

PHASE 1 (PRELIMINARY) ENVIRONMENTAL SITE ASSESSMENT

548-552 Pacific Highway, St. Leonards

PREPARED FOR:

Magnificent Investments P/L

REFERENCE:

REF-339616-A

DATE:

17th June 2016



CONTROLLED DOCUMENT

DISTRIBUTION & REVISION REGISTER

<u>DISTRIBUTION LIST</u>		
<u>Copy No.</u>	<u>Custodian</u>	<u>Location</u>
1 Original	Daniel Mathew	ENVIROTECH PTY. LTD (Filed)
2 Soft Copy (PDF, emailed)	Magnificent Investments P/L	admin@mdaarchitects.com.au

Note: This register identifies the current custodians of controlled copies of the subject document.

<u>DOCUMENT HISTORY</u>		
<u>Document No.</u>	<u>Revision No.</u>	<u>Issue Date</u>
REP-339616	A	17/06/2016

<u>AUTHOR</u>	<u>TECHNICAL REVIEWER</u>
	
<u>Cheyne Hudson</u> Environmental Scientist	<u>Simon Doberer</u> Environmental Scientist

COPYRIGHT © 2016 ENVIROTECH PTY. LTD.

The report is protected by copyright law and may only be reproduced, in electronic or hard copy format, if it copied and distributed in full with the prior written permission of EnviroTech Pty. Ltd.

EXECUTIVE SUMMARY

EnviroTech Pty. Ltd. was engaged by Magnificent Investments Pty Ltd to conduct a Preliminary Site Investigation (PSI) at 548-552 Pacific Highway, St. Leonards NSW. The investigation was conducted in consideration of the proposed construction of a fourteen (14) level hotel.

The total area of investigation is 602 m². At the time of inspection, the site was occupied by a charcoal chicken shop and medical center.

A site inspection was carried out on Friday the 27th of May 2016 which involved a visual assessment of the accessible areas of the site and surrounding areas. Details of the findings are presented within the body of this report, as well as an assessment of significance with regards to the findings of the investigation.

The findings of the Preliminary Assessment were as follows:

- The site has been commercially developed since at least 1930;
- The inspection did not reveal any obvious indicators of contamination;
- The site is not listed on any EPA register of contaminated sites;
- Areas of potential concern include fill material of unknown origin and hazardous building materials beneath and within site buildings respectively;
- It is unlikely that land uses within the existing buildings themselves will have contributed to land contamination given the site is entirely concrete sealed;
- The potential contamination types that were identified for the site include: Asbestos Containing Materials, Heavy metals, BTEX, PAHs, TPHs, OCPs, OPPs, PCBs and Phenols;
- The risk of human exposure to the contaminants of concern is currently low. However, the risk of exposure will increase significantly during demolition and excavation stages;
- It is considered that the site will be capable of being remediated (if required) to level suitable for the proposed land use.

Based on the above findings it was recommended that:

- A hazardous materials survey be undertaken on the building prior to any demolition works;
- A Phase II Detailed Site Contamination Investigation be undertaken to determine the extent of any contamination.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
1. INTRODUCTION.....	5
1.1 Background.....	5
1.2 Objectives	5
1.3 Scope of Works.....	5
1.4 Legislative Requirements.....	6
1.5 Context of report	6
2. SITE IDENTIFICATION.....	7
3. PROPOSED DEVELOPMENT.....	7
4. SITE DESCRIPTION	9
4.1 Site inspection.....	9
4.2 Surrounding land use	9
4.3 Topography.....	9
4.4 Geology and Soils	9
4.5 Surface Water Hydrology	10
4.6 Hydrogeology	10
4.7 Receptors and Sensitive Environments.....	10
5. SITE HISTORY.....	11
5.1 Historic Titles Search.....	11
5.2 EPA Contaminated Sites Register	11
5.3 Historical Aerial Photograph Review	11
5.4 WorkCover Search.....	12
5.5 Previous reports	12
5.6 Section 149 Certificate.....	12
5.7 Information Gaps	12
6. PRELIMINARY CONCEPTUAL SITE MODEL (CSM)	13
6.1 Areas and Contaminants of Concern	13
6.2 Receptors and Pathways:	14
6.3 Assessment criteria	15
7. CONCLUSIONS	16
8. RECOMMENDATIONS	17
9. LIMITATIONS STATEMENT	17
10. REFERENCES AND LEGISLATION	18
APPENDIX 1 – DEVELOPMENT LAYOUT	19
APPENDIX 2 – LAND TITLE SEARCH	20
APPENDIX 3 – EPA CONTAMINATED LANDS REGISTER	21
APPENDIX 4 – AERIAL PHOTOGRAPHS.....	23
APPENDIX 5 – SAFEWORK SEARCH	29

1. INTRODUCTION

1.1 Background

EnviroTech Pty. Ltd. was engaged by Magnificent Investments Pty Ltd to conduct a Preliminary Site Investigation (PSI) at 548-552 Pacific Highway, St. Leonards NSW (hereafter referred to as the site). The investigation was conducted in consideration of the proposed construction of a fourteen (14) level hotel.

The total area of investigation is 602 m². At the time of inspection, the site was occupied by a charcoal chicken shop and medical center.

A site inspection was carried out on Friday the 27th of May 2016 which involved a visual assessment of the accessible areas of the site and surrounding areas. Details of the findings are presented within the body of this report, as well as an assessment of significance with regards to the findings of the investigation.

This report was completed in accordance with the *Guidelines for Consultants Reporting on Contaminated Sites, NSW EPA, September 2000*.

1.2 Objectives

The objectives of this PSI were to:

- Identify all past and present potentially contaminating activities;
- Identify potential contaminants of concern;
- Provide a preliminary assessment of the condition of the site and potential contamination; and
- Assess the need for further investigation.

1.3 Scope of Works

The scope of works included the following:

- A site history review including historical aerial photographs, EPA contaminated lands register for notations, review of NSW Natural Resource Atlas & land title records;
- Review of past and current site uses;
- Review of past and current adjacent site uses;
- An integrity assessment;
- A site inspection; and
- Reporting in accordance with the associated legislations and guidelines.

1.4 Legislative Requirements

The legislative framework for the report is based on guidelines that have been set out by the NSW Environmental Protection Agency (EPA) formerly the Office of Environment and Heritage (OEH) in the form of the following Acts/Regulations:

- *Protection of the Environment Operations Act 1997;*
- *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008;*
- *Contaminated Land Management Act 1998.*

In addition, the following guidelines and technical documents have been reviewed and applied where applicable:

- *Guidelines for the NSW Site Auditor Scheme, NSW DEC 2006.*
- *Guidelines for Consultants Reporting on Contaminated Sites, NSW EPA, 2000.*
- *Guidelines on the Investigation Levels for Soil and Groundwater, National Environmental Protection Measure 1999, 2013 Amendment (NEPM 2013).*
- *Australian Standard AS 4482.1 Guide to the sampling and investigation of potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds.*
- *Australian Standard AS 4482.2 Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances.*
- *Sampling Design Guidelines - NSW EPA, 1995.*
- *Waste Classification Guidelines Part 1: Classifying Waste, DECCW, 2014.*
- *Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008, NSW DECCW 2009.*
- *Guidelines for the Assessment and Management of Groundwater Contamination, NSW DEC, 2007.*

1.5 Context of report

This report is to be read in its entirety and should not be review in individual section to provide any level of information independently. Each section of the report relates to the rest of the document and as such is to be read in conjunction, including its appendices and attachments.

2. SITE IDENTIFICATION

The study site is located at 548-552 Pacific Hwy, St. Leonards (Lots 1 and 2 of DP 200301). In total the area of the site is approximately 602 m². The site is governed by Willoughby City Council.

Figure 1 shows the location of the site in relation to the surrounding area, while **Figure 2** provides an aerial photograph.

3. PROPOSED DEVELOPMENT

The proposed development involves the construction of a fourteen (14) level hotel building with four (4) level basement carpark (Appendix 1).



Figure 1 Site location map (NSW Spatial Information Exchange 7/06/2016)



Figure 2 Aerial Image of the site and immediate surroundings (NSW Spatial Information Exchange 7/06/2016)

4. SITE DESCRIPTION

4.1 Site inspection

On the 27th of May 2016, a site inspection was conducted by Envirotech consultant Simon Doberer. Field work was carried out in accordance with the methodology described in AS 4482.1 – 2005 and the NEPM (2013).

The site is situated within a dense urban setting directly opposite St. Leonards Railway Station. It is surrounded by multi-story commercial properties in all directions. The property grades gently to the south-west (towards Christie Lane) at approximately 5% gradient.

The total area of investigation is 602 m². At the time of inspection Lot 1 was developed by a two-story building (No. 548 – 550) occupied by a charcoal chicken shop on Level 1 and vacant office space on Level 2. Lot 2 was developed by a single story building (No. 552) occupied by a medical center. The entire site is concrete sealed with no access to soils beneath.

The inspection did not reveal any obvious indicators of contamination.

4.2 Surrounding land use

The site is situated within a dense urban setting directly opposite St. Leonards Railway Station. It is surrounded by multi-story commercial properties in all directions.

4.3 Topography

The site occurs on a south-west facing side slope of approximately 5% gradient. It is anticipated that surrounding topography will have been altered significantly catering for the built environment.

A review of Soil Landscape Mapping for the area (Chapman and Murphy, 1989) indicates the site occurs on the Blacktown Soil Landscape. This landscape consists of gently undulating rises on Wianamatta Group shales. Slopes are usually less than 5% and local relief less than 30 m.

4.4 Geology and Soils

As previously mentioned soil landscape mapping indicates the site occurs on Wianamatta Group Shale comprising Ashfield Shale (laminite and dark grey siltstone), Bringelly Shale (shale with occasional calcareous claystone, laminite and coal). This soil landscape also includes larger shale lenses which infrequently occur within Hawkesbury Sandstone.

The topsoil (A1 Horizon) consists of a friable brownish-black loam with moderately pedal sub-angular blocky structure and rough-faced porous ped fabric. The pH ranges from slightly acidic (pH 5.5) to neutral (pH 7.0). Roots are common. Shale and charcoal fragments are sometimes present.

