

EDSGEAR PTY LTD



Preliminary Site Investigation

28 -38 Pacific Highway, St Leonards NSW

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EXECUTIVE SUMMARY

Mr Anthony Oxley of Edsgear Pty Ltd ('the client') engaged EI Australia (EI) to undertake a Preliminary Site Investigation (PSI) at 28 -38 Pacific Highway, St Leonards NSW (the site').

The site is located within the local government area (LGA) of Lane Cove Municipal Council (Council) (**Figure A.1, Appendix A**) and is identified as Lot 1 in DP 746012, Lots A and B in DP 418201 and Lot D in DP 419248, covering a total area of approximately 1,290 m² (**Figure A.2, Appendix A**). At the time of this investigation, the site comprised two adjacent two-storey mixed-use buildings at 28-32 Pacific Highway, featuring three shops on the ground floor and three residential dwellings on the first floor. Additionally, the property at 34-38 Pacific Highway featured a three-story unoccupied office building with a two-level basement car park.

The site was designated for redevelopment and this PSI was completed in support of a corresponding development application to Lane Cove Municipal Council. The aim was to appraise the environmental (potential contamination) condition of the site, whilst enabling the client to meet obligations under the *Contaminated Land Management Act 1997* and *State Environmental Planning Policy (Resilience and Hazards) 2021*.

Objectives

The objectives of this PSI were to:

- Provide a qualitative assessment of the environmental conditions of the site, by appraising the potential for contamination on the basis of field observations, historical land uses, anecdotal information and other documentary evidences;
- Provide a conclusion about the suitability of the site for its proposed land use; and
- Provide recommendations for further investigation of the site, should the potential for contamination be confirmed.

Main Findings

The main findings of this PSI were as follows:

- At the time of this investigation, the site comprised two adjacent two-storey mixed-use buildings at 28-32 Pacific Highway, featuring three shops on the ground floor and three residential dwellings on the first floor. Additionally, the property at 34-38 Pacific Highway featured a three-story unoccupied office building with a two-level basement car park.
- Based on aerial imagery, and land titles, the site has been used for residential purposes until the early 1970s, after which the ownership was transitioned to various businesses, including electrical engineering services, banking, and trustee services, occupying the property over time.
- According to council documents related to 34-38 Pacific Highway, the ground floor was formerly used as a radiology centre, pathology collection centre, and laboratory, while the upper levels functioned as an oncology centre.
- The database search revealed that there was a former dry-cleaning facility ('Same Day Dry Cleaning') located at 34 Pacific Highway, which operated in 1972.
- Searches of the publicly available NSW EPA records indicated:
 - The site was free of statutory notices issued by the NSW EPA, and was not identified on the list of NSW contaminated sites notified to the NSW EPA.

- The site had not been notified as contaminated to the NSW EPA. However, one property in close proximity ($\leq 1\text{km}$) was identified on the register.
- There were no entries for the site on the POEO register. One entry related to nearby property was found within a 500m radius of the site, however did not identify a potential for contaminants to migrate and pose unacceptable risks to receptors within the subject site.
- No visual evidences of infrastructure associated with underground petroleum storage systems (UPSS) were observed on the site. However, an above ground grease trap was noted on the property located at 28 Pacific Highway, likely associated with the former bakery.
- The sub-surface was expected to consist of poorly-compacted, concrete base, silty clay filling materials (1.3m thickness), overlying natural (residual), silty clays, followed by weathered shale / sandstone bedrock. The potential presence of ASS was considered to be very low.
- The CSM established that there is a potential for contamination to exist on the site, mainly due to use of the site for commercial purposes since the 1970s. The property at 34 Pacific Highway has been used as a dry cleaning facility during 1972. Migration from offsite sources as well as the condition of building fabrics were also noted as potential sources of contamination.

Based on the findings of this PSI, and with consideration of EI's *Statement of Limitations (Section 7)*, it was concluded that there is a potential for contamination to exist on the site and further intrusive investigations are required, as per recommendations described in **Section 6** are implemented.

Recommendations

EI provides the following recommendations in relation to the site and the proposed development:

- Before commencement of demolition works, a Hazardous Materials Survey (HMS) should be completed by a suitably qualified consultant, to confirm the presence/location of any hazardous materials within the existing building fabrics.
- A Detailed Site Investigation (DSI) should be completed to assess soil and groundwater quality at the site. It is pertinent that the DSI be completed **after** site demolition, to allow for access across the entire site without restriction.

1. INTRODUCTION

1.1 Background and Purpose

Mr Anthony Oxley of Edsgear Pty Ltd ('the client') engaged EI Australia (EI) to undertake a Preliminary Site Investigation (PSI) at 28 -38 Pacific Highway, St Leonards NSW (the site').

