for an emerging chemical of concern to be present on-site was limited to the application of organic pesticides (around building footings and perimeters).

**Table 4-2 Emerging or Controlled Chemicals**

| Chemicals of Concern (CCO or emerging)  | Decision   |
|---|--|
| Were aluminium smelter wastes used or stored on site (CCO, 1986)?   | No   |
| Do dioxin contaminated wastes (CCO, 1986) have the potential to impact the site? <sup>1</sup>                       | No   |
| Were organotin products (CCO, 1989) used or stored on site? <sup>2</sup>  | No   |
| Were polychlorinated biphenyls (PCBs) used or PCB wastes (CCO, 1997) stored on-site? <sup>3</sup>                   | No   |
| Were scheduled chemical or wastes (CCO, 2004) used or stored? <sup>4</sup>  | Potential for organic pesticides to have been used |
| Are other emerging chemicals suspected? <sup>5</sup>  | No   |
| If Yes to any questions, has site sampling suite been optimised to include sampling for these chemicals of concern? | Y  |

Note 1 From burning of certain chemicals, smelting or chemical manufacturing or fire on or near the site.

Note 2 From anti-fouling paints used or removed at boat and ship yards and marinas.

Note 3 From older transformer oils and electrical capacitors

Note 4 Twenty-four mostly organochlorine pesticides and industrial by-products

Note 5 Other chemicals considered as emerging (e.g. 1,4 dioxane; associated with some CVOC).

#### 4.4 Potential Sources, Exposure Pathways and Receptors

EI considered there was low potential for contamination to be present on-site. Fill soils of unknown origin, uncontrolled demolition of structures, pesticide use and parked vehicles (leaks) were considered to present the only potential sources of contamination.

A qualitative assessment of the exposure pathways and human and environmental receptors related to these potential sources is summarised in **Table 4-3**. The risks to these receptors were considered to be low.

**Table 4-3 Conceptual Site Model**

| Potential Source   | Impacted Medium | COPC  | Transport Mechanism  | Exposure Pathway   | Potential Receptor  |
|--|-----------------|---|--|--|---|
| Fill soils of unknown origin and quality<br>Weathering of existing / former building fabrics containing hazardous substances<br>Historic pesticide use<br>Leakage from (parked) vehicles | Soil            | PM, TRH, VOC (including BTEX), PAH, OCP, OPP, PCB, asbestos | Disturbance of surface and subsurface soils during site redevelopment<br>Future site maintenance and future use of the site post redevelopment | Ingestion<br>Dermal contact<br>Inhalation of dust particulates | Construction and maintenance workers<br>Adjacent site users |
|  |                 |   | Atmospheric dispersion from soil to outdoor and indoor air spaces  | Inhalation dust particulates                                   |   |
|  |                 |   | Volatilisation of contamination from soil and diffusion to indoor air spaces   | Inhalation of vapours from impacted soil                       |   |
|  | Groundwater     | Dissolved PM, TRH, VOC (including BTEX)                     | Volatilisation of contamination from groundwater to indoor or outdoor air spaces (onsite and offsite)  | Inhalation of vapours  | Construction and maintenance workers<br>Basement users      |
|  |                 |   | Potential seepage into deep basement intercepting water table (offsite and onsite)   | Dermal contact<br>Ingestion                                    | Construction and maintenance workers<br>Basement users      |



## 5. Conclusion

The property identified as 45 McLaren Street, North Sydney NSW was the subject of a Preliminary Site Investigation, the main objective being to appraise the potential for contamination. The key findings of this PSI were as follows:

- The history review indicated that site use had been residential since the early 1900s, at least. Initially, the site was comprised of three residential dwellings (houses). In (or by) 1970, the land was cleared, and then redeveloped into a multi-level, residential apartment building (which has remained to the present time).
- Surrounding land uses were predominantly low to medium density residential (i.e. on-going since the early 1900s, at least).
- There was no evidence that an industrial activity of significance had ever occurred, either on-site, or in the surrounding area.
- The site and neighbouring properties ( $\leq 250\text{m}$  radius) were free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. The site was not included on the *List of NSW Contaminated Sites Notified to the EPA*.
- Visual evidence of gross contamination, including fragments of FCS, was not observed on any part of the site. No suspicious odour was detected during the site inspection.
- There was no evidence that a UST was present on the site. No AST was identified.
- The potential for ASS to be present on the site was extremely low.
- The CSM established that the potential for site contamination was low.

Based on the findings of this PSI and with due consideration of EI's Statement of Limitations (**Section 7**), it was concluded that the site is not likely to be contaminated. Provided that appropriate waste soil classification is undertaken following building demolition, EI believes that the site will be suitable for the proposed development, in accordance with *State Environmental Planning Policy 55 (SEPP 55) - Remediation of Land*.

## 6. Recommendations

EI provide the following recommendations in relation to any future development of the property:

- Before commencement of any demolition works, a Hazardous Materials Survey (HMS) should be completed by a suitably qualified consultant, to identify any hazardous materials present within the existing building fabrics.
  - If present, all identified hazardous materials must be appropriately managed, to maintain worker health and safety during demolition works and prevent the spread of hazardous substances.
  - An asbestos clearance inspection and certificate should be completed by a suitably qualified professional (SafeWork NSW Licensed Asbestos Assessor) following the removal of all ACM from the site (if identified).
  - Where clearance inspection indicates the presence of hazardous materials remaining on the site, further removal and validation works must be undertaken.
- Following demolition of buildings, all soils to be disposed off-site as part of the proposed (bulk) basement excavation and foundation works, including any *virgin excavated natural material* (VENM), are to be pre-classified in accordance with the EPA (2014a) *Waste Classification Guidelines*. Such tasks will form part of a Soil Management Plan for the site.
- Any soil materials designated for onsite retention in road alignments, beneath site structures or landscaping / set-back areas, must be sampled in accordance with NEPC (2013), analysed by a NATA accredited laboratory and meet the applicable human health / ecological acceptance criteria.
- Although not expected, any (abandoned) UST infrastructure encountered on-site during the proposed development must be removed in accordance with the EPA (2014b) *Technical Note: Investigation of Service Station Sites* and AIP (1994) *Code of Practice for the Removal and Disposal of Underground Petroleum Storage Tanks*. The *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019* will also apply.
- Any material being imported to the site should be validated as suitable for the intended use in accordance with EPA guidelines.

## 7. Statement of Limitations

This report has been prepared for the exclusive use of 45 McLaren Pty Ltd, whom is the only intended beneficiary of EI's work. The scope of the investigation carried out for the purpose of this report was limited to that agreed with 45 McLaren Pty Ltd.

No other party should rely on this document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia, as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices.

The conclusions presented in this report are based on a limited assessment of historical and current uses of the site. Due to the preliminary nature of this investigation, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the Client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

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- OEH (2011) *Guidelines for Consultants Reporting on Contaminated Sites*, New South Wales Office of Environment and Heritage, OEH 2011/0650, August 2011.

## Abbreviations

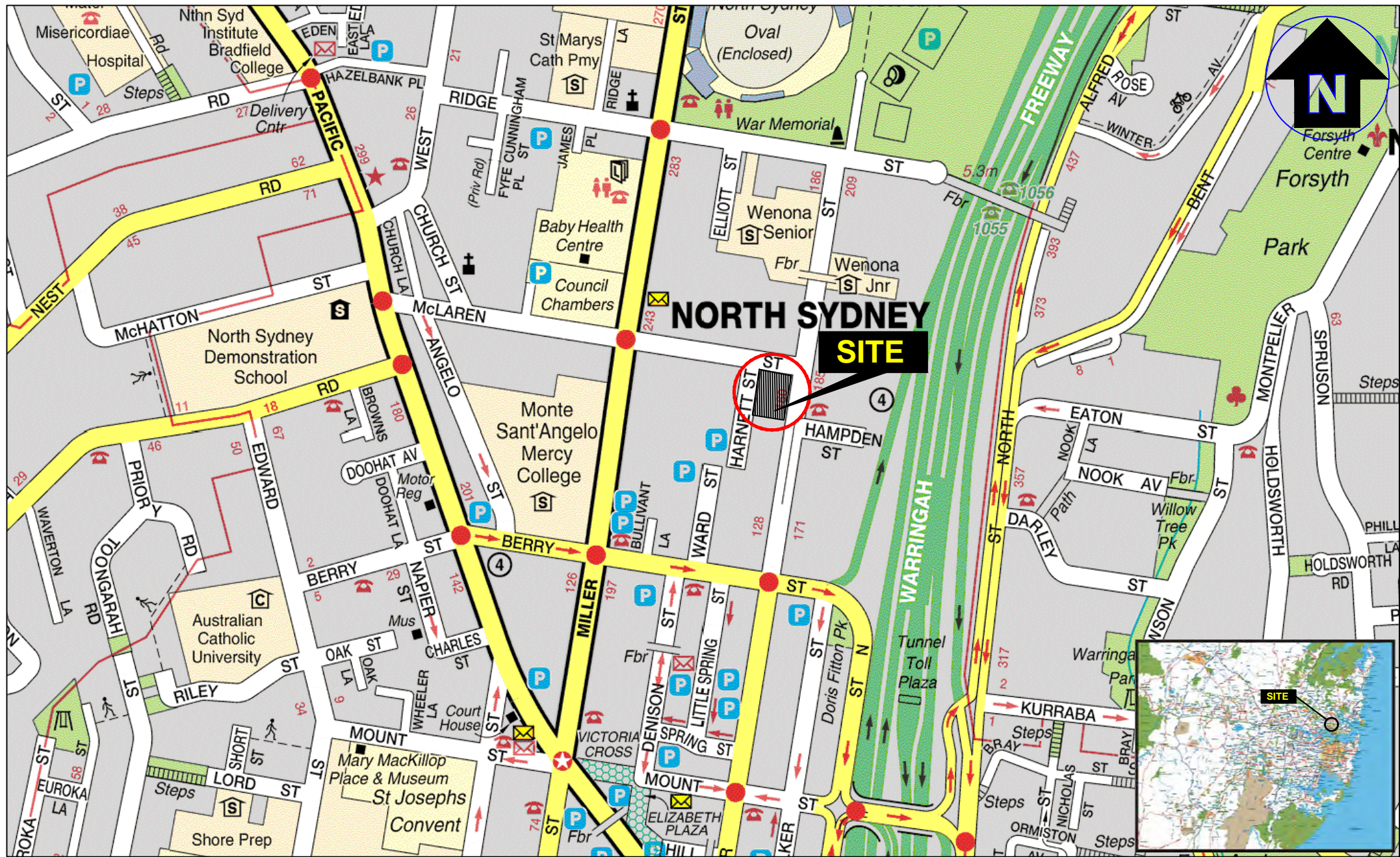
|       |   |
|-------|---|
| ACM   | Asbestos-Containing Materials   |
| AHD   | Australian Height Datum   |
| ASS   | Acid Sulfate Soils  |
| AST   | Above-ground Storage Tank   |
| B(α)P | Benzo(α)pyrene  |
| BGL   | Below Ground Level  |
| BTEX  | Benzene, Toluene, Ethylbenzene, Xylenes   |
| CBD   | Central Business District   |
| CCO   | Chemical Control Order  |
| CLM   | Contaminated Land Management  |
| COPC  | Contaminants of Potential Concern   |
| CSM   | Conceptual Site Model   |
| CVOC  | Chlorinated Volatile Organic Compounds (a sub-set of the VOC suite)               |
| DA    | Development Application   |
| DP    | Deposited Plan  |
| DSI   | Detailed Site Investigation   |
| EI    | EI Australia  |
| EPA   | Environment Protection Authority (of New South Wales)                             |
| F1    | C <sub>6</sub> -C <sub>10</sub> TRH (less the sum of BTEX concentrations)         |
| F2    | >C <sub>10</sub> -C <sub>16</sub> TRH (less the concentration of naphthalene)     |
| FCS   | Fibre Cement Sheeting   |
| GIPA  | Government Information Public Access  |
| HMS   | Hazardous Materials Survey  |
| km    | Kilometres  |
| L     | Litres  |
| LEP   | Local Environmental Plan  |
| LGA   | Local Government Area   |
| m     | Metres  |
| NATA  | National Association of Testing Authorities, Australia                            |
| NEPC  | National Environmental Protection Council   |
| NEPM  | National Environmental Protection Measure   |
| NSW   | New South Wales   |
| OCP   | Organochlorine Pesticides   |
| OEH   | Office of Environment and Heritage (of New South Wales)                           |
| OPP   | Organophosphorus Pesticides   |
| PAH   | Polycyclic Aromatic Hydrocarbons  |
| PCB   | Polychlorinated Biphenyls   |
| PFAS  | Per- and Poly-Fluoroalkyl Substances  |
| POEO  | Protection of the Environment Operations  |
| PM    | Priority Metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel, zinc) |
| PSI   | Preliminary Site Investigation  |
| SCID  | Stored Chemical Information Database (maintained by SafeWork NSW)                 |
| SEPP  | State Environmental Planning Policy   |
| TPH   | Total Petroleum Hydrocarbons (term / analyte superseded by TRH)                   |
| TRH   | Total Recoverable Hydrocarbons (non-specific analysis of organic compounds)       |
| UPSS  | Underground Petroleum Storage System  |
| UST   | Underground Storage Tank  |
| VENM  | Virgin Excavated Natural Material   |
| VOC   | Volatile Organic Compounds  |

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## Appendix A - Figures

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**LEGEND**

--- Approximate site boundary



Suite 6.01, 55 Miller Street, PYRMONT 2009  
Ph (02) 9516 0722 Fax (02) 9518 5088

|           |          |
|-----------|----------|
| Drawn:    | L.C.     |
| Approved: | -        |
| Date:     | 09-07-20 |

**Podia Pty Ltd**  
Preliminary Site Investigation  
45 McLaren St, North Sydney NSW  
Site Layout Plan

Figure:  
**2**  
Project: E24748 E01

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## Appendix B – Proposed Development Plans

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# 45 McLAREN STREET, NORTH SYDNEY

PLANNING PROPOSAL  
OCTOBER 2020

podia

BATESSMART

URBIS



CLIENT  
45 McLaren Pty Limited (ACN 641 204 024)  
ATF AIDOP No 4 Unit Trust

podia

CONSULTANTS  
Architect Bates Smart  
Planning Urbis  
Landscape Arcadia  
Traffic Traffix

PROJECT NUMBER  
s12400

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URBAN DESIGN  
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# VISION

*Our vision is for a sustainable, **carbon-neutral mixed-use building** that celebrates the site's location at the transition between North Sydney's high density CBD and North Sydney's Civic Precinct.*

*Our massing approach proposes a series of **stepped and staggered landscaped rooftops**, which **transition** between the low-mid scale residences located south of the site, to the tall residential towers directly north of the site.*

*The design intends to **complement and enhance the Ward Street Masterplan** through building articulation and amenity. Its stepped and staggered massing provides solar access to the proposed public plaza within the Ward Street Precinct, and the residential apartments directly south of the site.*

*The podium **complements the site's lower-scale density, fine-grain heritage and leafy character** along Walker Street, as well as the **mixed-use character** along McLaren Street.*

*The proposal seeks to further enhance the **pedestrian permeability** from Harnett Street through to Walker Street on the southern side of the building.*





# DEVELOPMENT SUMMARY

*This design report has been prepared by Bates Smart on behalf of Podia and forms part of the planning proposal for the site at 45 McLaren Street, North Sydney. It describes a planning and massing strategy for a new mixed-use building at the corner of Walker and McLaren Street in the fringe of the North Sydney CBD.*

**TOTAL FLOOR SPACE**

|                   |                             |
|-------------------|-----------------------------|
| Site Area         | 1,792 sqm                   |
| Residential GFA   | 11,083 sqm                  |
| Retail / Comm GFA | 2,168 sqm                   |
| Total GFA         | 13,251 sqm                  |
| FSR               | 7.5 :1                      |
| Maximum Height    | 61 m                        |
| Storeys           | 16 storeys @ north boundary |
| Storeys           | 12 storeys @ south boundary |

**RESIDENTIAL MIX**

|            |                             |
|------------|-----------------------------|
| Dwellings  | 100 units                   |
| Comprising | 17 one bedroom apartments   |
|            | 65 two bedroom apartments   |
|            | 18 three bedroom apartments |

**PARKING**

178 car spaces





An aerial photograph of a city neighborhood, showing a dense arrangement of houses with gabled roofs and numerous trees. A semi-transparent horizontal band is overlaid across the center of the image. The text 'SITE ANALYSIS' is centered within this band in a large, white, bold, sans-serif font. On the right side of the band, there is a small, bright white rectangular highlight on one of the buildings.

# SITE ANALYSIS



# SITE

The site is located on the corner of Walker Street and McLaren Street in North Sydney, the transition point between North Sydney CBD, the Ward Street Masterplan and the North Sydney Civic Precinct. The site has frontages to Walker, McLaren, and Harnett streets, with a pedestrian through-site link to the south of the site, that connects Walker and Harnett streets.

It is less than 200m from the Victoria Cross Metro north entry, less than 400m from the Victoria Cross Metro south entry, and is directly opposite the recently D.A. approved residential tower, 168 Walker Street.

KEY

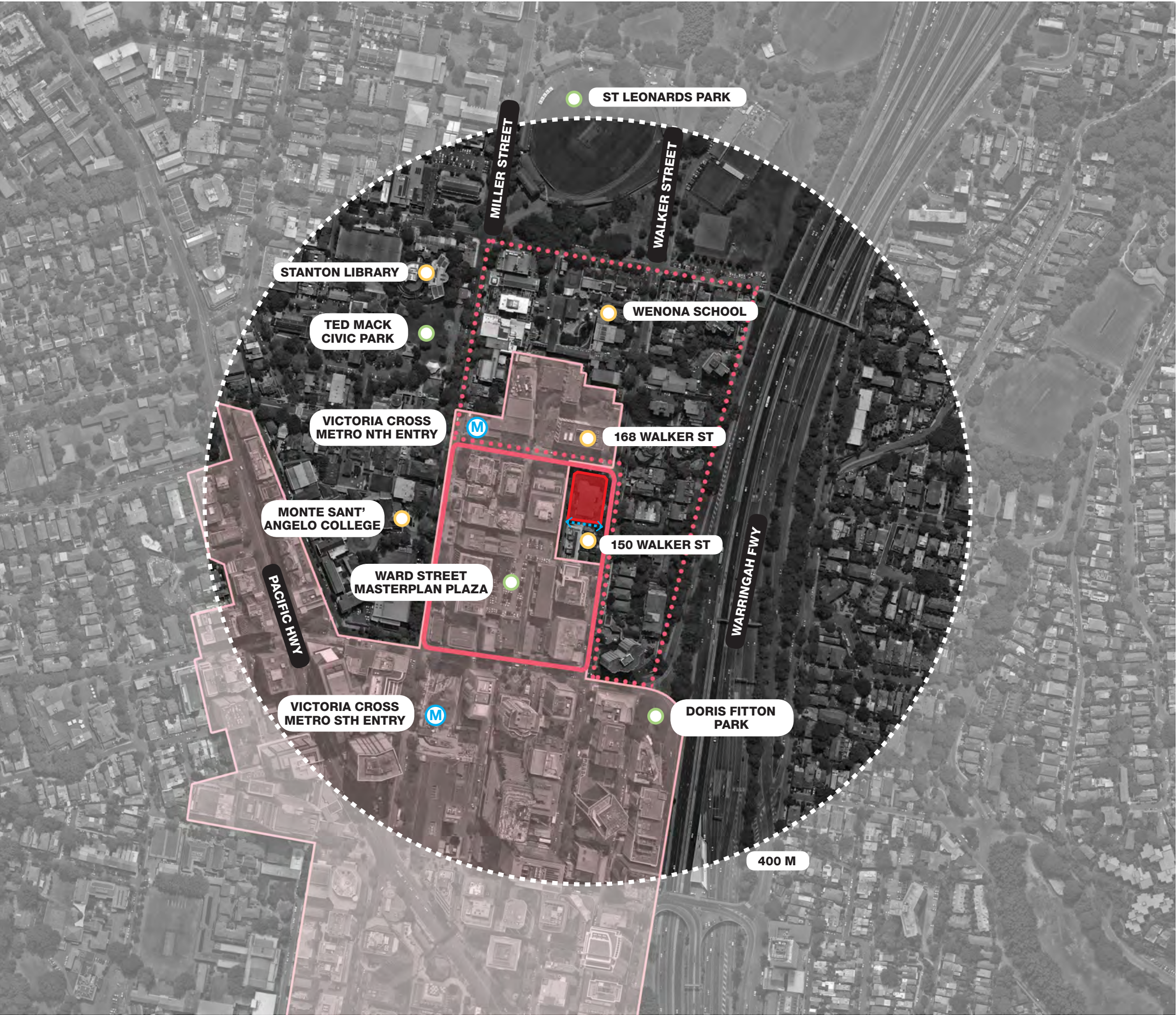
site

north sydney centre

ward street masterplan

civic precinct transition zone

through-site link





SITE

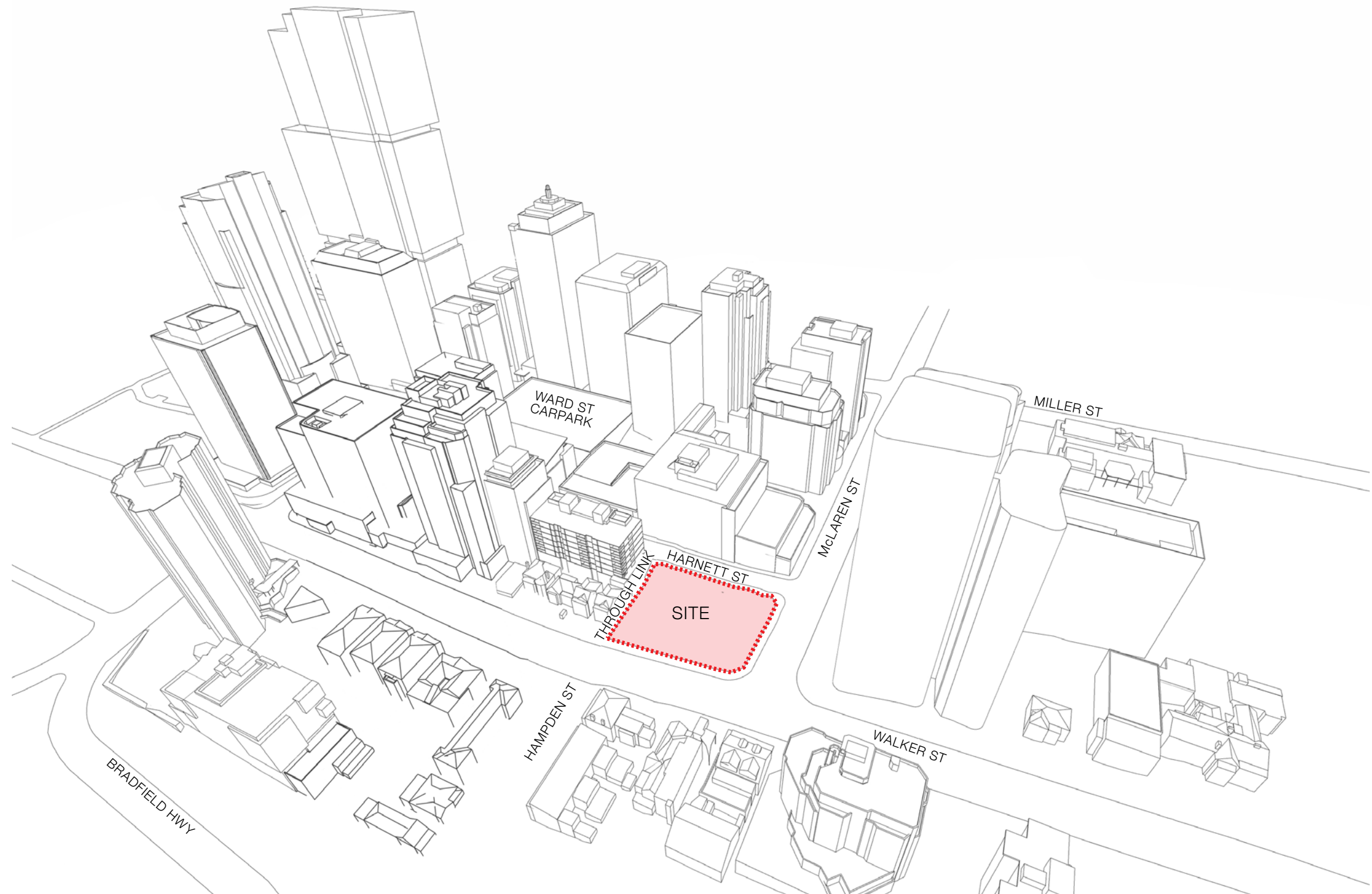


- KEY**
- 1. Walker Street looking north
  - 2. 45 McLaren Street eastern frontage and steep topography
  - 3. Southern through-site link between 45 McLaren Street and 150 Walker Street
  - 4. 150 Walker Street heritage buildings
  - 5. Heritage facade of 150 Walker Street along the through-site link
  - 6. Through-site link from Harnett Street
  - 7. 168 Walker Street approved D.A.
  - 8. Victoria Cross Metro OSD approved D.A.
  - 9. Corner of McLaren Street and Walker Street
  - 10. View of Harnett Street looking south
  - 11. Victoria Cross Metro Northern Entry, corner of McLaren Street and Miller Street



# SITE LOCATION

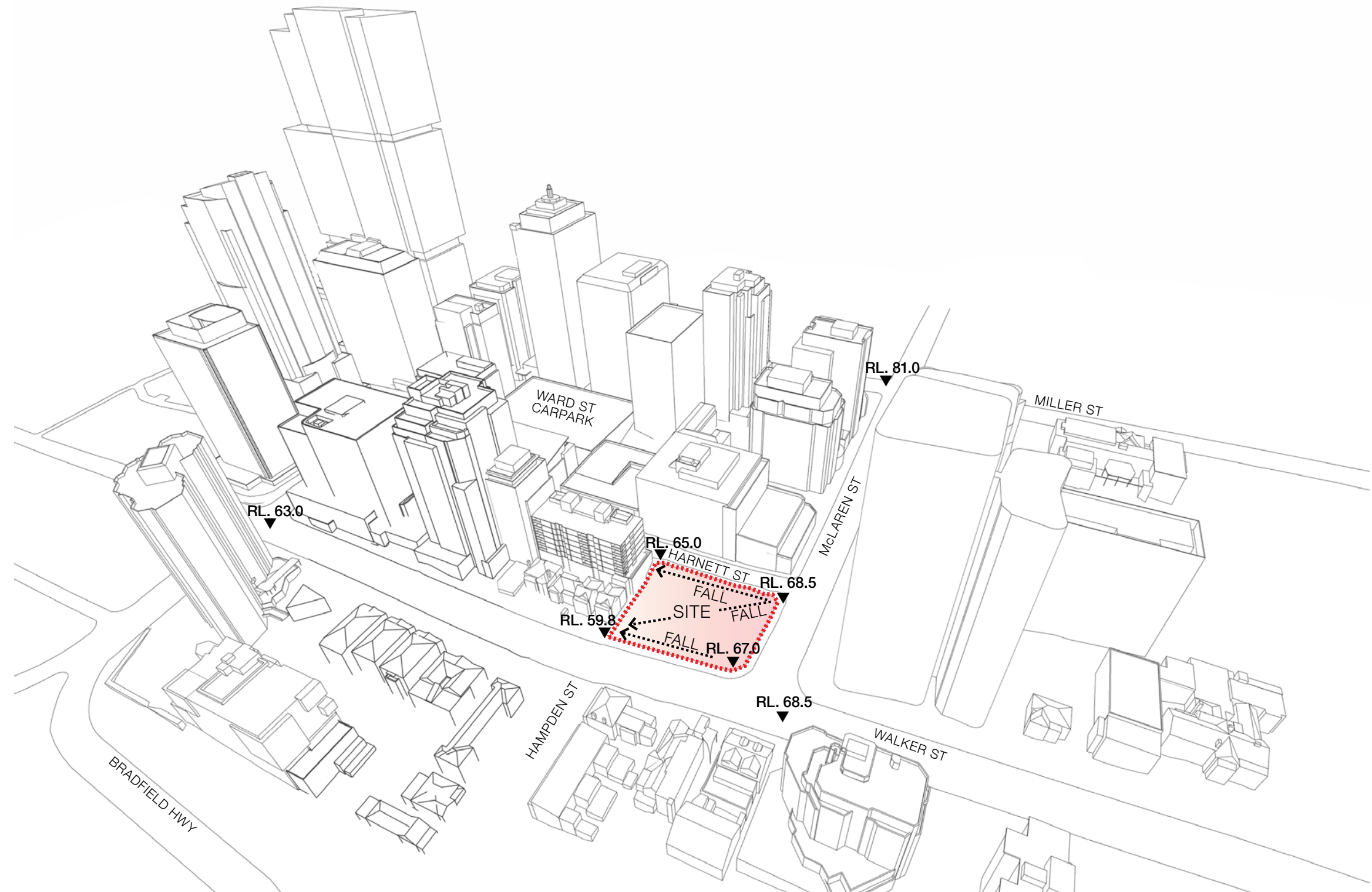
The site is located on the corner of Walker Street and McLaren Street in North Sydney, the transition point between North Sydney CBD, the Ward Street Masterplan and the North Sydney Civic Precinct. The site has frontages to Walker, McLaren, and Harnett streets, with a pedestrian through-site link to the south of the site, that connects Walker and Harnett streets.



# SITE TOPOGRAPHY

The site has a 9m fall towards the southeast, from a high point on McLaren Street in the northwest of RL68.5, to a low point on southeast frontage of Walker Street of RL59.8.

Along the frontage of Walker street, the site has a 7m fall towards the south, whilst the frontage along Harnett Street has a 3.5m fall towards the south.

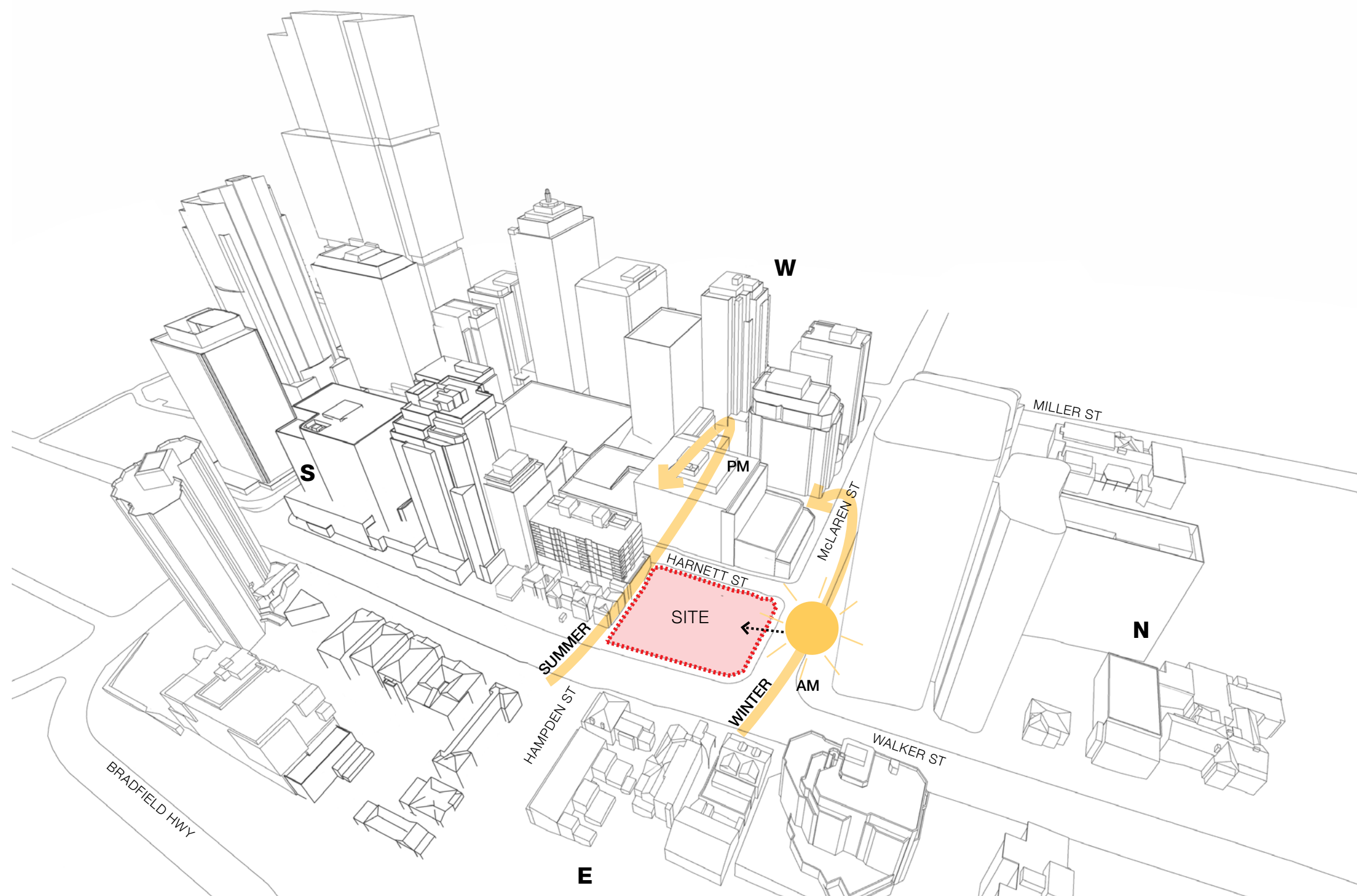




# SITE SOLAR

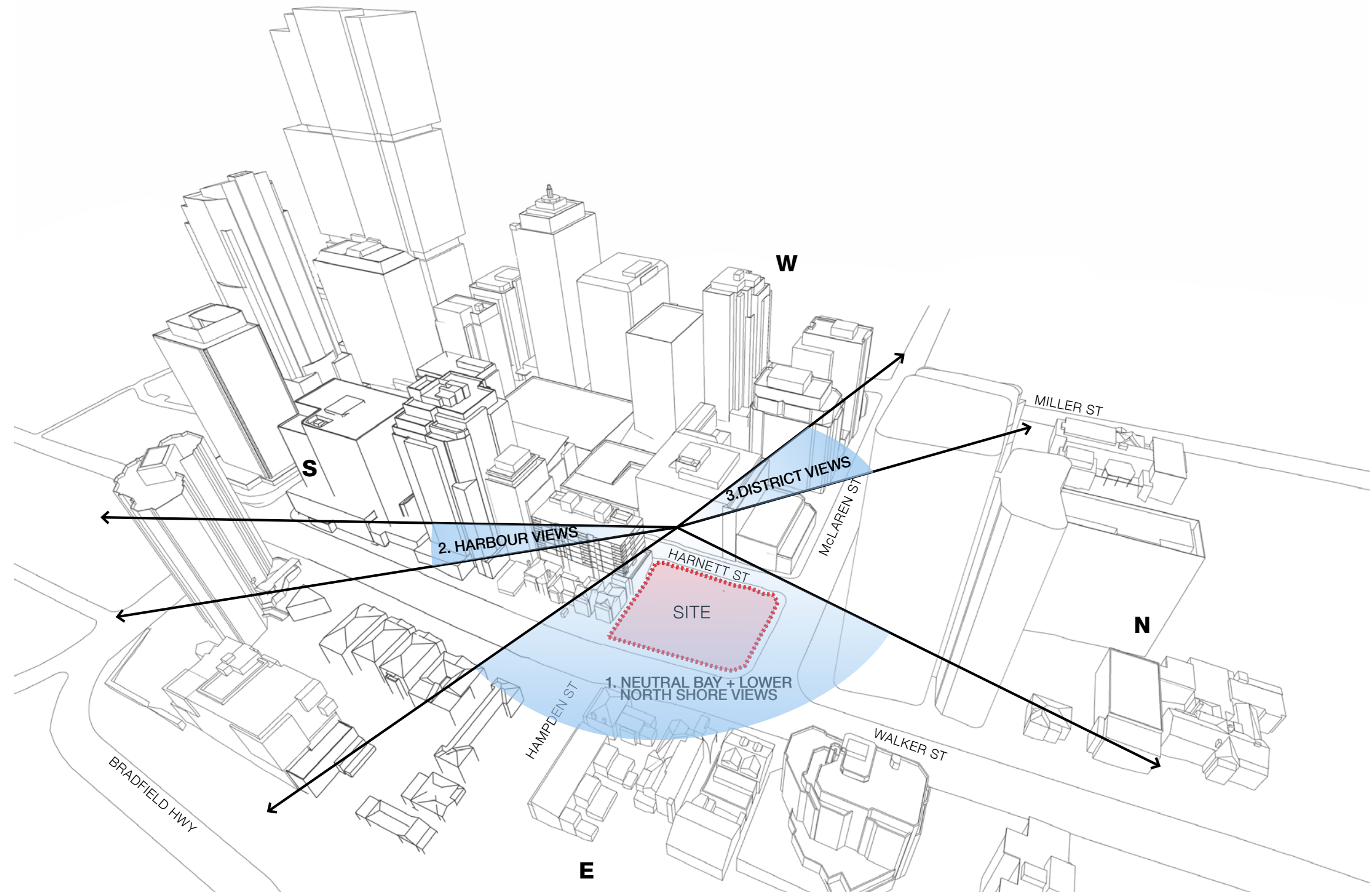
The site is predominantly east-west facing. To the south and east of the site are two-storey heritage buildings. These low-scale volumes provide opportunity for solar access into the site.

Solar access is limited to the north and west of the site, which is prohibited by a mid-rise tower on the west, and a DA approved tall tower to the north.



# SITE VIEWS

To the east and north-east of the site are views to the lower North Shore and Neutral Bay areas. To the southwest are views towards the Sydney Harbour. Views to the northwest have district views of the North Sydney Civic Precinct.



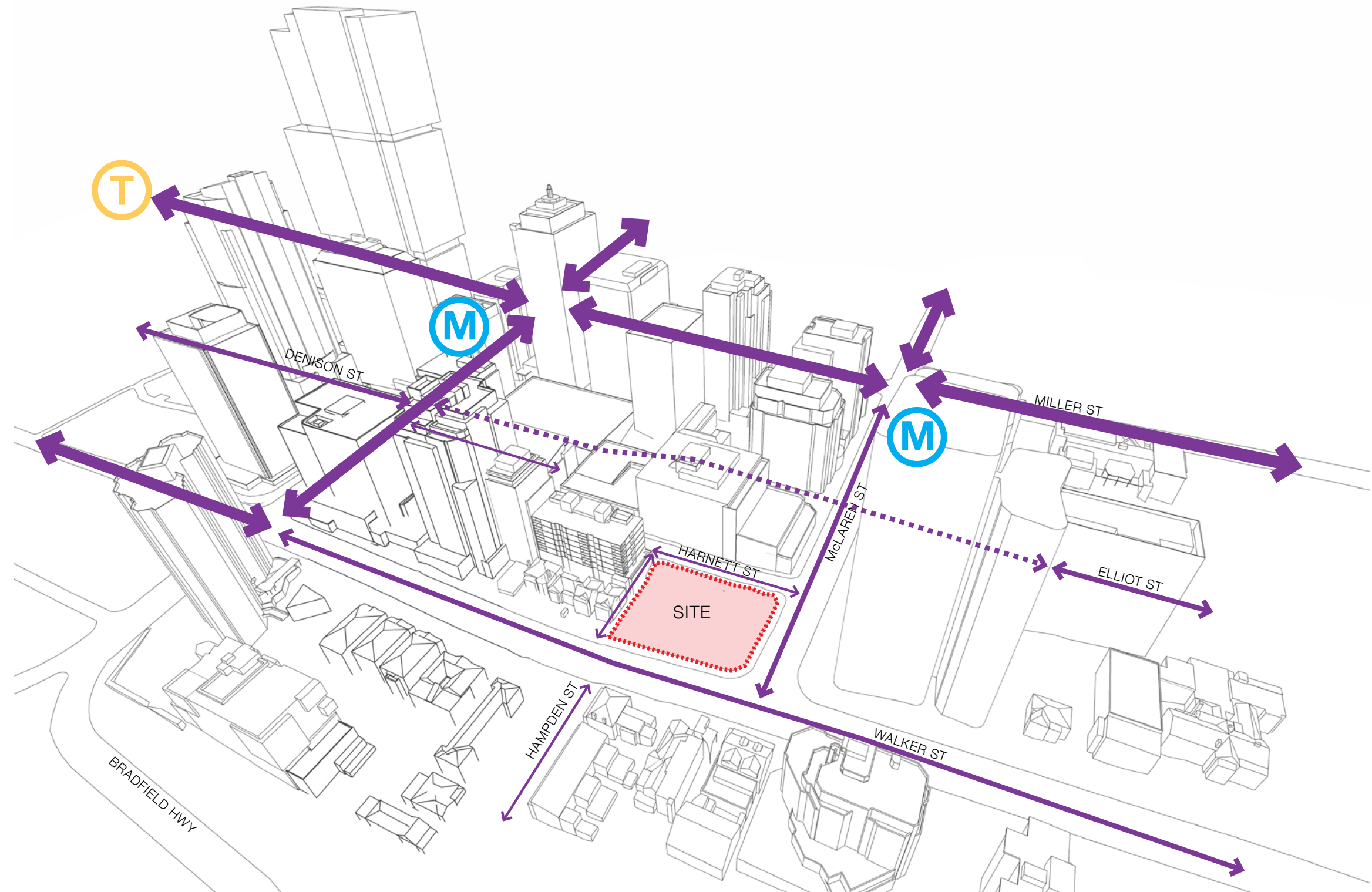


# SITE PEDESTRIAN MOVEMENT

The predominant pedestrian movement in North Sydney is north-south along Miller Street. This is representative of the movements to & from the North Sydney Train Station, the Victoria Cross Metro and the buses that travel along Miller Street.

Parallel to this is a proposed through-site link as part of North Sydney's future vision, connecting Elliot and Denison Street to the Metro portals

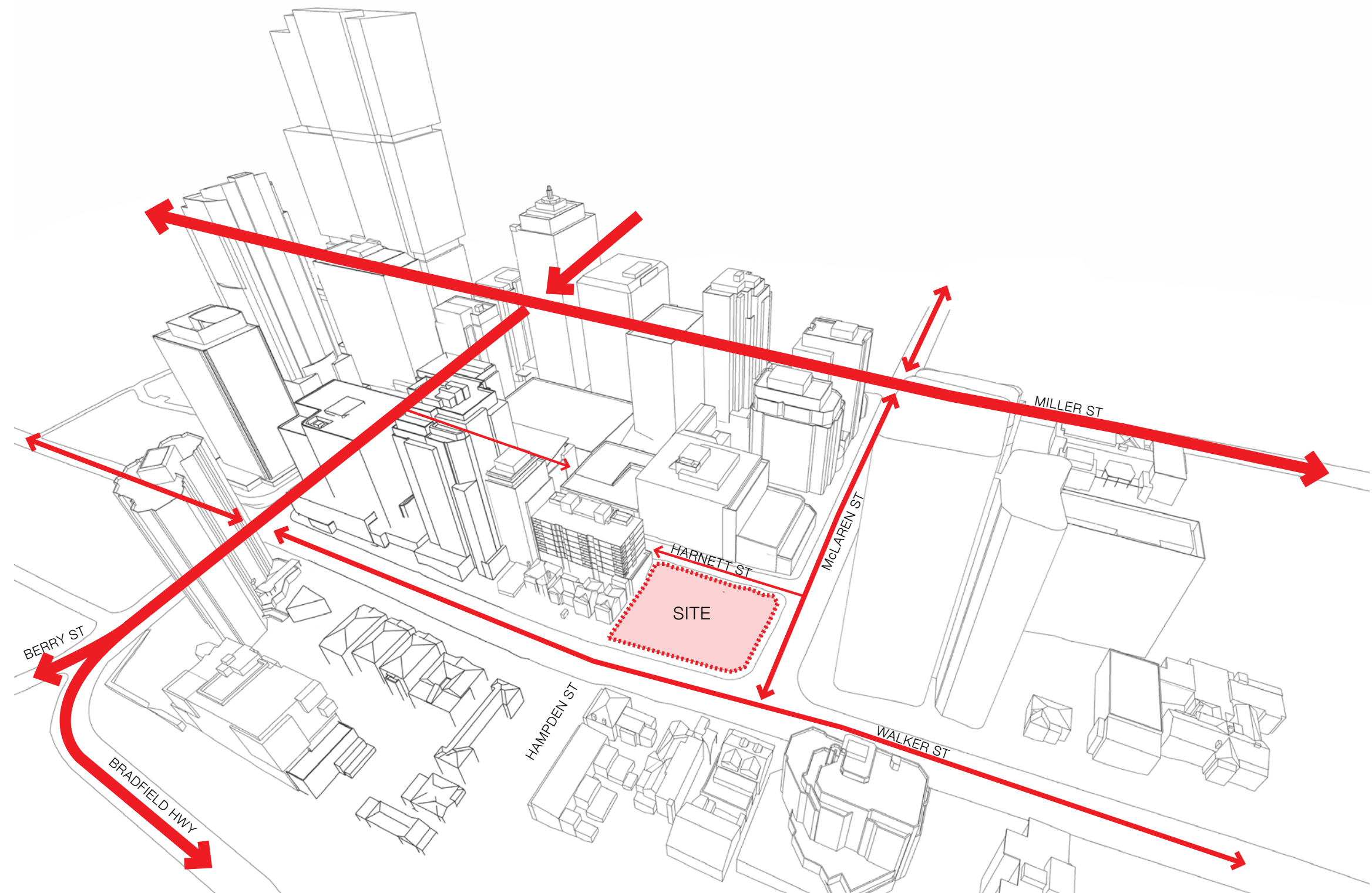
The site is 100m from the northern access point of the Victoria Cross Metro located on the corner of McLaren and Miller streets, which is a 1minute walking distance. It is a 6minute walking distance, or 400m, from the southern access point of the Victoria Cross Metro.





# SITE VEHICULAR MOVEMENT

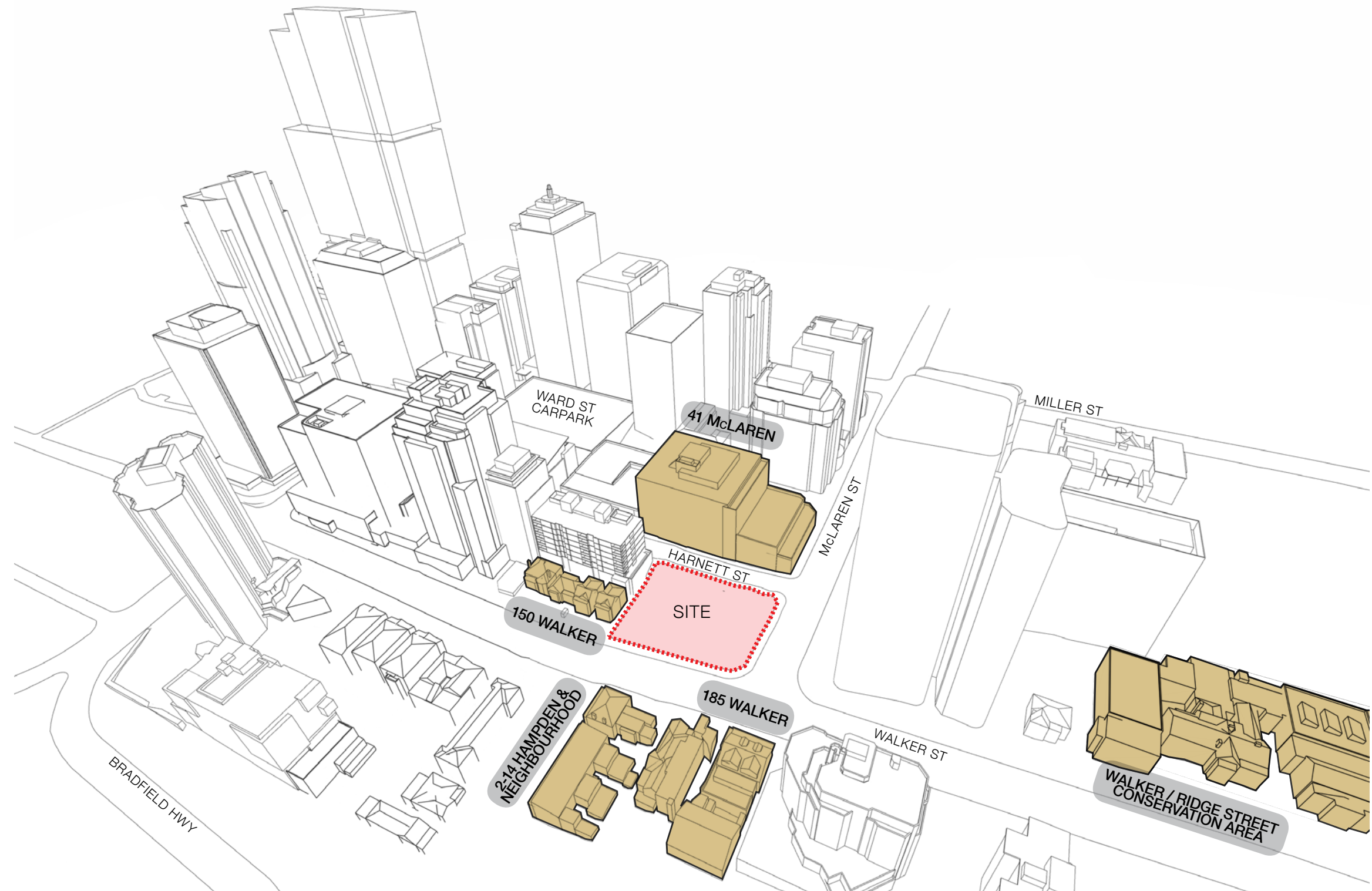
Miller Street is the primary north-south vehicular street through North Sydney that connects Blues Point Road in the south, to Crows Nest in the north. Berry Street heading east is the primary feeder route to access the M2 Freeway. Walker and McLaren streets feed off these two primary streets.



# SITE HERITAGE

There are a number of locally-listed heritage buildings surrounding the site. To the south is 150 Walker Street, consisting of elevated 2-storey individual terraces with outdoor balconies to both levels, and direct street access with generous landscaping. Similarly, east of the site are elevated 2-storey terraces with shared walls, balconies to both levels, and stair access directly from Hampden Street. 185 Walker street, which is to the north-east of the site, consists of individual heritage buildings with a 2-3 storey scale. To the west is 41 McLaren Street, a commercial building by Harry Seidler, with rooftop terraces that step down towards McLaren Street.

Further north of the site is the locally-listed Walker / Ridge street conservation area and the state-listed St Leonards Park.





# SITE HERITAGE



- KEY**
- 1. 150 Walker street terraces
  - 2. 2-4 Hampden street
  - 3. 6-14 Hampden street
  - 4. 41 McLaren street
  - 5. 185 Walker street
  - 6. 185 Walker street
  - 7. Walker / Ridge st conservation area / 207 Walker street
  - 8. Walker / Ridge st conservation area / Wenona School
  - 9. Walker / Ridge st conservation area / 85 Ridge street

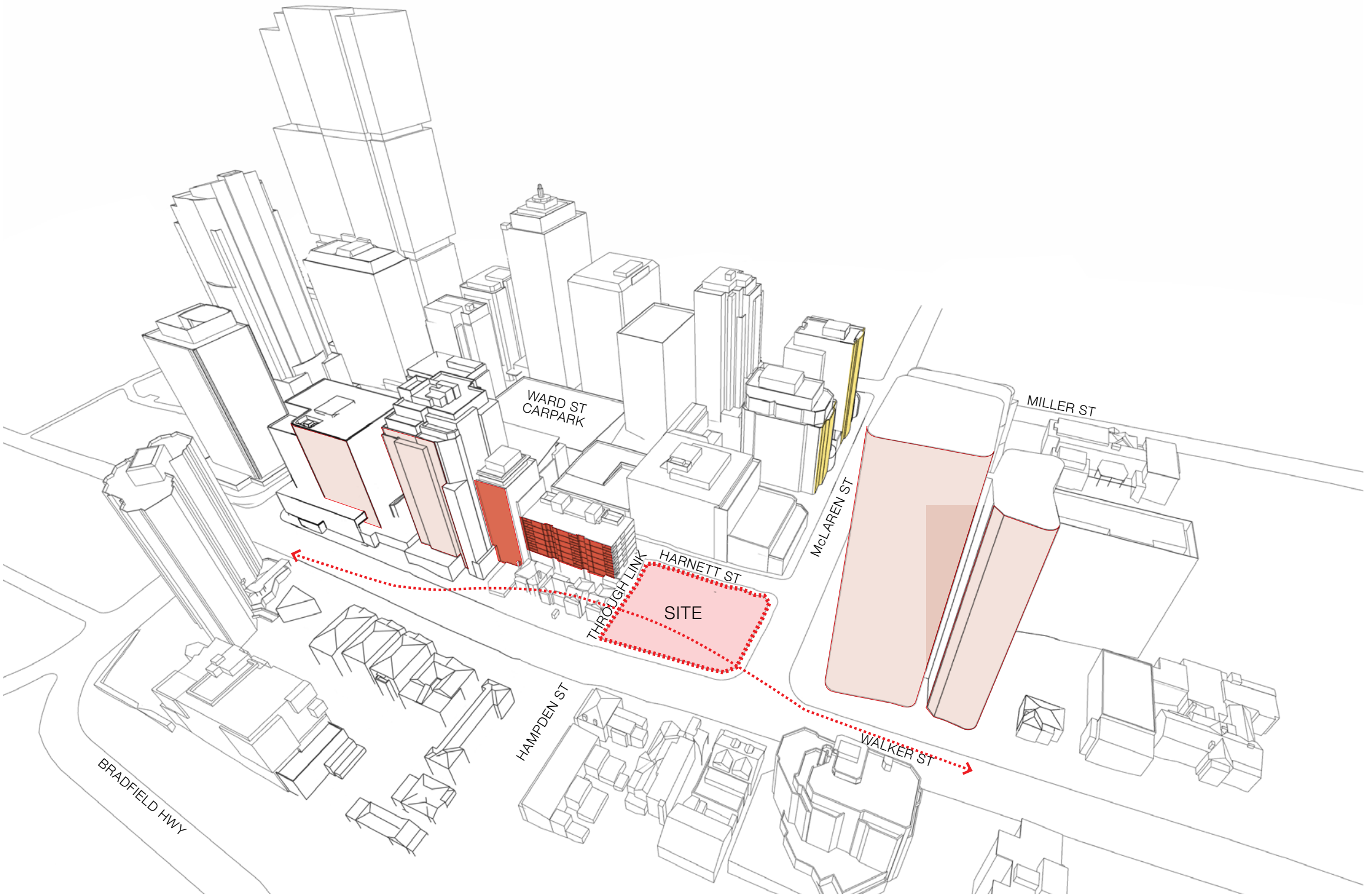




# SITE TOWER SETBACKS

There is a consistent tower street alignment running close to the site boundaries along McLaren Street. Walker Street on the other hand, consists of varied street setbacks ranging from 5m to 20m.