Beneath this layer occurs the A2 Horizon consisting of a hard setting brown clay-loam to silty-clay-loam with an apedal to weakly pedal structure and slowly porous earthy fabric. The pH varies from moderately acid (pH 5.0) to slightly acid (pH6.5). Platy ironstone gravel-sized shale fragments are common. Roots and charcoal fragments are absent.

The subsoils consist of two B horizons. The shallow subsoil consists of a strongly pedal, brown light to medium clay with a smooth-faced dense ped fabric. Soil texture often increases with depth as does red, yellow and grey clay mottling. The pH ranges from strongly acidic (pH 4.5) to slightly acidic (pH 6.5). Fine to coarse gravel-sized shale fragments are common, often occurring in stratified bands. Roots and charcoal fragments are rare.

The deep subsoil consists of a plastic light grey silty clay to heavy clay with moderately pedal polyhedral to sub-angular blocky structure and a smooth ped fabric. This material often occurs above a shale bedrock (C Horizon). The pH ranges from strongly acidic (pH 4.0) to moderately acidic (pH 5.5). Strongly weathered ironstone concretions and rock fragments are common. Roots and gravel-sized shale fragments are occasionally present. Charcoal fragments are rare.

The heavy clay soils of this soil landscape tend to bind and slow the migration of most contaminants.

4.5 Surface Water Hydrology

The site is entirely impervious. It is anticipated that all stormwater will be discharged into the roadside stormwater network. All stormwater is expected to discharge into Berrys Creek and ultimately Lane Cove River.

4.6 Hydrogeology

A search of the Department of Primary Industries, Office of water '*All Groundwater Map*' revealed no groundwater bores within a 500 m radius of the site (Figure 3). Increasing the search radius to 1 km revealed one (1) groundwater bore (GW108224) approximately 1 km north-east. It is licensed for 'Domestic' purposes and has a drilled depth of 132 m and standing water level of 35 m. Groundwater is expected to flow south-west towards Lane Cover River.

4.7 Receptors and Sensitive Environments

The closest sensitive receiving environment is Berrys Creek which can be identified approximately 500 m south.

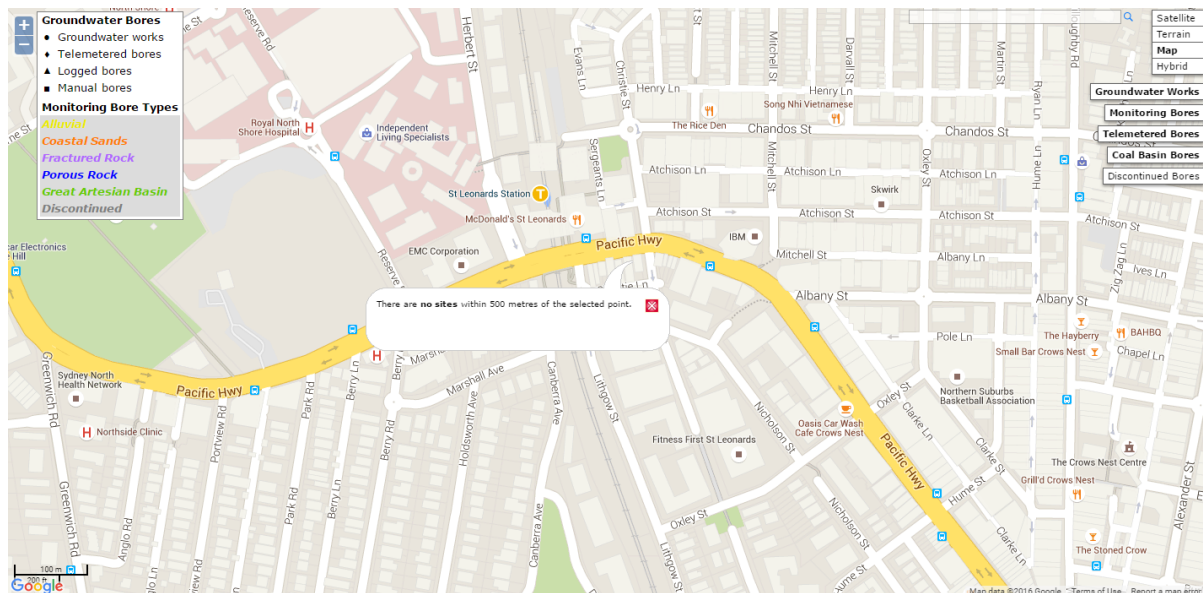


Figure 3 Department of Primary Industries Office of water 'All Groundwater Map' search

5. SITE HISTORY

5.1 Historic Titles Search

A historical land titles search was lodged with Land and Property Information (a division of the NSW Governments Department of Finance and Services) for Lot 1 and 2 of Deposited Plan (DP) 200301. The results of this search are provided in Appendix 2.

5.2 EPA Contaminated Sites Register

A search of the EPA registers '*Contaminated Land: Record of Notices*' and the '*List of NSW Contaminated Sites Notified to the EPA*' for the suburb of St. Leonards was undertaken. The search revealed no results. The results of this search are provided in Appendix 3.

A search of the POEO Public Register indicates that neither the site nor the surrounding properties currently hold an Environmental Protection license considered as a potential source of pollution.

5.3 Historical Aerial Photograph Review

An aerial photograph review has been conducted using images obtained through Land and Property Information. The main findings of the review are highlighted in Table 1. Copies of photographs are provided in Appendix 4.

Table 1: Findings of the historical photograph review

Year	Description
1930	Poor resolution black and white photo. Site occupied by a commercial building. Surrounding area highly urbanized.
1951	High resolution black and white photo. The commercial building visible in 1930 has either been replaced with a larger building or extended to the south. Surrounding area remains highly urbanized.
1956	Very poor resolution black and white photo. No visible change from 1951.
1965	Poor resolution black and white photo. No visible change from 1956. Surrounding area remains highly urbanized with some larger higher rise buildings becoming evident.
1976	Very poor resolution black and white photo. No visible change from 1965.
1986	Poor resolution colour photo. No visible change from 1976. Surrounding area remains highly urbanized with larger higher rise buildings becoming prominent.
1994	Poor resolution colour photo. No visible change from 1986.
2004	Moderate resolution colour photo. No visible change from 1994. St. Leonards Railway Station has been re-developed.
2015	High resolution colour photo. Roof configuration on the commercial building present differs from that visible in 1951 indicating either the building (or at least the roof) has been re-developed sometime between then and now.

5.4 WorkCover Search

A search of the WorkCover licenses was purchased for subject property. The search did not locate any records pertaining to the subject property (Appendix 5).

5.5 Previous reports

No additional reports were provided to Envirotech or reviewed in relation to the site.

5.6 Section 149 Certificate

A search of the section 149 certificate has not been undertaken. A review of the certificate with regards to Matters arising under the Contaminated Land Management Act 1997 and the Contaminated Land Management Amendment Act 2008 should be undertaken concurrently with the review of this report.

5.7 Information Gaps

A site history has been established using the various sources as outlined above. However, the following information gaps have been identified:

- Inferences have been drawn based on low quality aerial photographs;
- No information pertaining to the site pre 1930 was available;
- Internal access to site buildings was not available;

- The presence of potential fill material of unknown origin beneath site buildings remains unknown;
- The presence of potential hazardous building materials within site buildings remains unknown.

In regards to the information available, it is considered that the quality of the information is consistent the industry standard and that the information is of high integrity with respect to the historical use of the site overall.

6. PRELIMINARY CONCEPTUAL SITE MODEL (CSM)

6.1 Areas and Contaminants of Concern

A summary of the contributing factors for the contaminants of concern are listed within this section of the report.

Local topography suggests that limited cut and fill actions have been undertaken on site. However, it is possible that gravel, sands and or engineering fill from unknown origin may exist beneath existing buildings. Such material could contain a suite of contaminants.

Additionally, the buildings are of such an age that they may contain asbestos, lead based paints and other such potentially hazardous building materials.

It is unlikely that land uses within the existing buildings themselves will have contributed to land contamination given the site is entirely concrete sealed.

Table 2 identifies the main Areas of Environmental Concern (AECs), and their associated Contaminants of Concern (COCs), using information gathered through this assessment and qualitative judgment based on consultant experience.

Table 2: Areas of environmental concern (**Derived from AS 4482.1-2005 and consultant experience; **Likelihood of contamination based on qualitative judgements made during the preliminary investigation*).

AEC	Past Potentially Contaminating Activity	COCs*	Likelihood of Contamination**
Commercial Buildings	Hazardous Building Materials	Lead, Asbestos	Possible
Fill Material of Unknown Origin	Unknown	Heavy Metals, PCBs, TPH, BTEX, PAH, OC and OP Pesticides, Phenols	Possible

6.2 Receptors and Pathways:

6.2.1 Human Health – Direct Contact

Direct human exposure to hazardous building materials is possible in the event that they exist within existing site buildings. However, the buildings are structurally sound and the risk is currently considered low. However, the risk of direct exposure will increase significantly during demolition and removal stages. It is recommended that a hazardous materials survey be undertaken on the building prior to any demolition works. Appropriate PPE should be worn when entering areas of concern. Identified asbestos is to be dealt with as per the relevant code of practice i.e. *How to manage and control asbestos in the workplace* and *How to safely remove asbestos NSW*.

The risk of direct human exposure to other contaminants of concern within potential fill material is currently zero as the site is entirely concrete sealed. However, the risk of direct exposure will increase significantly during demolition and excavation stages. It is recommended that investigations of the soil profile (including laboratory analysis for the contaminants of concern) beneath the buildings be undertaken prior to any excavation works. Appropriate PPE should be worn when working on site.

It is noted that the proposed development includes a four (4) level underground carpark which may intercept groundwater. Subsequently, investigative drilling and the collection and analysis of groundwater samples is recommended should it be encountered within the proposed depth of excavation.

6.2.2 Human Health – Inhalation

Works undertaken during demolition, removal and excavation phase have the potential to create dust through the disturbance of soil exposing people to contaminants of concern. Until evidence to suggest contamination is not present or is not a risk, precautions should be undertaken to prevent potential exposure.