The site is located within the local government area (LGA) of Lane Cove Municipal Council (Council) (**Figure A.1, Appendix A**) and is identified as Lot 1 in DP 746012, Lots A and B in DP 418201 and Lot D in DP 419248, covering a total area of approximately 1,290 m² (**Figure A.2, Appendix A**). At the time of this investigation, the site comprised two adjacent two-storey mixed-use buildings at 28-32 Pacific Highway, featuring three shops on the ground floor and three residential dwellings on the first floor. Additionally, the property at 34-38 Pacific Highway featured a three-story unoccupied office building with a two-level basement car park.

The site was designated for redevelopment and this PSI was completed in support of a corresponding development application to Lane Cove Municipal Council. The aim was to appraise the environmental (potential contamination) condition of the site, whilst enabling the client to meet obligations under the *Contaminated Land Management Act 1997* and *State Environmental Planning Policy (Resilience and Hazards) 2021*.

1.2 Proposed Development

The following architectural drawings and survey plans were provided and entitled:

- TZG (2025) *Development Application – 28 – 38 Pacific Highway, St Leonards NSW*, prepared by TonkinZulaikhaGreer, Rev 01-WIP, dated 17 March 2025.

Based on plans above (**Appendix B**), the development of the site will involve the demolition of existing structures, followed by the construction of a 10 storey hotel, overlying two levels of basement levels. Commercial/retail uses will be designated for the lower ground (LG) and ground floors, with hotel units specified for the upper levels. Locally deeper excavations may be required for foundations, lift overrun pits, crane pads and service trenches.

1.3 Project Objectives

The objectives of this PSI were to:

- Provide a qualitative assessment of the environmental conditions of the site, by appraising the potential for contamination on the basis of field observations, historical land uses, anecdotal information and other documentary evidences;
- Provide a conclusion about the suitability of the site for its proposed land use; and
- Provide recommendations for further investigation of the site, should the potential for contamination be confirmed.

1.4 Scope of Work

To achieve the above objectives, the following scope of works was completed:

- A review of relevant topographical, geological and soil landscape maps for the project area;
- A detailed site walkover;
- A review of site history, based on aerial photographs (dating back to 1947), and land title records;

- Searches of public registers maintained by the New South Wales Environment Protection Authority (NSW EPA) for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*;
- A search of the *List of NSW Contaminated Sites Notified to the NSW EPA*;
- A search of council records for information relating to the operational site history;
- A search of available historical databases;
- A search of NSW WorkCover (SafeWork NSW) records for information relating to possible underground tank approvals and locations;
- A search for registered groundwater bores within the vicinity (500m radius) of the site;
- A search through the NSW Government per- and poly- fluoroalkyl substances (PFAS) investigation program database for information on surrounding sites;
- The preparation of a conceptual site model (CSM); and
- Data interpretation and reporting.

This PSI report was prepared as per the NSW EPA (2020) *Consultants Reporting on Contaminated Land*. It documents the investigation works, with discussion of the findings in regards to exposure pathways and potential impacts on human health and the environment. It concludes with statements concerning the potential for contamination to exist on the land and the site suitability for its proposed land use.

1.5 Regulatory Framework

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

- *Environmental Planning and Assessment Act 1979* (the EP&A Act 1979);
- *Contaminated Land Management Act 1997* (the CLM Act 1997);
- *Protection of the Environment Operations Act 1997* (the POEO Act 1997);
- *State Environmental Planning Policy (Resilience and Hazards) 2021*;
- NEPC (2013) *National Environmental Protection (Assessment of Site Contamination) Amendment Measure 1999*;
- NSW EPA (2017) *Guidelines for the NSW Site Auditor Scheme*;
- NSW EPA (2020) *Consultants Reporting on Contaminated Land*; and
- *Lane Cove Local Environmental Plan 2009*.

2. SITE DESCRIPTION

2.1 Property Identification

The site identification details and associated information are presented in **Table 2-1**. The site locality and layout plans are shown in **Figures A.1 and A.2, Appendix A**.

Table 2-1 Site Identification

Attribute	Description
Street Address	28 -38 Pacific Highway, St Leonards NSW
Location Description	The land is bounded by: ▪ North: Pacific Highway, followed by commercial buildings; ▪ East: Mixed commercial and residential apartment buildings, followed by Park ('Wadanggari Park') and North Shore Railway Track ; ▪ South: Marshall Lane followed by mixed commercial and residential buildings; and ▪ West: Child care centre ('Only about children') and Medical diagnostic imaging centre ('Castlereagh Imaging St Leonards'), followed by Berry Road and sports complex ('Gore Hill Oval')
Geographical Coordinates	Northern corner of site (GDA2020-MGA56): ▪ Easting: 332813.571 ▪ Northing: 6255912.918 ▪ (Source: http://maps.six.nsw.gov.au)
Area	The site area covers 1,290 m ² (Source: http://maps.six.nsw.gov.au)
Cadastral Identification	▪ Lot 1 in DP 746012; ▪ Lots A and B in DP 418201; and ▪ Lot D in DP 419248
State Survey Marks	Three state survey marks are situated in close proximity to the site: ▪ SS39004: on the corner of Pacific Highway and Reserve Road (approximately 62m north-west of site); ▪ SS39005: on the southern side of Pacific Highway (approximately 44m north-east of site); ▪ SS38988 D: on the corner of Herbert Street and Pacific Highway (approximately 58m north-west of site); (Source: http://maps.six.nsw.gov.au)
LGA	Lane Cove Municipal Council
Parish	Willoughby
County	Cumberland
Current Zoning	E2 – Commercial Centre (Lane Cove Municipal Local Environmental Plan 2009)

2.2 Surrounding Land Use

The site is located in an area of mixed commercial and residential land uses. **Table 2-2** identifies the sensitive receptors within close proximity (<500m distance) of the site.