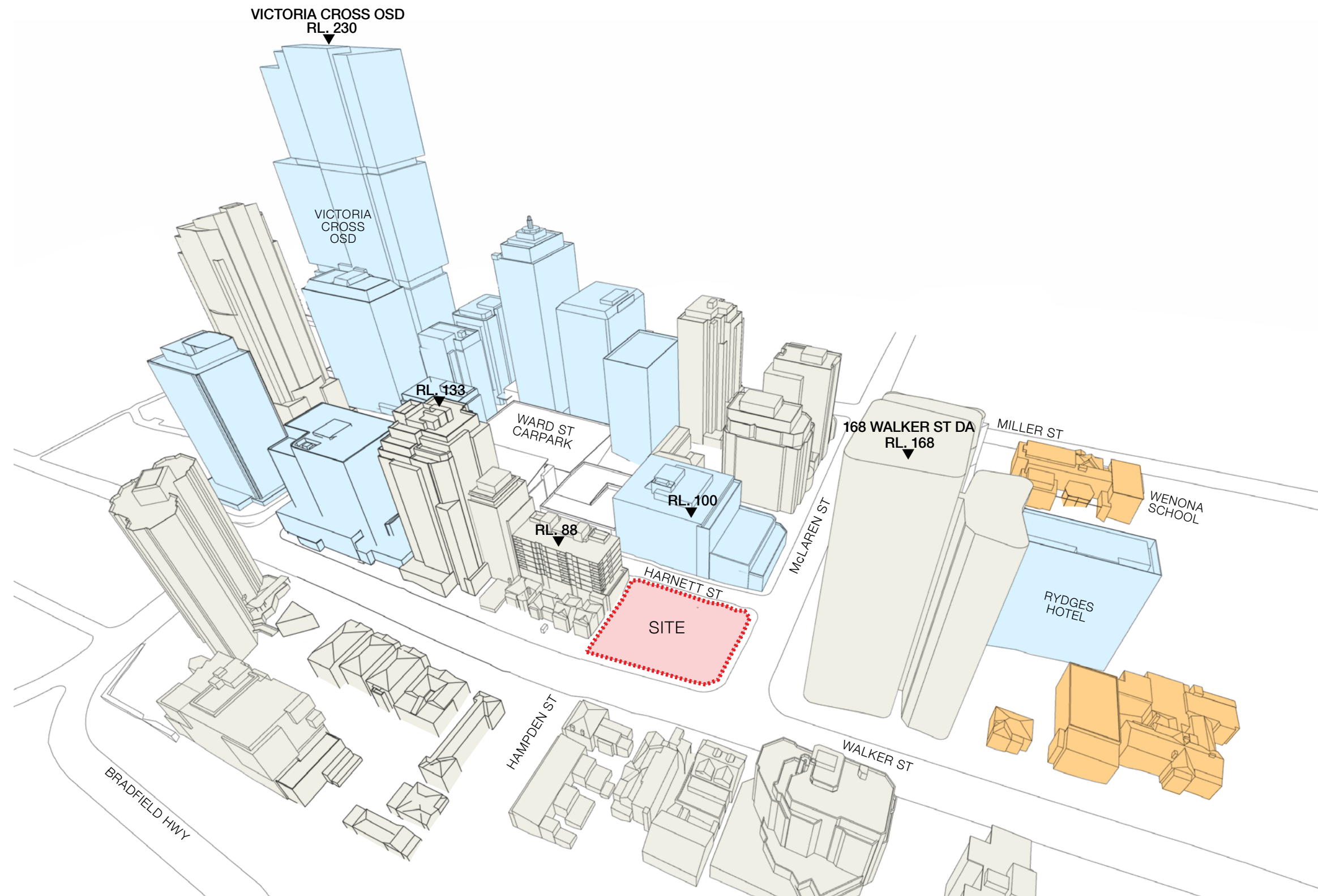
- 0m setback
- 5m setback
- 15m setback
- 20m setback



# SITE CURRENT CONTEXT / BUILDING USE

North Sydney CBD, located south-west of the site has a current context of commercial buildings of varied heights. The building heights and usage transition between commercial and residential as it tapers away from the Commercial Core, where in close proximity to the site are a cluster of low to mid-rise residential uses. However, north of the site is a recently approved residential tower at RL168. Further north of this is Wenona School, which consists of a cluster of low to mid-rise buildings.

- commercial / retail
- residential
- educational

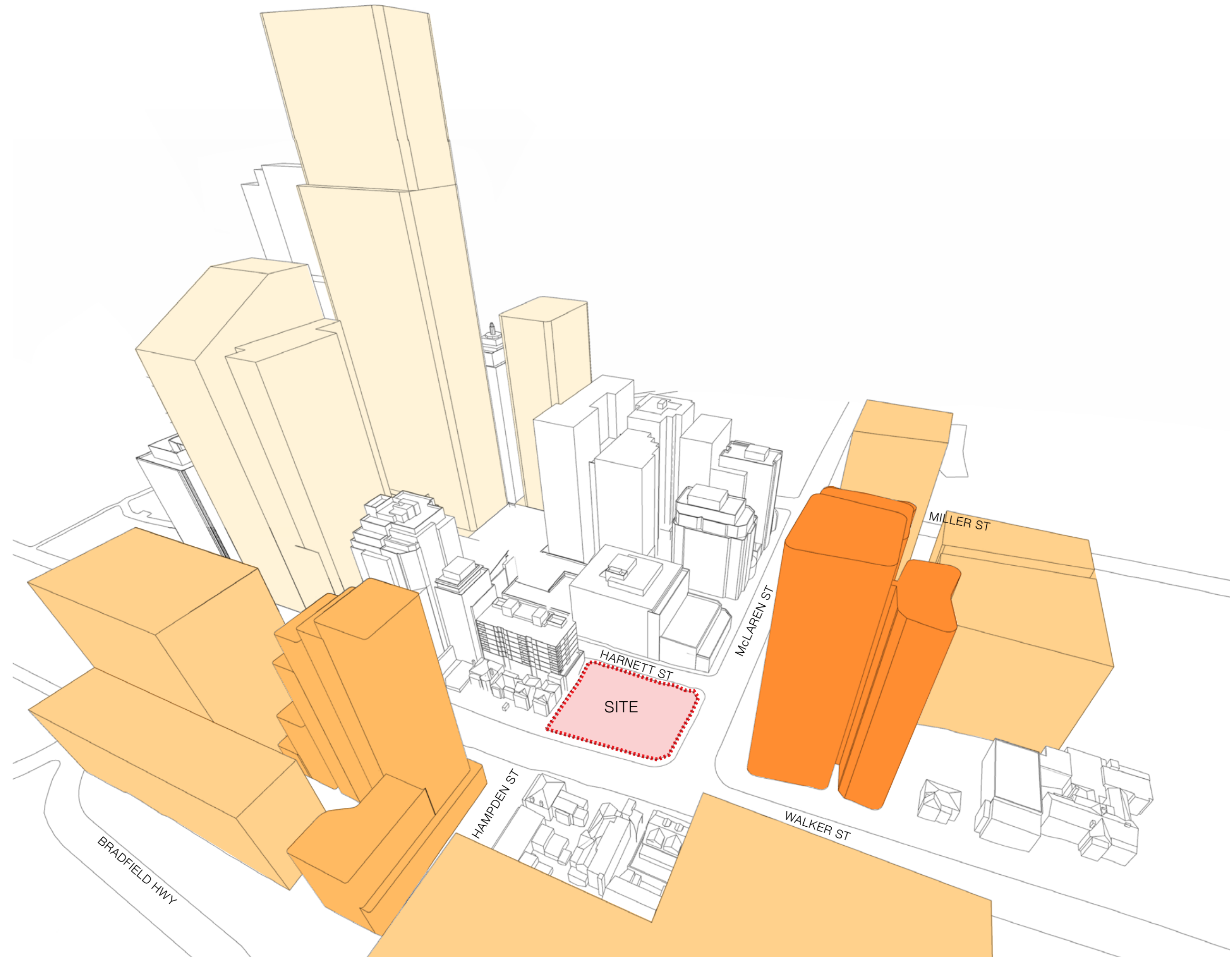




# SITE FUTURE CONTEXT

North Sydney is seeking to undertake significant uplift, with a future cluster of high-rise towers developing around the Victoria Cross OSD, known as the Ward Street Masterplan, and along the fringe of North Sydney CBD, known as the Civic Precinct Study. There is also a recently approved residential tower north of the site, known as 168 Walker Street, and a gateway determined planning proposal southeast of the site, known as East Walker Street.

- ward street masterplan
- civic precinct study
- planning proposal - gateway determined
- approved DA







# PLANNING ANALYSIS & STRATEGIC FRAMEWORK



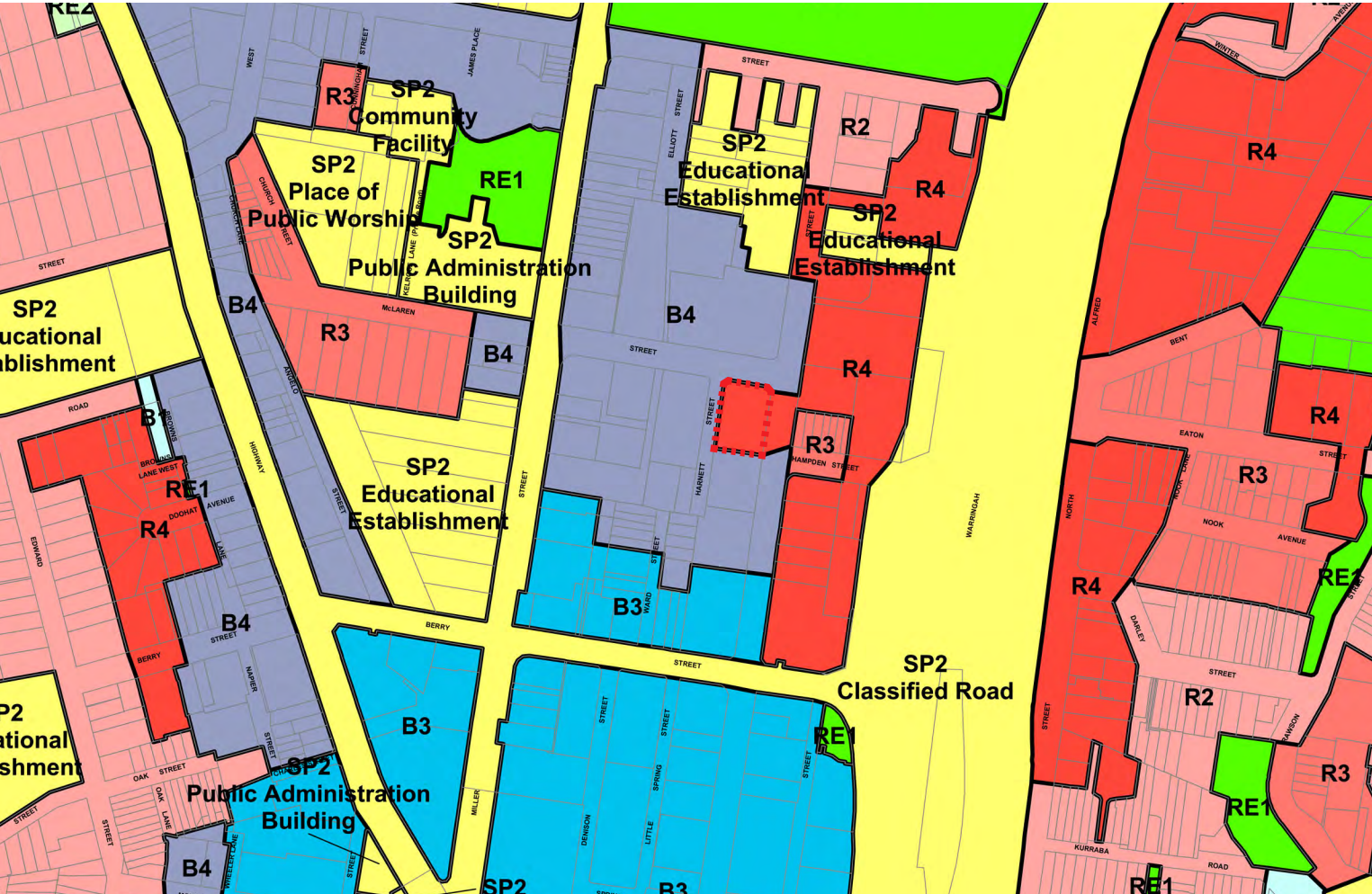
# CURRENT PLANNING CONTROLS

## LAND ZONING

The site is zoned as High Density Residential (R4) under the North Sydney LEP 2013.

## FLOOR SPACE RATIO

The site is not restricted by a maximum floor space ratio, based on the North Sydney LEP 2013.



### LAND ZONING

NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN 2013

#### Zone

- B1 Neighbourhood Centre
- B3 Commercial Core
- B4 Mixed Use
- E2 Environmental Conservation
- E4 Environmental Living
- IN2 Light Industrial
- IN4 Working Waterfront
- R2 Low Density Residential
- R3 Medium Density Residential

#### Cadastre

- R4 High Density Residential
  - RE1 Public Recreation
  - RE2 Private Recreation
  - SP1 Special Activities
  - SP2 Infrastructure
  - UL Unzoned Land
- Cadastre 07/06/13 © North Sydney Council



### FLOOR SPACE RATIO

NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN 2013

#### Maximum Floor Space Ratio (n:1)

- N 1
- W 3.5
- X 4.27
- Z 5.6
- AA 6.6
- AB 7
- AI 25.4



# CURRENT PLANNING CONTROLS

## HEIGHT OF BUILDINGS

The maximum building height is 12m.

## HERITAGE

No part of the site is listed in the North Sydney LEP 2013 as a Heritage Item. However the lots directly south, east and west of the site are local-heritage listed.



**HEIGHT OF BUILDINGS**  
NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN 2013

| Maximum Building Height (m) |       |    | Maximum Building Height (RL m) |  |           |
|-----------------------------|-------|----|--------------------------------|--|-----------|
| A                           | 1     | T1 | 25                             |  | 0 - 20    |
| L                           | 8.5   | T2 | 26                             |  | 21 - 40   |
| K                           | 10    | U1 | 30                             |  | 41 - 60   |
| L                           | 11    | U2 | 33                             |  | 61 - 80   |
| M                           | 12    | W1 | 40                             |  | 81 - 100  |
| N                           | 13    | W2 | 42                             |  | 101 - 120 |
| O1                          | 15    | X  | 49                             |  | 121 - 140 |
| O2                          | 16    | Y  | 50                             |  | 141 - 160 |
| O1                          | 19.15 | Z  | 56                             |  | 161 - 180 |
| O2                          | 20    | AF | 180                            |  | 181 - 200 |
| S                           | 24    |    |                                |  | 200 +     |



**HERITAGE**  
NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN 2013

| Heritage |                             |
|----------|-----------------------------|
|          | Conservation Area - General |
|          | Item - General              |
|          | Item - Landscape            |



# STRATEGIC FRAMEWORK - INTRODUCTION

*In 24 June 2019, Council resolved to endorse the Ward Street Master Plan. Whilst the Final WSMP did not provide uplift on the site, Council's resolution recommended that:*

*“despite the preferred Masterplan option, a landowner initiated Planning Proposal may be considered from 45 McLaren Street and may identify how any future redevelopment will:*

- 1/ **minimise solar reductions** upon new public domain as identified in the Masterplan.*
- 2/ **minimise solar and privacy impacts** upon existing residential development.*
- 3/ **provide for a commercial component** to any redevelopment.*
- 4/ **identifies significant public benefits** that will arise from the development of the site with particular regard to the **objectives of the Masterplan.**”*

*The principles provided have guided the built form modelling presented within the Pre-DA package, whilst also incorporating the Place Principles from the WSMP and the objectives of the draft Civic Study.*

*Specifically, the **conceptual building** envelope has been modelled to result in:*

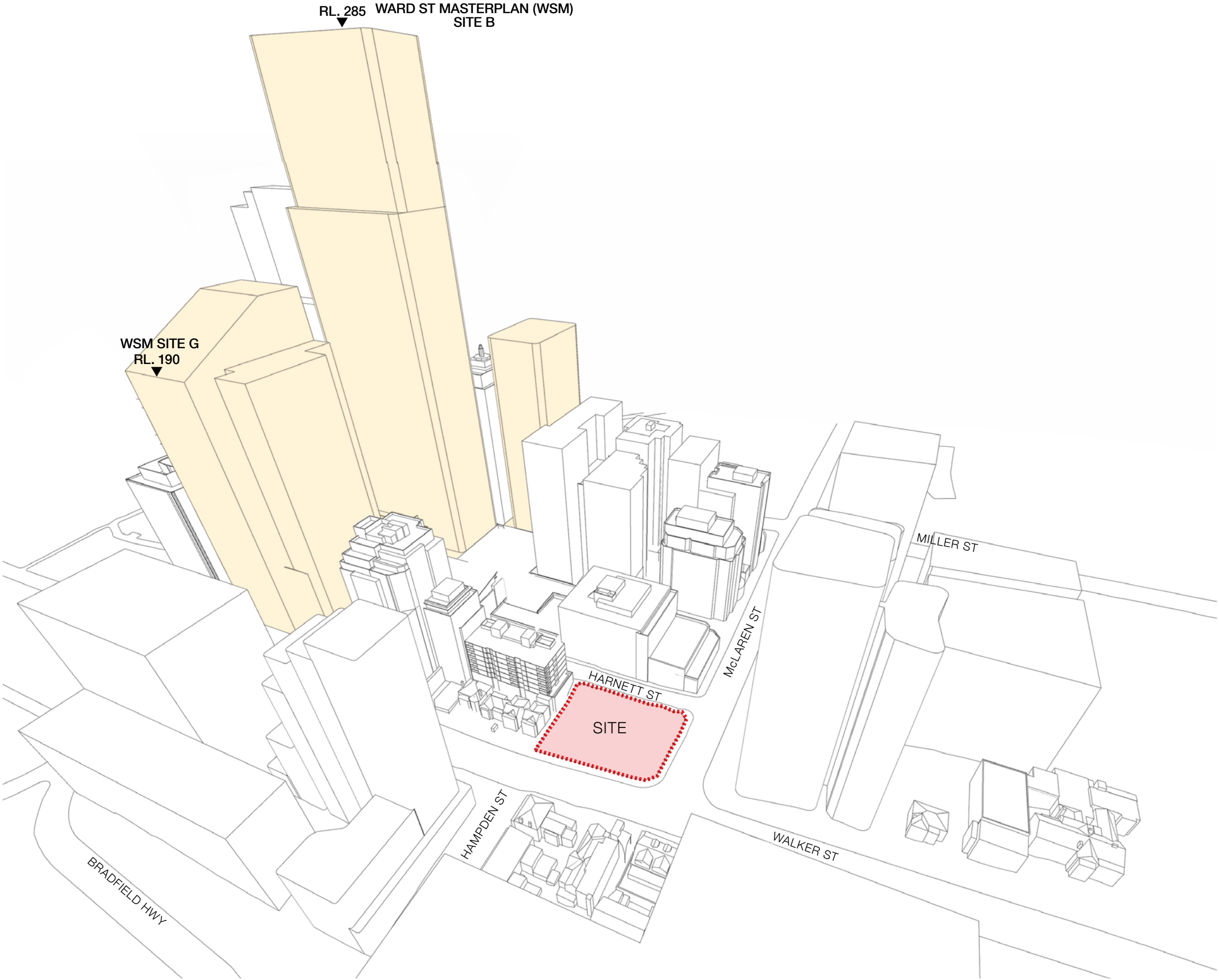
- 1/ **minimal additional overshadowing** to the central plaza*
- 2/ **limited solar impact** to 150 Walker Street*
- 3/ **integration of a mix of residential and retail and/or commercial uses***
- 4/ **active retail frontage** to McLaren Street and Walker Street*
- 5/ **provision of an enhanced through-site link** connecting Walker Street to Harnett Street*
- 6/ **a sustainable carbon-neutral building***



# WARD STREET MASTERPLAN

## BUILDING UPLIFT

The Ward Street Masterplan was developed based on an interactive design process with North Sydney. It sought to provide significant uplift in FSR and building height to strengthen the commercial centre created by the Victoria Cross metro. It underwent several stages of development options.



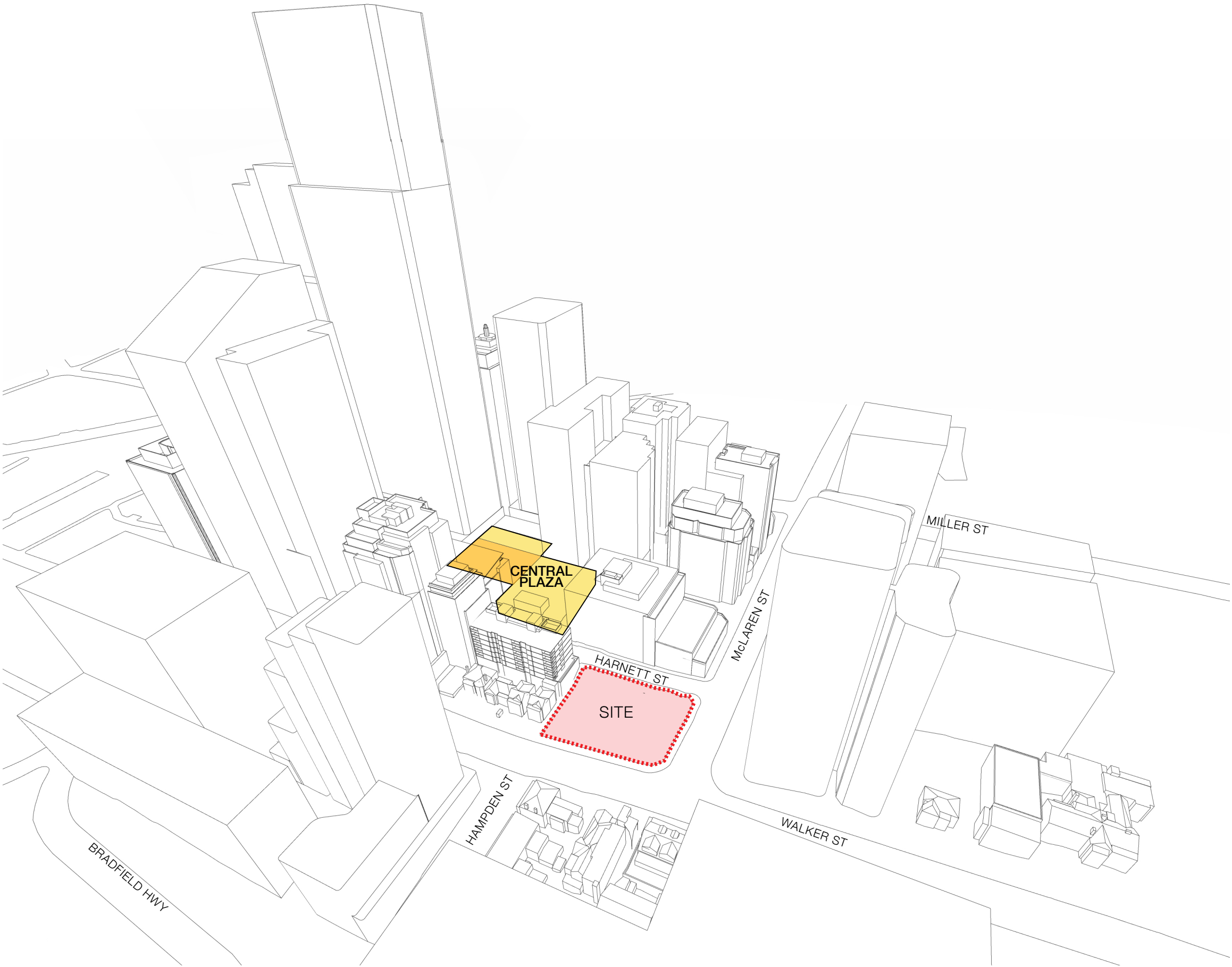
# WARD STREET MASTERPLAN

## WARD STREET PLAZA

The Public Domain Design for the Ward Street Masterplan incorporates the Ward Street Plaza at the centre of the masterplan, as well as a pocket park immediately north of the Plaza.

## SITE CONCEPT CONSIDERATION

The site aims to build on the strategy of strengthening the building uplift created by the Victoria Cross Metro through a mixed-use offering, whilst still providing good solar access to the centra plaza.





# WARD STREET MASTERPLAN

## OPTION 1

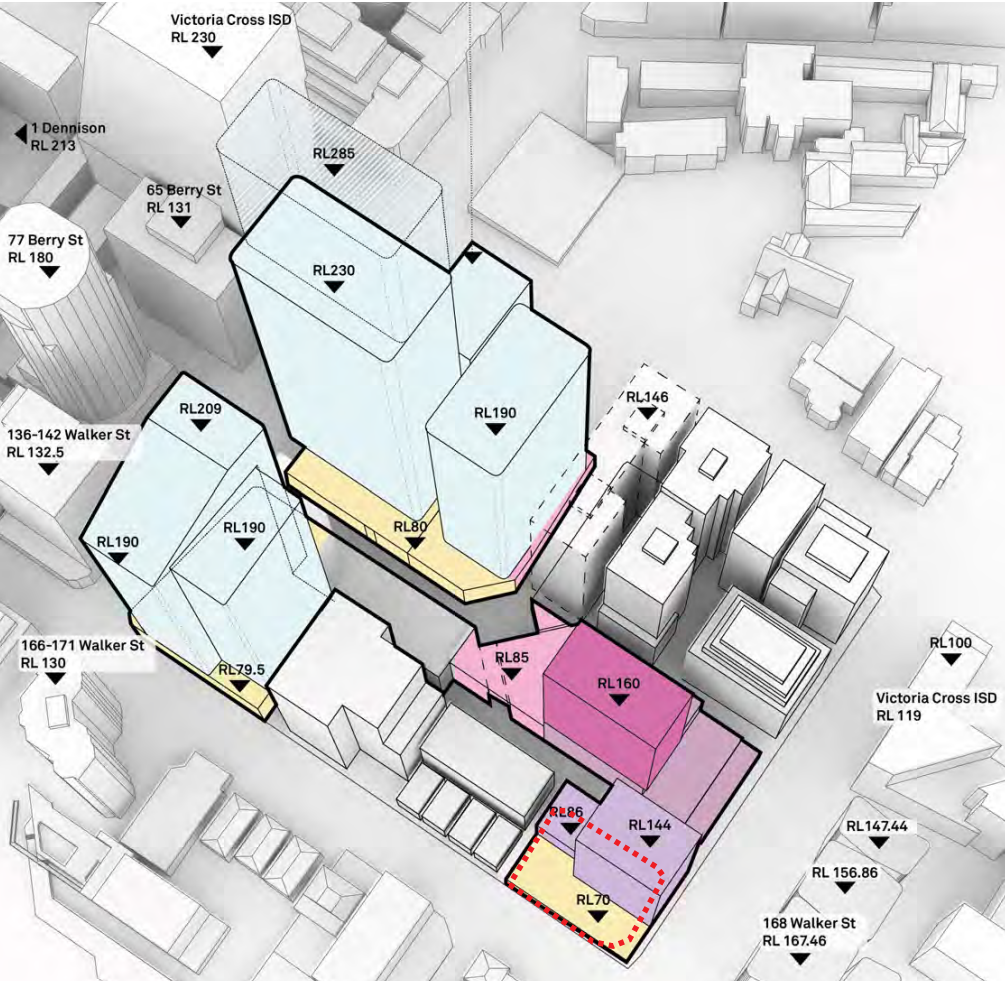
Option 1 proposed a mid-rise building on the site of 45 McLaren Street with an RL144, circa 16,750sqm of GFA and a proposed FSR of 9:1. It acknowledged that this site was suitable for hotel or residential floor space.

## OPTION 2

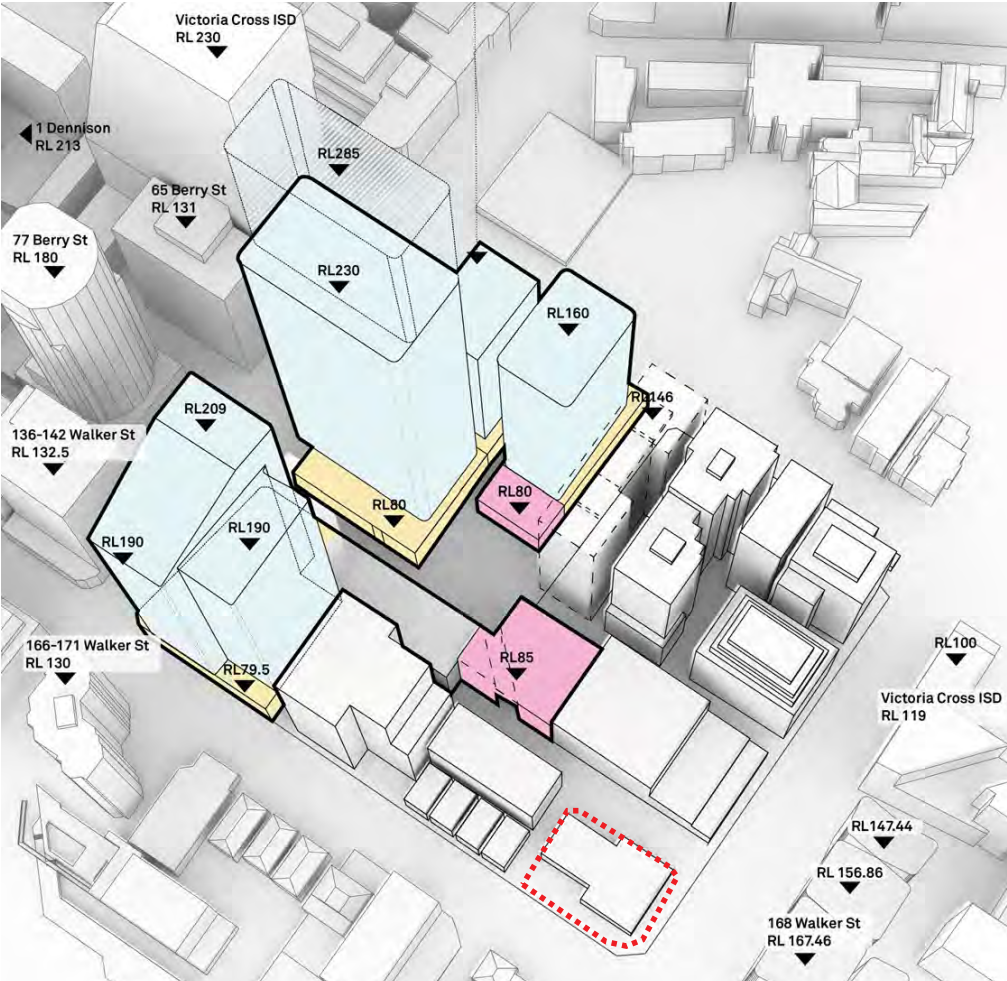
Option 2 ommited any additional building height to 45 McLaren Street. This reduced diversity of land use as compared to option 2 in order to provide solar access to the proposed central plaza in mid-winter.

## FINAL MASTERPLAN

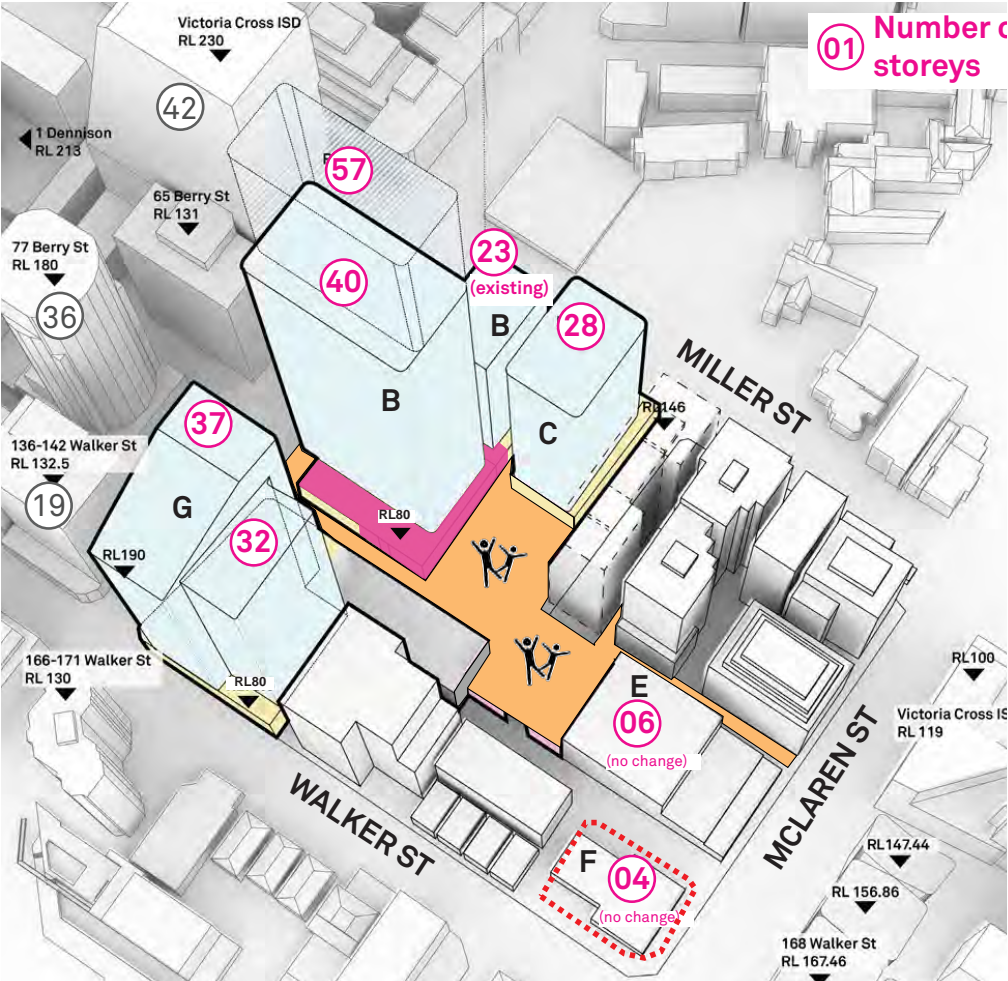
The final masterplan includes building heights that exceed the Victoria Cross OSD at RL285, and concentrates the building uplift on the southern portion of the Ward Street Masterplan, consequently reducing diversity in building height and land use. An additional pocket park was proposed north of the central plaza.



OPTION 1



OPTION 2



FINAL MASTERPLAN

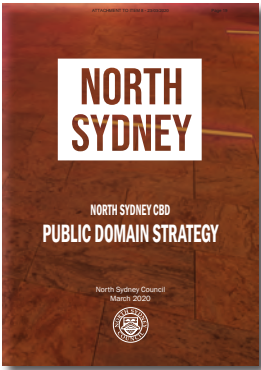




# SITE SOLAR CONSTRAINTS

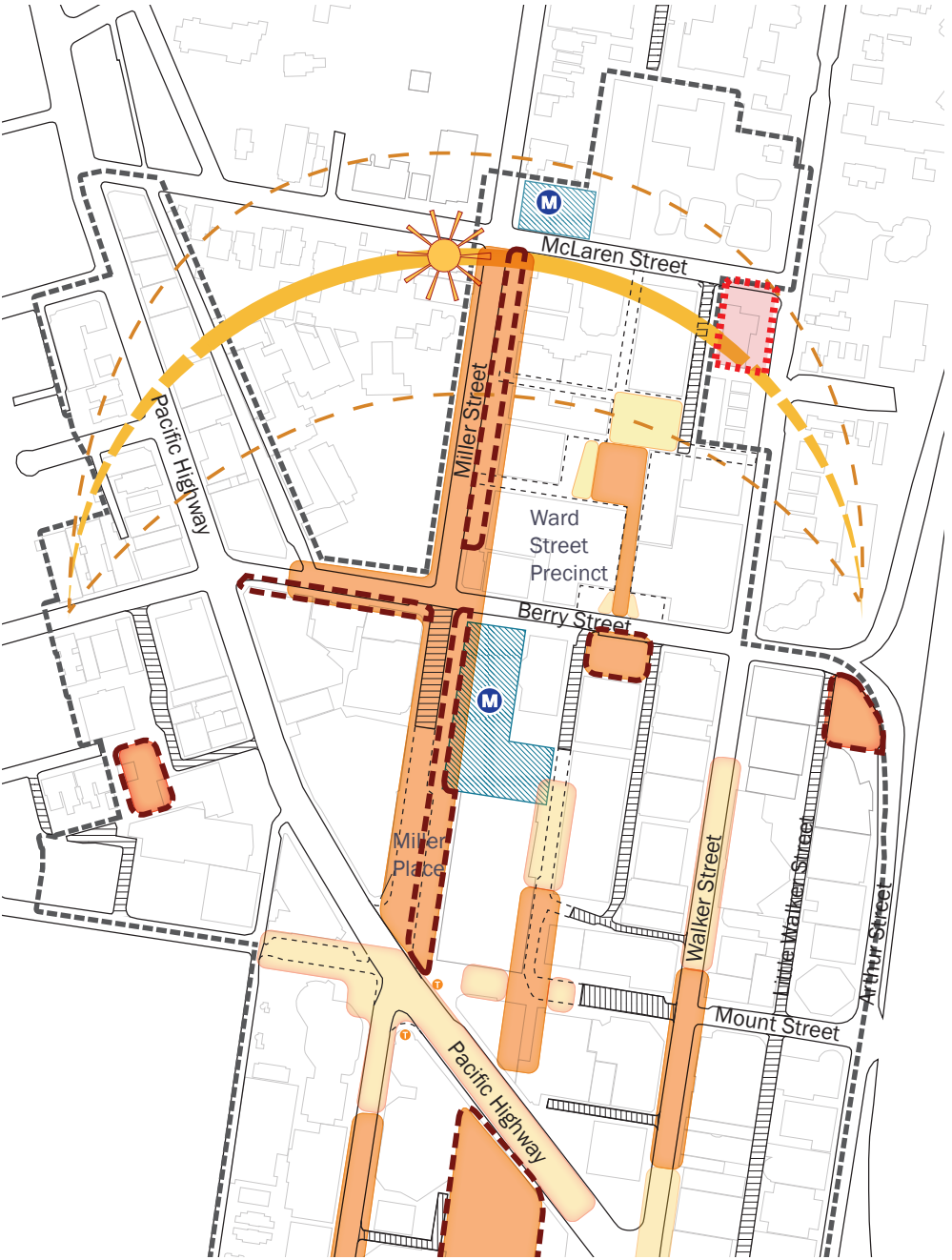
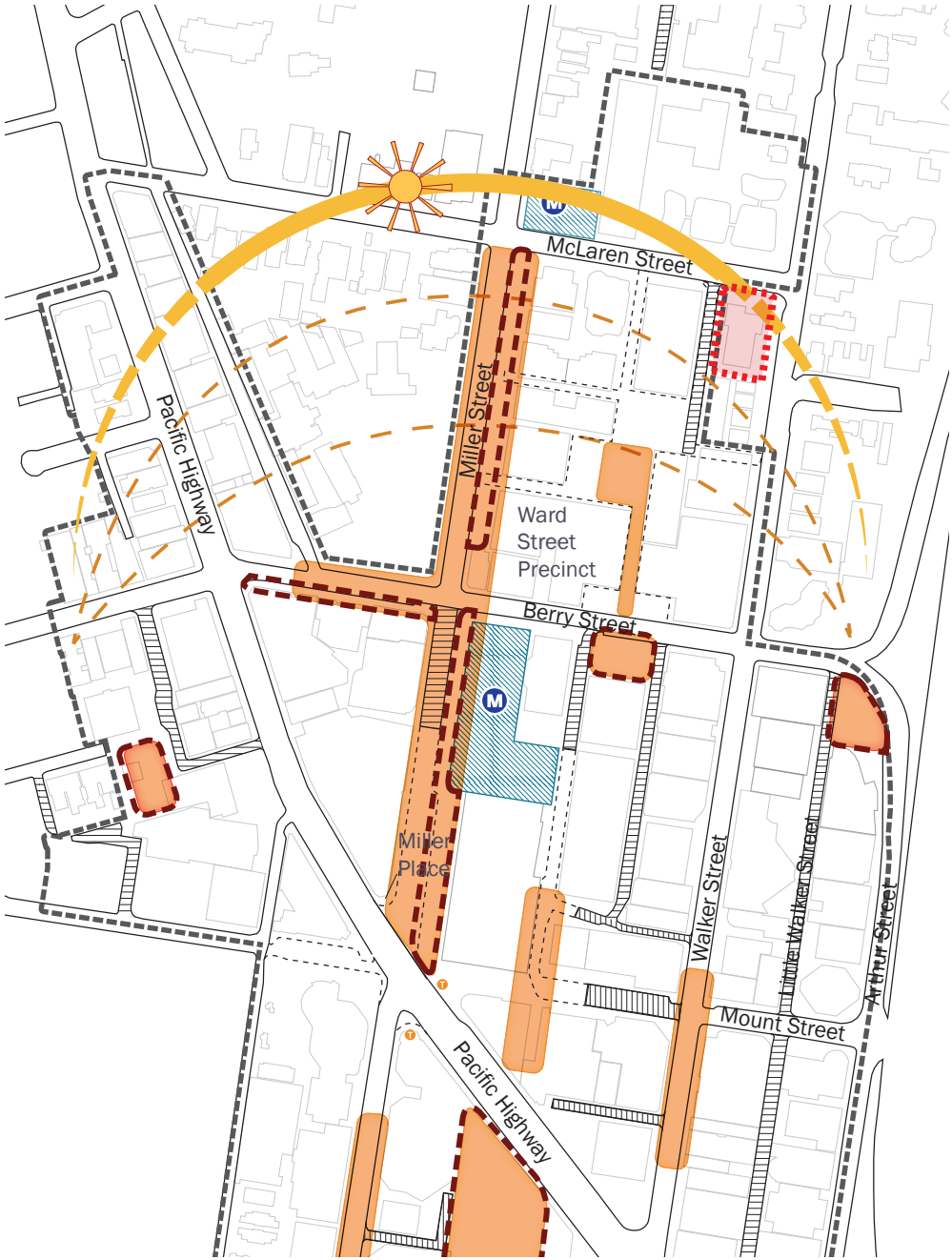
## SOLAR ACCESS

The North Sydney Public Domain Strategy, highlights public domain areas and the required solar access to these zones:

- / good solar access in spring, autumn, and summer only for the pocket park
- / good solar access all year-round to the central plaza



-  good solar access areas in spring, autumn and summer only
-  good solar access areas all year round



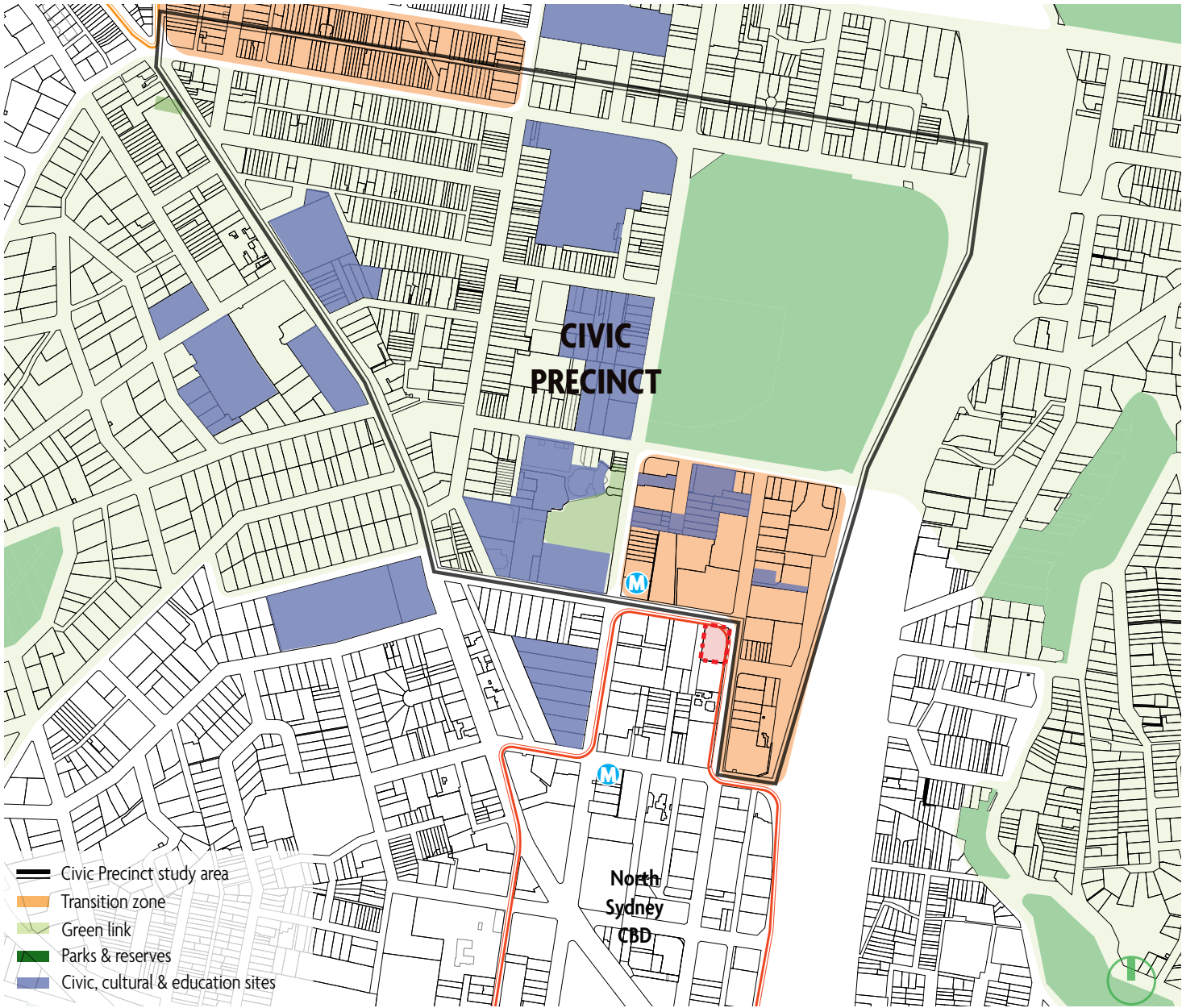
# CIVIC PRECINCT STUDY

## TRANSITIONAL BUILDING MASSING

The Civic Precinct is located north of the North Sydney CBD. Part of the study proposes that at the edges of the Civic Precinct are transitional zones between the CBD and the precinct, particularly along Walker and McLaren Streets. The site is located at the corner of these two streets.

These transitional zones seek to:

- / provide a height transition between the commercial core (up to 40 storeys) and the lower conservation area
- / protect the amenity and sunlight of existing and proposed public open spaces



CIVIC PRECINCT AREA



CIVIC PRECINCT TRANSITION ZONE - PROPOSED NUMBER OF STOREYS



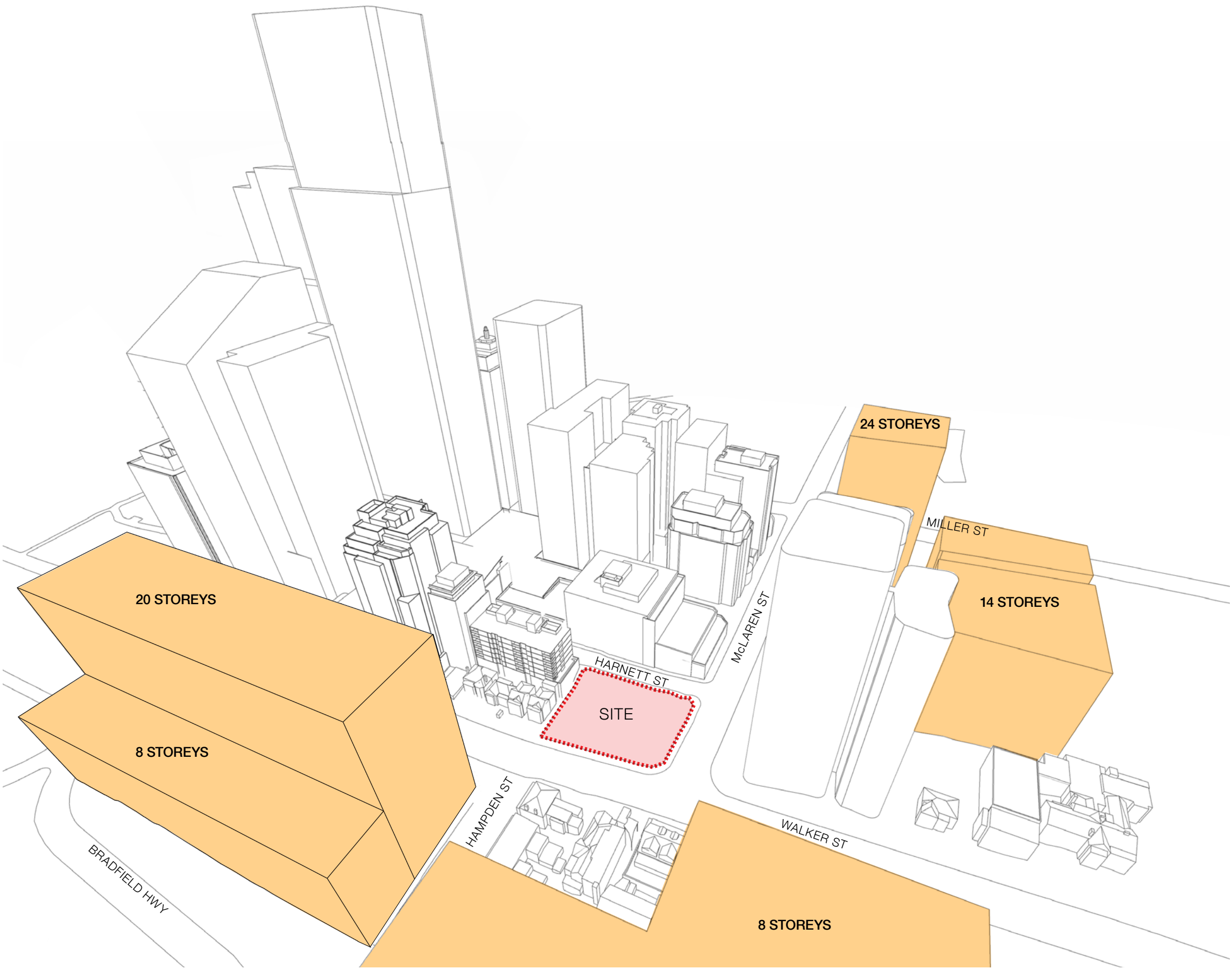
# CIVIC PRECINCT STUDY

## CIVIC PRECINCT IMPLEMENTATION

- / increase the southern half of 52 McLaren street
- / maintain the current height to the northern half of 52-54 McLaren st
- / rezone the current R4 zone along the east side of Walker Street to B4 and B3 zones, except for heritage listed sites, and require mixed-use towers and mid-rise standalone commercial buildings
- / increase the maximum height to 8-storeys to the area fronting the Freeway

## SITE CONCEPT CONSIDERATION

The site, located at the junction of the main civic transition area, aims to build on the strategy of providing both a mixed-use building and a building that assists in the transition in height between the CBD and the Civic Precinct.





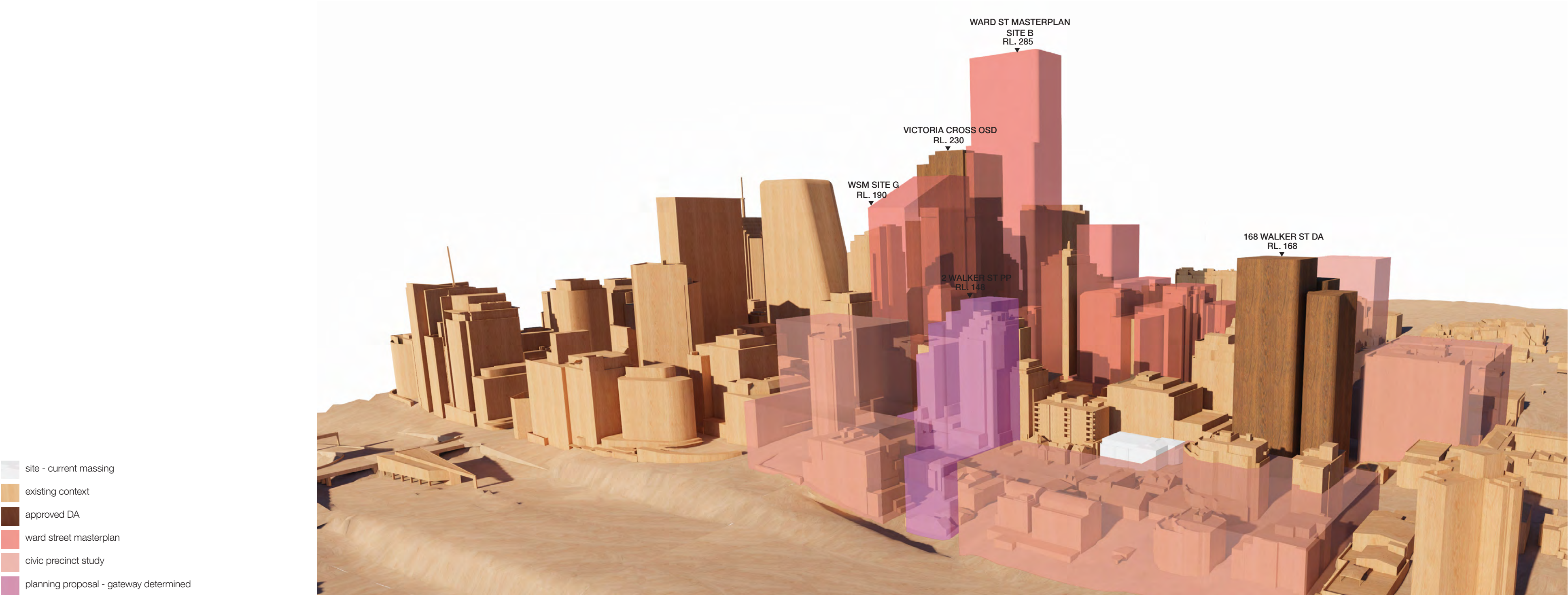
# EXISTING CONTEXT

site - current massing  
existing context





# FUTURE CONTEXT





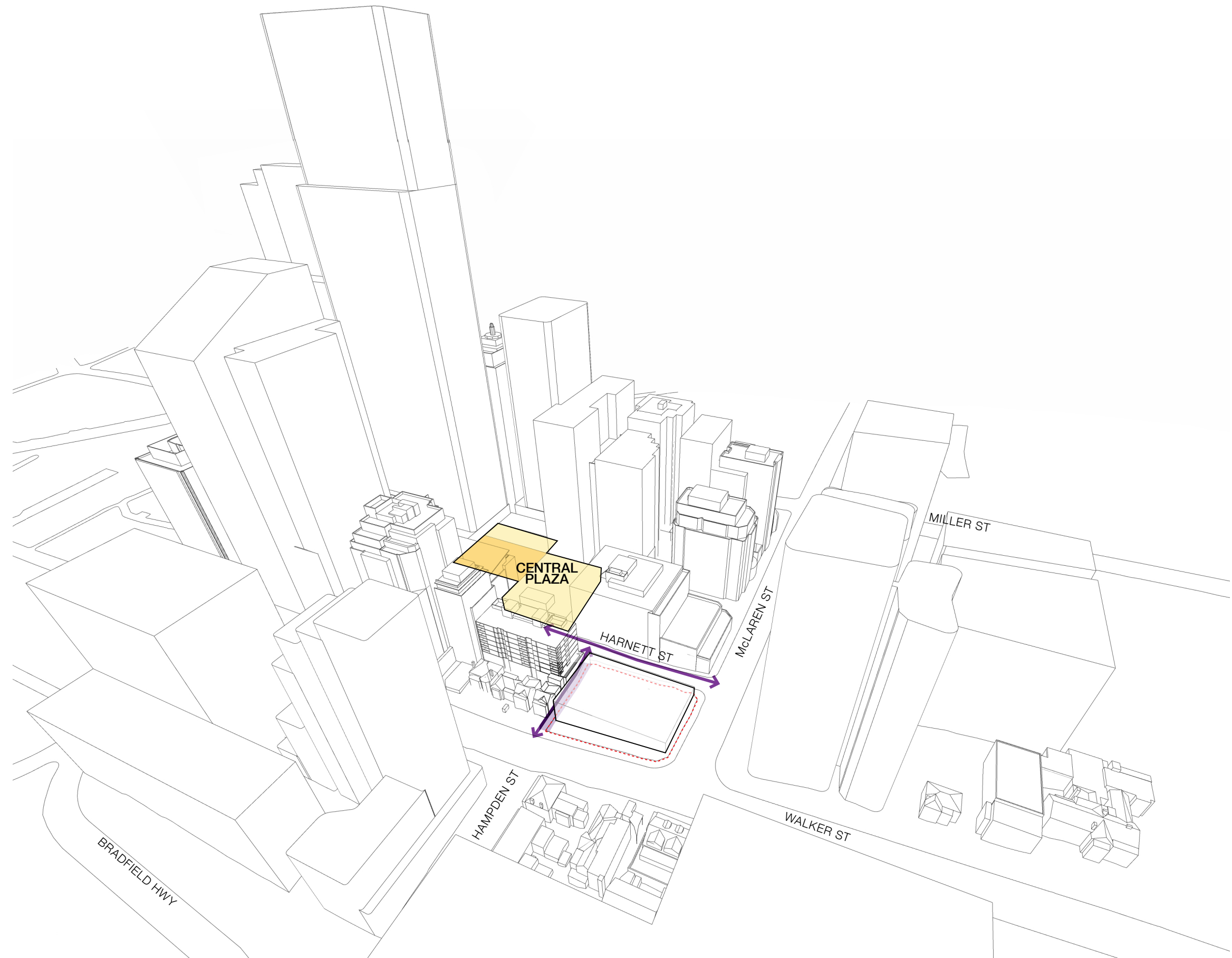


# DESIGN PRINCIPLES



# ENHANCING THE THROUGH-SITE LINK

The podium has been set back along the southern boundary in order to provide a more generous through-site link that connects Walker Street to Harnett Street. At approximately double its existing width, the 3m wide link enhances the pedestrianisation around the site and further promotes activation of the Ward Street Plaza.