6.2.3 Environmental receptors

Site history suggests the site as a point source of groundwater contamination is low. However, it is unknown whether groundwater contamination within the region exists.

It is noted that the proposed development includes a four (4) level underground carpark which may intercept groundwater. Subsequently, investigative drilling and the collection and analysis of groundwater samples is highly recommended should it be encountered within the proposed depth of excavation.

6.3 Assessment criteria

The site should be assessed against Health Investigation Levels (HILs) relevant to the proposed land use as per the *National Environmental Protection Measure (Assessment of Site Contamination), 1999, as amended 2013*. Based on the current proposal the appropriate site assessment criteria is for HIL B;

- **HIL B** - residential with minimal opportunities for soil access includes dwellings with fully and permanently paved yard space such as high-rise buildings and flats

Relevant tables within schedule B1 should be referred to for specific contaminant thresholds for proposed land use.

7. CONCLUSIONS

Based on the data and evidence collected in the course of the site inspection and site history review, the findings of the Environmental Site Assessment (Phase I) are as follows:

- The site has been commercially developed since at least 1930;
- The inspection did not reveal any obvious indicators of contamination;
- The site is not listed on any EPA register of contaminated sites;
- Areas of potential concern include fill material of unknown origin and hazardous building materials beneath and within site buildings respectively;
- It is unlikely that land uses within the existing buildings themselves will have contributed to land contamination given the site is entirely concrete sealed;
- The potential contamination types that were identified for the site include: Asbestos Containing Materials, Heavy metals, BTEX, PAHs, TPHs, OCPs, OPPs, PCBs and Phenols;
- The risk of human exposure to the contaminants of concern is currently low. However, the risk of exposure will increase significantly during demolition and excavation stages;
- It is the opinion of Envirotech Pty Ltd that sufficient uncertainty exists to warrant further investigation;
- It is recommended that a hazardous materials survey be undertaken on the building prior to any demolition works;
- A Phase II Detailed Site Contamination Investigation should be undertaken to determine the extent of any contamination;
- It is considered that the site will be capable of being remediated (if required) to level suitable for the proposed land use.

8. RECOMMENDATIONS

Based on the development of the CSM, Envirotech proposes the following recommendations:

- It is recommended that a hazardous materials survey be undertaken on the building prior to any demolition works;
- A Phase II Detailed Site Contamination Investigation should be undertaken to determine the extent of any contamination;
- Sampling should focus on the following contaminants of concern: Asbestos Containing Materials, Heavy metals, BTEX, PAHs, TPHs, OCPs, OPPs, PCBs and Phenols;
- Investigative drilling and the collection and analysis of groundwater samples is recommended should it be encountered within the proposed depth of excavation;
- Any asbestos identified is to be removed prior to or during demolition phase by suitably qualified asbestos removal contractors and a clearance certificate issued by a suitable qualified occupational hygienist / environmental consultant.
- It is considered that the site will be capable of being remediated (if required) to level suitable for the proposed land use.

9. LIMITATIONS STATEMENT

EnviroTech Pty. Ltd. has undertaken the following report in accordance with the scope of works set out between EnviroTech Pty. Ltd. and the client. EnviroTech Pty. Ltd. derived the data in this report primarily from the site and soil assessment conducted on the date of site inspection. The impacts of future events may require future investigation of the site and subsequent data analysis, together with a re-evaluation of the conclusions and recommendations of this report.

Due to the long and overgrown nature of the grass on site at the time of inspection, visual access to the soil surface was limited. As such any works undertaken during the initial phases should be aware of the potential to encounter building materials associated with former buildings. In the event that asbestos is suspected, works are to cease and an inspection by a suitably qualified environmental consultant should be undertaken.

In preparing this report, EnviroTech Pty. Ltd has relied upon, and assumed accurate, certain site information provided by the client and other persons. Except as otherwise stated in the report, we have not attempted to verify the accuracy or completeness of any such information. EnviroTech Pty. Ltd. accepts no liability or responsibility whatsoever for or in respect to any use or reliance upon this report by any third party.

10. REFERENCES AND LEGISLATION

- EPA NSW *Guidelines for the NSW Site Auditor Scheme* (2nd Edition – April 2006).
- NSW *Contaminated Land Management Act* 2008 No.II.
- OEH NSW *Guidelines for Consultants Reporting on Contaminated Sites* 1997, 200. Reprinted August 2011
- EPA (1995) *Sampling Design Guidelines*, NSW Environment Protection Authority (EPA), (September, 1995).
- Chapman, G.A. and Murphy, C.L. (1989) *Soil Landscapes of the Sydney 1:100 000 sheet*, Soil Conservation Service of NSW, Sydney, September 1989.
- DEC (2007) *Guidelines for the Assessment and Management of Groundwater Contamination*, Department of Environment and Conservation, New South Wales, DEC 2007/144, June 2007.
- DECCW (2009) *Waste Classification Guidelines*. Department of Environment, Climate Change and Water, New South Wales, DECCW 2009/806, December, 2009.
- DMR (1991) *Sydney 1:100,000 Geological Series Sheet 9130*. Geological Survey of New South Wales, Department of Mineral Resources.
- DUAPIEP A (1998) *Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land*. NSW Department of Urban Affairs and Planning 1 NSW Environment Protection Authority, August 1998.
- EPA (1995) *Sampling Design Guidelines*. Environment Protection Authority of New South Wales, Contaminated Sites Unit, EPA 95159, September 1995.
- NEPC (1999) *National Environmental Protection (Assessment of Site Contamination) Measure* 1999. Amended 2013. National environmental Protection Council, December 1999.
- OEH (2011) *Guidelines for the NSW Site Auditor Scheme*, NSW Office of Environment and Heritage, reprinted August, 2011 US EPA 2011, Region 9 Screening Level for residential soil.

