



Douglas Partners

Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation (Contamination)

Proposed Mixed Use Development
10 Gordon Ave & 15-19 Nelson Street, Chatswood

Prepared for
DPG Project 105 Pty Ltd

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Integrated Practical Solutions



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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

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Report on Preliminary Site Investigation (Contamination)

Proposed Mixed Use Development

10 Gordon Ave & 15-19 Nelson Street, Chatswood

1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by DPG Project 105 Pty Ltd to complete this Preliminary Site Investigation (Contamination) (PSI) for a proposed mixed use development for the site at 10 Gordon Ave & 15-19 Nelson Street, Chatswood (the site). The site is shown on Drawing A, Appendix A.

The investigation was undertaken in accordance with DP's proposal 213423.00.P.001.Rev0 dated 28 February 2022. It is understood that the proposed development will include a 27-level mixed use building over three basement levels.

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and / or management of contamination with regard to the proposed development. It is understood that the report will be used to support a Development Application for the proposed development.

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

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

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

2. Scope of Works

The following scope of works is proposed for the PSI:

- Review of geological, soil, acid sulfate soil and hydrogeological published information to assess and document the site's environmental setting;
- Review of historical aerial photography for the site and immediate surrounds;
- Review of current and historical land titles to identify previous owners that may indicate potentially contaminating activities (not available at the time of preparing this report);
- Review of Section 10.7 Planning Certificate;
- Review records held by SafeWork NSW. The records held by SafeWork may include information on current and historical licences to store Dangerous Goods that could affect the contamination status of the site (not available at the time of preparing this report);

- Search for groundwater bores registered with the NSW Department of Primary Industries - Water;
- Undertake a site walkover to identify potential areas of environmental concern (PAEC);
- Preparation of a Conceptual Site Model (CSM) for the site; and
- Provision of this PSI report.

It is noted that the SafeWork NSW records and the title deeds searches were not available at the time of preparing this report. The report will be updated once all the documents are made available to DP.

3. Site Information

Site Address	10 Gordon Ave & 15-19 Nelson Street, Chatswood
Legal Description	Lot 1, Strata Plan 85403; Lot 1, Strata Plan 89243; Lot 1, Strata Plan 76342; and Lot 1, Deposited Plan 1237932.
Area	2542.7 m ²
Zoning	Zone R3 Medium Density Residential
Local Council Area	Willoughby City Council
Current Use	Residential apartment buildings
Surrounding Uses	North - Residential East - Residential South - Industrial (Sydney Metro Chatswood Dive Site) West - Residential and commercial



Figure 1: Site Boundary and Location

4. Environmental Setting

4.1 Topography

Regional topography slopes downwards to the north.

The southern side of the site has an approximate elevation of 102 m AHD that depresses to 100 m AHD in the northern side of the site resulting in an approximate 2 m relief across the site. Therefore, the site slopes from Nelson Street towards the Gordon Avenue.

4.2 Site Geology

The Sydney 1:100,000 Geology Sheet indicates that the site is underlain by Wianamatta group Ashfield Shale and Bringelly Shale formations. Ashfield Shale typically comprises black to dark grey shale and laminate which weathers to a residual clay profile of medium to high plasticity. Bringelly Shale consists of shale, calcareous claystone, laminate, fine to medium grained lithic-quartz sandstone.

The Sydney 1:100,000 Soils Landscape Sheet indicates that the site is underlain by Glenorie soils. The Glenorie soils landscape group comprises shallow to moderately deep red podzolic soils on crests, moderately deep red and brown podzolic soils on upper slopes. High soil erosion hazard, localised impermeable highly plastic subsoil, moderately reactive.

4.3 Acid Sulphate Soils

Published acid sulphate soils (ASS) risk mapping indicates that the site has an extremely low probability of having ASS.

There are no mapped areas of ASS occurrence within 1 km of the site.

4.4 Surface Water and Groundwater

A search of the publicly available registered groundwater bore database indicated that there are 16 registered groundwater bores at the southern side of the site. There was no data available on these wells regarding standing water level. The 16 groundwater bores within 300 m the site are summarised in Table 1.

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

Bore ID Authorised Purpose Completion Year Status	Location Relative to Site	Final Depth (m)	Standing Water Level (m bgl)
GW112742 Exploration bore	30 m south	11	Not recorded
GW112743 Exploration bore	30 m south	11	Not recorded
GW112744 Exploration bore	60 m south	11	Not recorded
GW112745 Exploration bore	60 m south	12	Not recorded
GW112746 Exploration bore	90 m south	12	Not recorded
GW112747 Exploration bore	90 m south	12	Not recorded
GW112753 Exploration bore	95 m south	10.5	Not recorded
GW112756 Exploration bore	97 m south	11	Not recorded
GW112749 Exploration bore	105 m south	6.5	Not recorded

Bore ID Authorised Purpose Completion Year Status	Location Relative to Site	Final Depth (m)	Standing Water Level (m bgl)
GW112754 Exploration bore	110 m south	11	Not recorded
GW112755 Exploration bore	112 m south	11	Not recorded
GW112748 Exploration bore	112 m south	12	Not recorded
GW112751 Exploration bore	130 m south	6	Not recorded
GW112750 Exploration bore	140 m south	6	Not recorded
GW111773 Exploration bore	155 m south	5.5	Not recorded
GW112752 Exploration bore	175 m south	6	Not recorded

Based on the regional topography, the anticipated flow direction of groundwater beneath the site is from south (Nelson Street) towards north (Gordon Avenue). The likely receiving surface water body is Lane Cove River located 3.3 km to the west of the site.

On the basis of the absence of recorded standing water levels in the bores listed in Table 1, it is likely that groundwater beneath the site is at depth and within fractured bedrock. Given the local geology (i.e., Ashfield Shale), any groundwater in the fractured rock beneath the site is anticipated to be saline and very low yield. Accordingly, there would be no significant potential beneficial uses of the groundwater that passes beneath the site.

5. Site History

5.1 Historical Aerial Photography

Several historical aerial photographs were obtained from public databases. Historical aerial photography provides visual identification of features on and nearby the site, which can be used to establish likely land uses and potential sources of contamination. Extracts of the aerial photographs are included in Appendix B. A summary of key features observed for the site and surrounding land is presented in Table 2.

Table 2: Summary of Historical Aerial Photographs

Year	Site	Surrounding Land Use
1943	The site comprises a group of standard urban residential properties with free standing dwelling, associated sheds and landscaping.	Similar urban residential properties.
1955	No significant changes observed.	No significant changes observed.
1965	No significant changes observed.	No significant changes observed.
1970	No significant changes observed.	Commercial development (potentially a car service centre) appeared to be present at the western side of the site, adjacent to 10 Gordon Avenue, Chatswood.
1991	Single unit dwelling, at 17 Nelson Street, appeared to have been demolished. No significant changes observed at other parts of the site.	No significant changes observed.
2004	Residential apartment buildings appeared to be constructed at the site. The site is observed to be consistent with the present (2022) aerial photograph.	Residential apartment building appeared to be constructed at the eastern side of the site.
2007	No significant changes observed.	Former buildings appeared to be demolished at the south-western side of the site to be later transformed into outdoor parking area.
2018	No significant changes observed.	Former buildings appeared to be demolished a short distance from the south-eastern side of the site and the construction of Sydney Metro Chatswood Dive Site appeared to be under construction.
2019	No significant changes observed.	Construction of Sydney Metro Chatswood Dive Site appeared to be completed at the southern side of the site. Surrounding areas appeared to be consistent with the current aerial photograph.

5.2 Title Deeds

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. The results of the title deed search are provided in Appendix C. A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Table 3.

Table 3: Historical Title Deeds

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
SP85403		
05.03.1909 (1909 to 1909)	William John Cook (Builder)	Residential / Commercial
21.05.1909 (1909 to 1919)	Albert Pearse (Retired Missionary)	
30.04.1919 (1919 to 1919)	Susan Pearse (Widow) Transmission Application, not investigated	
30.04.1919 (1919 to 1920)	William Houston (Grazier)	
06.02.1920 (1920 to 1929)	Jonas Cohen (Commission Agent)	
08.03.1929 (1929 to 1949)	Leah Gerturude Cohen (Spinster) Neville Henry Cohen (Commission Agent)	
22.04.1949 (1949 to 1996)	Gladys Elizabeth Evans (Married Woman)	
07.08.1996 (1996 to 2011)	Kuga Pty. Ltd.	
01.06.2011	Registration of Strata Plan No. 85403	
	<u>Continued as regards to the Common Property Areas only</u>	
01.06.2011 (2011 to Date)	# The Owners – Strata Plan No. 85403	Unknown
SP89243		
03.06.1920 (1920 to 1988)	Joseph John Chappell (Fireman) Helen Chappell (Married Woman)	Residential / Commercial
1930 (1930 to 1989)	Hazel Ellen Ahrenfeld	
17.01.1989 (1989 to 1989)	Tobias Benjamin Cooke	
29.06.1989 (1989 to 1994)	Schofield & Associates Pty Limited	
11.01.1994 (1994 to 2012)	Victor White Yanina White	
16.02.2012 (2012 to 2014)	Victor White Yanina White Danielle White	

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
10.01.2014	Registration of Strata Plan No. 89243	
	<u>Continued as regards to the Common Property Areas only</u>	
10.01.2014 (2014 to Date)	# The Owners – Strata Plan No. 85403	Unknown
SP76342		
04.03.1919 (1919 to 1927)	Elizabeth Gardiner (Widow) (& her deceased estate)	Residential / Commercial
18.05.1927 (1927 to 1963)	Mary Teresa Powell (Spinster) Now Mary Sabina Watson (& her deceased estate)	
29.05.1963 (1963 to 1964)	Hugh Albert Tregenza (Builder)	
17.06.1964 (1964 to 1966)	Edmond James Burt (Accountant) Maisie Burt (Married Woman)	
20.05.1966 (1966 to 1971)	David Entwistle (Compositor) Edna Jackson Entwistle (Married Woman)	
23.12.1971 (1971 to)	The Commonwealth of Australia	
10.07.1998 (1998 to)	Hassan Vakili	
22.09.2003 (2003 to 2005)	Conall Constructions Pty Ltd	
21.12.2005	Registration of Strata Plan No. 76342	
	<u>Continued as regards to the Common Property Areas only</u>	
21.12.2005 (2005 to Date)	# The Owners – Strata Plan No. 76342	Unknown
SP1237932		
20.04.1920 (1920 to 1938)	George Lewis Poignand (Commercial Traveller)	Residential / Commercial
02.05.1938 (1938 to 1962)	Charlotte Cunningham (Spinster) Dorothea Cunningham (Spinster)	
30.10.1962 (1962 to 1963)	Land Development Corporation of New South Wales Limited	
13.11.1963	Koste Bosnich (Builder)	

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
(1963 to 1987)	(Also known as Konstantin Bosnic) Now Konstantin Bosnich	
23.02.1987 (1987 to 2017)	Anthony Konstantin Bosnic (Medical Practitioner) (Re the Estate of Konstantin Bosnich)	
04.04.2017 (2017 to Date)	VH Integrated Developments Pty Ltd	

#Denotes current registered proprietor

5.3 Public Registers and Planning Records

EPA Notices available under Section 58 of the Contaminated Lands Management Act (CLM Act)

Database searched
29 April 2022

The results of a search of the public database of records of contaminated sites under Section 58 of the *Contaminated Land Management Act 1997* (CLM Act) indicated that the site was not listed as a contaminated site notified to the EPA.

Eight notices were recorded for the below address (approximately 150 m south from site):

- 607 Pacific Highway [south of Nelson Street] - seven former and one issued notices.

Some relevant details from the aforementioned notices are described below:

A Site Audit Statement was issued on 13 May 2015. According to the statement, soil and groundwater was found to be contaminated with petroleum hydrocarbons that might have migrated from adjacent commercial property. Remediation of site was performed by excavating contaminated soil and removing underground storage tanks (USTs).

A Declaration of Investigation Area notice was issued on 26 June 2006. According to the Declaration, the following contaminants were believed to be present in the site: TPH, BTEX and PAH.

Notice for Approved Voluntary Management Proposal was issued on 30 June 2010 and 3 April 2014. According to the proposal, the soil was believed to be contaminated with TPH, BTEX and the groundwater was believed to be contaminated with TPH, BTEX, PAHs, phase separated hydrocarbons (PSH) and volatile organic compounds (VOCs).

Sites notified to EPA under Section 60 of the CLM Act	Two properties notified as contaminated were located within a 1 km buffer zone of the site: <ul style="list-style-type: none"> Chatswood Toyota - 728 Pacific Highway [Approx. 700 m north of site] - service station - Contamination formerly regulated under the CLM Act. Former Caltex Chatswood - 607 Pacific Highway (south of site - south of Nelson Street) - service station - Contamination formerly regulated under the CLM Act.
Database searched 29 April 2022	
Licences listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act)	The results of a search of the public database of records of environmental protection licenses under Section 308 of the <i>Protection of the Environment Operations Act</i> 1997 (POEO Act) indicated that there are no current Environment Protection Licences issued to the site or any properties within a 1 km buffer zone of the site.
Database searched 29 April 2022	
SafeWork NSW	SafeWork record was ordered on 21 April 2022, however, the results were not available at the time of reporting.
Planning Certificate(s)	<p>The certificate states that, as prescribed by Section 59 (2) of the <i>Contaminated Land Management Act</i> 1997, the land to which the certificate relates <u>is not</u>:</p> <ul style="list-style-type: none"> Declared to be significantly contaminated land; Subject to a management order; Subject of an approved voluntary management proposal; Subject of an ongoing maintenance order; or Subject to a site audit statement. <p>A copy of the planning certificates is included in Appendix C.</p>

5.4 Site History Integrity Assessment

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

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

5.5 Summary of Site History

The aerial photographs suggest that the site had been developed for urban residential purposes since at least 1943, and likely earlier and the site layout has been relatively consistent with the current layout since 2004.

The aerial photographs suggest that the site's surrounding land use has been mixed residential and commercial (retail) since at least 1943, with an increasingly commercial and higher density residential land use since the 1970's.

The title deeds searches suggest that the site has been mixed residential and commercial uses in the past.

Several contaminated properties within a 1 km search buffer of the site were identified from the search of properties with EPA notices and licenses, some of them were located up-gradient of the site. The former Caltex Chatswood located at 607 Pacific Highway (just upgradient of the site) was previously regulated by the NSW EPA and was managed due to soil and groundwater contamination with hydrocarbons (TPH, BTEX) and other VOCs.

As noted in Section 5.2, SafeWork NSW records were not made available at the time of reporting. Given the development of the site since at least 1943 (being residential) it is considered unlikely that SafeWork NSW records will identify chemicals of concern being stored at the site during that period.

6. Site Walkover

A site walkover was undertaken by an environmental engineer on 29 April 2022. The general site topography was consistent with that described in Section 4.1. The site layout appeared to have remained unchanged from 2004 aerial photograph. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix D).

19 Nelson Street, Chatswood:

- Potential Hazardous Building Materials (HBM) in the single storey residential building, for example asbestos containing eaves, lead containing paint and Synthetic Mineral Fibre (SMF) containing roof insulation etc. (Photograph 1); and
- Inspirations Paint shop was observed to the west of the property. Paint stored in sealed buckets in showroom. A room designated for Hazchem and flammable liquids observed in the shop, immediate adjacent to the apartment building (Photograph 2 and 3).

17 Nelson Street, Chatswood:

- A three-storey brick residential apartment building with basement car park (Photograph 4); and
- Fire hydrant and detention device observed at south-western corner of the site (Photograph 5).

15 Nelson Street:

- A three- storey brick residential apartment building with basement car park (Photograph 6);
- Garbage room was observed at south-eastern corner of building with garbage bins for household waste (Photograph 7);
- Sydney Metro construction site was observed at southern side of Nelson Street (Photograph 8); and
- Ampol petrol station was observed at south-western side of Nelson Street. Surface sloping appeared to be consistent with Section 5.1 i.e., sloping from south to north. (Photograph 9).

10 Gordon Avenue:

- A three- storey brick residential apartment building with basement car park (Photograph 10). Electricity meter room / main switchboard observed to be present at the basement;
- Garbage room observed to be present at north-eastern corner of the lot with garbage bins for household waste (Photograph 11);
- Midas car service centre observed to be present at western side of the property (Photograph 12);
- Chemical patches / containers observed on ground surface at western side of the property (Photograph 13);
- Nissan car showroom and car service centre observed at western side of Pacific Highway (Photograph 14).

7. Preliminary Conceptual Site Model

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

Potential Sources

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

- S1: Fill: Associated with general levelling and backfilling.
 - o COPC generally considered a suitable suite for fill of an unknown source, include metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos. These are the more common contaminants associated with fill of an unknown source.
- S2: Former and existing buildings / structures on the site.
 - o COPC include hazardous building materials including lead (in paint), asbestos containing materials (ACM), synthetic mineral fibres ('SMF') and PCB.

- S3: Nearby commercial land uses including (but not limited to) car services, petrol stations (including an EPA regulated petrol station located close to and hydraulically upgradient from the site) and paint shop.
 - o COPC include metals, TRH, BTEX, PAH and VOC.

