



PRELIMINARY SITE INVESTIGATION

FOR

MICRO NEST PTY LTD

C/O MODULARIUM PTY LTD

195-197 Sydney Road, Fairlight, New South Wales

Report No: 18/2560

Project No: 21555/9888C

August 2018

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EXECUTIVE SUMMARY

A preliminary site investigation (PSI) was performed for the property at 195-197 Sydney Road, Fairlight, New South Wales (the 'site') for Micro Nest Pty Ltd. The objective of the investigation was to evaluate the potential for the site to be affected by land contamination that may be significant for a high-density residential land use setting. The investigation was performed in accordance with the NSW Environment Protection Authority (EPA) and national guidelines for the assessment and management of site contamination.

The site is proposed to be redeveloped for a high-density residential use, which will involve the demolition of all pre-existing structures and the construction of a new four level residential unit development. Further, the current development plans show that a single basement car parking facility is proposed, which will require bulk excavation of most of the site area, up to 10 metres below existing ground surface level. Minor unexcavated area around the site perimeter will remain as landscaping zones; predominantly to the north-east and north-west.

The site is approximately 1 789 m² in area and appears to have been predominantly used for residential purposes since at least the 1930s. A historical commercial/ industrial facility (potentially a sandstone quarry) and associated quarrying operations were active on the land to the west of the site.

Key potential contamination sources include the possible presence of Asbestos Containing Materials (ACMs) and lead-based paint within the fabric of main built structures across the site and the potential presence of imported granular fill material beneath the cottages and also beneath hardstand surfaces. However, review of these sources has shown that there is a generally low risk for the soils on the site to be impacted with chemical contaminants at levels that would be significant for a high-density residential land use setting. Further, as the site is proposed to be bulk excavated for a basement car parking facility, it is likely that any chemically impacted soil would be removed from the site during redevelopment. . Therefore, it is most likely that the site will be made suitable for the proposed high-density residential use simply by developing the land in accordance with the current proposed plans.

Since this PSI has not included any soil sampling, a soil sampling program is recommended:

- a) to ensure that the soils to be removed from the site during bulk excavation are appropriately classified for off-site disposal or beneficial reuse and undertaken in accordance with regulatory requirements, and

b) to confirm that the soils outside the footprint of the bulk excavation are not chemically impacted at levels that would present a risk to human-health or the environment for the proposed high-density residential use of the land.

Due to the presence of ACM in the fabric of the building on the site, demolition of this structure will need to be undertaken by a contractor who holds the appropriate SafeWork NSW licenses in relation to the handling and transport of ACM. A prior hazardous material (Hazmat) building survey is recommended to further delineate the extend of the ACM and lead-based paint that requires management during demolition. Safework NSW enforce the licensing requirement for varying thresholds of bonded asbestos and friable asbestos removal which could be confirmed through a Hazmat survey.

A site inspection and soil sampling should be undertaken by an environmental consultant at the time of redevelopment after the existing building and hardstand surfaces have been removed (when the underlying soils are exposed) to screen the site for potential soil impacts. Soil sampling from within and near the footprint of the demolished buildings will be required to confirm that near surface soils have not been impacted with ACM as a result of demolition work.

Based on Section 10.7 Planning Certificate obtained from Northern Beaches Council and Clause 6.1 of the Manly Local Environmental Plan 2013 (MLEP 2013), a preliminary Acid Sulfate Soil (ASS) assessment may be required.

1. INTRODUCTION

STS GeoEnvironmental Pty Ltd (STS) was engaged by Micro Nest Pty Ltd to undertake a preliminary site investigation (PSI) for the property located at 195-197 Sydney Road, Fairlight, NSW (the 'site'). The investigation was performed in accordance with Environment Protection Authority (EPA) and national guidelines for the assessment and management of site contamination.

The objectives of the PSI were to investigate the potential for the site to be affected by land contamination that may be significant for a high-density residential land use setting. The scope of the investigation included:

- Examination of aerial photographs and satellite imagery to identify historical land uses at the site and its surrounds;
- Review of land title information, including a historical title search;
- Review of local Council records (Section 10.7 planning certificates);
- Review of NSW EPA records;
- Site inspection;
- Assessment of the potential for surrounding land uses to cause site contamination;
- Review of geology and hydrogeology at the site, as required by EPA guidelines;
- Assessment of the potential for the land to be contaminated, based on the site inspection and historical review;
- Recommendations for the site with regard to relevant guidelines for the assessment and management of site contamination, including the need for any further investigation or remediation that may be required; and
- Preparation of a confidential report to Micro Nest Pty Ltd on the results of the PSI.

No soil sampling was undertaken in this PSI.

2. REDEVELOPMENT AND PROPOSED LAND USE

The site is proposed to be redeveloped for a high-density residential use, which will involve the demolition of all pre-existing structures and the construction of a new four level residential unit development. Further, the current development plans show that a single basement car parking facility is proposed, which will require bulk excavation of most the site area, up to 10 metres below existing ground surface level. A minor amount of the total development area around the perimeter of the site will remain unexcavated; and will be developed as landscaping zones, predominantly to the north-east and north-west. The proposed development plans for the site are provided in Appendix A.

3. SITE IDENTIFICATION

The site at 195-197 Sydney Road, Fairlight, NSW has an area of approximately 1 789 m² and it is defined as Lot 87 in Deposited Plan (DP) 1729 and Lot 2 in DP 589654, Parish of Manly Cove, County of Cumberland. The location of the site is shown on Drawing No 18/2560/1.

The site is within the Northern Beaches local government area, and is currently zoned 'R1 – General Residential' – under the Manly Local Environmental Plan (LEP) 2013.

4. PREVIOUS ENVIRONMENTAL REPORTS

No previous environmental assessment reports are known to have been prepared for the site. Two geotechnical assessments have previously been completed in relation to the site by STS; one for the 195 Sydney Road allotment and the second one specific for the site including both allotments. The investigation reports are titled:

- *Geotechnical Assessment, For Micro Nest Pty Limited, 195 – 197 Sydney Road, Fairlight, NSW, Report No. 18/2136, Project No. 21555/9887C, July 2018; and*
- *Geotechnical Assessment, For Mr. Michael Vance, 195 Sydney Road, Fairlight, NSW, Report No. 17/1827, Project No. 21555/8407C, June 2017.*

The geotechnical assessments involved a review of available information for the subject areas of investigation, provide recommendations regarding the appropriate foundation system, provide parameters for the temporary and permanent support of the excavation; and made recommendations regarding vibration control during rock excavation and trimming. The reports were based on visual observations alone and no intrusive boreholes were undertaken on the site. The scope of work did not include a land contamination assessment.

Several brick rendered and sandstone block retaining walls were reported on the site along with numerous in-situ sandstone exposures, particularly at the rear of the existing dwellings.

5. SITE FEATURES

The site was inspected on 30 July 2018 to confirm the condition of the land and to identify potential contamination sources. A plan showing the current site configuration is shown on Drawing No. 18/2560/2. The key features as determined by the site inspection are:

General Site Features:

- The site comprises a rectangular-shaped parcel of land consisting of two separate residential allotments.
- The site is bordered by Sydney Road to the north and by residential dwellings to the west, east and south.
- The land has a strong slope to the north with a topographic differential of approximately 13 m. Although the morphology of the site suggests that the land has not been extensively filled, a granular material may have been imported for use as a sub-grade beneath areas of hardstand at the time the site was developed.
- The fabric of the main buildings appears to comprise potential asbestos-based materials. Further information on each allotment is outlined below.

Site Western Portion (197 Sydney Road):

- A brick and fibre cement cottage on stone foundations and with tiled and metal roof is located slightly to the north of the centre of the allotment. A brick garage with tile roof is located on the north-western corner of the allotment.
- Flaking paint was observed on walls, ceiling panels or timber frames on built structures. Several rubbish bins along with disused items including timber posts, old kitchen appliances, old tyres, tiles, are being kept behind the southern wall of the garage. Remnant old kitchen appliances, furniture and cans/containers of ceiling paint, oil polyurethane and exterior acrylics are also being kept in the backyard behind the southern wall of the cottage. Fibre cement sheeting was observed in bad condition (broken) in external wall at the rear of the cottage.
- The front and backyard areas are predominantly grass and weed-covered with scattered trees and small shrubs present. However, sections of exposed rock are present. The immediate perimeter of the house and a small area to the north-east of the allotment are paved. A concrete path extends from the south-western corner of the house to a central portion of the backyard. The residence is unoccupied and is accessed by a concrete footpath from Sydney Road.

Site Eastern Portion (195 Sydney Road):

- A brick and fibre cement cottage on stone foundations and with tiled and metal roof is located slightly to the north of the centre of the allotment. A brick garage with tile roof is located on the north-western corner of the allotment. A brick laundry with water closet (toilet) and a brick rendered shed are located in the backyard area on the central-west and south-western portions of the allotment respectively.

- The front and backyard areas are predominantly grass-covered with scattered trees and small shrubs present. However, sections of exposed rock are present. The immediate perimeter of the house is paved. There is a tiled patio and deck followed by lawn and garden areas at the rear of the house. A concrete path extends near the western margin side of the backyard from the south-western corner of the house to the brick rendered shed. The residence is occupied and is accessed by a concrete footpath from Sydney Road.

6. GEOLOGY AND HYDROGEOLOGY

The Geological Survey of NSW 1:100,000 Sydney Geological Map (Sheet 9130) shows that the site is underlain by Triassic Age Hawkesbury Sandstone. Rocks within this formation typically comprise medium to coarse grained quartz sandstone with minor shale and laminite lenses. Further, our review of the ASS risk maps available via the Office of Environment and Heritage online database shows that the site is located in an area where the potential for ASS occurrence has not been assessed.

A search of the Water NSW groundwater database was also performed to provide key information on the likely hydrogeological conditions in the vicinity of the site. The search identified only one groundwater bore (GW108323) within a 500 m radius of the site, this being a test bore located approximately 395 m to the north-west and which has been drilled to 162.5 m depth. The drilling logs for this bore shows sand to a depth of 0.5 m underlain by clay to a depth of 2.5 m. In addition, predominately sandstone and also minor quartz courses and siltstone were encountered in the borehole. The standing water level is reported to be 8 m below the land surface.

Based on the observations made during the site inspection, our review of the site geology and regional groundwater conditions, and the results of the groundwater database search a summary of the site hydrogeology is shown in Table 6.1.

TABLE 6.1 – SITE HYDROGEOLOGY

| | |
|---|--|
| Aquifer Type and Lithology: | Sands / Sandstone ¹ |
| Perched groundwater: | Possibly present at soil/bedrock interface ¹ |
| Depth to Regional Aquifer at Site: | Expected to be in the order of 5 m to 10 m below the ground surface ¹ |
| Local Groundwater Flow Direction: | North, in alignment with the natural land slope contour ¹ |
| Regional Groundwater Flow Direction: | Generally east (South Pacific Ocean) or south (Port Jackson), in alignment with regional drainage network / towards regional receiving environments ¹ |
| Receiving Environments: | Local: Burnt Bridge Creek (tributary of Manly Creek flowing into South Pacific Ocean), located approximately 840 m north of the site ¹ |

¹Inferred conditions based on site/regional geology and geomorphology.