APPENDIX 1 – DEVELOPMENT LAYOUT

Drawing List		
Sheet Number	Sheet Name	Drawn By
DA01	COVER SHEET	MDA
DA04	DATA CALCULATIONS	MDA
DA06	DATA CALCULATIONS 2	MDA
DA07	DATA CALCULATIONS 3	MDA
DA08	DATA CALCULATIONS 4	MDA
DA09	DATA CALCULATIONS 5	MDA
DA10	GROUND FLOOR	MDA
DA11	LEVEL 2	MDA
DA12	LEVEL 3	MDA
DA13	LEVEL 4	MDA
DA14	LEVEL 5	MDA
DA15	ROOF PLAN	MDA
DA16	FRONT ELEVATION	MDA
DA17	RIGHT ELEVATION	MDA
DA18	LEFT ELEVATION	MDA
DA19	SECTION A	MDA
DA20	SECTION B	MDA
DA21	SECTION C	MDA
DA22	SECTION D	MDA
DA23	SECTION E	MDA
DA24	SECTION F	MDA
DA25	SECTION G	MDA
DA26	SECTION H	MDA
DA27	SECTION I	MDA
DA28	SECTION J	MDA
DA29	SECTION K	MDA
DA30	SECTION L	MDA
DA31	SECTION M	MDA
DA32	SECTION N	MDA
DA33	SECTION O	MDA
DA34	SECTION P	MDA
DA35	SECTION Q	MDA
DA36	SECTION R	MDA
DA37	SECTION S	MDA
DA38	SECTION T	MDA
DA39	SECTION U	MDA
DA40	SECTION V	MDA
DA41	SECTION W	MDA
DA42	SECTION X	MDA
DA43	SECTION Y	MDA
DA44	SECTION Z	MDA
DA45	SECTION AA	MDA
DA46	SECTION AB	MDA
DA47	SECTION AC	MDA
DA48	SECTION AD	MDA
DA49	SECTION AE	MDA
DA50	SECTION AF	MDA
DA51	SECTION AG	MDA
DA52	SECTION AH	MDA
DA53	SECTION AI	MDA
DA54	SECTION AJ	MDA
DA55	SECTION AK	MDA
DA56	SECTION AL	MDA
DA57	SECTION AM	MDA
DA58	SECTION AN	MDA
DA59	SECTION AO	MDA
DA60	SECTION AP	MDA
DA61	SECTION AQ	MDA
DA62	SECTION AR	MDA
DA63	SECTION AS	MDA
DA64	SECTION AT	MDA
DA65	SECTION AU	MDA
DA66	SECTION AV	MDA
DA67	SECTION AW	MDA
DA68	SECTION AX	MDA
DA69	SECTION AY	MDA
DA70	SECTION AZ	MDA
DA71	SECTION BA	MDA
DA72	SECTION BB	MDA
DA73	SECTION BC	MDA
DA74	SECTION BD	MDA
DA75	SECTION BE	MDA
DA76	SECTION BF	MDA
DA77	SECTION BG	MDA
DA78	SECTION BH	MDA
DA79	SECTION BI	MDA
DA80	SECTION BJ	MDA
DA81	SECTION BK	MDA
DA82	SECTION BL	MDA
DA83	SECTION BM	MDA
DA84	SECTION BN	MDA
DA85	SECTION BO	MDA
DA86	SECTION BP	MDA
DA87	SECTION BQ	MDA
DA88	SECTION BR	MDA
DA89	SECTION BS	MDA
DA90	SECTION BT	MDA
DA91	SECTION BU	MDA
DA92	SECTION BV	MDA
DA93	SECTION BW	MDA
DA94	SECTION BX	MDA
DA95	SECTION BY	MDA
DA96	SECTION BZ	MDA
DA97	SECTION CA	MDA
DA98	SECTION CB	MDA
DA99	SECTION CC	MDA
DA100	SECTION CD	MDA
DA101	SECTION CE	MDA
DA102	SECTION CF	MDA
DA103	SECTION CG	MDA
DA104	SECTION CH	MDA
DA105	SECTION CI	MDA
DA106	SECTION CJ	MDA
DA107	SECTION CK	MDA
DA108	SECTION CL	MDA
DA109	SECTION CM	MDA
DA110	SECTION CN	MDA
DA111	SECTION CO	MDA
DA112	SECTION CP	MDA
DA113	SECTION CQ	MDA
DA114	SECTION CR	MDA
DA115	SECTION CS	MDA
DA116	SECTION CT	MDA
DA117	SECTION CU	MDA
DA118	SECTION CV	MDA
DA119	SECTION CW	MDA
DA120	SECTION CX	MDA
DA121	SECTION CY	MDA
DA122	SECTION CZ	MDA
DA123	SECTION DA	MDA
DA124	SECTION DB	MDA
DA125	SECTION DC	MDA
DA126	SECTION DD	MDA
DA127	SECTION DE	MDA
DA128	SECTION DF	MDA
DA129	SECTION DG	MDA
DA130	SECTION DH	MDA
DA131	SECTION DI	MDA
DA132	SECTION DJ	MDA
DA133	SECTION DK	MDA
DA134	SECTION DL	MDA
DA135	SECTION DM	MDA
DA136	SECTION DN	MDA
DA137	SECTION DO	MDA
DA138	SECTION DP	MDA
DA139	SECTION DQ	MDA
DA140	SECTION DR	MDA
DA141	SECTION DS	MDA
DA142	SECTION DT	MDA
DA143	SECTION DU	MDA
DA144	SECTION DV	MDA
DA145	SECTION DW	MDA
DA146	SECTION DX	MDA
DA147	SECTION DY	MDA
DA148	SECTION DZ	MDA
DA149	SECTION EA	MDA
DA150	SECTION EB	MDA
DA151	SECTION EC	MDA
DA152	SECTION ED	MDA
DA153	SECTION EE	MDA
DA154	SECTION EF	MDA
DA155	SECTION EG	MDA
DA156	SECTION EH	MDA
DA157	SECTION EI	MDA
DA158	SECTION EJ	MDA
DA159	SECTION EK	MDA
DA160	SECTION EL	MDA
DA161	SECTION EM	MDA
DA162	SECTION EN	MDA
DA163	SECTION EO	MDA
DA164	SECTION EP	MDA
DA165	SECTION EQ	MDA
DA166	SECTION ER	MDA
DA167	SECTION ES	MDA
DA168	SECTION ET	MDA
DA169	SECTION EU	MDA
DA170	SECTION EV	MDA
DA171	SECTION EW	MDA
DA172	SECTION EX	MDA
DA173	SECTION EY	MDA
DA174	SECTION EZ	MDA
DA175	SECTION FA	MDA
DA176	SECTION FB	MDA
DA177	SECTION FC	MDA
DA178	SECTION FD	MDA
DA179	SECTION FE	MDA
DA180	SECTION FF	MDA
DA181	SECTION FG	MDA
DA182	SECTION FH	MDA
DA183	SECTION FI	MDA
DA184	SECTION FJ	MDA
DA185	SECTION FK	MDA
DA186	SECTION FL	MDA
DA187	SECTION FM	MDA
DA188	SECTION FN	MDA
DA189	SECTION FO	MDA
DA190	SECTION FP	MDA
DA191	SECTION FQ	MDA
DA192	SECTION FR	MDA
DA193	SECTION FS	MDA
DA194	SECTION FT	MDA
DA195	SECTION FU	MDA
DA196	SECTION FV	MDA
DA197	SECTION FW	MDA
DA198	SECTION FX	MDA
DA199	SECTION FY	MDA
DA200	SECTION FZ	MDA
DA201	SECTION GA	MDA
DA202	SECTION GB	MDA
DA203	SECTION GC	MDA
DA204	SECTION GD	MDA
DA205	SECTION GE	MDA
DA206	SECTION GF	MDA
DA207	SECTION GH	MDA
DA208	SECTION GI	MDA
DA209	SECTION GJ	MDA
DA210	SECTION GK	MDA
DA211	SECTION GL	MDA
DA212	SECTION GM	MDA
DA213	SECTION GN	MDA
DA214	SECTION GO	MDA
DA215	SECTION GP	MDA
DA216	SECTION GQ	MDA
DA217	SECTION GR	MDA
DA218	SECTION GS	MDA
DA219	SECTION GT	MDA
DA220	SECTION GU	MDA
DA221	SECTION GV	MDA
DA222	SECTION GW	MDA
DA223	SECTION GX	MDA
DA224	SECTION GY	MDA
DA225	SECTION GZ	MDA
DA226	SECTION HA	MDA
DA227	SECTION HB	MDA
DA228	SECTION HC	MDA
DA229	SECTION HD	MDA
DA230	SECTION HE	MDA
DA231	SECTION HF	MDA
DA232	SECTION HG	MDA
DA233	SECTION HH	MDA
DA234	SECTION HI	MDA
DA235	SECTION HJ	MDA
DA236	SECTION HK	MDA
DA237	SECTION HL	MDA
DA238	SECTION HM	MDA
DA239	SECTION HN	MDA
DA240	SECTION HO	MDA
DA241	SECTION HP	MDA
DA242	SECTION HQ	MDA
DA243	SECTION HR	MDA
DA244	SECTION HS	MDA
DA245	SECTION HT	MDA
DA246	SECTION HU	MDA
DA247	SECTION HV	MDA
DA248	SECTION HW	MDA
DA249	SECTION HX	MDA
DA250	SECTION HY	MDA
DA251	SECTION HZ	MDA
DA252	SECTION IA	MDA
DA253	SECTION IB	MDA
DA254	SECTION IC	MDA
DA255	SECTION ID	MDA
DA256	SECTION IE	MDA
DA257	SECTION IF	MDA
DA258	SECTION IG	MDA
DA259	SECTION IH	MDA
DA260	SECTION II	MDA
DA261	SECTION IJ	MDA
DA262	SECTION IK	MDA
DA263	SECTION IL	MDA
DA264	SECTION IM	MDA
DA265	SECTION IN	MDA
DA266	SECTION IO	MDA
DA267	SECTION IP	MDA
DA268	SECTION IQ	MDA
DA269	SECTION IR	MDA
DA270	SECTION IS	MDA
DA271	SECTION IT	MDA
DA272	SECTION IU	MDA
DA273	SECTION IV	MDA
DA274	SECTION IW	MDA
DA275	SECTION IX	MDA
DA276	SECTION IY	MDA
DA277	SECTION IZ	MDA
DA278	SECTION JA	MDA
DA279	SECTION JB	MDA
DA280	SECTION JC	MDA
DA281	SECTION JD	MDA
DA282	SECTION JE	MDA
DA283	SECTION JF	MDA
DA284	SECTION JG	MDA
DA285	SECTION JH	MDA
DA286	SECTION JI	MDA
DA287	SECTION JJ	MDA
DA288	SECTION JK	MDA
DA289	SECTION JL	MDA
DA290	SECTION JM	MDA
DA291	SECTION JN	MDA
DA292	SECTION JO	MDA
DA293	SECTION JP	MDA
DA294	SECTION JQ	MDA
DA295	SECTION JR	MDA
DA296	SECTION JS	MDA
DA297	SECTION JT	MDA
DA298	SECTION JU	MDA
DA299	SECTION JV	MDA
DA300	SECTION JW	MDA
DA301	SECTION JX	MDA
DA302	SECTION JY	MDA
DA303	SECTION JZ	MDA
DA304	SECTION KA	MDA
DA305	SECTION KB	MDA
DA306	SECTION KC	MDA
DA307	SECTION KD	MDA
DA308	SECTION KE	MDA
DA309	SECTION KF	MDA
DA310	SECTION KG	MDA
DA311	SECTION KH	MDA
DA312	SECTION KI	MDA
DA313	SECTION KJ	MDA
DA314	SECTION KK	MDA
DA315	SECTION KL	MDA
DA316	SECTION KM	MDA
DA317	SECTION KN	MDA
DA318	SECTION KO	MDA
DA319	SECTION KP	MDA
DA320	SECTION KQ	MDA
DA321	SECTION KR	MDA
DA322	SECTION KS	MDA
DA323	SECTION KT	MDA
DA324	SECTION KU	MDA
DA325	SECTION KV	MDA
DA326	SECTION KW	MDA
DA327	SECTION KX	MDA
DA328	SECTION KY	MDA
DA329	SECTION KZ	MDA
DA330	SECTION LA	MDA
DA331	SECTION LB	MDA
DA332	SECTION LC	MDA
DA333	SECTION LD	MDA
DA334	SECTION LE	MDA
DA335	SECTION LF	MDA
DA336	SECTION LG	MDA
DA337	SECTION LH	MDA
DA338	SECTION LI	MDA
DA339	SECTION LJ	MDA
DA340	SECTION LK	MDA
DA341	SECTION LL	MDA
DA342	SECTION LM	MDA
DA343	SECTION LN	MDA
DA344	SECTION LO	MDA
DA345	SECTION LP	MDA
DA346	SECTION LQ	MDA
DA347	SECTION LR	MDA
DA348	SECTION LS	MDA
DA349	SECTION LT	MDA
DA350	SECTION LU	MDA
DA351	SECTION LV	MDA
DA352	SECTION LW	MDA
DA353	SECTION LX	MDA
DA354	SECTION LY	MDA
DA355	SECTION LZ	MDA
DA356	SECTION MA	MDA
DA357	SECTION MB	MDA
DA358	SECTION MC	MDA
DA359	SECTION MD	MDA
DA360	SECTION ME	MDA
DA361	SECTION MF	MDA
DA362	SECTION MG	MDA
DA363	SECTION MH	MDA
DA364	SECTION MI	MDA
DA365	SECTION MJ	MDA
DA366	SECTION MK	MDA
DA367	SECTION ML	MDA
DA368	SECTION MM	MDA
DA369	SECTION MN	MDA
DA370	SECTION MO	MDA
DA371	SECTION MP	MDA
DA372	SECTION MQ	MDA
DA373	SECTION MR	MDA
DA374	SECTION MS	MDA
DA375	SECTION MT	MDA
DA376	SECTION MU	MDA
DA377	SECTION MV	MDA
DA378	SECTION MW	MDA
DA379	SECTION MX	MDA
DA380	SECTION MY	MDA
DA381	SECTION MZ	MDA
DA382	SECTION NA	MDA
DA383	SECTION NB	MDA
DA384	SECTION NC	MDA
DA385	SECTION ND	MDA
DA386	SECTION NE	MDA
DA387	SECTION NF	MDA
DA388	SECTION NG	MDA
DA389	SECTION NH	MDA
DA390	SECTION NI	MDA
DA391	SECTION NJ	MDA
DA392	SECTION NK	MDA
DA393	SECTION NL	MDA
DA394	SECTION NM	MDA
DA395	SECTION NN	MDA
DA396	SECTION NO	MDA
DA397	SECTION NP	MDA
DA398	SECTION NQ	MDA
DA399	SECTION NR	MDA
DA400	SECTION NS	MDA
DA401	SECTION NT	MDA
DA402	SECTION NU	MDA
DA403	SECTION NV	MDA
DA404	SECTION NW	MDA
DA405	SECTION NX	MDA
DA406	SECTION NY	MDA
DA407	SECTION NZ	MDA
DA408	SECTION OA	MDA
DA409	SECTION OB	MDA
DA410	SECTION OC	MDA
DA411	SECTION OD	MDA
DA412	SECTION OE	MDA
DA413	SECTION OF	MDA
DA414	SECTION OG	MDA
DA415	SECTION OH	MDA
DA416	SECTION OI	MDA
DA417	SECTION OJ	MDA
DA418	SECTION OK	MDA
DA419	SECTION OL	MDA
DA420	SECTION OM	MDA
DA421	SECTION ON	MDA
DA422	SECTION OO	MDA
DA423	SECTION OP	MDA
DA424	SECTION OQ	MDA
DA425	SECTION OR	MDA
DA426	SECTION OS	MDA
DA427	SECTION OT	MDA
DA428	SECTION OU	MDA
DA429	SECTION OV	MDA
DA430	SECTION OW	MDA
DA431	SECTION OX	MDA
DA432	SECTION OY	MDA
DA433	SECTION OZ	MDA
DA434	SECTION PA	MDA
DA435	SECTION PB	MDA
DA436	SECTION PC	MDA
DA437	SECTION PD	MDA
DA438	SECTION PE	MDA
DA439	SECTION PF	MDA
DA440	SECTION PG	MDA
DA441	SECTION PH	MDA
DA442	SECTION PI	MDA
DA443	SECTION PJ	MDA
DA444	SECTION PK	MDA
DA445	SECTION PL	MDA
DA446	SECTION PM	MDA
DA447	SECTION PN	MDA
DA448	SECTION PO	MDA
DA449	SECTION PP	MDA
DA450	SECTION PQ	MDA
DA451	SECTION PR	MDA
DA452	SECTION PS	MDA
DA453	SECTION PT	MDA
DA454	SECTION PU	MDA
DA455	SECTION PV	MDA
DA456	SECTION PW	MDA
DA457	SECTION PX	MDA
DA458	SECTION PY	MDA
DA459	SECTION PZ	MDA
DA460	SECTION QA	MDA
DA461	SECTION QB	MDA</