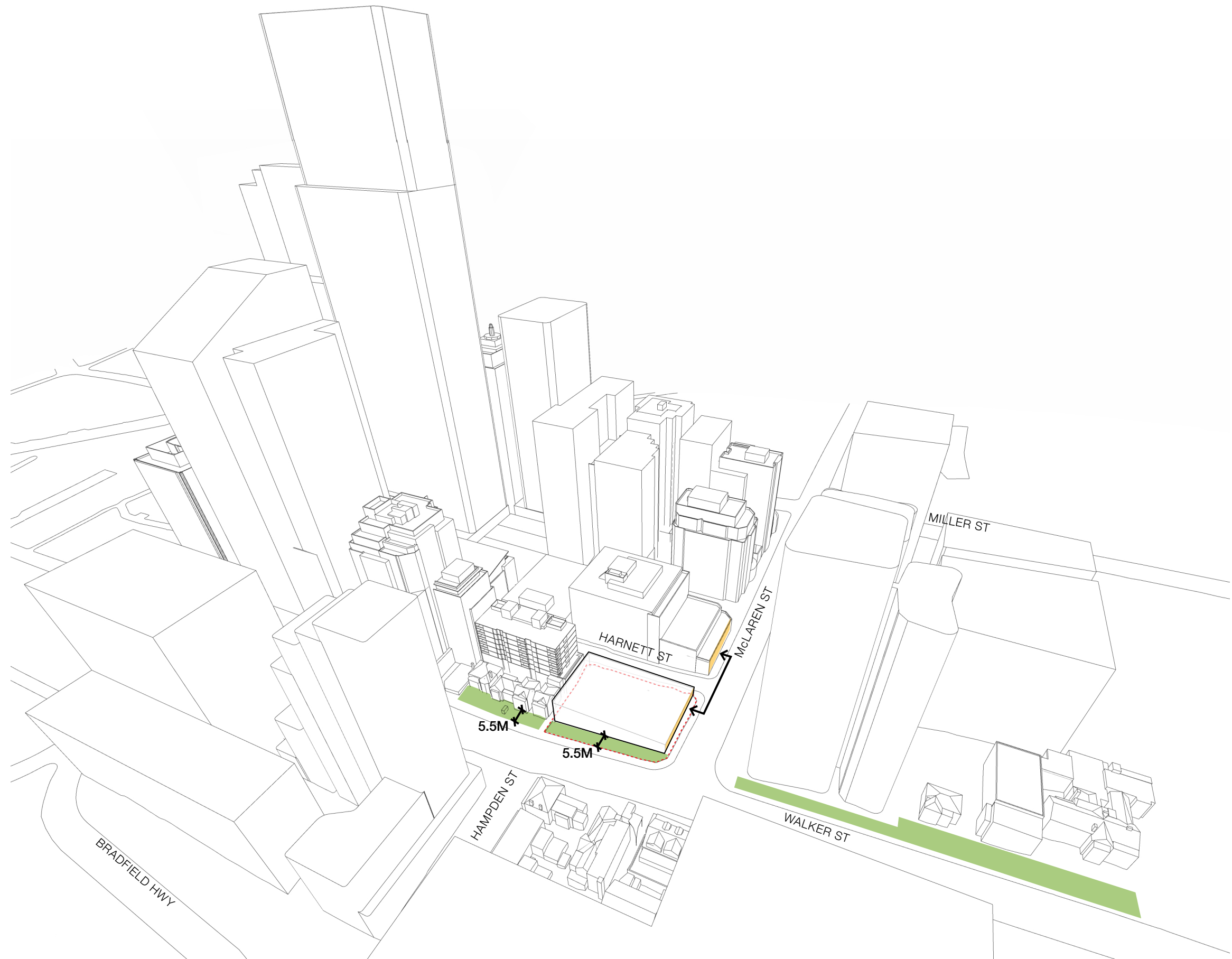


# STREET ALIGNMENTS AND SETBACKS

## RESPONSE TO HERITAGE

The podium fronting Walker Street has been setback to align with the heritage terraces south of the site. In front of the podium is soft landscaping, which is in keeping with the neighbouring property and the leafy character of the surrounding context.

The podium massing further aligns with 41 McLaren Street, immediately west of the site.





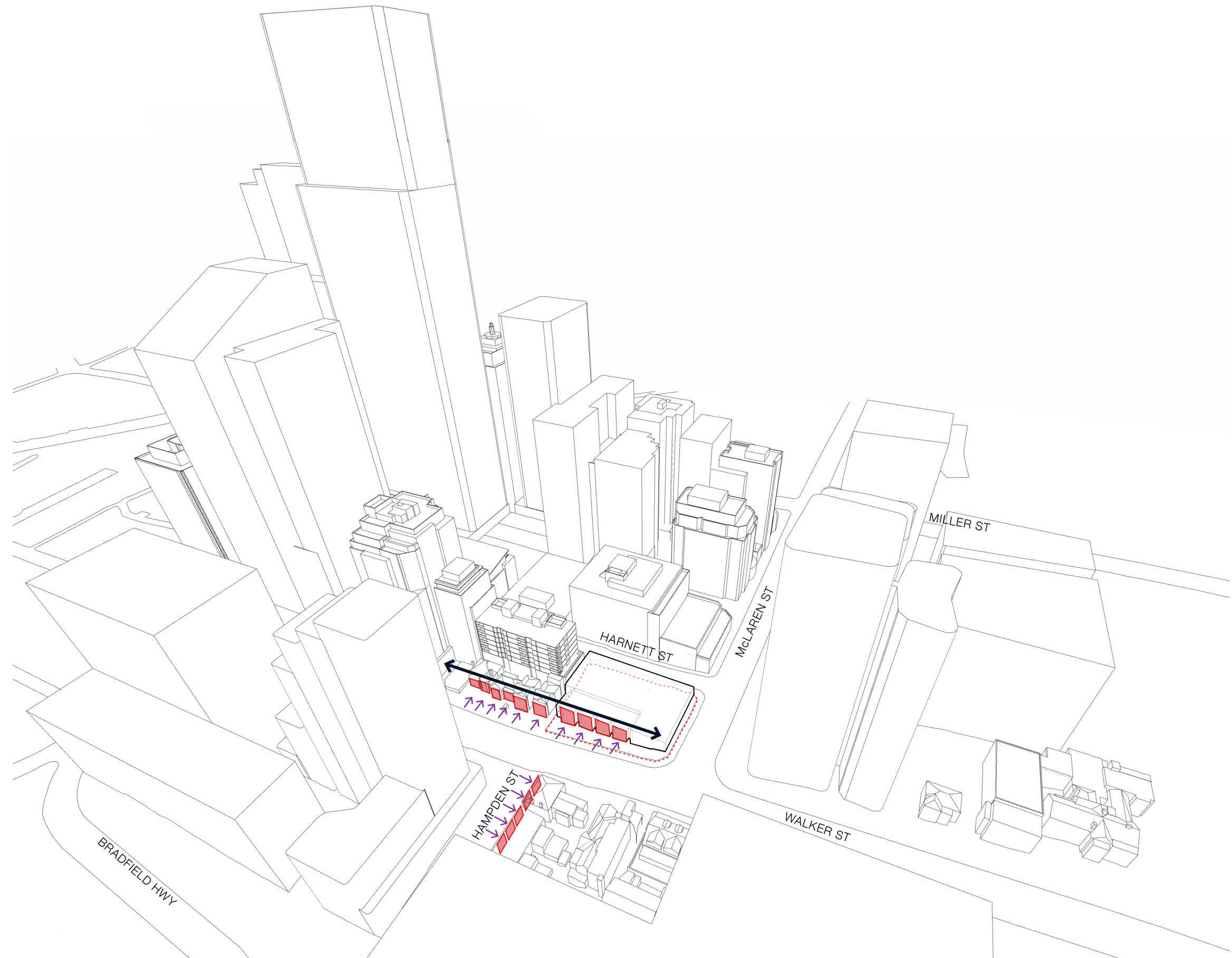
# RESIDENTIAL PODIUM

## RESPONSE TO HERITAGE & CONTEXT

By providing residential terraces along Walker Street, it enhances the heritage / residential context immediately south and east of the site.

The height, scale and modulation of the podium has been sculpted to provide a thoughtful urban response to the adjacent heritage context.

Similarly to the heritage buildings, the proposal sculpts individual 2-3-storey terraces fronting Walker Street, with outdoor balconies and direct street access, as a modern interpretation of the heritage context.

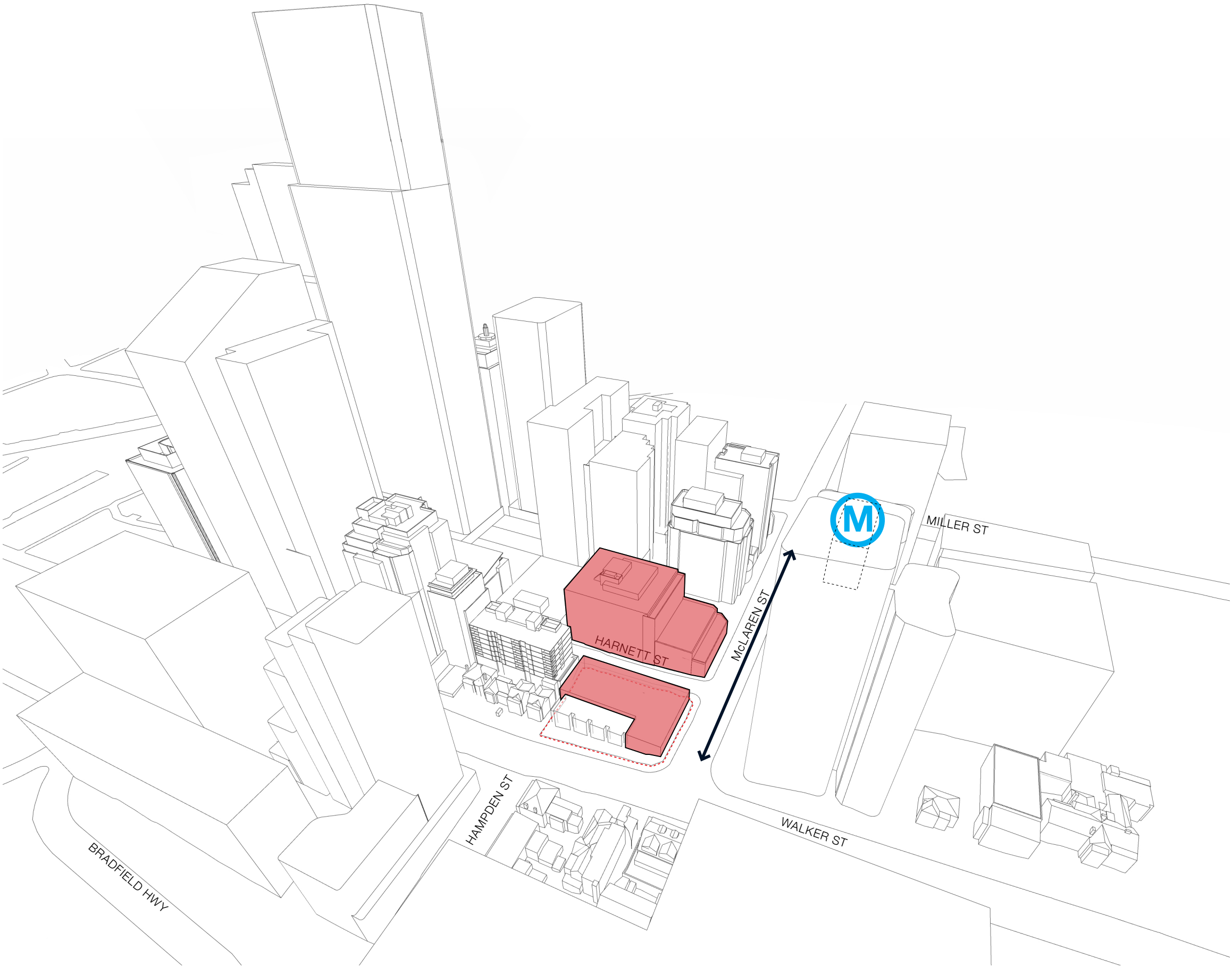




# RETAIL PODIUM

## RESPONSE TO HERITAGE & CONTEXT

The retail offering along McLaren and Harnett Streets responds to the heritage / commercial context immediately west of the site. The location of retail is also in keeping with the more public presence of McLaren Street / Victoria Cross Metro North.





# ACTIVATION & INTERFACE

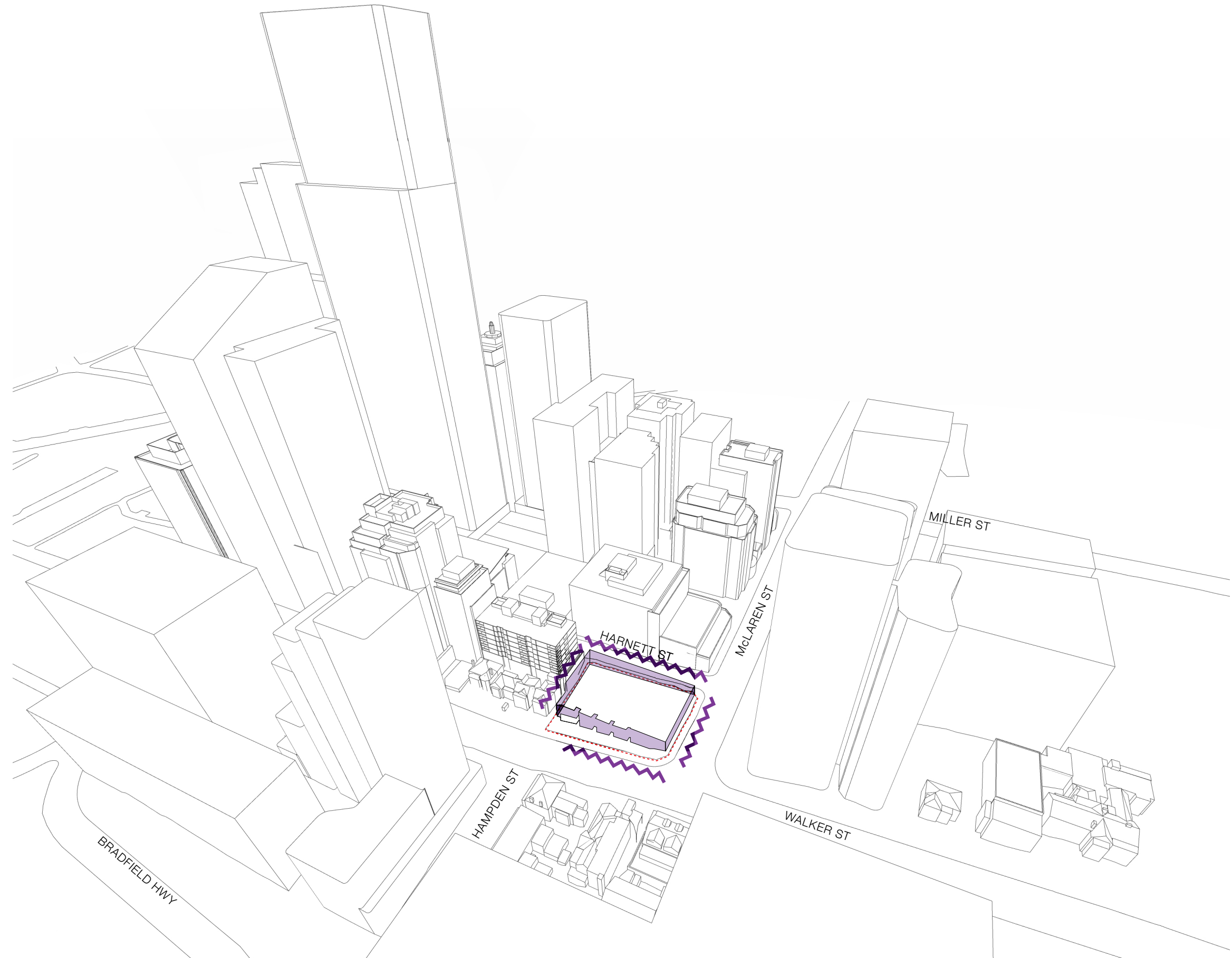
The podium provides an active frontage and/or passive surveillance along all four boundaries of the site.

/ McLaren Street is activated by retail spaces and the residential lobby

/ The raised residential terraces along Walker Street provides both activation and passive surveillance

/ Three levels of retail spaces front the widened pedestrian through-site link, providing passive surveillance

/ Entry into the retail spaces has been provided along both McLaren Street and the southwest corner of Harnett Street, with the retail offering providing passive surveillance as the site slopes upwards towards McLaren Street



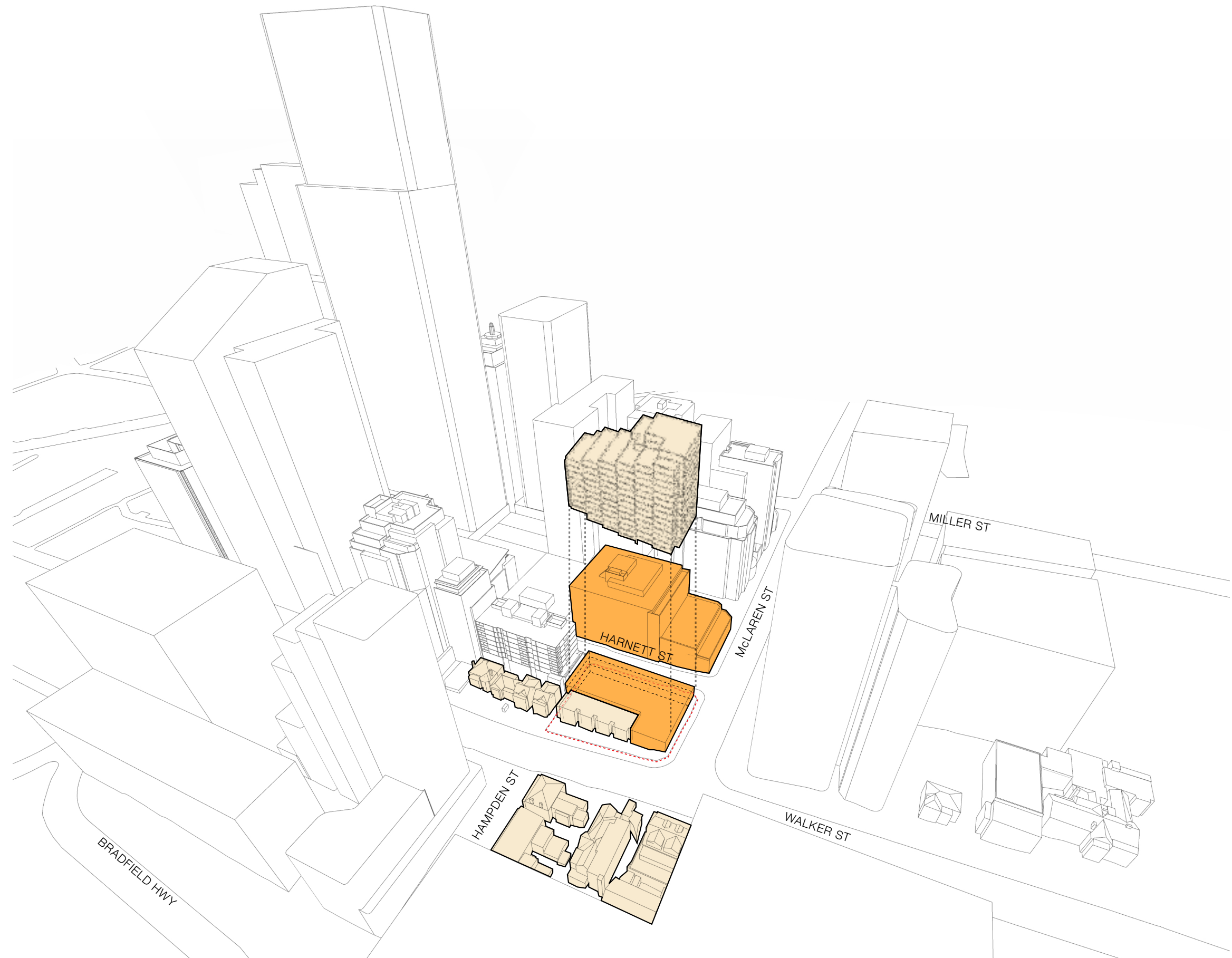


# MIXED-USE PRECINCT

The proposal offers a mix of retail and residential uses. As a direct response to its surrounding context, the podium consists of residential terraces along Walker Street, and retail along McLaren Street.

The mid-rise tower to the building is set back from the podium, and is dedicated for residential use.

The proposal is then in-keeping with the objectives of the Ward Street masterplan.



residential  
retail / commercial

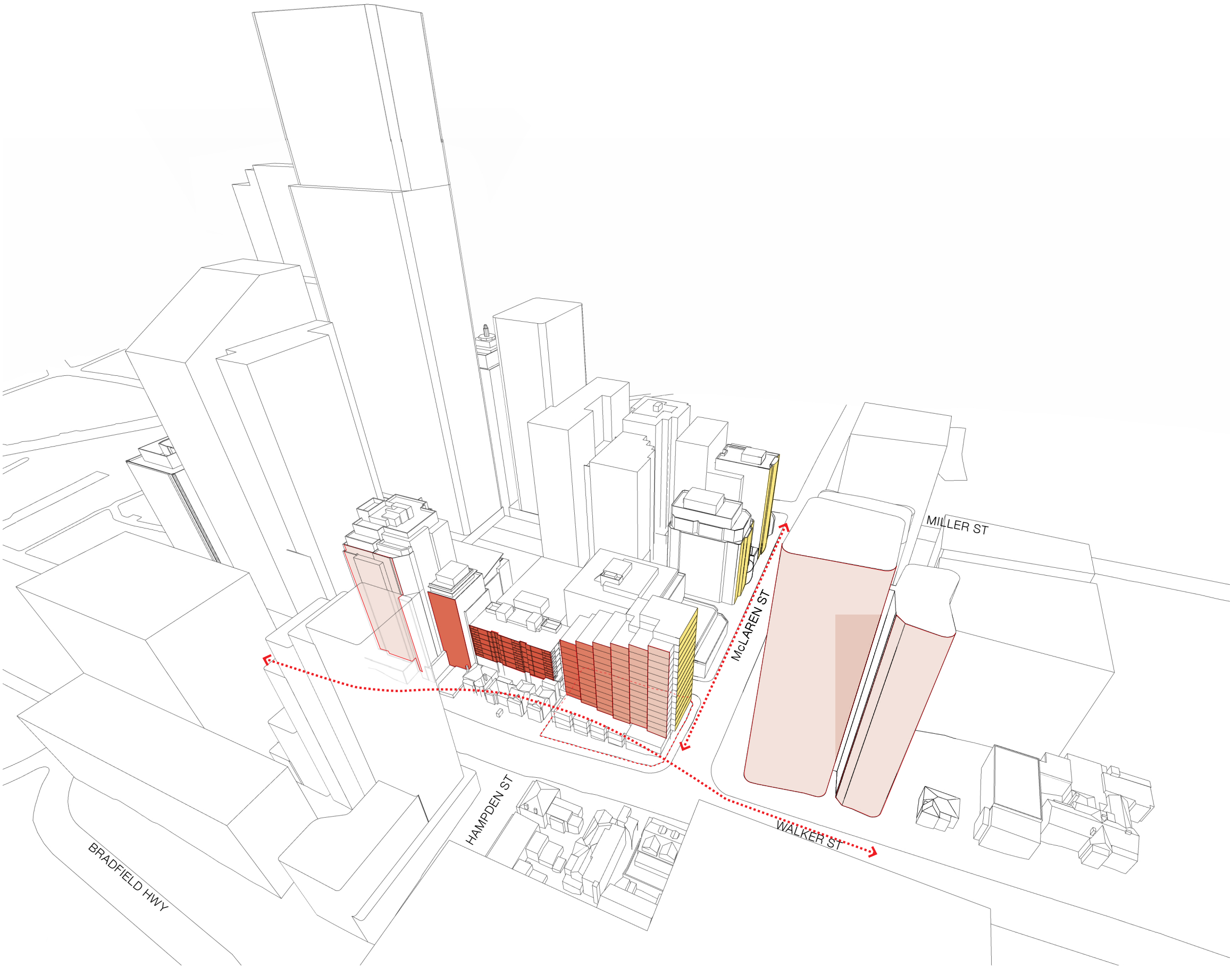


# TOWER SETBACK STEPPING & ALIGNMENTS

In keeping with the series of stepped vertical massing arrangements that occurs south of the site, with no consistent tower setback, the proposal provides a stepped transition between 168 Walker Street and 150 Walker Street apartments, which is set back 5m and 20m respectively.

In addition, the proposal maintains the consistent tower street alignment that runs along McLaren Street.

- 0m setback
- 5m setback
- 10m setback
- 15m setback
- 20m setback

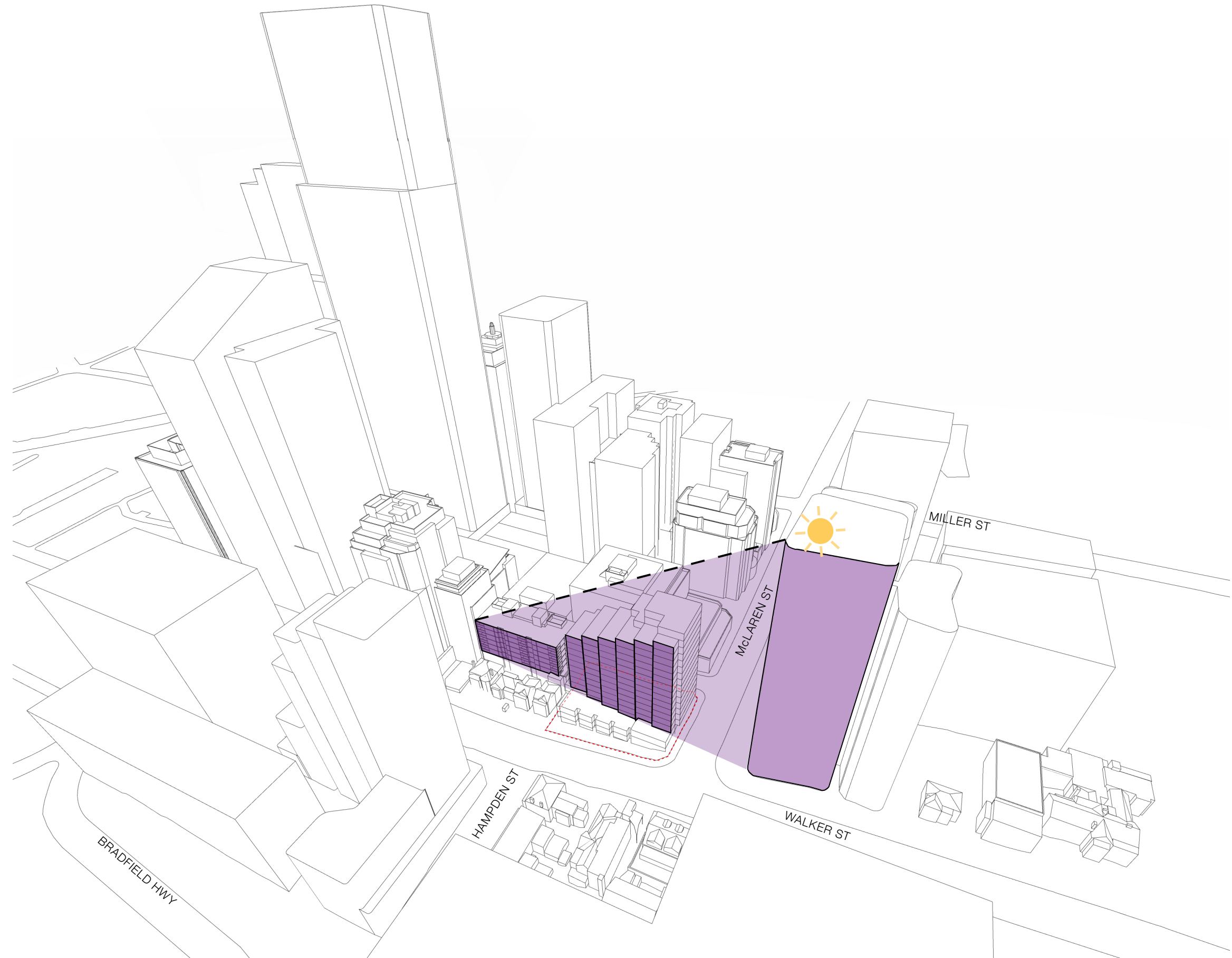




# TOWER STEPPING SOLAR ACCESS

Working with the solar plane cast by 168 Walker Street, the tower steps to meet this solar plane, and provides a massing transition between 150 Walker Street Apartments and the residential tower to 168 Walker Street. This has been undertaken to simultaneously achieve the following:

- / maintain solar access to the neighbouring property, 150 Walker Street
- / provide solar access to the proposal

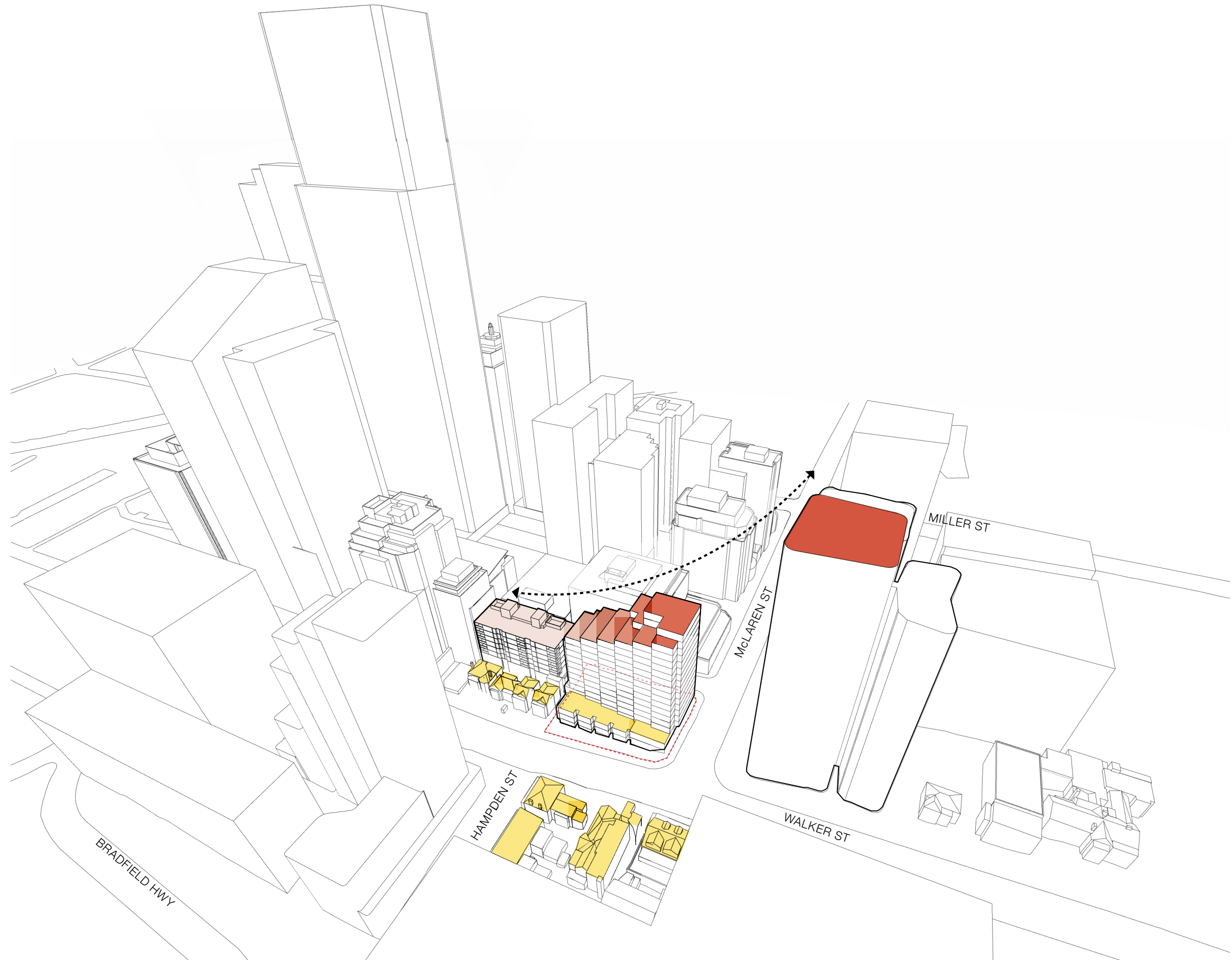




# BUILDING HEIGHT TRANSITION & DATUM

The proposal provides a transition in tower heights from the D.A. approved 28 storey tall tower at 168 Walker Street, located at the corner of Walker Street and McLaren Street, and the residential apartments located at the rear of 150 Walker Street.

The podium further provides a consistent low-scale datum, which is consistent with the heritage buildings located south and east of the site.

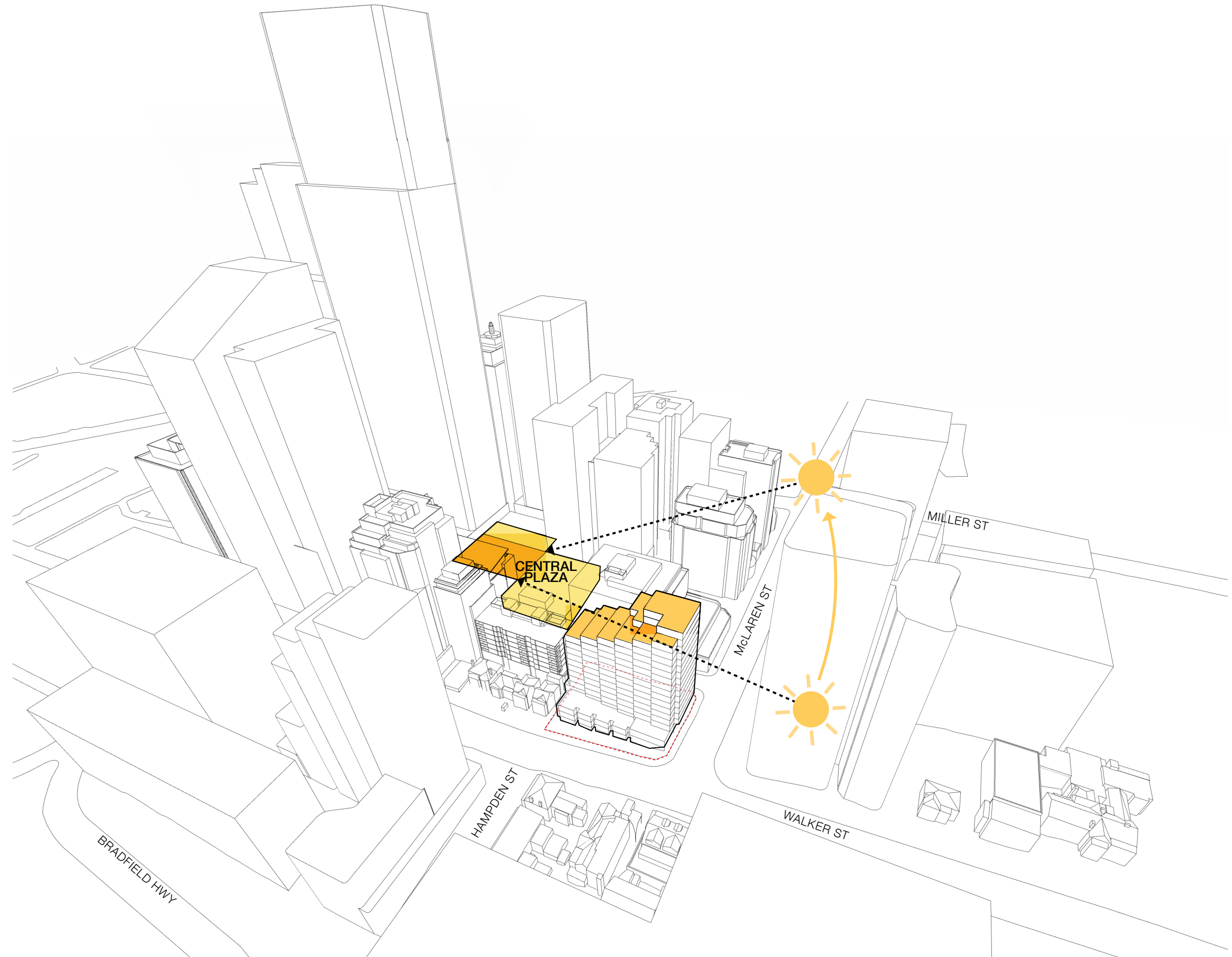




# ROOFTOP STEPPING

## SOLAR AMENITY TO PLAZA

The stepped rooftop massing seeks to maintain good solar access to the Central Plaza, which is in line with the strategies of the Ward Street Masterplan.





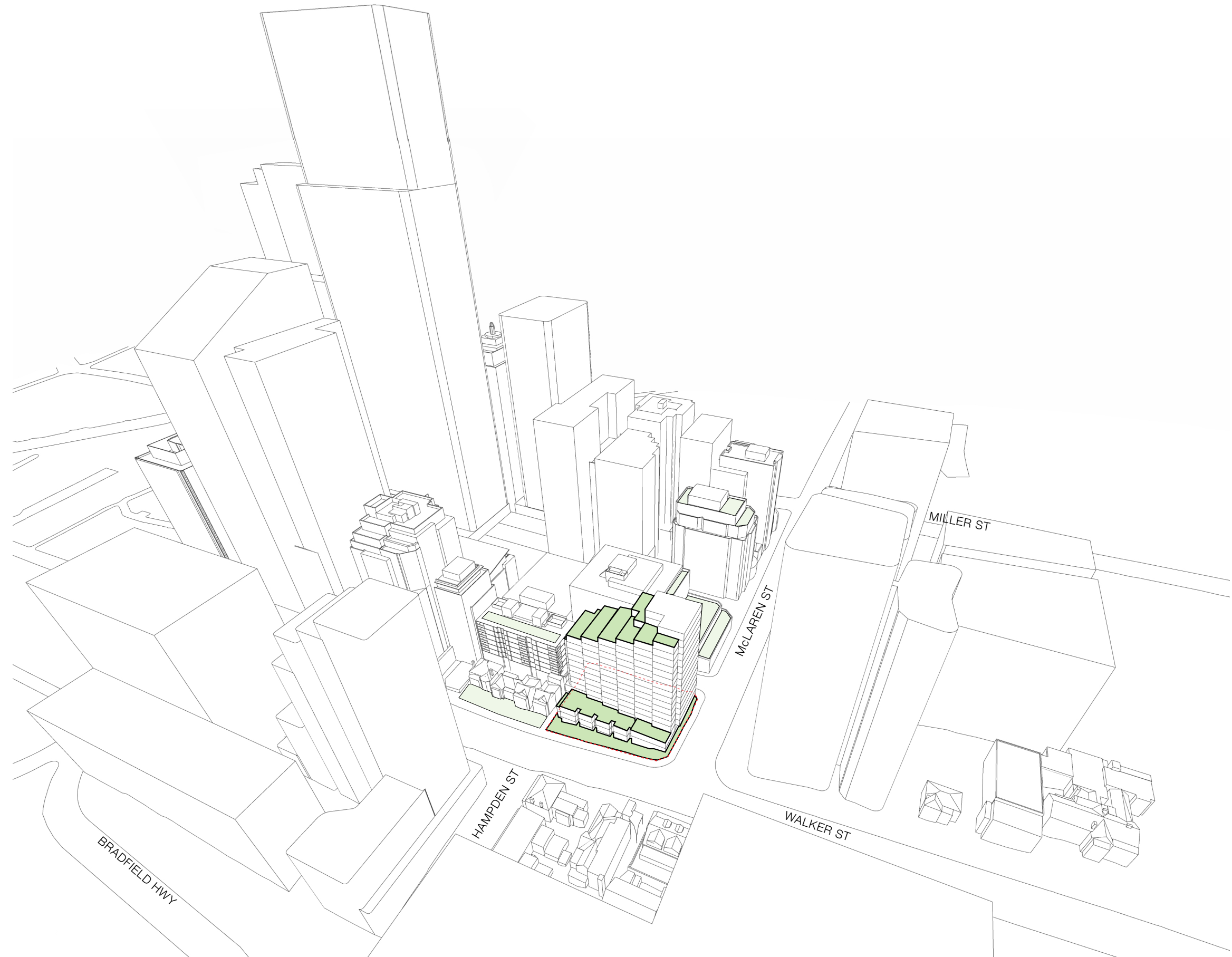
# LANDSCAPE TERRACING

The design provides an abundance of landscaping opportunities throughout the site.

/ The podium has been set back along Walker Street, creating a green leafy strip

/ The residential building is set back from the podium, which provides the opportunity for landscaped rooftops above the podium terraces

/ The stepped and staggered rooftops to the top of the building further enables a series of private and communal landscaped terraces





# BUILT FORM

## ESD PRINCIPLES



**CONTEXT**  
Shaped to mediate urban scales responding to the city built form



**ORIENTATION & POSITION**  
Designed to increase daylight to surroundings and limit overshadowing



**GEOMETRY**  
Designed to optimise orientation and reduced heat load to west, maximise north and east aspect



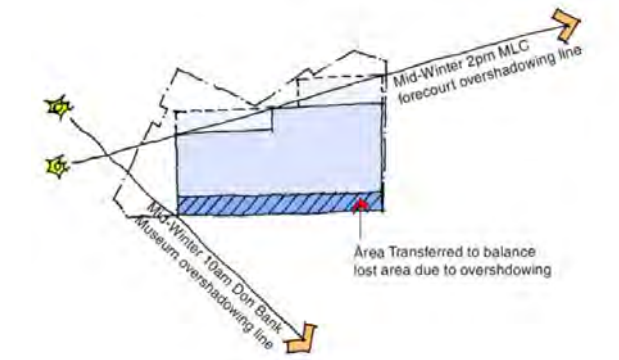
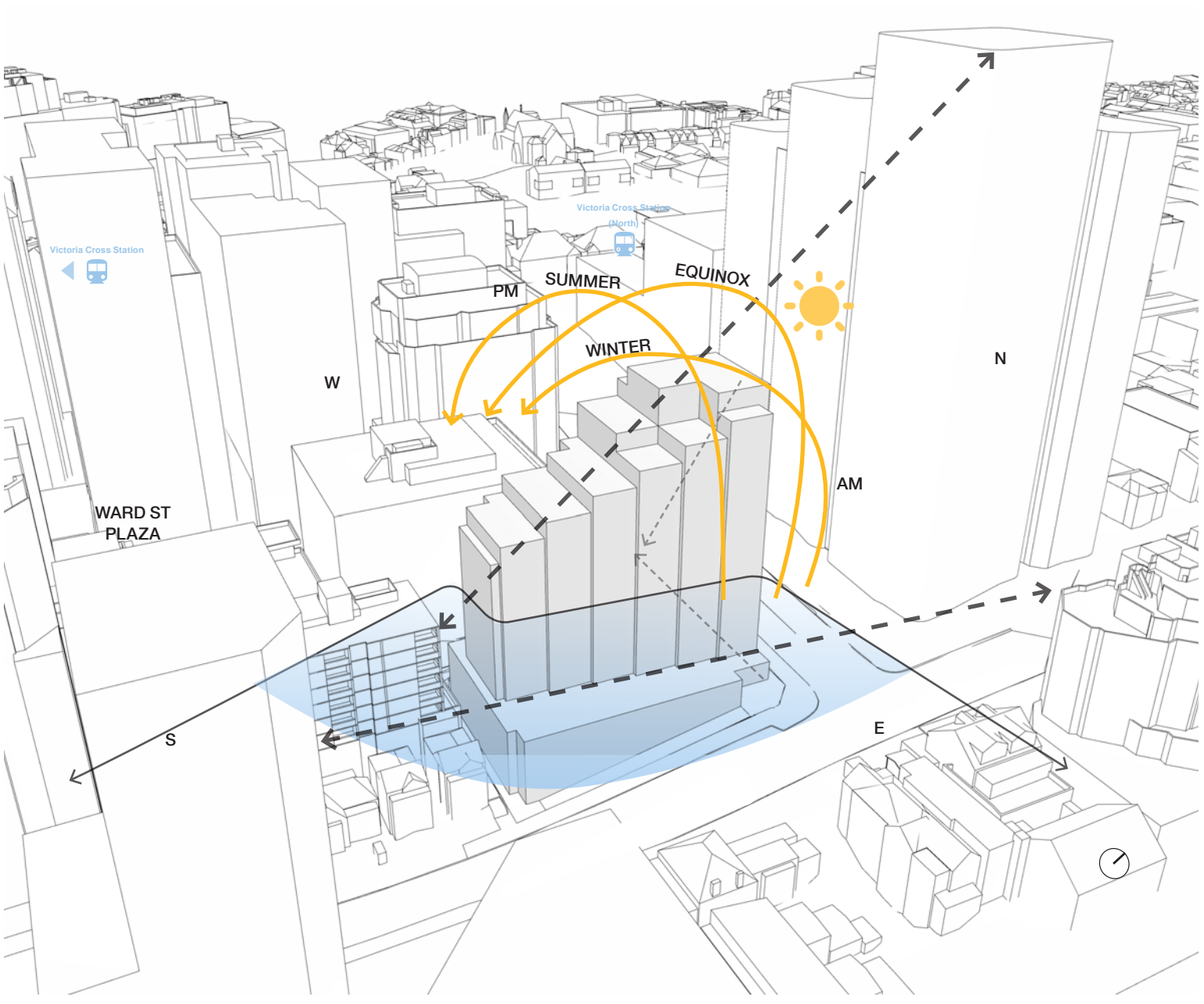
**EQUITY**  
Design of building massing to maximise solar access to adjacent developments and the public



**VIEWS**  
maximise daylighting hours and views received by building users. Privacy can be addressed by the generous spacing of building blocks and far ranging views.



**SOLAR ACCESS**  
Maximisation of solar access through considered building orientation





# PASSIVE DESIGN ESD PRINCIPLES



## DAYLIGHT

Optimising daylighting levels for healthy internal environments and enhanced indoor-outdoor connections.



## GREYWATER USE

Uses include water for toilet flushing, irrigation of plants and recycled heat for hot water



## RAINWATER COLLECTION AND REUSE

Capture the flow of rainwater from roof gutters to a rainwater storage tank and subsequent treatment and reuse.



## AIR & NATURAL VENTILATION

Maximise natural & cross-ventilation opportunities. Optimising ventilation opportunities for healthy internal environments and enhanced indoor-outdoor connection



## GREEN SPACE

Insulated Green Roof reducing Heat Gain, thermal mass and the Urban Heat Island Effect.



## COMMUNAL SPACE

balconies & wintergardens create buffer zones



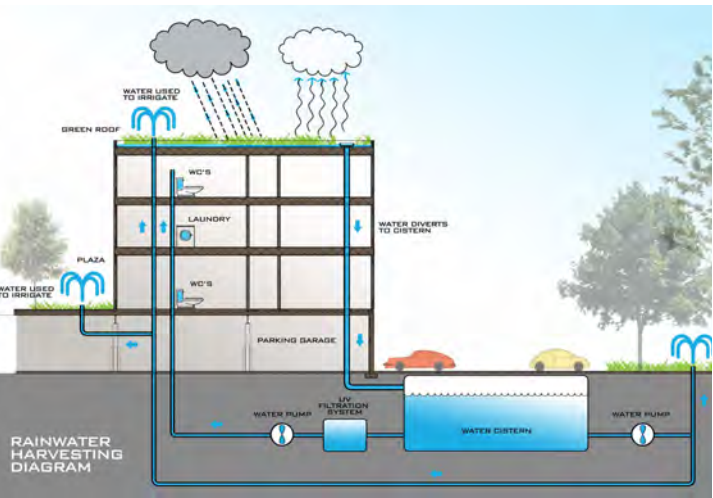
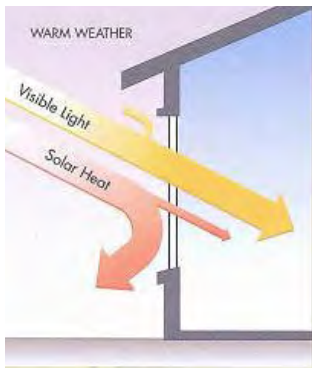
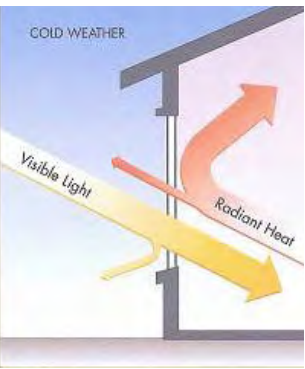
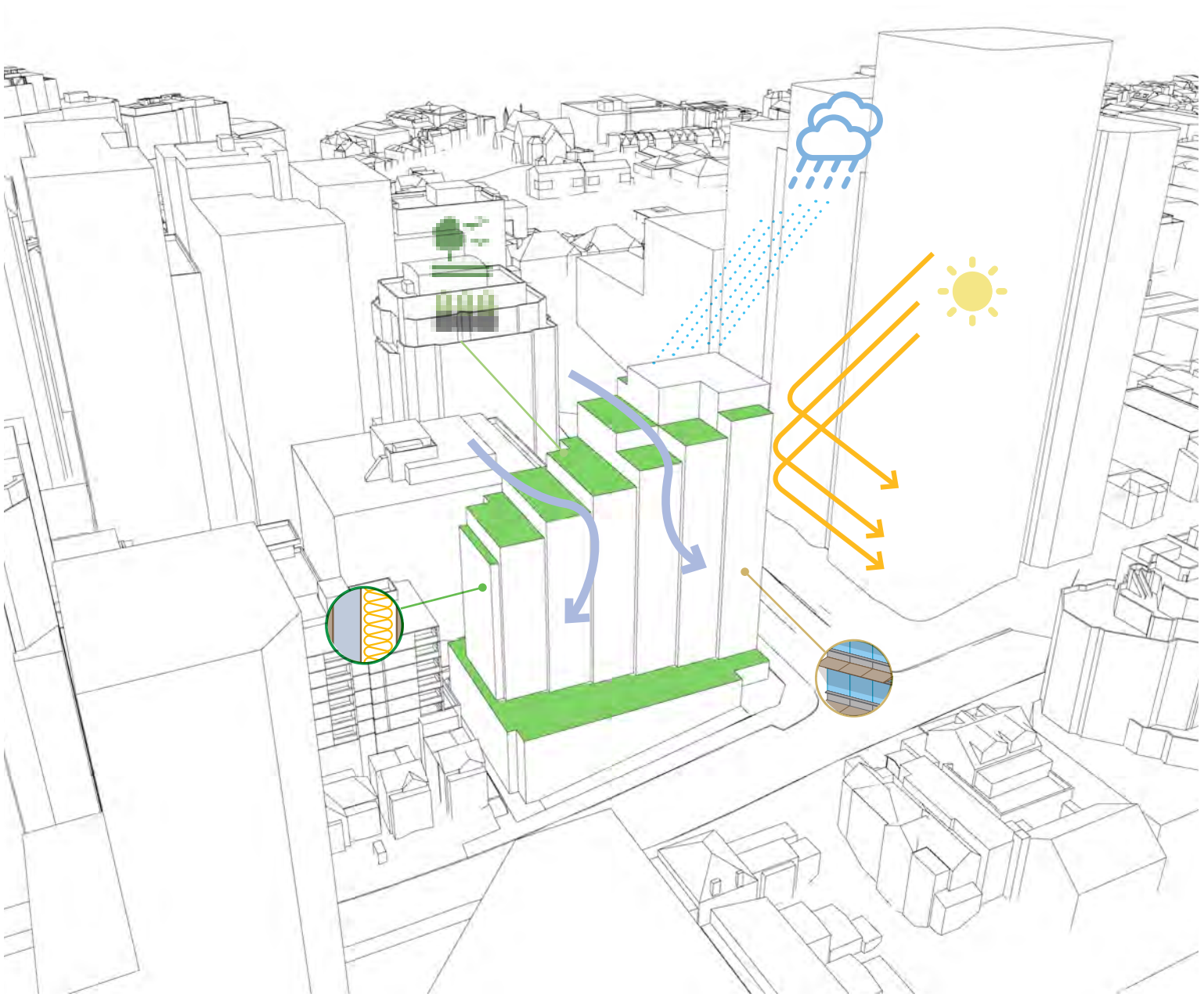
## HIGH PERFORMANCE BUILDING ENVELOPE

Designing high performance, well-insulated and thermally broken building envelopes. Balance between glazing to achieve daylight and views and solidity to improve thermal performance



## AIR TIGHT FACADES

Passive House rated building Envelope, Detailed to be well insulated, thermally broken and well sealed





# OPTIMISATION

## ESD PRINCIPLES



## NET ZERO EMISSIONS

All electric systems (remove all fossil fuel usage) and onsite renewable energy generation & procurement. Residual Energy offset. An embedded network with obligation for renewable energy.