Table 2-2 Local Land Use

Direction	Land Use	Sensitive Receptor(s)
North	Commercial buildings	Building occupants (25m north)
East	Mixed commercial and residential apartment Wadangari Park	Residents (directly adjacent) Building occupants (directly adjacent) Pedestrians using Park (85m east) Ecological receptors (85m east)
South	Mixed commercial and residential apartment	Residents (5m south) Building occupants (5m south)
West	Child care centre Commercial building Sports complex	Childcare workers and children (directly adjacent) Building occupants (23m west) Ecological receptors (78m west)

2.3 Regional Setting

Local topography, geological and soil landscape information is summarised in **Table 2-3**.

Table 2-3 Regional Setting

Attribute	Description
Topography	The site is gently sloping towards the south. Surface elevations range from 78 mAHD on the north-western boundary, to 74 mAHD on the southern boundary. (Source: https://meconemosaic.au/)
Drainage	Likely to be consistent with the general slope of the site. Surface runoff is expected to be collected in stormwater pits and piped to the municipal drain system.
Geology	The 1:100 000 scale <i>Sydney Geological Sheet (Edition 1) 9130</i> (DMR, 1983, indicates the site is underlain by Ashfield Shale (Rwa) of Wianamatta group comprising black to dark grey shale and laminite.
Soil Landscape	The NSW Department of Climate Change, Energy, the Environment and Water eSPADE v2.2 portal indicates that the site overlies Glenorie (gn) erosional landscape. This landscape is comprised of undulating to rolling low hills on Wianamatta Group shales. Local relief 50–80 m, slopes 5–20%. Narrow ridges, hillcrests and valleys. Extensively cleared tall open-forest (wet sclerophyll forests).
Acid Sulfate Soil (ASS) Risk	The Lane Cove Local Environmental Plan 2009 has not mapped the site as a potential risk area with respect to acid sulfate soils (ASS). The <i>Prospect – Parramatta</i> ASS risk map (1:25,000 scale; Murphy, 1997), indicates the site lies within the map class description of <i>No known occurrence</i> . In such cases, acid sulfate soils (ASS) are not known or expected to occur and “land management activities are not likely to be affected by ASS materials”. Based on the above, the potential for ASS to be present on the site was considered to be low and further assessment or management actions are not deemed required.
Nearest Surface Water Feature	- Berry Creek (approximately 590m south of the site). - Parramatta River (approximately 1.2 km south-west of the site).
Anticipated Groundwater Flow Direction	South-west, towards Berry Creek, which flows into Parramatta River, located approximately 1.2 km south-west of the site.

2.4 Site Walkover

Observations recorded during a walkover of the site, undertaken on 25 March 2025, are presented below. Photographs taken during the inspection are presented in **Appendix C**.

- The site was located in an area of mixed residential and commercial land use.
- The surface of the land was observed to slope gently towards the south-west.
- The site was, mainly occupied by various commercial activities.
- No visual evidences of infrastructure associated with underground petroleum storage systems (UPSS) were observed on the site.
- There was no NSW Fire and Rescue Station (or Training College) in the vicinity (<100m) of the site.

28 Pacific Highway (Lot D in DP 419248)

- This lot consisted of a two-storey brick building with a tiled roof, along with a car parking area located at the southern end. The ground floor currently houses a vacant shop, which was previously a bakery ('St Leonards Breads and Cakes'), while the first floor contained a residential dwelling (**Photographs 1-2**). The building structure was in fair condition, with minor peeling paint observed on the exterior walls. It is considered likely that lead-based paints are present on some of the surface coatings. The interior of the building was inaccessible at the time of the inspection.
- The lower ground level consists of a crawl space and a toilet (**Photographs 3**). An above-ground grease trap was observed adjacent to the toilet in the lower ground level (**Photographs 4-5**).
- The concrete pavement of the parking area was observed to be in fair condition, with minor cracking.
- One monitoring well location from a previous investigation (JK, 2025) was identified within the site (**Photograph 6**).
- No visual evidences of (gross) contamination, including fragments of fibre-cement sheeting (FCS), were encountered on the site.
- No suspicious (hydrocarbon or hydrogen sulfide) odours were detected on any part of the site during the inspection.

30 – 32 Pacific Highway (Lots A and B in DP 418201)

- The site consists of a two-storey brick building with a tiled roof, along with a car parking area located at the southern end. The ground floor houses two commercial businesses ('Ezy Mart and a massage centre'), while the first floor contains two residential dwellings. The building fabric of the residential units, particularly the window frames and some of the walls may contain asbestos-containing material (ACM). Lead-based paints may also be present on some of the surface coatings. The interior of the residential units was inaccessible at the time of the inspection (**Photographs 7-10**).
- No vegetation was observed on this lot.