7. SITE HISTORY REVIEW

The history of the land subject to the assessment was obtained from the following sources:

- Aerial photographs of the site and surrounds held NSW by Land and Property Information;
- Satellite imagery available on the Google Earth program;
- Section 10.7 (formerly Section 149) planning certificate provided by Northern Beaches Council;
- Historical land titles; and
- NSW EPA records.

7.1 Aerial Photography and Satellite imagery

Aerial photographs from 1930, 1942, 1951, 1961, 1970, 1982, 1991, 2007 and 2016 were examined to identify previous land uses at the site and its surrounds. Satellite imagery available on the Google Earth™ program for 2002 and 2017 was also reviewed. A copy of each aerial photograph and Landsat image showing the location of the site is provided in Appendix B, and a description of the observations made are provided in Table 7.1 below.

TABLE 7.1 – AERIAL PHOTOGRAPHY AND SATELLITE IMAGERY OBSERVATIONS

| Year | Site Features | Surrounding Land Use |
|------|---|---|
| 1930 | The site appears developed and comprises two adjacent residential allotments (one at the west and the other at the east), with a house being located slightly to the north of the centre of each lot. The majority of land outside the built structure footprints appears unsealed. | The land surrounding the site is developed. Sydney Road appears constructed on the land to the north whilst the land to the east, south and further to the north of Sydney Road appears predominantly used for residential purposes. The land to the west of the site also appears developed and seems to be used for commercial/ industrial purposes. In particular, the land seems disturbed, which suggests that quarrying activities may have occurred/ been occurring. |
| 1942 | The site remains largely unchanged, although what seems to be a shed-like structure (garage) is now visible in the north-western- corner of the site. | The land to the north, east, south and further to the north of Sydney Road remains essentially unchanged. However, new residential units have been constructed. There has been an expansion of the quarrying activities on the land to the south-west of the site, whilst the previous quarrying on the land to the west appear to have ceased with revegetation having occurred in most of the quarried area. |
| 1951 | The site remains largely unchanged, although three shed-like structures (garage, laundry and shed) are visible in the eastern allotment. | The land surrounding the site remains largely unchanged, although the previous quarrying on the land to the south-west out of the site appear to have ceased. What seems to be a building/shed associated with the previous quarrying activities is visible on land south-west of the site. |

TABLE 7.1 – AERIAL PHOTOGRAPHY AND SATELLITE IMAGERY OBSERVATIONS

| | | |
|------|--|--|
| 1961 | The site remains largely unchanged, although new sections of hardstand (concrete paths) have been laid in the back and front yard of each allotment. Scattered trees or shrubs are visible in the front and backyard areas of the western allotment. | The land surrounding the site remains largely unchanged, although a building has been constructed on the land to the south-east of the site. |
| 1970 | The site features remain largely unchanged; however, areas of dense vegetation are now visible in the front and backyard of the western allotment. Scattered trees or shrubs are visible in the front and backyard areas of the eastern allotment. | The land surrounding the site remains largely unchanged, although high density residential buildings have been constructed on the land further to the south-east and south-west of the site. Several vehicles are visible on the land to the west of the site and land appears in early stages of pre-development bulk earthworks. |
| 1982 | The site remains largely unchanged. | The land surrounding the site remains largely unchanged, although new high-density residential premises have been constructed on land located south of the site. The building/shed previously identified on land south-west of the site has been removed; significant tree clearing has occurred and the land surface has been modified. |
| 1991 | The site remains largely unchanged. | The land surrounding the site remains largely unchanged. |
| 2007 | The site remains largely unchanged. | The land surrounding the site remains largely unchanged, although new high-density residential buildings have been constructed on the land further west of the site. |
| 2016 | The site remains largely unchanged although the house in the eastern allotment has been extended to the south (patio) and vegetation clearing has occurred in the front yard of the western allotment. | The land surrounding the site remains largely unchanged. |

Our review of satellite imagery available on the Google Earth program for the years 2002 to 2017 has shown that the site has remained essentially unchanged since 2012 when the eastern cottage was extended to the south.

Rock material derived in association with the extension works in the patio area was stockpiled between the brick garage and the cottage still remains. The surrounding land also remained largely unchanged since around 2002-2005 when the land to the west/ far west of the site was developed for high-density residential purposes.

7.2 Section 10.7 (formerly Section 149) Certificate

Section 10.7 Certificates were obtained from Northern Beaches Council to determine if any restrictions have been placed on the land due to contamination related risks and copies of the certificates are provided in Appendix C. The Certificate show that there are no notices under the provisions of the Contaminated Land Management Act 1997 issued in relation to the site. Further, the site has not been the subject of a Site Audit.

Based on the information provided in the certificate, the site is located within the Acid Sulfate Soils Class 5 as classified under the Acid Sulfate Soils Map of the Manly Local Environmental Plan 2013 (MLEP 2013). Although based on Clause 6.1 of the MLEP 2013, there are restrictions when carrying out of works on this land, it is to be noted that the Office of Environment and Heritage online database has shown that the site is located in an area where the potential for ASS occurrence has not been assessed (refer to section 6 of this report). Sub-clause (2) of the MLEP 2013 states that a development consent is required on Class 5 land. However, there is also a provision in Sub-Clause 6. 1 (4) which states that a development consent is not required if:

- a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulfate Soils Manual indicates that an acid sulfate soils management plan is not required for the work; and*
- (b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.*

An ASS assessment of the subject site does not form part of the scope of this PSI.

7.3 Historical Title Search

Copies of the historical land title transfers were obtained from the Land Titles Office, and are provided in Appendix D. A summary of the historical property owners is summarised in Table 7.2.

TABLE 7.2 – HISTORICAL LAND TITLE SUMMARY

| Year | Registered Owner/Occupant |
|---|---|
| 195 Sydney Road, Fairlight being the land in Lot 87 DP 1729 | |
| 2008 to Date | Michael Ben Vance and Kelly Maree Vance (CURRENT OWNERS) |
| 2003 to 2008 | Neville Vance |
| 1963 to 2003 | Neville Vance of Fairlight, Taxation Department Officer and June Gordon Vance, his wife |
| 1963 to 1963 | Ewan Lloyd Macdonald of Harden, Solicitor |
| 1935 to 1963 | George Alfred Killick of Manly, Retired Storeman |
| 1926 to 1935 | Helen Killick, wife of George Alfred Killick of Manly, Retired Storeman |
| 197 Sydney Road, Fairlight being the land in Lot 2 DP 589654 | |
| 1972 to Date | Kevin Bruce Andrews of French's Forest, Technical Officer and Joan Lynette Andrews, his wife (CURRENT OWNERS) |
| 1971 to 1972 | Warinkal Traders Pty Ltd |
| 1966 to 1971 | Harry Van Gelder of Fairlight, Osteopath |
| 1960 to 1966 | Robert Templeton of Fairlight, Investor |
| 1952 to 1960 | Margaret Eileen Lockhart, wife of Arthur Lloyd Lockhart of Manly, Tailor |
| 1950 to 1952 | Esther Caroline Bray, wife of William Malcolm Bray of Manly, Retired |
| 1941 to 1950 | Wallace John Barrack of Sydney, Estate Agent and Doris Barrack, his wife |
| 1940 to 1941 | Arthur Stuart Jones of Manly, Master Mariner |
| 1938 to 1940 | Alan Wentworth Crocker of Sydney, Solicitor and Permanent Trustee Company of New South Wales Ltd |
| 1936 to 1938 | Harry Melnotte Hart Creer of Newcastle, Estate Agent and Alan Wentworth Crocker of Sydney, Solicitor |
| 1929 to 1936 | Evelyn Mary Foster, wife of John Kemp Foster of Manly, Agent |

7.4 NSW EPA Records

The EPA contaminated land public register was inspected on 21 August 2016 to determine if any notices have been issued for the site by the EPA under the *Contaminated Land Management Act 1997* (CLM Act 1997); or if the site has been listed under the *Protection of the Environment Operations Act 1997* (POEO Act 1997) register. Our review showed that the site is not listed under the provisions of these Acts, nor is located near a listed property.

7.5 Site History Summary

Based on the available historical information, the site appears to have been predominantly used for residential purposes since at least the 1930s. In addition, a commercial/ industrial facility (potentially a sandstone quarry) and associated quarrying operations were active on the land to the west of the site from at least the 1930s until the early 1950s. , However, no pits or infrastructures associated with any of the facility operations have been identified on the site. Substantial redevelopment also occurred on the site in the early 1950's with the construction or addition of a number of built structures, including a brick garage, a brick laundry and a brick shed in the eastern allotment. Since 2012 when the eastern cottage was extended to the south, the configuration of the site has remained largely unchanged to the present day. Possible ACM and lead-based paint were observed in the fabric of the main buildings.

8. APPRAISAL OF POTENTIAL CONTAMINATION SOURCES

Based on our site history review and site inspection, an appraisal of the potential contamination risk at the site has been performed, the results of which are summarized in Table 8.1 below.

TABLE 8.1 – CONTAMINATION RISK ANALYSIS

| Source | Location | Contamination Pathway Analysis | Potential for Soil Impacts |
|---|---|---|---|
| Presence of possible ACM and lead-based paint | Within the fabric of buildings located onsite | Given the main built structures at the site were constructed during the 1950's, there is the potential for them to contain hazardous building materials within the building fabric; namely asbestos cement sheeting and lead-based paints. In view of this, there is a potential for the near surface soils around the buildings to be impacted due to the observed weathered and shedding ACM and lead-based paint on external surfaces of the buildings. Poor building demolition practices could potentially lead to surface soil contamination with ACM and lead-based paint. | Moderate potential for soil impacts to have occurred which are significant for a high-density residential land use setting. |

TABLE 8.1 – CONTAMINATION RISK ANALYSIS

| Source | Location | Contamination Pathway Analysis | Potential for Soil Impacts |
|-------------------|---|--|--|
| Granular material | Potentially beneath the cottages and also beneath hardstand surfaces. | Although the morphology of the site suggests that the land is unlikely to be extensively filled, as a standard practice a granular material may have been imported for use as a sub-grade beneath areas of hardstand at the time the site was developed. No information is available to assess the risk of contamination of the fill material at this stage. | Low potential for soil impacts to have occurred which are significant for a high-density residential land use setting. |

9. CONCLUSIONS AND RECOMMENDATIONS

Based on the results of this PSI, the following conclusions and recommendations are made:

- Key potential contamination sources that were identified at the site include the possible presence of ACM and lead-based paint within the fabric of built structures across the site; and the potential presence of imported granular fill material beneath the cottages and also beneath hardstand surfaces. However, an appraisal of these sources has shown that there is a generally low risk for the soils on the site to be impacted with chemical contaminants at levels that would be significant for a high-density residential land use setting. Further, as the site is proposed to be bulk excavated for a basement car parking facility, it is likely that any chemically impacted soil which may be present would be removed from the site during redevelopment in any case. Therefore, it is most likely that the site will be made suitable for the proposed high-density residential use simply by developing the land in accordance with the current proposed plans. However, a soil sampling program is recommended to a) ensure that the soils to be removed from the site during bulk excavation are appropriately classified for off-site disposal or beneficial reuse and undertaken in accordance with regulatory requirements, and b) to confirm that the soils outside the footprint of the bulk excavation are not chemically impacted at levels that would present a risk to human-health or the environment for the proposed high-density residential use of the land.
- Due to the presence of ACM in the fabric of the buildings on the site, demolition of this structure will need to be undertaken by a contractor who holds the appropriate SafeWork NSW licenses in relation to the handling and transport of ACM. A prior hazardous material building survey is recommended to further delineate the extend of the ACM and lead-based paint that requires management during demolition.