Potential Receptors

The following potential human receptors have been identified:

- R1: Current users;
- R2: Construction and maintenance workers;
- R3: End users; and
- R4: Adjacent site users.

The following potential environmental receptors have been identified:

- R5: Surface water (Lane Cove River);
- R6: Groundwater; and
- R7: Terrestrial ecosystems.

Potential Pathways

The following potential pathways in relation to human receptors have been identified:

- P1: Ingestion and dermal contact; and
- P2: Inhalation of dust and/or vapours.

The following potential pathways in relation to the environmental receptors have been identified:

- P3: Surface water run-off;
- P4: Lateral migration of groundwater providing base flow to water bodies;
- P5: Leaching of contaminants and vertical migration into groundwater; and
- P6: Contact with terrestrial ecology.

Summary of Potentially Complete Exposure Pathways

A 'source–pathway–receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 to S3) and receptors (R1 to R7) are provided in below Table 4.

Table 4: Summary of Potentially Complete Exposure Pathways

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S1: Fill, Metals, TRH, BTEX, PAH, OCP, OPP, PCB, phenols and asbestos S3: Nearby commercial land uses, Metals, TRH, BTEX, PAH and VOC	P1: Ingestion and dermal contact	R1: Current users	An intrusive investigation is recommended to assess possible contamination including testing of the soils and groundwater.
	P2: Inhalation of dust and/or vapours	R2: Construction and maintenance workers	
	P4: Lateral migration of groundwater	R3: End users	
	P5: Leaching of contaminants and vertical migration into groundwater		
	P2: Inhalation of dust and/or vapours	R4: Adjacent site users	
	P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies	R5: Surface water	
	P5: Leaching of contaminants and vertical migration into groundwater	R6: Groundwater	
	P6: Contact with terrestrial ecology	R7: Terrestrial ecosystems	
S2: Former and current buildings / structures on the site, Hazardous building materials including lead, asbestos, SMF and PCB	P1: Ingestion and dermal contact P2: Inhalation of dust and / or vapours	R1: Current site users R2: Construction and maintenance workers R4: Adjacent site users	A hazardous building materials assessment for the existing site buildings. Hazardous materials, if present, will need to be removed in accordance with relevant legislation and guidelines prior to demolition

8. Conclusions and Recommendations

Based on the available history information the site appears to have been developed for a residential use since at least 1943. The nearby surrounding land use appears to relatively similar in nature, apart from commercial / retails uses, including service stations.

Due to access constraints, a detailed inspection of the site and interior of the existing building was not possible during the walkover. This is considered to be a data gap in the investigation, however an assumption can be made that hazardous building materials are present.

SafeWork NSW records pertinent to potential contamination issues at the site were not made available at the time of reporting. This is considered to be a data gap in the investigation, however based on the apparent residential history it is unlikely that dangerous goods requiring notification were stored at the site. The report will be updated once SafeWork searches are made available to DP.

Potential sources of contamination identified from the site history information reviewed herein and the site walkover include imported fill, hazardous building materials from the current and (potentially) former site buildings, and nearby commercial land uses, including service stations (including an EPA regulated services station close to hydraulically upgradient from the site).

Based on the results of this PSI, it is recommended that an intrusive investigation, in the form of a detailed site investigation (DSI) be undertaken to (a) identify the presence or otherwise of the identified contamination sources and (b) assess contamination source-pathway-receptor linkages which may identify a contamination exposure risk at the site. The investigation should include a combination of soil and groundwater assessment.

A hazardous building materials survey of the current buildings within the site is also recommended to assess the presence or otherwise of hazardous building materials which will require specific management.

Subject to the implementation of the recommendations outlined above, and subsequent contamination management and / or remediation as deemed necessary on the basis of those investigations, it is considered that the site can be made suitable for the proposed development.

9. References

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

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

10. Limitations

Douglas Partners (DP) has prepared this report (or services) for this project at 10 Gordon Ave & 15-19 Nelson Street, Chatswood in accordance with DP's proposal SYD213423.00.P.001.Rev0 dated 28 February 2022 and acceptance received from Robert Sargis dated 15 March 2022. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of DPG Project 105 Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after DP's field testing has been completed.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

The assessment of atypical safety hazards arising from this advice is restricted to the (geotechnical / environmental / groundwater) components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

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

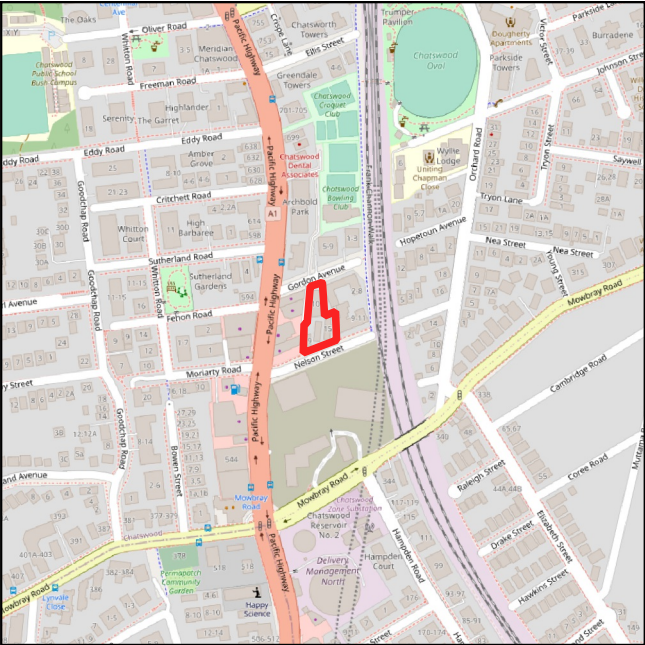
This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

Douglas Partners Pty Ltd

Appendix A


[Drawings](#)

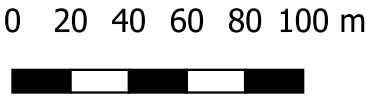
[About this Report](#)



- Notes:
- 1. Basemap from Spatial Services NSW
 - 2. Site locations shown are approximate only

Legend

 Site boundary



About this Report

Douglas Partners



Introduction

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

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

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

Borehole and Test Pit Logs

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

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

Groundwater

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

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

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

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

Reports

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

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

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

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

About this Report

Site Anomalies

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

Information for Contractual Purposes

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

Site Inspection

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

Appendix B

Historical Aerial Photographs

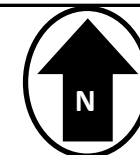


Legend:
 - - - Approximate site boundary



CLIENT: DPG Project 105 Pty Ltd	
OFFICE: Sydney	DRAWN BY: GS
SCALE: Not to scale	DATE: 1/05/2022

TITLE: **Historical Aerial Photograph - 1943**
Preliminary Site Investigation (Contamination)
10 Gordon ave, 15-19 Nelson Street, Chatswood



PROJECT No:	213423.00
DRAWING No:	1
REVISION:	A



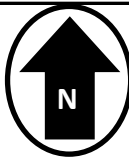


Legend:
- - - Approximate site boundary



CLIENT: DPG Project 105 Pty Ltd	
OFFICE: Sydney	DRAWN BY: GS
SCALE: Not to scale	DATE: 1/05/2022

TITLE: **Historical Aerial Photograph - 1965**
Preliminary Site Investigation (Contamination)
10 Gordon ave, 15-19 Nelson Street, Chatswood



PROJECT No:	213423.00
DRAWING No:	3
REVISION:	A





Legend:
- - - Approximate site boundary

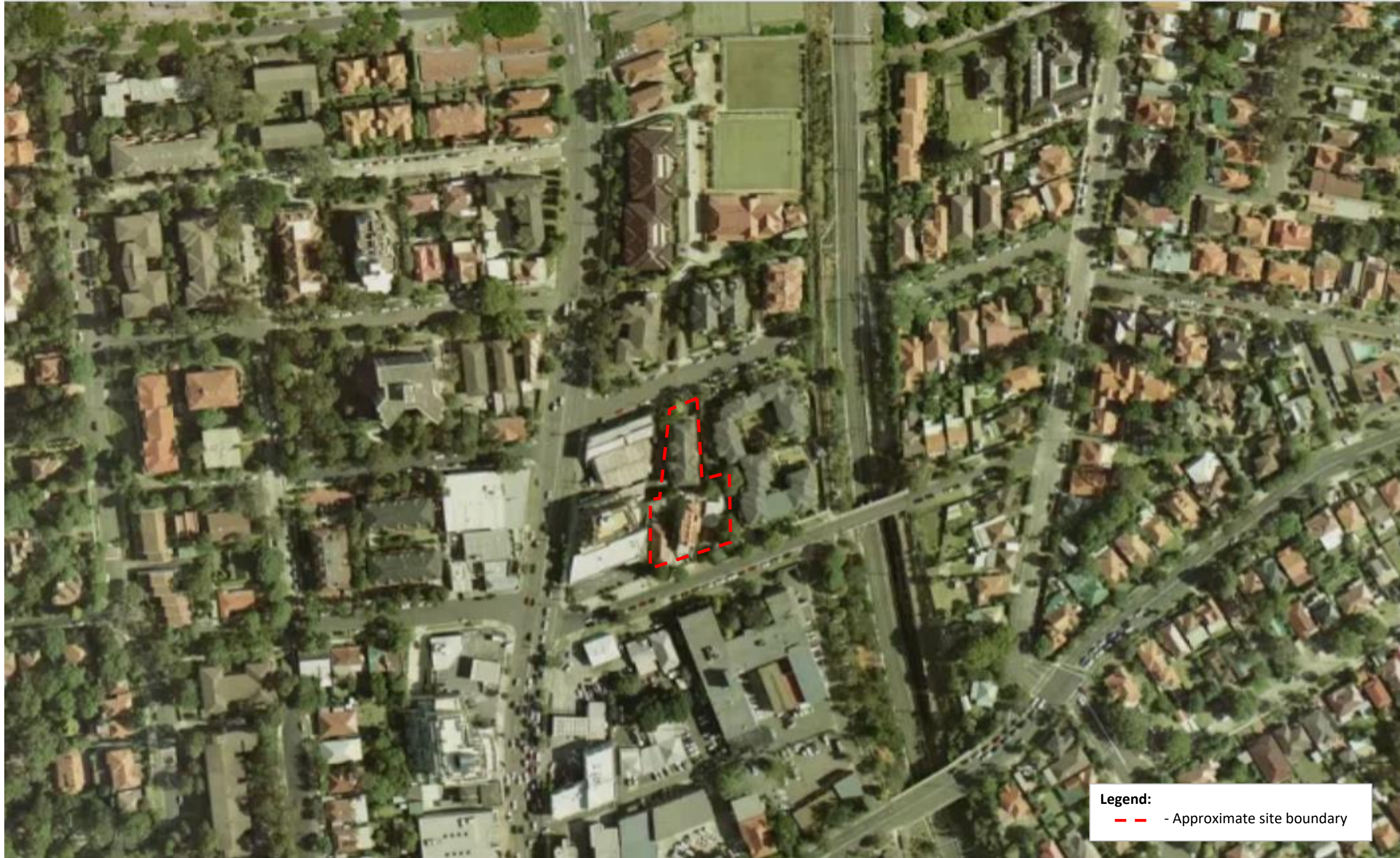


CLIENT: DPG Project 105 Pty Ltd	
OFFICE: Sydney	DRAWN BY: GS
SCALE: Not to scale	DATE: 1/05/2022

TITLE: **Historical Aerial Photograph - 1991**
Preliminary Site Investigation (Contamination)
10 Gordon ave, 15-19 Nelson Street, Chatswood



PROJECT No:	213423.00
DRAWING No:	5
REVISION:	A



Legend:
- - - Approximate site boundary

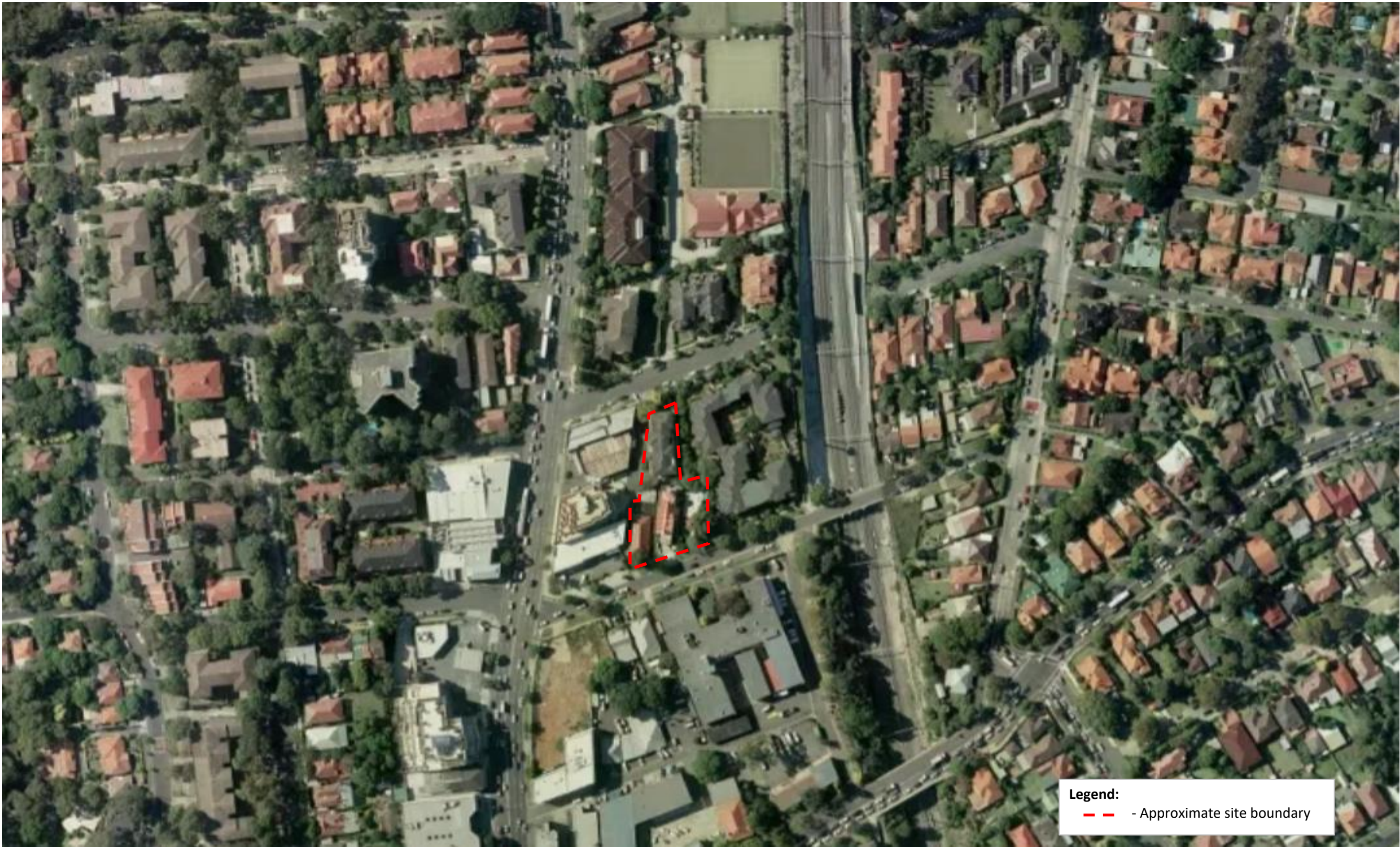


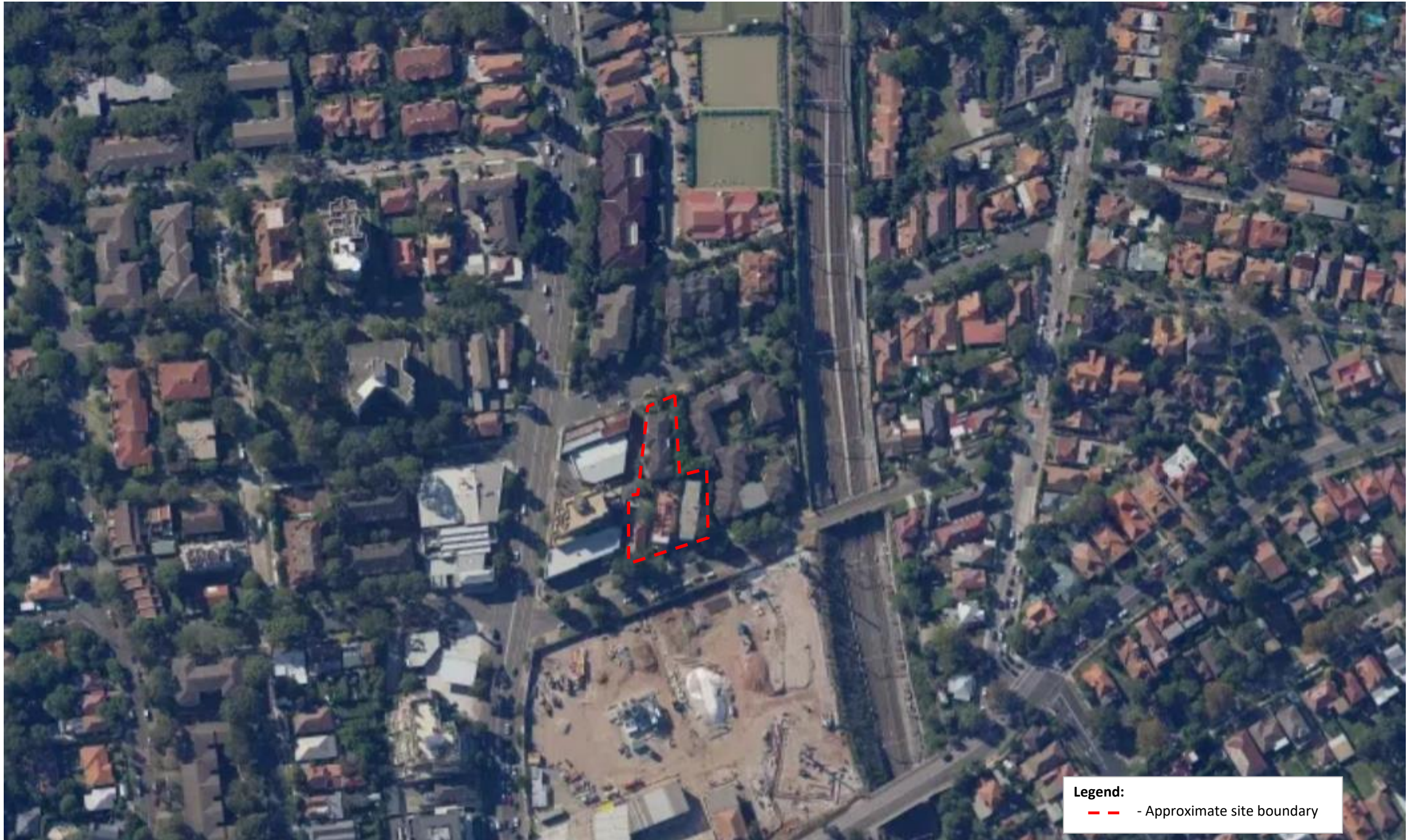
CLIENT: DPG Project 105 Pty Ltd	
OFFICE: Sydney	DRAWN BY: GS
SCALE: Not to scale	DATE: 1/05/2022