CONSULTANTS	DEVELOPMENT MANAGER	MECHANICAL ENGINEER	ACoustIC CONSULTANT
CLUBKIT	ARCHITECT	ELECTRICAL ENGINEER	
	MHA ARCHITECTS	HYDRAULIC ENGINEER	
	INTERIOR DESIGNERS	LIFT/FIRE ENGINEER	
	LANDSCAPE ARCHITECT	TRAFFIC ENGINEER	
	TOWN PLANNER	INCA AND ACCESS	
	QUANTITY SURVEYOR		
	CIVIL ENGINEER		

GENERAL NOTES

ALL WORKS TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS.

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF PRACTICE FOR BRICKWORK.

ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

ALL BOUNDARY DIMENSIONS & LEVELS SUBJECT TO SURVEYED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS.

LEVELS ABOVE ARE PRELIMINARY ONLY FOR REFERENCE AND SUBJECT TO FUTURE CORRELATION WITH DEVELOPING STRUCTURAL SERVICES DESIGN AND DEVELOPMENT FOR BCA AND STRIPAS COMPLIANCE.

ALL NON-PAVED AREA AND USA (FILLABLE AREA) ARE PRELIMINARY ONLY AND ARE SUBJECT TO FUTURE CORRELATION WITH DEVELOPING STRUCTURAL AND SPECIAL DESIGN.

[illegible][illegible]

PROJECT	PROPOSED DEVELOPMENT 548-552 Pacific Hwy, St Leonards, NSW
---------	---

<div> <div>SHEET TITLE</div> <div>COVER SHEET</div> </div>	SCALE	@ A1 Half title size @ A3
	PROJECT #	0000
	DWG #	
	REVISION	A




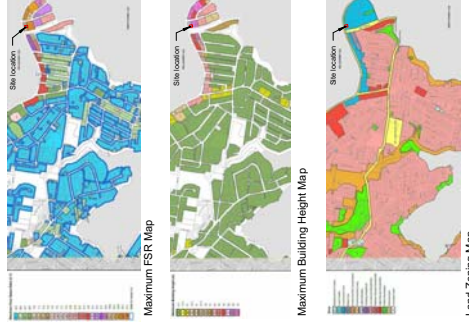
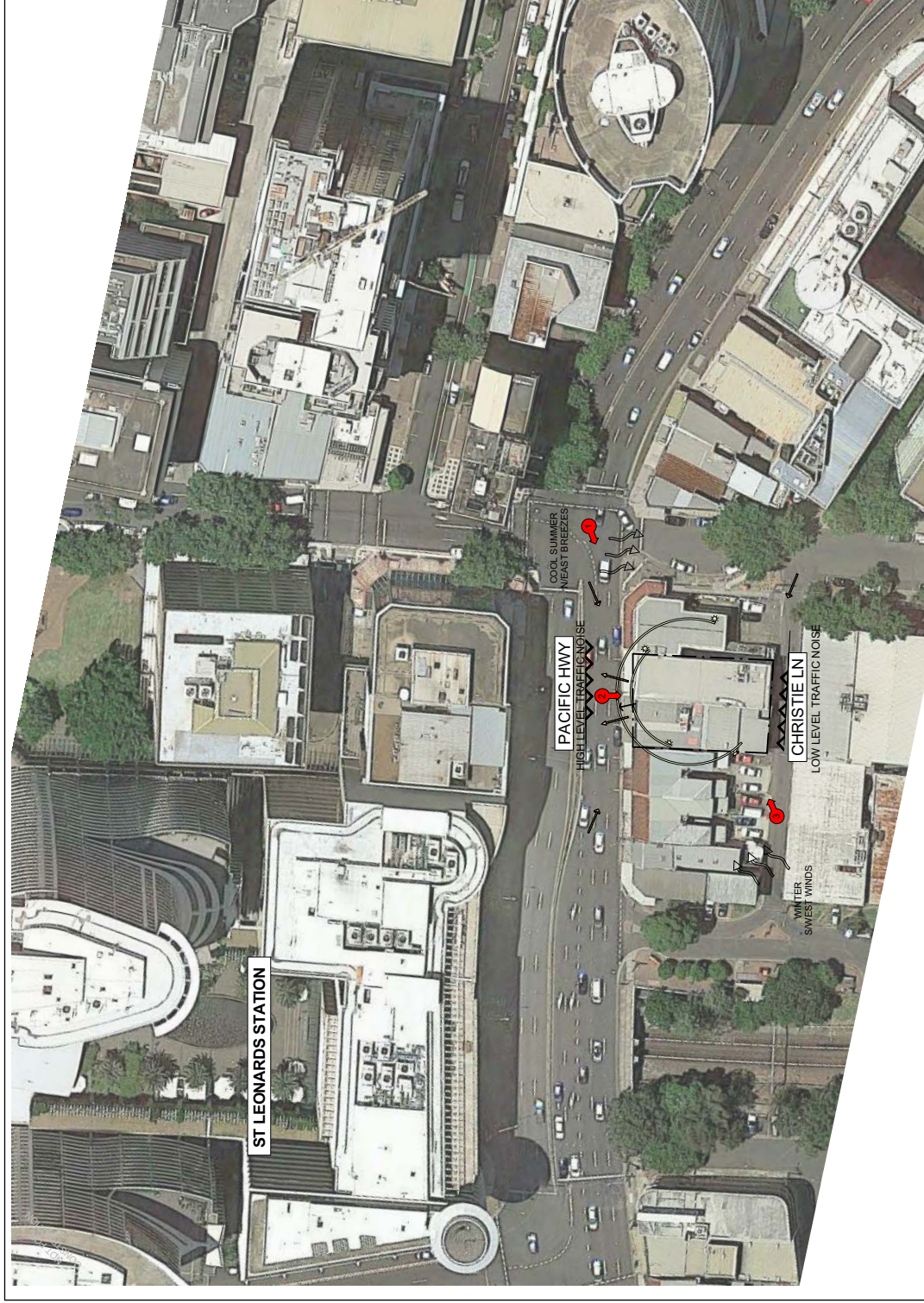
SITE LOCATION

CONSULTANTS	CLIENT	DEVELOPMENT MANAGER	ARCHITECT	MOA ARCHITECTS	INTERIOR DESIGNERS	LANDSCAPE ARCHITECT	TOWN PLANNER	QUANTITY SURVEYOR	CIVIL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER	HYDRAULIC ENGINEER	LIFT/FIRE ENGINEER	TRAFFIC ENGINEER	ISCA AND ACCESS	ACCOUNTING CONSULTANT
-------------	--------	---------------------	-----------	----------------	--------------------	---------------------	--------------	-------------------	----------------	---------------------	---------------------	--------------------	--------------------	------------------	-----------------	-----------------------

[illegible][illegible][illegible]

PROJECT
PROPOSED DEVELOPMENT
548-552 Pacific Hwy, St Leonards, NSW

SHEET TITLE SITE ANALYSIS PLAN		SCALE	As indicated @ A1 Half Size @ A3	
		PROJECT #	0000	
		DWG #	DA-02	
		REVISION	A	