Safework NSW enforce the licensing requirement for varying thresholds of bonded asbestos and friable asbestos removal.

- Since this PSI has not included any soil sampling, a soil sampling program is recommended: a) to ensure that the soils to be removed from the site during bulk excavation are appropriately classified for off-site disposal or beneficial reuse and undertaken in accordance with regulatory requirements, and b) to confirm that the soils outside the footprint of the bulk excavation are not chemically impacted at levels that would present a risk to human-health or the environment for the proposed high-density residential use of the land. In particular, it is recommended that a site inspection be undertaken by an environmental consultant prior to construction, after the existing building and hardstand surfaces have been removed (when the underlying soils are exposed) to screen the site for potential soil impacts. Soil sampling should be performed within and near the footprint of the buildings after removal to confirm that near surface soils have not been impacted with asbestos or lead as a result of demolition activities.
- Based on certificate 10.7 and Clause 6.1 of the MLEB 2013, a preliminary ASS assessment may be required.

10. LIMITATIONS

STS GeoEnvironmental Pty Ltd has performed its services for this project in accordance with its current professional standards. Our opinions and judgments expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions. Further, our opinions outlined in this report are based purely on the results of a site inspection and site history review undertaken by STS GeoEnvironmental Pty Ltd for the investigation, the scope of which is defined in this report.

This document and the information herein have been prepared solely for the use of Micro Nest Pty Ltd for the purposes nominated in this report. No person or organisation other than Micro Nest Pty Ltd is entitled to rely on any part of the report without the prior written consent of STS GeoEnvironmental Pty Ltd. Any third party relying on this report shall have no legal recourse against STS GeoEnvironmental Pty Ltd or its parent organisations or subsidiaries and shall indemnify and defend them from all and against all claims arising out of, or in conjunction with such use or reliance.

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STS GeoEnvironmental Pty Ltd

FIGURES



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STS GEOENVIRONMENTAL PTY LTD

Scale: 1:15000 (at A4)

Date: August 2018

Client: MICRO NEST Pty Ltd C/O - MODULARIUM Pty Ltd

PRELIMINARY SITE INVESTIGATION
Land at 195-197 Sydney Road, Fairlight, NSW:
Plan Showing Site Location

Project No.
21555/9888C

Drawing No: 18/2560/1



Legend

— Site Boundary

A, C - Brick and Fibro Cement Cottage
 B, D - Brick Garage
 E - Brick Laundry
 F - Brick Rendered Shed

STS GEOENVIRONMENTAL PTY LTD

Scale: 1:700 (at A4)

Date: August 2018

Client: MICRO NEST Pty Ltd C/O - MODULARIUM Pty Ltd

PRELIMINARY SITE INVESTIGATION
Land at 195-197 Sydney Road, Fairlight, NSW:
Plan Showing Site Features

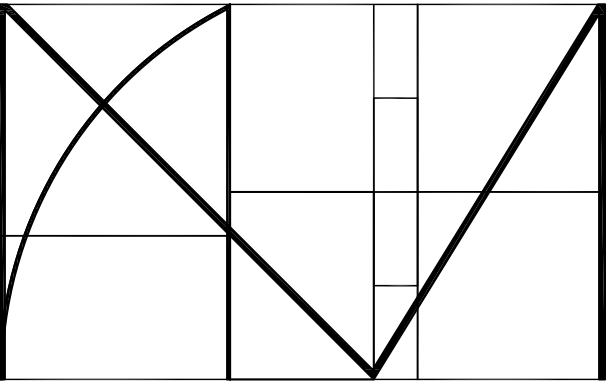
Project No.
 21555/9888C

Drawing No: 18/2560/2

APPENDIX A – PROPOSED DEVELOPMENT PLANS

Development Application Drawing List

| | |
|--------------------|---|
| A 00.01 | Site Plan |
| A 01.00 | Level 00 |
| A 01.01 | Level 01 |
| A 01.02 | Level 02 |
| A 01.03 | Level 03 |
| A 01.04 | Level 04 |
| A 01.05 | Level 05 |
| A 01.06 | Roof Plan |
| A 03.01 | Elevation East |
| A 03.01 | Elevation West |
| A 03.01 | Elevation North + South |
| A 04.01 | Section A - A |
| A 04.02 | Section B - B |
| 19628A | Survey Plan, prepared by Bee & Lethbridge Pty Ltd |



MODULARIUM

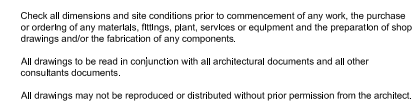
M21701 195-197 Sydney Rd, Fairlight

'MODULE 195'



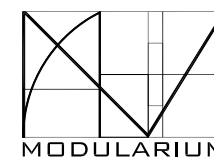
[illegible]

195-197 Sydney Road
Fairlight
SECTION A-A



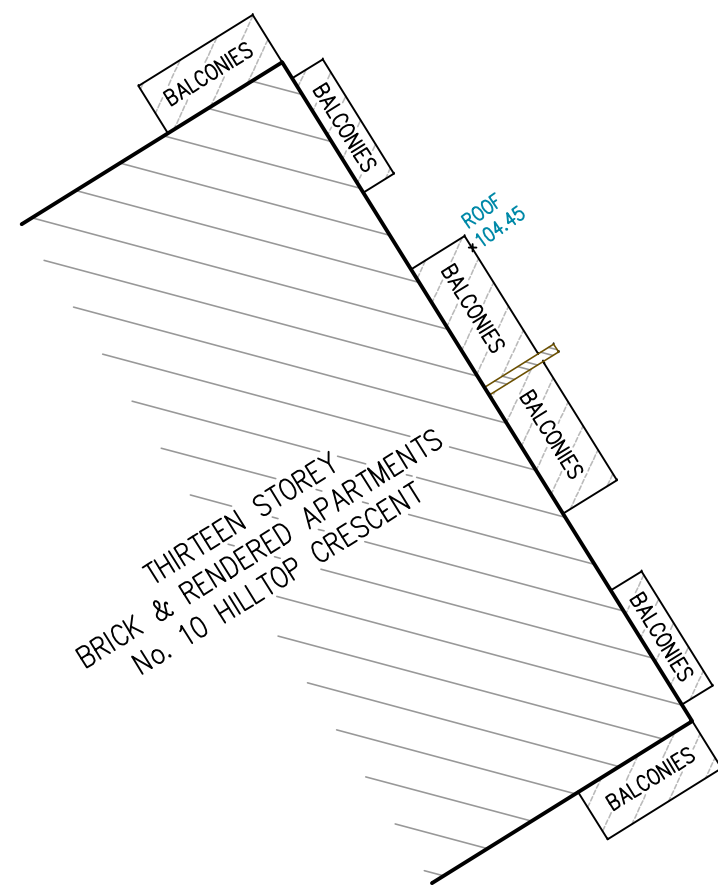
MODULARIUM PTY LTD
ANB 00 000 000 000

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T 02 0000 0000
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email
modularlumdesign@gmail.com

Nominated Architect: **Marko Damic** Reg.8730



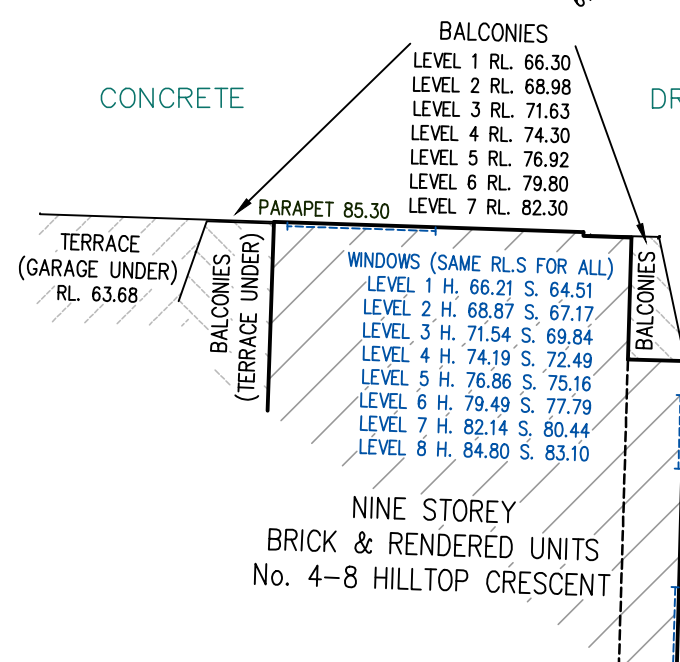
- 1) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
- 2) AREA AND DIMENSIONS HAVE BEEN SURVEYED FROM PLANS MADE AVAILABLE AT LAND REGISTRY SERVICES.
- 3) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM P.M. 919 RL. 49.885 A.H.D.
- 4) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
- 5) UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM "DIAL BEFORE YOU DIG" SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
- 6) SPOT LEVELS ARE ACCURATE.
- 7) BEARINGS SHOWN ARE ON M.G.A.-(MAP GRID OF AUSTRALIA).