TITLE: **Historical Aerial Photograph - 2004**
Preliminary Site Investigation (Contamination)
10 Gordon ave, 15-19 Nelson Street, Chatswood

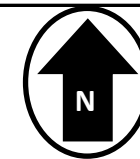


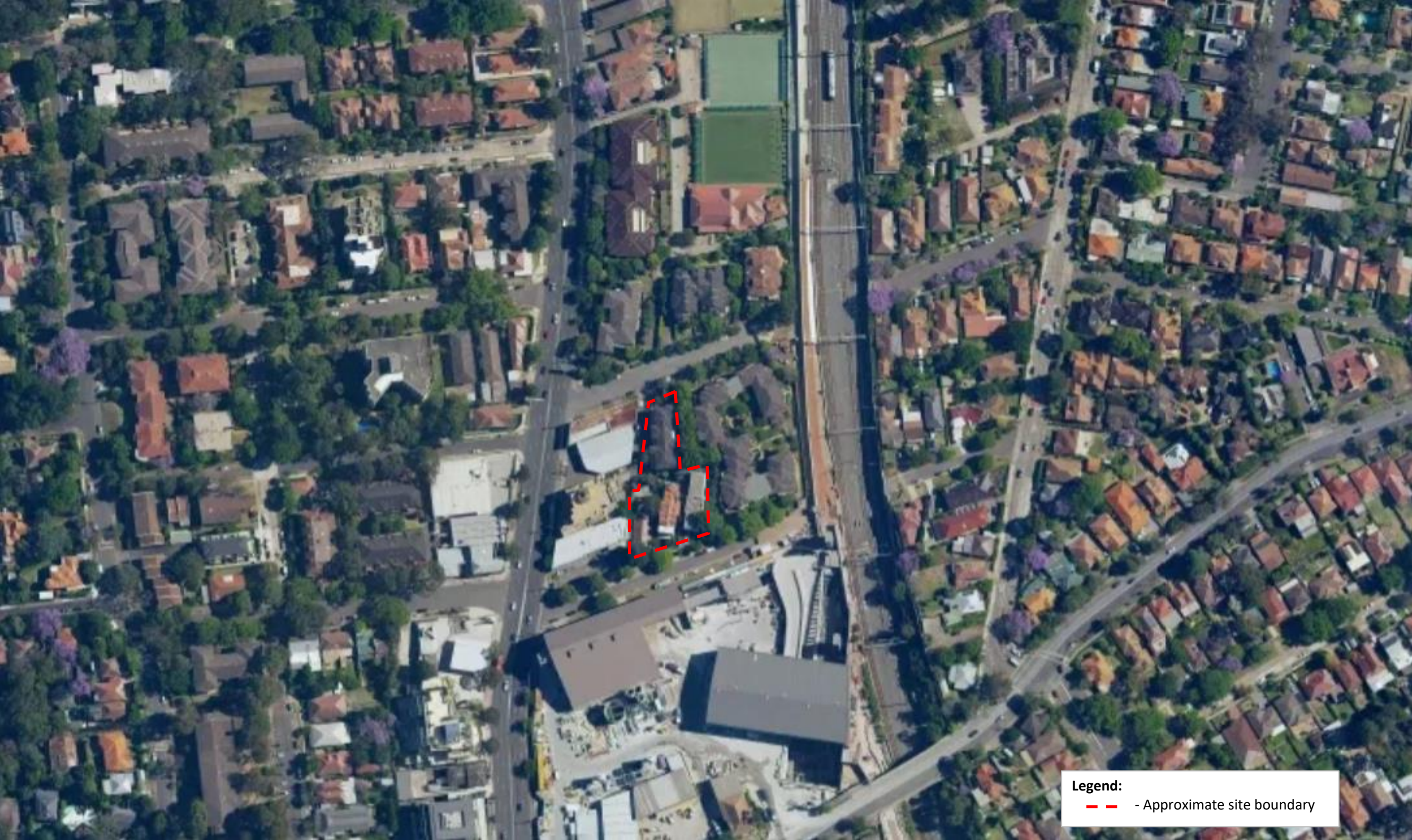
PROJECT No:	213423.00
DRAWING No:	6
REVISION:	A





Legend:
- - - Approximate site boundary



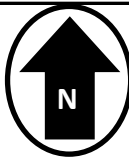


Legend:
- - - Approximate site boundary



CLIENT: DPG Project 105 Pty Ltd	
OFFICE: Sydney	DRAWN BY: GS
SCALE: Not to scale	DATE: 1/05/2022

TITLE: **Historical Aerial Photograph - 2019**
Preliminary Site Investigation (Contamination)
10 Gordon ave, 15-19 Nelson Street, Chatswood



PROJECT No:	213423.00
DRAWING No:	9
REVISION:	A

Appendix C

10.7 Planning Certificates

Title Deeds Records

COUNCIL'S CERTIFICATE

WILLOUGHBY CITY (Name of Council)

having satisfied itself that the requirements of the * Strata Schemes (Freehold Development) Act 1973 or * Strata Schemes (Leasehold Development) Act 1986 have been complied with, approves of the proposed:

- * strata plan
- * strata plan of subdivision

illustrated in the annexure to this certificate.

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

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

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

Date . 23.4.98
Subdivision No. 97/3039

* Delete if inapplicable

SURVEYOR'S CERTIFICATE

I, **ANTHONY TODARELLO**
of **P.O. BOX 774 RYDE 2112**
a surveyor registered under the Surveyors Act, 1928, hereby certify that:-

(1) each applicable requirement of

- * Schedule 1A to the Strata Schemes (Freehold Development) Act 1973
- * Schedule 1A to the Strata Schemes (Leasehold Development) Act 1986

has been met:

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

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

Signature *Anthony Todarello*
Date 24/4/97

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

This is sheet 1 of my Plan in 3 sheets.

PLAN OF A LOT 17 DP. 4138
SUBDIVISION

LGA: WILLOUGHBY Suburb/Locality: CHATSWOOD

Parish: WILLOUGHBY County: CUMBERLAND

Reduction Ratio 1: 300

Lengths are in metres

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

THE OWNERS STRATA PLAN 85403
10 GORDON AVENUE
CHATSWOOD 2067

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

KUGA PTY LTD
ACN 001 707777

Maurice Joseph Bechira
MAURICE JOSEPH BECHIRA
DIRECTOR/SECRETARY

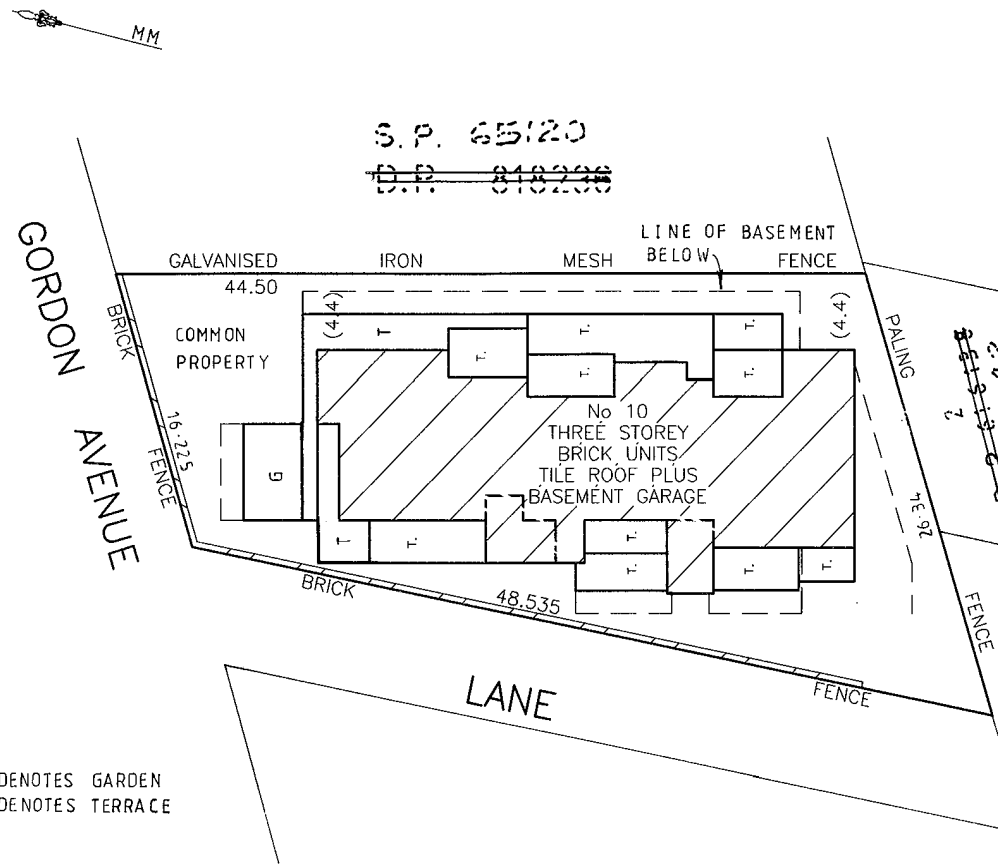
Mary Rose Bechira
MARY ROSE BECHIRA
DIRECTOR

Residential Model By-laws adopted for this scheme: RESIDENTIAL
Garbage Disposol: Option A/B Keeping of animals: Option A/B/C
Schedule of By-laws in sheets filed with plan
*No By-Laws apply

*Strike out whichever is inapplicable

10	20	30	40	50	60	Table of mm	100	110	120	130	140	150	160
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SURVEYOR'S REFERENCE: 3680



G - DENOTES GARDEN
T - DENOTES TERRACE

Plan Drawing only to appear in this space

Plan Drawing only to appear in this space
Annoted A.T. Todarello 28/05/11

SP85403

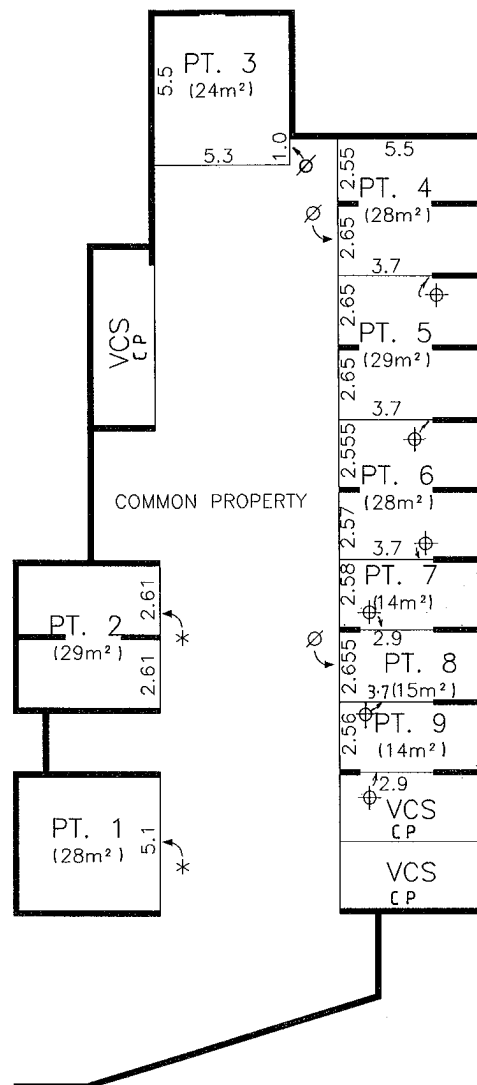
NOTES:

1. ALL AREAS AREA APPROXIMATE.
2. VCS DENOTES VISITORS CAR SPACE.
T DENOTES TERRACE
CP. DENOTES COMMON PROPERTY
G. DENOTES GARDEN
* PROL. OF E. FACE OF COLUMN
Ø PROL. OF W. FACE OF COLUMN/WALL.
⊕ PROL. FROM CENTRE OF COLUMN/WALL.

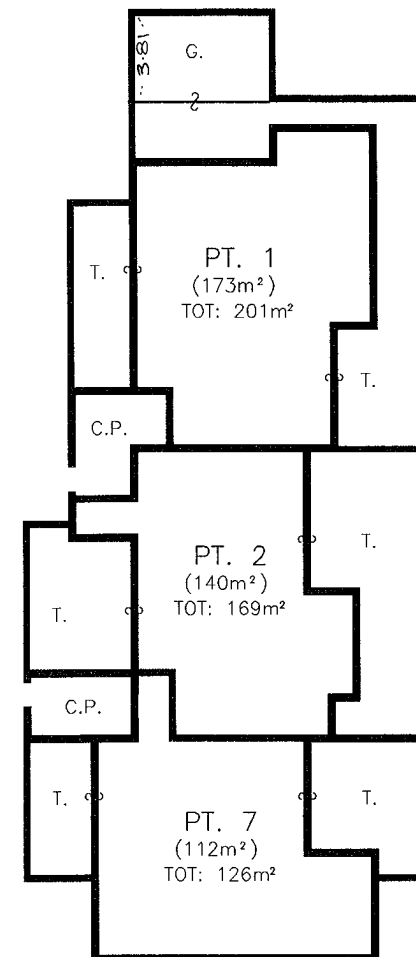
3. TERRACES EXTEND TO A HEIGHT OF 3.0m ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOOR EXCEPT WHERE COVERED