- All building footings and concrete flooring on the site were in fair condition with minor cracks, and displayed no signs of the effects of corrosion, salt scalding, iron oxide (i.e. orange brown) colouration or staining.
- No suspicious (hydrocarbon or hydrogen sulphide) odour was detected on any part of the site during the inspection.

34 – 38 Pacific Highway (Lot D in DP 419248)

- This lot consists of a three-storey commercial building with a metal sheet roof, above two levels of basement car parking. The building was vacant at the time of the inspection and was previously occupied by a pathology and radiology centre on the ground floor, and a cancer treatment clinic with associated laboratory rooms ('Genesis Care') on the upper levels (**Photographs 11-14**). According to information provided by the client, cancer treatment had been conducted in the building for last 10 years.
- An oxygen gas supply room was noted within the basement (**Photograph 15**).
- The lower basement level is leased by a construction company ('Lundy Building Group') for storage purposes (**Photograph 16**).
- The concrete pavement in the parking area was observed to be in fair condition, with minor cracking (**Photograph 17**).
- The building fabric appeared to be in good condition.
- Suspicious odours, potentially from chemicals used in the laboratory, were detected on the second floor during the inspection.
- Minimal vegetation was observed along southern boundary, and no signs of distress were noted in the identified vegetated areas.
- Accessible soils were noted along the southern boundary of the lot. No visual evidence of significant contamination, including fragments of FCS, was found on the site (**Photograph 18**).

3. SITE HISTORY

3.1 Previous Investigations

A review of previous investigations undertaken at the site was conducted during the preparation of this PSI. Pertinent findings include:

Preliminary Geotechnical Investigation (JK, 2025):

- The purpose of the investigation was to provide information on subsurface conditions on the site by way of intrusive investigation at one test bore location, considering access constraints.
- The test borehole (BH1) was converted into groundwater monitoring well.
- Borehole BH1 was advanced to a total depth of 18.06 meters below ground level (mBGL).
- The site sub-surface comprised a layer of silty clay filling (to 1.3 mBGL), overlying residual silty clay (between 1.3 and 3.0 mBGL) and low to medium strength sandstone bedrock extending to 18.06 mBGL. Geological maps suggested the site is within an area underlain by Ashfield Shale, however, it is relatively close to a boundary with Hawkesbury Sandstone.
- The standing water level (SWL) was recorded at a depth of 4.55 mBGL (70.8 mAHD).
- The report also addressed geotechnical considerations for the proposed development, including excavation conditions, shoring methods, groundwater management, footings, and basement slabs.

3.2 Historical Aerial Photography

The historical aerial photographs reviewed as part of this PSI were derived from the NSW Government Historical Imagery Portal (<https://portal.spatial.nsw.gov.au>), and Metromap with images from 1943, 1955, 1965, 1970, 1986, 1991, 1994, 2005, 2011, 2015, 2019 and 2024 being inspected. A summary of the information is presented in **Table 3-1**.

Table 3-1 Summary of Aerial Photograph Review

Map	On-site Features / Land Use	Adjacent Land Use
1943	The site appears to be occupied by five identical residential buildings covering the entire lot.	North – Pacific Highway, followed by commercial building with landscape area (inferred to be part of Royal North Shore Hospital based on data base search results); East – Residential buildings, followed by Canberra Avenue and North Shore railway track; South – Marshall Lane, followed by residential buildings; West – Commercial building (directly adjacent), followed by Berry Road and residential properties. Gore hill Park noted to the north-west.

Map	On-site Features / Land Use	Adjacent Land Use
1955	Similar to previous image.	North – Similar to previous image, new warehouse like structure noted to the north-west East – Similar to previous image, additional warehouse like structures noted further to the east; South – Similar to previous image; West – Similar to previous image, increased block type structures noted (directly adjacent).
1965	Similar to previous imagery.	North – The new warehouse like structure note in the previous image appeared to be demolished, increased commercial/industrial development noted further to the north; East - Similar to previous image, with new multi-storey buildings noted to the east; South – Similar to previous image; West – increased warehouse/ factory type structures noted, multi storey building noted along the Berry Road.
1970	Similar to previous image	North – Similar to previous image, with additional car parking area noted to the north; East – Increased industrial development noted ; South – Similar to previous image; West – Additional car parking area noted adjacent to the warehouse like building inferred as former mechanical workshop, increased multi-storey residential/commercial buildings noted further to the west.
1986	Similar to previous imagery	North – Similar to previous image, with additional commercial or industrial buildings noted to the north; East – Increased warehouse like structures noted; South – Similar to previous image; West – The residential buildings to the west direction appeared to be replaced by commercial/industrial buildings.
1991	<u>28-32 Pacific Highway</u>: Similar to previous imagery (Inferred as current structures). <u>38 Pacific Highway</u>: The residential buildings appeared to be replaced by large commercial / industrial structures (inferred as current structure).	North – Clear vacant land noted to the north (previous commercial building appeared to have been demolished), redevelopment of St Leonards station; East – Similar to previous image; South – Similar to previous image; West – New large commercial / industrial structures noted directly adjacent to the subject area.