### On-site renewable distribution Implementation

1. improve energy efficiency through design - reduce energy consumption/ optimise/ produce
2. procure Renewable Energy
3. purchase offsets



## SOLAR GENERATOR

Use of smart embedded network linking Photovoltaic cells embedded onto roofs generating energy where roof space is not being used for gardens



## EFFICIENT FIXTURES & SYSTEMS

Use of efficient fixtures such as vacuum flush toilets, foam flush toilets and urinals or compost toilets



## HIGH PERFORMANCE HVAC - ALL ELECTRIC, EVAPORATIVE COOLING

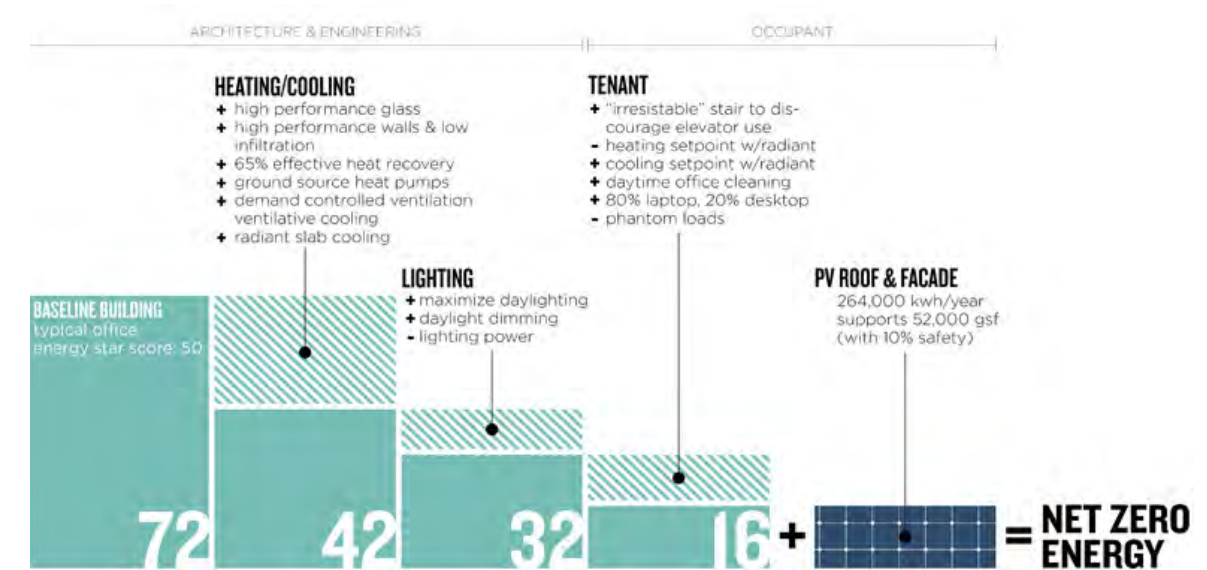
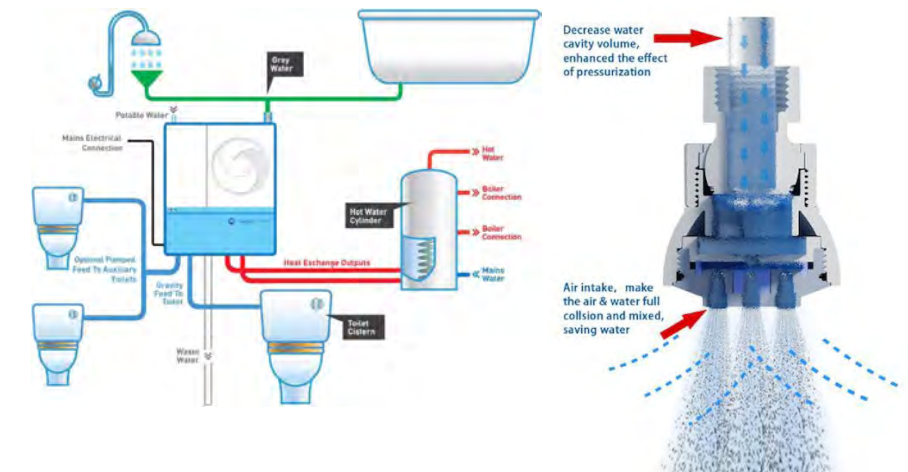
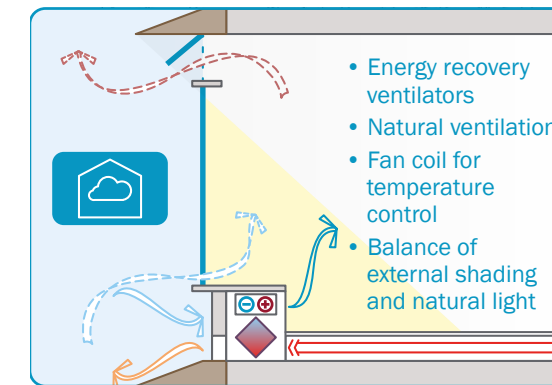
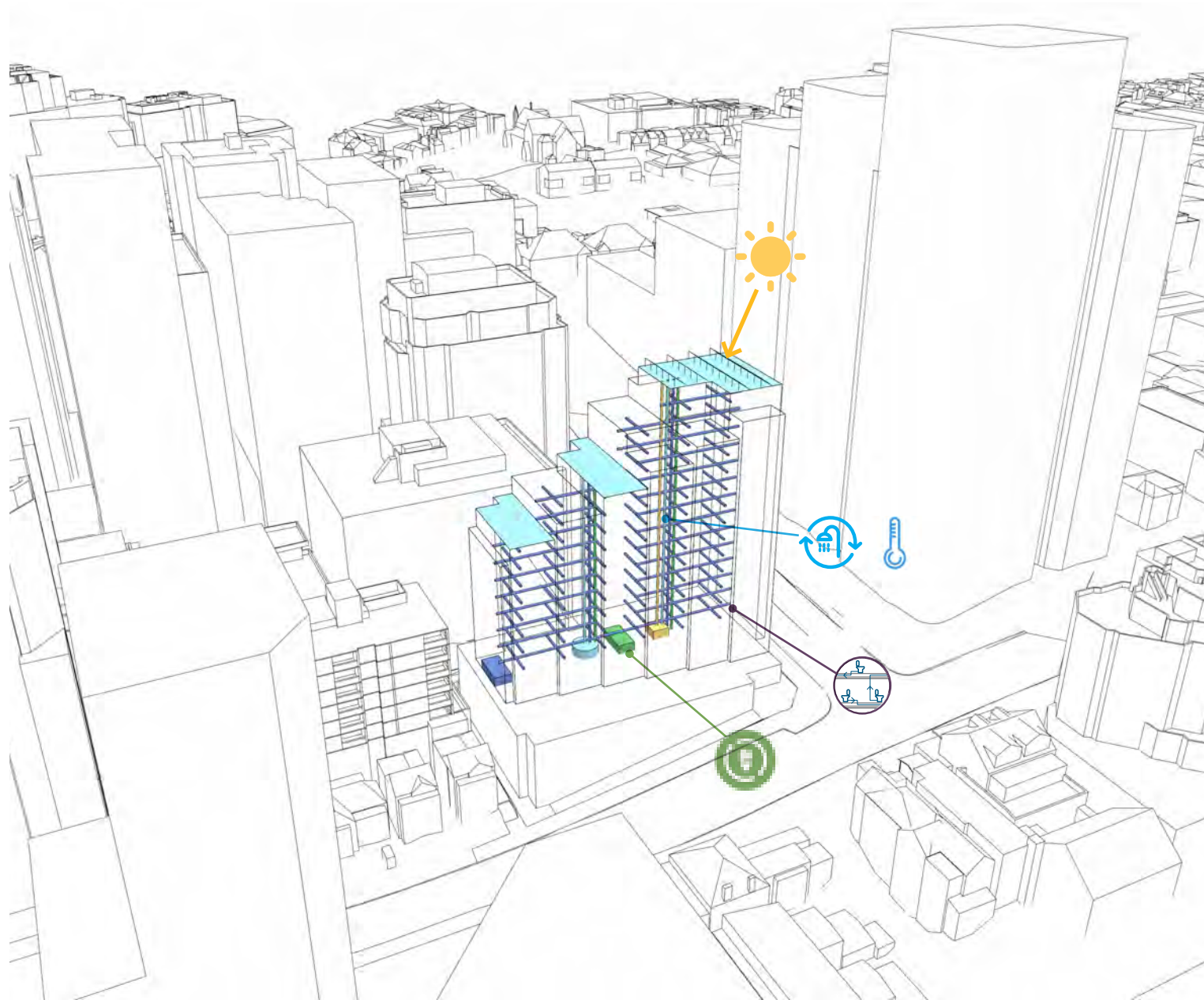
High level of BMS control

maximising energy saving with optimised thermal zoning with temperature control, efficient lighting design, mixed mode air handling, High energy efficient low temperature VAV Systems and water+ energy metering.



## SMART ENERGY USE

Thermal storage to maximise reuse of waste heat;  
Induction appliances; Heat pumps for Domestic Hot  
Water & Space Heating. Battery storage as part of  
embedded network. Car Stacker with power source for  
charging electric vehicles.





# EMBODIED CARBON ESD PRINCIPLES



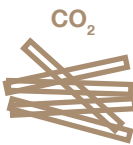
### SOURCING & CHOOSING MATERIALS

Selection of low embodied carbon materials an construction methods Incorporating place-based solutions that contribute to the expansion of a regional economy rooted in sustainable practices, products, and services



### RECYCLED MATERIALS

Circular economy  
Low embodied energy and high recycled content



### EMBODIED CARBON

Selection of low embodied carbon materials with consideration for material durability and ongoing maintenance schedules



### OPERATIONAL WASTE & MATERIALS MANAGEMENT



### LOW EMBODIED CARBON STRUCTURES

Certified timber products  
Low embodied energy and high recycled content.  
Low-carbon concrete



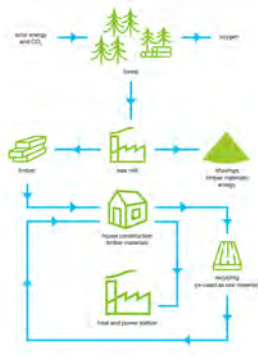
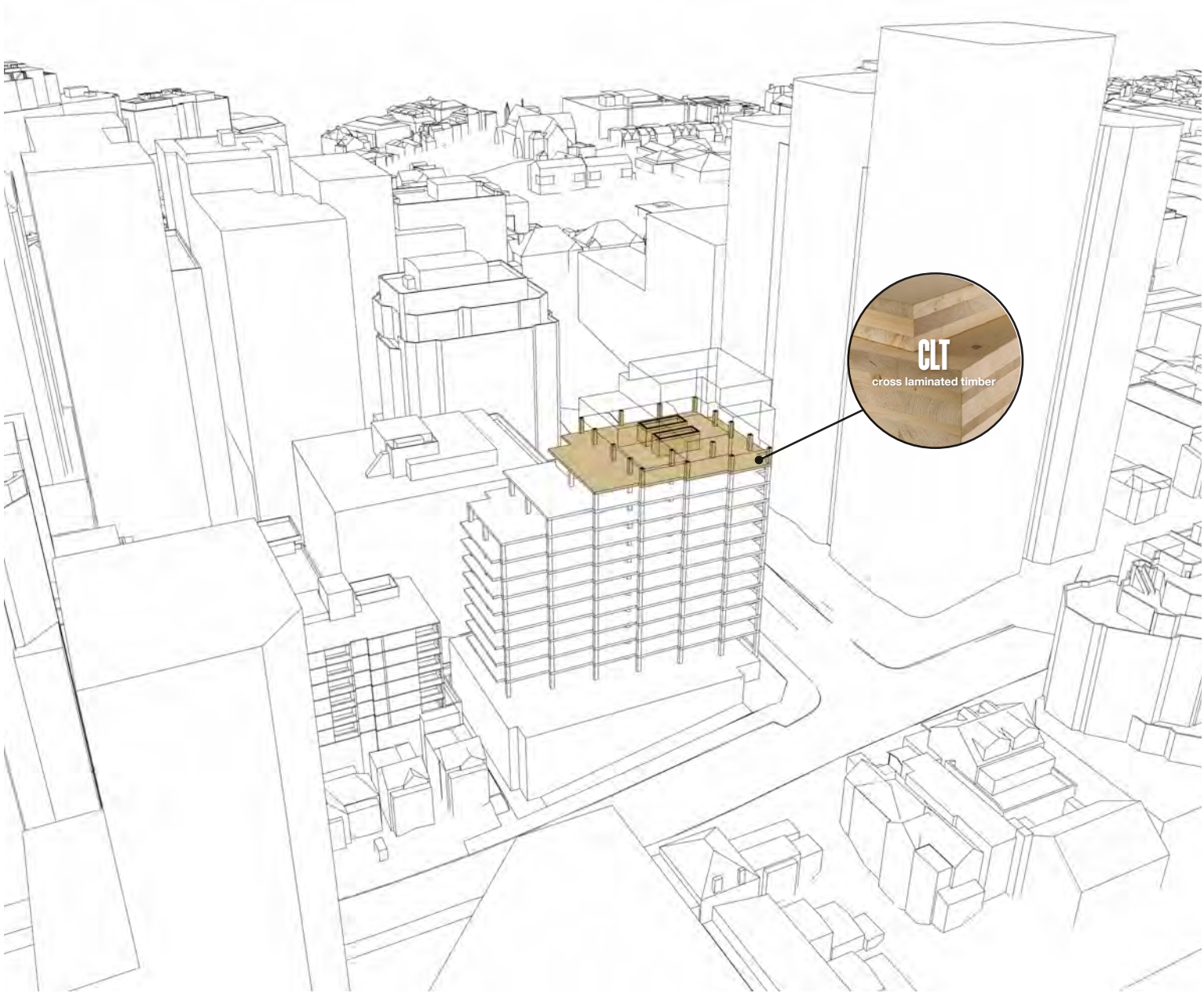
### RESPONSIBLE INDUSTRY

Utilising third-party certification standards providing information on material content, sustainable resource extraction and fair labor practices



### MATERIAL DURABILITY AND MAINTENANCE

Durable finishes with Low VOC and formaldehyde finishes &Ozone depletion free refrigerants GECA certified internal finishes



200mm post-tensioned 32MPa 50% fly-ash on 25% recycled bondek.



CLT (austrian) with 70mm (S32) MPa concrete screed



200mm post-tensioned 32 MPa on formply.



200mm post-tensioned 32 MPa on bondek.



Composite steel frame 200mm thick 32 MPa slabs on Bondek



Pre-cast concrete structure with 32MPa



CLT (Austrian) with 150mm cement core access floor system





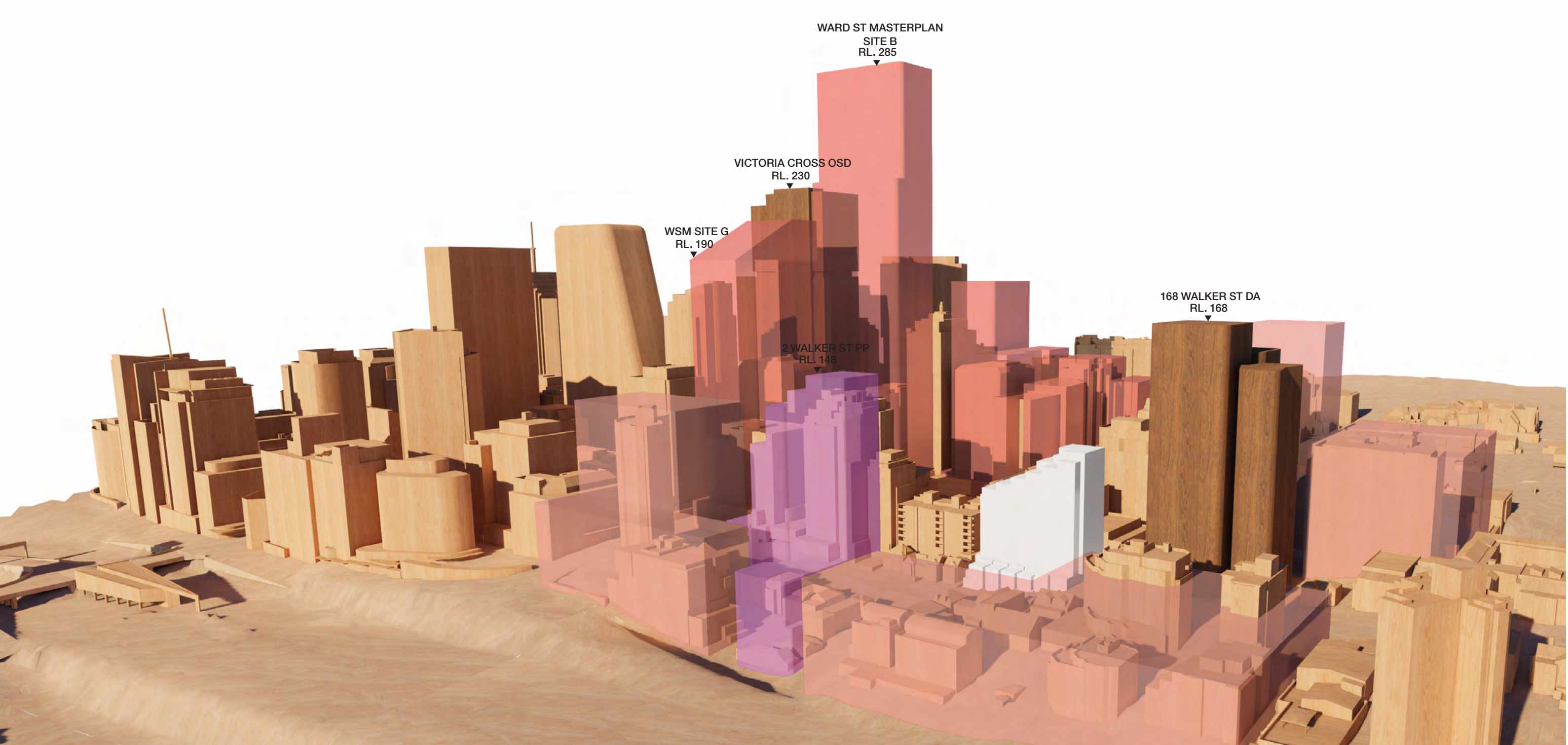
An aerial photograph of Sydney, Australia, taken during the 'golden hour' of sunset. The city's skyline is visible, featuring numerous skyscrapers and the Sydney Harbour Bridge. The Sydney Opera House is prominent on the left side of the frame. The water of the harbour is calm, reflecting the warm colors of the sky. The foreground shows a mix of urban development and greenery. The text 'CONSISTENCY TEST' is overlaid in a large, white, sans-serif font across the center of the image.

# CONSISTENCY TEST



# PROPOSED CONTEXT

- site - proposed massing
- existing context
- approved DA
- ward street masterplan
- civic precinct study
- planning proposal - gateway determined





# CONSISTENCY WITH WARD STREET MASTERPLAN

The central objective of the WSMP is to maximise the direct public benefit in the form of public open space and community facilities whilst delivering on the North District’s Plan (NDP) ambitious job targets.

The planning proposal (PP) incorporates 2.5 levels of commercial/retail floor space and the provision of an enhanced through-site link and active frontages, which is consistent with this objective.

The conceptual PP is consistent with the following Place Principles of the Final WSMP:

- 1. integration with the metro: built form that responds to the emerging context whilst providing increased density to take advantage of existing and planned infrastructure
- 2. complete the pedestrian core: enhanced through-site linkage which connects pedestrians from the eastern side of Walker Street to the new central plaza and through to Miller Street

- 3. enhance the public space journey: through the provision of active retail frontage and improved pedestrian link which supports a walkable, vibrant and connected centre
- 4. strengthen the commercial centre: new commercial/retail floor space providing for active ground floor commercial/retail uses to further support employment and the night-time vibrancy of the centre.

The composition of land uses is consistent with WSMP Option 1, being a retail podium with residential tower above.

The conceptual building envelope includes a low-rise tower (2-3 storeys) and a midrise tower (8 storeys) which is consistent with the intended development potential for the site. The additional stepped building height is capable of being accommodated with the solar access plane.

## central objective

✓  
*maximise direct public benefit through public open space and community facilities*  
2.5 levels of commercial/retail floor space and the provision of an enhanced through-site link and active frontages

✓  
*deliver North District’s Plan (NDP) job targets*  
2.5 levels of commercial/retail floor space and the provision of an enhanced through-site link and active frontages

## WSMP option 1

✓  
*land composition*  
retail podium with residential tower above

✓  
*building envelope & development potential*  
conceptual building envelope includes a low-rise tower (2-3 storeys) and a midrise tower (8 storeys). The additional stepped building height is capable of being accommodated with the solar access plane

## place principle

✓  
*integration with metro*  
provide increased density as a response to existing and planned infrastructure

✓  
*complete the pedestrian core*  
enhanced through-site linkage which connects pedestrians from the eastern side of Walker Street to the new central plaza and through to Miller Street

✓  
*enhance the public space journey*  
provision of active retail frontage and improved pedestrian link which supports a walkable, vibrant and connected centre

✓  
*strengthen the commercial centre*  
new commercial/retail floor space providing for active ground floor commercial/retail uses to further support employment and the night-time vibrancy of the centre



# CONSISTENCY WITH THE DRAFT CIVIC PRECINCT STUDY

Whilst the site sits outside of the Study boundary, the site interfaces with land included in the study boundary and hence the concept has had consideration of the draft Study and its desired urban outcomes

The Stage 2 Consultation for the Civic Study identified the site as being suitable for high-rise (14+ storeys)

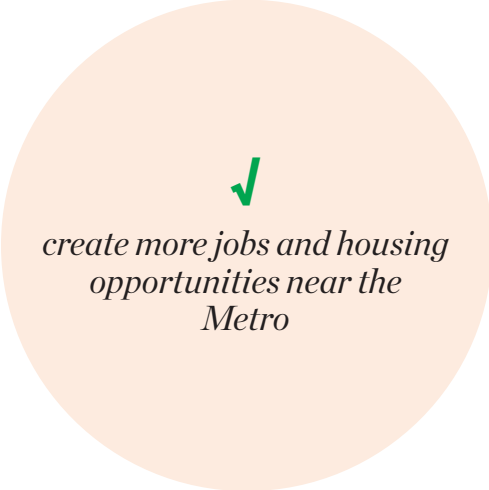
The study identifies 9 key actions. The PP concept scheme is consistent with the following key actions:

- 1. create more jobs and housing opportunities near the Metro
- 2. support small to medium sized business growth
- 3. preserve heritage; add value
- 4. identify access and active transport network improvements

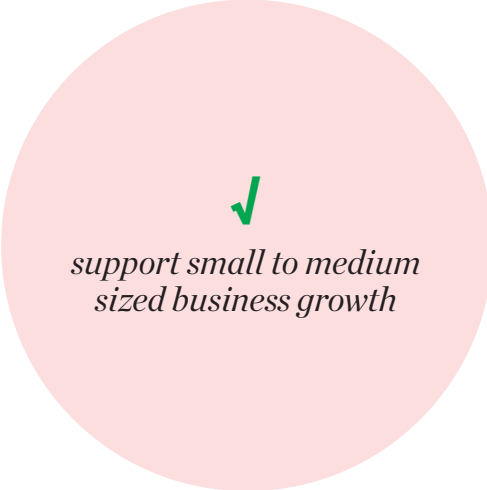
The building envelope responds to the general design principles and design guidelines for significant sites of which the site is situated between (Metro Sites and East Walker Street) as follows:

- 1. provides a transition in building heights from the 24 storey Metro site and the 28 storeys at the corner of Walker Street and McLaren Street to the low scale heritage properties on the eastern side of Walker Street.
- 2. addresses the 2 storey wall height to the east of Walker Street and north of McLaren Street
- 3. protects the amenity and sunlight of existing and proposed public open spaces through a stepped and sculptured building envelope
- 4. facilitate the delivery of additional jobs and housing growth on the edge of the CBD in a short walk to the new metro station
- 5. activates the through-site link to improve the pedestrian experience and safety in and around the Ward Street precinct.
- 6. does not allow any overshadowing to Doris Fitton Park
- 7. adopts view sharing principles for new developments
- 8. respects the heritage items in regard to bulk, scale and aesthetics


## key actions




*create more jobs and housing opportunities near the Metro*



*support small to medium sized business growth*




*preserve heritage*




*identify access and active transport network improvements*

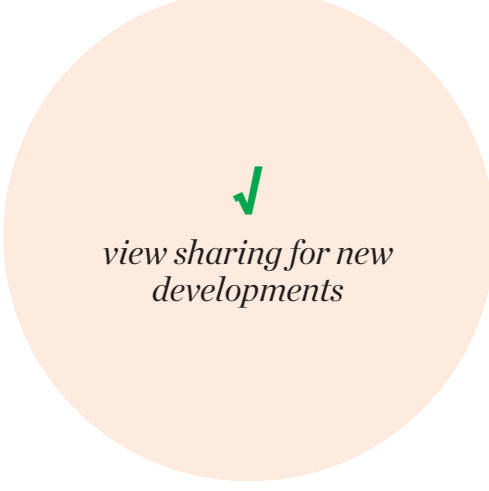
## design principles & guidelines




*provide a transition in building height*  
building height transition from the 24 storey Metro site and the 28 storeys at the corner of Walker Street and McLaren Street to the low scale heritage properties on the eastern side of Waler Street




*adress the 2 storey wall height*  
addressed to the east of Walker Street and north of McLaren Street




*protect amenity & sunlight*  
existing and proposed public open spaces protected through a stepped and sculptured building envelope



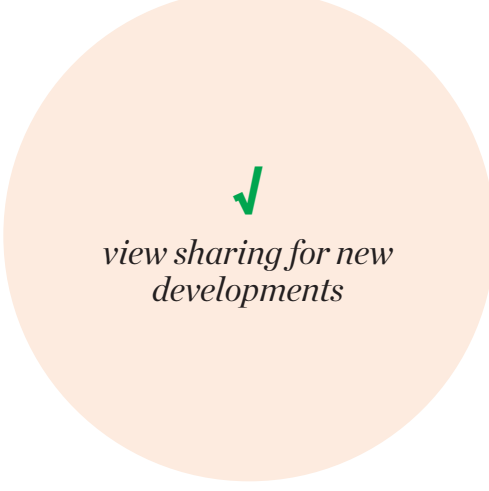
*facilitate additional jobs & housing growth*  
proposed mixed-use building on the edge of the CBD in a short walk to the new metro station




*improve pedestrian amenity*  
activate the through-site link to improve pedestrian experience and safety in and around the Ward Street precinct



*no overshadowing to Doris Fitton Park*



*view sharing for new developments*



*respect heritage items*  
bulk, scale, aesthetics



# CONSISTENCY WITH 10 AUGUST PRE-LODGEEMENT MINUTES

The proposed design seeks to address the advice received from the Pre-Lodgement Meeting Minutes with North Sydney Council.

## council feedback & design response



*heritage consideration:  
lower scale, leafy character of Walker Street*

residential 2-3storey terraces along Walker Street. Podium aligns with heritage terraces, with landscaping, inkeeping with the street



*heritage consideration:  
mixed-use character of McLaren Street*

proposal mixed-use offering of retail and residential uses as a direct response to its surrounding heritage context



*heritage consideration:  
podium massing & setback set by heritage buildings*

Walker Street podium setback to align with heritage terraces to the south. McLaren Street podium setback to align with 41 McLaren Street



*heritage consideration:  
scale / fine-grain nature / articulation / modulation of 150 Walker, and response to heritage items to east & west of site*



*community consultation*

undertook community consultation/ engagement sessions including (1) Flyer Drop & Website LIVE, (2) Stake Holder One-on-One session, and (3) Community Engagement Virtual Session, which received positive feedback and support of the project.



*public benefits*

providing a carbon-neutral building, with the pedestrian through-site link widened to enhance the east-west connection towards the Ward Street Masterplan



*mixed-use precinct and response to a shared retail/ residential use to the podium*

podium design responds to the residential character of Walker Street vs. the mixed-use character of McLaren Street



*maximising engaging / active frontages along Walker Street*

Raised residential terraces with street access, providing both activation and passive surveillance. A retail tenancy is provided on the corner of Walker/McLaren



*Walker vs. Harnett Street site access study*

report undertakes comparison between a traditional site access along Walker Street, vs. car-lift site access along Harnett Street



*cycling and end-of-trip facilities*

provided in the basement, with access from both McLaren Street and the through-site link



*overshadowing*

minor overshadowing that aligns with the goals of the North Sydney CBD Public Domain Strategy



*tower sculpting*

transitional stepping of tower (1) is in keeping with the series of stepped vertical massing that occurs along Walker Street, (2) maintains solar access to 150 Walker Street, and (3) provides solar access to the proposal





The image is a detailed architectural rendering of a proposed residential development. It features a tall, multi-story building with a light-colored facade and a grid-like structure of windows and balconies. The ground floor is constructed from red brick and includes large glass windows and entrances. A large, mature tree with a thick trunk and dense green foliage stands prominently in the foreground, partially obscuring the building. The scene is set on a street with parked cars, including a silver SUV and a dark blue car. Several people are depicted walking on the sidewalk and standing near the building, adding a sense of scale and life to the scene. The overall atmosphere is bright and sunny, with shadows cast on the pavement.

# DESIGN CONCEPT



# SITE PLAN

In keeping with North Sydney's approach of providing transitional massing along the fringes of the CBD and providing solar access to existing and proposed public spaces, the site proposes:

- /a low-scale retail and residential podium that aligns and responds to the adjacent buildings
- /a series of stepped and staggered landscaped terraces to the residential building that transitions from the low-scale buildings to the south, and the high-rise tower to the north.
- /podium setback to the south of the site to widen and enhance the pedestrian through-site link
- /Walker street setback to align with the heritage terraces south of the site





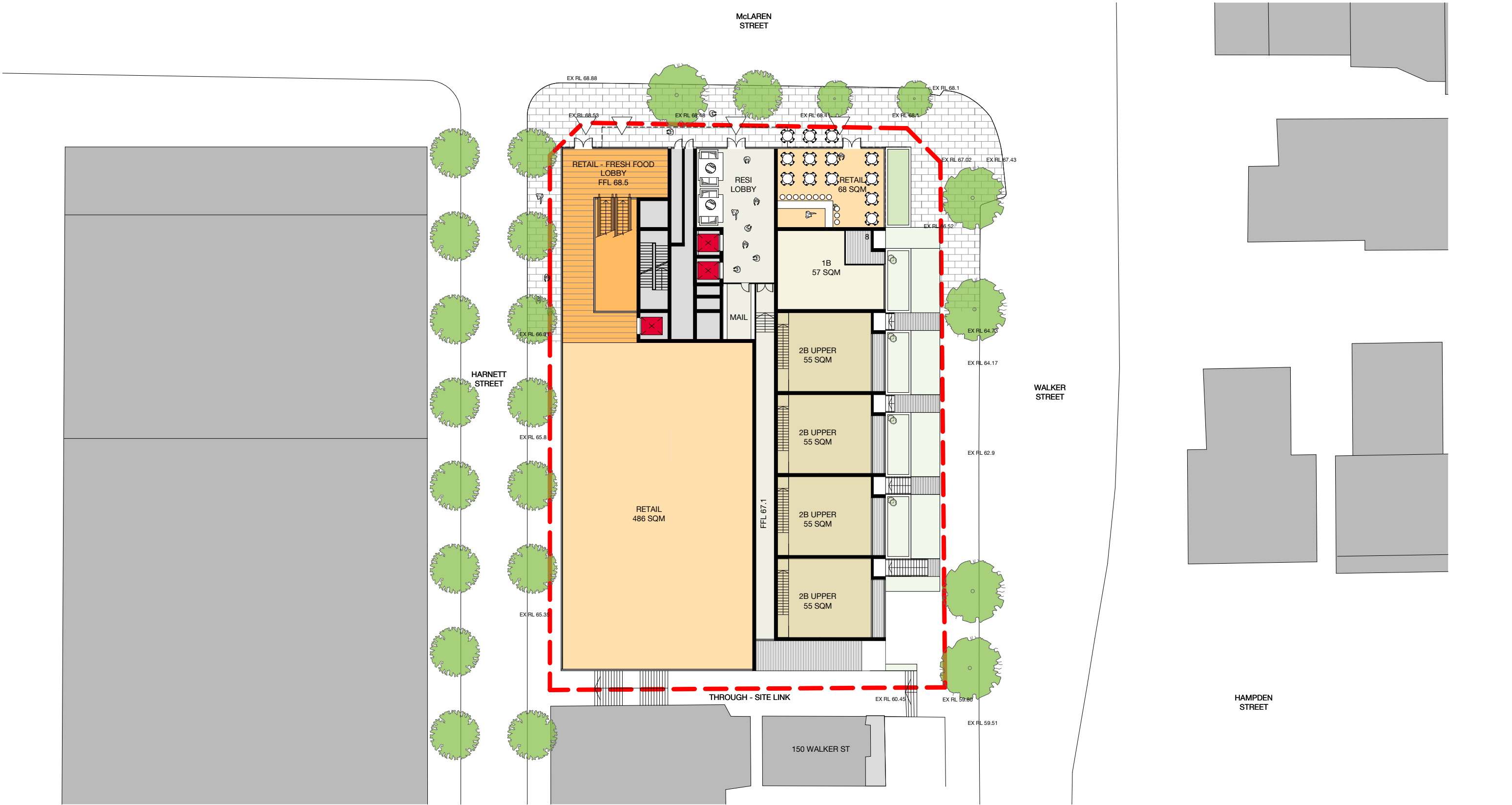
# UPPER GROUND

Fronting McLaren Street, the indicative scheme provides building alignment with the adjacent building to the west, with an activated street frontage. This consists of (1) entry into the fresh-food retail located along the north-west corner, followed by (2) the residential lobby, and (3) a cafe/dining offering.

As the site falls towards the south, individually expressed residential terraces are elevated off Walker Street, simultaneously providing both residential privacy and street surveillance. These can be accessed directly off the street, or from the McLaren Street residential lobby.

The southern elevation is set back 1.5m from the boundary, providing a wider pedestrian through-site link towards Harnett Street and the Ward Street Central Plaza.

To the west is an elevated retail offering that is set back 12m from 41 McLaren Street.





# GROUND

The ground level consists of the lower half of the residential terraces fronting Walker Street, and a retail fresh-food offering, with access from:  
/McLaren Street via the escalators and retail lift  
/Harnett Street, which also provides stair access to the gym, located on the level below

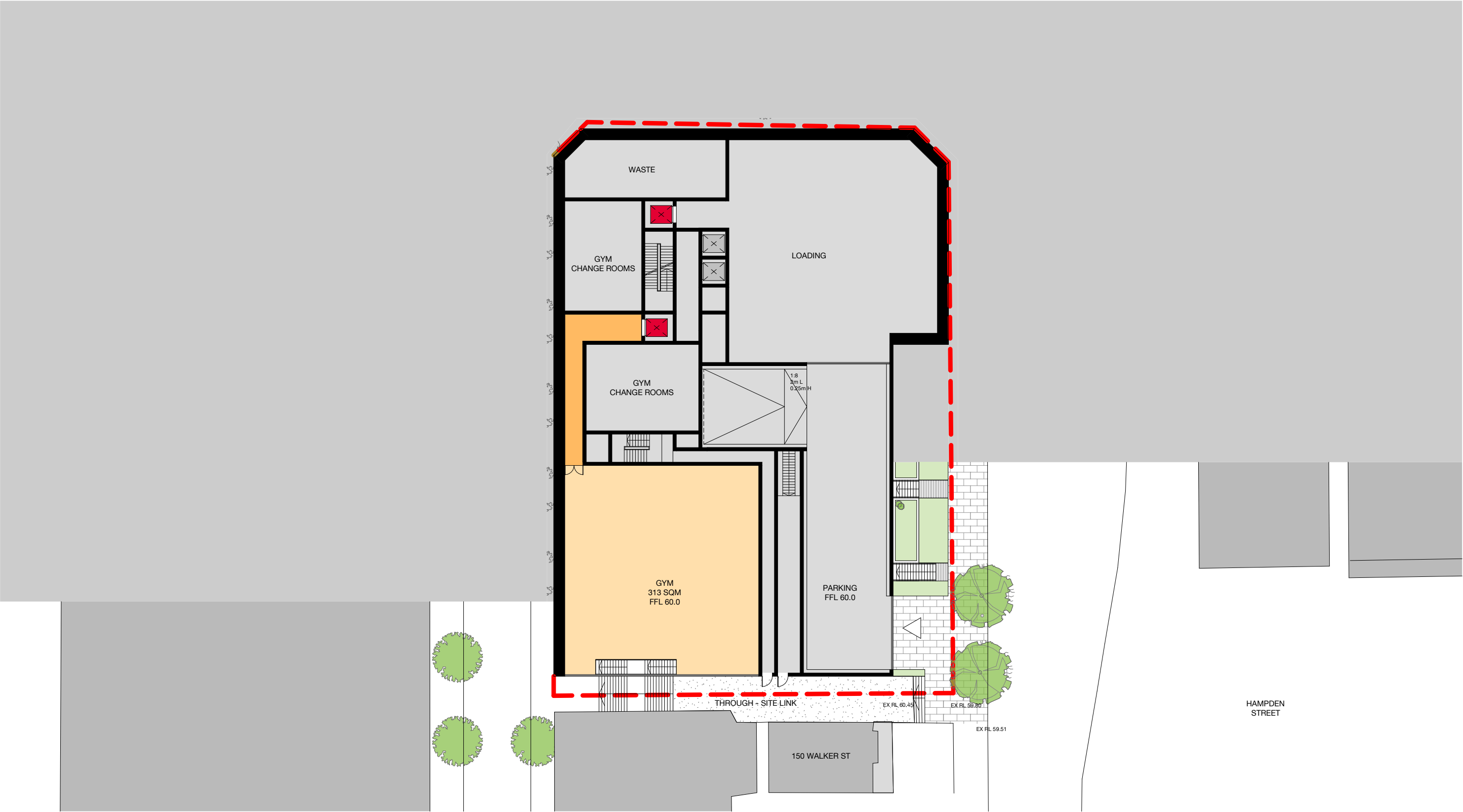




# LOWER GROUND

The southern half of the site proposes gym facilities, and widens the pedestrian through-site link with a 1.5m setback along the southern boundary. The gym receives natural daylight from the south and is accessed either from Harnett Street via stairs on the southwest corner, or from McLaren Street via the retail lift.

The northern half of the site, being underground, consists of the loading dock and carpark ramp to the basement levels below. These are accessed from the southeast corner of the site.





# TYPICAL RESIDENTIAL FLOOR

The typical residential level proposes the following building alignments and setbacks:

- / 12m setback to 41 McLaren Street, along the northern half of the site, which then staggers for the southwest portion of the site to provide views to the future Ward Street Central Plaza
- / building alignment with 41 McLaren Street along the northwest corner
- / staggered apartments on the east to provide solar access to the apartments within the site and maintain solar access south of the site
- / 3m setback along the southern boundary

The core is located on the northern half of the site, to cater for the building’s stepped massing. Natural light is provided into the lobby from the north and west.

The typical residential floorplate consists of 8 apartments per floor, with the majority of apartments located on the east maximising on both solar amenity and views.



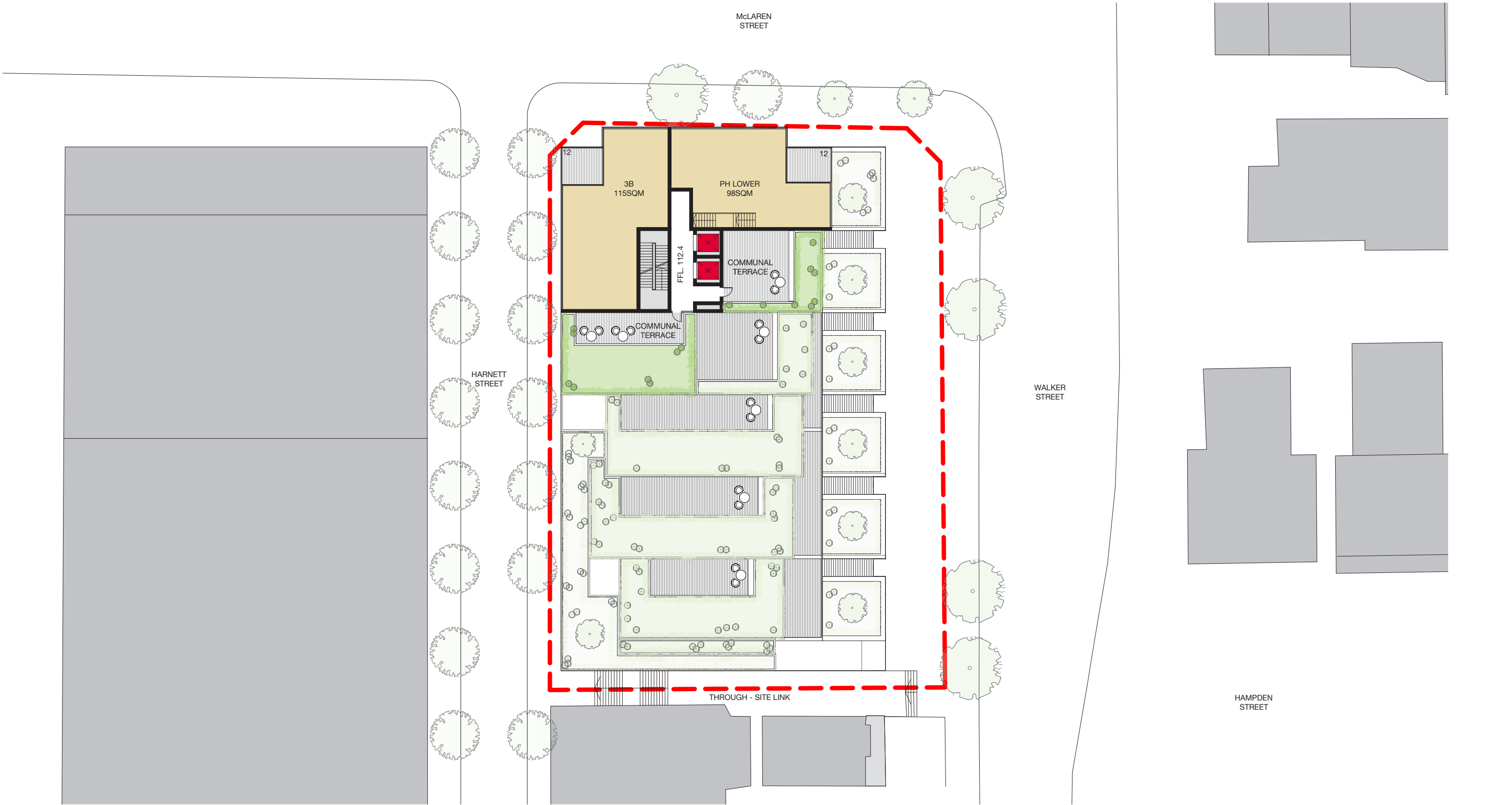


# ROOFTOP TERRACES

The proposal consists of a series of rooftop landscape terraces that cater for private residential use on levels 09-13 and level 15, as well as communal use on level 14.

The rooftop terraces has minimal overshadowing to the future Ward Street Central Plaza, and step away from the low-mid scale buildings of 150 Walker Street.

The top-most terrace floor consists of a 3 bedroom apartment and a 2-storey penthouse apartment.





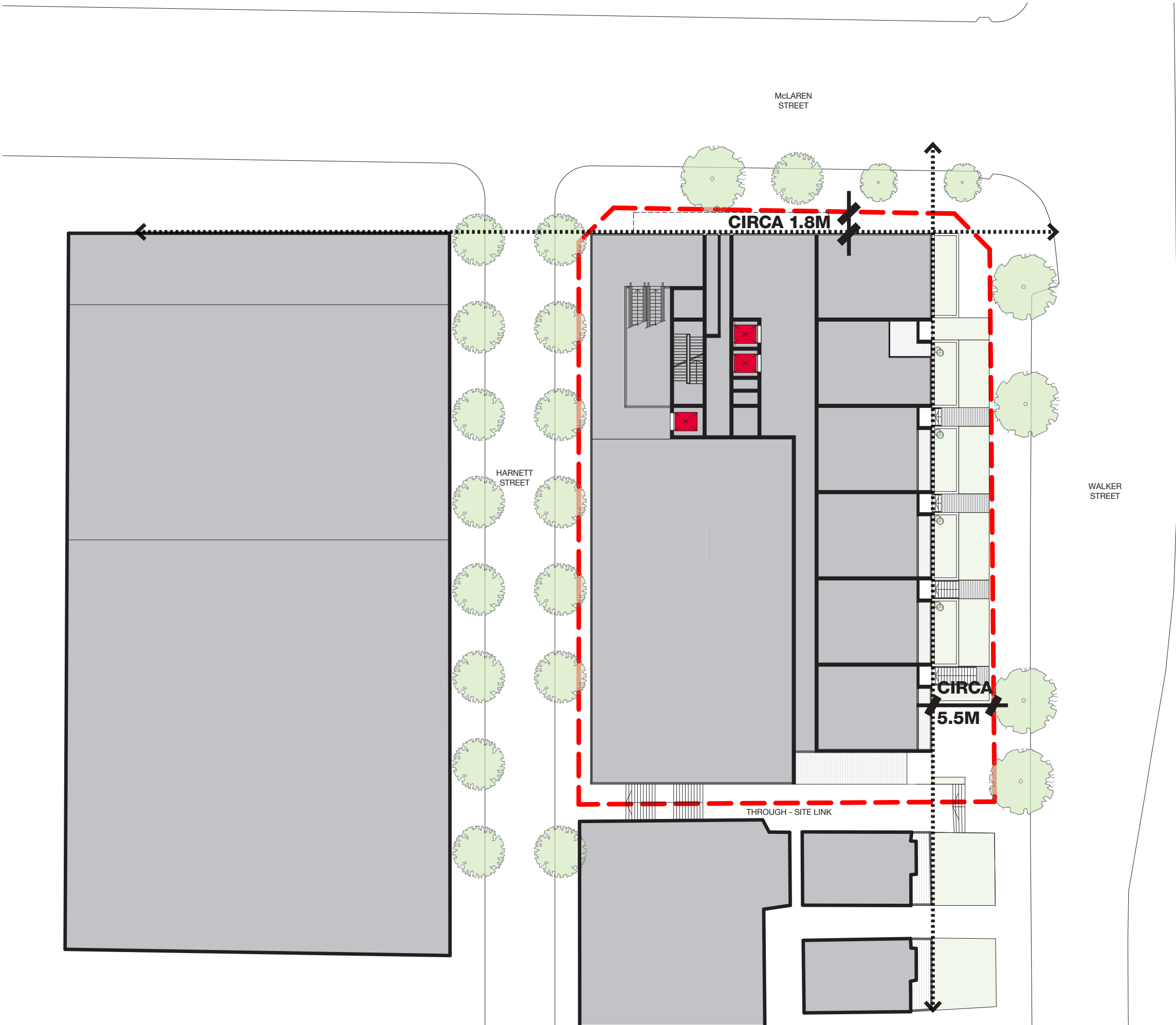




# PODIUM SETBACK

Along McLaren Street, the indicative scheme maintains building alignment with the adjacent building to the west.

Along Walker Street, the podium is set back 5.5m from the eastern boundary to align with the heritage buildings of 150 Walker Street.





# PODIUM HEIGHT & MODULATION

Responding to the heritage context, the proposal consists of 2-3 storey terraces that are in-keeping with the datum created by the adjacent heritage terraces.

The 6m modules of the proposed terraces, which are both elevated and have direct street access further relates to the surrounding heritage context.





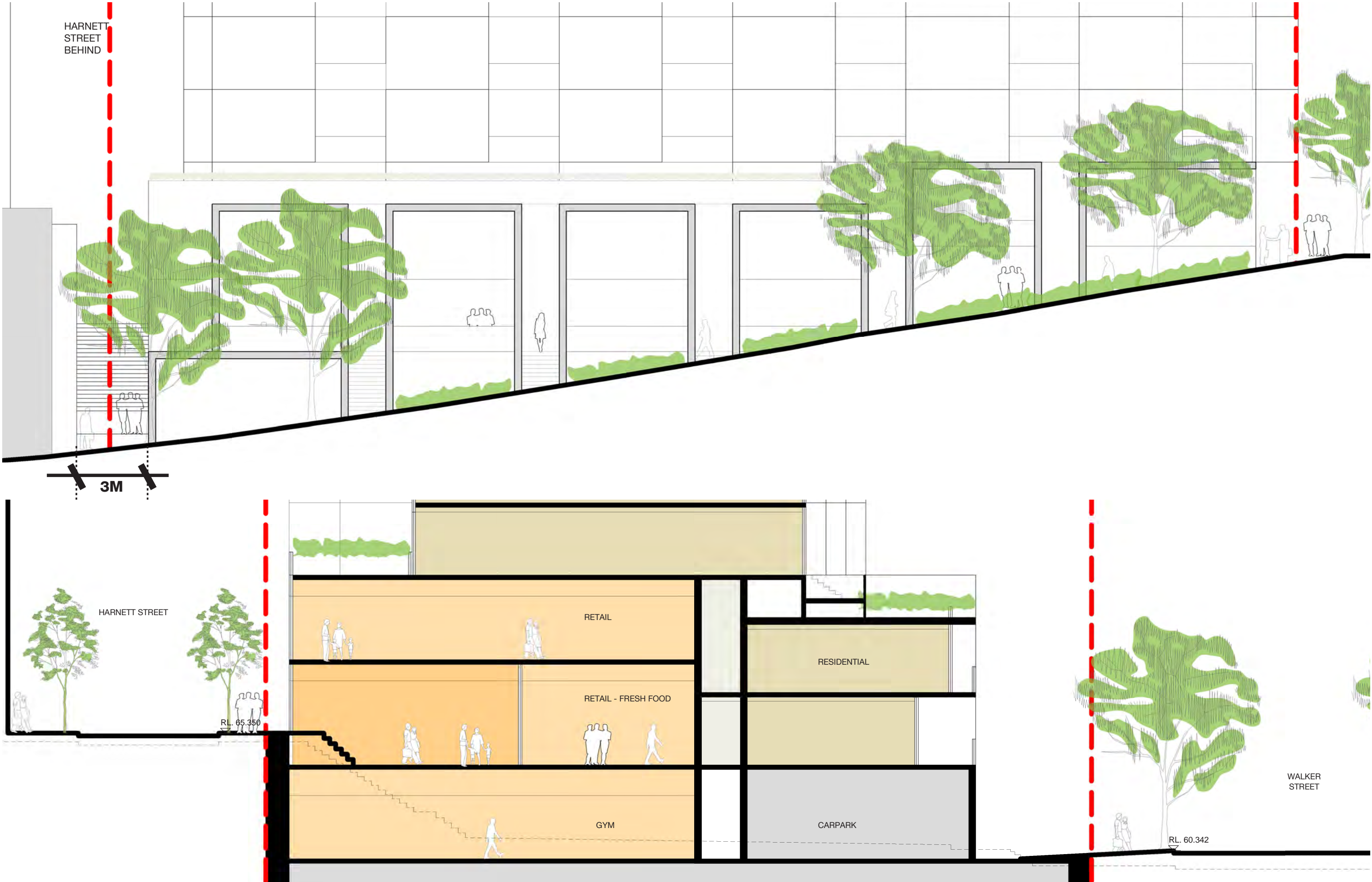




# THROUGH-LINK WIDENED & ACTIVATED

The through-site link has been widened to double its original width, providing a more generous pedestrian connection between Walker and Harnett Streets.

The three levels of retail along the southern end of the site further provides passive activation and surveillance along the through-site link.