4. THE STRATUM OF THE GARDEN OF LOT 1 EXTENDS 3 ABOVE THE UPPER SURFACE OF THE CONCRETE SLAB CEILING OF BASEMENT BELOW.

SCHEDULE OF UNIT ENTITLEMENT	
LOT	U.E.
1	30
2	20
3	30
4	20
5	30
6	20
7	20
8	20
9	20
TOTAL	210



BASEMENT LEVEL



GROUND FLOOR LEVEL

Reduction Ratio 1:200

Lengths are in metres

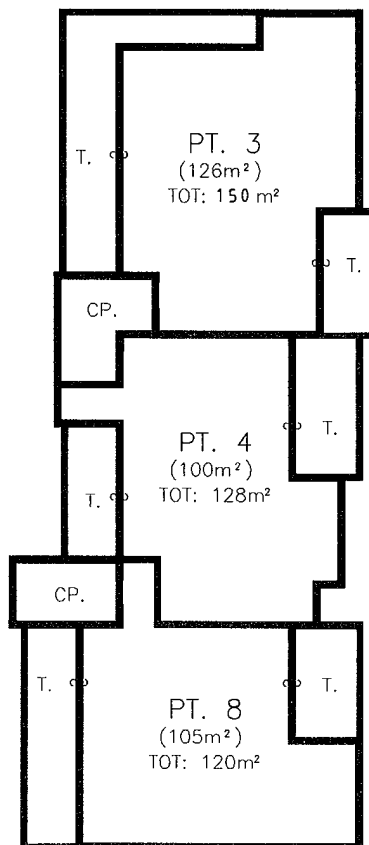
C. T. L. L.
Registered Surveyor

A. Hall
Council Clerk

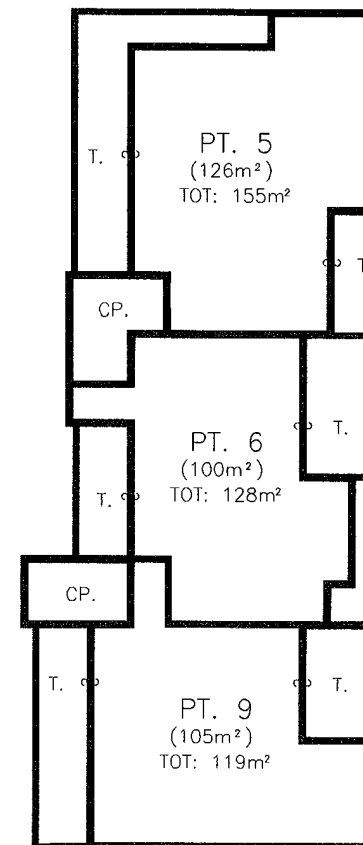
SP85403

- NOTES:
1. ALL AREAS AREA APPROXIMATE
 2. T DENOTES TERRACE
CP. DENOTES COMMON PROPERTY

3. TERRACE EXTEND TO A HEIGHT OF 3.0m ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOOR EXCEPT WHERE COVERED



FIRST FLOOR LEVEL



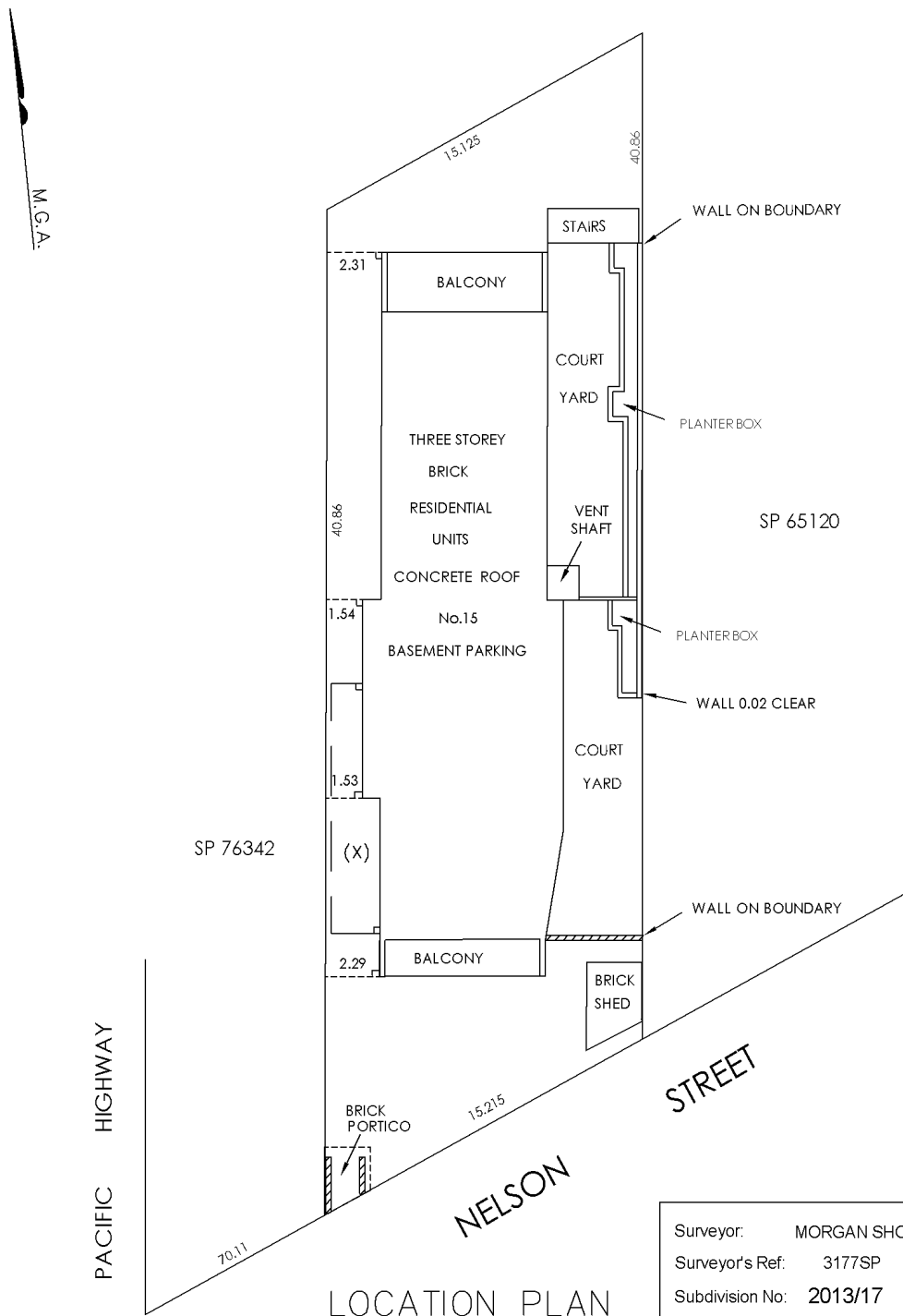
SECOND FLOOR LEVEL

Reduction Ratio 1:200

Lengths are in metres

A. T. L. L.
Registered Surveyor

K. M. A.
Council Clerk



CP DENOTES COMMON PROPERTY

Surveyor: MORGAN SHOEBRIDGE

Registered

Surveyor's Ref: 3177SP

Subdivision No: 2013/17

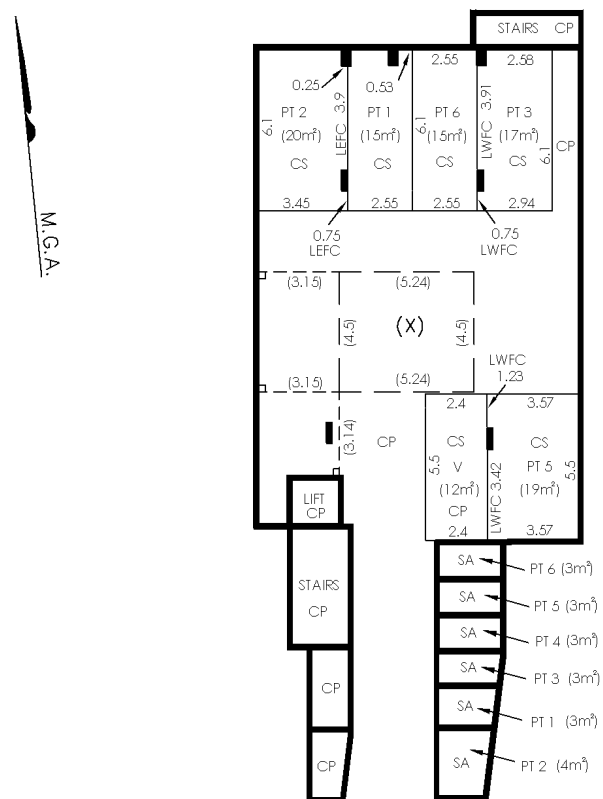
Lengths are in metres. Reduction Ratio 1: 200

10.01.2014

SP89243

LOCATION PLAN

0	10	20	30	40	50	60	Table of mm	90	100	110	120	130	140
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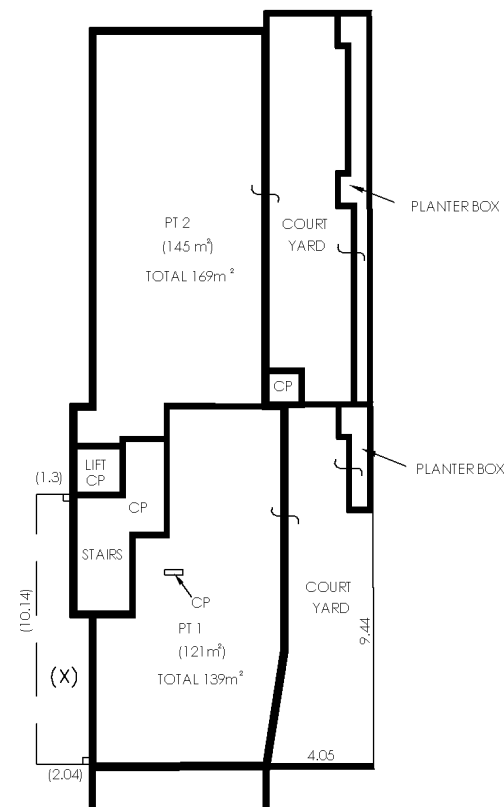


BASEMENT

THE AREAS SHOWN ARE FOR THE PURPOSE OF
THE STRATA TITLES ACT ONLY AND ARE
APPROXIMATE.

BALCONIES WHERE NOT COVERED ARE LIMITED IN HEIGHT TO 2.5 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOORS.

COURTYARDS AND PLANTER BOXES ARE LIMITED IN HEIGHT TO 5
ABOVE THE UPPER SURFACE OF THE GROUND
FLOOR OF THEIR RESPECTIVE ADJOINING UNITS (EXCEPT WHERE
COVERED). AND IN DEPTH TO THE LEVEL OF THE UPPER SURFACE
OF THE CONCRETE BASEMENT ROOF BELOW.



GROUND FLOOR

(X) POSITIVE COVENANT

 DENOTES PERPENDICULAR

LWFC DENOTES LINE OF WESTERN FACE OF WALL

LWEC DENOTES LINE OF EASTERN FACE OF WALL

SA DENOTES STORAGE AREA

V DENOTES VISITOR CARSPACE

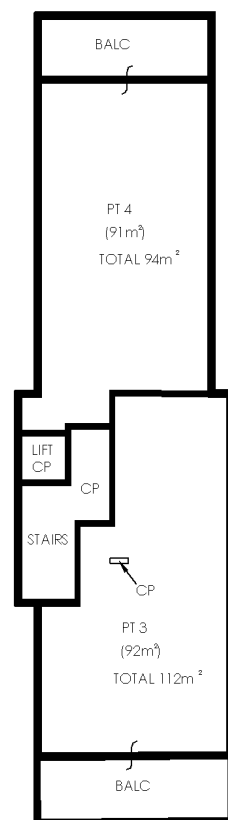
CS DENOTES CARSPACE

CP DENOTES COMMON PROPERTY

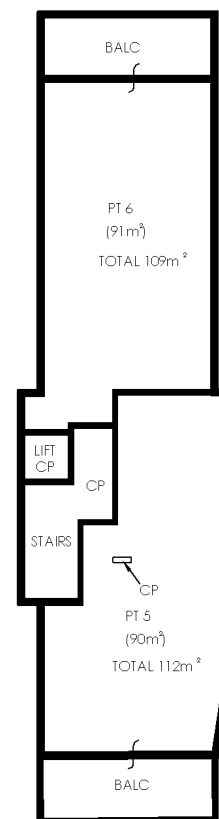
Surveyor: MORGAN SHOEBRIDGE Surveyor's Ref: 3177SP Subdivision No: 2013/17 Lengths are in metres. Reduction Ratio 1: 200	Registered  10.01.2014	SP89243
---	--	---------

0	10	20	30	40	50	60	Table of mm	90	100	110	120	130	140
---	----	----	----	----	----	----	-------------	----	-----	-----	-----	-----	-----

M.G.A.



FIRST FLOOR



SECOND FLOOR

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA TITLES ACT ONLY AND ARE APPROXIMATE.

BALCONIES WHERE NOT COVERED ARE LIMITED IN HEIGHT TO 2.5 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOORS.

CP DENOTES COMMON PROPERTY

Surveyor: MORGAN SHOEBRIDGE

Surveyor's Ref: 3177SP

Subdivision No: 2013/17

Lengths are in metres. Reduction Ratio 1: 200

Registered



10.01.2014

SP89243

STRATA PLAN FORM 3 (PART 1)

WARNING: Creasing or folding will lead to rejection

STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Name of, and address for service of notices on, the Owners Corporation. (Address required on original strata plan only)

The Owners – Strata Plan No 89243
15 Nelson St, Chatswood NSW 2067



SP89243 S

Use Only

Registered: 10.01.2014
Purpose: STRATA PLAN

Office Use Only

PLAN OF SUBDIVISION OF LOT 1
IN DP 1188898

The adopted by-laws for the scheme are:

* ^A RESIDENTIAL Model By-laws.

* together with, Keeping of animals: Option ^A ^B ^C

* By-laws in _____ sheets filed with plan:

* strike out whichever is inapplicable

^A Insert the type to be adopted (Schedule 1 SSM Regulation 2010)

Strata Certificate (Approved Form 5)

(1) *The Council of THE CITY OF WILLOUGHBY

*The Accredited Certifier _____

Accreditation No. _____

has made the required inspections and is satisfied that the requirements of;

*(a) Section 37 or 37A Strata Schemes (Freehold Development) Act 1973 and clause 29A Strata Schemes (Freehold Development) Regulation 2007,

(b) ~~Section 66 or 66A Strata Schemes (Leasehold Development) Act 1986 and clause 30A of the Strata Schemes (Leasehold Development) Regulation 2007~~

have been complied with and approves of the proposed strata plan illustrated in the plan with this certificate.

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

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

*(4) ~~The building encroaches on a public place and;~~
(a) ~~The Council does not object to the encroachment of the building beyond the alignment of~~

(b) ~~The Accredited Certifier is satisfied that the building complies with the relevant development consent which is in force and allows the encroachment.~~

*(5) ~~This approval is given on the condition that lot(s) ^A are created as utility lots in accordance with section 39 of the Strata Schemes (Freehold Development) Act 1973 or section 68 of the Strata Schemes (Leasehold Development) Act 1986.~~

Date: 3 DECEMBER 2013
Subdivision No. 2013/11
Relevant Development Consent No. 2013/405
Issued by WILLOUGHBY CITY COUNCIL

[Signature]
Authorised Person / General Manager / Accredited Certifier

* Strike through if inapplicable.

^A Insert lot numbers of proposed utility lots.

LGA: WILLOUGHBY

Locality: ~~CHATSWOOD~~ CHATSWOOD

Parish: WILLOUGHBY

County: CUMBERLAND

Surveyor's Certificate (Approved Form 3)

I, Morgan Shoebridge _____

of Map & Survey, PO Box 287 Gympie NSW 2227 _____

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

(1) Each applicable requirement of

* Schedule 1A of the Strata Schemes (Freehold Development) Act 1973 has been met

* ~~Schedule 1A of the Strata Schemes (Leasehold Development) Act 1986 has been met;~~

*(2) ~~(a) the building encroaches on a public place;~~

(b) ~~the building encroaches on land (other than a public place), and an appropriate easement has been created by ^A to permit the encroachment to remain.~~

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

Signature: [Signature]

Date: 15-8-13

* Strike through if inapplicable.

^A Insert the Deposited Plan Number or Dealing Number of the instrument that created the easement


SURVEYOR'S REFERENCE: 3177SP

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

STRATA PLAN FORM 3 (PART 2) (2012) WARNING: Creasing or folding will lead to rejection

STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Office Use Only
Registered:  10.01.2014

Office Use Only
SP89243

PLAN OF SUBDIVISION OF LOT 1 IN DP
1188898

This sheet is for the provision of the following information as required:

- A Schedule of Unit Entitlements.
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919.
- Signatures and seals - see 195D Conveyancing Act 1919.
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

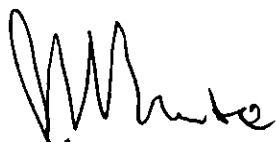
Subdivision Certificate number: 2013/17
Date of endorsement: 3.12.2013

Schedule of Unit Entitlement

UNIT	ENTITLEMENT
1	18
2	22
3	15
4	15
5	11
6	19
TOTAL	100



VICTOR WHITE

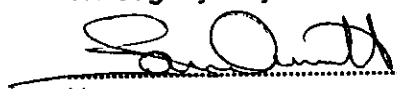


Danielle White



YANINA WHITE

I, Law Aewatt have
been granted delegated authority by the
General Manager to sign instruments
under the Conveyancing Act on behalf of
Willoughby City Council.

 3.12.13
Name Date

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, IT IS INTENDED TO CREATE:

1. POSITIVE COVENANT
2. RESTRICTION ON THE USE OF LAND

If space is insufficient use additional annexure sheet.

Surveyor's Reference: 3177SP

STRATA CERTIFICATE

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

strata plan of subdivision
illustrated in the annexure to this certificate.

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

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

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

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

Date: 21 March 2005
Subdivision No. 2005/14

Accreditation No.

Relevant Development Consent No. 2005/0306

Issued by: WILLOUGHBY CITY COUNCIL

Authorised Person/General Manager/Accredited Certifier

*Complete, or delete if applicable.

SURVEYOR'S CERTIFICATE

DAVID JOHN MILLER
NORTH WESTERN SURVEYS PTY LTD
of 1/11 ROMFORD ROAD, BLACKTOWN NSW 2148

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

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

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

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

Signature: D.J. Miller
Date: 18/3/05

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

THIS IS SHEET 1 OF MY PLAN IN 6 SHEETS.