CARELESS DIGGING CAN:

- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

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 **DIAL 1100**
BEFORE YOU DIG



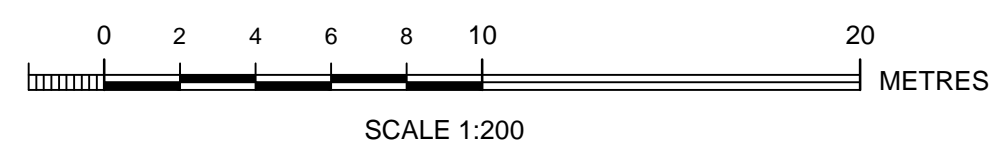
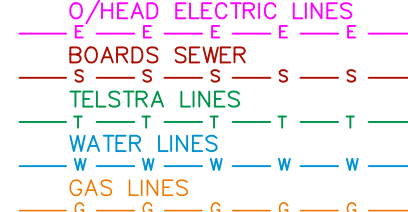
| | | | | | | |
|---|------------|----------|-------|---|---------|--------------|
| 01 | 30/04/2018 | B.W. | S.C. | NEIGHBOURING PROPERTIES INFORMATION ADDED | | |
| No. | DATE | SURVEYED | DRAWN | DESCRIPTION | | |
| CLIENT MICRONEST GROUP | | | | | | REF No. |
| PROPERTY No. 195 & 197 SYDNEY ROAD, FAIRLIGHT | | | | | | 19628 |
| DATUM | A.H.D. | | SCALE | 1:200 @ A1 | DATE | 22/06/2018 |
| SHEET No. | | | | | | 1 of 2 |
| SURVEYED | B.W. | | DRAWN | S.C. | DWG No. | 19628-B-01 |
| REV No. | | | | | | 01 |



Bee & Lethbridge Pty Ltd
Suite 2, 14 Starkey Street,
PO Box. 330, Forestville, NSW 2087
Phone: 9451 6757 Fax: 9975 3535
Email: survey@beeeth.com.au
ABN: 13 003 194 447
www.beeeth.com.au

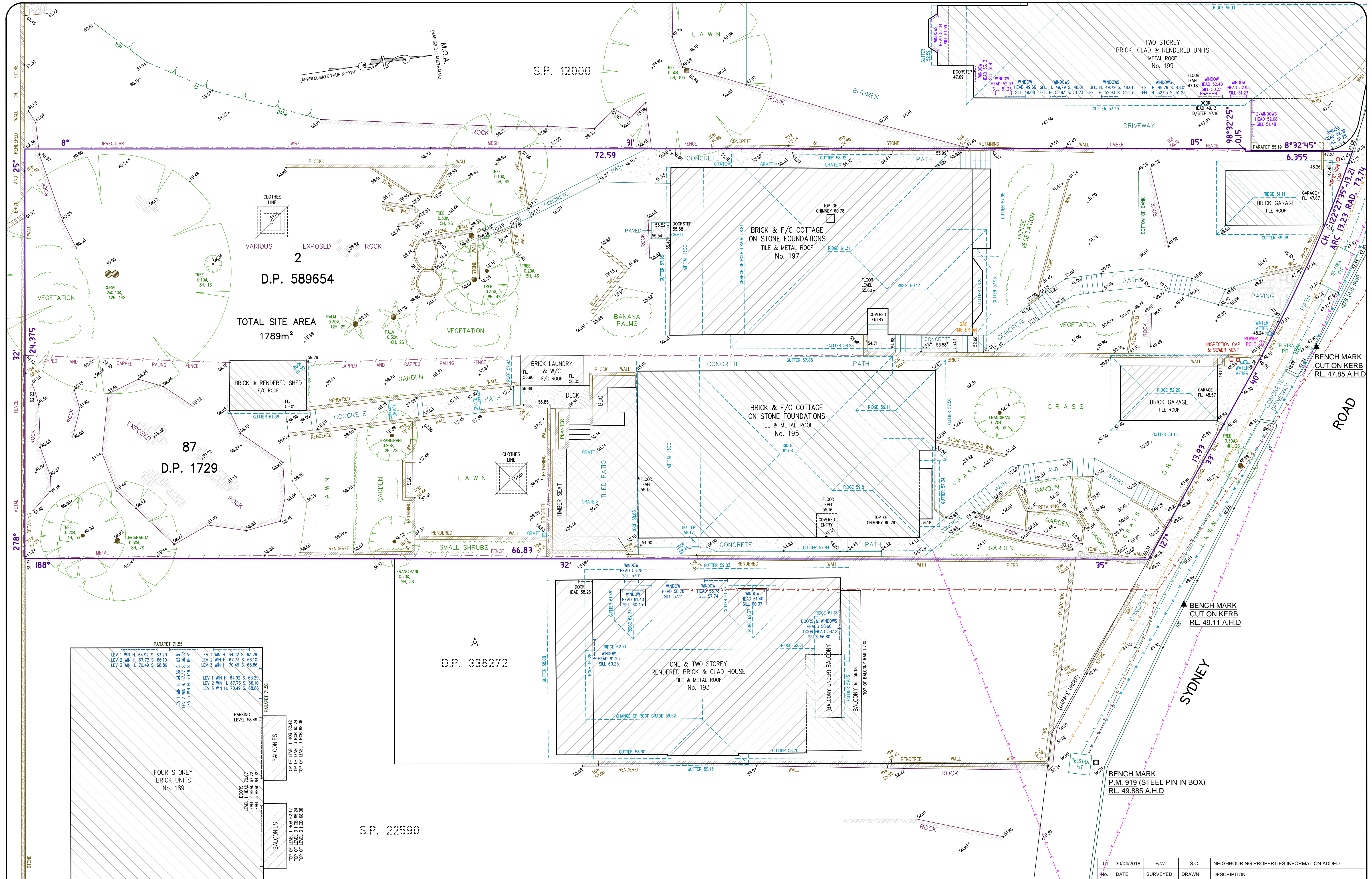



DENOTES APPROX. 0.10m DIAMETER OF TREE
 DENOTES APPROX. 5m HEIGHT OF TREE
 DENOTES APPROX. 4m SPREAD OF TREE
 DENOTES CENTRE LINE OF ROAD
 DENOTES TOP OF GUTTER
 DENOTES TOP OF WALL
 DENOTES TOP OF FENCE



PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS & PHYSICAL
FEATURES OVER LOT 87 IN D.P. 1729 & LOT 2 IN D.P. 589654
KNOWN AS No. 195 & 197 SYDNEY ROAD, FAIRLIGHT.

L.G.A.: NORTHERN BEACHES

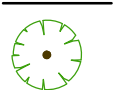




Bee & Lethbridge
Quality Surveying & Development Solutions


Bee & Lethbridge Pty Ltd
Suite 2, 14 Starkey Street,
PO Box 330, Forestville, NSW 2087
Phone: 9451 6757 Fax: 9975 3535
Email: survey@beeleth.com.au
ABN: 13 003 194 447
www.beeleth.com.au

LEGEND



TREE
0.10m
SH, 4S

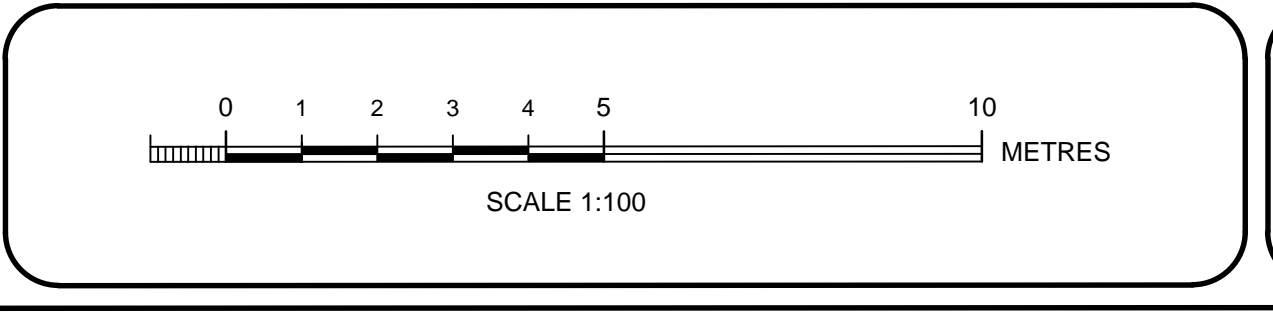
Denotes approx 0.10m diameter of tree
Denotes approx 5m height of tree
Denotes approx 4m spread of tree



GUTTER
TOW

Denotes centre line of road
Denotes top of gutter
Denotes top of wall

BOARDS SEWER
T/HEAD ELECTRIC LINES
TELSTRA LINES
WATER LINES
GAS LINES



PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS & PHYSICAL FEATURES OVER LOT 87 IN D.P. 1729 & LOT 2 IN D.P. 589654 KNOWN AS No. 195 & 197 SYDNEY ROAD, FAIRLIGHT.

L.G.A.: NORTHERN BEACHES


| | | | | |
|---|-----------|-------|------------|---------|
| CLIENT MICRONEST GROUP | | | | REF No. |
| PROPERTY No. 195 & 197 SYDNEY ROAD, FAIRLIGHT | | | | 19628 |
| DATUM | A.H.D. | SCALE | 1:100 @ A1 | DATE |
| SURVEYED | M.R./B.W. | DRAWN | R.M./S.C. | DWG No. |
| 19628B-01 | | | | REV No. |
| | | | | 01 |

APPENDIX B – AERIAL PHOTOGRAPHS AND SATELLITE IMAGERY

1930 Aerial Photograph Showing the Site and Surrounds



Legend

 Site Boundary



Approximate Scale 1:2,500

Image Copyright © Land and Property Information, NSW

STS
GeoEnvironmental
Pty Ltd
Geotechnical and Environmental Solutions

1942 Aerial Photograph Showing the Site and Surrounds




1951 Aerial Photograph Showing the Site and Surrounds



1961 Aerial Photograph Showing the Site and Surrounds



Legend

 Site Boundary

Approximate Scale 1:2,500


Image Copyright © Land and Property Information, NSW

STS
GeoEnvironmental
Pty Ltd
Geotechnical and Environmental Solutions

1970 Aerial Photograph Showing the Site and Surrounds



Legend

 Site Boundary

Approximate Scale 1:2,500

Image Copyright © Land and Property Information, NSW

STS
GeoEnvironmental
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Geotechnical and Environmental Solutions