Map	On-site Features / Land Use	Adjacent Land Use
1994	Similar to previous image.	North – Similar to previous image, with additional car parking area noted; East – Similar to previous image. Additional multi-storey buildings noted further to the east; South – Similar to previous image; West – Additional multi-storey buildings noted further to the west.
2005	Similar to previous image.	North – New multi-storey buildings noted to the north; East – Similar to previous image; South – Similar to previous image; West – Similar to previous image.
2011	Similar to previous imagery.	North – Similar to previous image; East – Similar to previous image; South – Similar to previous image; West – Similar to previous image.
2015	Commercial – no significant change in imagery.	North – Similar to previous image; East – Similar to previous image; South – the residential buildings appeared to have been demolished, likely associated with the construction of multi-storey apartment buildings; West – Similar to previous image.
2019	Commercial – no significant change in imagery.	North – Similar to previous image; East – Similar to previous image, large construction site noted further to the east; South – Additional multi-storey apartment buildings noted (directly adjacent); West – Similar to previous image.
2024	Commercial – no significant change in imagery.	North – Similar to previous image, with additional multi-storey apartment buildings noted; East – Similar to previous image, with newly developed park ('Waddangari Park') noted; South – Increased multi storey apartment building construction noted; West – Similar to previous image.

A review of aerial imagery indicates that the site was occupied by five identical residential buildings until at least the 1990s. It is unclear whether the properties were utilised for other purposes (e.g. commercial) throughout this time based on the imagery alone. In 1991, the western half of the site was replaced by a large commercial/industrial building, which is presumed to be the current structure, while the eastern half remained unchanged.

Since the 1940s, the surrounding land has been primarily used for residential purposes, except for the Royal North Shore Hospital to the north and commercial buildings to the west. In the 1960s, a multi-story apartment building was constructed to the west, followed by similar developments expanding in all directions over the following years. In 1970, a warehouse-like building with an associated parking area was noted on the adjacent western property, inferred to be a former mechanical workshop based on database search results.

Additionally, in 2024, a newly developed park ('Waddangari Park') was observed above the North Shore railway track to the east of the site.

3.3 Land Title Records

A historical land titles search was conducted through InfoTrack Pty Ltd. Copies of relevant documents obtained from this search are presented in **Appendix D**. **Table 3-2** provides a summary of the property ownership. The cadastral extent of the site is outlined in red in **Figure 3-1** below.

Figure 3-1 Cadastral Site Area



Table 3-2 Summary of Property Ownership

Years	Registered Proprietor(s)
As regards Lot D in DP 419248	
1920 to 1926	Arthur Henry Coles Purkis (Manufacturer)
1926 to 1939	Henry George Alan Harding (Chemist)
1939 to 1967	Eveleen Maud Kent (Married Woman)
1967 to 1968	William George Kent (Retired Builder)
1968 to 1971	Lister Brennan Nott (Storekeeper) Kathleen Florence Nott (Married Woman)
1971 to 1973	Framp Pty Limited
1973 to 1981	Baroona Enterprises Pty Limited
1981 to 2023	Nikola Tulich Marica Tulich
2023 to 2024	Prigradica Pty Ltd
2024 to date	# Edsgear Pty Ltd

Years	Registered Proprietor(s)
As regards Lot B in DP 418201	
1920 to 1920	Harry Wilton Carter (Agent)
1920 to 1922	Elizabeth Agnes Baylis (Spinster)
1922 to 1925	Frederick Edward Baylis (Bank Inspector) Rebecca Wiseman (Married Woman)
1925 to 1940	Frederick Edward Baylis (Bank Inspector)
1940 to 1952	Ellice Lousie Macoun (Married Woman)
1952 to 1954	John James McCullum (Stevedore) Thelma May McCullum (Married Woman)
1954 to 1964	John Elias Morad (Wholesaler)
1964 to 1971	Anthony John Lahood (Warehouseman)
1971 to 1973	Macman Pty Limited
1973 to 1981	Baroona Enterprises Pty Limited
1981 to 2023	Nikola Tulich Marica Tulich
2023 to 2024	Prigradica Pty Ltd
2024 to date	# Edsgear Pty Ltd
As regards Lot A in DP 418201	
1920 to 1920	Harry Wilton Carter (Agent)
1920 to 1922	Elizabeth Agnes Baylis (Spinster)
1922 to 1925	Frederick Edward Baylis (Bank Inspector) Rebecca Wiseman (Married Woman)
1925 to 1940	Frederick Edward Baylis (Bank Inspector)
1940 to 1952	Ellice Lousie Macoun (Married Woman)
1952 to 1954	John James McCullum (Stevedore) Thelma May McCullum (Married Woman)
1954 to 1960	John Elias Morad (Wholesaler)
1960 to 1987	Rocco Umbrella (Fruiterer) Anna Umbrella (Married Woman)
1987 to 1997	Advance Bank Australia Limited
1997 to 2024	Ivy Yin Mee Lee Clement Chi-Tun Lee
2024 to date	# Edsgear Pty Ltd
As regards the part shown tinted green in cadastral site area (Lot 1 DP 746012)	
1922 to 1932	Alfred Ernest Townsend (Piano Tuner)
1932 to 1935	Ethel Mary Townsend (Widow) Charles Leslie Tinley (Insurance Officer)
1935 to 1935	Charles Leslie Tinley (Insurance Officer)
1935 to 1950	Eileen Ethel Townsend (Spinster) Jean Elizabeth Townsend (Spinster) Now