*Residential Model By-laws adopted for this scheme

Keeping of Animals: Option A/B/C

*Schedule of By-laws in sheets filed with plan

*No By-laws apply

*Strike out whichever is inapplicable

SCHEDULE OF UNIT ENTITLEMENT

UNIT	ENTITLEMENT
1	17
2	18
3	20
4	17
5	16
6	12
AGGREGATE	100

PLAN OF

SUBDIVISION OF LOT 1
IN D.P. 1072777

LGA: WILLOUGHBY

Suburb/Locality: CHATSWOOD

Parish: WILLOUGHBY

County: CUMBERLAND

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

THE OWNERS OF STRATA PLAN No. 76342

No. 17 NELSON STREET, CHATSWOOD, NSW, 2067

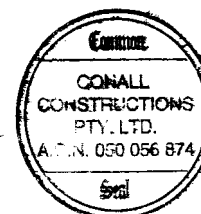
FOR LOCATION PLAN SEE SHEET 2

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

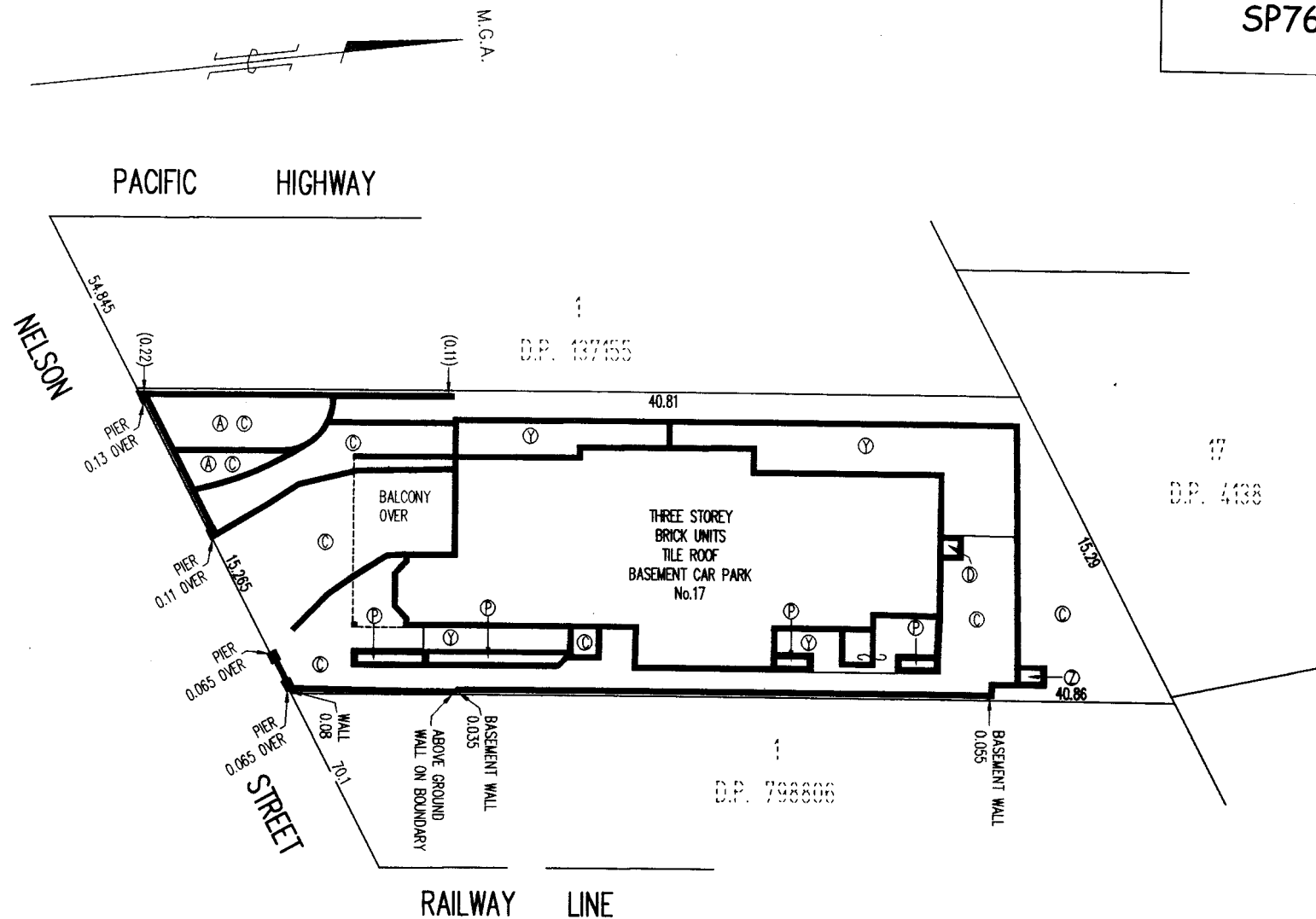
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AND SECTION 7(3)
OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973
IT IS INTENDED TO CREATE:

1. RESTRICTION ON THE USE OF LAND
2. POSITIVE COVENANT

L. Liff
DIRECTOR
L. Cunningham
SECRETARY



SP76342

LOCATION PLAN

- (A) - STORM WATER DRAINAGE DETENTION SYSTEM
- (C) - DENOTES COMMON PROPERTY
- (D) - DENOTES VENTILATION DUCT (COMMON PROPERTY)
- (P) - DENOTES PLANTER BOX (COMMON PROPERTY)
- (Y) - DENOTES COURT YARD
- (Z) - DENOTES STEPS (COMMON PROPERTY)

Reduction Ratio 1:200

Lengths are in metres

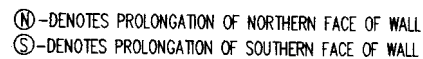
B. J. Miller
Registered Surveyor

[Signature]
Authorised Person/General Manager/Accredited Certifier

SURVEYOR'S REFERENCE: 12368

D.G.

M.G.A.



BASEMENT CARPARK

(C)-DENOTES COMMON PROPERTY
 (V)-DENOTES VISITOR CAR PARKING (COMMON PROPERTY)

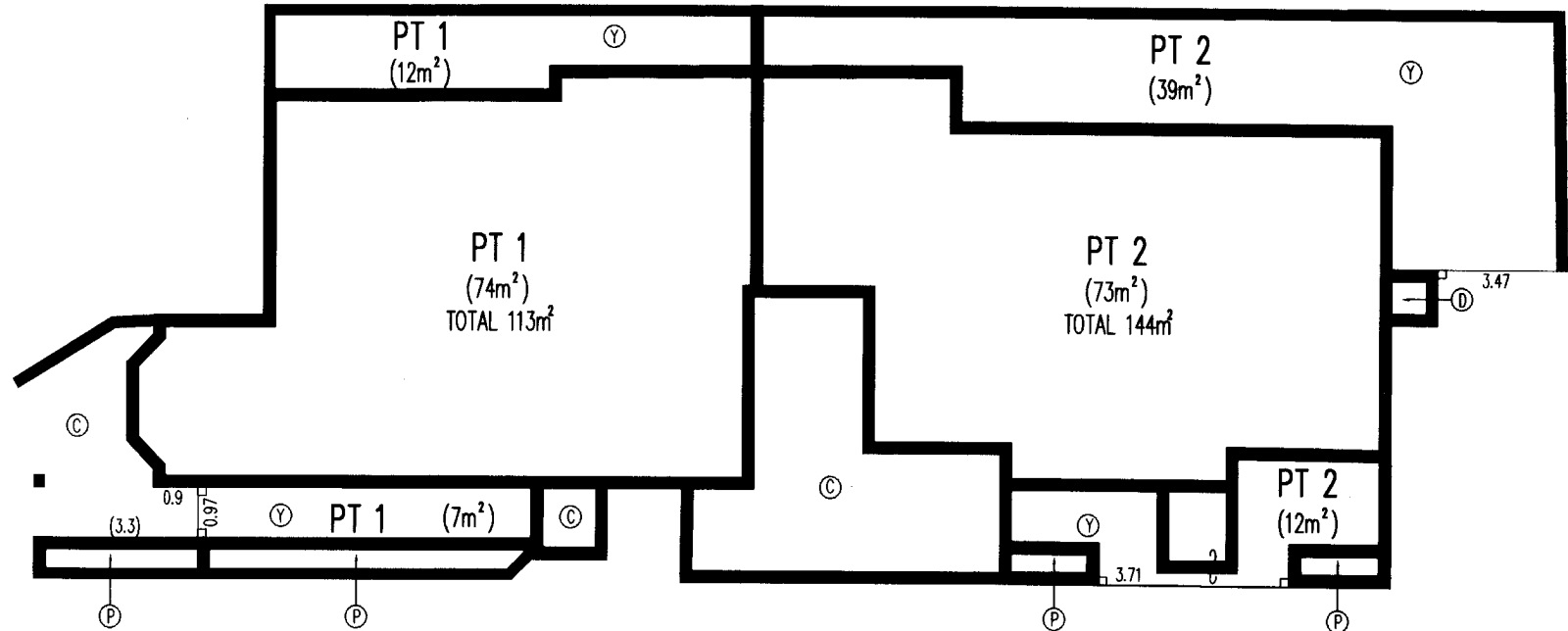
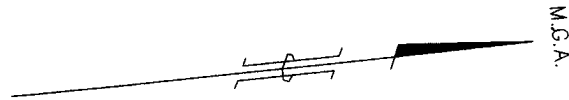
Lengths are in metres

Authorised Person/General Manager/Accredited Certifier

D.G.

SP76342

THE STRATUM OF THE COURTYARDS EXCEPT WHERE COVERED ARE
LIMITED TO 4 METRES ABOVE THEIR RESPECTIVE CONCRETE BASES.

GROUND FLOOR

NOTE:
THE AREAS SHOWN ARE FOR THE PURPOSE
OF THE STRATA TITLES ACT ONLY AND
ARE APPROXIMATE.

- (C) - DENOTES COMMON PROPERTY
- (D) - DENOTES VENTILATION DUCT (COMMON PROPERTY)
- (P) - DENOTES PLANTER BOX (COMMON PROPERTY)
- (Y) - DENOTES COURTYARD

Reduction Ratio 1:100

Lengths are in metres

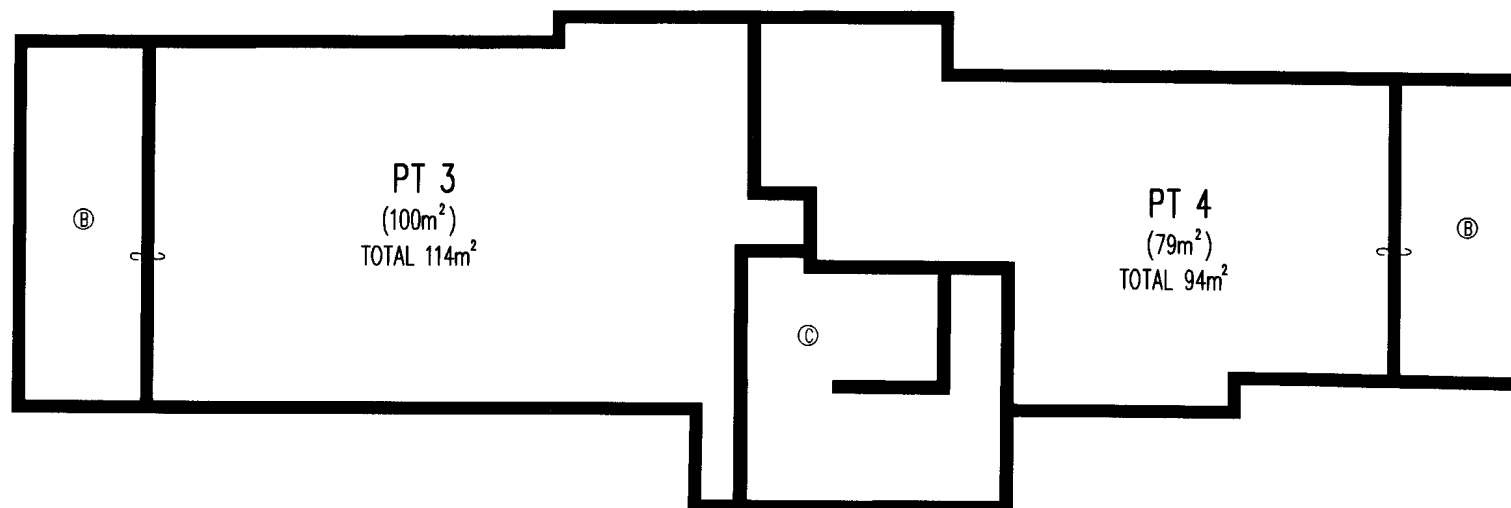
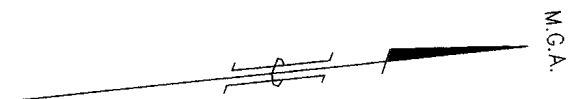
D. J. Miller
Registered Surveyor

[Signature]
Authorised Person/General Manager/Accredited Certifier

SURVEYOR'S REFERENCE: 12368

D.G.

SP76342

FIRST FLOOR

NOTE:
THE AREAS SHOWN ARE FOR THE PURPOSE
OF THE STRATA TITLES ACT ONLY AND
ARE APPROXIMATE.

© - DENOTES COMMON PROPERTY
Ⓑ - BALCONY

THE STRATUM OF THE BALCONIES EXCEPT
WHERE COVERED IS LIMITED TO 4 METRES
ABOVE THEIR RESPECTIVE CONCRETE BASES.

Reduction Ratio 1:100

Lengths are in metres

D. J. Miller
Registered Surveyor

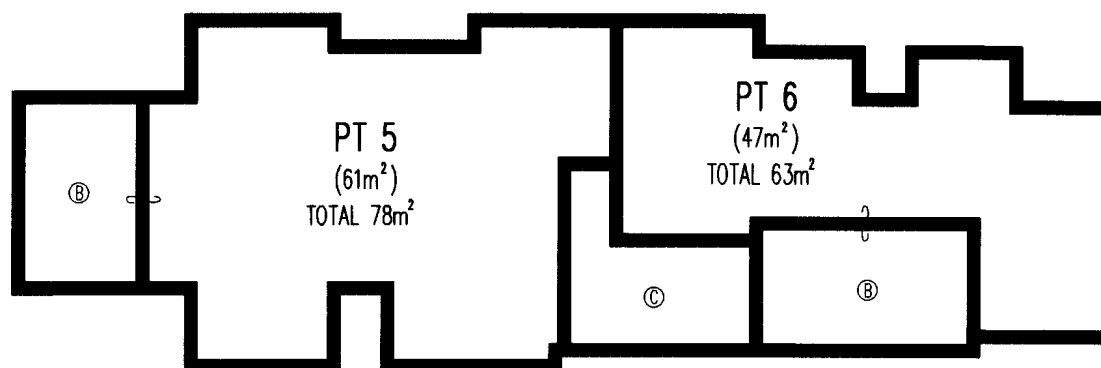
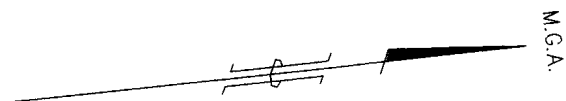
[Signature]
Authorised Person/General Manager/Accredited Certifier



SURVEYOR'S REFERENCE: 12368

D.G.

SP76342

ATTIC FLOOR

NOTE:

THE AREAS SHOWN ARE FOR THE PURPOSE
OF THE STRATA TITLES ACT ONLY AND
ARE APPROXIMATE.

Ⓒ - DENOTES COMMON PROPERTY
Ⓑ - BALCONY

THE STRATUM OF THE BALCONIES EXCEPT
WHERE COVERED IS LIMITED TO 4 METRES
ABOVE THEIR RESPECTIVE CONCRETE BASES.