# VIEW COMPARISON / SOLAR ANALYSIS / ADG / SCHEDULE



**AERIAL**  
**EXISTING**





AERIAL  
PROPOSED





# WALKER STREET LOOKING NORTH EXISTING





# WALKER STREET LOOKING NORTH PROPOSED





# WALKER STREET EXISTING





# WALKER STREET PROPOSED





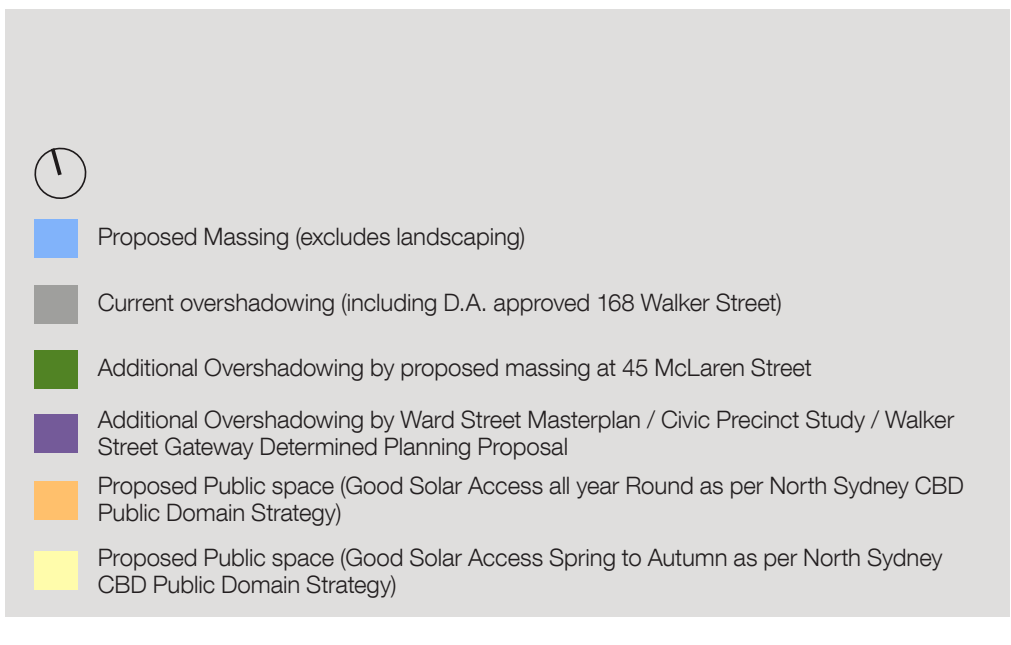
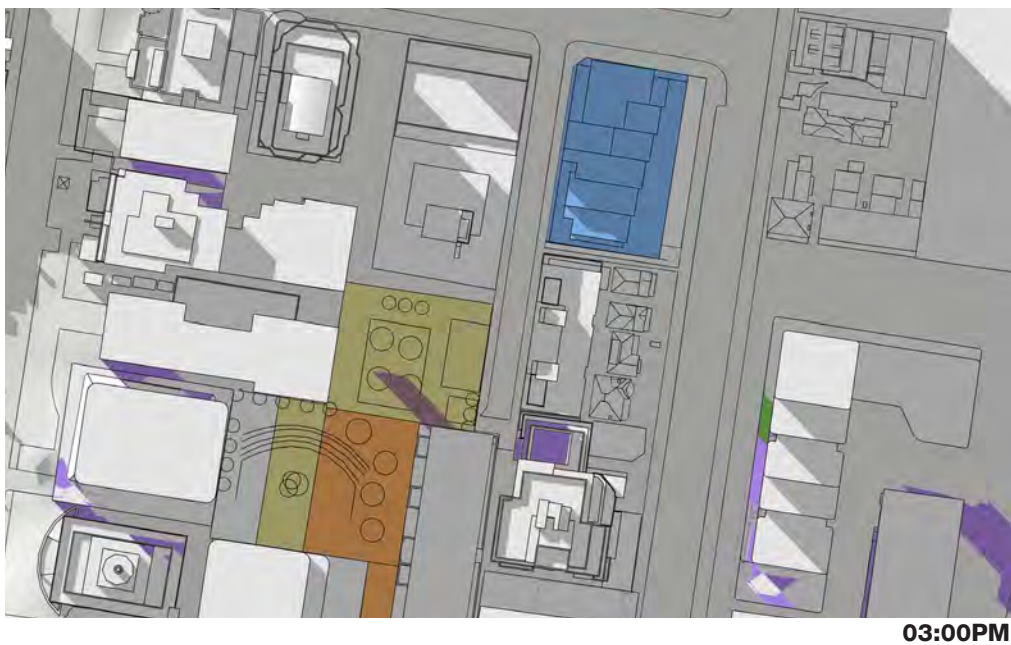
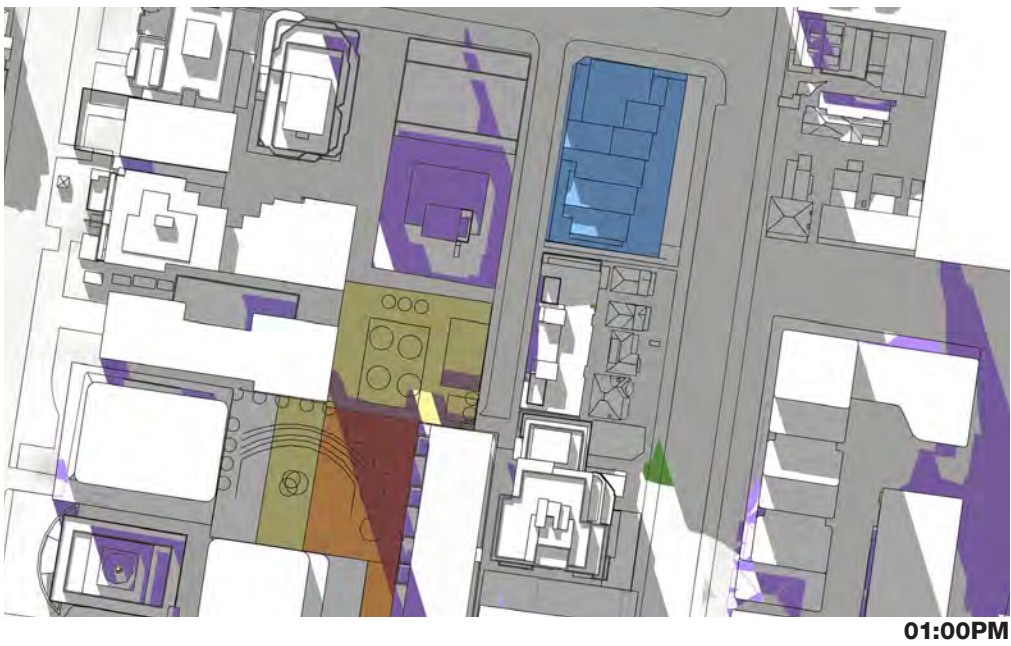
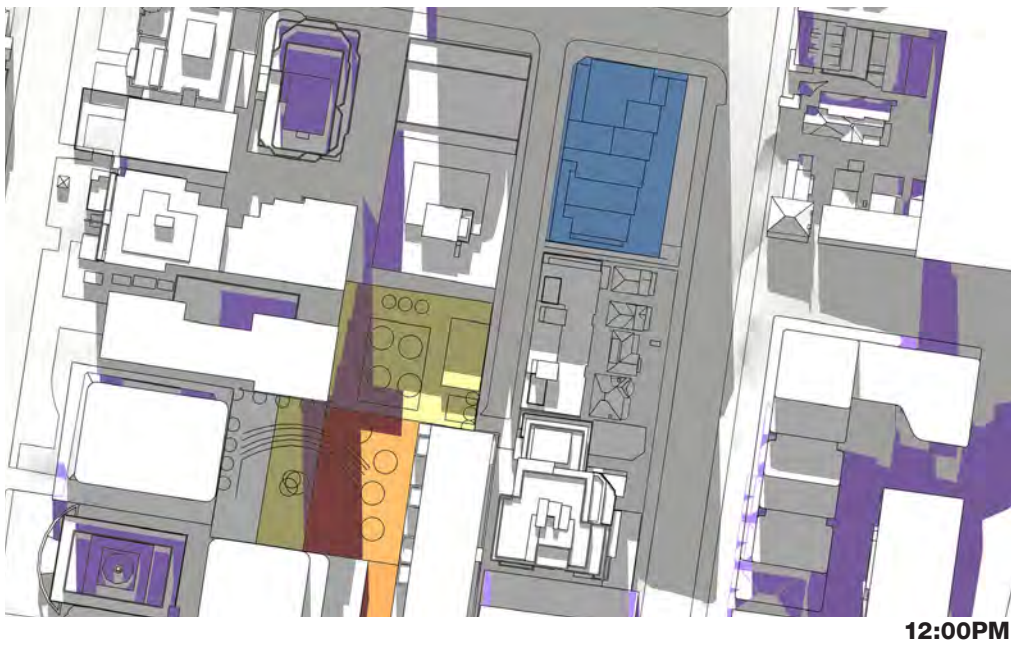
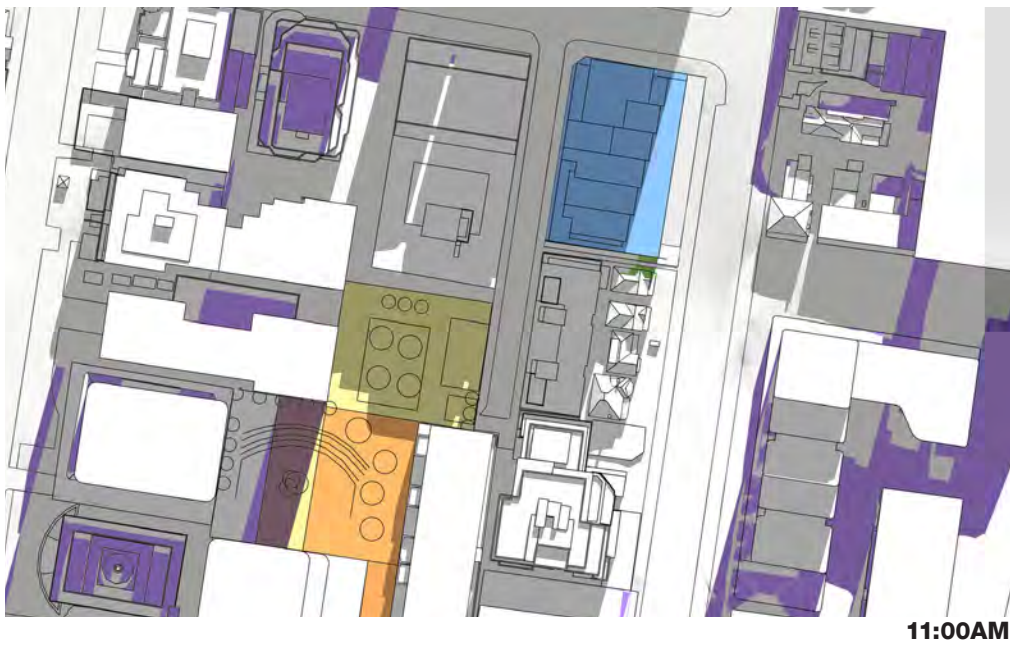
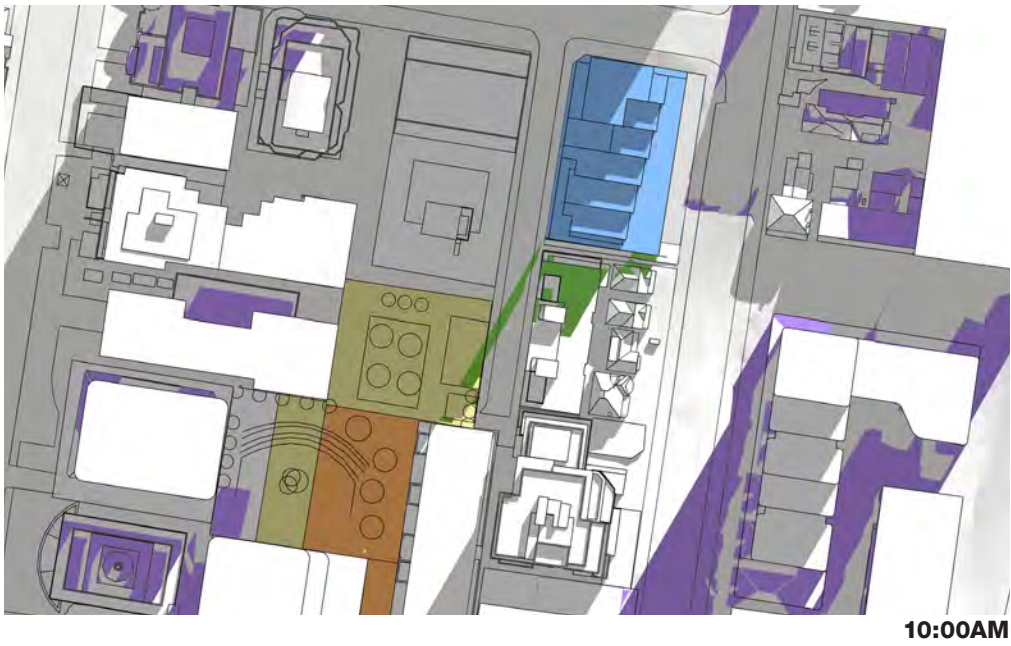
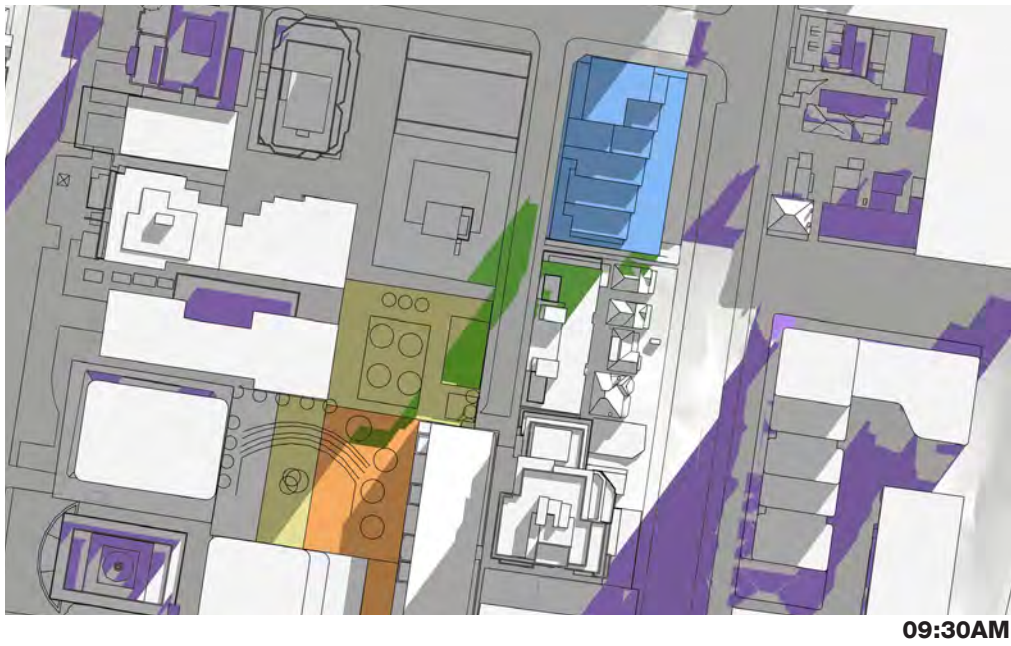
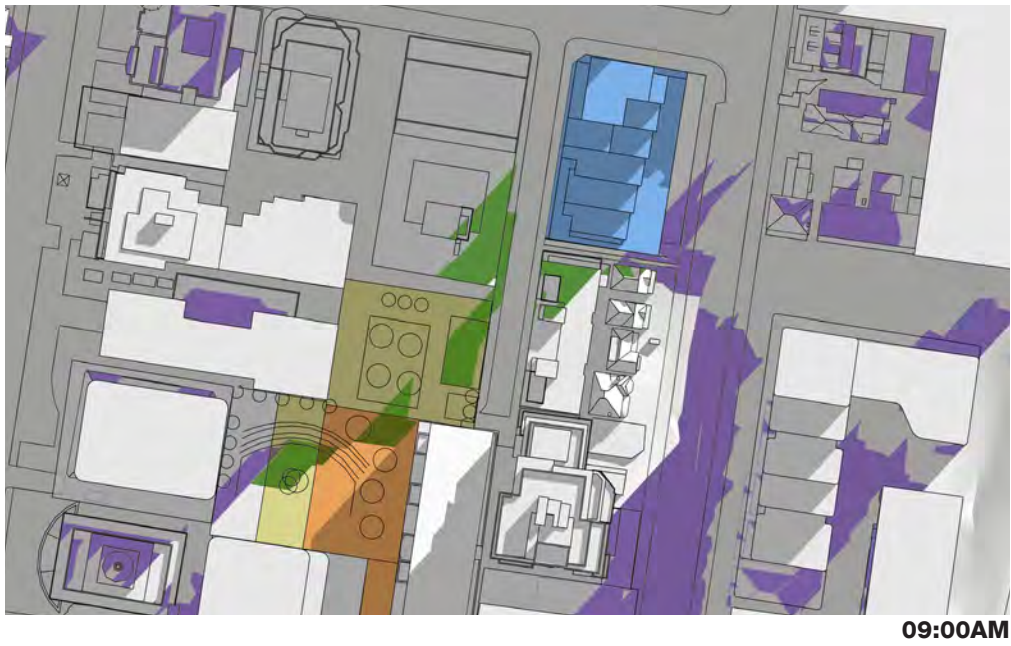
# SOLAR ANALYSIS

## WINTER SOLSTICE

### 21 JUNE

As demonstrated through the following shadow diagrams, the building seeks to provide good solar amenity to the public spaces proposed in the Ward Street Masterplan.

The Civic Plaza, highlighted in orange, is partially overshadowed by the proposal between 9-10am in the winter solstice, the lowest sun angle throughout the year.



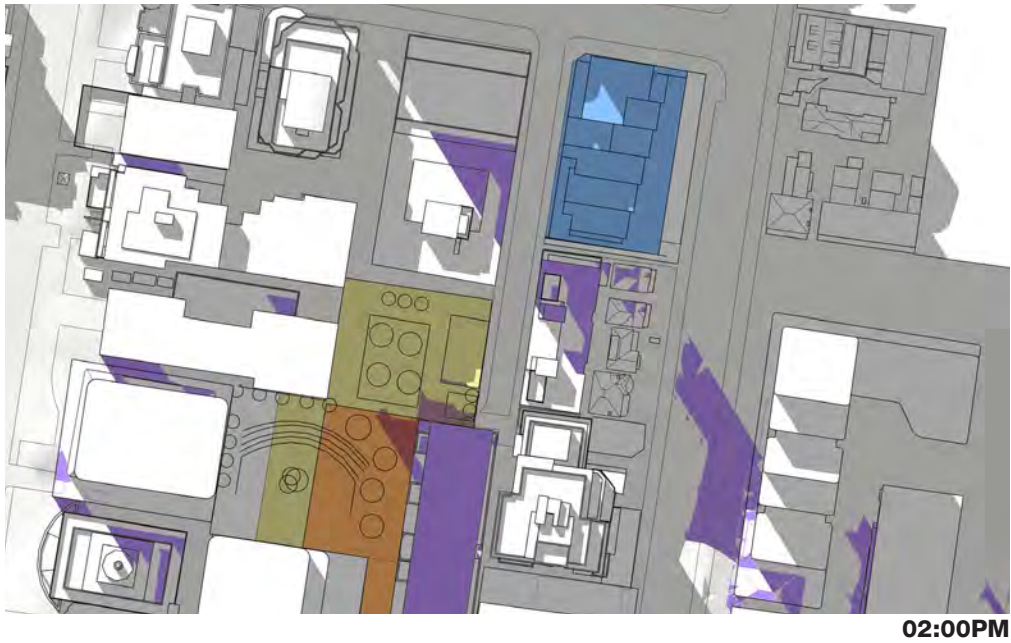
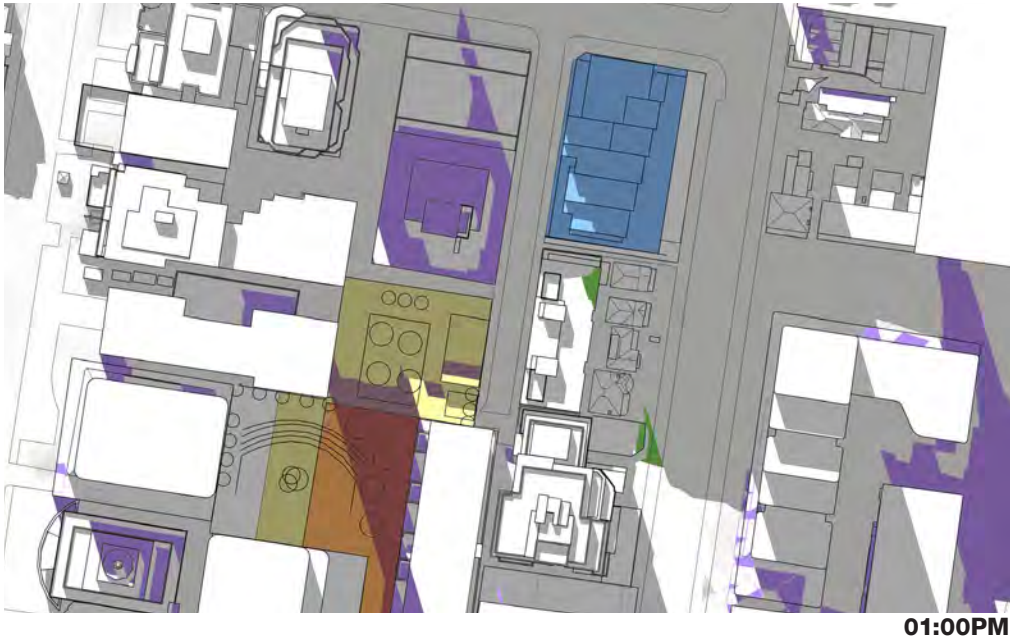
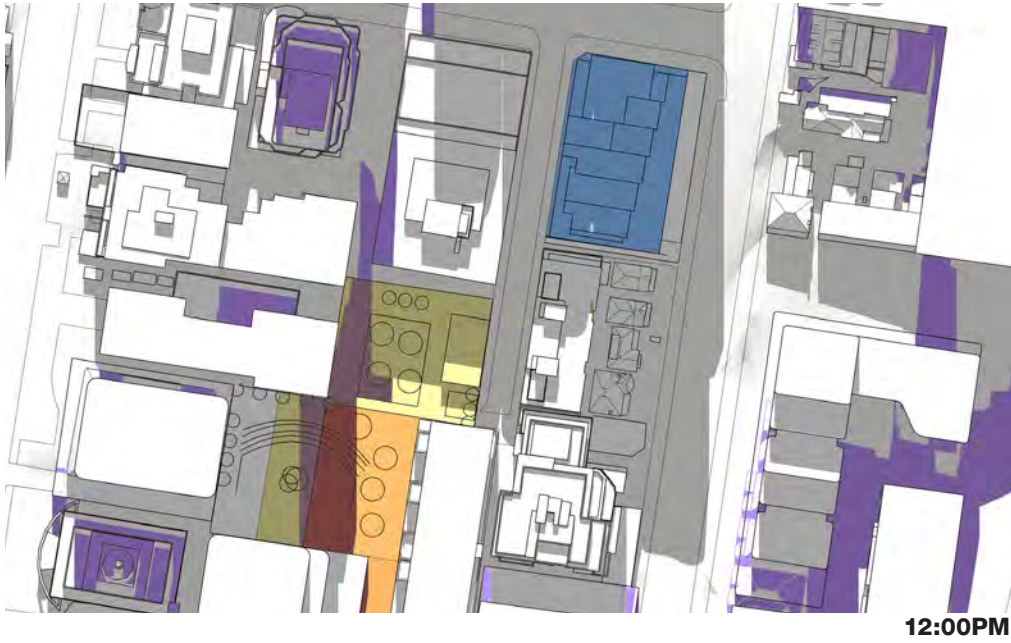
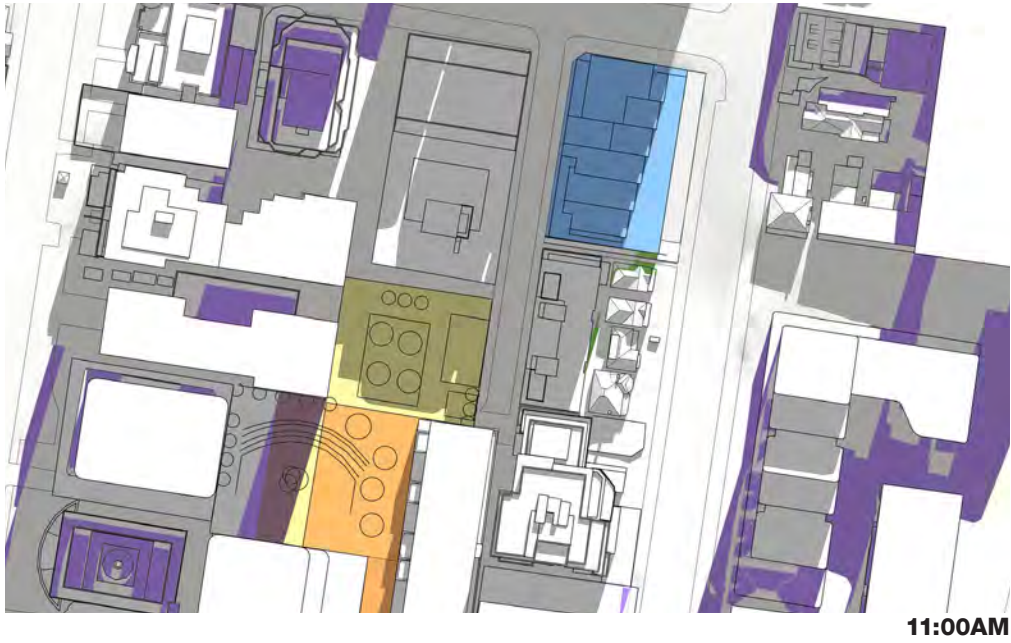
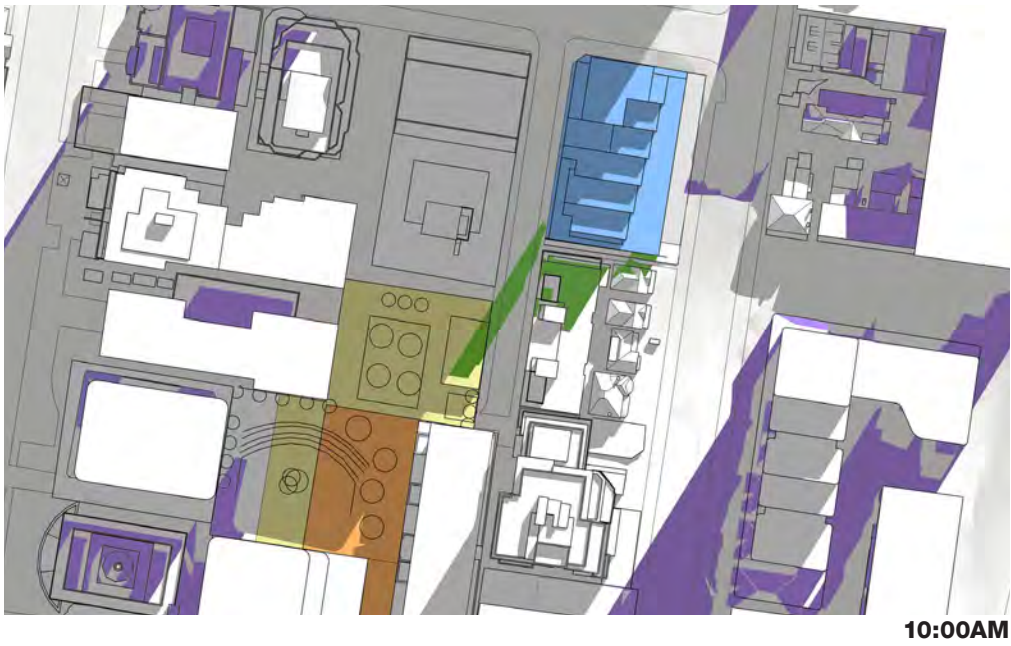
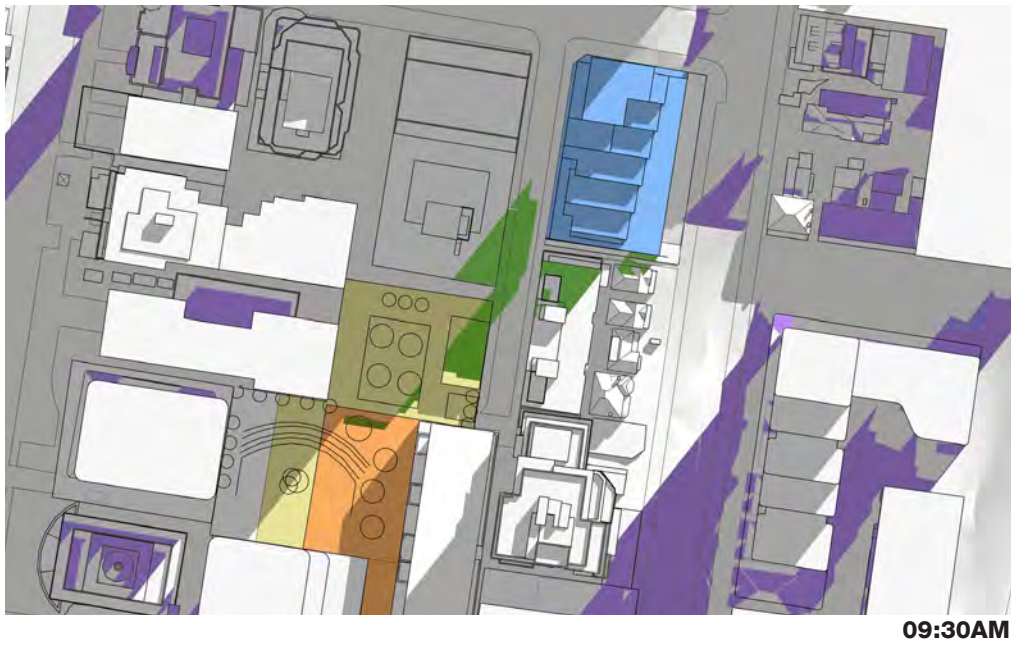
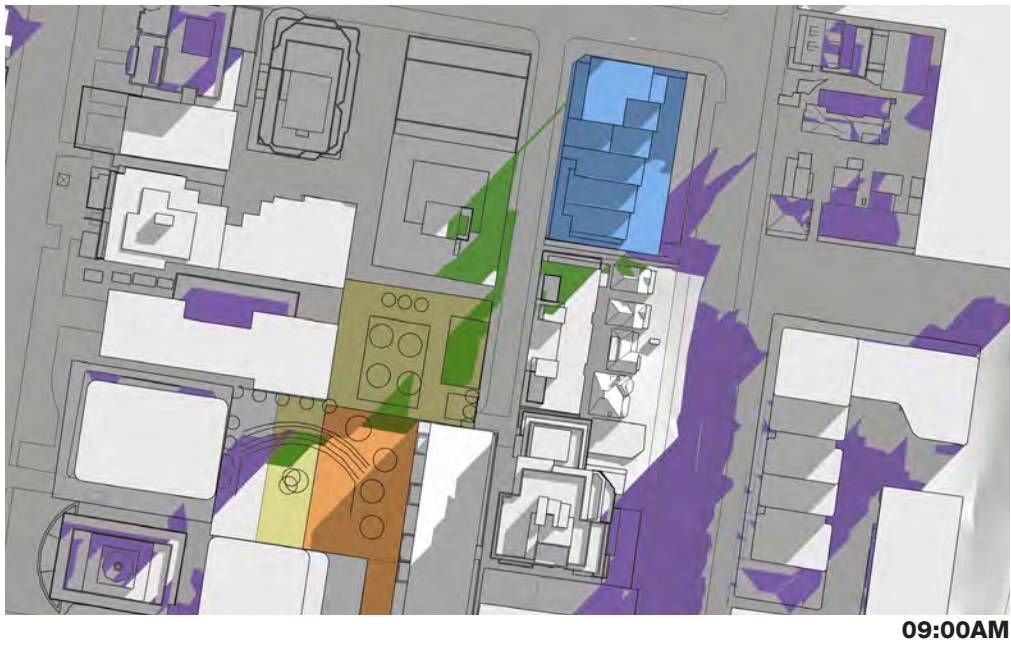


# SOLAR ANALYSIS

## WINTER AVERAGE

### 12 JULY

As demonstrated through the following shadow diagrams, the proposed envelope also has minimal impact during the average of winter.



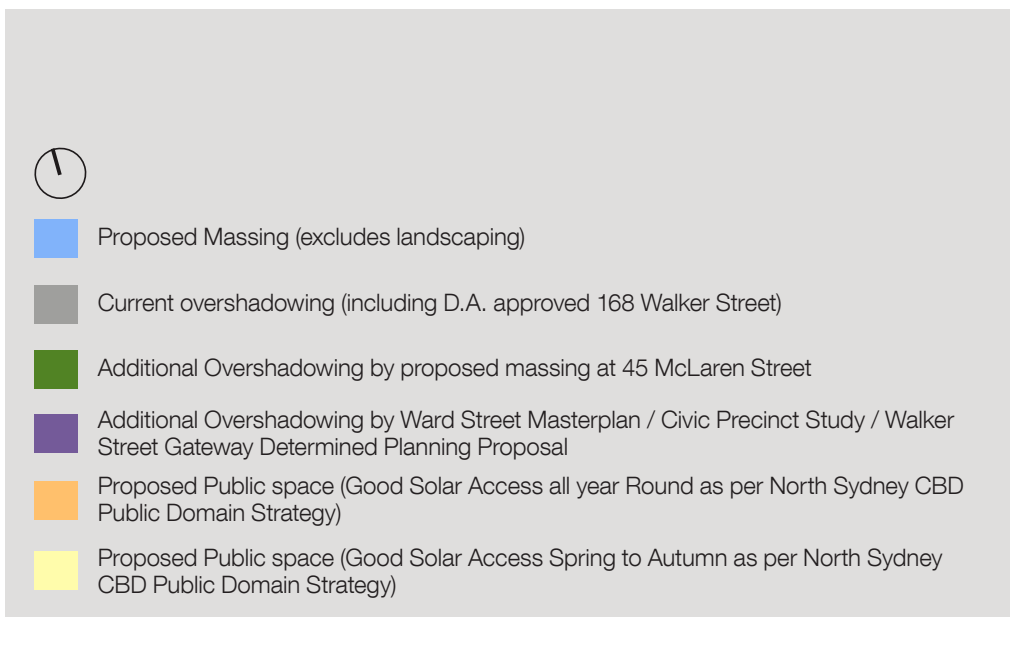
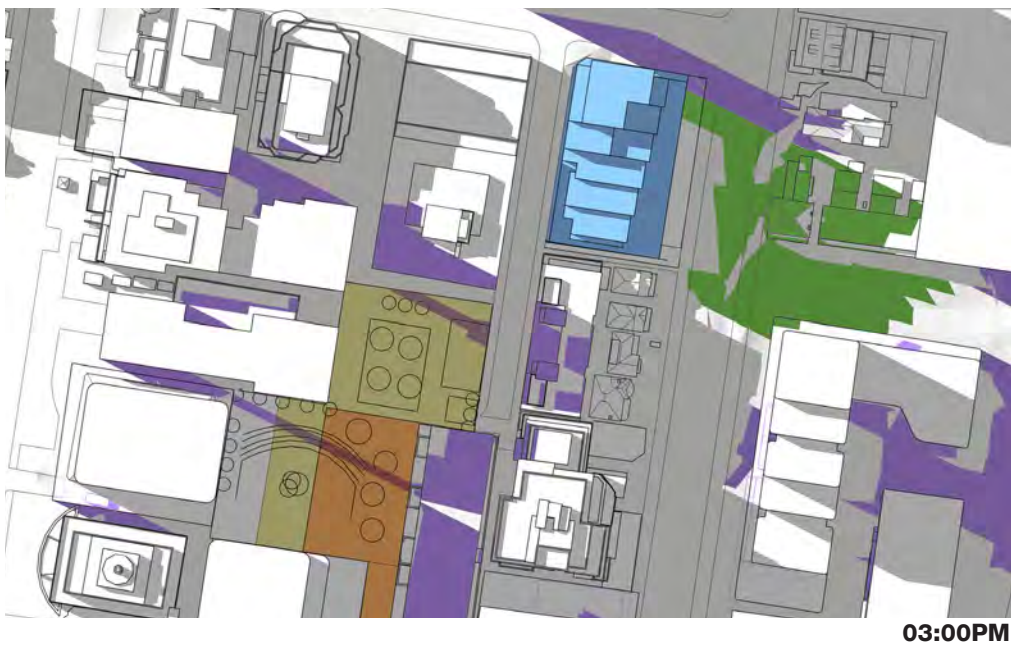
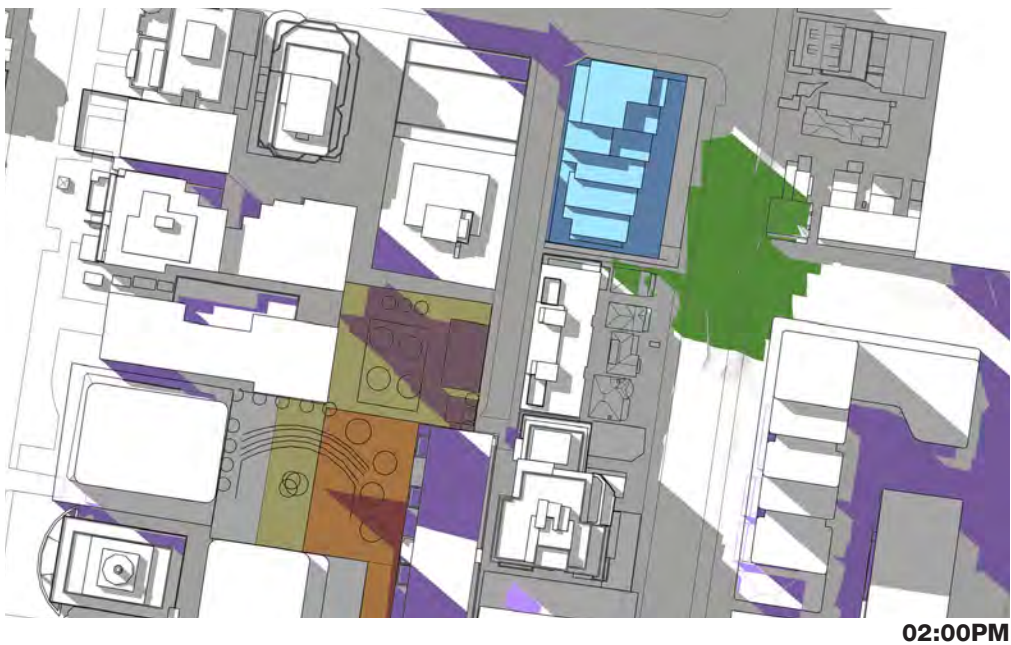
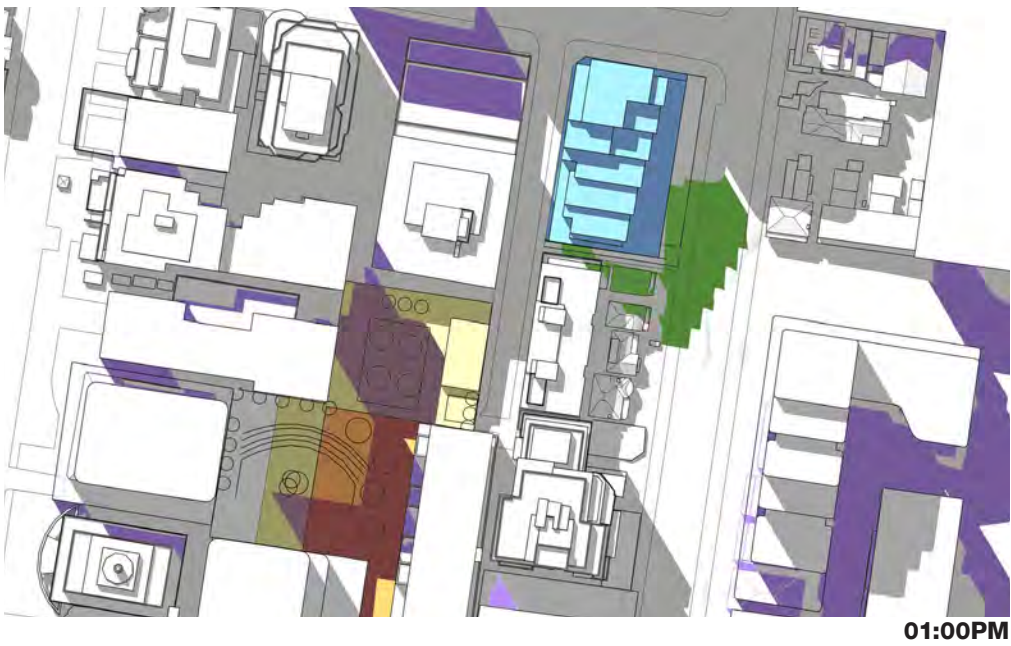
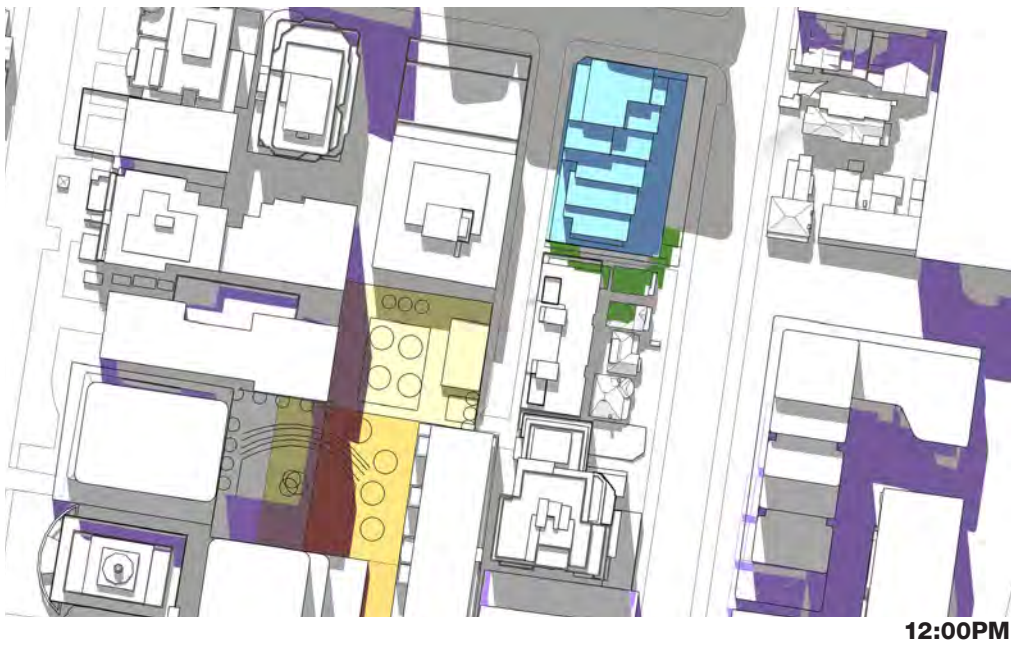


# SOLAR ANALYSIS

## SPRING EQUINOX

### 22 SEPTEMBER

During Spring and Summer, the proposal results in no additional overshadowing to both the Civic Plaza and the yellow zones of the Ward Street plaza.





# ADG COMPLIANCE

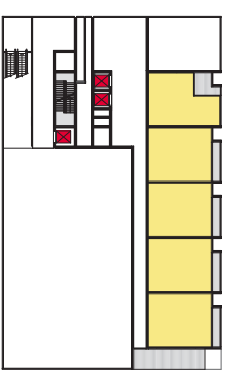
## SOLAR ACCESS

A total of 65% of dwellings receive 2 hours solar access to living rooms and balconies between 9am and 3pm on June 21st.

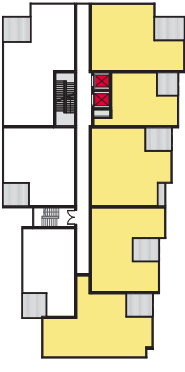
## CROSS VENTILATION

To improve residential amenity, the scheme has been designed to maximise the number of dwellings which are naturally cross-ventilated. A total of 64% of dwellings in the first nine storeys of the building have more than one aspect and are therefore deemed to be naturally cross-ventilated.

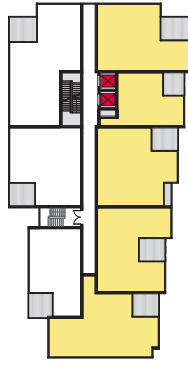
| Apartment Mix       |  | ADG compliance                                 |            |
|---------------------|--|--|------------|
| Level               |  | Solar  | Cross-Vent |
| Level 15 (PH upper) |  |  |            |
| Level 14 (PH lower) |  | 1  |            |
| Level 13            |  | 2  |            |
| Level 12            |  | 3  |            |
| Level 11            |  | 4  |            |
| Level 10            |  | 5  |            |
| Level 09            |  | 5  |            |
| Level 08            |  | 5  |            |
| Level 07            |  | 5  | 5          |
| Level 06            |  | 5  | 5          |
| Level 05            |  | 5  | 5          |
| Level 04            |  | 5  | 5          |
| Level 03            |  | 5  | 5          |
| Level 02            |  | 5  | 5          |
| Level 01            |  | 5  | 5          |
| Upper Ground        |  | 5  | 4          |
| Ground              |  | 0  | 0          |
| Lower Ground        |  |  |            |
| Total               |  | Total #  | 6539       |
|                     |  | total apts in first 9 storeys (lower G to L07) |            |
|                     |  | 10061  |            |
| Total %             |  | 65%  | 64%        |



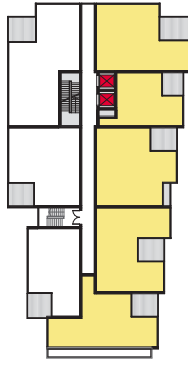
LEVEL 00 UPPER  
5 of 5



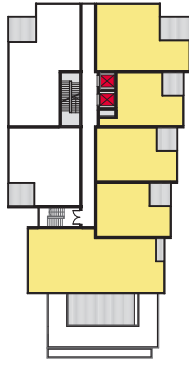
LEVEL 01  
5 of 8



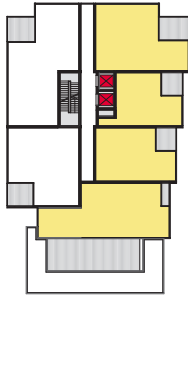
LEVEL 02-08  
5 of 8



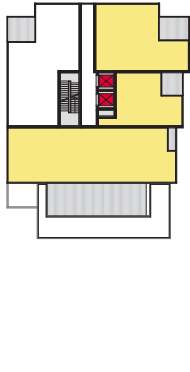
LEVEL 9  
5 of 8



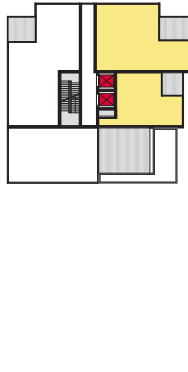
LEVEL 10  
5 of 7



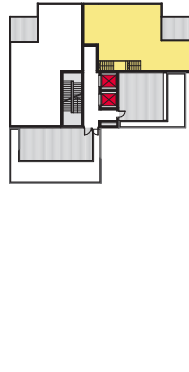
LEVEL 11  
4 of 6



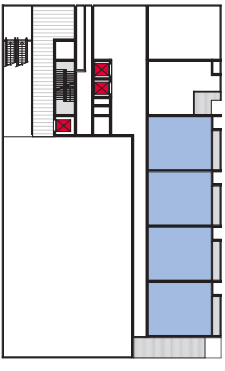
LEVEL 12  
3 of 4



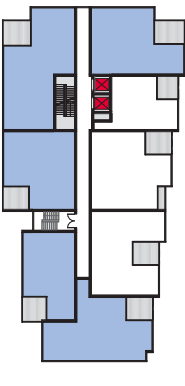
LEVEL 13  
2 of 4



LEVEL 14  
1 of 2



L00 UPPER  
4 of 5



LEVEL 01-07  
5 of 8



# AREA SCHEDULE

The adjacent area schedule indicates the floor by floor Gross Floor Area (GFA) for the proposed envelope and apartment mix.

TOTAL FLOOR SPACE

|                   |                             |
|-------------------|-----------------------------|
| Site Area         | 1,792 sqm                   |
| Residential GFA   | 11,083 sqm                  |
| Retail / Comm GFA | 2,168 sqm                   |
| Total GFA         | 13,251 sqm                  |
| FSR               | 7.5 :1                      |
| Maximum Height    | 61 m                        |
| Storeys           | 16 storeys @ north boundary |
| Storeys           | 12 storeys @ south boundary |

RESIDENTIAL MIX

|            |                             |
|------------|-----------------------------|
| Dwellings  | 100 units                   |
| Comprising | 17 one bedroom apartments   |
|            | 65 two bedroom apartments   |
|            | 18 three bedroom apartments |

GFA DEFINITION

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, including:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, excluding:
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

| Area Schedule       |                      |       |        |                          |                                     |                          |        |
|---------------------|----------------------|-------|--------|--------------------------|-------------------------------------|--------------------------|--------|
| Level               | Function             | RL    | Height | Residential<br>GFA (sqm) | Retail /<br>Commercial<br>GFA (sqm) | Combined<br>GFA<br>(sqm) |        |
| Roof Parapet        |                      | 118.7 |        |                          |                                     |                          |        |
| Level 15 (PH upper) | Residential          | 115.5 | 3.2    | 152                      |                                     | 152                      |        |
| Level 14 (PH lower) | Resi / Terrace       | 112.4 | 3.1    | 250                      |                                     | 250                      |        |
| Level 13            | Resi / Terrace       | 109.3 | 3.1    | 398                      |                                     | 398                      |        |
| Level 12            | Resi / Terrace       | 106.2 | 3.1    | 474                      |                                     | 474                      |        |
| Level 11            | Resi / Terrace       | 103.1 | 3.1    | 599                      |                                     | 599                      |        |
| Level 10            | Resi / Terrace       | 100.0 | 3.1    | 718                      |                                     | 718                      |        |
| Level 09            | Resi / Terrace       | 96.9  | 3.1    | 801                      |                                     | 801                      |        |
| Level 08            | Residential          | 93.8  | 3.1    | 818                      |                                     | 818                      |        |
| Level 07            | Residential          | 90.7  | 3.1    | 818                      |                                     | 818                      |        |
| Level 06            | Residential          | 87.6  | 3.1    | 818                      |                                     | 818                      |        |
| Level 05            | Residential          | 84.5  | 3.1    | 818                      |                                     | 818                      |        |
| Level 04            | Residential          | 81.4  | 3.1    | 818                      |                                     | 818                      |        |
| Level 03            | Residential          | 78.3  | 3.1    | 818                      |                                     | 818                      |        |
| Level 02            | Residential          | 75.2  | 3.1    | 818                      |                                     | 818                      |        |
| Level 01            | Residential          | 72.1  | 3.1    | 818                      |                                     | 818                      |        |
| Upper Ground        | Retail / Residential | 68.5  | 3.6    | 474                      | 680                                 | 1154                     |        |
| Ground              | Retail               | 64    | 4.5    | 250                      | 951                                 | 1201                     |        |
| Lower Ground        | Retail / Loading     | 60    | 4      | 43                       | 537                                 | 580                      |        |
| Basement 01         | Car Parking          | 57    | 3      | 380                      |                                     | 380                      |        |
| Basement 02         | Car Parking          | 54    | 3      |                          |                                     |                          |        |
| Basement 03         | Car Parking          | 51    | 3      |                          |                                     |                          |        |
| Basement 04         | Car Parking          | 48    | 3      |                          |                                     |                          |        |
| Total               |                      |       |        | 70.7                     | 11,083                              | 2,168                    | 13,251 |

| Apartment Mix       |    |     |    |     |    |       |
|---------------------|----|-----|----|-----|----|-------|
| Level               | 1B | 1B+ | 2B | 2B+ | 3B | Total |
| Level 15 (PH upper) |    |     |    |     |    | 0     |
| Level 14 (PH lower) |    |     |    |     | 2  | 2     |
| Level 13            | 1  |     |    | 2   | 1  | 4     |
| Level 12            | 1  |     |    | 1   | 2  | 4     |
| Level 11            | 1  | 1   |    | 2   | 2  | 6     |
| Level 10            | 1  | 2   |    | 2   | 2  | 7     |
| Level 09            | 1  |     | 1  | 5   | 1  | 8     |
| Level 08            | 1  |     | 1  | 5   | 1  | 8     |
| Level 07            | 1  |     | 1  | 5   | 1  | 8     |
| Level 06            | 1  |     | 1  | 5   | 1  | 8     |
| Level 05            | 1  |     | 1  | 5   | 1  | 8     |
| Level 04            | 1  |     | 1  | 5   | 1  | 8     |
| Level 03            | 1  |     | 1  | 5   | 1  | 8     |
| Level 02            | 1  |     | 1  | 5   | 1  | 8     |
| Level 01            | 1  |     | 1  | 5   | 1  | 8     |
| Upper Ground        | 1  |     | 4  |     |    | 5     |
| Ground              |    |     |    |     |    | 0     |
| Lower Ground        |    |     |    |     |    |       |
| Total               |    |     |    |     |    |       |



# WALKER VS HARNETT STREET SITE ACCESS STUDY



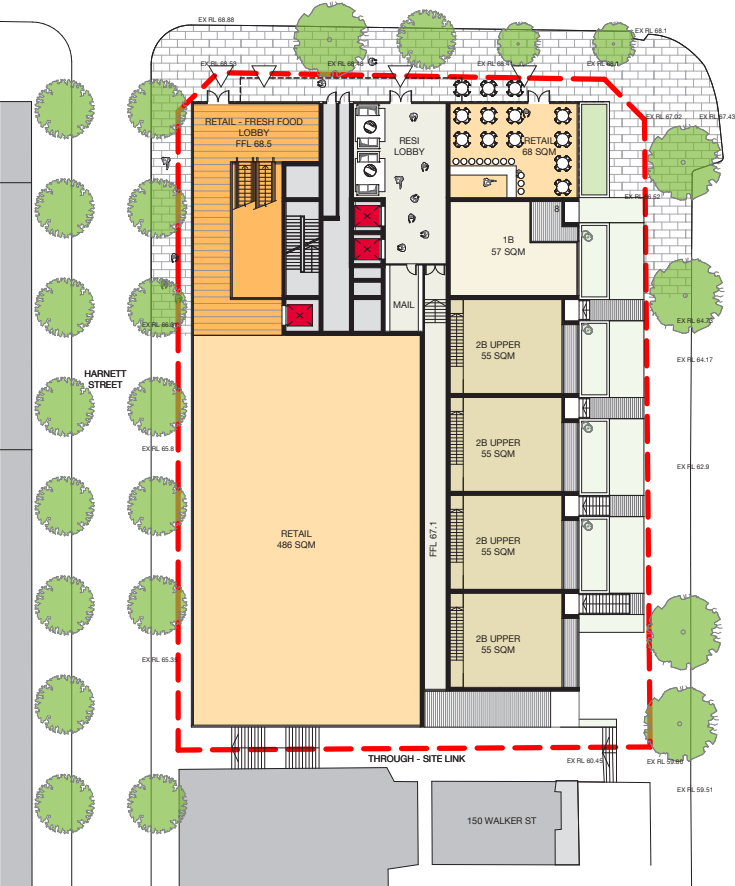


# SITE ACCESS STUDY COMPARISON

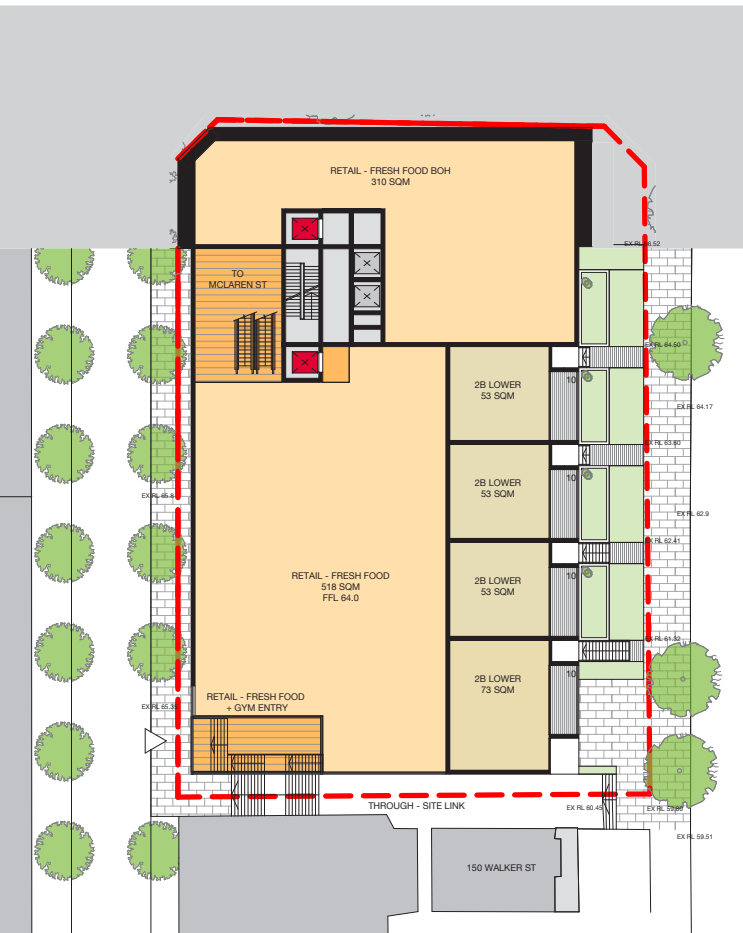
The following investigates the suitability of site access / carpark facilities when accessed from Walker Street versus Harnett Street based on the following criteria:

- / response to heritage
- / vehicular access & residential amenity
- / provision for parking to fresh food retail
- / active street frontage / safety
- / access into retail spaces
- / daylight to retail space

## WALKER ST. SITE ACCESS



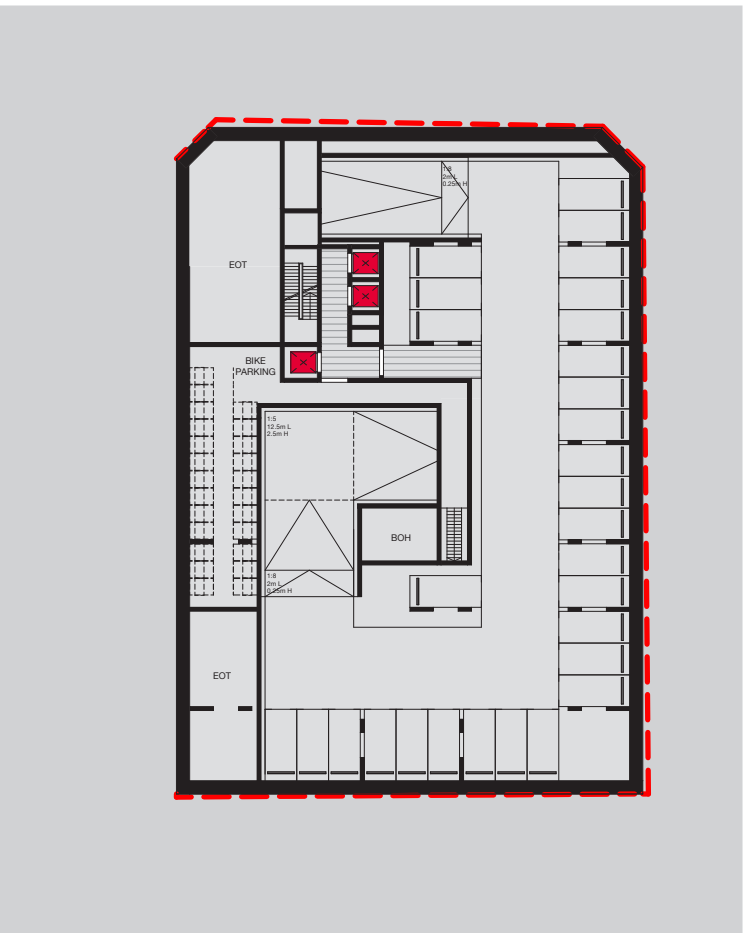
L00 UPPER / WALKER



L00 / WALKER



L00 LOWER / WALKER

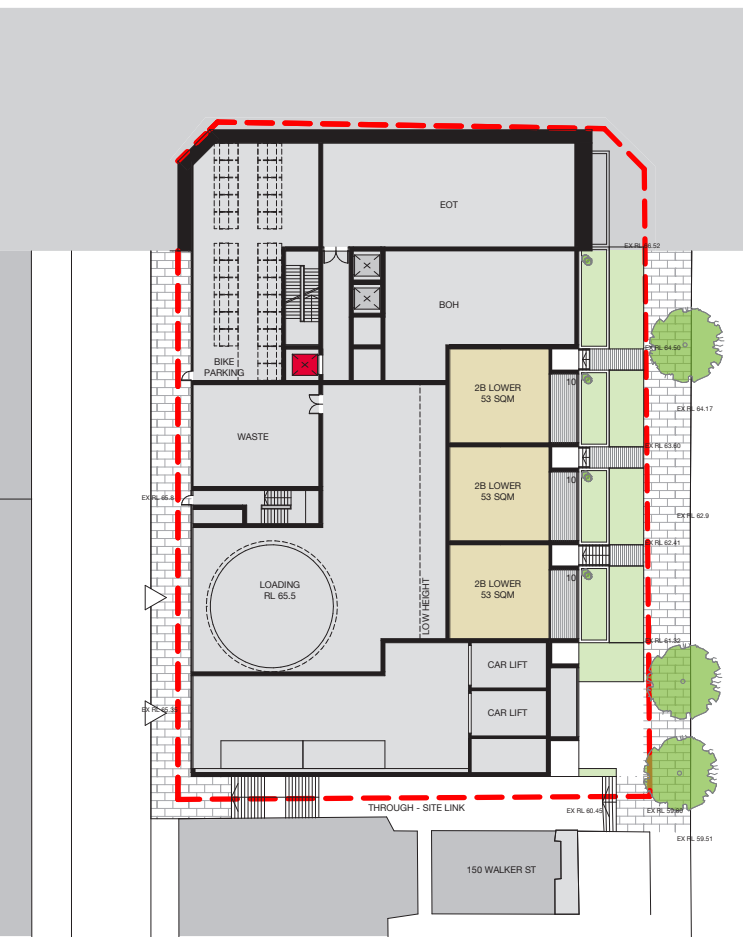


BASEMENT 01 / WALKER

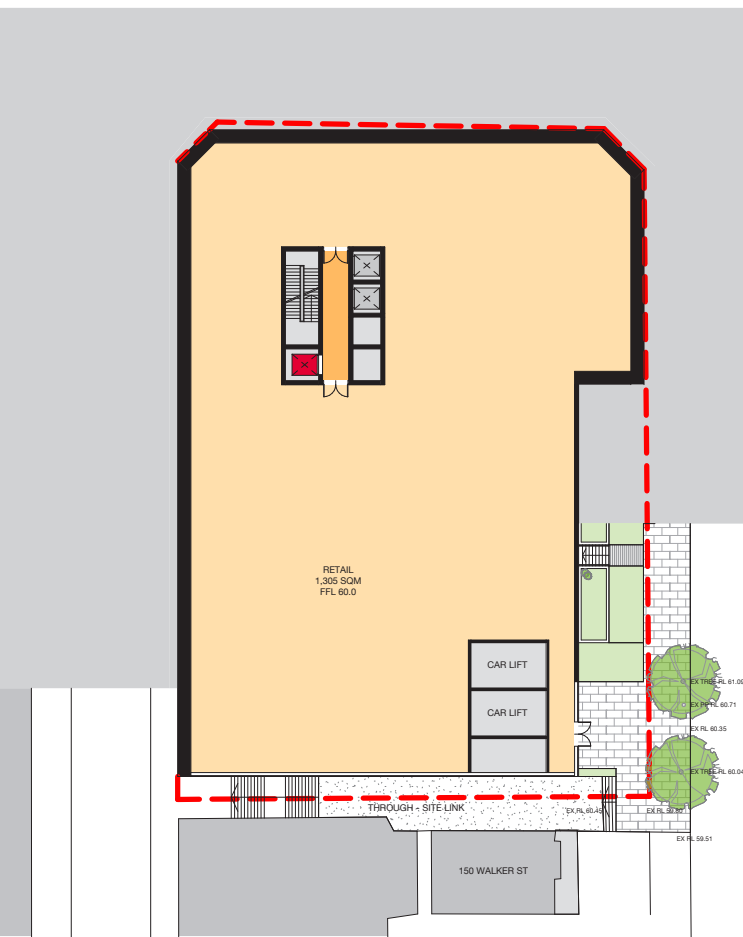
## HARNETT ST. SITE ACCESS



L00 UPPER / HARNETT



L00 / HARNETT



L00 LOWER / HARNETT



BASEMENT 01 / HARNETT



# SITE ACCESS STUDY COMPARISON

|  | WALKER ST. SITE ACCESS  | HARNETT ST. SITE ACCESS   |
|--|---|---|
| total retail GFA                           | ✓ 2,168 sqm   | ✗ 1,600 sqmm (-568)   |
| response to heritage                       | ✓ residential terrace adjacent to 150 walker terraces   | ✗ car lift / inactive facade adjacent to 150 walker terrace   |
| vehicular access / residential amenity     | ✓ traditional ramp  | ✗ car lift  |
| provision for parking to fresh food retail | ✓ traditional ramp = retail parking   | ✗ car lift = no retail parking  |
| active street frontage / safety            | ✓ Walker<br>✓ McLaren<br>✓ Harnett<br>✓ Through link (lower ground)<br>✓ Through link (ground)<br>✓ Through link (upper ground) | ✓ Walker<br>✓ McLaren<br>✗ Harnett<br>✓ Through link (lower ground)<br>✗ Through link (ground)<br>✗ Through link (upper ground) |
| access into retail spaces                  | ✓ McLaren<br>✓ Harnett  | ✓ McLaren<br>✗ compromised access at Walker   |
| daylight to retail space                   | ✓ daylight from McLaren / Harnett / through-site link   | ✗ majority of retail is subterranean  |
| ✓<br>✗                                     | +13<br>-0   | +4<br>-9  |
| TOTAL                                      | +13   | -5  |



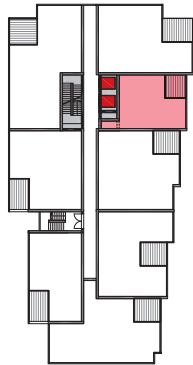
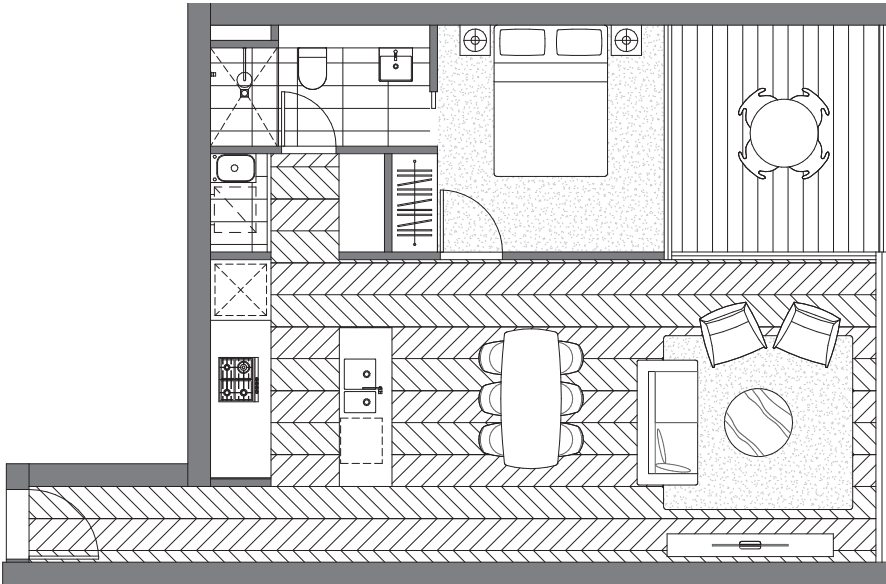


# TYPICAL APARTMENT LAYOUTS

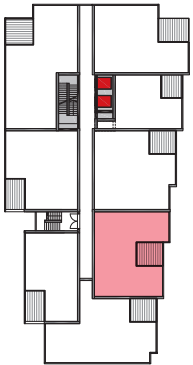
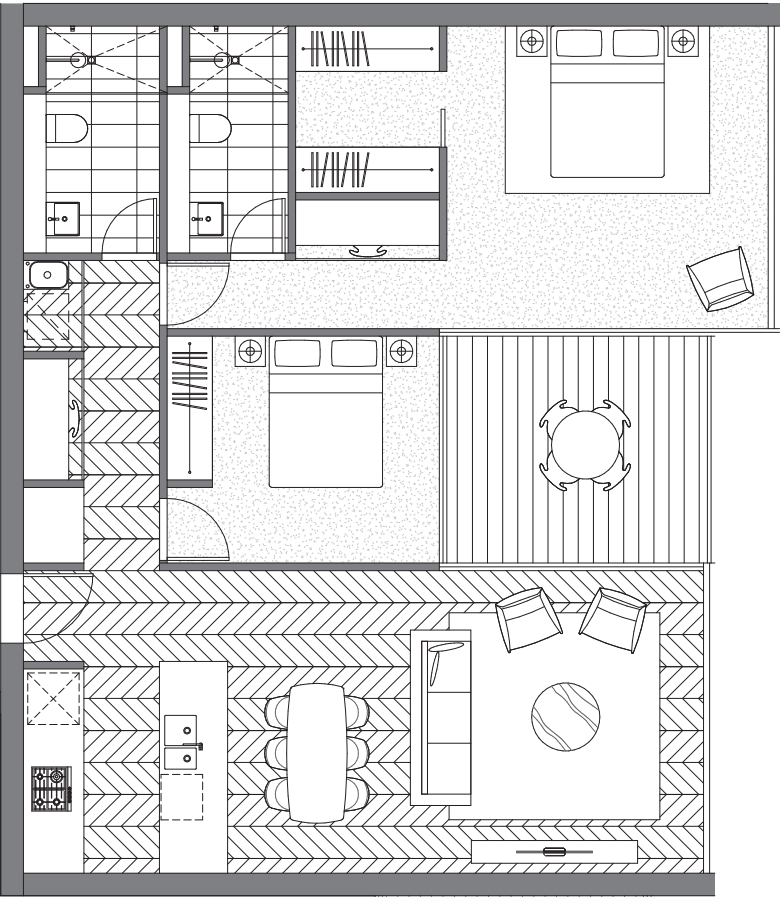


# TYPICAL APARTMENT LAYOUTS

The typical apartment layouts provide open-plan outboard living, and efficient apartment planning.