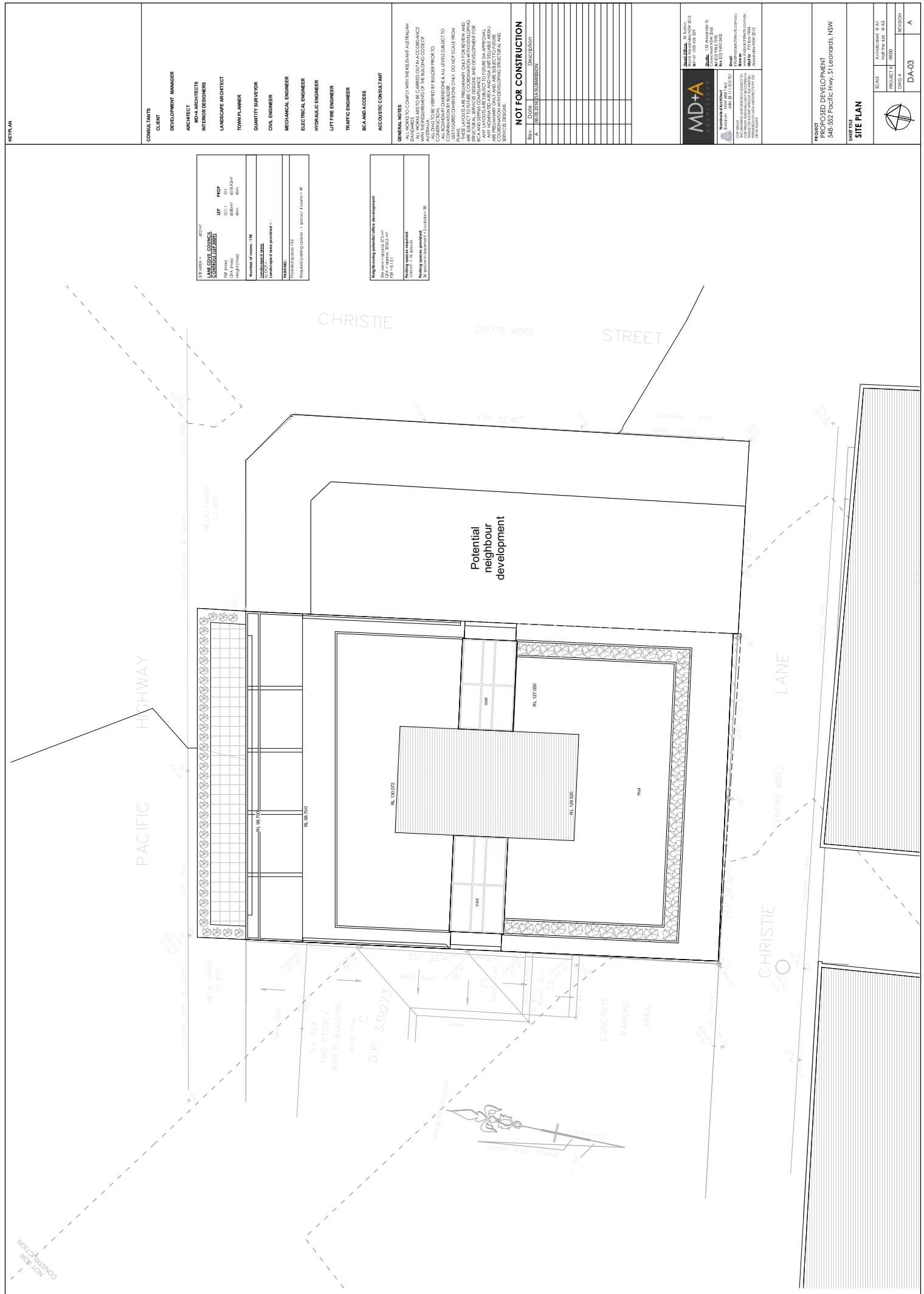


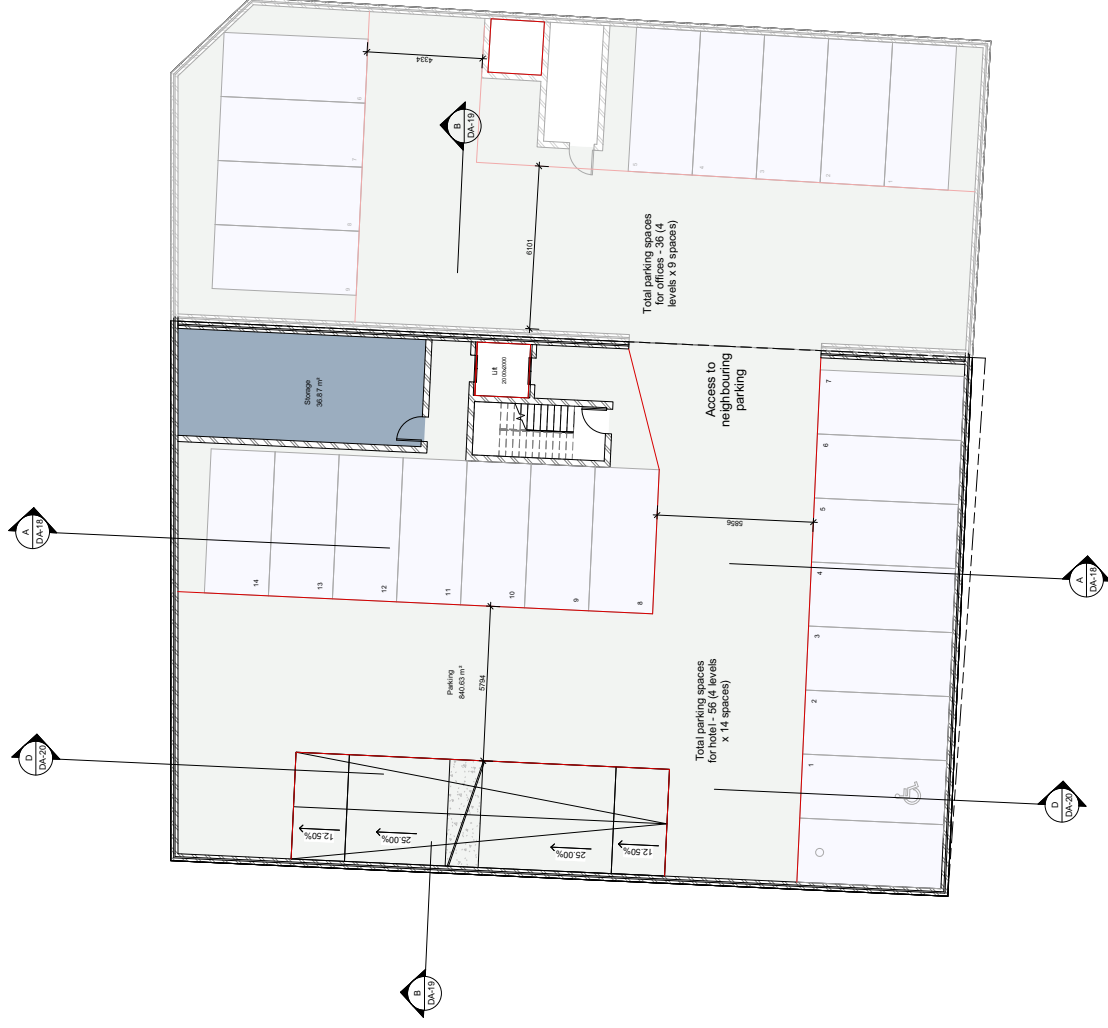
EXISTING STATE PHOTO - VIEW 3

EXISTING STATE PHOTO - VIEW 2

EXISTING STATE PHOTO - VIEW 1

AERIAL PHOTO



[illegible]

	Residential Architect 1300 424 329 1300 424 329 1300 424 329	Studio 133 Alexander St Alexandria NSW 2151 02 9550 6665 02 9550 6665 02 9550 6665	Email info@md+a.com.au info@md+a.com.au info@md+a.com.au
	MD+A 1300 424 329 1300 424 329 1300 424 329	Residential Architect 1300 424 329 1300 424 329 1300 424 329	Studio 133 Alexander St Alexandria NSW 2151 02 9550 6665 02 9550 6665 02 9550 6665

PROJECT
PROPOSED DEVELOPMENT
548-552 Pacific Hwy, St Leonards, NSW


SHEET TITLE
BASEMENT 2-4

	SCALE	1:100 @ A1 Half the size @ A3
	PROJECT #	0000
	DWG #	DA-06
	REVISION	

GENERAL NOTES

- ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS
- ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA
- ALL DMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION
- THE DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER
- THE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS
- ALL LAYOUTS ARE PRELIMINARY, ONLY FOR REVIEW AND ARE SUBJECT TO FUTURE COORDINATION WITH DEVELOPING STRUCTURAL SERVICES DESIGN AND DEVELOPMENT FOR CONSTRUCTION
- ALL LAYOUTS ARE SUBJECT TO FUTURE DPA APPROVAL
- ANY NOMINATED AREA AND LINE (NE SHALLE AREA) ARE PRELIMINARY ONLY AND ARE SUBJECT TO FUTURE DEVELOPING STRUCTURAL AND SERVICE DESIGN

MD+A
 Nashville's Architectural Firm
 1100 21st St. N.
 Nashville, TN 37203
 Tel: (615) 259-7270
 Fax: (615) 259-7200
 Email: info@md+a.com
 Web: www.md+a.com
 MD+A, PO Box 7404,
 Alexandria, VA 22304

	SCALE 1" = 100' @ A1 Half title size @ A3	
	PROJECT # 0000	
	DWG #	
	REVISION	
DA-07		A

GENERAL NOTES

ALL WORKS TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS.

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF PRACTICE.

ALL DMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

ALL BOUNDARY DIMENSIONS ARE TO BE SUBJECT TO FIELD VERIFICATION ONLY. DO NOT SCALE FROM PLANS.

ALL WORKS ARE PRELIMINARY ONLY FOR REVIEW AND ARE SUBJECT TO FUTURE CORRELATION WITH DEVELOPING STRUCTURAL SERVICES DESIGN AND DEVELOPMENT FOR SCADA AND SUPPLIES COMPLIANCE.


ALL WORKS ARE PRELIMINARY ONLY FOR REVIEW AND ARE SUBJECT TO FUTURE CORRELATION WITH DEVELOPING STRUCTURAL AND SERVICES DESIGN.