Reduction Ratio 1:100

Lengths are in metres



R. J. Miller
Registered Surveyor

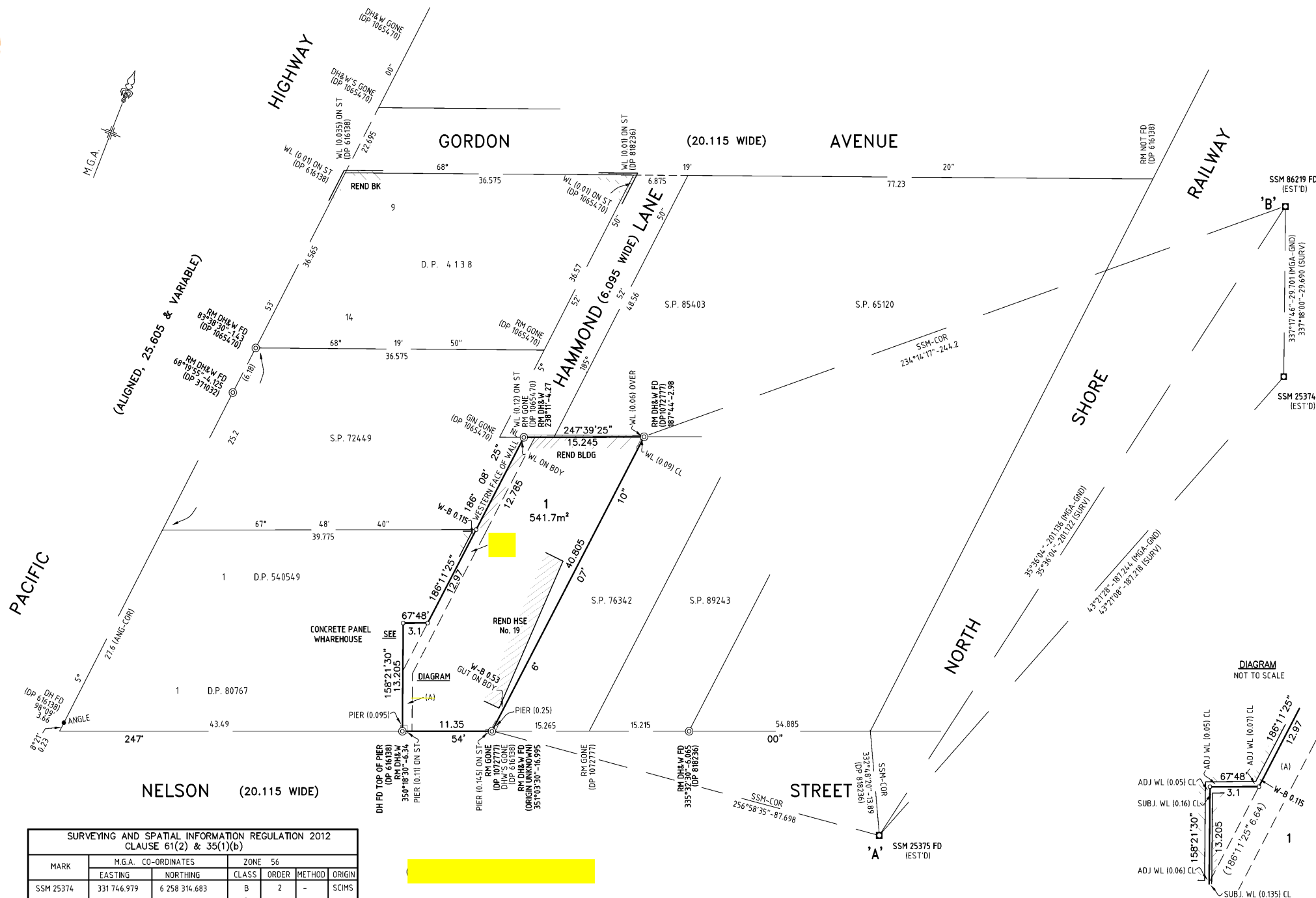
[Signature]
Authorised Person/General Manager/Accredited Certifier

SURVEYOR'S REFERENCE: 12368

D.G.



Req:R776857 /Doc:DP 1237932 P /Rev:30-Nov-2017 /NSW LRS /Pgs:ALL /Prt:06-May-2022 09:25 /Seq:1 of 4
 © Office of the Registrar-General /Src:InfoTrack /Ref:Gordon Ave/Nelson St Chatswood



SURVEYING AND SPATIAL INFORMATION REGULATION 2012 CLAUSE 61(2) & 35(1)(b)						
MARK	M.G.A. CO-ORDINATES		ZONE 56			
	EASTING	NORTHING	CLASS	ORDER	METHOD	ORIGIN
SSM 25374	331 746.979	6 258 314.683	B	2	-	SCIMS
SSM 25375	331 618.435	6 258 178.551	B	2	-	SCIMS
SSM 86219	331 735.516	6 258 342.081	B	2	-	SCIMS
COMBINED SEA LEVEL SCALE FACTOR = 0.999929						
SOURCE: M.G.A. CO-ORDINATES ADOPTED FROM SCIMS ONLINE 8TH AUGUST, 2017						

Surveyor: MIKE MORRIS (ID 8613)
 Date of Survey: 8TH AUGUST, 2017
 Surveyor's Ref: 10505-DP

PLAN OF REDEFINITION OF LOT 1 IN DP 137155

LGA: WILLOUGHBY
 Locality: CHATSWOOD
 Subdivision No: _____
 Lengths are in metres. Reduction Ratio 1:300

Registered
 30.11.2017

2



PLAN FORM 6 (2013)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 3 sheet(s)

<p>Office Use Only</p> <p>Registered:  30.11.2017</p> <p>Title System: TORRENS</p> <p>Purpose: REDEFINITION</p>	<p>Office Use Only</p> <p>DP1237932</p>
<p>PLAN OF REDEFINITION OF LOT 1 IN DP 137155</p>	<p>LGA: WILLOUGHBY</p> <p>Locality: CHATSWOOD</p> <p>Parish: WILLOUGHBY</p> <p>County: CUMBERLAND</p>
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p>Survey Certificate</p> <p>I, MIKE MORRIS (ID No 8613) of CITISURV PTY. LTD. PO BOX 439 KELLYVILLE 2155 a surveyor registered under the Surveying & Spatial Information Act 2002, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on 8TH AUGUST, 2017</p> <p>*(b) The part of the land shown in the plan (*being/*excluding ^.....) was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation.</p> <p>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2012.</p>
<p>Subdivision Certificate</p> <p>I.....</p> <p>*Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature:</p> <p>Accreditation No:</p> <p>Consent Authority:</p> <p>Date of endorsement:</p> <p>Subdivision Certificate Number:</p> <p>File Number:</p> <p>* Strike through if inapplicable.</p>	<p>Signature  Dated: 12:08:2017</p> <p>Surveyor ID: 8613</p> <p>Datum Line: "A" - "B"</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep Mountainous.</p> <p>* Strike through inapplicable.</p> <p>^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>
<p>Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.</p>	<p>Plans used in preparation of survey/compilation</p> <p>DP 137155 DP 371032 DP 616138 DP 818236 DP 1065470 DP 1072777</p> <p>If space is insufficient continue on PLAN FORM 6A</p>
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	<p>Surveyor's Reference: 10505-DP</p>

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheet(s)

Registered:



30.11.2017

Office Use Only

Office Use Only

PLAN OF REDEFINITION OF
LOT 1 IN DP 137155

DP1237932

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2012
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate Number:

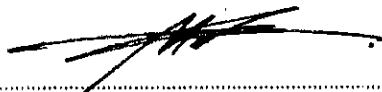
Date of Endorsement:

LOT	STREET No.	STREET NAME	STREET TYPE	LOCALITY
1	19	NELSON	STREET	CHATSWOOD

EXECUTED BY
VH INTEGRATED DEVELOPMENTS PTY LTD
OWNERS OF LOT 1 IN DP 137155

ACN 609 446 979

BY THE AUTHORISED PERSON(S) WHOSE SIGNATURES APPEAR BELOW PURSUANT TO THE
AUTHORITY IN SECTION 127 OF THE CORPORATIONS ACT 2001


SIGNATURE OF SOLE DIRECTOR/SECRETARY x

MARLAS ZHU
NAME OF SOLE DIRECTOR/SECRETARY x
(BLOCK LETTERS)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 10505-DP

PLAN FORM 6A

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet **3** of **3** sheet(s)

PLAN OF REDEFINITION OF
LOT 1 IN DP 137155

Office Use Only

DP1237932

Registered:  30.11.2017

Office Use Only

Subdivision Certificate Number:

Date of Endorsement:

EXECUTED BY MORTGAGEE:

L1, 405A Victoria Street
WETHERILL PARK NSW 2164

Mortgagee under Mortgage No. 411282358
Signed at 2 this 12 day of
September 2017 for National
Australia Bank Limited ABN 12 004 044 937
by Paul Abraham
its duly appointed Attorney under Power of
Attorney No. 39 Book 4512

3
.....
Level Attorney
R Lal Roshni Lal
.....
Witness/Bank Officer

L1, 405A VICTORIA ST
WETHERILL PARK NSW 2164

Surveyor's Reference: 10505-DP



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/5/2022 3:18PM

FOLIO: 17/4138

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

Prior Title(s): VOL 6025 FOL 182

Recorded	Number	Type of Instrument	C.T. Issue
5/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
22/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
16/8/1993	I567325	MORTGAGE	EDITION 1
23/10/1995	O628777	DISCHARGE OF MORTGAGE	EDITION 2
7/8/1996	2360404	TRANSFER	
7/8/1996	2360405	MORTGAGE	EDITION 3
12/1/2004	AA315818	DISCHARGE OF MORTGAGE	EDITION 4
21/3/2004	AA501351	DEPARTMENTAL DEALING	
1/6/2011	SP85403	STRATA PLAN	FOLIO CANCELLED
15/5/2014	AI580195	DEPARTMENTAL DEALING	

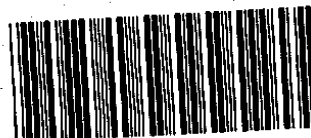
*** END OF SEARCH ***

97-01T

(1)

TRANSFER

Real Property Act, 1900



2360404 L

00.2\$

190796 4812 04 001974129/03

N.S.W. STAMP DUTY

(A) LAND TRANSFERRED

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

[Redacted]

(B) LODGED BY

L.T.O. Box 422V	Name, Address or DX and Telephone Toomey Pegg REFERENCE (max. 15 characters): L-Kuga
------------------------	--

(C) TRANSFEROR

[Redacted]

(D) acknowledges receipt of the consideration of \$835,000.00.....

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

(E) subject to the following **ENCUMBRANCES** 1. 2. 3.

(F) TRANSFeree

T TS (s713 LGA) TW (Sheriff)	[Redacted] ACN 001 707 777 TENANCY:
--	--

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATED 1-8-96

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

Signed by Gladys Elizabeth Evans by her Attorney under Power, Gave Delyss
Pelly under General Power of Attorney dated 30 July 1991 Registered
as Book 4024 No 669

Signature of Witness

NICOL (Gwyn) MASON-JONES

Name of Witness (BLOCK LETTERS)

Solicitor, Lindfield

Address of Witness

[Signature of Transferor]

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

[Signature of Solicitor]

Solicitor for

Signature of Transferee

John Goold

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

105

29/

on seal 6
mortgage 2360405
KUGA PTY. LIMITED



SEARCH DATE

4/5/2022 3:17PM

FOLIO: CP/SP85403

First Title(s): OLD SYSTEM

Prior Title(s): 17/4138

Recorded	Number	Type of Instrument	C.T. Issue
1/6/2011	SP85403	STRATA PLAN	FOLIO CREATED EDITION 1
2/5/2014	AI543592	CHANGE OF BY-LAWS	EDITION 2
9/6/2016	AK495444	CHANGE OF ADDRESS OF ASSOCIATION/OWNERS CORPORATION	EDITION 3
10/5/2017	AM375596	CONSOLIDATION/CHANGE OF BY-LAWS	EDITION 4
28/5/2018	AN374563	CONSOLIDATION/CHANGE OF BY-LAWS	EDITION 5
20/6/2019	AP335066	CONSOLIDATION/CHANGE OF BY-LAWS	EDITION 6

*** END OF SEARCH ***



FOLIO: CP/SP85403

SEARCH DATE	TIME	EDITION NO	DATE
5/5/2022	9:30 AM	6	20/6/2019

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 85403
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM SP85403

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 85403

ADDRESS FOR SERVICE OF DOCUMENTS:

C/ STRATA CHOICE

LOCKED BAG 1919

ST LEONARDS NSW 1590

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AM375596 INITIAL PERIOD EXPIRED
- 3 AP335066 CONSOLIDATION OF REGISTERED BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 210)

STRATA PLAN 85403

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 30	2	- 20	3	- 30	4	- 20
5	- 30	6	- 20	7	- 20	8	- 20
9	- 20						

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

5/5/2022 11:35AM

FOLIO: 1/798806

First Title(s): OLD SYSTEM

Prior Title(s): CA37159

Recorded	Number	Type of Instrument	C.T. Issue
22/3/1989	CA37159	CONVERSION ACTION	FOLIO CREATED EDITION 1
29/6/1989	Y457632	DISCHARGE OF MORTGAGE	
29/6/1989	Y457633	TRANSFER	EDITION 2
20/8/1990	Z175633	MORTGAGE	EDITION 3
26/10/1993	I746512	CAVEAT	
11/1/1994	I936193	WITHDRAWAL OF CAVEAT	
11/1/1994	I936194	DISCHARGE OF MORTGAGE	
11/1/1994	I936195	TRANSFER	
11/1/1994	I936196	MORTGAGE	EDITION 4
31/5/2007	AD155342	DISCHARGE OF MORTGAGE	
31/5/2007	AD155343	TRANSFER	EDITION 5
16/2/2012	AG790322	APPLICATION TO RECORD A NEW REGISTERED PROPRIETOR	EDITION 6
1/10/2013	DP1188898	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

RP 13

STAMP DUTY



TRANSFER
REAL PROPERTY ACT, 1900

T	312 ⁰¹ 2	X	R ² / ₂
	\$	42	

Torrens Title Reference	If Part Only, Defote Whole and Give Details	Location
	WHOLE	CHATSWOOD
DESCRIPTION OF LAND Note (a)		
TRANSFEROR Note (b)		

ESTATE Note (c) (the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ **340,000.00** and transfers an estate in fee simple in the land above described to the TRANSFEE

TRANSFEE Note (d)	of Level 3, 12 Thomas Street, Chatswood	OFFICE USE ONLY
TENANCY Note (e)		S

PRIOR ENCUMBRANCES Note (f) subject to the following PRIOR ENCUMBRANCES 1. 2. 3.

DATE **19 JUNE 1989**

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

EXECUTION Note (g) Signed in my presence by the transferor who is personally known to me

Signature of Witness
CHRISTINE ROGERS
Name of Witness (BLOCK LETTERS)
11 BAIDGE ST LEPPING
Address and occupation of Witness
SECRETARY

Signature of Transferor

Note (g) Signed in my presence by the transferee who is personally known to me

Signature of Witness
Name of Witness (BLOCK LETTERS)
Address and occupation of Witness

Solicitor for Transferee
B.R. BELLING. 14.6.89

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

LODGED BY		ABBOTT TOUT RUSSELL KENNEDY SOLICITORS LEVEL 50, MLC CENTRE, 19-29 MARTIN PLACE, SYDNEY DX. 129 TEL: 231-8509 61C		LOCATION OF DOCUMENTS	
Ref:		61C		CT	OTHER
Delivery Box Number					Herewith.
					In L.T.O. with
					Produced by
Checked EC9 R7	Passed	REGISTERED 29 JUN 1989	Secondary Directions		
Signed	Extra Fee		Delivery Directions	CT	61C

RP13



42 00-2*

B

TRANSFER

Real Property Act, 1900



I
936195 J

Office

ES/4BS9BS100 40 S04T E611ST
LS1193 1705 04 001586584/03

(A) LAND TRANSFERRED

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

(B) LODGED BY

L.T.O. Box 37y	Name, Address or DX and Telephone WBC REFERENCE (max. 15 characters): 2067-14004-
-----------------------	---

(C) TRANSFEROR

- (D) acknowledges receipt of the consideration of \$300,000.00
and as regards the land specified above transfers to the transferee an estate in fee simple
- (E) subject to the following ENCUMBRANCES 1. 2. 3.

(F) TRANSFEE

T of 119 Bellevue Road, Bellevue Hill, Chartered Engineer and of the same address, Naturopath as joint tenants/tenants in common
----------	---

- (H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE 17-12-93

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

THE COMMON SEAL of SCHOFIELD & ASSOCIATES

Signature of Witness

PTY. LIMITED (ACN 002 273 707) was here-

Name of Witness (BLOCK LETTERS)

unto affixed in the presence of:-

Address of Witness

Director

Secretary

Signature of Transferor



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

Wynne Hughes
Signature of Witness

WYNNE HUGHES
Name of Witness (BLOCK LETTERS)

6 QUEENSWAY BLACKTOWN.
Address of Witness

[Handwritten signatures and stamps]

NICHOLAS SHORTER
Secretary

[Handwritten signature]
Solicitor for Signature of Transferee M. Wermut

Form: 01T
Release: 1
www.lpi.nsw.gov.au

①

TRANSFER

New South Wales
Real Property Act 1900

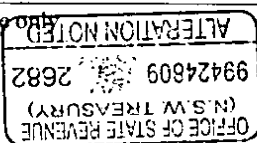


AD155343Y

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

STAMP DUTY

Office of State Revenue use only



Office of State Revenue	
NSW Treasury	
Client No: 99424809	2682
Duty: \$3,880	Trans No: 4298757
Asst details: 1	

(A) TORRENS TITLE

(B) LODGED BY

Delivery
Box

Name, Address or DX and Telephone

VIKING LEGAL SERVICES

519E

LLPN: 125626F

Reference: M. WERMUT - WIFE

CODES

T

TW

(Sheriff)

(C) TRANSFEROR

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 740,000.00

and as regards

(E) ESTATE

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

(F) SHARE

TRANSFERRED

WHOLE

(G)

Encumbrances (if applicable):

(H) TRANSFEE

(I)

TENANCY: Joint Tenants

(J) DATE

28 MAY 2007

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

Signature of witness:

M Wermut

Name of witness:

Address of witness:

MOURICE WERMUT
9-13 BRONTE RD
BRONTE JUNCTION

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

Signature of transferor:

M Wermut

[Signature]

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

Signature:

M Wermut

Signatory's name:

MOURICE WERMUT

Signatory's capacity:

transferees' solicitor

Page 1 of 1

number additional
pages sequentially

All handwriting must be in block capitals.

Land and Property Information NSW.