**1BED EAST**  
Orientation: East  
Internal area: 56sqm  
Balcony area: 8sqm  
Total area: 64sqm

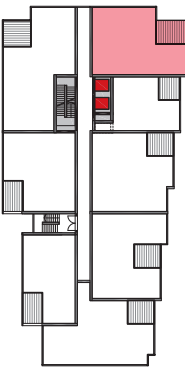
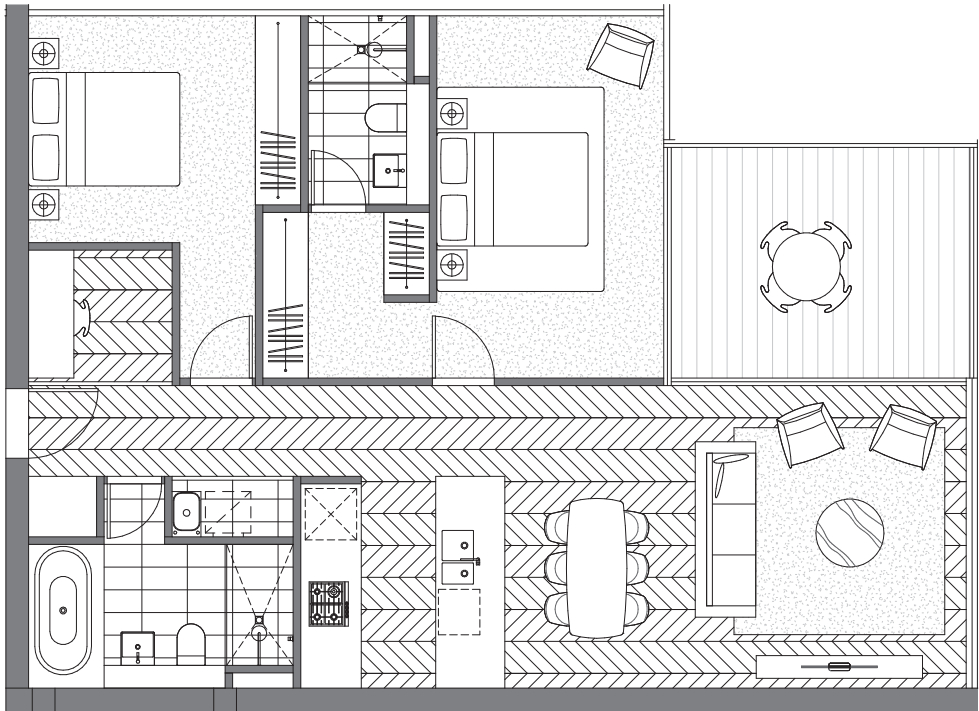


**2BED EAST**  
Orientation: East  
Internal area: 93sqm  
Balcony area: 10sqm  
Total area: 103sqm



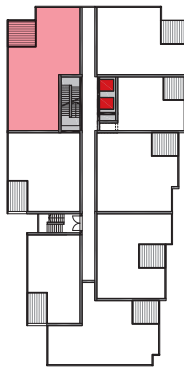
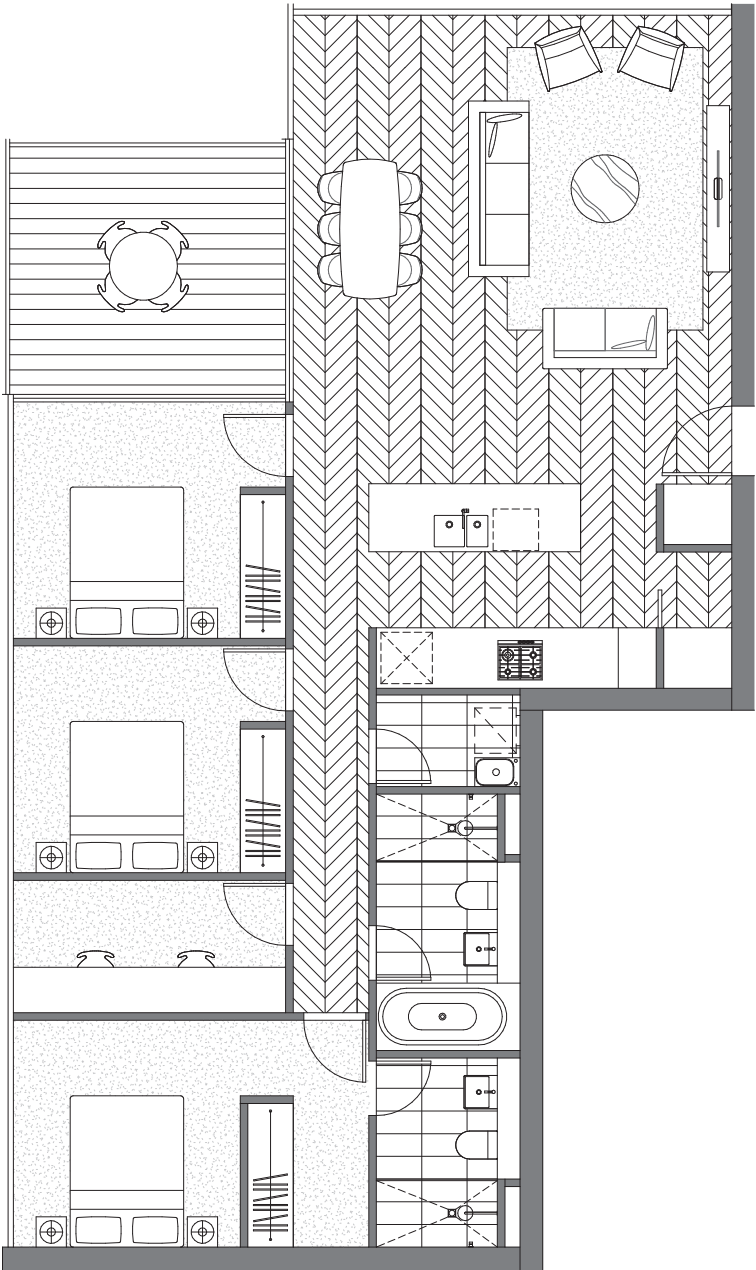
# TYPICAL APARTMENT LAYOUTS

The typical apartment layouts provide open-plan outboard living, and efficient apartment planning.



## 2BED NORTH-EAST

Orientation: North-east  
Internal area: 91sqm  
Balcony area: 12sqm  
Total area: 103sqm



## 3BED NORTH-WEST

Orientation: North-west  
Internal area: 115sqm  
Balcony area: 12sqm  
Total area: 127sqm





# ARCHITECTURAL SET

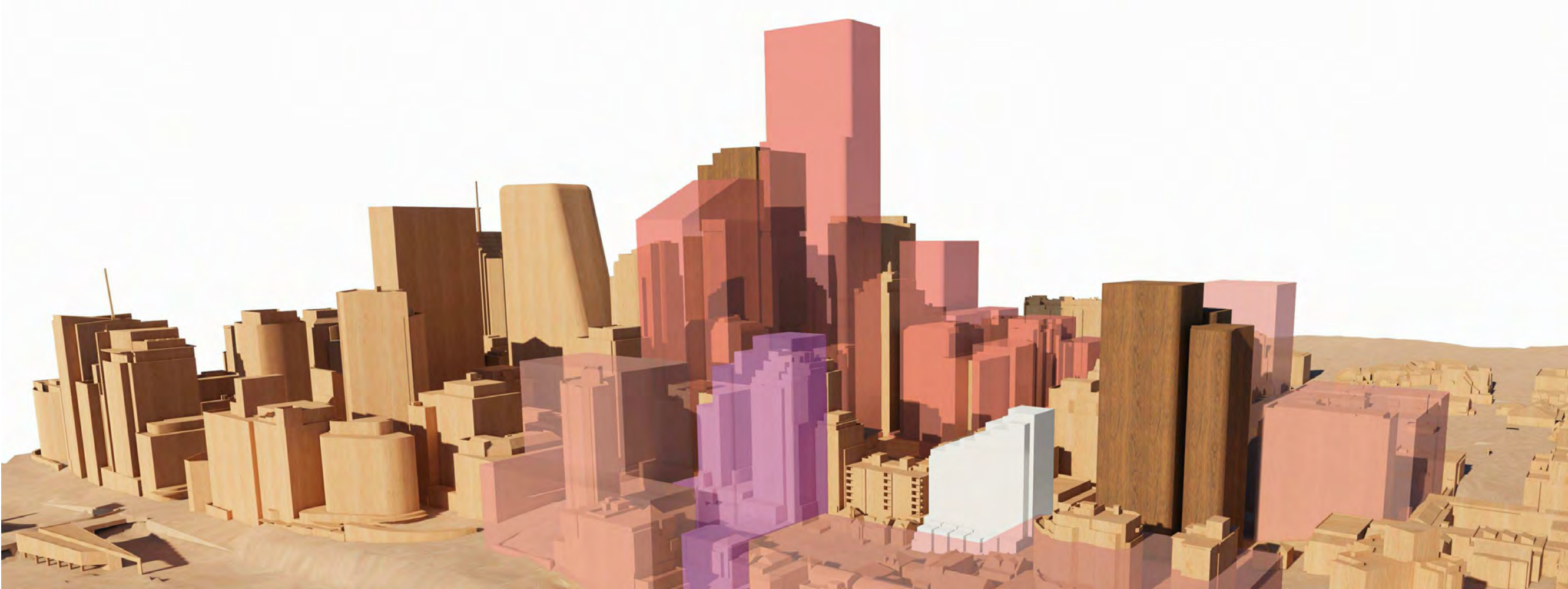


ARCHITECTURAL  
SET  
PLANNING  
PROPOSAL

DRAWING SET  
45 McLAREN STREET, NORTH SYDNEY

September 2020

| Drawing No. | Drawing                  | Scale      |
|-------------|--------------------------|------------|
| A00.000     | Cover Sheet              |            |
| A01.001     | Site Plan                | 1:500 @ A1 |
| A02.B01     | Basement 01              | 1:200 @ A1 |
| A02.B02     | Basement 02-04           | 1:200 @ A1 |
| A02.00L     | Level 00 Lower           | 1:200 @ A1 |
| A02.00M     | Level 00                 | 1:200 @ A1 |
| A02.00U     | Level 00 Upper           | 1:200 @ A1 |
| A02.001     | Level 01                 | 1:200 @ A1 |
| A02.002     | Level 02-08              | 1:200 @ A1 |
| A02.009     | Level 09                 | 1:200 @ A1 |
| A02.010     | Level 10                 | 1:200 @ A1 |
| A02.011     | Level 11                 | 1:200 @ A1 |
| A02.012     | Level 12                 | 1:200 @ A1 |
| A02.013     | Level 13                 | 1:200 @ A1 |
| A02.014     | Level 14                 | 1:200 @ A1 |
| A02.015     | Level 15                 | 1:200 @ A1 |
| A09.001     | Walker Street Elevation  | 1:200 @ A1 |
| A09.002     | Harnett Street Elevation | 1:200 @ A1 |
| A10.001     | Section AA               | 1:200 @ A1 |
| A10.002     | Section BB               | 1:200 @ A1 |
| A10.101     | Street Section Walker    | 1:100 @ A1 |
| A10.102     | Street Section Harnett   | 1:100 @ A1 |
| A10.103     | Street Section East-West | 1:100 @ A1 |





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| 1   | 21.08.20 | Issue for Information | MD      | MD      |
| 0   | 10.08.20 | Issue for Information | MD      | MD      |
| Rev | Date     | Description           | Initial | Checked |

S12400  
45 McLaren Street

A01  
Site Plan



|             |                         |         |    |
|-------------|-------------------------|---------|----|
| Status      | Planning Proposal       |         |    |
| Scale       | 1:500 @ A1              |         |    |
| Drawn       | JC                      | Checked | MD |
| Project No. | S12400                  |         |    |
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| BIM         | MCLARENST_BS_ARCH_R2020 |         |    |
| Drawing no. | Revision                |         |    |
| A01.001     | 2                       |         |    |

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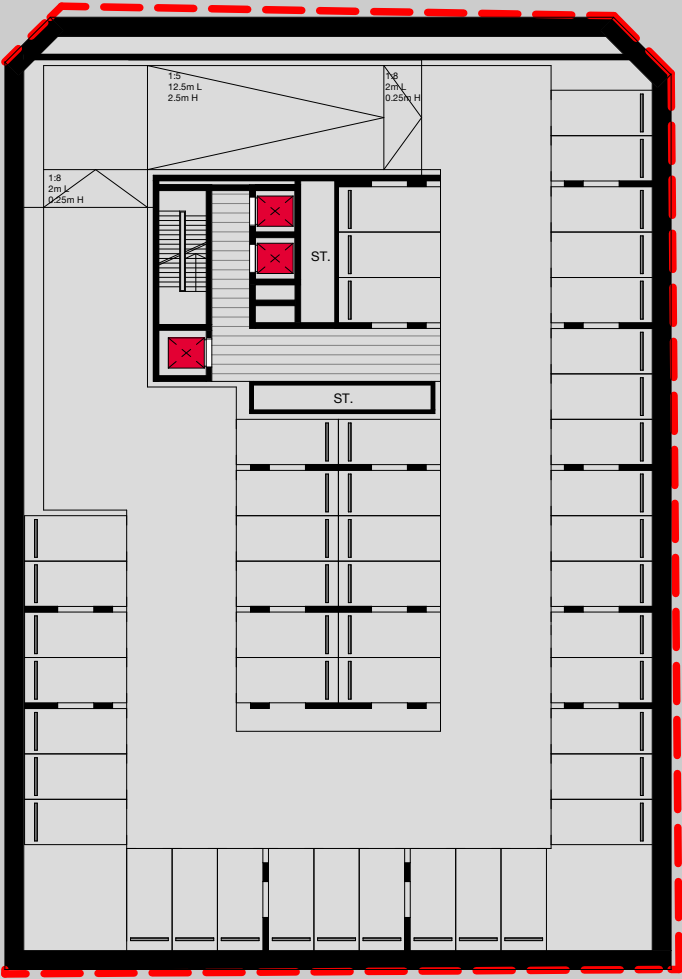
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|-----|----------|-----------------------|---------|---------|
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S12400  
45 McLaren Street

Basement 02-04



|             |                         |         |    |
|-------------|-------------------------|---------|----|
| Status      | Planning Proposal       |         |    |
| Scale       | 1:200 @ A1              |         |    |
| Drawn       | JC                      | Checked | MD |
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| Plot Date   | 18/09/2020 2:02:00 PM   |         |    |
| BIM         | MCLARENST_BS_ARCH_R2020 |         |    |
| Drawing no. | Revision                |         |    |
| A02.B02     | 0                       |         |    |

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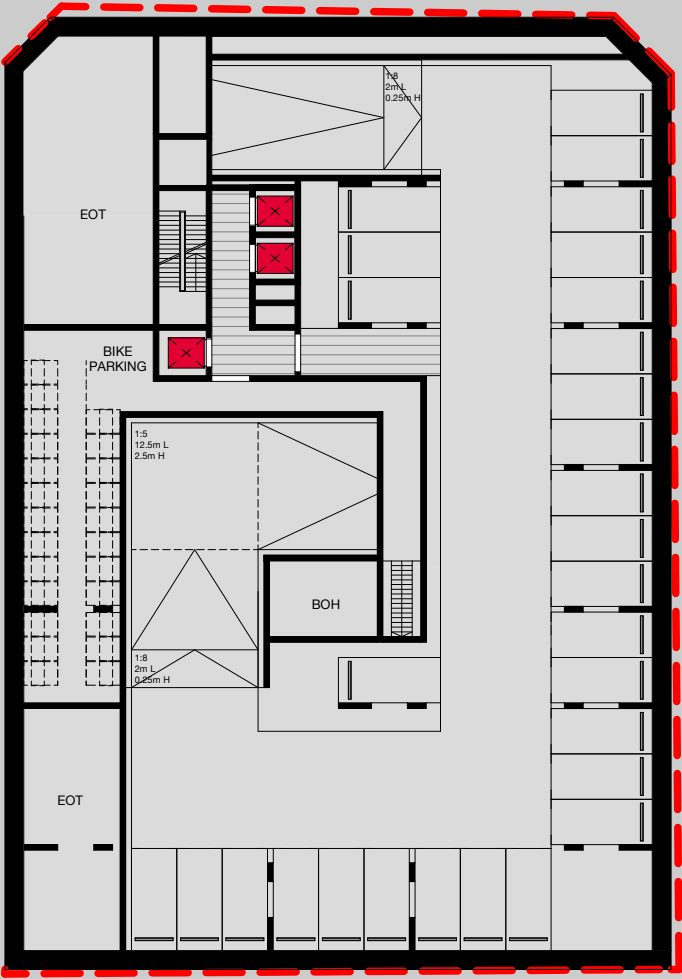
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| 1 | 19.08.20 | Issue for Information | MD | MD |
| 0 | 10.08.20 | Issue for Information | MD | MD |

| Rev | Date     | Description           | Initial | Checked |
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| 1   | 19.08.20 | Issue for Information | MD      | MD      |
| 0   | 10.08.20 | Issue for Information | MD      | MD      |

S12400  
45 McLaren Street

A02  
Basement 01

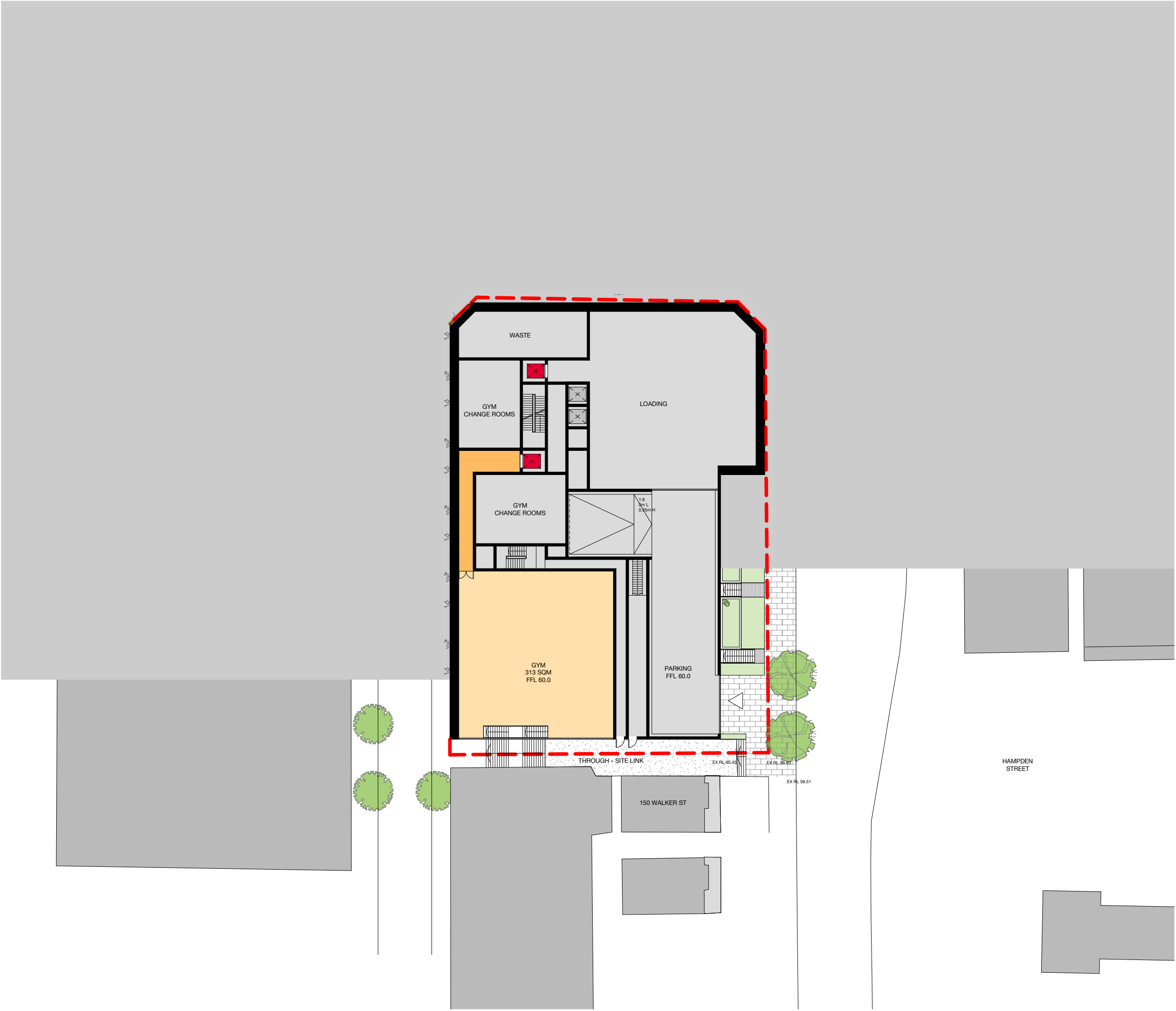
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| A02.B01                                | 3  |         |  |
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| 1   | 19.08.20 | Issue for Information | MD      | MD      |
| 0   | 10.08.20 | Issue for Information | MD      | MD      |
| Rev | Date     | Description           | Initial | Checked |

S12400  
45 McLaren Street

A02  
Level 00 Lower



|             |                         |         |    |
|-------------|-------------------------|---------|----|
| Status      | Planning Proposal       |         |    |
| Scale       | 1:200 @ A1              |         |    |
| Drawn       | JC                      | Checked | MD |
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| A02.00L     | 3                       |         |    |

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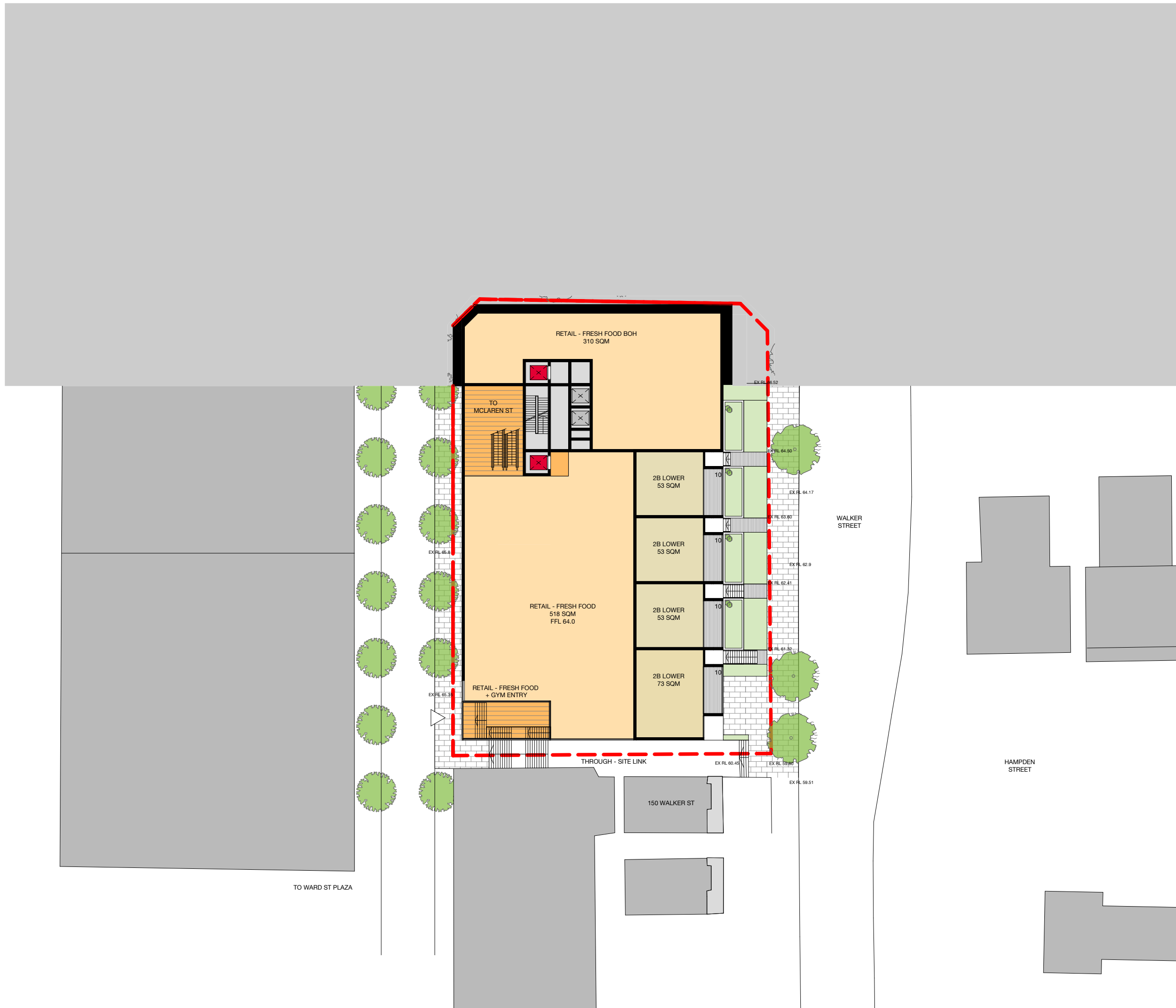
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| 0   | 10.08.20 | Issue for Information | MD      | MD      |
| Rev | Date     | Description           | Initial | Checked |

S12400  
45 McLaren Street

A02  
Level 00



|             |                         |         |    |
|-------------|-------------------------|---------|----|
| Status      | Planning Proposal       |         |    |
| Scale       | 1:200 @ A1              |         |    |
| Drawn       | JC                      | Checked | MD |
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| A02.00M     |                         | 3       |    |

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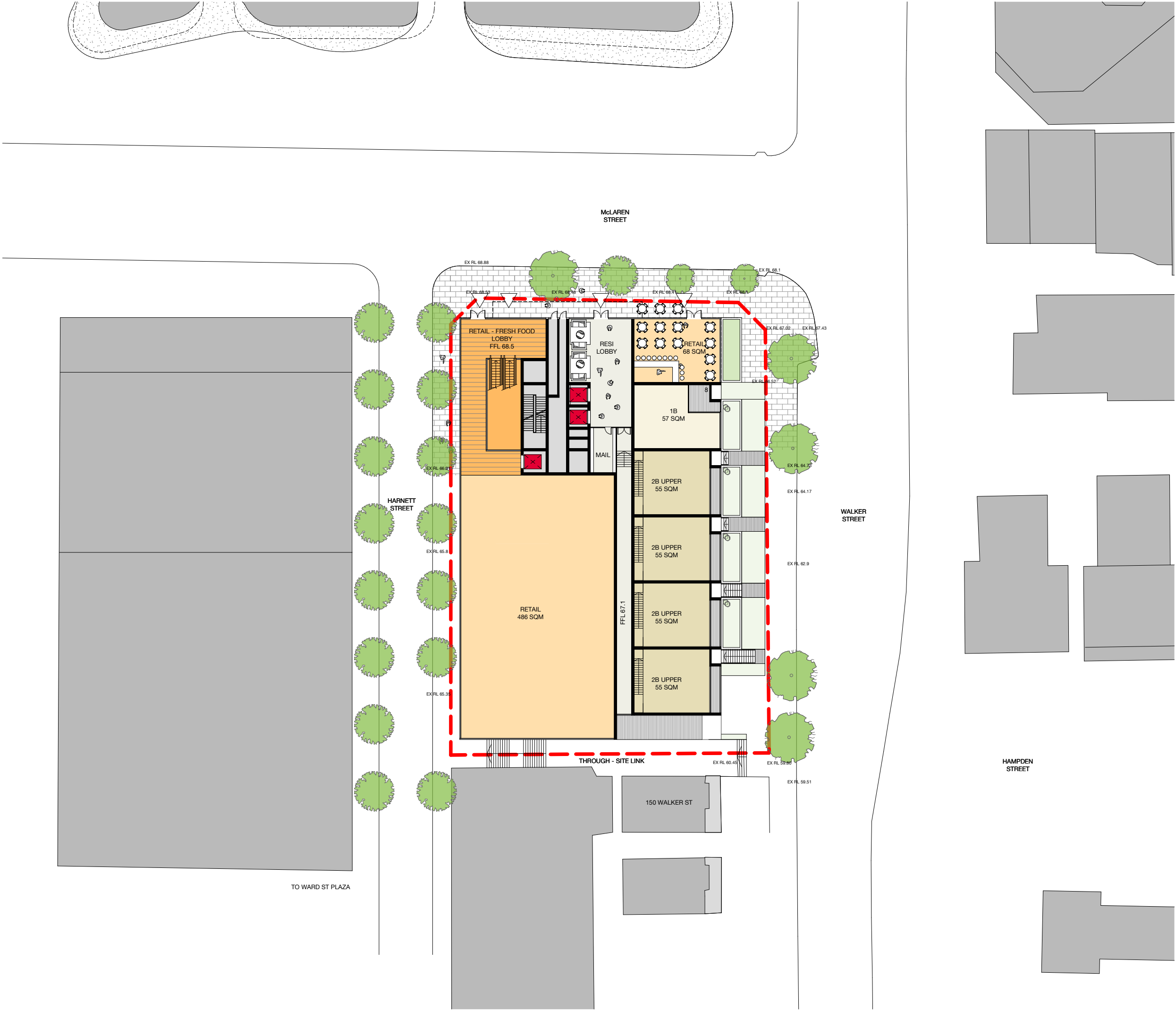
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| 0   | 10.08.20 | Issue for Information | MD      | MD      |
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S12400  
45 McLaren Street

A02  
Level 00 Upper



|             |                         |         |    |
|-------------|-------------------------|---------|----|
| Status      | Planning Proposal       |         |    |
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| Plot Date   | 18/09/2020 1:45:57 PM   |         |    |
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| Drawing no. | Revision                |         |    |
| A02.00U     | 3                       |         |    |

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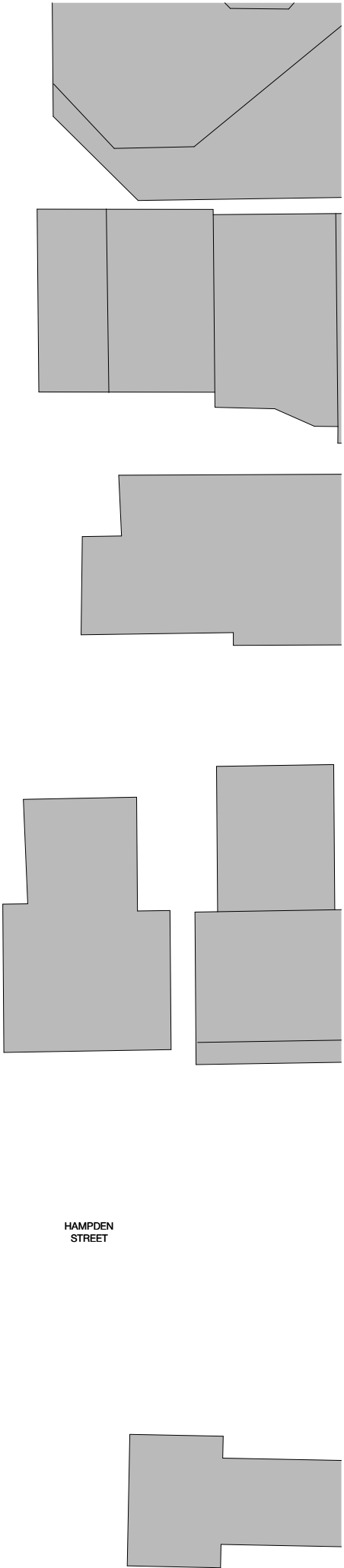
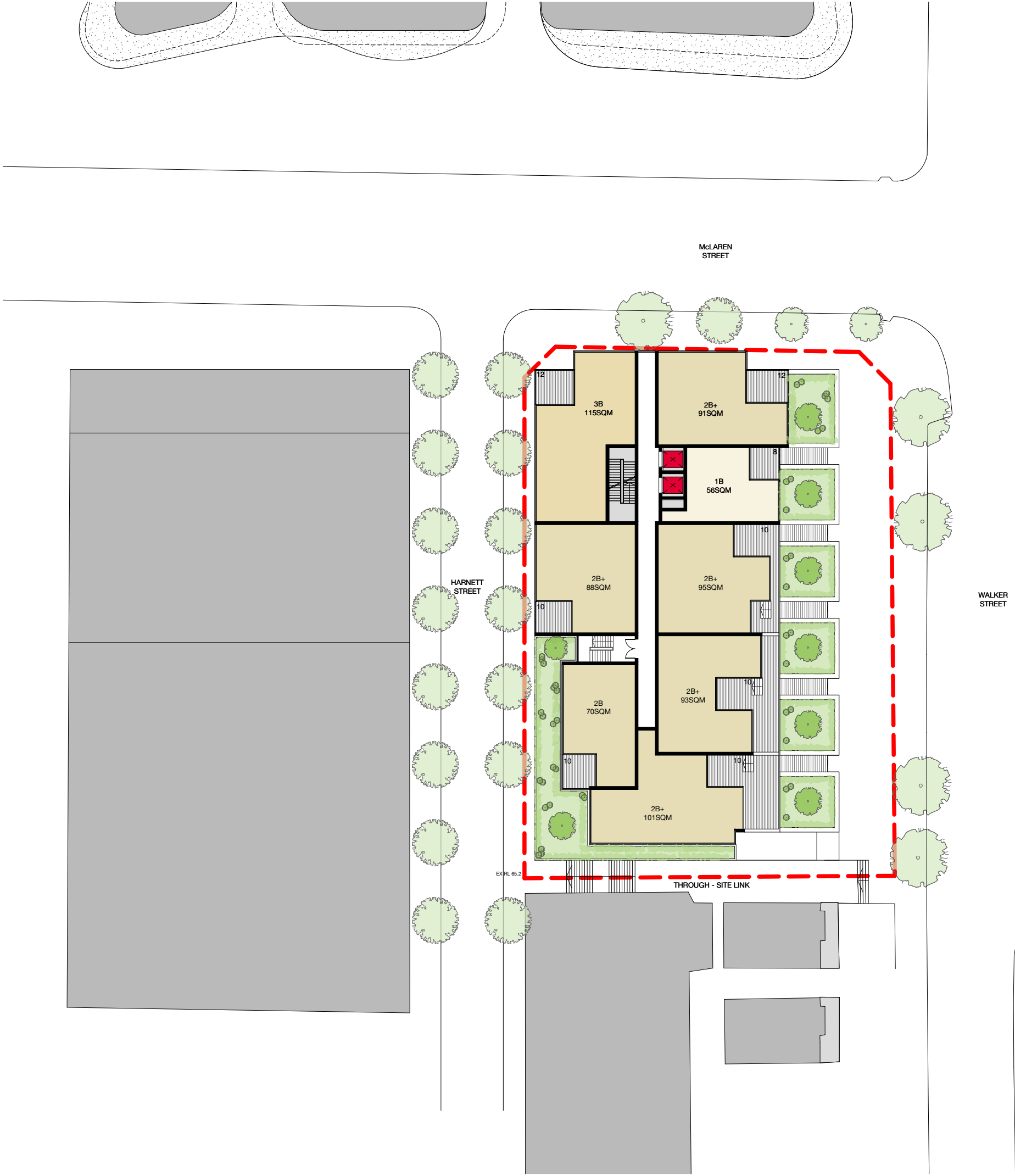
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| 0   | 10.08.20 | Issue for Information | MD      | MD      |
| Rev | Date     | Description           | Initial | Checked |

S12400  
45 McLaren Street

A02  
Level 01



|             |                         |         |    |
|-------------|-------------------------|---------|----|
| Status      | Planning Proposal       |         |    |
| Scale       | 1:200 @ A1              |         |    |
| Drawn       | JC                      | Checked | MD |
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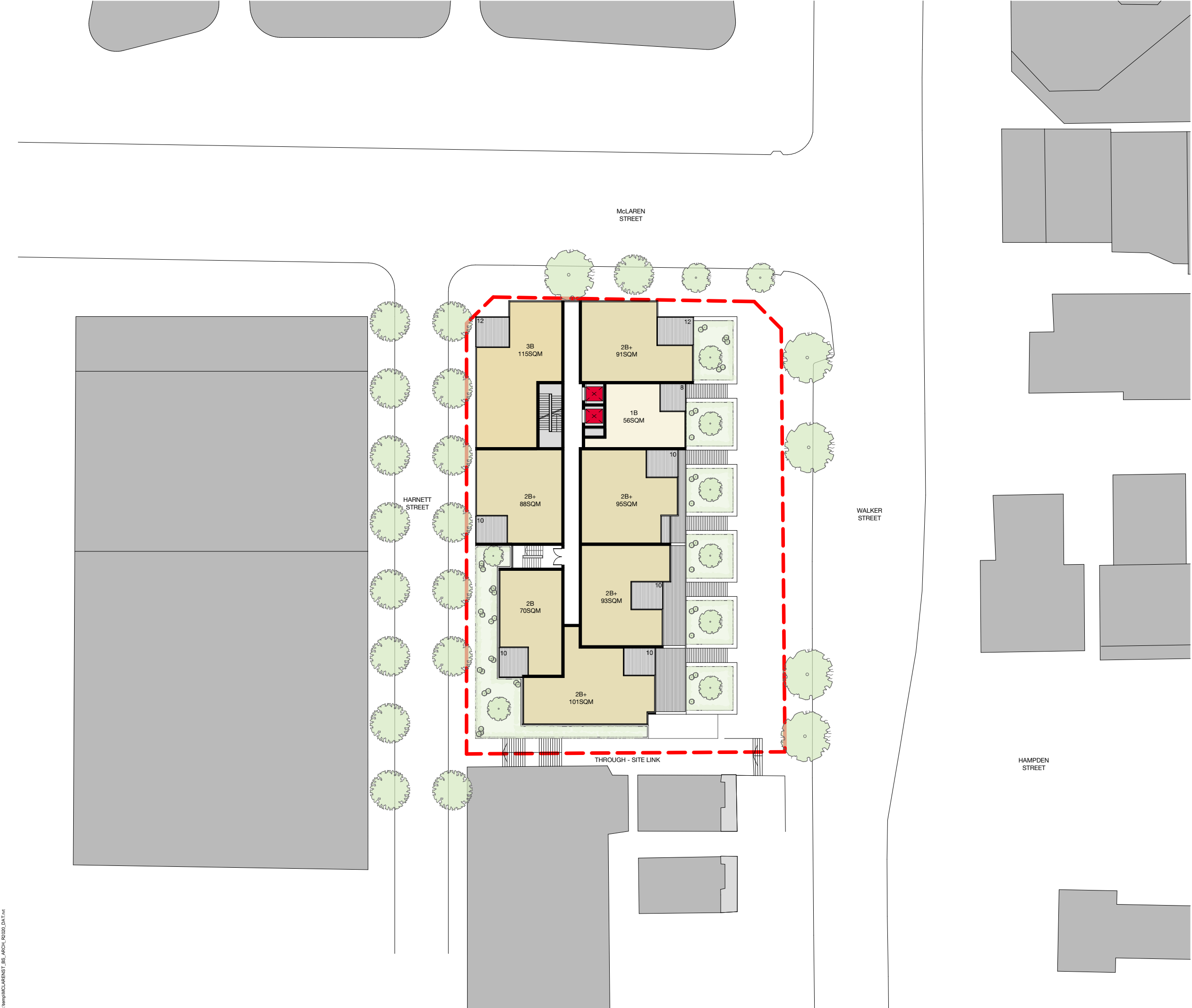
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| 0   | 10.08.20 | Issue for Information | MD      | MD      |
| Rev | Date     | Description           | Initial | Checked |

S12400  
45 McLaren Street

A02  
Level 02-08



|             |                         |         |    |
|-------------|-------------------------|---------|----|
| Status      | Planning Proposal       |         |    |
| Scale       | 1:200 @ A1              |         |    |
| Drawn       | JC                      | Checked | MD |
| Project No. | S12400                  |         |    |
| Plot Date   | 18/09/2020 1:47:57 PM   |         |    |
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| Drawing no. | Revision                |         |    |
| A02.002     | 2                       |         |    |

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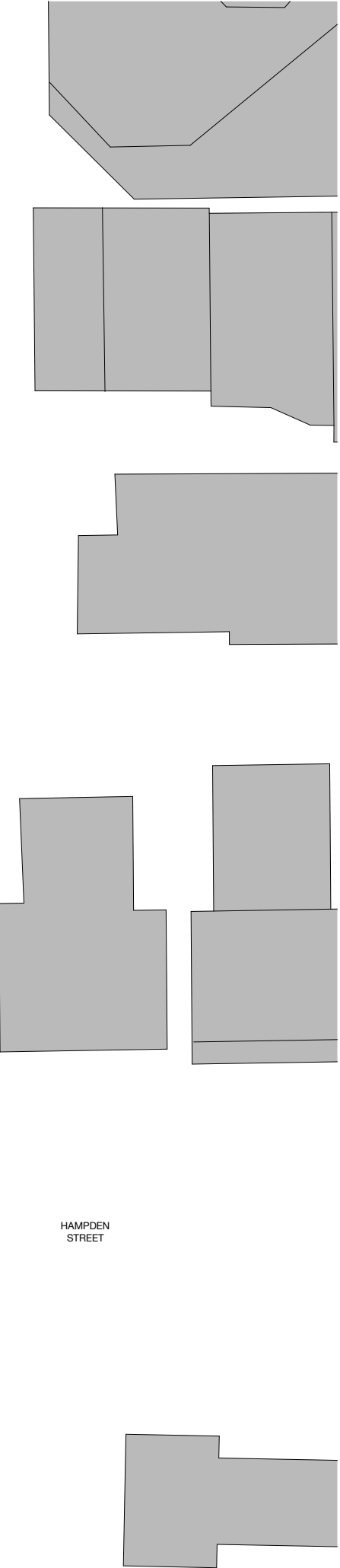
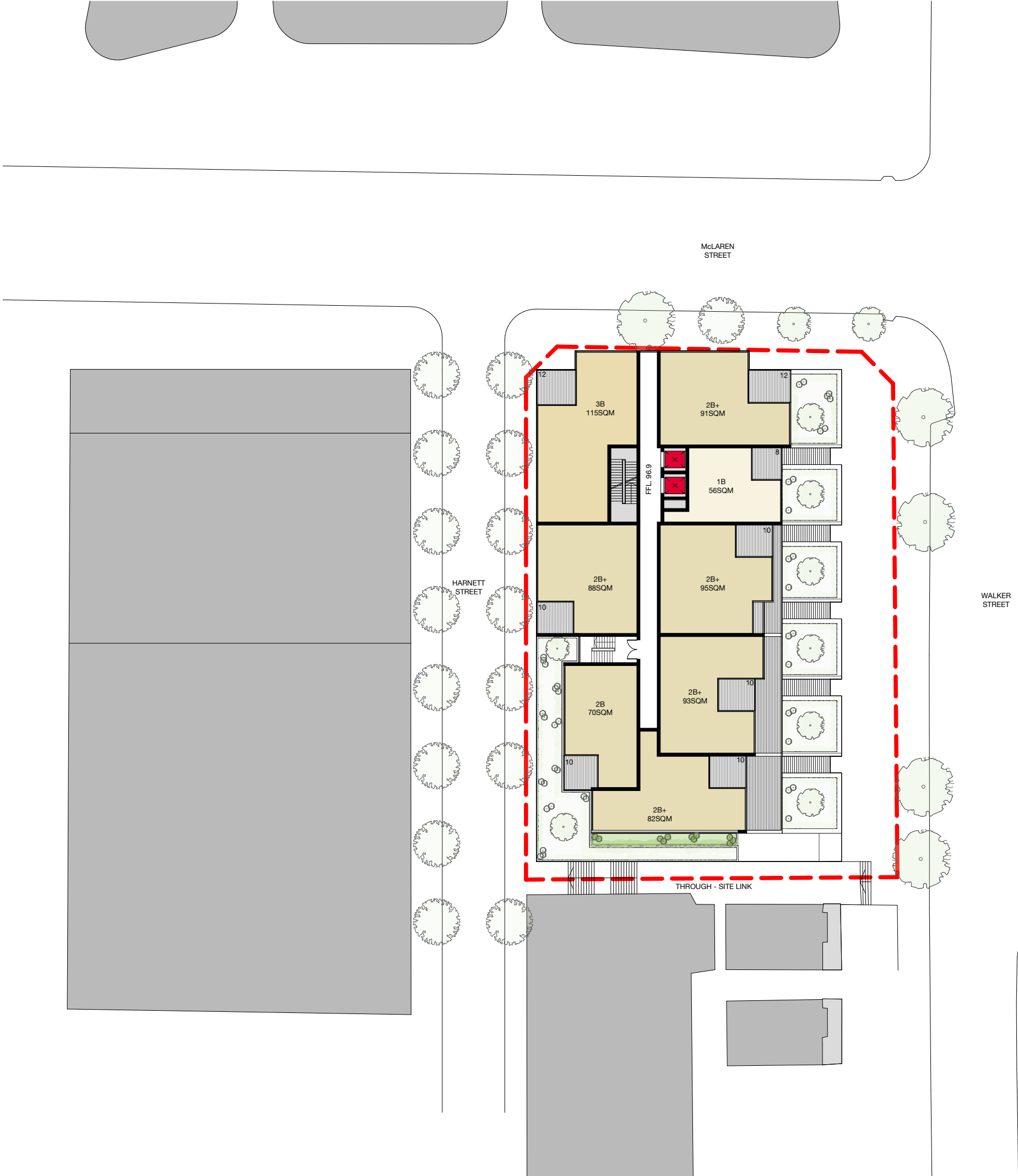
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| 0   | 10.08.20 | Issue for Information | MD      | MD      |
| Rev | Date     | Description           | Initial | Checked |

S12400  
45 McLaren Street

A02  
Level 09



|             |                         |         |    |
|-------------|-------------------------|---------|----|
| Status      | Planning Proposal       |         |    |
| Scale       | 1:200 @ A1              |         |    |
| Drawn       | JC                      | Checked | MD |
| Project No. | S12400                  |         |    |
| Plot Date   | 18/09/2020 1:49:02 PM   |         |    |
| BIM         | MCLARENST_BS_ARCH_R2020 |         |    |
| Drawing no. | Revision                |         |    |
| A02.009     |                         | 2       |    |

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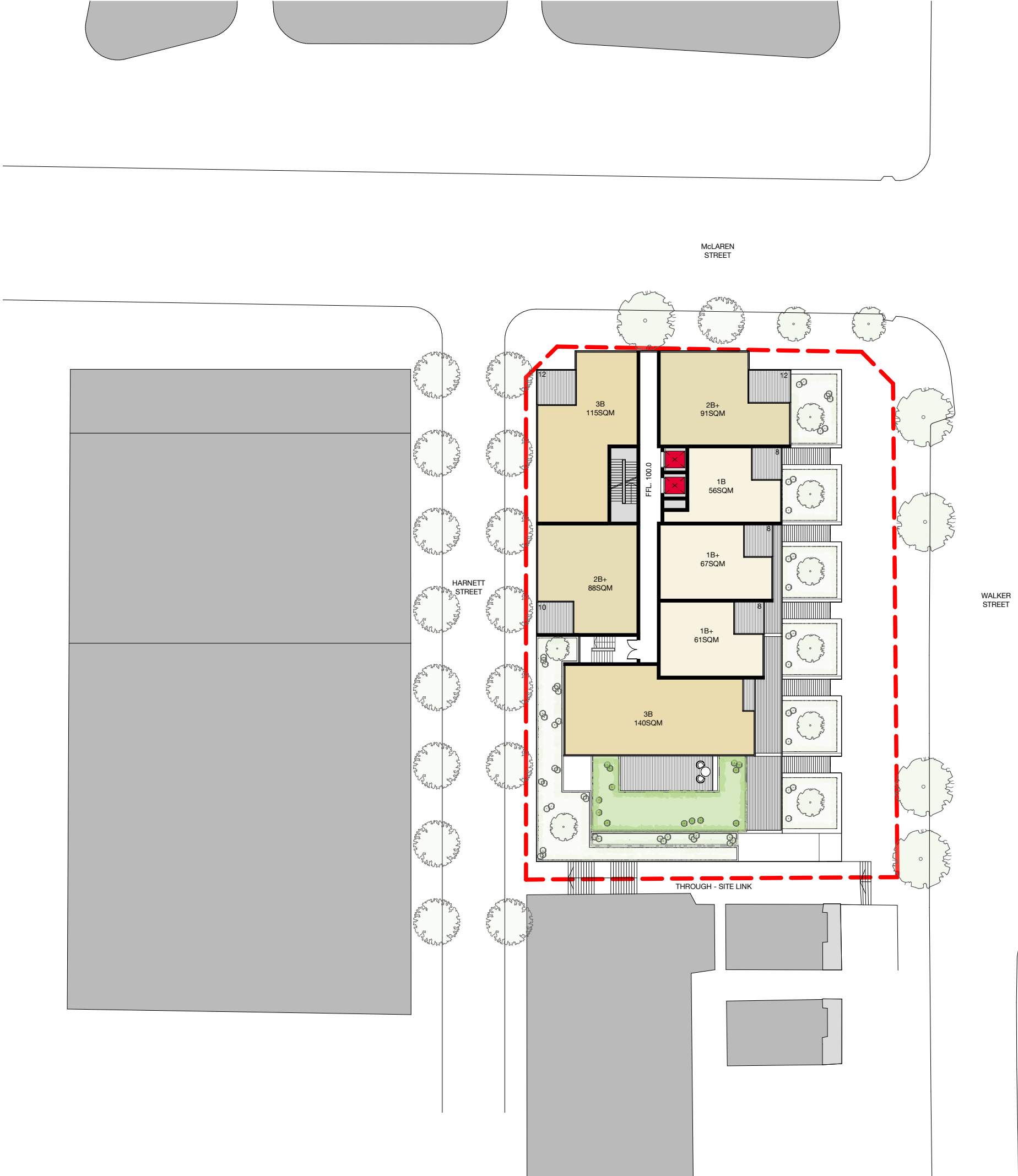
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| 0   | 10.08.20 | Issue for Information | MD      | MD      |
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S12400  
45 McLaren Street