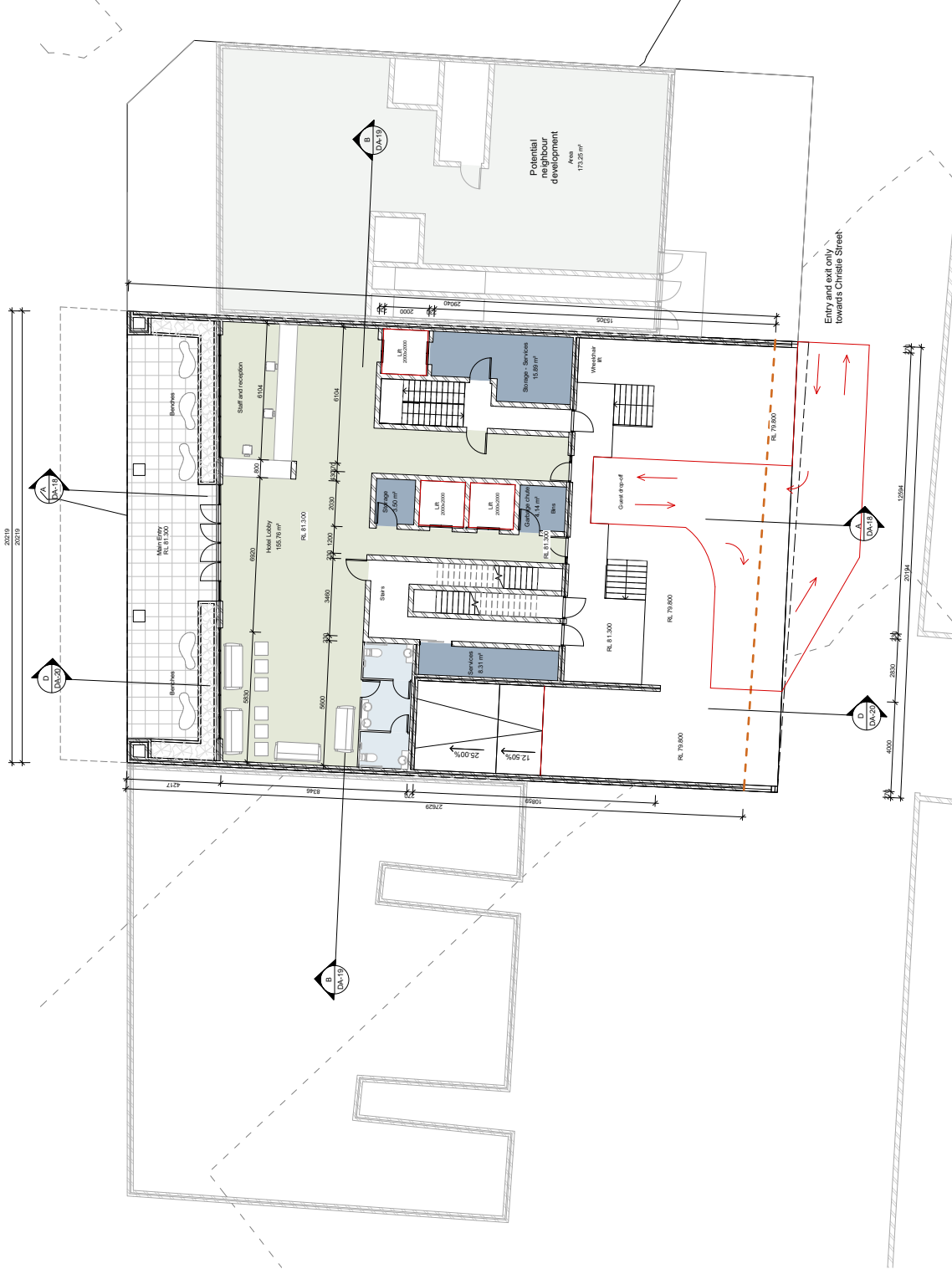
[illegible]

MD+A
 Domestic Office: 88 Albany
 New York, NY 10015
 Tel +1 (212) 424 329
 Fax +1 (212) 424 329
 Website: 133 Alexander St
 New York, NY 10015
 Tel (212) 465 7565
 Tel (212) 465 7570
 Tel (212) 465 7500
 Email: info@md+a.com.au
 Web: www.md+aarchitects.com.au
 Mail Box: PO Box 7404
 Alexandria NSW 1515

PROJECT
PROPOSED DEVELOPMENT
548-552 Pacific Hwy, St Leonards, NSW

SHEET TITLE
GROUND FLOOR


	SCALE	1 : 100 Half the size @ A3	REVISION DA-08 A
	PROJECT #	0000	
	DWG #		



	SCALE	1 : 100 @ A1 Half the size @ A3
	PROJECT #	0000
	DWG #	
	REVISION	
	DA-09	A



<p>MD+A</p>	<p>James O'Keefe, 56 Euron West Melbourne NSW 2015 M+61 1300 424 327</p>	<p>Blair, 131 Alexander St Crows Nest NSW 2045 M+120 9945 279 fax 120 9940 2400</p>	<p>email info@mdaarchitects.com</p>	<p>www www.mdaarchitects.com</p>
<p>MD+A</p>	<p>Nominale Architects Blayney NSW 2862 M+61 111 100 261</p>	<p>Copyright © 2005 MD+A ARCHITECTS COPYRIGHT AND ALL RIGHTS RESERVED NO PART OF THIS PUBLICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM MD+A ARCHITECTS PTY LTD OR ITS AGENTS</p>	<p>MD+A ARCHITECTS PTY LTD 131 ALEXANDER ST CROWS NEST NSW 2045 AUSTRALIA M+61 120 9945 279 F+61 120 9940 2400 E+61 120 9940 2400 WWW.MDAARCHITECTS.COM</p>	<p>MD+A ARCHITECTS PTY LTD 131 ALEXANDER ST CROWS NEST NSW 2045 AUSTRALIA M+61 120 9945 279 F+61 120 9940 2400 E+61 120 9940 2400 WWW.MDAARCHITECTS.COM</p>

	SCALE	1 : 100	@ A1
	PROJECT #	Hofe line 126 @ A3	
	DWG #	0000	
	DA-10	A	

CONSULTANTS	CLIENT
DEVELOPMENT MANAGER	
ARCHITECT	
MDA ARCHITECTS	
INTERIOR DESIGNERS	
LANDSCAPE ARCHITECT	
TOWN PLANNER	
QUANTITY SURVEYOR	
CIVIL ENGINEER	
MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
HYDRAULIC ENGINEER	
LIFT/FIRE ENGINEER	
TRAFFIC ENGINEER	
BGA AND ACCESS	
ACOUSTIC CONSULTANT	

GENERAL NOTES

1. ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.

2. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF PRACTICE.

3. ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

4. ALL BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO SURVEY.

5. ALL SETTING DIMENSIONS ONLY, NOT SCALE FROM PLANS.

6. ALL ELEVATIONS ARE PRELIMINARY, ONLY FOR REVIEW AND NOT FOR CONSTRUCTION.

7. ALL WORKS ARE SUBJECT TO FUTURE DEVELOPMENT OF STRUCTURAL SYSTEMS, DESIGN AND DEVELOPMENT FOR COMPLIANCE WITH THE BUILDING CODE OF PRACTICE.

8. ANY MODIFIED AREA AND / OR (NET LEASABLE AREA) ARE PRELIMINARY ONLY AND ARE SUBJECT TO FUTURE DEVELOPMENT.

9. ALL WORKS ARE SUBJECT TO FUTURE DEVELOPMENT OF STRUCTURAL AND MECHANICAL SYSTEMS.

[illegible]

MD+A

Number 16 of Architect
BIMBYN NSW A88 7462
JAN 36 11 00 301

Journal of the 36 BIMBYN
NSW 2015
11-14 1300 434 329

Studio: 131 Alexander St
Crows Nest NSW 2048
Tel 02 9465 7292
fax 02 9460 2400


Email:
info@mdarchitects.com.au
www.mdarchitects.com.au

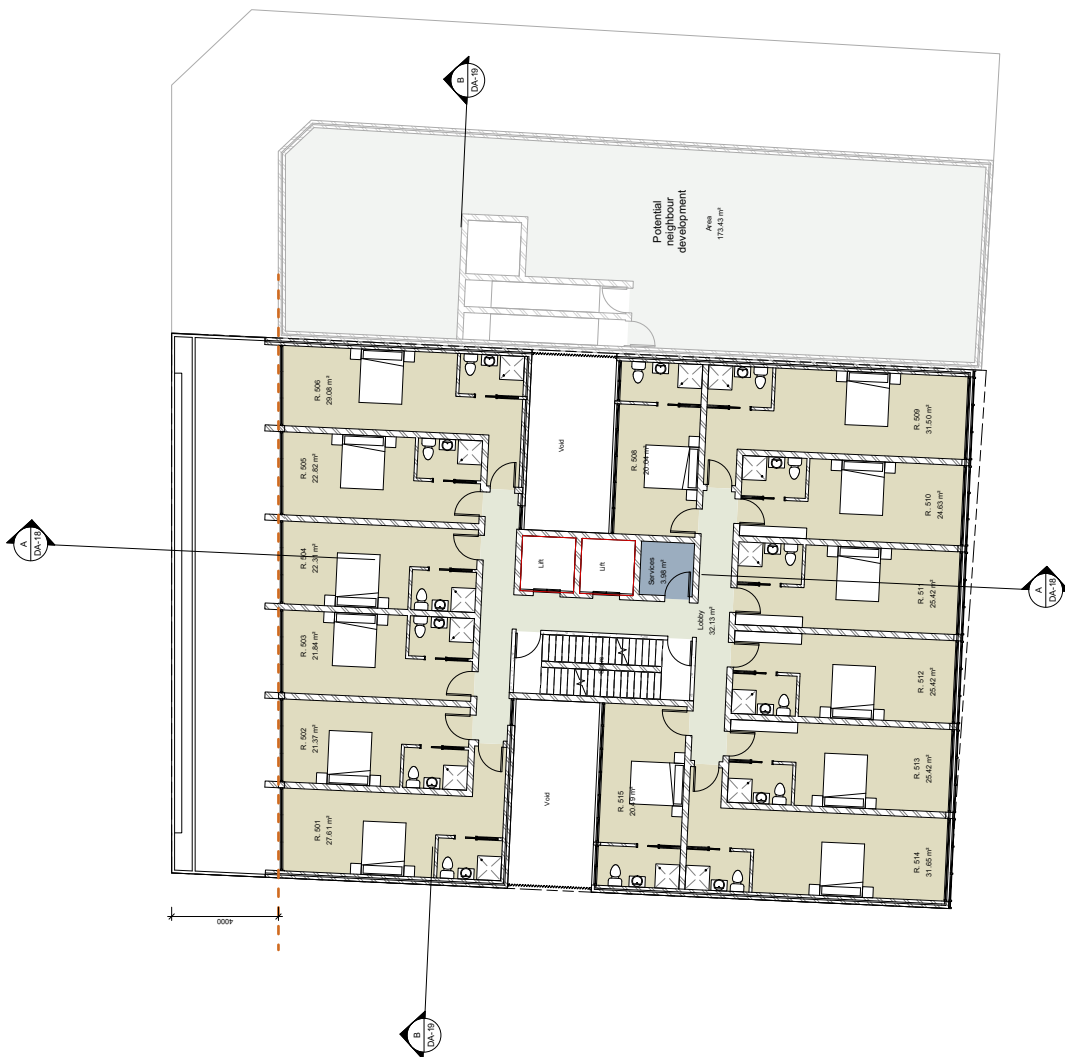
Mail to: PO Box 7404,
Alexandria NSW 1514