Years	Registered Proprietor(s)
	Jean Elizabeth West (Married Woman)
1950 to 1966	William Archer Bugg (Engineer)
1966 to 1986	34 Pacific Pty Ltd
1986 to 1988	Pentden Holdings Pty Ltd Now Citicentre Investments Pty Limited
<i>As regards the part shown tinted blue in cadastral site area (Lot 1 DP 746012)</i>	
1922 to 1932	Alfred Ernest Townsend (Piano Tuner)
1932 to 1935	Ethel Mary Townsend (Widow) Charles Leslie Tinley (Insurance Officer)
1935 to 1935	Charles Leslie Tinley (Insurance Officer)
1935 to 1950	Eileen Ethel Townsend (Spinster) Jean Elizabeth Townsend (Spinster) Now Jean Elizabeth West (Married Woman)
1950 to 1971	William Archer Bugg (Engineer)
1971 to 1986	34 Pacific Pty Ltd
1986 to 1988	Pentden Holdings Pty Ltd Now Citicentre Investments Pty Limited
<i>As regards the part shown tinted orange in cadastral site area (Lot 1 DP 746012)</i>	
1927 to 1929	Florence Hannah Neal (Married Woman)
1929 to 1946	Maud Dixon (Widow)
1946 to 1953	Stella Sherwood (Married Woman)
1953 to 1985	William Francis Dobbin (Shopkeeper)
1985 to 1986	John David Lloyd
1986 to 1986	J.S. Levy Corporation Pty Limited
1986 to 1988	Pentden Holdings Pty Ltd Now Citicentre Investments Pty Limited
<i>As regards the part shown tinted brown in cadastral site area (Lot 1 DP 746012)</i>	
1922 to 1928	Geoffrey Pattison Brown (Dentist)
1928 to 1930	Ada Brown (Married Woman)
1930 to 1951	Albert Edward McGowan (Company Secretary)
1951 to 1952	Kenneth Beale Godfrey (Company Director)
1952 to 1955	Charles William Pitts (Electrical Engineer) Raymond Frederick Nunn (Electrical Engineer)
1955 to 1962	Bessie Eileen Pitts (Widow) Raymond Frederick Nunn (Electrical Engineer)
1962 to 1969	Bessie Eileen Pitts (Widow) Walter Oakes Instrument Co Pty Limited
1969 to 1970	Bessie Eileen Pitts (Widow)

Years	Registered Proprietor(s)
	Ian Trenwith Pitts (Company Director) Ross Charles Pitts (Accountant) Keith Frederick Pitts (Clerk) Walter Oakes Instrument Co Pty Limited
1970 to 1980	34 Pacific Pty Ltd
1980 to 1984	Gilar Investments Pty Limited
1984 to 1986	Leonard David Resnekov
1986 to 1988	Pentden Holdings Pty Ltd Now Citicentre Investments Pty Limited
<i>Continued as regards the whole of Lot 1 in DP 746012</i>	
1988 to 1996	Perpetual Trustees Australia Limited
1996 to 1999	Perpetual Trustee Company Limited
1999 to 2004	Guardian Trust Australia Limited
2004 to 2016	Ambiance (Arncliffe) Pty Limited Now Ambiance Group Pty Ltd
2016 to date	# Edsgear Pty Ltd

The land title records indicate that the property at 28 Pacific Highway was owned by individuals for residential purposes until after 1971, when ownership transitioned between various companies and individuals. Similarly, 30 Pacific Highway remained under individual ownership until 1971, after which it was acquired by multiple companies. Between 1952 and 1971, the property was owned by a wholesaler and a warehouseman, suggesting its commercial use during that period. From 1973 onwards, the properties at 28-30 Pacific Highway remained under the same ownership for various commercial purposes until 2024, when they were transferred to Edsgear Pty Ltd, the current owner.

The property at 32 Pacific Highway was used for residential purposes under individual ownership until after 1987, when it was acquired by Advance Bank Australia Limited. The property at 34-38 Pacific Highway was originally subdivided into five lots and used for residential purposes until the early 1950s. After that, it was owned by various commercial businesses, including electrical engineers. Between 1988 and 2004, the property was under the ownership of Trustee Services of Australia as a single lot, and in 2016, it was transferred to Edsgear Pty Ltd, the current owner.