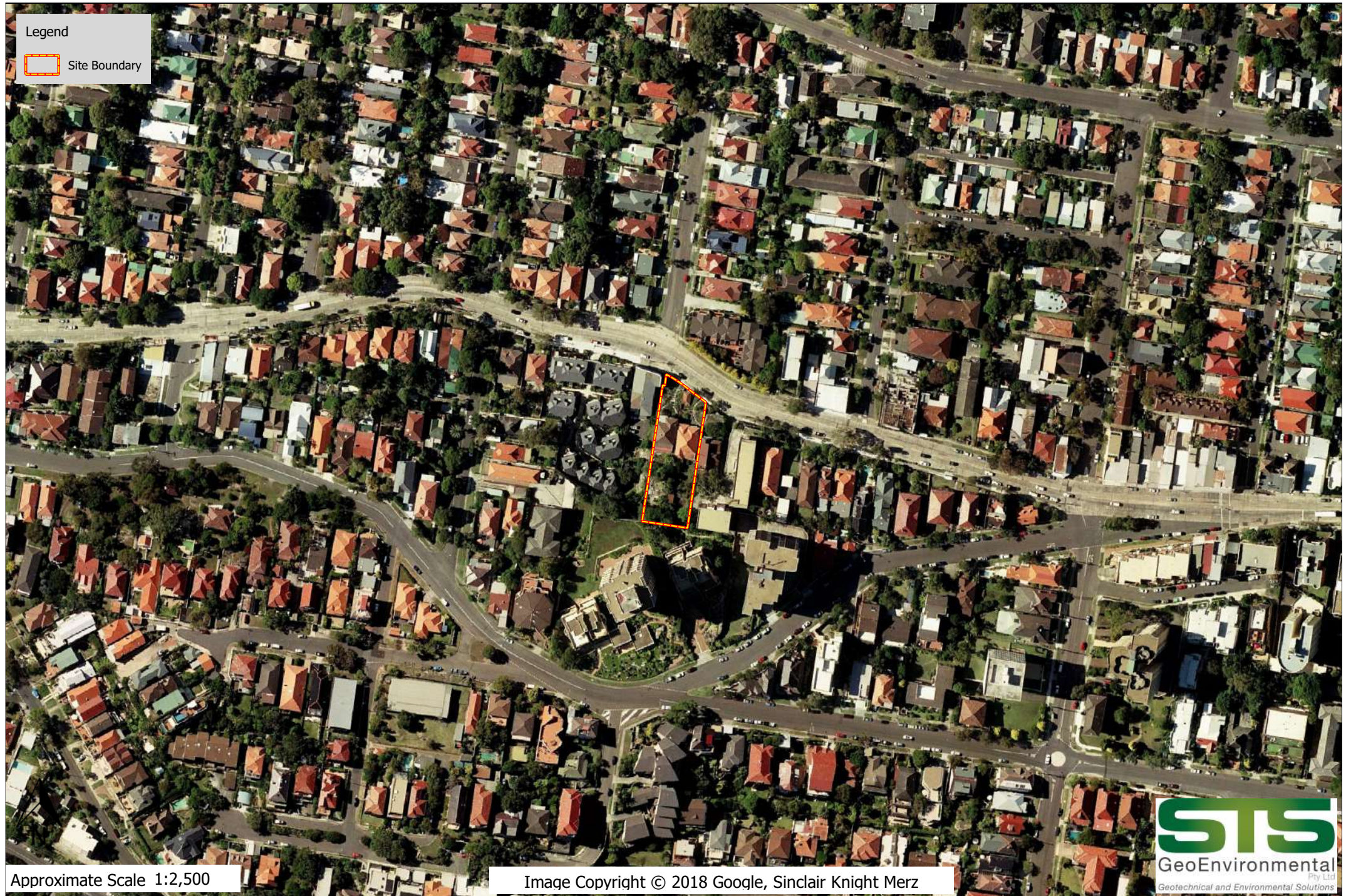
1982 Aerial Photograph Showing the Site and Surrounds



1991 Aerial Photograph Showing the Site and Surrounds



2007 Aerial Photograph Showing the Site and Surrounds



2016 Aerial Photograph Showing the Site and Surrounds



APPENDIX C – SECTION 10.7 PLANNING CERTIFICATES

Northern Beaches Council Planning Certificate – Part 2

Applicant: SAI Global Property (Melbourne)
PO Box 447
SOUTHBANK VIC 3205

Reference: 52140185:81801962
Date: 17/07/2018
Certificate No. PLC2018/0289

Address of Property: 195 Sydney Road FAIRLIGHT NSW 2094
Description of Property: Lot 87 DP 1729

Planning Certificate – Part 2

The following certificate is issued under the provisions of Section 10.7(2) of the *Environmental Planning and Assessment Act 1979* (as amended – formerly Section 149). The information applicable to the land is accurate as at the above date.

1. Relevant planning instruments and Development Control Plans

1.1 The name of each environmental planning instrument that applies to the carrying out of development on the land:

1.1a) Local Environmental Plan

Manly Local Environmental Plan 2013

1.1b) State Environmental Planning Policies and Regional Environmental Plans

State Environmental Planning Policy 1—Development Standards
State Environmental Planning Policy 19 – Bushland in Urban Areas
State Environmental Planning Policy 21 – Caravan Parks
State Environmental Planning Policy 30 – Intensive Agriculture
State Environmental Planning Policy 33 – Hazardous and Offensive Development
State Environmental Planning Policy 50 – Canal Estate Development
State Environmental Planning Policy 55 – Remediation of Land
State Environmental Planning Policy 62—Sustainable Aquaculture
State Environmental Planning Policy 64 – Advertising and Signage
State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
 State Environmental Planning Policy (Infrastructure) 2007
 State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
 State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
 State Environmental Planning Policy (State and Regional Development) 2011
 State Environmental Planning Policy (State Significant Precincts) 2005
 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

1.2 Draft Environmental Planning Instruments

The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

1.2 a) Draft State Environmental Planning Policies

Review of State Environmental Planning Policy 44 – Koala Habitat Protection
 State Environmental Planning Policy No 64— Advertising and Signage (Amendment No 3)
 Draft State Environmental Planning Policy (Environment)
 Proposed new rules for Site Compatibility Certificates – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
 Draft State Environmental Planning Policy (Primary Production and Rural Development)

1.2 b) Draft Local Environmental Plans

Planning Proposal - Amend Manly LEP 2013 - housekeeping amendments

Outline: The proposal seeks various amendments to MLEP 2013 to resolve anomalies in the maps and the written instrument, these include:

- Rezoning land at 52 Raglan Street, Manly from RE2 Private Recreation to RE1 Public Recreation.
- Amending Heritage Maps and schedule 5 to better reflect the extent that three heritage items apply to certain lands.
- Realign zoning at 49 and 51 Lauderdale Avenue, Fairlight to reflect a recent boundary adjustment.

Council resolution: 31 January 2017

Gateway Determination: 29 June 2017

1.3 Development Control Plans

The name of each development control plan that applies to the carrying out of development on the land:

Manly Development Control Plan 2013

2. Zoning and land use under relevant Local Environmental Plans

For each environmental planning instrument or proposed instrument referred to in Clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

2.1 Zoning and land use under relevant Local Environmental Plans

2.1 (a), (b), (c) & (d)

The following information identifies the purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited, for all zones (however described) affecting the land to which the relevant Local Environmental Plan applies.

ZONE R1 GENERAL RESIDENTIAL

(b) Land use for land within Zone R1 that can be carried out without development consent:

Home-based child care; Home occupations.

(c) Land uses for land within Zone R1 that can be carried out only with development consent :

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental protection works; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Hostels; Information and education facilities; Jetties; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Signage; Water recreation structures; Water recycling facilities; Water supply systems.

(d) Land uses for land within Zone R1 that are prohibited:

Advertising structures; Water treatment facilities; Any development not specified in items (b) and (c)

Additional permitted uses

Additional permitted uses, if any, for which development is permissible with development consent pursuant to Clause 2.5 and Schedule 1 of the relevant Local Environmental Plan:

Refer to Schedule 1 of Manly Local Environmental Plan 2013.

(e) Minimum land dimensions

The *Manly Local Environmental Plan 2013* contains no development standard that fixes minimum land dimensions for the erection of a dwelling house on the land.

(f) Critical habitat

The land does not include or comprise critical habitat.

(g) Conservation areas

The land is not in a heritage conservation area.

(h) Item of environmental heritage

The land does not contain an item of environmental heritage.

2.2 Draft Local Environmental Plan - if any

For any proposed changes to zoning and land use, see Part 1.2 b)

Please contact Council's Strategic and Place Planning unit with enquiries on 1300 434 434.

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

The *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* does not apply to the land.

3. Complying Development

The extent to which the land is land on which complying development may or may not be carried out under each of the codes for complying development because of the provisions of 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*.

a) Housing Code

Complying Development under the Housing Code may be carried out on all of the land.

b) Rural Housing Code

Complying Development under the Rural Housing Code may be carried out on all of the land.

c) Low Rise Medium Density Code

Complying Development under the Low Rise Medium Density Code may not be carried out on all the land.

Note: Pursuant to clause 3B.63 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, all land in Northern Beaches Council is a 'deferred area' meaning that the Low Rise Medium Density Code does not apply until 1 July 2019.

d) Greenfield Housing Code

Complying Development under the Greenfield Housing Code may not be carried out on all of the land.

e) Housing Alterations Code

Complying Development under the Housing Alterations Code may be carried out on all of the land.

f) General Development Code

Complying Development under the General Development Code may be carried out on all of the land.

g) Commercial and Industrial Alterations Code

Complying Development under the Commercial and Industrial Alterations Code may be carried out on all of the land.

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

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on all of the land.

i) Container Recycling Facilities Code

Complying Development under the Container Recycling Facilities Code may be carried out on all of the land.

j) Subdivisions Code

Complying Development under the Subdivisions Code may be carried out on all of the land.

k) Demolition Code

Complying Development under the Demolition Code may be carried out on all of the land.

l) Fire Safety Code

Complying Development under the Fire Safety Code may be carried out on all of the land.

4, 4A (Repealed)

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

The owner of the land (or any previous owner) has not consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

5. Mine Subsidence

The land has not been proclaimed to be a mine Subsidence (Mine Subsidence) district within the meaning of section 15 of the *Mine Subsidence (Mine Subsidence) Compensation Act, 1961*.

6. Road widening and road realignment

- (a) The land is not affected by a road widening or re-alignment proposal under Division 2 of Part 3 of the *Roads Act 1993*.
- (b) The land is not affected by a road widening or re-alignment proposal under an environmental planning instrument.
- (c) The land is not affected by a road widening or re-alignment proposal under a resolution of Council.

7. Council and other public authority policies on hazard risk restriction

- (a) Council has adopted a number of policies with regard to various hazards or risks which may restrict development on this land. The identified hazard or risk and the respective Council policies which affect the property, if any, are listed below (other than flooding – see 7A):

Acid Sulfate Soils - Class 5

This land is identified as Acid Sulfate Soils Class 5 on the Acid Sulfate Soils Map of the *Manly Local Environmental Plan 2013* (MLEP 2013). Restrictions apply to the carrying out of works on this land under Clause 6.1 of the MLEP 2013.

Geotechnical Risk (Landslip)

All of the land is affected by a policy regarding landslip. Restrictions apply to the carrying out of works on this land under *Manly Development Control Plan 2013* and Clause 6.8 - *Manly Local Environmental Plan 2013*.

Contaminated Lands

Council has adopted a contaminated land policy which may restrict the development of land. This policy is expressed to apply when zoning or land use changes are proposed on lands which are considered to be contaminated, or on lands which have been remediated for a specific use.