**COMPARE AND CONTRAST SUBJECTS TO
YOUR IDEAS AND REALITY ACCORDING
TO YOUR OWN VISION. WE'LL
HANDLE THE INK AND THE WRITING
FOR YOU. WE'LL AGREE.**

PROJECT
PROPOSED DEVELOPMENT
548-552 Pacific Hwy, St Leonards, NSW

SHEET TITLE
LEVELS 5-13

	SCALE	1:100 @ A1 Half size @ A3
	PROJECT #	0000
	DWG #	DA-11
REVISION		A



APPENDIX 2 – LAND TITLE SEARCH

TITLE SEARCH

Title Reference: 2/200301

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/200301

SEARCH DATE	TIME	EDITION NO	DATE
7/6/2016	4:41 PM	7	12/2/2016

LAND

LOT 2 IN DEPOSITED PLAN 200301
AT GREENWICH
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP200301

FIRST SCHEDULE

MAGNIFICENT INVESTMENTS PTY LIMITED (T AG525327)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 H720384 CROSS EASEMENTS (SEC.181B CONVEYANCING ACT, 1919)
AFFECTING THE PARTY WALLS SHOWN BETWEEN LOTS 1 AND 2
DP200301
- 3 AK212773 MORTGAGE TO BENDIGO AND ADELAIDE BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 7/6/2016

TITLE SEARCH

Title Reference: 1/200301

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/200301

SEARCH DATE	TIME	EDITION NO	DATE
7/6/2016	4:41 PM	14	4/2/2016

LAND

LOT 1 IN DEPOSITED PLAN 200301
AT GREENWICH
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP200301

FIRST SCHEDULE

MAGNIFICENT INVESTMENTS PTY LTD (T AK194550)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 H720384 CROSS EASEMENTS (SEC.181B CONVEYANCING ACT, 1919)
AFFECTING THE PARTY WALLS SHOWN BETWEEN LOTS 1 AND 2
DP200301
- 3 AC798726 LEASE TO NEMISIS HOLDINGS PTY LTD LEVEL 1, 548-550
PACIFIC HIGHWAY, ST LEONARDS. EXPIRES: 31/7/2011.
OPTION OF RENEWAL: 5 YEARS.
- 4 AH985381 LEASE TO BON POLLO PTY LTD OF GROUND FLOOR SHOP,
548-550 PACIFIC HIGHWAY, ST. LEONARDS TOGETHER WITH
FIRST FLOOR STAFF AREA AND 4 CAR SPACES NUMBERED 1 TO
4. EXPIRES: 7/2/2016. OPTION OF RENEWAL: 3 YEARS WITH
A FURTHER OPTION OF 4 YEARS.
AJ576361 TRANSFER OF LEASE AH985381 LESSEE NOW BF
INVESTMENT GROUP PTY LTD
- 5 AK194551 MORTGAGE TO BNY TRUST COMPANY OF AUSTRALIA LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 7/6/2016

HISTORY OF TITLE TRANSACTION

Title Reference: 2/200301

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

7/6/2016 3:11PM

FOLIO: 2/200301

First Title(s): OLD SYSTEM

Prior Title(s): VOL 8225 FOL 165

Recorded	Number	Type of Instrument	C.T. Issue
10/6/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/12/1989	Y776554	DEPARTMENTAL DEALING	
10/1/2006	AC39765	DEPARTMENTAL DEALING	EDITION 1
31/1/2006	AC79300	TRANSFER	
31/1/2006	AC79301	MORTGAGE	EDITION 2
4/5/2007	AD94726	DISCHARGE OF MORTGAGE	
4/5/2007	AD94727	TRANSFER	EDITION 3
10/12/2009	AF182632	LEASE	EDITION 4
9/12/2010	AF931419	LEASE	EDITION 5
28/9/2011	AG525327	TRANSFER	
28/9/2011	AG525328	MORTGAGE	EDITION 6
12/2/2016	AK212772	DISCHARGE OF MORTGAGE	
12/2/2016	AK212773	MORTGAGE	EDITION 7

*** END OF SEARCH ***

PRINTED ON 7/6/2016

HISTORY OF TITLE TRANSACTION

Title Reference: 1/200301

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

7/6/2016 11:20AM

FOLIO: 1/200301

First Title(s): OLD SYSTEM

Prior Title(s): VOL 8225 FOL 164

Recorded	Number	Type of Instrument	C.T. Issue
10/6/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
27/6/1988	X636476	CAVEAT	
9/9/1988	X825435	WITHDRAWAL OF CAVEAT	
9/9/1988	X825436	DISCHARGE OF MORTGAGE	
9/9/1988	X825437	TRANSFER	
9/9/1988	X825438	MORTGAGE	EDITION 1
27/10/1988	X930275	CAVEAT	
9/3/1989	Y85982	VARIATION OF MORTGAGE	EDITION 2
16/3/1990	Y885324	LEASE	EDITION 3
7/5/1990	Y975038	WITHDRAWAL OF CAVEAT	
23/7/1990	Z107535	DISCHARGE OF MORTGAGE	
23/7/1990	Z107531	TRANSFER	
23/7/1990	Z107534	MORTGAGE	EDITION 4
17/12/1991	E97006	SUB-LEASE	
14/12/1993	I875720	VARIATION OF MORTGAGE	EDITION 5
29/6/1995	O343087	VARIATION OF LEASE	
29/6/1995	O343088	VARIATION OF LEASE	
29/6/1995	O343089	DISCHARGE OF MORTGAGE	
29/6/1995	O343090	TRANSFER	EDITION 6
23/10/1995	O603551	REQUEST	
12/9/1996	2455634	SUB-LEASE	
11/5/1998	3578216	SURRENDER OF LEASE	
11/5/1998	3974905	DEPARTMENTAL DEALING	EDITION 7
8/9/1998	5198687	LEASE	EDITION 8

END OF PAGE 1 - CONTINUED OVER

PRINTED ON 7/6/2016

Land and Property Information Division

ABN: 84 104 377 806

GPO BOX 15

Sydney NSW 2001

DX 17 SYDNEY

Telephone: 1300 052 637



Land & Property Information

A division of the Department of Finance & Services

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

7/6/2016 11:20AM

FOLIO: 1/200301

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
16/11/2000	7224372	LEASE	EDITION 9
5/8/2002	8460673	LEASE	
5/8/2002	8460674	LEASE	EDITION 10
17/5/2005	AB339509	VARIATION OF LEASE	
11/12/2006	AC798726	LEASE	EDITION 11
16/6/2011	AG302681	LEASE	EDITION 12
9/9/2013	AH985381	LEASE	EDITION 13
17/6/2015	AJ576361	TRANSFER OF LEASE	
4/2/2016	AK194550	TRANSFER	
4/2/2016	AK194551	MORTGAGE	EDITION 14

*** END OF SEARCH ***

PRINTED ON 7/6/2016

APPENDIX 3 – EPA CONTAMINATED LANDS REGISTER

Contaminated land

+ Management of contaminated land

+ Consultants and site auditor scheme

+ Underground petroleum storage systems

Guidelines under the CLM Act

NEPM amendment

+ Further guidance

– Record of notices

[About the record](#)

[Search the record](#)

[Search tips](#)

[Disclaimer](#)

List of NSW contaminated sites notified to EPA

Frequently asked questions

Forms

+ Other contamination issues

+ Contaminated Land Management Program

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

Search results

Your search for: Suburb: ST LEONARDS

[Search Again](#)

[Refine Search](#)

did not find any records in our database.

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

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

More information about particular sites may be available from:

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

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.

This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register: [POEO public register](#)

Search TIP

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

[... more search tips](#)

7 June 2016

APPENDIX 4 – AERIAL PHOTOGRAPHS

1930



1951



1956



1965



1976



1986



1994



2004



2015



APPENDIX 5 – SAFEWORK SEARCH



SafeWork NSW

3396

SafeWork NSW

92-100 Donnison Street, Gosford, NSW, 2250

Locked Bag 2906, Lisarow, NSW, 2252 |

Customer Service Centre 13 10 50

licensing@safework.nsw.gov.au | www.safework.nsw.gov.au

Our Ref: D16/600509
Your Ref: Simon Doberer

3 June 2016

Attention: Simon Doberer
Envirotech Pty Ltd
4/13 Hope Street
BLAXLAND NSW 2774

Dear Mr Doberer

RE SITE: 548-550 & 552 Pacific Highway, St Leonards

I refer to your site search request received by SafeWork NSW on 26 May 2016 requesting information on Storage of Hazardous Chemicals for the above site.

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

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

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Sally Anderson'.

Sally Anderson obo Brent Jones
Customer Service Officer
Customer Service Centre - Operations
SafeWork NSW