3.4 Council Searches

An application to review the documents held by Lane Cove Municipal Council was submitted on 21 March 2025. At the time of writing this report, the search was still pending. Should pertinent information be identified upon receipt of Council records, an addendum to this PSI may be required.

EI completed a search of the Lane Cove Municipal Council Development Application Tracker and Property Enquiry website on 24 March 2025, and found documents related to development applications for 28-30 Pacific Highway and 34-38 Pacific Highway. A summary of the available information is presented below in **Table 3-3**. A copy of the search result through council's application tracker is presented as **Appendix G**.

The building application documents confirm the presence of former pie shops, pathology and radiology centres on site.

Table 3-3 Summary of Council Files

Application	Proposal	Status Date
28 – 30 Pacific Highway		
324/1999	Use and fitout as pie shop	28/07/1999
34 - 38 Pacific Highway		
162/2011	To increase the size of the lobby of the building and the area of one of its shops, and to construct a front awning.	28/09/2011
17/2012	Enclose existing balcony and erect signage	16/05/2012
CD15/12	The use and fit - out of levels 1 and 2 as an oncology centre	March 2012
CD63/12	The fit-out of Suite 4 on the ground floor level for the North Shore Radiology Centre	July 2012
125/2012	The use and fit - out of Suite 2 on the ground floor level as a pathology collection centre and laboratory	14/08/2012
138/2012	Signage to glass shop frontage	4/10/2012
CD123/14	The use and fit - out of Suite 1 (Shop 1/38 Pacific Highway) as professional consulting rooms.	September 2014
13/2023	Alterations and additions including a tertiary education facility and a ground floor commercial facility.	2/05/2023

3.5 Environmental Database Report

An environmental risk and planning report (Lotsearch, 2025) was prepared as part of this PSI, including historical business directories (covering the period from 1950 to 1991), as well as searches of various environmental resources and plans archived by statutory authorities (**Appendix F**). A summary of the pertinent findings is provided in **Table 3-4**.

Table 3-4 Database Information Summary

Aspect	Details
Former Gasworks	There were no former gasworks listed within 1km radius of the site.
Waste Management	Two National Waste Management facilities were recorded within 1km radius of the site; ▪ Suez Australia Pty Ltd (681m north-west); and ▪ Coles supermarket (694m east).
Liquid Fuel Facilities	One National Liquid Fuel Facilities were recorded within 1km radius of the site; ▪ BP Naremburn (805m north-east).
PFAS Investigation and Management Programs	The site was not recognised as a PFAS assessment area. There was no record of PFAS Investigation program within 1km radius of the site.
Defence Sites	One site was assessed as part of the Defence 3 Year Regional Contamination Investigation Program; ▪ HMAS Waterhen (1623m south)

Aspect	Details
Licensed Activities	Four organisations with Current licensed activities under the POEO Act 1997 were recorded within 1km radius of the site: ▪ Sydney Trains, licensed for railway systems activities (79m east); ▪ Metro Trains Sydney Pty Ltd, licensed for railway systems activities (236m north-east); ▪ Cleanaway Pty Ltd, licensed for waste storage, non-thermal treatment of general waste, recovery of general waste, and composting (681m north-west); ▪ CPB Contractors Pty Ltd, licensed for road construction (974m north-east); Five organisations listed as delicensed activities still regulated by the EPA within 1km radius of the site: ▪ Royal North Shore Hospital, licensed for hazardous, industrial or Group A waste generation or storage (87m north-west); ▪ North Shore Private Hospital, licensed for hazardous, industrial or Group A waste generation or storage (445m north-west); ▪ Hanson Construction Materials Pty Ltd, licensed for concrete works (766m north-west); ▪ Energy Australia, licensed for hazardous, industrial or Group A waste generation or storage (953m north-west); ▪ Boral Concrete, licensed for concrete works (999m north-west);
Historical Business Directory	Based on the registered business directory records, relevant documentation relating to the site included printers, electrical contractors, hardware dealers, agricultural machineries manufacturers, lawn mowers repairers, boot and shoe repairers, electrical contractors, radio or television sales and serviceman, furniture removalist or storage, pathology, radiology centre, dry cleaners in the period from 1950 to 1986. A range of cake shops or pastry cooks, carpet or floor covering retailers, hospital equipment manufacturers, pump manufacturers, scientific apparatus manufacturers, surgical appliance manufacturers, builders or contractors, motor service stations, motor painters, motor panel beaters, motor accessories dealers, motor garages, carriers and cartage contractors, chemists-pharmaceutical, disposal stores, hospital, wine or spirit merchants, electronic equipment manufacturers, printers, jewellers or watch makers, radiologists, health centres, textiles manufacturers or suppliers, mining companies, chemical manufacturers, weigh bridges, motor car or truck dealers, milk testing or pasteurising equipment manufacturers, glass manufacturers, battery parts manufacturers, dry cleaners had been present near the site (≤1km radius) from 1986-1991, at least some of which still existed in the area. Due to their close proximity, there was potential for such activities to have impacted the site by migration of mobile (liquid) petroleum and chlorinated hydrocarbons.
Heritage	No Commonwealth heritage list items were listed within a 1km radius of the site. However, four National heritage list items identified within 1km radius; ▪ Gore Hill Memorial Cemetery (280m west); ▪ Electricity power house (519m east); ▪ Badangi (521m south); and ▪ Pallister (778m south-west).
Mining	There was no mining subsidence districts listed within 1km radius of the site. Eight Historical mining and Exploration titles were identified on-site. ▪ Continental Oil CO of Australia limited held title EL0083 for mining operations of minerals (expiry date 1 February 1968); ▪ Dart Energy (Apollo) Pty Ltd held title PEL463 for mining operations of minerals and petroleum (expiry date 3 June 2015); ▪ AGL Upstream Investments Pty Ltd held titles PEL0005 and PEL5 for mining operations of minerals and petroleum (expiry date 03 April 2015); ▪ Australian Oil and Gas Corporation Ltd held title PEL0013 for mining operations of petroleum (no dates available); ▪ Macquarie Energy Pty Ltd held title PSPAUTH17 for mining operations of petroleum (expiry date 3 July 2008); ▪ North Bulli Collieries Pty Ltd, held title PEL0260 for mining operations of petroleum (expiry date 3 August 1993);