Form: 04RP
Release: 40

**APPLICATION TO REC
NEW REGISTERED PROPI**

New South Wales

Section 46C Real Property Act

AG790322N

RELODGED

Section 12(4) Trustee Act 1925

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

STAMP DUTY

Office of State Revenue use only

TIME: 10.00

NEW SOUTH WALES DUTY

27-01-2012

0006553413-001

SECTION 54(2)

DUTY

\$ *****50.00

(A) **TORRENS TITLE**

(B) **REGISTERED
DEALING**

Number

Torrens Title

(C) **LODGED BY**

Document
Collection
Box

519E

Name, Address or DX, Telephone, and Customer Account Number if any

VIKING LEGAL SERVICES

LLPN: 125626F

Reference:

M. WEDMUT - WHITE SUPER.

CODE

RP

(D) **APPLICANT**

(E) **PRESENT REG'D
PROPRIETOR**

(F) **NEW REG'D
PROPRIETOR**

(G) **APPLICATION UNDER SECTION 46C REAL PROPERTY ACT 1900** NOT APPLICABLE

In regard to the above

, the applicant requests the Registrar

General to record the new registered proprietor on the above folio of the Register, the
having vested in the new registered proprietor pursuant to—

BE 4625 NO 196

(H)

(G) **APPLICATION UNDER SECTION 12(4) TRUSTEE ACT 1925**

In regard to the above land

, the applicant requests the Registrar General to record the new

registered proprietor on the folio of the Register consequent on—

(I) Oral resolution of 1/3/2002 confirmed by Deed dated 8/12/2011 appointing Danielle
White an additional trustee of the V & Y White Superannuation Fund

DATE 20 JANUARY 2012

I certify I am an eligible witness and that the applicant
signed this dealing in my presence.

[See note* below]

Signature of witness:

M. Wedmut

MOUAIC WEDMUT

Name of witness:

Address of witness: **9-13 BRONTE RD**

BONDI JUNCTION

2022

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

D. White

Signature of applicant:

[Signature]

(K) This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS.

The applicant

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

eNOS ID No. |

Full name:

Signature:

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

* EV786916-1968LVN Trust deed / Deed



LAND
REGISTRY
SERVICES

Historical Title

Information Provided Through
Infotrack
Ph. 1800 738 524 Fax. 1800 738 533

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

5/5/2022 11:35AM

FOLIO: 1/1188898

First Title(s): OLD SYSTEM

Prior Title(s): 1/798806

Recorded	Number	Type of Instrument	C.T. Issue
1/10/2013	DP1188898	DEPOSITED PLAN	FOLIO CREATED EDITION 1
10/1/2014	SP89243	STRATA PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Gordon Ave/Nelson St Chatswood

PRINTED ON 5/5/2022

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SEARCH DATE

5/5/2022 11:33AM

FOLIO: CP/SP89243

First Title(s): OLD SYSTEM

Prior Title(s): 1/1188898

Recorded	Number	Type of Instrument	C.T. Issue
10/1/2014	SP89243	STRATA PLAN	FOLIO CREATED EDITION 1

*** END OF SEARCH ***



FOLIO: CP/SP89243

SEARCH DATE	TIME	EDITION NO	DATE
5/5/2022	11:32 AM	1	10/1/2014

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 89243
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM SP89243

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 89243
ADDRESS FOR SERVICE OF DOCUMENTS:
15 NELSON STREET
CHATSWOOD
NSW 2067

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS
CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE
AT THE DATE OF REGISTRATION OF THE SCHEME
KEEPING OF ANIMALS - OPTION B HAS BEEN ADOPTED
- 3 SP89243 POSITIVE COVENANT
- 4 SP89243 RESTRICTION(S) ON THE USE OF LAND

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 100)

STRATA PLAN 89243

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 18	2	- 22	3	- 15	4	- 15
5	- 11	6	- 19				

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES

Appln No. 55609



CERTIFICATE OF TITLE

PROPERTY ACT, 1900



14766247

Vol. 100 Fol. 101



CANCELLED

EDITION ISSUED

24 6 1982

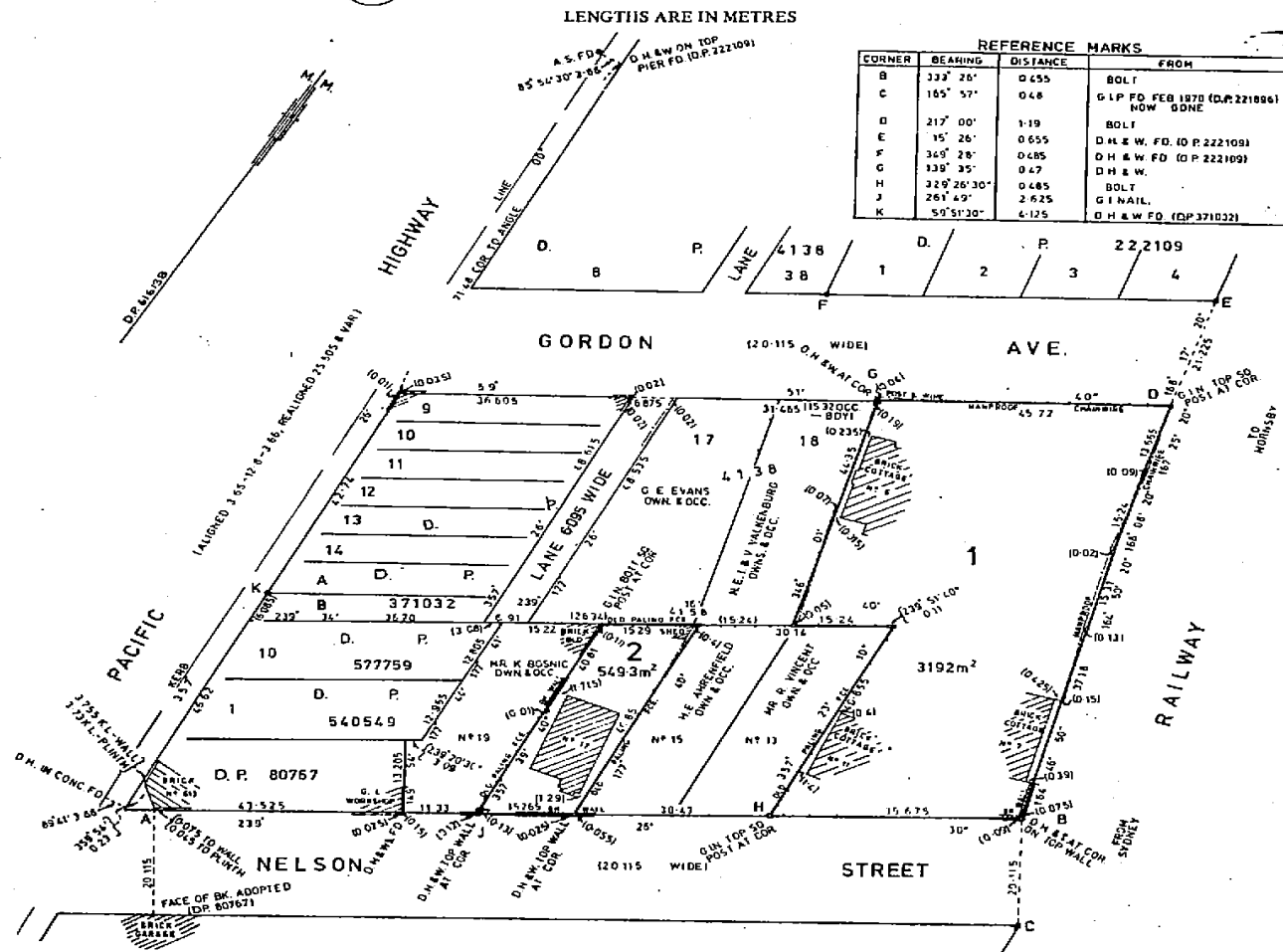
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

SEE AUTO FOLIO

Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 616138 at Chatswood in the Municipality of Willoughby Parish of Willoughby County of Cumberland being part of Portion 295 granted to Isaac Nichols on 1-1-1810.

FIRST SCHEDULE

SECOND SCHEDULE

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

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON (Page 1) Vol. 14766 Fol. 101

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

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

5/5/2022 9:48AM

FOLIO: 2/616138

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

Prior Title(s): VOL 14766 FOL 247

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/7/1998	5117345	TRANSFER	
10/7/1998	5117346	MORTGAGE	EDITION 1
5/11/1999	6315306	MORTGAGE	EDITION 2
14/3/2002	8433595	MORTGAGE	EDITION 3
18/2/2003	9385563	DISCHARGE OF MORTGAGE	
18/2/2003	9385564	DISCHARGE OF MORTGAGE	
18/2/2003	9385565	MORTGAGE	EDITION 4
22/9/2003	9994658	DISCHARGE OF MORTGAGE	
22/9/2003	9994659	TRANSFER	EDITION 5
6/9/2004	DP1072777	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Form: 97-01T
Licence: 026CN/0526/96

TRANSFER

New South Wales

Real Property Act 1900



Instructions for filling out
this form are available
from the Land Titles Office

Office of State Revenue use only

00128 10/806662Z00 40 2091 862010
010798 1607 04 002299908/01
N.S.W. STAMP DUTY

- (A) **LAND TRANSFERRED**
Show no more than 20 titles.
If appropriate, specify the
share or part transferred.

- (B) **LODGED BY**

LTO Box <i>10894</i>	Name, Address or DX and Telephone L. J. & W. RALPH. CITY LEGAL SEARCHING SERVICES <i>SB/Vakili</i> REFERENCE (15 character maximum): <i>KJCMTS/634793/01</i>
-------------------------	---

- (C) **TRANSFEROR**

- (D) acknowledges receipt of the consideration of \$520,000
and as regards the land specified above transfers to the transferee an estate in fee simple.
(E) Encumbrances (if applicable) 1. 2. 3.

- (F) **TRANSFEE**

T TS (s713 LGA) TW (Sheriff)	TENANCY:
--	-----------------

- (G)

- (H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE *2nd July 1998*
Signed in my presence by the transferor who is personally known to me.

Signature of Witness
Signed for and on behalf of the COMMONWEALTH
OF AUSTRALIA by a delegate of the Attorney-
General-
Legal Officer (Position No. *7296*)

Name of Witness (BLOCK LETTERS) *in the presence of:-*

Address of Witness

An Officer of the Attorney-General's Department

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

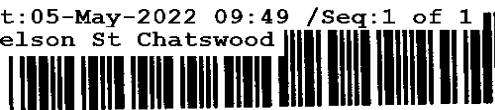
Address of Witness

NB: if signed on the tranferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.

J.R.I.

Form: 01T
Licence: 98M111
Edition: 0011

TRANSFER
New South Wales
Real Property Act 1900



9994659N

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

STAMP DUTY

Office of State Revenue use only	10-09-2003	0001598574-001
\$2-00	SECTION 18(2)	
	DUTY	\$ *****2.00

(A) TORRENS TITLE

If appropriate, specify the part transferred

([REDACTED]) 3

(B) LODGED BY

Delivery Box 8275	Name, Address or DX and Telephone H M Symonds & Britten Reference (optional): Conall	CODES T TW (Sheriff)
----------------------	--	-------------------------------

(C) TRANSFEROR

[REDACTED]

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 1,200,000-00..... and as regards

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

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable): 1. _____ 2. _____ 3. _____

(H) TRANSFEE

[REDACTED]

TENANCY: _____

(I)

DATE

..... / /
dd mm yyyy

(J) I certify that the transferor, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

Signature of witness:

Name of witness:

Address of witness:

[Signature]
JACK KATZ
781 Pacific Highway
CHATSWOOD

I certify that the transferee, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

Signature of witness:

Name of witness:

Address of witness:

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

Signature of transferor:

[Signature]

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

Signature of transferee:

[Signature]

Darcy Reginald Francis Patterson
If signed on the transferee's behalf by a solicitor, licensed conveyancer or barrister, insert the signatory's full name and capacity below:

Solicitor, Parramatta



LAND
REGISTRY
SERVICES

Historical Title

Information Provided Through
Infotrack
Ph. 1800 738 524 Fax. 1800 738 533

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

5/5/2022 9:48AM

FOLIO: 1/1072777

First Title(s): OLD SYSTEM

Prior Title(s): 2/616138

Recorded	Number	Type of Instrument	C.T. Issue
6/9/2004	DP1072777	DEPOSITED PLAN	FOLIO CREATED EDITION 1
21/12/2005	SP76342	STRATA PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Gordon Ave/Nelson St Chatswood

PRINTED ON 5/5/2022

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Received: 05/05/2022 09:48:49



SEARCH DATE

5/5/2022 9:47AM

FOLIO: CP/SP76342

First Title(s): OLD SYSTEM

Prior Title(s): 1/1072777

Recorded	Number	Type of Instrument	C.T. Issue
21/12/2005	SP76342	STRATA PLAN	FOLIO CREATED EDITION 1
26/3/2015	AJ356827	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
26/3/2015	AJ356828	CHANGE OF ADDRESS OF ASSOCIATION/OWNERS CORPORATION	EDITION 2

*** END OF SEARCH ***



FOLIO: CP/SP76342

SEARCH DATE	TIME	EDITION NO	DATE
5/5/2022	9:47 AM	2	26/3/2015

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 76342
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM SP76342

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 76342
ADDRESS FOR SERVICE OF DOCUMENTS:
C/- INDEPENDENT UNIT MANAGEMENT
1ST FLOOR, 227-229 GEORGE STREET
LIVERPOOL NSW 2170

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS
CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE
AT THE DATE OF REGISTRATION OF THE SCHEME
KEEPING OF ANIMALS - OPTION B HAS BEEN ADOPTED
- 3 SP76342 RESTRICTION(S) ON THE USE OF LAND
- 4 SP76342 POSITIVE COVENANT
- 5 AJ356827 THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY
ACT, 1900

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 100)

STRATA PLAN 76342

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 17	2	- 18	3	- 20	4	- 17
5	- 16	6	- 12				

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Historical Title

Information Provided Through
Infotrack
Ph. 1800 738 524 Fax. 1800 738 533

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/5/2022 9:25AM

FOLIO: 1/137155

First Title(s): OLD SYSTEM

Prior Title(s): CA75462

Recorded	Number	Type of Instrument	C.T. Issue
13/1/1999	CA75462	CONVERSION ACTION	FOLIO CREATED EDITION 1
25/9/2008	AE229226	DISCHARGE OF MORTGAGE	EDITION 2
4/4/2017	AM282357	TRANSFER	
4/4/2017	AM282358	MORTGAGE	EDITION 3
30/11/2017	DP1237932	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Gordon Ave/Nelson St Chatswood

PRINTED ON 6/5/2022

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Received: 06/05/2022 09:25:33

Form: 01T
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: BOND LAWYERS

TRANSFER

New South Wales
Real Property Act 1900



AM282357B

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

STAMP DUTY

Office of State Revenue use only

Office of State Revenue (NSW)	
Client No: 1411509	3871
Duty: \$10	Trans No: 9030853
Asset date: 22/3/17	

(A) TORRENS TITLE

(B) LODGED BY

Document Collection Box 45A	Name, Address or DX, Telephone, and Customer Account Number if any Level 5, Building C 1 Homebush Bay Drive Rhodes NSW 2138 Reference: 440688416	CODES T TW
--------------------------------	--	------------------

(C) TRANSFEROR

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$2,800,000.00 and as regards

(E) ESTATE

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

(F) SHARE

Whole

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEE

(I)

TENANCY: Sole Tenant

DATE

- (J) I certify that I am an eligible witness and that the transferor signed this dealing in my presence.
[See note* below]

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

Signature of witness:

Signature of transferor:

Name of witness:

Address of witness:

SEE ANNEXURE 'A'

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

Signature:

Signatory's name: Rachelle Bond

Signatory's capacity: Solicitor for the Transferee

- (K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 1157110 Full name: Rachelle Bond Signature: [Signature]

Annexure A to TRANSFER

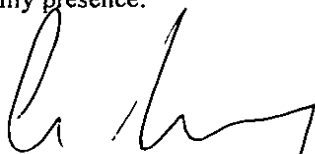
Parties: From ANTHONY KONSTANTIN BOSNICH to VH INTEGRATED DEVELOPMENTS PTY LTD (ACN 609 446 979)

Dated: / /

I certify I am an eligible witness and that the transferor signed this dealing in my presence.

[See note* below]

Signature of witness:



Name of witness:

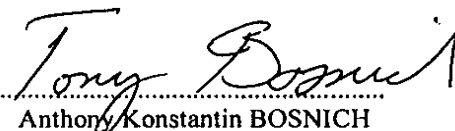
EMMA MURRAY

Address of witness:

107 AVENUE RD
MOSMAN NSW 2025

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

Signature of transferor:.....