- (b) The following information applies to any policy as 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 a planning certificate issued by the Council. The identified hazard or risk and the respective Policy which affect the property, if any, are listed below:

Nil

7A. Flood related development control Information

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

8. Land reserved for acquisition

Environmental planning instrument referred to in Clause 1 does not make provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9. Contribution plans

The following applies to the land:

Manly Section 94 Contributions Plan 2004

9A. Biodiversity certified land

The land is not biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016* (includes land certified under Part 7AA of the repealed *Threatened Species Conservation Act 1995*).

10. Biodiversity Stewardship Sites

The Council has not been notified by the Chief Executive of the Office of Environment and Heritage that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* (includes land to which a biobanking agreement under Part 7A of the repealed *Threatened Species Conservation Act 1995* relates).

10A. Native vegetation clearing set asides

Council has not been notified by Local Land Services of the existence of a set aside area under section 60ZC of the *Local Land Services Act 2013*.

11. Bush fire prone land

The land is not bush fire prone land.

12. Property vegetation plans

The Council has not been notified that the land is land to which a vegetation plan under the *Native Vegetation Act 2003* applies.

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Council has not been notified of the existence of an order made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

14. Directions under Part 3A

There is not a direction by the Minister in force under section 75P(2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.

15. Site compatibility certificates and conditions for seniors housing

- (a) There is not a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land.
- (b) No condition of consent applies to the property that limits the kind of people who may occupy the premises/ development. This refers only to consents granted after 11 October 2007 with conditions made in accordance with clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

There is not a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land.

17. Site compatibility certificate and conditions for affordable rental housing

- (a) There is not a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land.
- (b) There are not terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

18. Paper subdivision information

There is no current paper subdivision, of which council is aware, in respect of this land according to Part 16C of the *Environmental Planning and Assessment Regulation 2000*.

19. Site verification certificates

There is no current site verification certificate, of which council is aware, in respect of the land according to Part 4AA of the *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

20. Loose-fill asbestos insulation

The residential dwelling erected on this land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

This clause applies to residential premises (within the meaning of Division 1A of part 8 of the Home Building Act 1989) that are listed in the register that is required to be maintained under that Division.

Contact NSW Fair Trading for more information.

21 Affected building notices and building product rectification orders

- (1) There is not an affected building notice of which the council is aware that is in force in respect of the land.
- (2) There is not a building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
- (3) There is not a notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

In this clause:

affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017*.

building product rectification order has the same meaning

as in the *Building Products (Safety) Act 2017*.

Additional matters under the Contaminated Land Management Act 1997

Note. The following matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

- (a) the land to which the certificate relates is not significantly contaminated land within the meaning of that Act
- (b) the land to which the certificate relates is not subject to a management order within the meaning of that Act
- (c) the land to which the certificate relates is not the subject of an approved voluntary management proposal within the meaning of that Act
- (d) the land to which the certificate relates is not subject to an ongoing maintenance order within the meaning of that Act
- (e) the land to which the certificate relates is not the subject of a site audit statement



Helen Lever
Acting Chief Executive Officer
17/07/2018

Northern Beaches Council Planning Certificate – Part 2

Applicant: SAI Global Property (Melbourne)
PO Box 447
SOUTHBANK VIC 3205

Reference: 52140283:81802019
Date: 17/07/2018
Certificate No. PLC2018/0290

Address of Property: 197 Sydney Road FAIRLIGHT NSW 2094
Description of Property: Lot 2 DP 589654

Planning Certificate – Part 2

The following certificate is issued under the provisions of Section 10.7(2) of the *Environmental Planning and Assessment Act 1979* (as amended – formerly Section 149). The information applicable to the land is accurate as at the above date.

1. Relevant planning instruments and Development Control Plans

1.1 The name of each environmental planning instrument that applies to the carrying out of development on the land:

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 Draft State Environmental Planning Policy (Environment)
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- Realign zoning at 49 and 51 Lauderdale Avenue, Fairlight to reflect a recent boundary adjustment.

Council resolution: 31 January 2017

Gateway Determination: 29 June 2017

1.3 Development Control Plans

The name of each development control plan that applies to the carrying out of development on the land:

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2. Zoning and land use under relevant Local Environmental Plans

For each environmental planning instrument or proposed instrument referred to in Clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

2.1 Zoning and land use under relevant Local Environmental Plans

2.1 (a), (b), (c) & (d)

The following information identifies the purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited, for all zones (however described) affecting the land to which the relevant Local Environmental Plan applies.

ZONE R1 GENERAL RESIDENTIAL

(b) Land use for land within Zone R1 that can be carried out without development consent:

Home-based child care; Home occupations.

(c) Land uses for land within Zone R1 that can be carried out only with development consent :

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental protection works; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Hostels; Information and education facilities; Jetties; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Signage; Water recreation structures; Water recycling facilities; Water supply systems.

(d) Land uses for land within Zone R1 that are prohibited:

Advertising structures; Water treatment facilities; Any development not specified in items (b) and (c)

Additional permitted uses

Additional permitted uses, if any, for which development is permissible with development consent pursuant to Clause 2.5 and Schedule 1 of the relevant Local Environmental Plan:

Refer to Schedule 1 of Manly Local Environmental Plan 2013.

(e) Minimum land dimensions

The *Manly Local Environmental Plan 2013* contains no development standard that fixes minimum land dimensions for the erection of a dwelling house on the land.

(f) Critical habitat

The land does not include or comprise critical habitat.

(g) Conservation areas

The land is not in a heritage conservation area.

(h) Item of environmental heritage

The land does not contain an item of environmental heritage.

2.2 Draft Local Environmental Plan - if any

For any proposed changes to zoning and land use, see Part 1.2 b)

Please contact Council's Strategic and Place Planning unit with enquiries on 1300 434 434.

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

The *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* does not apply to the land.

3. Complying Development

The extent to which the land is land on which complying development may or may not be carried out under each of the codes for complying development because of the provisions of 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*.

a) Housing Code

Complying Development under the Housing Code may be carried out on all of the land.

b) Rural Housing Code

Complying Development under the Rural Housing Code may be carried out on all of the land.

c) Low Rise Medium Density Code

Complying Development under the Low Rise Medium Density Code may not be carried out on all the land.

Note: Pursuant to clause 3B.63 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, all land in Northern Beaches Council is a 'deferred area' meaning that the Low Rise Medium Density Code does not apply until 1 July 2019.

d) Greenfield Housing Code

Complying Development under the Greenfield Housing Code may not be carried out on all of the land.

e) Housing Alterations Code

Complying Development under the Housing Alterations Code may be carried out on all of the land.

f) General Development Code

Complying Development under the General Development Code may be carried out on all of the land.

g) Commercial and Industrial Alterations Code

Complying Development under the Commercial and Industrial Alterations Code may be carried out on all of the land.

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

Complying Development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on all of the land.

i) Container Recycling Facilities Code

Complying Development under the Container Recycling Facilities Code may be carried out on all of the land.

j) Subdivisions Code

Complying Development under the Subdivisions Code may be carried out on all of the land.

k) Demolition Code

Complying Development under the Demolition Code may be carried out on all of the land.

l) Fire Safety Code

Complying Development under the Fire Safety Code may be carried out on all of the land.

4, 4A (Repealed)

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

The owner of the land (or any previous owner) has not consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

5. Mine Subsidence

The land has not been proclaimed to be a mine Subsidence (Mine Subsidence) district within the meaning of section 15 of the *Mine Subsidence (Mine Subsidence) Compensation Act, 1961*.

6. Road widening and road realignment

- (a) The land is not affected by a road widening or re-alignment proposal under Division 2 of Part 3 of the *Roads Act 1993*.
- (b) The land is not affected by a road widening or re-alignment proposal under an environmental planning instrument.
- (c) The land is not affected by a road widening or re-alignment proposal under a resolution of Council.

7. Council and other public authority policies on hazard risk restriction

- (a) Council has adopted a number of policies with regard to various hazards or risks which may restrict development on this land. The identified hazard or risk and the respective Council policies which affect the property, if any, are listed below (other than flooding – see 7A):

Acid Sulfate Soils - Class 5

This land is identified as Acid Sulfate Soils Class 5 on the Acid Sulfate Soils Map of the *Manly Local Environmental Plan 2013* (MLEP 2013). Restrictions apply to the carrying out of works on this land under Clause 6.1 of the MLEP 2013.

Geotechnical Risk (Landslip)

All of the land is affected by a policy regarding landslip. Restrictions apply to the carrying out of works on this land under *Manly Development Control Plan 2013* and Clause 6.8 - *Manly Local Environmental Plan 2013*.

Contaminated Lands

Council has adopted a contaminated land policy which may restrict the development of land. This policy is expressed to apply when zoning or land use changes are proposed on lands which are considered to be contaminated, or on lands which have been remediated for a specific use.

- (b) The following information applies to any policy as 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 a planning certificate issued by the Council. The identified hazard or risk and the respective Policy which affect the property, if any, are listed below:

Nil

7A. Flood related development control Information

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

8. Land reserved for acquisition

Environmental planning instrument referred to in Clause 1 does not make provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9. Contribution plans

The following applies to the land:

Manly Section 94 Contributions Plan 2004

9A. Biodiversity certified land

The land is not biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016* (includes land certified under Part 7AA of the repealed *Threatened Species Conservation Act 1995*).

10. Biodiversity Stewardship Sites

The Council has not been notified by the Chief Executive of the Office of Environment and Heritage that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* (includes land to which a biobanking agreement under Part 7A of the repealed *Threatened Species Conservation Act 1995* relates).

10A. Native vegetation clearing set asides

Council has not been notified by Local Land Services of the existence of a set aside area under section 60ZC of the *Local Land Services Act 2013*.

11. Bush fire prone land

The land is not bush fire prone land.

12. Property vegetation plans

The Council has not been notified that the land is land to which a vegetation plan under the *Native Vegetation Act 2003* applies.

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Council has not been notified of the existence of an order made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

14. Directions under Part 3A

There is not a direction by the Minister in force under section 75P(2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.

15. Site compatibility certificates and conditions for seniors housing

- (a) There is not a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land.
- (b) No condition of consent applies to the property that limits the kind of people who may occupy the premises/ development. This refers only to consents granted after 11 October 2007 with conditions made in accordance with clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

There is not a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land.

17. Site compatibility certificate and conditions for affordable rental housing

- (a) There is not a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land.
- (b) There are not terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

18. Paper subdivision information

There is no current paper subdivision, of which council is aware, in respect of this land according to Part 16C of the *Environmental Planning and Assessment Regulation 2000*.

19. Site verification certificates

There is no current site verification certificate, of which council is aware, in respect of the land according to Part 4AA of the *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

20. Loose-fill asbestos insulation

The residential dwelling erected on this land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

This clause applies to residential premises (within the meaning of Division 1A of part 8 of the Home Building Act 1989) that are listed in the register that is required to be maintained under that Division.

Contact NSW Fair Trading for more information.