A02  
Level 10



|             |                         |         |    |
|-------------|-------------------------|---------|----|
| Status      | Planning Proposal       |         |    |
| Scale       | 1:200 @ A1              |         |    |
| Drawn       | JC                      | Checked | MD |
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| Plot Date   | 18/09/2020 1:50:16 PM   |         |    |
| BIM         | MCLARENST_BS_ARCH_R2020 |         |    |
| Drawing no. | Revision                |         |    |
| A02.010     | 2                       |         |    |

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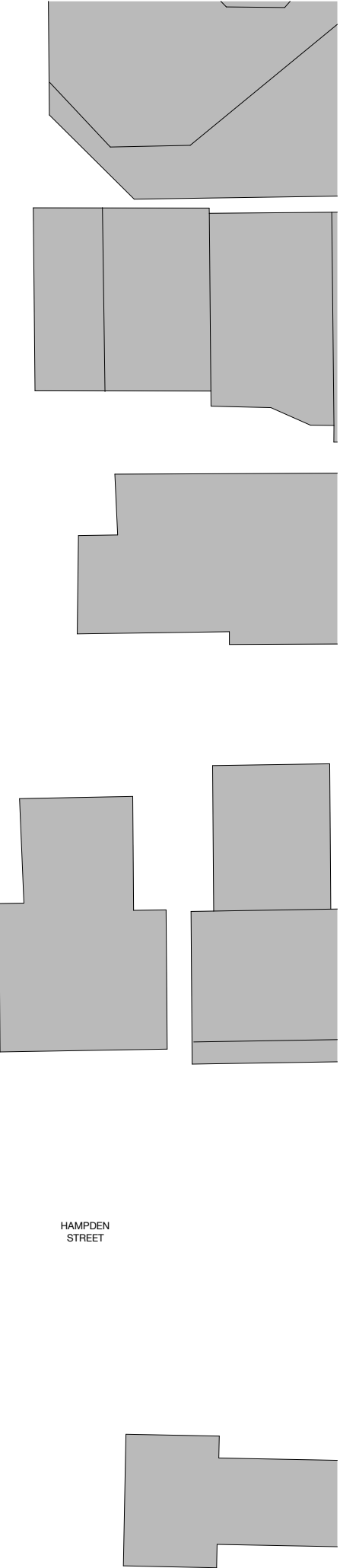
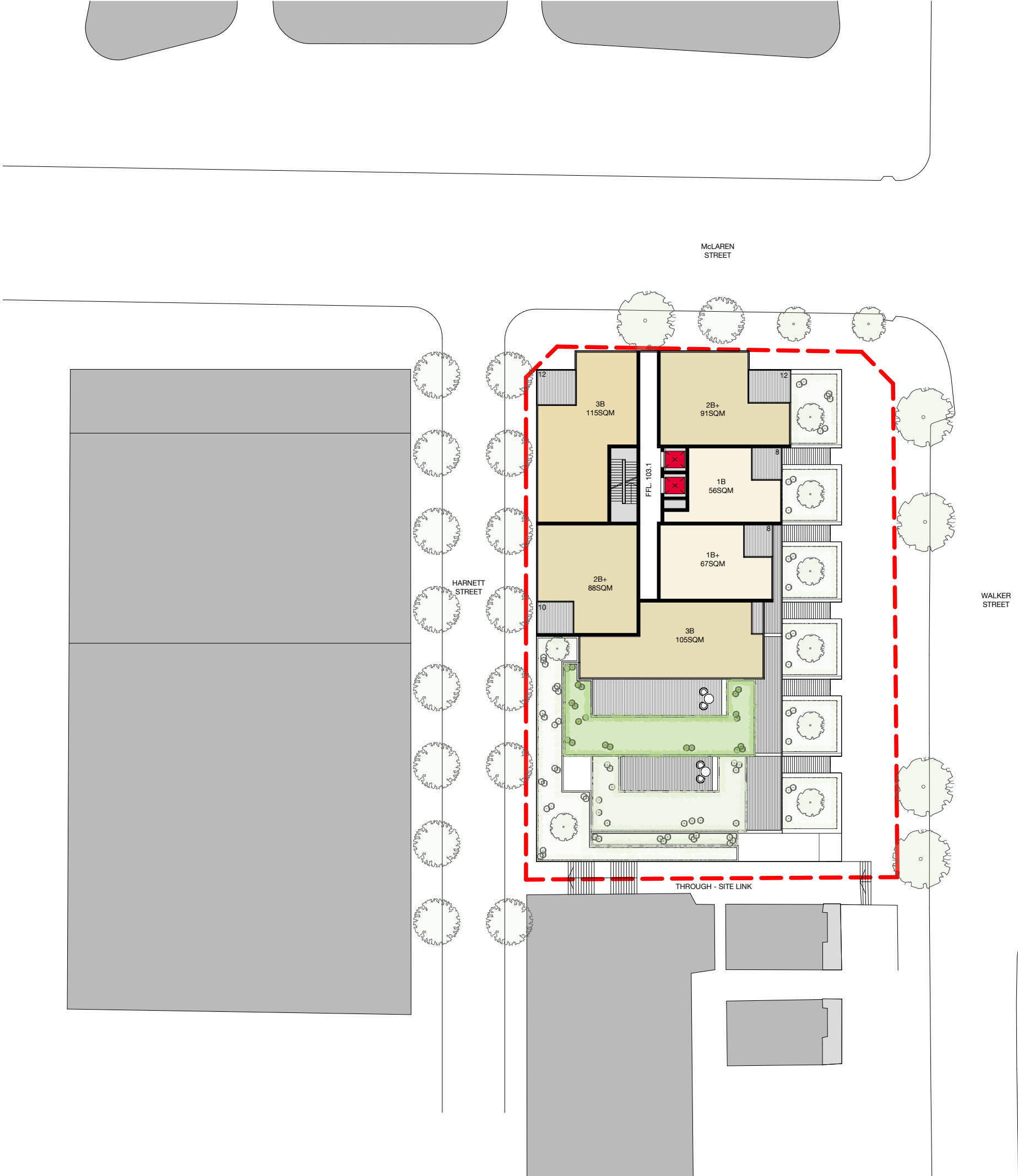
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S12400  
45 McLaren Street

A02  
Level 11



|             |                         |         |    |
|-------------|-------------------------|---------|----|
| Status      | Planning Proposal       |         |    |
| Scale       | 1:200 @ A1              |         |    |
| Drawn       | JC                      | Checked | MD |
| Project No. | S12400                  |         |    |
| Plot Date   | 18/09/2020 1:51:51 PM   |         |    |
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| Drawing no. | Revision                |         |    |
| A02.011     | 2                       |         |    |

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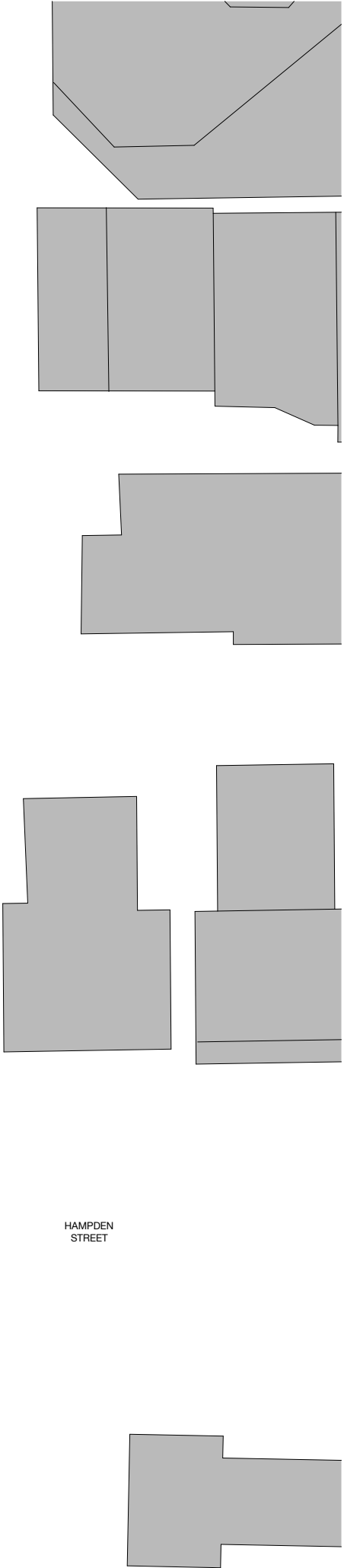
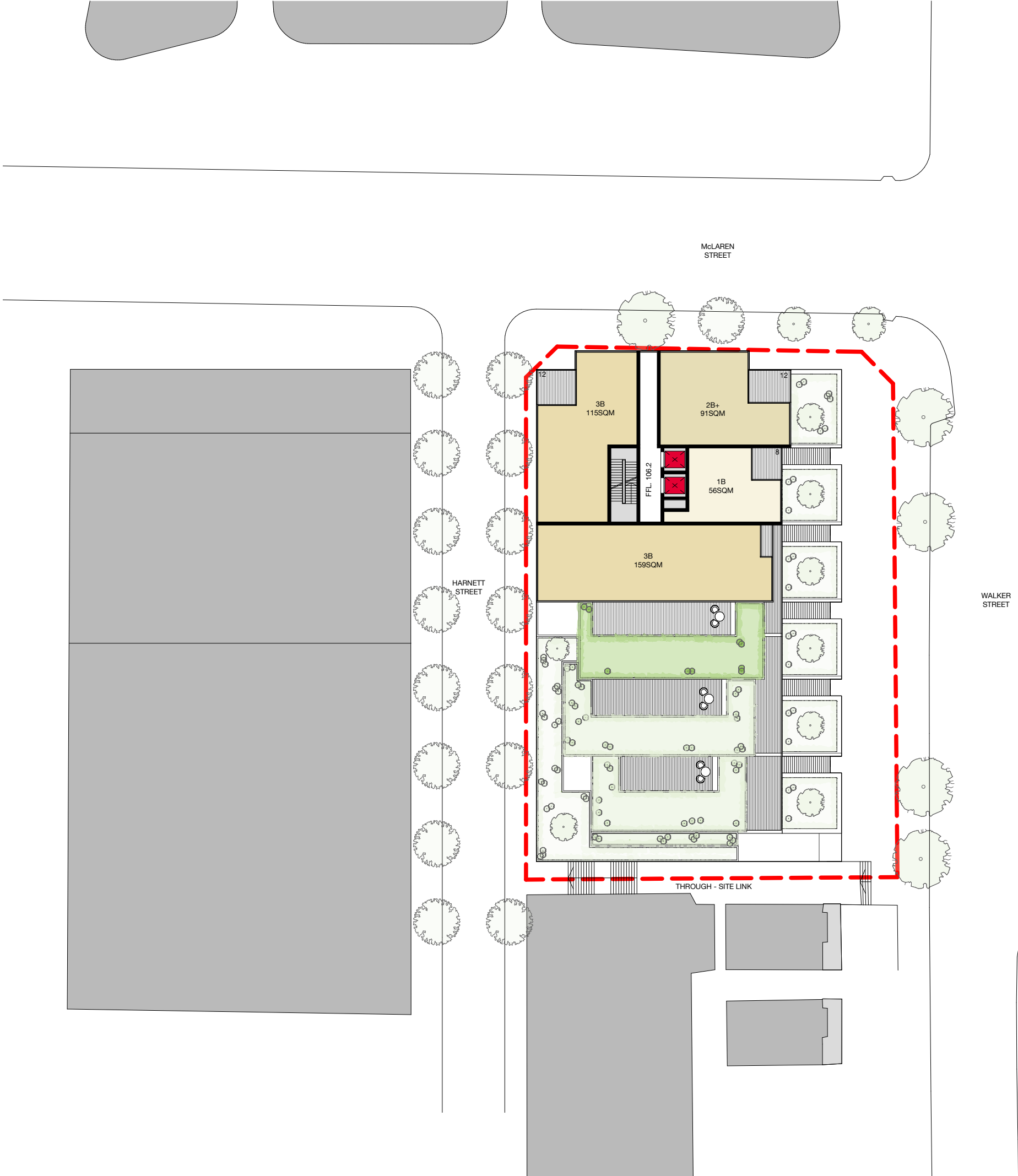
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S12400  
45 McLaren Street

A02  
Level 12



|             |                         |         |    |
|-------------|-------------------------|---------|----|
| Status      | Planning Proposal       |         |    |
| Scale       | 1:200 @ A1              |         |    |
| Drawn       | JC                      | Checked | MD |
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| Plot Date   | 18/09/2020 1:53:38 PM   |         |    |
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| Drawing no. | Revision                |         |    |
| A02.012     | 2                       |         |    |

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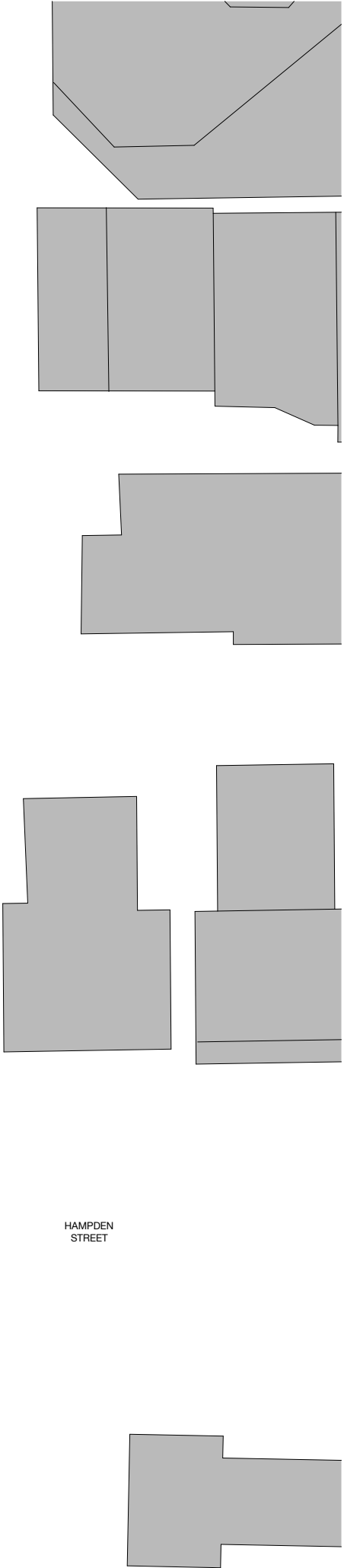
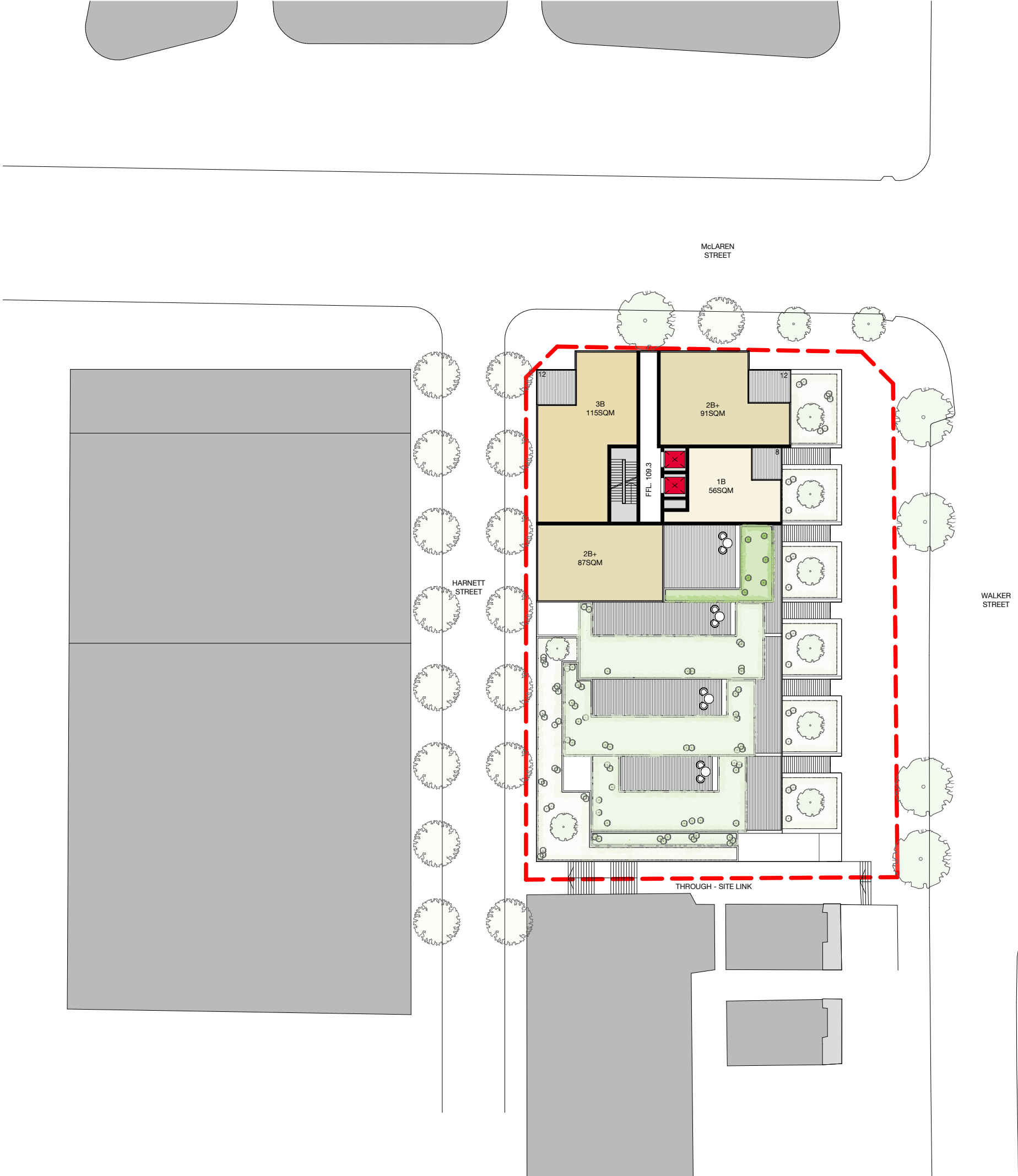
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S12400  
45 McLaren Street

A02  
Level 13



|             |                         |         |          |
|-------------|-------------------------|---------|----------|
| Status      | Planning Proposal       |         |          |
| Scale       | 1:200 @ A1              |         |          |
| Drawn       | JC                      | Checked | MD       |
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| Plot Date   | 18/09/2020 1:55:37 PM   |         |          |
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| Drawing no. | A02.013                 |         | Revision |
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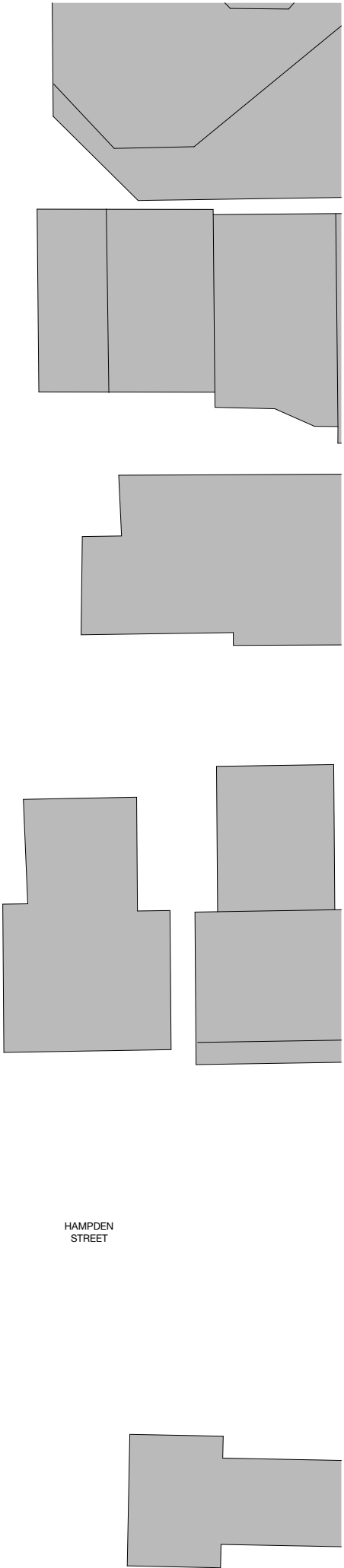
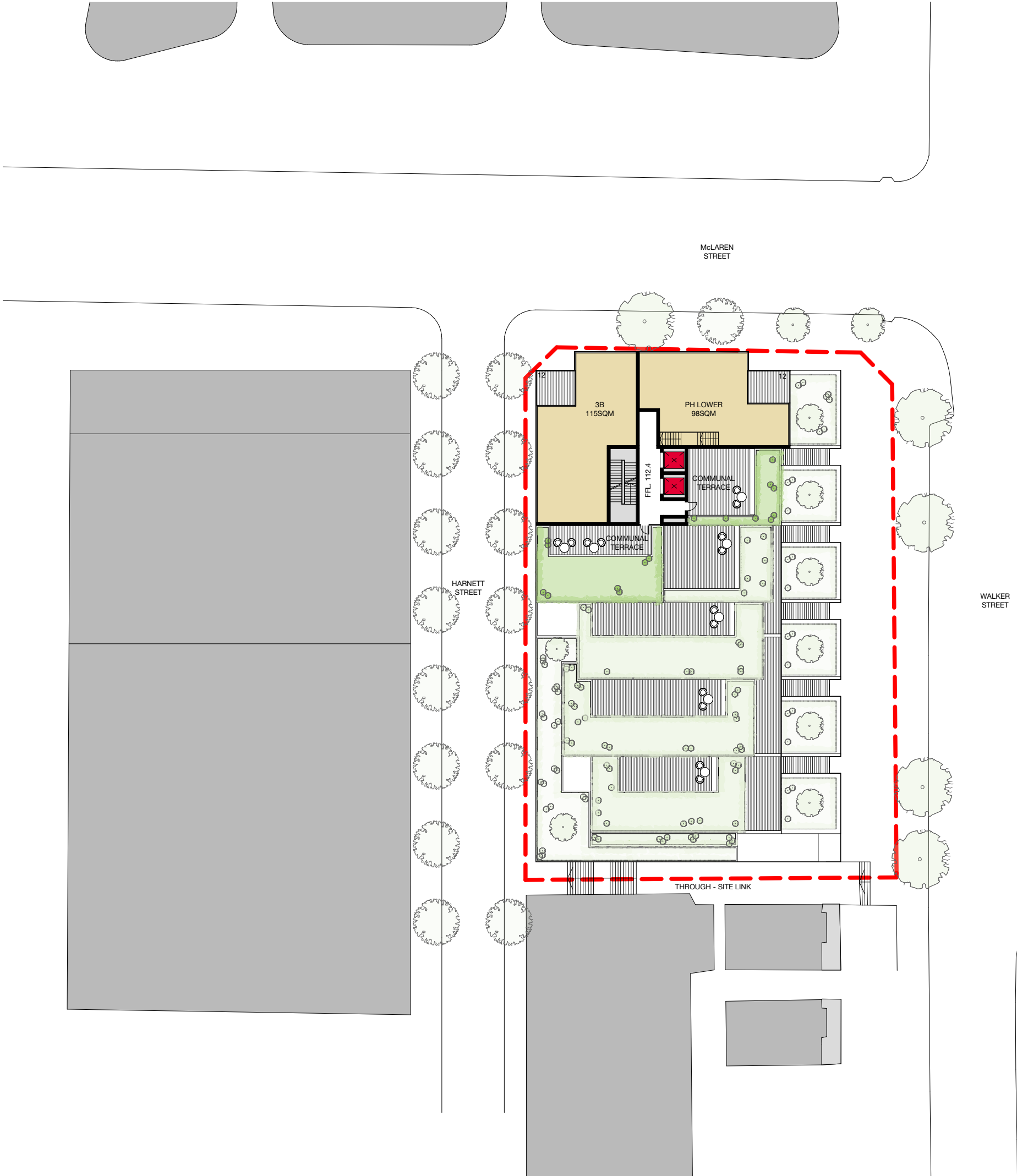
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S12400  
45 McLaren Street

A02  
Level 14



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| Status      | Planning Proposal       |         |    |
| Scale       | 1:200 @ A1              |         |    |
| Drawn       | JC                      | Checked | MD |
| Project No. | S12400                  |         |    |
| Plot Date   | 18/09/2020 1:57:49 PM   |         |    |
| BIM         | MCLARENST_BS_ARCH_R2020 |         |    |
| Drawing no. | Revision                |         |    |
| A02.014     | 2                       |         |    |

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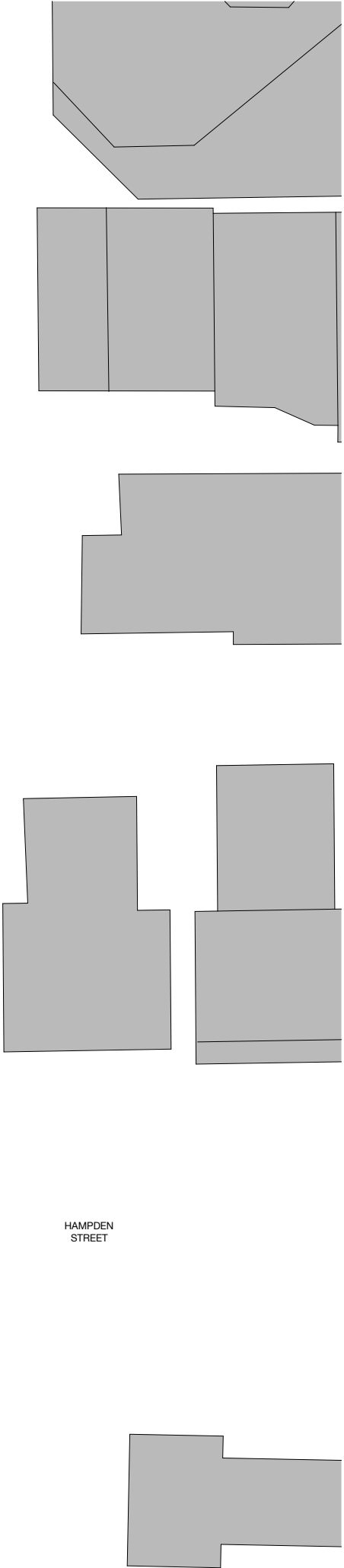
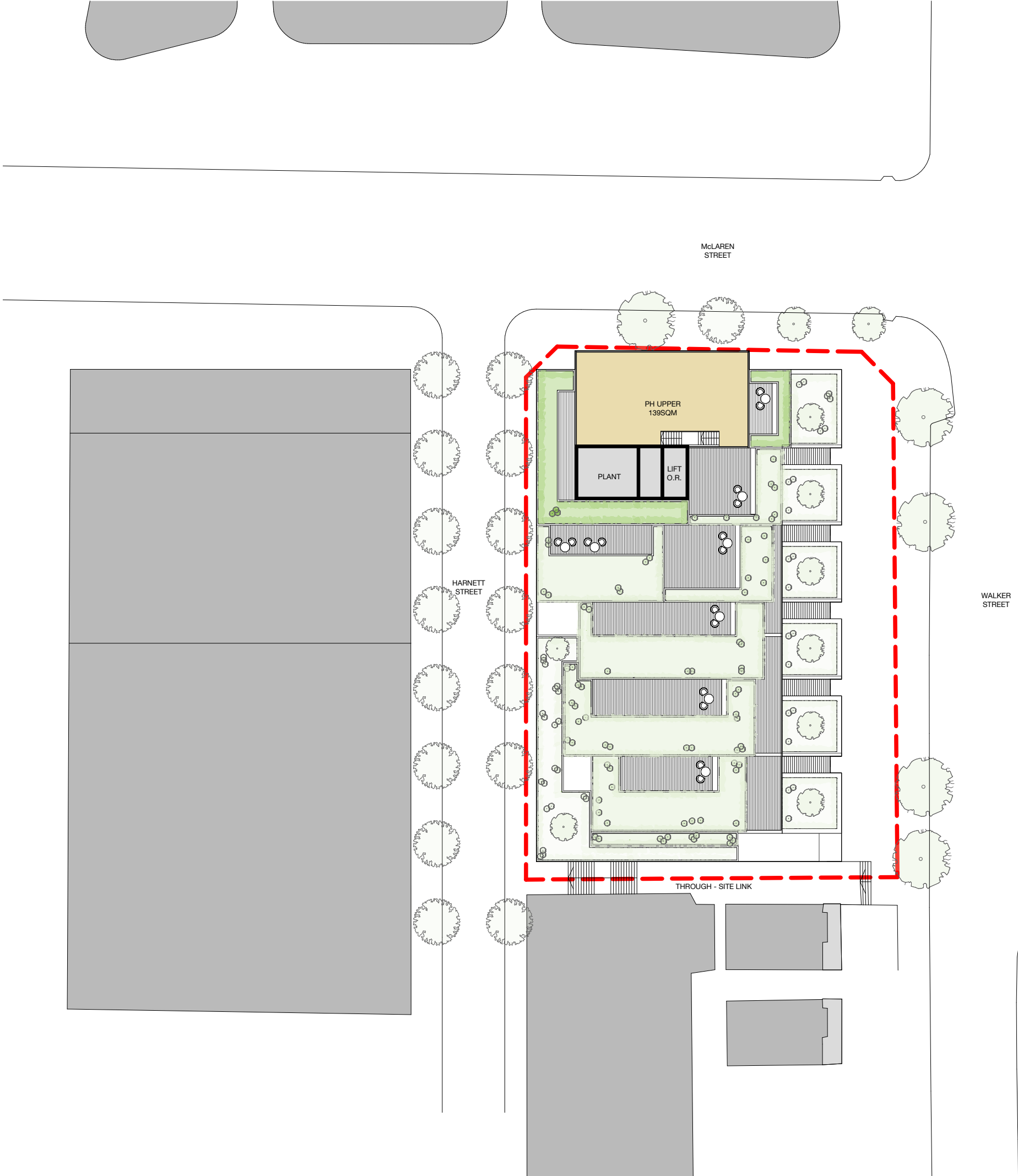
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S12400  
45 McLaren Street

A02  
Level 15



|             |                         |         |    |
|-------------|-------------------------|---------|----|
| Status      | Planning Proposal       |         |    |
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| Drawn       | JC                      | Checked | MD |
| Project No. | S12400                  |         |    |
| Plot Date   | 18/09/2020 2:00:18 PM   |         |    |
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| Drawing no. | Revision                |         |    |
| A02.015     | 2                       |         |    |

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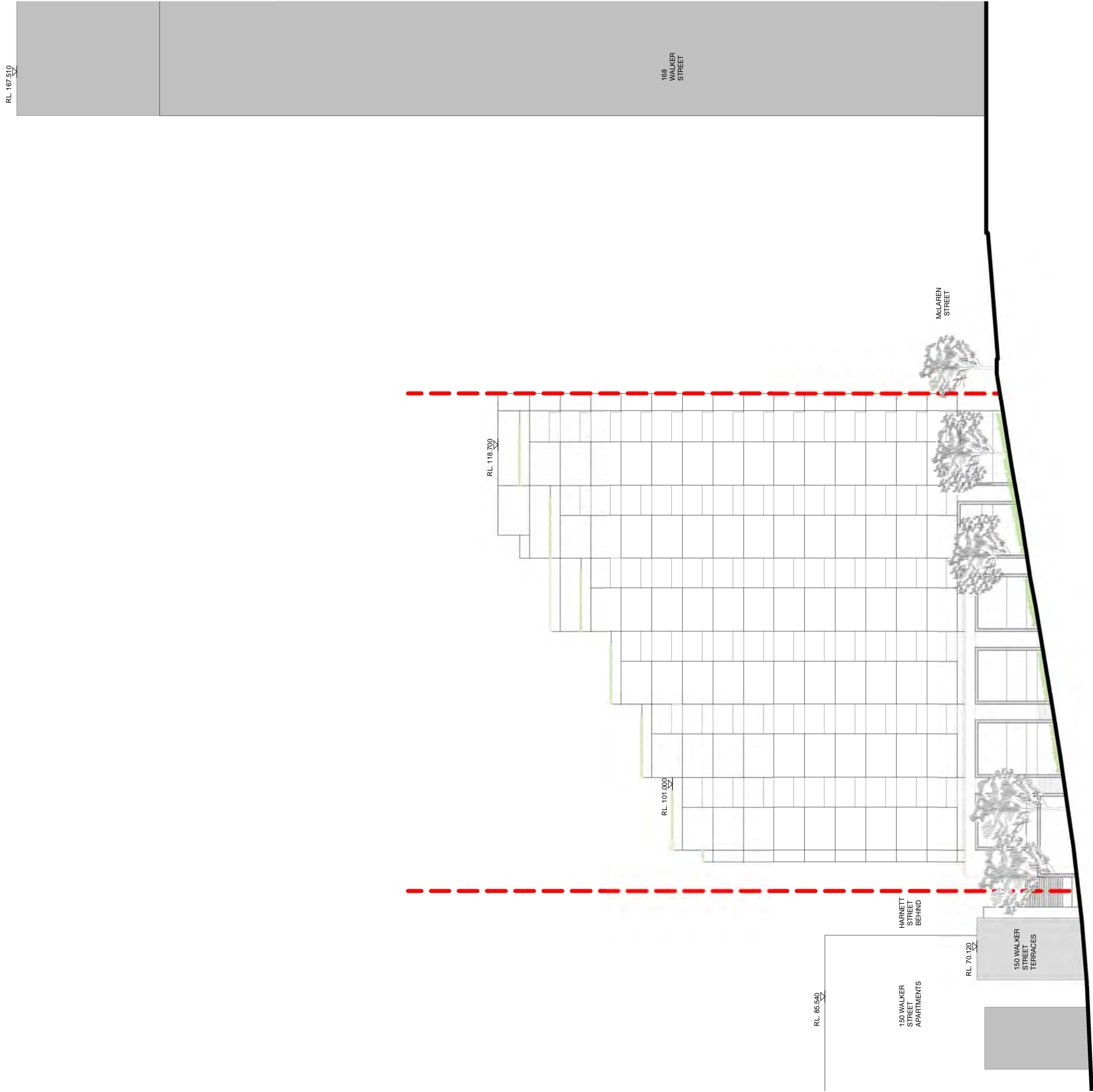
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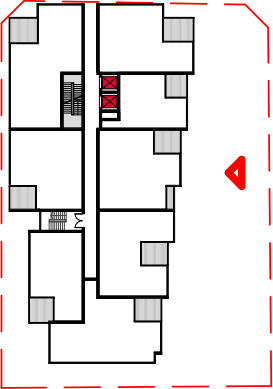


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45 McLaren Street

A09  
Walker Street Elevation

|             |                         |         |    |
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| Status      | Planning Proposal       |         |    |
| Scale       | 1:200 @ A1              |         |    |
| Drawn       | JC                      | Checked | MD |
| Project No. | S12400                  |         |    |
| Plot Date   | 18/09/2020 2:00:31 PM   |         |    |
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| Drawing no. | Revision                |         |    |
| A09.001     | 2                       |         |    |

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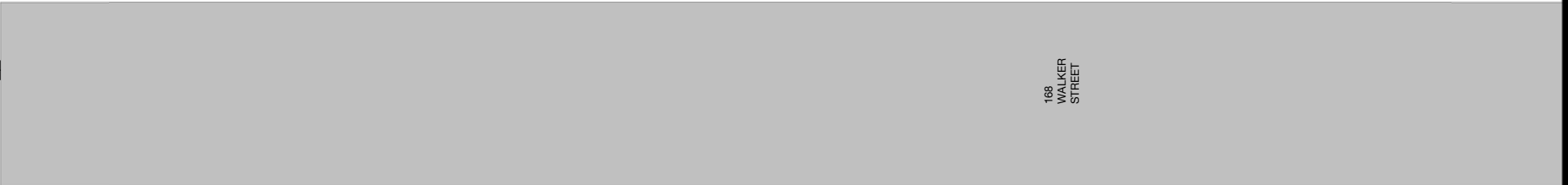
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RL 167.510



168  
WALKER  
STREET

MCLAREN  
STREET

150  
WALKER  
STREET  
APARTMENTS

THROUGH-  
SITE LINK

RL 118.700

RL 101.000

RL 68.560

RL 66.310

RL 65.800

RL 65.480

RL 65.350

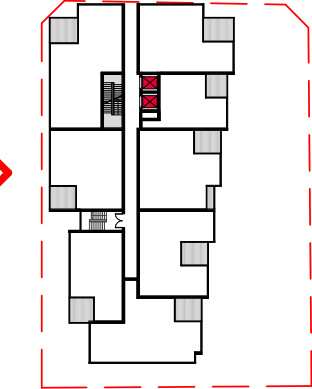
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S12400  
45 McLaren Street

Harnett Street Elevation

|             |                         |         |         |
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| Status      | Planning Proposal       |         |         |
| Scale       | 1:200 @ A1              |         |         |
| Drawn       | Author                  | Checked | Checker |
| Project No. | S12400                  |         |         |
| Plot Date   | 18/09/2020 2:01:31 PM   |         |         |
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| Drawing no. | Revision                |         |         |
| A09.002     | 2                       |         |         |

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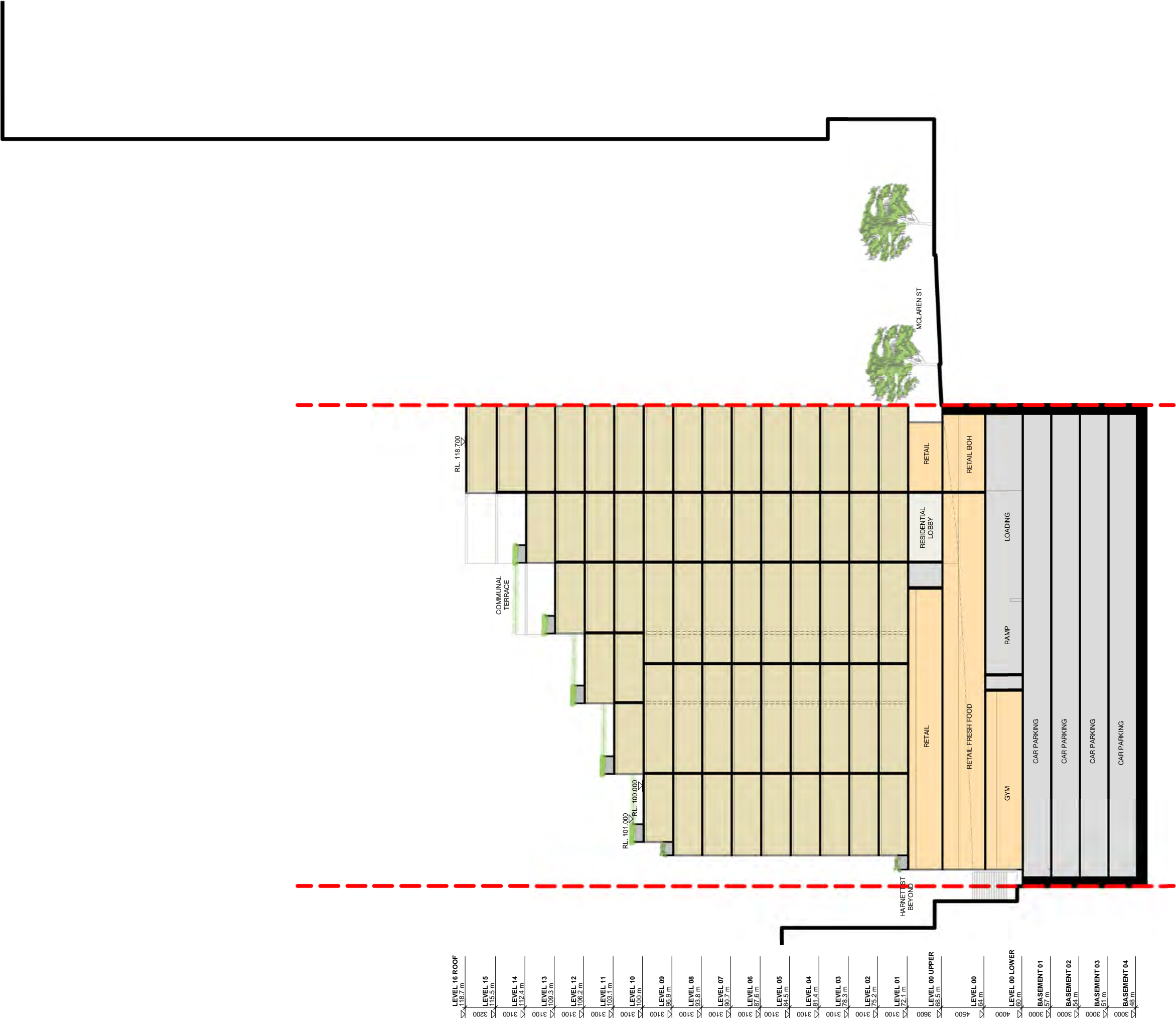
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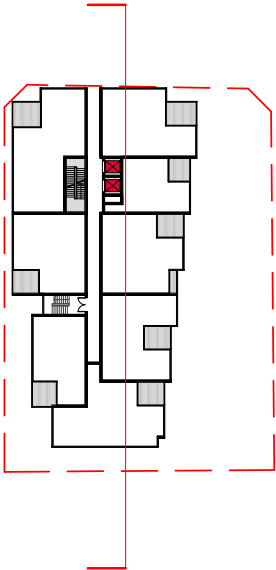
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S12400  
45 McLaren Street

A10  
Section AA

|             |                         |         |          |  |
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| Status      | Planning Proposal       |         |          |  |
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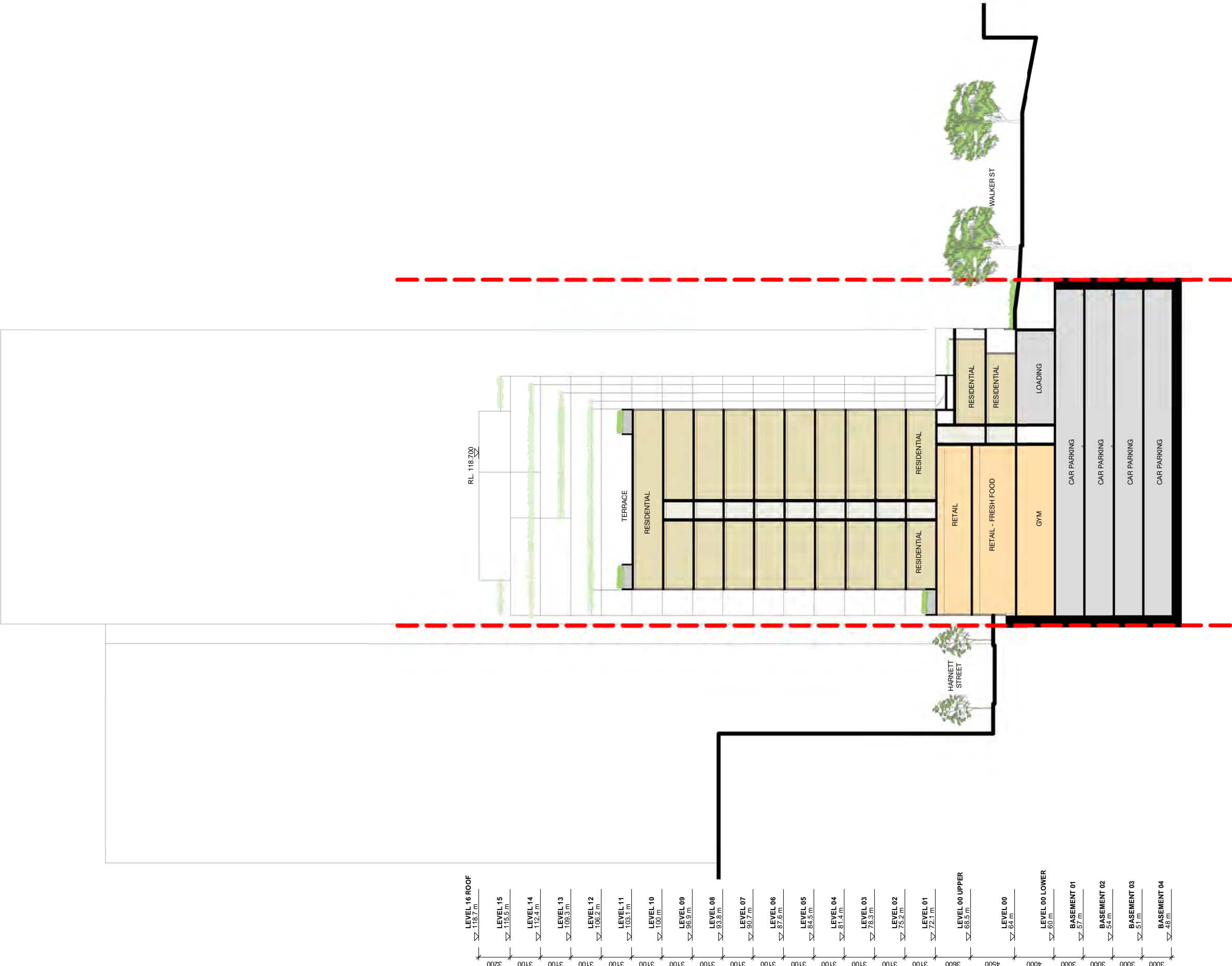
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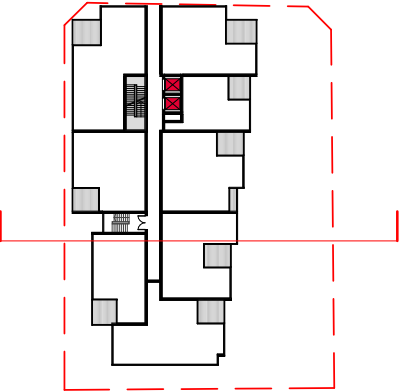


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S12400  
45 McLaren Street

A10  
Section BB

|             |                         |         |          |
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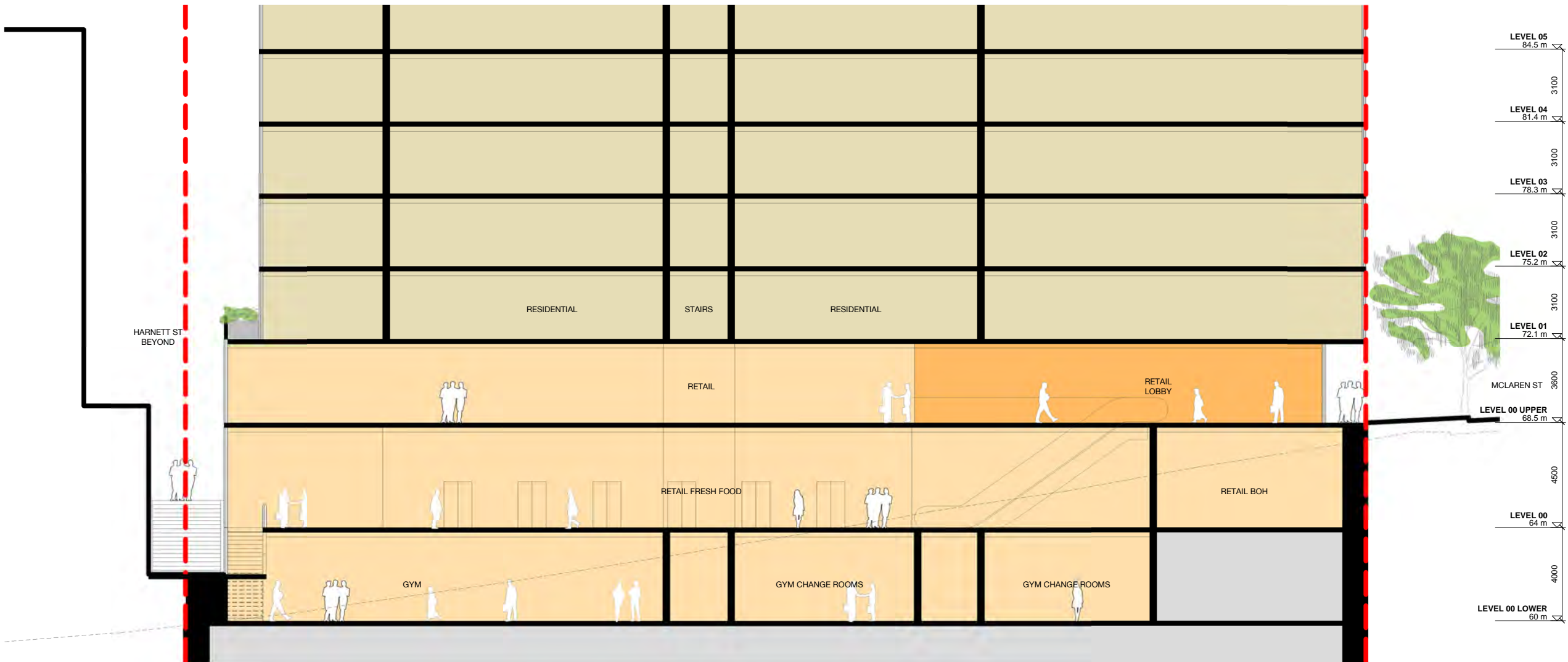
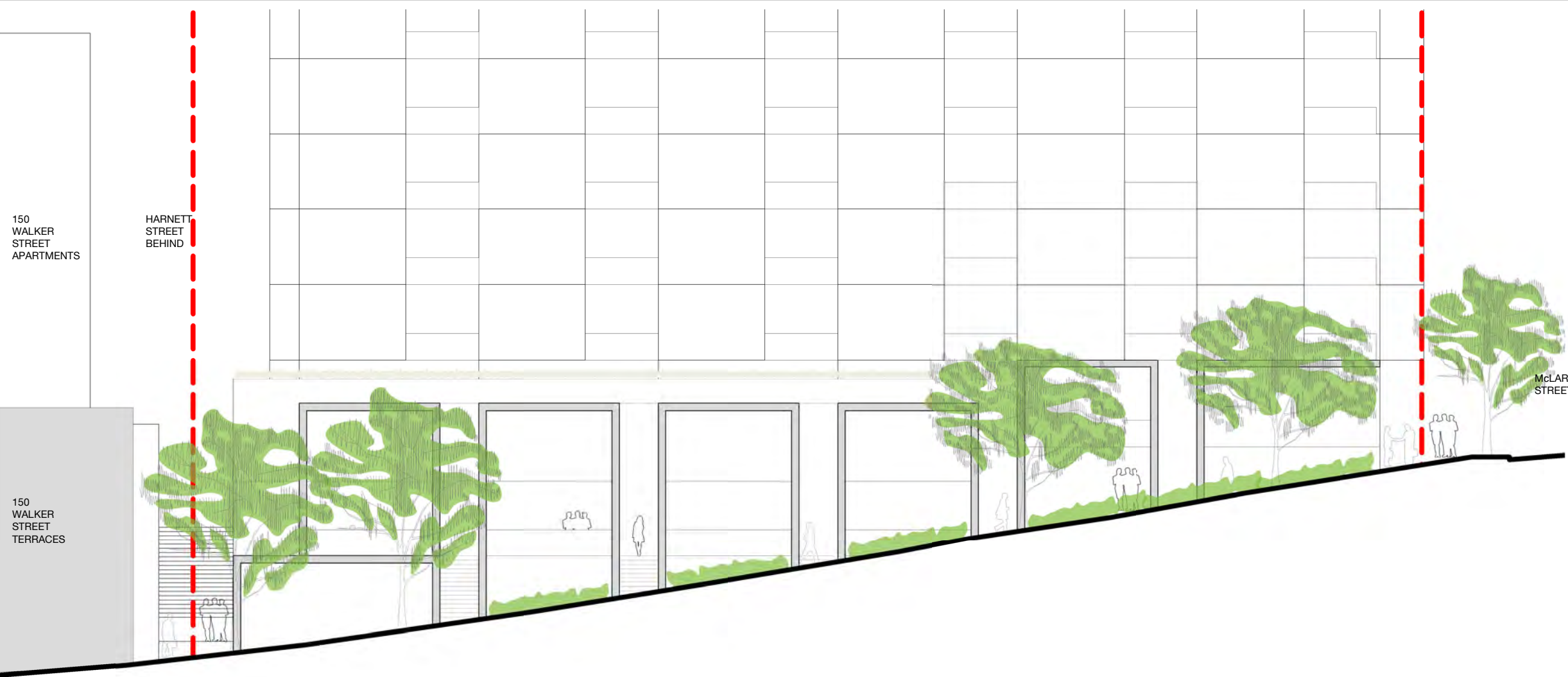
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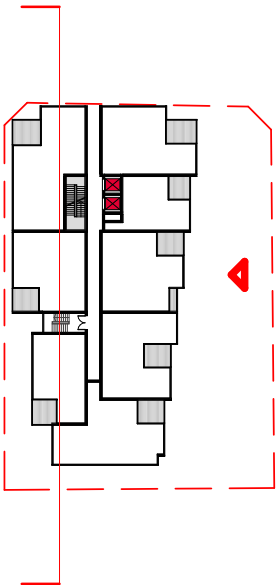


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PLANNING  
PROPOSAL



c:\temp\MCLAREN ST\_BS\_ARCH\_R2020.DAT.rvt

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.  
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.  
All drawings may not be reproduced or distributed without prior permission from the architect.  
0



|     |          |                       |         |         |
|-----|----------|-----------------------|---------|---------|
| 3   | 07.09.20 | Issue for Information | MD      | MD      |
| 2   | 27.08.20 | Issue for Information | MD      | MD      |
| 1   | 21.08.20 | Issue for Information | MD      | MD      |
| 0   | 10.08.20 | Issue for Information | MD      | MD      |
| Rev | Date     | Description           | Initial | Checked |

S12400  
45 McLaren Street

A10  
Street Section Walker

|             |                          |          |    |
|-------------|--------------------------|----------|----|
| Status      | Planning Proposal        |          |    |
| Scale       | 1:100 @ A1               |          |    |
| Drawn       | JC                       | Checked  | MD |
| Project No. | S12400                   |          |    |
| Plot Date   | 18/09/2020 2:01:23 PM    |          |    |
| BIM         | MCLAREN ST_BS_ARCH_R2020 |          |    |
| Drawing no. | A10.101                  | Revision | 3  |

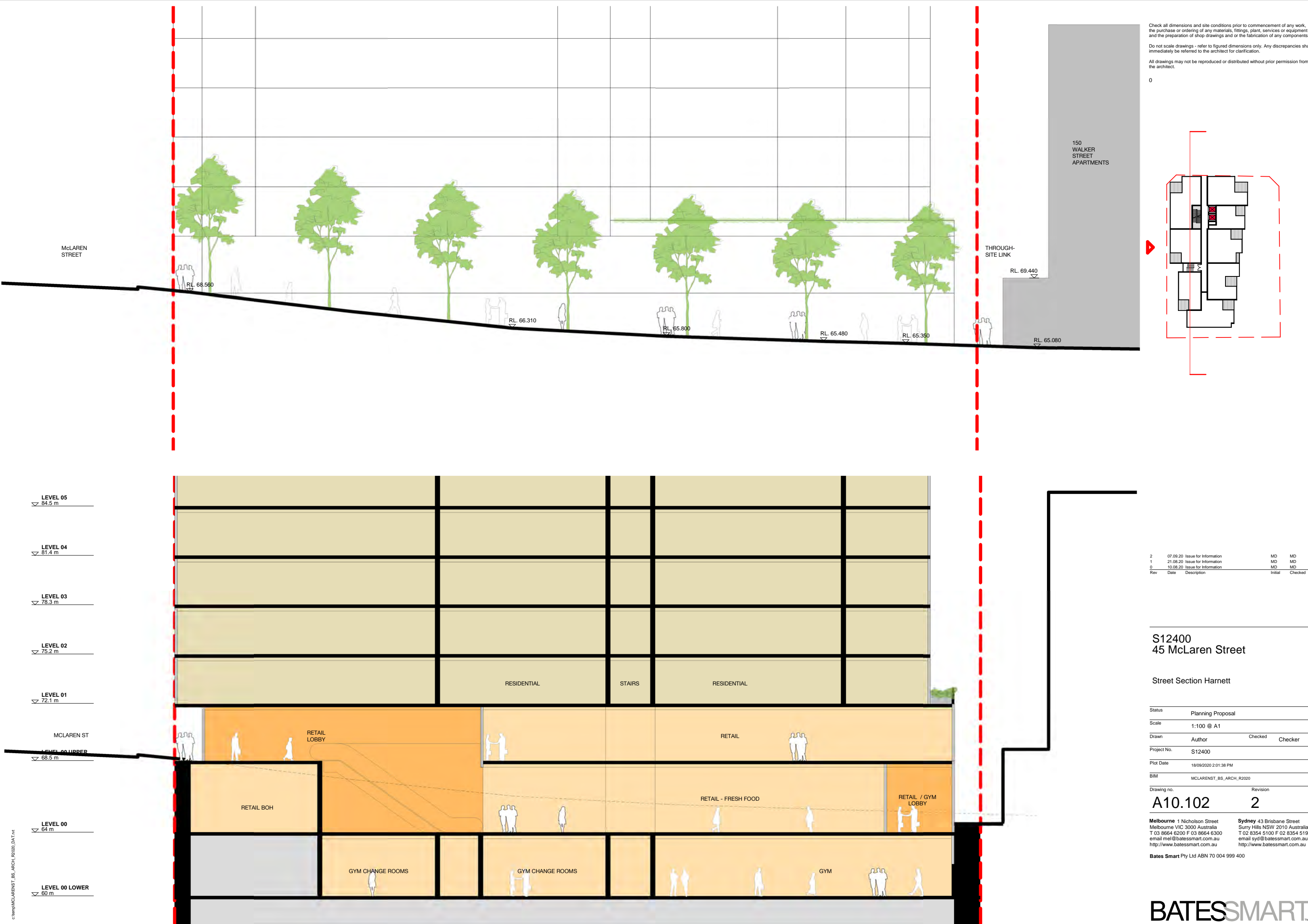
Melbourne 1 Nicholson Street  
Melbourne VIC 3000 Australia  
T 03 8664 6200 F 03 8664 6300  
email mel@batesmart.com.au  
http://www.batesmart.com.au

Sydney 43 Brisbane Street  
Surry Hills NSW 2010 Australia  
T 02 8354 5100 F 02 8354 5199  
email syd@batesmart.com.au  
http://www.batesmart.com.au

Bates Smart Pty Ltd ABN 70 004 999 400



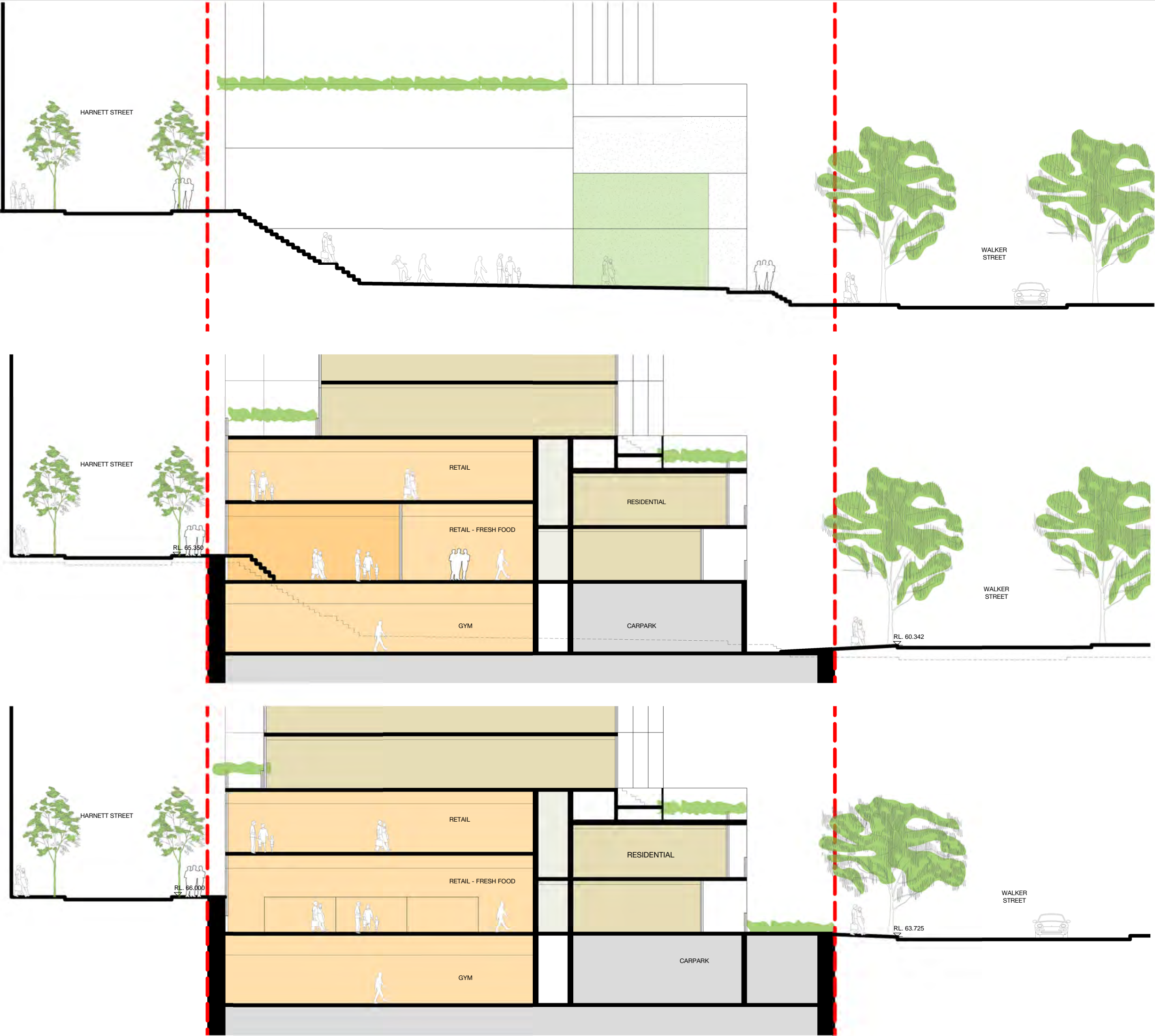
ARCHITECTURAL  
SET  
PLANNING  
PROPOSAL





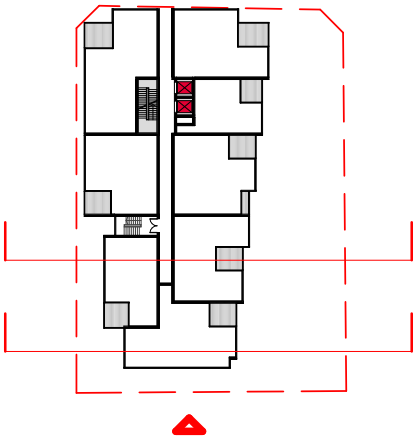
ARCHITECTURAL  
SET  
PLANNING  
PROPOSAL

c:\temp\MCLARENST\_BS\_ARCH\_R2020.DAT.mxd



Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components. Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification. All drawings may not be reproduced or distributed without prior permission from the architect.