Anthony Konstantin BOSNICH



SEARCH DATE

6/5/2022 9:25AM

FOLIO: 1/1237932

First Title(s): OLD SYSTEM

Prior Title(s): 1/137155

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
30/11/2017	DP1237932	DEPOSITED PLAN	FOLIO CREATED EDITION 1 CORD ISSUED
4/2/2019	AP40815	CAVEAT	
19/9/2019	AP544222	WITHDRAWAL OF CAVEAT	
13/4/2022	AS40672	CAVEAT	EDITION 2

*** END OF SEARCH ***



FOLIO: 1/1237932

SEARCH DATE	TIME	EDITION NO	DATE
6/5/2022	9:24 AM	2	13/4/2022

LAND

LOT 1 IN DEPOSITED PLAN 1237932
AT CHATSWOOD
LOCAL GOVERNMENT AREA WILLOUGHBY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1237932

FIRST SCHEDULE

VH INTEGRATED DEVELOPMENTS PTY LTD

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J(1) AND 28J(1A)
OF THE REAL PROPERTY ACT, 1900. ENTERED 13.1.1999 BK3692 NO862
- 3 BK 1930 NO 716 EASEMENT FOR DRAINAGE AFFECTING THE LAND SHOWN SO
BURDENED IN THE TITLE DIAGRAM
- 4 AM282358 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- * 5 AS40672 CAVEAT BY DPG PROJECT 19 PTY LTD, DPG PROJECT 24
PTY LTD, DPG PROJECT 21 PTY LTD & DPG PROJECT 26 PTY
LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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

Certificate No: 50503
Receipt No: 2373409
Issue date: 21-Mar-2022
Customer Ref: DPG 105 CERTS:44325

Epathway Public User
No Address Given

Property Location: 19 Nelson Street, CHATSWOOD NSW 2067.
Legal Description: **LOT 1 DP 1237932**

Disclaimer

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

Debra Just
CHIEF EXECUTIVE OFFICER

(Computer printed copy – No signature required)

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 50503
Receipt No: 2373409
Issue date: 21-Mar-2022
Customer Ref: DPG 105 CERTS:44325

1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

(1) Environmental Planning Instruments

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

Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021

(2) Proposed Environmental Planning Instruments

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

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

(3) Development Control Plans

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

Development Control Plan 2005 - Sydney Foreshore and Waterways Area

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

Willoughby Development Control Plan

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 50503
Receipt No: 2373409
Issue date: 21-Mar-2022
Customer Ref: DPG 105 CERTS:44325

2. ZONING AND LAND USE

(a) Zone Identity

R3 Medium Density Residential

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

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

Objectives of zone

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

Permitted without consent

Nil

Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Group homes; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing; Tank-based aquaculture

Prohibited

Any other development not specified in item 2 or 3

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

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 50503
Receipt No: 2373409
Issue date: 21-Mar-2022
Customer Ref: DPG 105 CERTS:44325

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

No

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

- (f) **Critical Habitat**

--

- (g) **Conservation Area**

--

- (h) **Heritage Item**

--

3. COMPLYING DEVELOPMENT

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

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

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

- (b) **Housing Alterations Code and General Development Code**

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

- (c) **Commercial and Industrial Alterations Code**

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

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 50503
Receipt No: 2373409
Issue date: 21-Mar-2022
Customer Ref: DPG 105 CERTS:44325

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

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

(e) Subdivisions Code

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

(f) Demolition Code

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

(g) Fire Safety Code

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

(h) Container Recycling Facilities Code

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

4. COASTAL PROTECTION (repealed)

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

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

--

5. MINE SUBSIDENCE

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

6. ROAD WIDENING AND REALIGNMENT

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

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

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 50503
Receipt No: 2373409
Issue date: 21-Mar-2022
Customer Ref: DPG 105 CERTS:44325

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK

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

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

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

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) The land or part of the land is within the flood planning area and is subject to flood related development controls.

(2) the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

(3) In this clause—

flood planning area has the same meaning as in the Floodplain Development Manual. ***Floodplain Development Manual*** means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

8. LAND RESERVED FOR ACQUISITION

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

9. CONTRIBUTION PLANS

Willoughby Local Infrastructure Contributions Plan 2019.

9A. BIODIVERSITY CERTIFIED LAND

--

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 50503
Receipt No: 2373409
Issue date: 21-Mar-2022
Customer Ref: DPG 105 CERTS:44325

10. BIODIVERSITY STEWARDSHIP SITES

--

10A. NATIVE VEGETATION CLEARING SET ASIDES

--

11. BUSH FIRE PRONE LAND

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

12. PROPERTY VEGETATION PLANS

--

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

--

14. DIRECTIONS UNDER PART 3A

--

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

--

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

--

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

--

18. PAPER SUBDIVISION INFORMATION

--

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 50503
Receipt No: 2373409
Issue date: 21-Mar-2022
Customer Ref: DPG 105 CERTS:44325

19. SITE VERIFICATION CERTIFICATES

--

20. LOOSE-FILL ASBESTOS INSULATION

--

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

--

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

--

NOTES:

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

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 50503
Receipt No: 2373409
Issue date: 21-Mar-2022
Customer Ref: DPG 105 CERTS:44325

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

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

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

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

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

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



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

Certificate No: 50519
Receipt No: 2373409
Issue date: 22-Mar-2022
Customer Ref: DPG 105 CERTS:44325

Epathway Public User
No Address Given

Property Location: 1/17 Nelson Street, CHATSWOOD NSW 2067.

Legal Description: **LOT 1 SP 76342**

Disclaimer

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

Debra Just
CHIEF EXECUTIVE OFFICER

(Computer printed copy – No signature required)

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 50519
Receipt No: 2373409
Issue date: 22-Mar-2022
Customer Ref: DPG 105 CERTS:44325

1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

(1) Environmental Planning Instruments

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

Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021

(2) Proposed Environmental Planning Instruments

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

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

(3) Development Control Plans

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

Development Control Plan 2005 - Sydney Foreshore and Waterways Area

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

Willoughby Development Control Plan

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 50519
Receipt No: 2373409
Issue date: 22-Mar-2022
Customer Ref: DPG 105 CERTS:44325

2. ZONING AND LAND USE

(a) Zone Identity

R3 Medium Density Residential

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

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

Objectives of zone

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

Permitted without consent

Nil

Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Group homes; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing; Tank-based aquaculture

Prohibited

Any other development not specified in item 2 or 3

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

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 50519
Receipt No: 2373409
Issue date: 22-Mar-2022
Customer Ref: DPG 105 CERTS:44325

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

No

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

- (f) **Critical Habitat**

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- (g) **Conservation Area**

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- (h) **Heritage Item**

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3. COMPLYING DEVELOPMENT

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

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

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

- (b) **Housing Alterations Code and General Development Code**

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

- (c) **Commercial and Industrial Alterations Code**

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

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 50519
Receipt No: 2373409
Issue date: 22-Mar-2022
Customer Ref: DPG 105 CERTS:44325

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

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

(e) Subdivisions Code

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

(f) Demolition Code

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

(g) Fire Safety Code

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

(h) Container Recycling Facilities Code

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

4. COASTAL PROTECTION (repealed)

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

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

--

5. MINE SUBSIDENCE

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

6. ROAD WIDENING AND REALIGNMENT

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

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

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 50519
Receipt No: 2373409
Issue date: 22-Mar-2022
Customer Ref: DPG 105 CERTS:44325

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK

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

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

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

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) The land or part of the land is within the flood planning area and is subject to flood related development controls.

(2) the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

(3) In this clause—

flood planning area has the same meaning as in the Floodplain Development Manual. ***Floodplain Development Manual*** means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

8. LAND RESERVED FOR ACQUISITION

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

9. CONTRIBUTION PLANS

Willoughby Local Infrastructure Contributions Plan 2019.

9A. BIODIVERSITY CERTIFIED LAND

--

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 50519
Receipt No: 2373409
Issue date: 22-Mar-2022
Customer Ref: DPG 105 CERTS:44325

10. BIODIVERSITY STEWARDSHIP SITES

--

10A. NATIVE VEGETATION CLEARING SET ASIDES

--

11. BUSH FIRE PRONE LAND

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

12. PROPERTY VEGETATION PLANS

--

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

--

14. DIRECTIONS UNDER PART 3A

--

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

--

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

--

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

--

18. PAPER SUBDIVISION INFORMATION

--

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 50519
Receipt No: 2373409
Issue date: 22-Mar-2022
Customer Ref: DPG 105 CERTS:44325

19. SITE VERIFICATION CERTIFICATES

--

20. LOOSE-FILL ASBESTOS INSULATION

--

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

--

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

--

NOTES:

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

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 50519
Receipt No: 2373409
Issue date: 22-Mar-2022
Customer Ref: DPG 105 CERTS:44325

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

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

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

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

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

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



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

Certificate No: 50520
Receipt No: 2373409
Issue date: 22-Mar-2022
Customer Ref: DPG 105 CERTS:44325

Epathway Public User
No Address Given

Property Location: 1/15 Nelson Street, CHATSWOOD NSW 2067.
Legal Description: **LOT 1 SP 89243**

Disclaimer

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

Debra Just
CHIEF EXECUTIVE OFFICER

(Computer printed copy – No signature required)

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 50520
Receipt No: 2373409
Issue date: 22-Mar-2022
Customer Ref: DPG 105 CERTS:44325

1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

(1) Environmental Planning Instruments

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

Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021

(2) Proposed Environmental Planning Instruments

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

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

(3) Development Control Plans

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

Development Control Plan 2005 - Sydney Foreshore and Waterways Area

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

Willoughby Development Control Plan

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 50520
Receipt No: 2373409
Issue date: 22-Mar-2022
Customer Ref: DPG 105 CERTS:44325

2. ZONING AND LAND USE

(a) Zone Identity

R3 Medium Density Residential

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

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

Objectives of zone

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

Permitted without consent

Nil

Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Group homes; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing; Tank-based aquaculture

Prohibited

Any other development not specified in item 2 or 3

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

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 50520
Receipt No: 2373409
Issue date: 22-Mar-2022
Customer Ref: DPG 105 CERTS:44325

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

No

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

- (f) **Critical Habitat**

--

- (g) **Conservation Area**

--

- (h) **Heritage Item**

--

3. COMPLYING DEVELOPMENT

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

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

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

- (b) **Housing Alterations Code and General Development Code**

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

- (c) **Commercial and Industrial Alterations Code**

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

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

**WILLOUGHBY
CITY COUNCIL**

Certificate No: 50520
Receipt No: 2373409
Issue date: 22-Mar-2022
Customer Ref: DPG 105 CERTS:44325

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

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

(e) Subdivisions Code

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

(f) Demolition Code

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

(g) Fire Safety Code

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

(h) Container Recycling Facilities Code

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

4. COASTAL PROTECTION (repealed)

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

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

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5. MINE SUBSIDENCE

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

6. ROAD WIDENING AND REALIGNMENT

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

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

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 50520
Receipt No: 2373409
Issue date: 22-Mar-2022
Customer Ref: DPG 105 CERTS:44325

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK

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

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

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

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) The land or part of the land is within the flood planning area and is subject to flood related development controls.

(2) the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

(3) In this clause—

flood planning area has the same meaning as in the Floodplain Development Manual. ***Floodplain Development Manual*** means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

8. LAND RESERVED FOR ACQUISITION

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

9. CONTRIBUTION PLANS

Willoughby Local Infrastructure Contributions Plan 2019.

9A. BIODIVERSITY CERTIFIED LAND

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

WILLOUGHBY
CITY COUNCIL

Certificate No: 50520
Receipt No: 2373409
Issue date: 22-Mar-2022
Customer Ref: DPG 105 CERTS:44325

10. BIODIVERSITY STEWARDSHIP SITES

--

10A. NATIVE VEGETATION CLEARING SET ASIDES

--

11. BUSH FIRE PRONE LAND

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

12. PROPERTY VEGETATION PLANS

--

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

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14. DIRECTIONS UNDER PART 3A

--

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

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

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17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

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18. PAPER SUBDIVISION INFORMATION

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19. SITE VERIFICATION CERTIFICATES

--

20. LOOSE-FILL ASBESTOS INSULATION

--

21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

--

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

--

NOTES:

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

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CITY COUNCIL**

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

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

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

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

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

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



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Certificate No: 50521
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Customer Ref: DPG 105 CERTS:44325

Epathway Public User
No Address Given

Property Location: 1/10 Gordon Avenue, CHATSWOOD NSW 2067.
Legal Description: **LOT 1 SP 85403**

Disclaimer

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

Debra Just
CHIEF EXECUTIVE OFFICER

(Computer printed copy – No signature required)

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

**WILLOUGHBY
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Certificate No: 50521
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1. RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

(1) Environmental Planning Instruments

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

Willoughby Local Environmental Plan 2012

State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021

(2) Proposed Environmental Planning Instruments

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

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

(3) Development Control Plans

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

Development Control Plan 2005 - Sydney Foreshore and Waterways Area

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

Willoughby Development Control Plan

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2. ZONING AND LAND USE

(a) Zone Identity

R3 Medium Density Residential

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

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

Objectives of zone

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

Permitted without consent

Nil

Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Group homes; Home businesses; Home occupations; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing; Tank-based aquaculture

Prohibited

Any other development not specified in item 2 or 3

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

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

No

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

- (f) **Critical Habitat**

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- (g) **Conservation Area**

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- (h) **Heritage Item**

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3. COMPLYING DEVELOPMENT

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

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

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

- (b) **Housing Alterations Code and General Development Code**

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

- (c) **Commercial and Industrial Alterations Code**

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

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

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

(e) Subdivisions Code

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

(f) Demolition Code

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

(g) Fire Safety Code

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

(h) Container Recycling Facilities Code

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

4. COASTAL PROTECTION (repealed)

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

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

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5. MINE SUBSIDENCE

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

6. ROAD WIDENING AND REALIGNMENT

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

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

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7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK

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

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

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

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) The land or part of the land is within the flood planning area and is subject to flood related development controls.

(2) the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

(3) In this clause—

flood planning area has the same meaning as in the Floodplain Development Manual. ***Floodplain Development Manual*** means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

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--

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--

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

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14. DIRECTIONS UNDER PART 3A

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15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

--

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17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

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19. SITE VERIFICATION CERTIFICATES

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

Appendix D

Site Photographs



Photo 1 – Potential HBM at 19 Nelson Street



Photo 2 – Inspirations Paint shop at western side of 19 Nelson Street



Site Photographs

Preliminary Site Investigation

10 Gordon Ave, 15-19 Nelson Street, Chatswood

CLIENT: DPG Project 105 Pty Ltd

PROJECT: 213423.00

PLATE No: 1

REV: A

DATE: 29 Apr 22



Photo 3 – Hazchem and flammable liquid storage area in Inspirations Paint shop



Photo 4 – 17 Nelson Street, Chatswood



Photo 5 – Fire hydrant and detention device observed at south-western corner of 17 Nelson Street.



Photo 6 – 15 Nelson Street, Chatswood



Photo 7 – Garbage room observed at south-eastern corner of 15 Nelson Street.

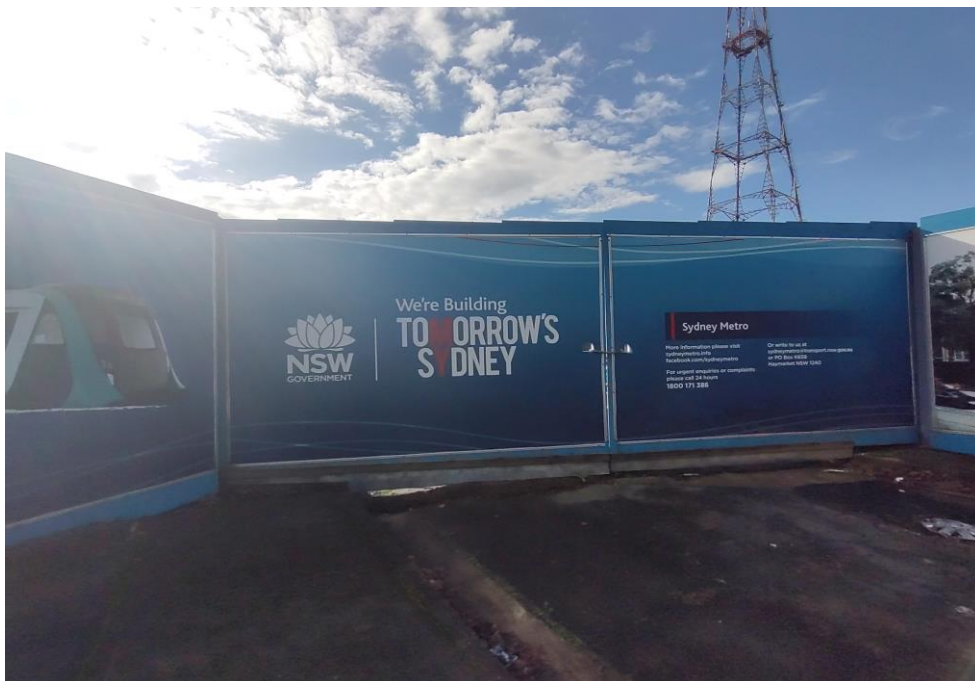


Photo 8 – Sydney Metro construction site observed at southern side of Nelson Street



Photo 9 – Ampol petrol station observed at south-western side of Nelson Street.



Photo 10 – 10 Gordon Avenue, Chatswood



Photo 11 – Garbage room observed to be present at north-eastern corner of 10 Gordon Ave.



Photo 12 – Midas car service centre observed to be present at western side of 10 Gordon Ave.



Photo 13 – Chemical patches/containers observed on ground surface at western side of 10 Gordon Ave.



Photo 14 – Nissan car showroom and car service centre observed at western side of Pacific Highway