21 Affected building notices and building product rectification orders

- (1) There is not an affected building notice of which the council is aware that is in force in respect of the land.
- (2) There is not a building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
- (3) There is not a notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

In this clause:

affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017*.

building product rectification order has the same meaning

as in the *Building Products (Safety) Act 2017*.

Additional matters under the Contaminated Land Management Act 1997

Note. The following matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

- (a) the land to which the certificate relates is not significantly contaminated land within the meaning of that Act
- (b) the land to which the certificate relates is not subject to a management order within the meaning of that Act
- (c) the land to which the certificate relates is not the subject of an approved voluntary management proposal within the meaning of that Act
- (d) the land to which the certificate relates is not subject to an ongoing maintenance order within the meaning of that Act
- (e) the land to which the certificate relates is not the subject of a site audit statement



Helen Lever
Acting Chief Executive Officer
17/07/2018

APPENDIX D – HISTORICAL LAND TITLE EXTRACTS

CERTIFICATE ORDER SUMMARY

Transaction Details

Date: 19/07/2018

Order No.: 52142175

Certificate No: 81805020

Your Reference: Mary: 21555/9888C

Certificate Ordered:

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

SEARCH REPORT

NSW LAND REGISTRY SERVICES

RECORDS BRANCH

SUBJECT LAND: Lot 87 in DP1729

Lot 2 in DP589654

195-197 Sydney Road, Fairlight

OWNERSHIP:

Re: Lot 87 in DP1729

From 19/5/1926 to 5/9/1935 - Helen Killick, wife of George Alfred Killick of Manly, Retired Storeman

From 5/9/1935 to 18/1/1963 - George Alfred Killick of Manly, Retired Storeman

From 18/1/1963 to 18/1/1963 - Ewan Lloyd Macdonald of Harden, Solicitor

From 18/1/1963 to 19/6/2003 - Neville Vance of Fairlight, Taxation Department Officer and June
Gordon Vance, his wife

From 19/6/2003 to 16/4/2008 - Neville Vance

From 16/4/2008 to date - Michael Ben Vance and Kelly Maree Vance (CURRENT OWNERS)

Re: Lot 2 in DP589654

From 9/12/1929 to 19/2/1936 - Evelyn Mary Foster, wife of John Kemp Foster of Manly, Agent

From 19/2/1936 to 4/3/1938 - Harry Melnotte Hart Creer of Newcastle, Estate Agent and Alan
Wentworth Crocker of Sydney, Solicitor

From 4/3/1938 to 26/4/1940 - Alan Wentworth Crocker of Sydney, Solicitor and Permanent Trustee
Company of New South Wales Ltd

CONT'D OVER

From 26/4/1940 to 6/12/1941 - Arthur Stuart Jones of Manly, Master Mariner

From 6/12/1941 to 31/10/1950 - Wallace John Barrack of Sydney, Estate Agent and Doris Barrack,
his wife

From 31/10/1950 to 8/5/1952 - Esther Caroline Bray, wife of William Malcolm Bray of Manly, Retired

From 8/5/1952 to 1/7/1960 - Margaret Eileen Lockhart, wife of Arthur Lloyd Lockhart of Manly, Tailor

From 1/7/1960 to 10/5/1966 - Robert Templeton of Fairlight, Investor

From 10/5/1966 to 12/11/1971 - Harry Van Gelder of Fairlight, Osteopath

From 12/11/1971 to 22/2/1972 - Warinkal Traders Pty Ltd

From 22/2/1972 to date - Kevin Bruce Andrews of French's Forest, Technical Officer and Joan Lynette
Andrews, his wife (CURRENT OWNERS)

LEASES – NIL

18th July 2018

SAI Global

per *R. Williamson*

484

New South Wales.

Vol. 2641 Price 1.50

87/1724

Larry Gordon Kempf Nelson of Summit Hill, Engineer, draftsman
under authority of transfer from the Canadian Lands & Commerce Limited, 110
2, 3, 4 & 5, is now the proprietor of an Estate in Fee Simple,
subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances,
liens, and incumbrances as are notified herein, in that piece of land situated
in the Amherstburg & Albany Parish of Albany Town, and County of Landward
containing Thirty three and three quarters perches, or thereabouts,
as shown on the Plan heron, and therein edged red, being lot 17
on a Plan deposited in the Land Titles Office, Spitzey, Norway and part of lands sold to said parties
designated in the Public Map of the said town in the Department of Lands originally granted to Charles Nelson by Queen
Edward the seventh day of April one thousand eight hundred and fifty seven

In witness whereof, I have hereunto signed my name and affixed my Seal, this first day of February one thousand nine hundred and eighteen.

Signed the _____ day of _____, 191 ____.

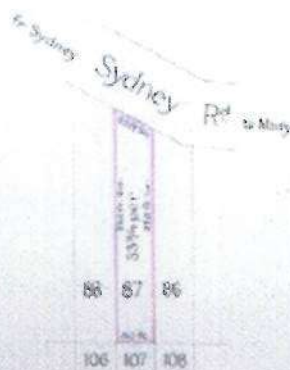
in the presence of

G. Deane



Deputy Registrar General.

NOTIFICATION REFERRED TO:



SCALE: 100 ft by one inch

No. 3322 of TRANSFER dated 15th October 1917
from the paid Herbert George Hambell
to Priscy Henri Son of Henry
Robert
of the land within description
Produced and entered by Reynolds
at 1 o'clock in the after noon.
Arthur
REGISTRAR GENERAL

No. 5744 of TRANSFER dated 15th June 1920
from the paid Henry Robert Son of Henry
Arthur Son of Henry Robert
Henry of Wool Colt, Bank Manager
of the land within description
Produced and entered by Henry
at 2.30 o'clock in the after noon.
Arthur
REGISTRAR GENERAL

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

16/7/2018 9:32PM

FOLIO: 87/1729

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 2641 FOL 150

| Recorded | Number | Type of Instrument | C.T. Issue |
|------------|----------|-----------------------------|-----------------------------------|
| 3/3/1989 | | TITLE AUTOMATION PROJECT | LOT RECORDED FOLIO NOT CREATED |
| 26/9/1990 | | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED CT NOT ISSUED |
| 19/6/2003 | 9709399 | NOTICE OF DEATH | EDITION 1 |
| 16/4/2008 | AD893833 | TRANSFER | EDITION 2 |
| 16/4/2008 | AD893834 | MORTGAGE | EDITION 2 |
| 11/11/2010 | AF870384 | MORTGAGE | EDITION 3 |
| 29/8/2015 | AJ773339 | DISCHARGE OF MORTGAGE | |
| 29/8/2015 | AJ773340 | MORTGAGE | EDITION 4 |
| 15/5/2018 | AN338599 | CAVEAT | |

*** END OF SEARCH ***

jennfib

PRINTED ON 16/7/2018

Obtained from NSW LRS on 16 July 2018 09:32 PM AEST

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Ref:jennfib /Src:P

Form: 011

Release: 2

www.lpi.nsw.gov.au

①

TRANSFER

New South Wales
Real Property Act 1900



AD893833M

PRIVACY NOTE: this information is legally required and will

STAMP DUTY

Office of State Revenue use only

| | |
|-------------------------|-------------------|
| Office of State Revenue | |
| NSW Treasury | |
| Client No: 3323740 | 1765 |
| Duty: \$2 - | Trans No: 4902710 |
| Appl details: | |

(A) **TORRENS TITLE**

F.I. 87/1729

(B) **LODGED BY**

| | | |
|----------------------------|--|---|
| Delivery Box 49R | Name, Address or DX and Telephone LLPN: 126043B ANZ BANK C/- ESPREON DX 885 SYDNEY 02 8210 0953 Reference: ANZ - VANCE | CODES T TW (Sheriff) |
|----------------------------|--|---|

(C) **TRANSFEROR**

NEVILLE VANCE

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 900,000.00

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):

(H) **TRANSFEEE**

MICHAEL BEN VANCE AND KELLY MAREE VANCE

(I) **TENANCY:** Joint Tenants

(J) **DATE**

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

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

Signature of witness:

BRIAN MICHAEL HAMER

Signature of transferor:

N Vance

Name of witness:

SOLICITOR

Address of witness:

383 SYDNEY ROAD, BALGOWLAH

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

Signature:

George Alexander Zuur

Signatory's name:

George Alexander ZUUR

Signatory's capacity:

transferee's solicitor

Appl. No. 6386
Reference to Last Certificate,
Vol. 2764 Fol. 126

New South Wales.



[CERTIFICATE OF TITLE.]

Order No. 8 5560

Register Book,
Vol. 4357 Fol. 181

CANCELLED

EVILYN MARY FOSTER wife of **John Kemp Foster** of Manly, Agent, by virtue of Certificate of Title Volume 2764 Folio 126 now surrendered is now the proprietor of an Estate in Fee Simple,
subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances,
leases, and interests as are notified hereon, in that piece of land situated
in the Municipality of Manly Parish of Manly Cove, and County of Cumberland
containing Thirty six and three quarters perches at thresholds,
as shown in the Plan hereon and therein edged red, being part of lot 85
in Deposited Plan No. 1729 and being also part of 12 acres 1 rood 15 perches
allotted in the Public Map of the said Parish in the Department of Lands originally granted to Charles Wilkinson by Crown
Grant dated the 16th day of April 1897. Together with by way of inclusion such mines and deposits under
the 61 square feet colored yellow in plan hereon as were comprised in the said Grant and are excepted from
Application No. 8 971876 by the operation of Section 141 of the Public Works Act 1912.