0



|     |          |                       |         |         |
|-----|----------|-----------------------|---------|---------|
| 3   | 07.09.20 | Issue for Information | MD      | MD      |
| 2   | 27.08.20 | Issue for Information | MD      | MD      |
| 1   | 21.08.20 | Issue for Information | MD      | MD      |
| 0   | 10.08.20 | Issue for Information | MD      | MD      |
| Rev | Date     | Description           | Initial | Checked |

S12400  
45 McLaren Street

A10  
Street Section East-West

|             |                         |         |         |
|-------------|-------------------------|---------|---------|
| Status      | Planning Proposal       |         |         |
| Scale       | 1:100 @ A1              |         |         |
| Drawn       | Author                  | Checked | Checker |
| Project No. | S12400                  |         |         |
| Plot Date   | 28/09/2020 8:50:03 PM   |         |         |
| BIM         | MCLARENST_BS_ARCH_R2020 |         |         |
| Drawing no. | Revision                |         |         |
| A10.103     | 3                       |         |         |

Melbourne 1 Nicholson Street  
Melbourne VIC 3000 Australia  
T 03 8664 6200 F 03 8664 6300  
email mel@batesmart.com.au  
http://www.batesmart.com.au

Sydney 43 Brisbane Street  
Surry Hills NSW 2010 Australia  
T 02 8354 5100 F 02 8354 5199  
email syd@batesmart.com.au  
http://www.batesmart.com.au

Bates Smart Pty Ltd ABN 70 004 999 400



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## Appendix C – Site Photographs (taken 15 July 2020)

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**Photograph 1:** Basement car park access; slab(s) in good condition (facing south west).



**Photograph 2:** Rear garden area; vegetation in healthy condition (facing west).





**Photograph 3:** Elevated timber pathway adjacent to western boundary fence (facing south).



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## Appendix D – Land Titles Records

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ABN: 36 092 724 251  
Ph: 02 9099 7400  
(Ph: 0412 199 304)

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

**Summary of Owners Report**

**Address: - 45 McLaren Street, North Sydney**

**Description: - Strata Plan No. 14598**

As regards the part numbered (1) on the attached Cadastral Records Enquiry Report

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>  | <b><u>Reference to Title at Acquisition and sale</u></b>                     |
|---|---|--|
| 22.09.1922<br>(1922 to 1923)                    | Agnes Jane Newton (Widow)   | Vol 1305 Fol 152   |
| 15.05.1923<br>(1923 to 1937)                    | Ada Elise Lovegrove (Spinster)  | Vol 1305 Fol 152   |
| 25.05.1937<br>(1937 to 1946)                    | Ethel Mary Kate Lovegrove (Spinster)<br>Horace Charles Lovegrove (Optician)<br>(Transmission Application not investigated)  | Vol 1305 Fol 152<br>Now<br>Vol 4844 Fol's 28 & 29                            |
| 01.08.1946<br>(1946 to 1957)                    | Ethel Mary Kate Lovegrove (Spinster)<br>Selina Elizabeth Lovegrove (Widow)<br>(Transmission Application not investigated)   | Vol 4844 Fol's 28 & 29   |
| 18.12.1957<br>(1957 to 1958)                    | Ethel Mary Kate Lovegrove (Spinster)<br>John Abbott Palmer (Company Secretary)<br>(Section 94 Application not investigated)   | Vol 4844 Fol's 28 & 29   |
| 30.05.1958<br>(1958 to 1958)                    | John Abbott Palmer (Company Secretary)<br>Arthur Lynton Clowes (Medical Practitioner)<br>Frank Meredith Clowes (Retired)<br>(Transmission Application not investigated) | Vol 4844 Fol's 28 & 29<br>Now<br>Vol 4844 Fol 29 &<br>Vol 7547 Fol's 86 & 87 |
| 30.05.1958<br>(1958 to 1959)                    | John Abbott Palmer (Company Secretary)<br>Marie Elaine Josephine Jamieson (Spinster)<br>Frank Meredith Clowes (Retired)   | Vol 4844 Fol 29 &<br>Vol 7547 Fol's 86 & 87                                  |
| 24.07.1959<br>(1959 to 1975)                    | Marie Elaine Josephine Jamieson (Spinster)  | Vol 4844 Fol 29 &<br>Vol 7547 Fol's 86 & 87<br>Now<br>Vol 7776 Fol 145       |
| 17.01.1975<br>(1975 to 1980)                    | Kurralta Pty Limited  | Vol 7776 Fol 145   |

As regards the part numbered (2) on the attached Cadastral Records Enquiry Report

| <b><u>Date of Acquisition and term held</u></b> | <b><u>Registered Proprietor(s) &amp; Occupations where available</u></b> | <b><u>Reference to Title at Acquisition and sale</u></b> |
|---|--|--|
| 22.09.1922<br>(1922 to 1930)                    | Agnes Jane Newton (Widow)<br>(& her deceased estate)                     | Vol 1305 Fol 151   |
| 01.08.1930<br>(1930 to 1934)                    | Frank Newton (Clerk)   | Vol 1305 Fol 151   |
| 06.06.1934<br>(1934 to 1935)                    | William Daniel Kennedy (Engineer)<br>Edith Kennedy (Married Woman)       | Vol 1305 Fol 151   |
| 15.11.1935<br>(1935 to 1939)                    | Robert Duncan Stewart (Retired Civil Servant)                            | Vol 1305 Fol 151   |





ABN: 36 092 724 251  
Ph: 02 9099 7400  
(Ph: 0412 199 304)

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

Continued as regards the part numbered (2) on the attached Cadastral Records Enquiry Report

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) &amp; Occupations where available</u>          | <u>Reference to Title at Acquisition and sale</u> |
|--|--|---|
| 29.08.1939<br>(1939 to 1947)             | Helen Sophia Work (Widow)<br>(& her deceased estate)                       | Vol 1305 Fol 151<br>Now<br>Vol 5640 Fol 2         |
| 16.04.1947<br>(1947 to 1947)             | Paul Frederick Joseph Madden (Accountant)                                  | Vol 5640 Fol 2                                    |
| 05.05.1947<br>(1947 to 1974)             | Norbert Sale Madden (Taxi Driver)<br>Kathleen Agnes Madden (Married Woman) | Vol 5640 Fol 2                                    |
| 06.12.1974<br>(1974 to 1977)             | Norbert Sale Madden (Gardener)   | Vol 5640 Fol 2                                    |
| 04.03.1977<br>(1977 to 1978)             | Paul Frederick Madden (Accountant)<br>Peter Baldock (Civil Engineer)       | Vol 5640 Fol 2                                    |
| 10.01.1978<br>(1978 to 1980)             | Kurralta Pty Limited   | Vol 5640 Fol 2                                    |

As regards the part numbered (3) on the attached Cadastral Records Enquiry Report

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) &amp; Occupations where available</u>                      | <u>Reference to Title at Acquisition and sale</u> |
|--|--|---|
| 09.01.1905<br>(1905 to 1936)             | Eliza Moore (Married Woman)  | Vol 1305 Fol 153                                  |
| 02.09.1936<br>(1936 to 1949)             | Samuel Stewart Moore (Retired Merchant)<br>(Transmission Application not investigated) | Vol 1305 Fol 153<br>Now<br>Vol 4786 Fol 242       |
| 13.09.1949<br>(1949 to 1974)             | Doris McRae (Spinster)<br>(Transmission Application not investigated)                  | Vol 4786 Fol 242                                  |
| 17.1.1974<br>(1974 to 1975)              | Ian Charles Wigney (Wholesaler)  | Vol 4786 Fol 242                                  |
| 04.02.1975<br>(1975 to 1980)             | Kurralta Pty Limited   | Vol 4786 Fol 242                                  |

As regards the part numbered (4) on the attached Cadastral Records Enquiry Report

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) &amp; Occupations where available</u>            | <u>Reference to Title at Acquisition and sale</u> |
|--|--|---|
| 22.09.1887<br>(1887 to 1919)             | Annie Lehmann (Married Woman)  | Vol 771 Fol 49                                    |
| 17.12.1919<br>(1919 to 1973)             | Annie Anne Lehmann (Spinster)<br>(Transmission Application not investigated) | Vol 771 Fol 49<br>Now<br>Vol 11055 Fol 242        |
| 14.06.1973<br>(1973 to 1980)             | Kurralta Pty Limited   | Vol 11055 Fol 242                                 |





ABN: 36 092 724 251  
Ph: 02 9099 7400  
(Ph: 0412 199 304)

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

Search continued as regards the Common Property Areas

| <u>Date of Acquisition and term held</u> | <u>Registered Proprietor(s) &amp; Occupations where available</u> | <u>Reference to Title at Acquisition and sale</u>   |
|--|---|---|
| 07.01.1980                               | Registration date of Strata Plan No. 14598                        |   |
| 07.01.1980                               | # The Proprietors Strata Plan No. 14598                           | Vol 7776 Fol 145,<br>Vol 5640 Fol 2,<br>Vol 4786 Fol 242 &<br>Vol 11055 Fol 242<br>Now<br>CP/SP 14598 |

# Denotes Current Registered Proprietor

Easements: -

- 31.10.1979 (D.P. 604321) Easement to Drain Water, limited in height

Leases: -NIL

Yours Sincerely  
Mark Groll  
21 July 2020



# Cadastral Records Enquiry Report : SP 14598

Locality : NORTH SYDNEY

LGA : NORTH SYDNEY

Parish : WILLOUGHBY

County : CUMBERLAND





FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

OFFICE USE ONLY

|  |   |  |   |
|--|---|--|---|
| <p><b>COUNCIL'S CERTIFICATE</b></p> <p>The Council of the <u>City of North Sydney</u> having satisfied itself that the requirements of the Strata Titles Act, 1923 (other than the requirements for the registration of plans) have been complied with, approves of the proposed <u>strata plan of subdivision</u></p> <p>illustrated herein.</p> <p>*Council does not object to the encroachment of the building beyond the alignment of <u>the alignment of</u></p> <p>*The approval is given on the condition that lot(s) <u>is/are subject to the restriction on user referred to in section 39 of the Strata Titles Act, 1923</u></p> <p>Date <u>12 SEPTEMBER 1979</u></p> <p>Subdivision No. <u>1163</u></p> <p><u>[Signature]</u><br/>Council Clerk.</p> <p>*Complete, or delete if inapplicable.</p> | <p><b>SURVEYOR'S CERTIFICATE</b></p> <p><u>KEVIN FRANCIS BROWN</u><br/>of <u>KEVIN F BROWN &amp; ASSOC'S</u><br/>a surveyor registered under the Surveyors Act, 1929, hereby certify that—</p> <p>(1) any wall, the inner surface or any part of which corresponds substantially with any line shown on the accompanying floor plan as a boundary of a proposed lot, exists;</p> <p>(2) any floor or ceiling, the upper or under surface or any part of which forms a boundary of a proposed lot, shown in the accompanying floor plan, exists;</p> <p>(3) any wall, floor, ceiling or structural cubic space, by reference to which any boundary of a proposed lot shown in the accompanying floor plan is defined, exists;</p> <p>(4) any building containing proposed lots erected on the land shown on the accompanying location plan and each proposed lot shown on the accompanying floor plan are wholly within the perimeter of the parcel <u>subject to subparagraphs (a) and (b)</u>—</p> <p>—(a)—except to the extent that the building encroaches on a public place;</p> <p>—(b)—except to the extent that the building encroaches on land other than a public place in respect of which some and gutting or appropriate statement has been erected by registered—</p> <p>* (5) the survey information recorded in the accompanying location plan is accurate.</p> <p>Signature <u>Kevin F. Brown</u></p> <p>Date <u>10TH AUGUST 1979</u></p> <p>* Delete if inapplicable<br/>† State whether dealing or plan, and quote registered number.</p> <p>This is sheet 1 of my Plan in <u>SIX</u> sheets.</p> | <p><b>PLAN OF LOT 1 IN D.P. 604321</b></p> <p>Mun./Shire <u>City</u> : <u>NORTH SYDNEY</u> Locality : <u>NORTH SYDNEY</u></p> <p>Parish : <u>WILLOUGHBY</u> County : <u>CUMBERLAND</u></p> <p>Reduction Ratio 1: <u>400</u> Lengths are in metres</p> <p>Name of, and *address for service of notices on, the body corporate<br/>*Address required on original strata plan only.</p> <p><b>THE REGISTERED PROPRIETORS - STRATA PLAN N° 14598</b></p> <p><b>"MC LAREN HOUSE"</b></p> <p><b>N° 45 MC LAREN STREET, NORTH SYDNEY 2060</b></p> | <p><b>STRATA PLAN 14598</b></p> <p>Registered: <u>12/3/10/1979</u></p> <p>C.A. : N° <u>1163</u> OF 12-9-1979</p> <p>Purpose : <u>STRATA PLAN</u></p> <p>Ref. Map : <u>NORTH SYDNEY SH 56</u></p> <p>Last Plan : <u>D. P. 604321</u></p> |
| <p>Signatures, seals and statements of intention to create easements or restrictions as to user.</p> <p><u>KORRALTA PTY LIMITED</u><br/>Authority of the<br/><u>MAX G BOWEN</u><br/>Secretary</p> <p><u>[Signature]</u><br/>Secretary</p> <p><u>[Signature]</u><br/>Director</p> <p><u>[Seal]</u><br/>SEAL OF<br/>KORRALTA PTY LIMITED<br/>Authority of the<br/>Secretary of the Board in the<br/>presence of<br/>Secretary</p>  |   | <p>AMENDMENTS MADE TO PLAN IN R.G.O. AT SURVEYORS REQUEST</p> <p><b>HARNETT STREET</b></p> <p><b>WALKER STREET</b></p> <p><b>MC LAREN STREET</b></p> <p><b>FOUR STOREY BRICK BUILDING "MC LAREN HOUSE" N° 45</b></p> <p><b>GARAGES UNDER</b></p> <p><b>B - BALCONY</b> <b>F.B. - FLOWER BOX</b><br/><b>C - COURT</b> <b>(A) - EASEMENT TO DRAIN WATER 2 WIDE (VIDE D.P. 604321)</b></p>  |   |

|    |    |    |    |    |    |             |     |     |     |     |     |     |     |
|----|----|----|----|----|----|-------------|-----|-----|-----|-----|-----|-----|-----|
| 10 | 20 | 30 | 40 | 50 | 60 | Table of mm | 100 | 110 | 120 | 130 | 140 | 150 | 160 |
|----|----|----|----|----|----|-------------|-----|-----|-----|-----|-----|-----|-----|

MPD

SURVEYOR'S REFERENCE: S. 4524 x P.C. 2060

Plan Drawing only to appear in this space

26 NOV 1979

2

B

Plan Drawing only to appear in this space

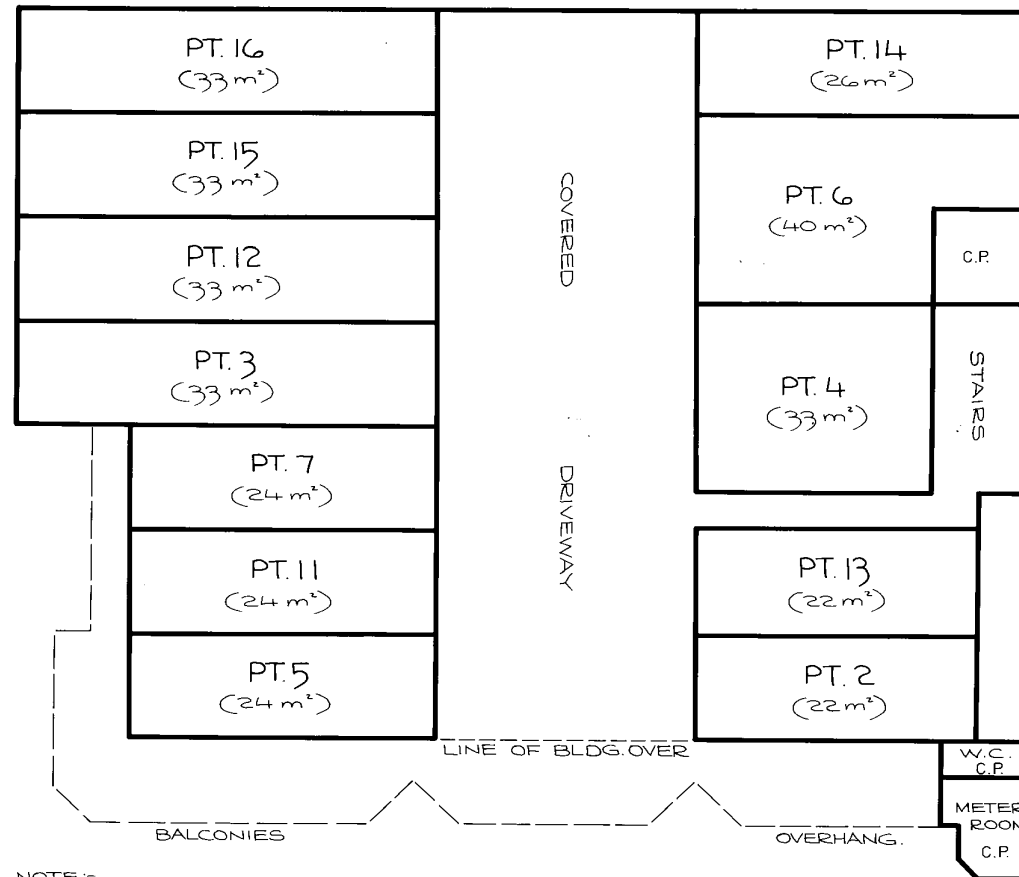


STRATA PLAN 14598

## LEVEL 1

## SCHEDULE OF UNIT ENTITLEMENT

| LOT<br>No | UNIT<br>ENTITLEMENT |
|-----------|---------------------|
| 1         | 53                  |
| 2         | 53                  |
| 3         | 59                  |
| 4         | 53                  |
| 5         | 53                  |
| 6         | 59                  |
| 7         | 56                  |
| 8         | 53                  |
| 9         | 60                  |
| 10        | 56                  |
| 11        | 53                  |
| 12        | 53                  |
| 13        | 53                  |
| 14        | 56                  |
| 15        | 56                  |
| 16        | 59                  |
| 17        | 56                  |
| 18        | 59                  |
| AGGREGATE | 1000                |



## NOTE:-

1) C.P. - COMMON PROPERTY

Reduction Ratio 1: 125

Lengths are in metres

*Stevin F. Brown*  
Registered Surveyor

*[Signature]*  
Council Clerk

SURVEYOR'S REFERENCE: S. 4524 x P.C. 2060



Req:R371521 /Doc:SP 0014598 P /Rev:01-May-2008 /NSW LRS /Pgs:ALL /Prt:21-Jul-2020 15:08 /Seq:3 of 6  
© Office of the Registrar-General /Src:INFOTRACK /Ref:North Sydney 45 INFOTRACK/Laren St

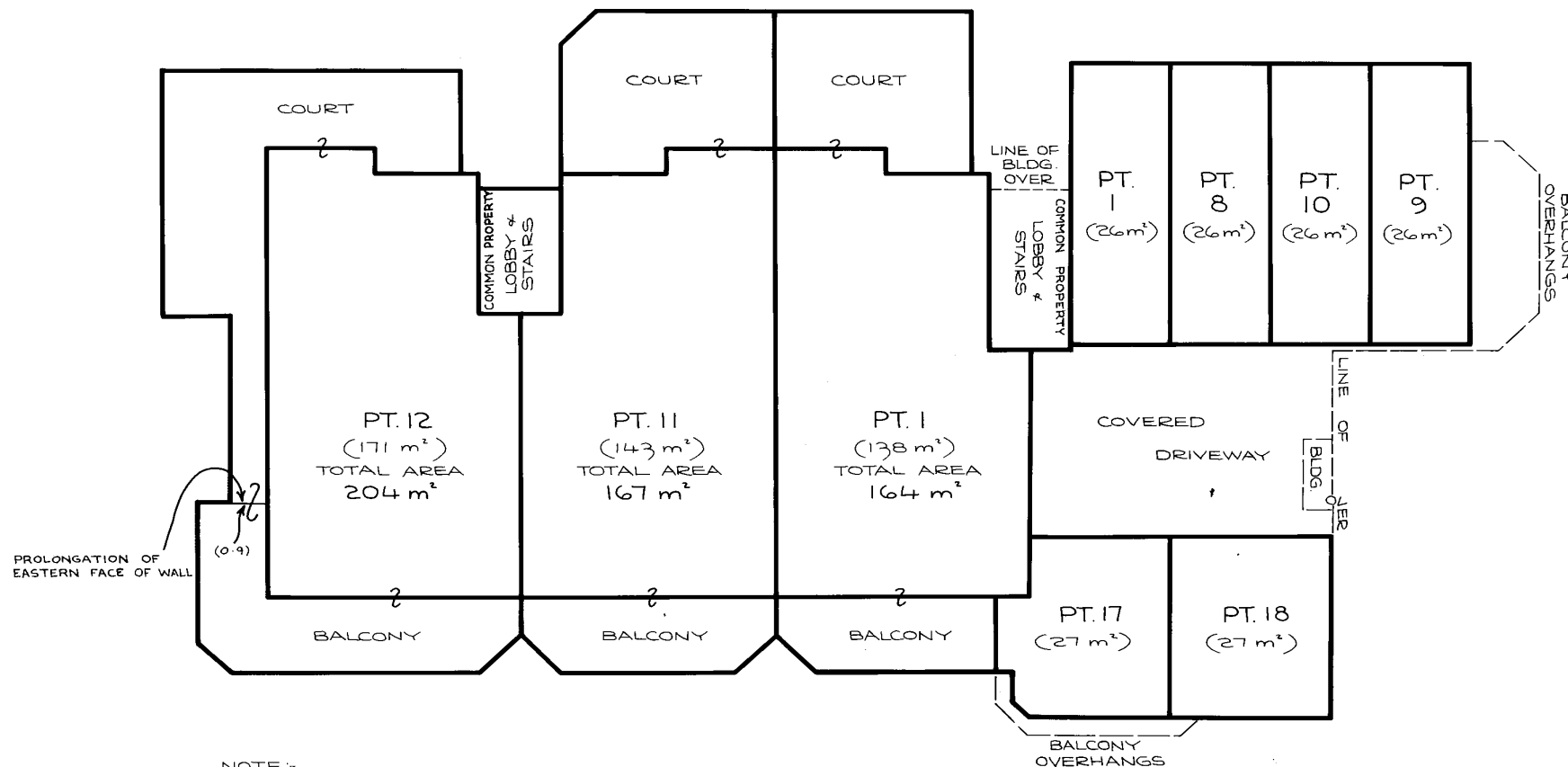
FORM 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 3 of 6 Sheets

STRATA PLAN 14598

LEVEL 2



NOTE:-

- 1) THE BOUNDARIES OF THE OPEN COURTS ARE LIMITED TO A HEIGHT OF 2.5 METRES ABOVE THE UPPER SURFACE OF THE RESPECTIVE CONCRETE SLAB OF EACH COURT.

Reduction Ratio 1: 125

Lengths are in metres

*Kevin T. Brown*  
Registered Surveyor

*[Signature]*  
Council Clerk

SURVEYOR'S REFERENCE: S. 4524 x P.C. 2060

OFFICE USE ONLY

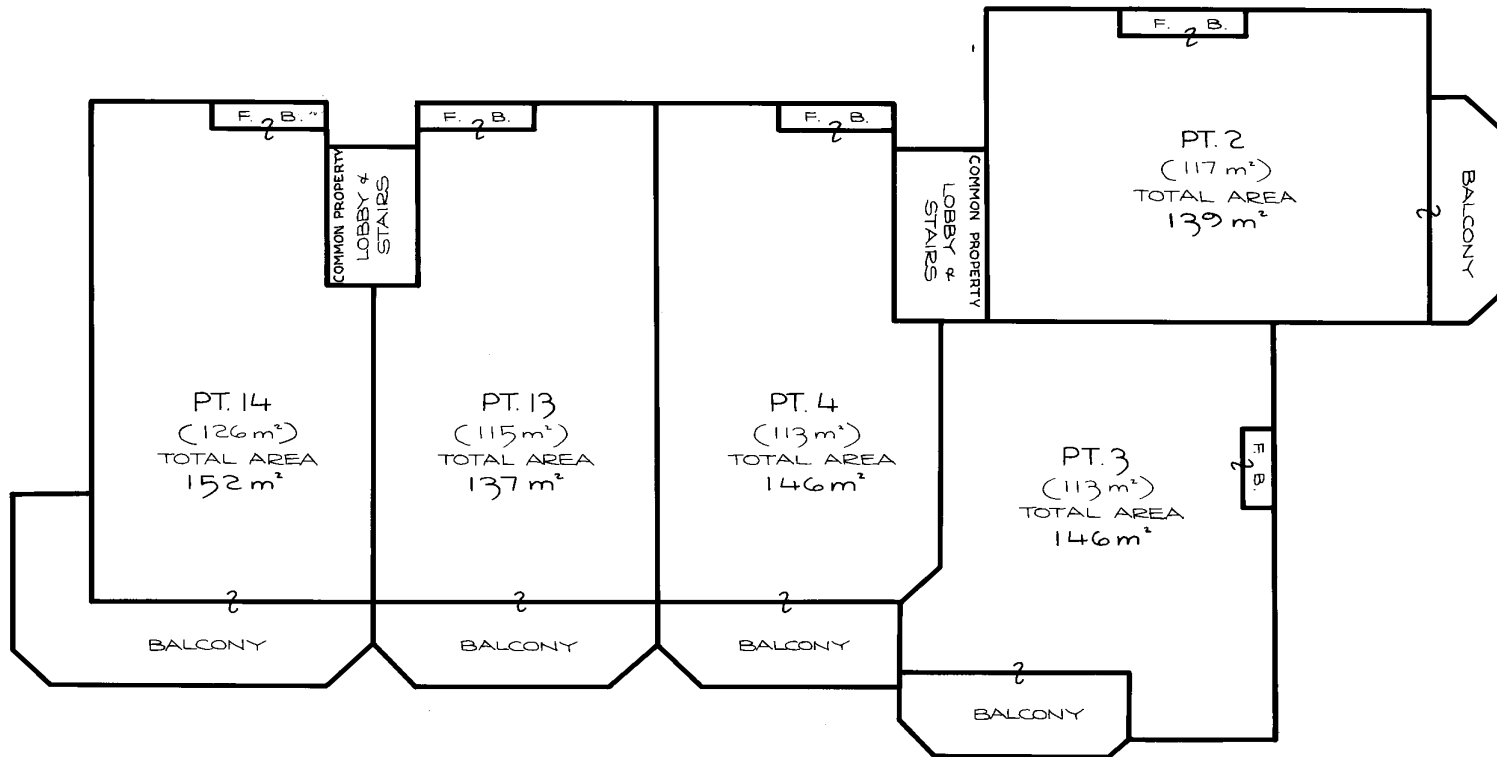
2.

b.

14298 3/0



STRATA PLAN 14598

LEVEL 3

NOTE:-

1) F.B. - FLOWER BOX

Reduction Ratio 1: 125

Lengths are in metres



*Steven F. Brown*  
Registered Surveyor

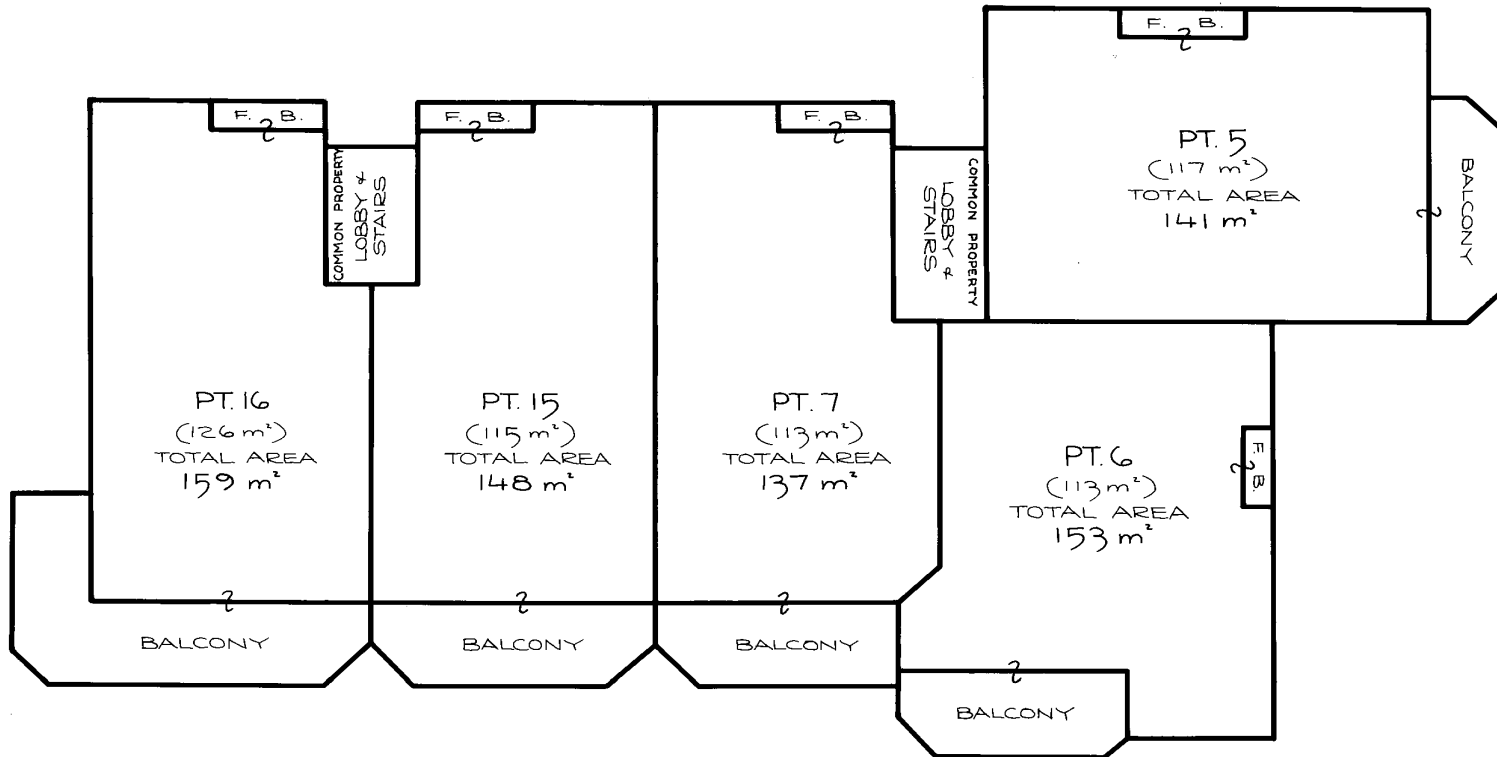
*[Signature]*  
Counsellor Clerk

SURVEYOR'S REFERENCE: S. 4524 x P.C. 2060



STRATA PLAN 14598

## LEVEL 4



## NOTE:-

1) F.B. - FLOWER BOX

Reduction Ratio 1: 125

Lengths are in metres

*Stevin F. Brown*  
Registered Surveyor

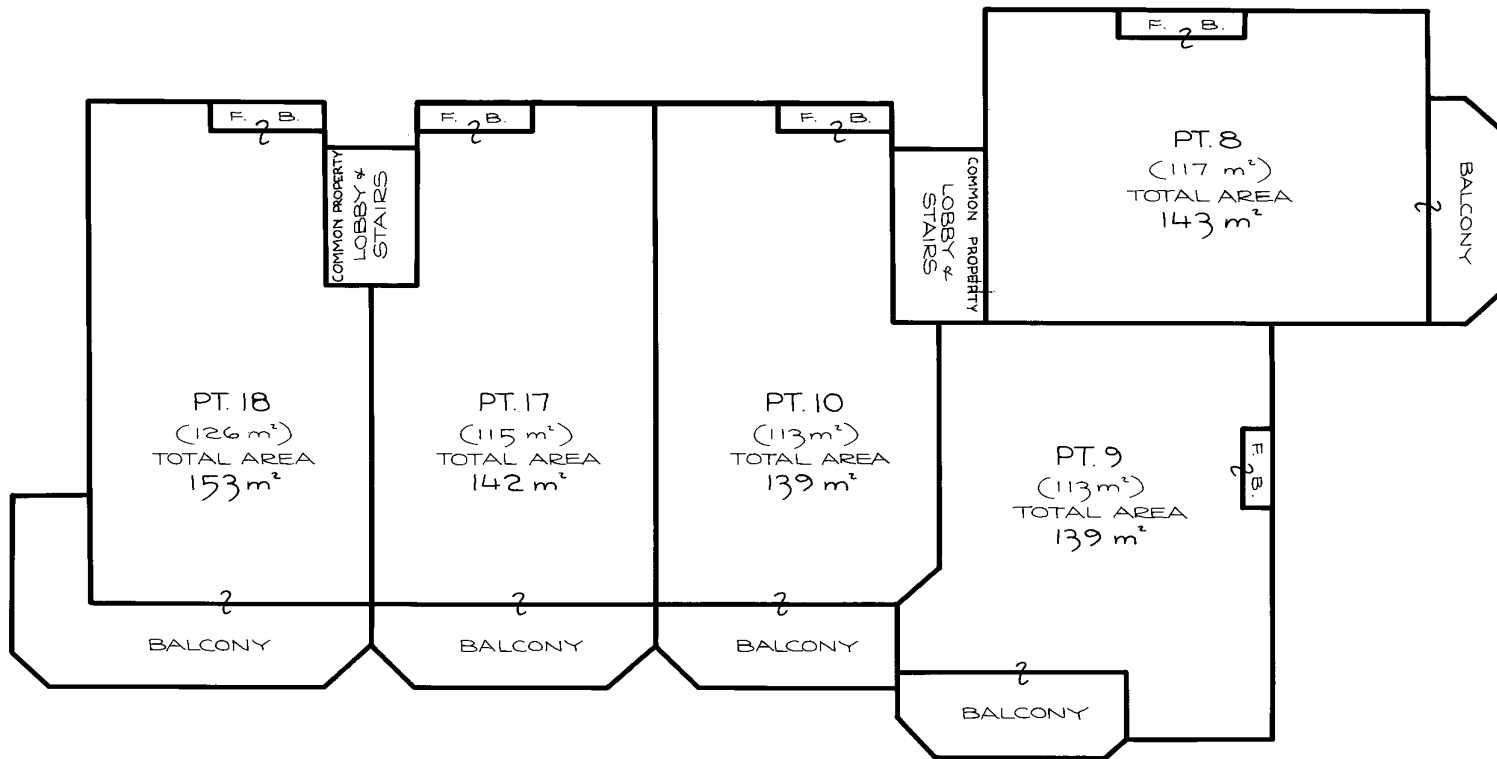
*[Signature]*  
Council Clerk

SURVEYOR'S REFERENCE: S. 4524 x P.C. 2060



STRATA PLAN 14598

## LEVEL 5



## NOTE:-

- 1) F.B. - FLOWER BOX
- 2) THE BOUNDARIES OF THE BALCONIES & FLOWER BOXES ARE LIMITED TO A HEIGHT OF 2.4 METRES ABOVE THE UPPER SURFACE OF THE RESPECTIVE CONCRETE FLOOR SLAB OF EACH BALCONY OR FLOWER BOX.

Reduction Ratio 1: 125

Lengths are in metres

*Kevin F. Brown*  
Registered Surveyor

*[Signature]*  
Council Clerk

SURVEYOR'S REFERENCE: S. 4524 x P.C. 2060



PLAN FORM 2

Signatures and seals only.

KURALTU PTY. LIMITED

Common Seal

*[Signature]*  
DIRECTOR

The Common Seal of KURALTU PTY. LIMITED  
is hereby used with authority of the  
Directors by *[Signature]* **ROBERT BENJEN**  
a Director, in the presence of  
*[Signature]*  
Secretary

The Common Seal of B.L.  
Acceptance Corporation  
is hereby used with authority of the  
Directors by *[Signature]*  
in the presence of  
*[Signature]*  
SECRETARY

*[Signature]*  
DIRECTOR

Plan Drawing only to appear in this space

Council Clerk's Certificate

I hereby certify that -

(a) the requirements of the Local Government Act, 1919  
(other than the requirements for the registration of  
plans), and

(b) the requirements of section 348 of the Metropolitan  
Water, Sewerage and Drainage Act, 1924, as amended,  
Metropolitan District Water, Sewerage, and Drainage Act,  
1924, as amended

have been complied with by the applicant in relation to the  
proposed Subdivision  
(Insert "new road", "subdivision" or "rationalized lot") set out herein  
Subdivision No. 320 (P772/152/3)  
Date 14th December 1978  
Signed *[Signature]*  
Council Clerk

\*This part of certificate to be deleted where the application is only  
for a consolidated lot or the opening of a new road or where the land  
to be subdivided is wholly outside the area of operation of the  
Metropolitan Water, Sewerage and Drainage Board and the Hunter  
District Water Board.  
(Delete if inapplicable)

D. P. 604321

Registered: 10/31/10/1979

C.A. No 921 (P772/152/3) OF  
14.12.1978

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: NORTH SYDNEY SH 56

Last Plan:

PLAN OF SUBDIVISION OF THE LAND  
COMPRISED IN CERTIFICATES OF TITLE  
VOL. 4786 FOL. 242  
VOL. 5640 FOL. 2  
VOL. 7778 FOL. 145  
VOL. 11077 FOL. 242

Reduction Ratio 1:250  
Lengths are in metres.

Mun./Shire:  
City: NORTH SYDNEY

Locality: NORTH SYDNEY

Parish: WILLOUGHBY

County: CUMBERLAND

This is sheet 1 of my plan in sheets.  
(Delete if inapplicable)

PETER TEERMAN  
of P.O. BOX 1648, NORTH SYDNEY  
a surveyor registered under the Surveyors Act, 1926, as amended,  
hereby certify that the survey represented in this  
plan is accurate and has been made in accordance with the Survey  
Practitioner Regulations, 1937 and was completed on 11  
1.12.1978

Signature *[Signature]*  
Surveyor registered under Surveyors Act, 1926, as amended.  
(Delete Line of signature if not inserted date of survey.  
Strike out either (1) or (2) Insert date of survey.

Panel for use only for statements of intention  
to dedicate public roads or to create public res-  
erves, drainage reserves, easements or restrictions  
as to user.

IT IS INTENDED TO DEDICATE  
THE LAND SHOWN AS ROAD WIDENING  
TO THE PUBLIC AS PUBLIC ROAD.

PURSUANT TO SECTION 88B OF THE  
CONVEYANCING ACT IT IS INTENDED TO  
CREATE -  
1. AN EASEMENT FOR DRAINAGE 2 METRES  
WIDE.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

P772/152/3

SURVEYOR'S REFERENCE: 1122-78

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 2nd day of November, 1979



(Page 1) Vol. 11055 Fol. 242

NEW SOUTH WALES



**CERTIFICATE OF TITLE**  
PROPERTY ACT, 1900, as amended.



11055242

Appln. No. 3356

Prior Title Vol. 771 Fol. 49



AS

Vol. 11055 Fol. 242

Edition issued 26-5-1969

L403171

**CANCELLED**

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

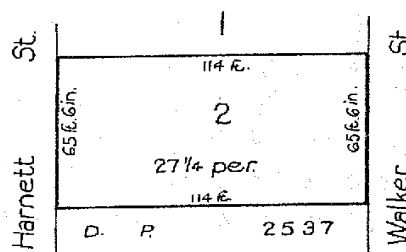
Witness *M. Flint*

236-47  
236-54

*Jawatson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND



L403171 *A.R.*  
*AB*

Scale: 60 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in plan lodged with Transfer No. 100727 (Filed as F.P. 908611) at St. Leonards in the Municipality of North Sydney Parish of Willoughby and County of Cumberland being parts of Allotments 8 and 9 of Section 5 granted to John Williams, the Younger on 29-10-1853 and David Charles Frederick Scott on 29-10-1853 respectively.

FIRST SCHEDULE

~~AGNES-ANNIE-LEHMANN of North Sydney, Spinster.~~

SECOND SCHEDULE

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

*Jawatson*  
Registrar General

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




FIRST SCHEDULE (continued)

| REGISTERED PROPRIETOR   | INSTRUMENT |         |           | ENTERED   | Signature of Registrar-General |
|---|------------|---------|-----------|-----------|--------------------------------|
|   | NATURE     | NUMBER  | DATE      |           |                                |
| Kurralta Pty. Limited   | Transfer   | N281685 | 24.5.1973 | 14.6.1973 | <i>Janet</i>                   |
| <div>NEW CERTIFICATE(S) OF TITLE ISSUING ON <u>SP14598</u><br/>NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO<br/>SURVEY DRAFTING BRANCH</div> <div>NEW CERTIFICATE(S) OF TITLE ISSUING ON <u>DP 604321</u><br/>NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO<br/>SURVEY DRAFTING BRANCH</div> |            |         |           |           |                                |

N281685  
R84177  
18/7/79  
DP 604321  
SP14598  
R570616D  
- 17 Te  
- 18 M  
Lot 1 SP14  
(R5613500)  
17 Te  
(Lot 11 SP14)  
R576235  
6  
Lot 3 SP14

SECOND SCHEDULE (continued)

| INSTRUMENT   |        |      | PARTICULARS  | ENTERED                 | Signature of Registrar-General | CANCELLATION |  |
|--|--------|------|--|-------------------------|--------------------------------|--------------|--|
| NATURE   | NUMBER | DATE |  |                         |                                |              |  |
| Mortgage   | R84177 |      | To Bill Acceptance Corporation Limited<br>Interests created pursuant to Section 88B Conveyancing Act. 1919<br>by the registration of Deposited Plan 604321 | 20-2-1979<br>31-10-1979 | <i>Janet</i><br><i>Janet</i>   |              |  |
| <p>This deed is cancelled as to <u>Whole</u></p> <p>New Certificates of Title have Issued on <u>4/1/80</u></p> <p>for lots in <u>SP14598</u> Plan No. <u>12598</u> as follows:</p> <p>Lots <u>1 to 18</u> Vol. <u>14022</u> Fol. <u>231 to 288</u> respectively.</p> <p>+ COMMON PROPERTY Vol <u>14022</u> Fol <u>220</u></p> <p><i>Janet</i></p> <p>REGISTRAR GENERAL</p>  |        |      |  |                         |                                |              |  |

R591219  
- 20  
- 21  
Lot 9 SP14

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





14022230





NEW SOUTH WALES

Appln. No. 3356

OS

# CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE

Register

**CANCELLED**

14022 230

Vol. .... Fol. ....

SEE AUTO FOLIO  
EDITION ISSUED

7 1 1980

Prior Titles Vol. 4786 Fol. 242  
Vol. 5640 Fol. 2  
Vol. 7776 Fol. 145  
Vol. 11055 Fol. 242



I certify that The Proprietors - Strata Plan No. 14598 is the registered proprietor of an Estate in Fee Simple in the common property in the strata scheme relating to the Strata Plan so numbered, within the land herein described, subject nevertheless to the exceptions encumbrances and interests recorded hereon and to the reservations and conditions, if any, contained in the Crown grant.

S

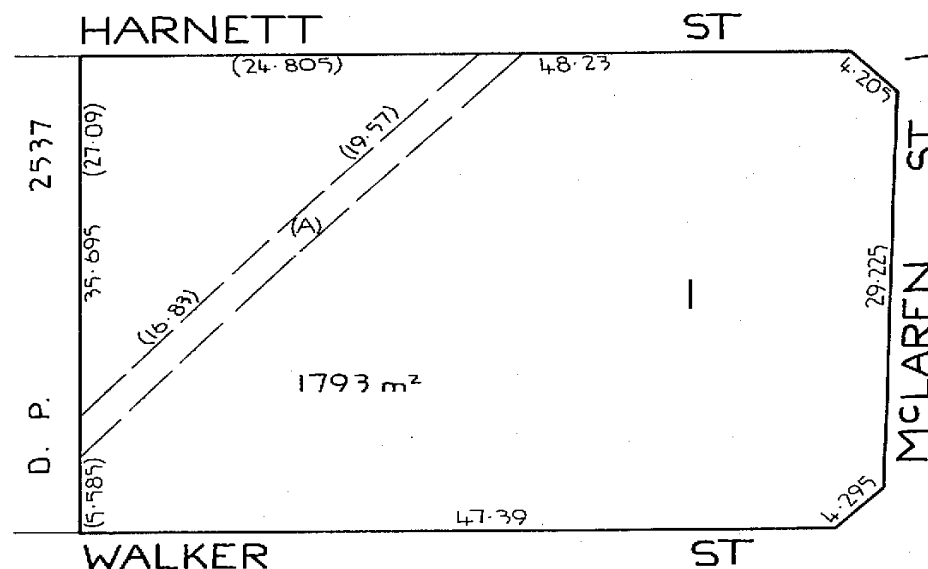
*[Signature]*

Registrar General.



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES - REDUCTION RATIO 1: 400



(A) EASEMENT TO DRAIN WATER 2 WIDE (VIDE D.P. 604321)  
ADDRESS FOR SERVICE OF NOTICES: 45 McLAREN STREET, NORTH SYDNEY. 2060.

LAND REFERRED TO Lot 1 in Deposited Plan 604321 at North Sydney in the Municipality of North Sydney Parish of Willoughby and County of Cumberland.

### EXCEPTIONS ENCUMBRANCES AND INTERESTS REFERRED TO

1. R84177 Mortgage to Bill Acceptance Corporation Limited. Discharged RS61494
2. DP604321 Easement to drain water (limited in height) affecting the part shown so burdened in the plan hereon.

### SCHEDULE OF UNIT ENTITLEMENT

Aggregate Unit entitlement: 1000

| Lot No. | Strata Plan No. | Unit Entitlement |
|---------|-----------------|------------------|
| 1       | 14598           | 53               |
| 2       | "               | 53               |
| 3       | "               | 59               |
| 4       | "               | 53               |
| 5       | "               | 53               |
| 6       | "               | 59               |
| 7       | "               | 56               |
| 8       | "               | 53               |
| 9       | "               | 60               |
| 10      | "               | 56               |
| 11      | "               | 53               |
| 12      | "               | 53               |
| 13      | "               | 53               |
| 14      | "               | 56               |
| 15      | "               | 56               |
| 16      | "               | 59               |
| 17      | "               | 56               |
| 18      | "               | 59               |





LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

21/7/2020 3:11PM

FOLIO: CP/SP14598

First Title(s): OLD SYSTEM

Prior Title(s): VOL 14022 FOL 230

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>-----        | C.T. Issue<br>-----               |
|-------------------|-----------------|------------------------------------|-----------------------------------|
| 29/4/1986         |                 | TITLE AUTOMATION PROJECT           | LOT RECORDED<br>FOLIO NOT CREATED |
| 18/7/1986         |                 | CONVERTED TO COMPUTER FOLIO        | FOLIO CREATED<br>CT NOT ISSUED    |
| 2/8/2002          | 8708604         | CHANGE OF BY-LAWS                  | EDITION 1                         |
| 6/6/2006          | AC361871        | CHANGE OF BY-LAWS                  | EDITION 2                         |
| 19/10/2006        | AC679767        | DEPARTMENTAL DEALING               |                                   |
| 17/8/2017         | AM654528        | DEPARTMENTAL DEALING               |                                   |
| 24/1/2018         | AN64663         | CONSOLIDATION/CHANGE OF<br>BY-LAWS | EDITION 3                         |

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

North Sydney 45 McLaren St

PRINTED ON 21/7/2020

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



## RECORDINGS (continued)

[illegible]

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





FOLIO: CP/SP14598

| SEARCH DATE | TIME    | EDITION NO | DATE      |
|-------------|---------|------------|-----------|
| 21/7/2020   | 3:11 PM | 3          | 24/1/2018 |

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 14598  
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT NORTH SYDNEY  
LOCAL GOVERNMENT AREA NORTH SYDNEY  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM SHEET 1 SP14598

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 14598  
ADDRESS FOR SERVICE OF DOCUMENTS:  
45 MCLAREN STREET  
NORTH SYDNEY 2060

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP604321 EASEMENT TO DRAIN WATER (LIMITED IN HEIGHT)  
AFFECTING THE SITE DESIGNATED (A) IN THE TITLE DIAGRAM
- 3 AN64663 CONSOLIDATION OF REGISTERED BY-LAWS
- 4 AN64663 INITIAL PERIOD EXPIRED

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 1000)

STRATA PLAN 14598

| LOT | ENT  | LOT | ENT  | LOT | ENT  | LOT | ENT  |
|-----|------|-----|------|-----|------|-----|------|
| 1   | - 53 | 2   | - 53 | 3   | - 59 | 4   | - 53 |
| 5   | - 53 | 6   | - 59 | 7   | - 56 | 8   | - 53 |
| 9   | - 60 | 10  | - 56 | 11  | - 53 | 12  | - 53 |
| 13  | - 53 | 14  | - 56 | 15  | - 56 | 16  | - 59 |
| 17  | - 56 | 18  | - 59 |     |      |     |      |

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

North Sydney 45 McLaren St

PRINTED ON 21/7/2020