In witness whereof I have hereunto signed my name and affixed my Seal, this

month of December 1937

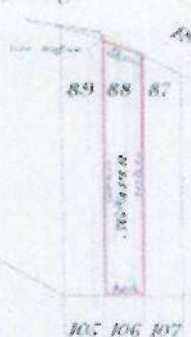
Signed in the presence of

W. C. C. C.

W. C. C. C.



Sydney



Scale: 1 inch = 100 feet

Diagram



Scale: 1 inch = 100 feet

No. 8 4424 APPLICATION BY TRANSFER
Harry Melville has been of Newcastle
Sydney
Solicitor
Transfer of land described in the plan of
the land within described in pursuance of the above
application Produced 27 February 1937 and
entered 28 March 1937
at 10 o'clock in the forenoon
R. W. C. C.
REGISTRAR GENERAL

No. 8 4424 DEED dated 27 February 1937
by the Registrar General
Produced 27 February 1937
entered 28 March 1937
at 10 o'clock in the forenoon
R. W. C. C.
REGISTRAR GENERAL

The within Consent No. 8 4424 is hereby withdrawn.
Dated 27 June 1937
R. W. C. C.
REGISTRAR GENERAL

No. 8 4424 TRANSFER dated 27 June 1937
from the wife of Harry Melville has been of Newcastle
Sydney
Solicitor
Transfer of land described in the plan of
the land within described in pursuance of the above
application Produced 27 June 1937 and entered 27 June 1937
at 10 o'clock in the forenoon
R. W. C. C.
REGISTRAR GENERAL

Alan Wentworth Crocker of Sydney, Solicitor
and Permanent Trustee Company of
New South Wales Ltd

No. 80012 CAVEAT dated 27 June 1937
by the Registrar General
Produced 27 June 1937 and
entered 27 June 1937
at 10 o'clock in the fore noon.
REGISTRAR GENERAL

The within Caveat No. 80012 is hereby withdrawn
Dated 27 June 1937
REGISTRAR GENERAL

No. 80012 TRANSFER dated 26 June 1940
from the said Alan Stewart Jones and Mary Master
of the said Alan Stewart Jones and Mary Master
Produced 6 May 1940 and entered 29 May 1940
at 10 o'clock in the fore noon.
REGISTRAR GENERAL

No. 80012 MORTGAGE dated 26 June 1940
from the said Alan Stewart Jones and Mary Master
of the said Alan Stewart Jones and Mary Master
Produced 6 May 1940 and entered 29 May 1940
at 10 o'clock in the fore noon.
REGISTRAR GENERAL

No. 80012 DISCHARGE of within mortgage
dated 26 June 1940
Produced 28 June 1940 and entered 28 June 1940
at 10 o'clock in the fore noon.
REGISTRAR GENERAL

No. 80012 TRANSFER dated 28 June 1940
from the said Wallace John Barack and Dora Barack
of the said Wallace John Barack and Dora Barack
Produced 28 June 1940 and entered 28 June 1940
at 10 o'clock in the fore noon.
REGISTRAR GENERAL

No. 80012 TRANSFER dated 31 October 1950
from the said Wallace John Barack and Dora Barack
of the said Wallace John Barack and Dora Barack
Produced and entered 14 November 1950
at 10 o'clock in the fore noon.
REGISTRAR GENERAL

No. 80012 TRANSFER dated 18 May 1952
from the said Margaret Lockhart wife of
of the said Margaret Lockhart wife of
Produced and entered 18 May 1952
at 10 o'clock in the fore noon.
REGISTRAR GENERAL

No. 80012 MORTGAGE dated 27 June 1937
from the said Margaret Lockhart wife of
of the said Margaret Lockhart wife of
Produced and entered 27 June 1937
at 10 o'clock in the fore noon.
REGISTRAR GENERAL

MORTGAGE No. 80012
See 80012 Entered 26 June 1937
REGISTRAR GENERAL

What Completion of Mortgage, 3rd. 6
now the registered proprietor of the land is the said
See TRANSFER No. 80012 Entered 26 June 1937
REGISTRAR GENERAL

Now the registered proprietor of the land is the said
See TRANSFER No. 80012 Entered 26 June 1937
REGISTRAR GENERAL

No. 80012 MORTGAGE dated 27 June 1937
to the said Margaret Lockhart wife of
Produced and entered 27 June 1937
at 10 o'clock in the fore noon.
REGISTRAR GENERAL

No. 80012 MORTGAGE dated 27 June 1937
to the said Margaret Lockhart wife of
Produced and entered 27 June 1937
at 10 o'clock in the fore noon.
REGISTRAR GENERAL

No. 80012 MORTGAGE dated 27 June 1937
to the said Margaret Lockhart wife of
Produced and entered 27 June 1937
at 10 o'clock in the fore noon.
REGISTRAR GENERAL



CERTIFICATE OF TITLE

PROPERTY ACT, 1900



11930/50

NEW SOUTH WALES

Appln. No.6386

Prior Title Vol.4357 Fol.181

Vol. **11930** Fol. **50**

Edition issued 18-9-1972

M697048

CANCELLED

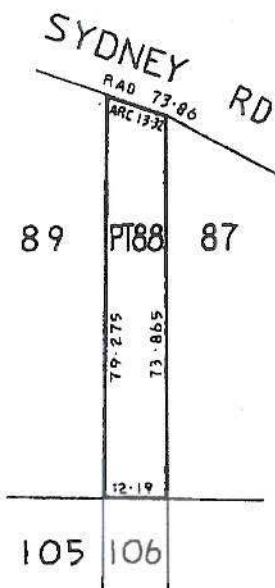
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



AREA 929.5m²

REDUCTION RATIO 1:1000

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the part of Lot 88 in Deposited Plan 1729 in the Municipality of Manly Parish of Manly Cove and County of Cumberland shown in the plan hereon being part of 4.995 hectares granted to Charles Wilkinson on 16-4-1857.

FIRST SCHEDULE

~~HARRY VAN GELDER~~ of ~~Light~~, Osteopath.

SECOND SCHEDULE

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

Jawatson
Registrar General

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

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

FIRST SCHEDULE (continued)

| REGISTERED PROPRIETOR | | | | INSTRUMENT | | | |
|---|--|--|--|--|---------|------------|-----------|
| Wardell-Breadon Pty Limited | | | | NATURE | NUMBER | DATE | ENTERED |
| Kevin Bruce Andrews of French's Forest, Mechanical Officer and Joan Lynette Andrews, his wife | | | | Transfer | M697050 | 12-11-1971 | 7-11-1972 |
| as Joint Tenants | | | | Transfer | M697051 | 22-2-1972 | 7-11-1972 |
| This deed is cancelled as to P.A.R.I. | | | | Since M697050 is a completed instrument and Kevin Bruce Andrews and Joan Lynette Andrews as joint tenants executed the residue | | | |
| New Certificates of Title have issued on 14-9-1977 | | | | Transfer | M697052 | 22-2-1972 | 7-11-1972 |
| for lots in DEPOSITED Plan No. 589654 as follows:- | | | | Since M697052 is a completed instrument and Kevin Bruce Andrews and Joan Lynette Andrews as joint tenants executed the residue | | | |
| Lots 2 Vol 13424 Fol. 229 respectively. | | | | Transfer | M697053 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697054 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697055 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697056 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697057 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697058 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697059 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697060 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697061 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697062 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697063 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697064 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697065 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697066 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697067 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697068 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697069 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697070 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697071 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697072 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697073 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697074 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697075 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697076 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697077 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697078 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697079 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697080 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697081 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697082 | 22-2-1972 | 7-11-1972 |
| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697083 | 22-2-1972 | 7-11-1972 |
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| Vol 13424 Fol. 229 respectively. | | | | Transfer | M697221 | | |

INDICATE OF TITLE

PROPERTY ACT, 1900

NEW SOUTH WALES

Appln. No. 6386

Prior Title Vol.11930 Fol.50

Vol. 13424 Fol. 229

EDITION ISSUED

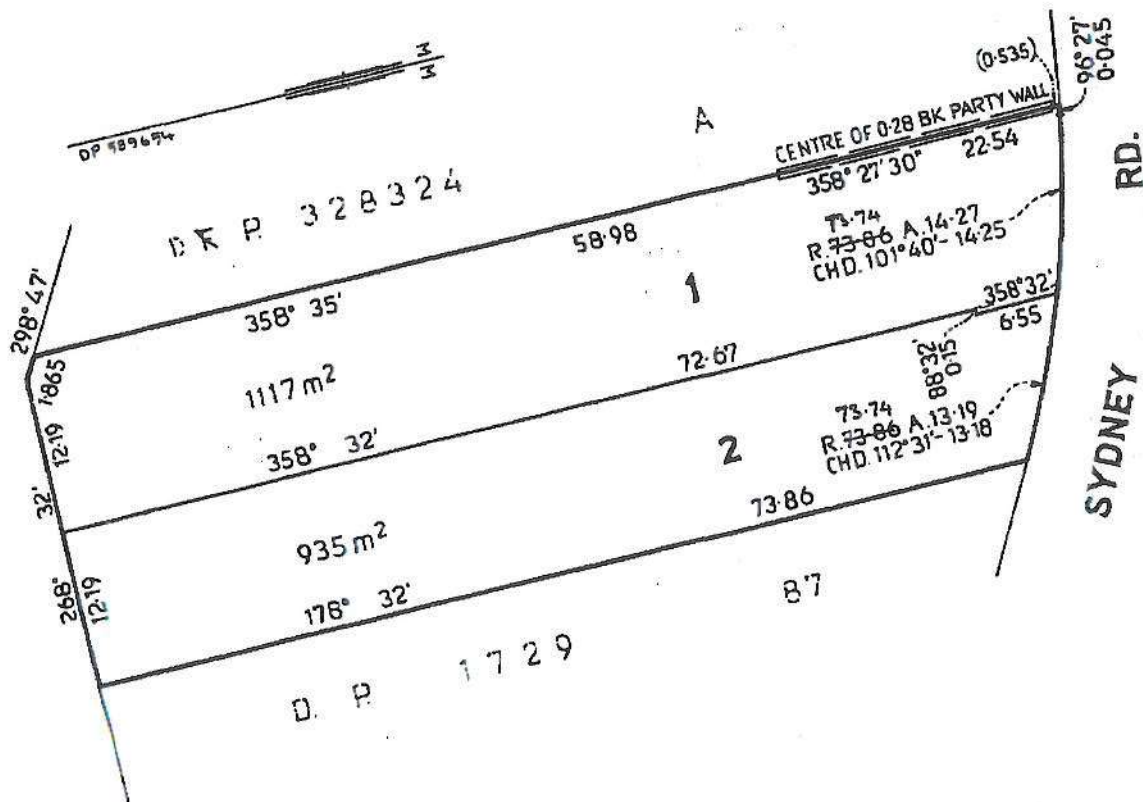
15 9 1977

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-TRAC

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



1976M7

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 589654 at Fairlight in the Municipality of Manly Parish of Manly and County of Cumberland being part of 4.995 hectares granted to Charles Wilkinson on 16-4-1857.

FIRST SCHEDULE

KEVIN BRUCE ANDREWS of French's Forest, Technical Officer and JOAN LYNETTE ANDREWS, his wife, as Joint Tenants.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. N785986 Mortgage to Daniel Horwood Dwyer of Sydney, Solicitor.

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

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

16/7/2018 9:32PM

FOLIO: 2/589654

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13424 FOL 229

| Recorded | Number | Type of Instrument | C.T. Issue |
|-----------|----------|-----------------------------|-----------------------------------|
| 28/3/1988 | | TITLE AUTOMATION PROJECT | LOT RECORDED FOLIO NOT CREATED |
| 23/8/1988 | | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED CT NOT ISSUED |
| 3/6/1992 | E505199 | DISCHARGE OF MORTGAGE | |
| 3/6/1992 | E505200 | DISCHARGE OF MORTGAGE | |
| 3/6/1992 | E505201 | MORTGAGE | EDITION 1 |
| 15/5/2018 | AN338604 | CAVEAT | |

*** END OF SEARCH ***

jennfib

PRINTED ON 16/7/2018

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