Aspect	Details
	▪ The electricity Commission of NSW held title PEL0279 for mining operations of petroleum (expiry date 11 November 1993); and ▪ John Strevens (Terrigal) NL held title PEL0198 for mining operations of petroleum (no dates available).
Other Datasets	▪ The site and its surroundings were not recorded as having a “naturally occurring asbestos potential”. ▪ With respect to ASSs, the site was classified as “extremely low probability of occurrence”. ▪ The site is not listed as bush fire prone land; ▪ No dryland salinity assessment data was recorded for the site and its surroundings. ▪ No SEPP State Significant Precincts were recorded.

In summary, the database search revealed that there were several potential historical and business which may have or have had the potential to impact the site. Most notably, a former dry-cleaning facility (‘Same Day Dry Cleaning’) located at 34 Pacific Highway, operated in 1972..

3.6 SafeWork NSW Dangerous Goods Register Records

A search of the *Stored Chemical Information Database* maintained by SafeWork NSW was requested by EI on 21 March 2025. At the time of writing this report, a response from SafeWork NSW has yet to be received. When records become available to EI, and if any potential contaminating sources are identified, an addendum to this report will be prepared.

3.7 NSW EPA Online Records

Searches of public registers maintained by the NSW EPA for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* (CLM Act 1997) and *Protection of the Environment Operations Act 1997* (POEO Act 1997) were conducted during this PSI.

Record of Notices Under Section 58 of CLM Act 1997

An on-line search of the contaminated land public record was conducted on 21 March 2025. The contaminated land public record is a searchable database of:

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

The search confirmed that neither the site nor the surrounding lands within close proximity ($\leq$ 500 m) were subject to any regulatory notices relevant to the above legislations.

List of NSW Contaminated Sites Notified to NSW EPA

A search through the *List of NSW Contaminated Sites Notified to the NSW EPA* under Section 60 of the CLM Act 1997 was conducted on 21 March 2025. This list is maintained by the NSW EPA and includes properties on which contamination has been identified, but not deemed to be impacted significantly enough to warrant regulation.

This search confirmed that the site had not been notified as contaminated to the NSW EPA. However, one property in close proximity (≤ 1 km) was identified on the register, as detailed in **Table 3-5**. Being at a considerable distance, this property was not considered to be a potential source of (migrating) contamination to the site.

Table 3-5 List of NSW Contaminated Sites Entries

Site	Address	Distance and Direction	Contamination Activity Type	Management Class
Telstra Data Centre	4A Herbert Street, St Leonards	542m north	Other Petroleum	Regulation under CLM Act not required

POEO Public Register

A search of the *Protection of the Environment Operations Act 1997* public register was conducted on 21 March 2025. This public register contains records related to environmental protection licences, applications, notices, audits, pollution studies and reduction programs. The search confirmed that the site was not subject to any licensing agreements / notices / programs relevant to this legislation. However, one property in close proximity (≤ 500 m) was identified on the register, as detailed in **Table 3-6**. Being at a considerable distance, and also cross downgradient of the site, this property was not considered to be a potential source of (migrating) contamination to the site.

Table 3-6 POEO Public Register Entries

Site	Address	Distance and Direction	Type	Issued Date
Ventia Utility Services Pty Limited	Royal North Shore Hospital, Reserve Road, St Leonards NSW	304 m north	POEO license	20/01/2017

3.8 Groundwater Bore Records and Local Groundwater Use

An online search for groundwater bores registered with WaterNSW was conducted on 24 March 2025 (<https://realtimedata.watarnsw.com.au/water.stm>). There were no registered bores located within a 500 m radius of the site. A summary of the search is presented in **Appendix E**.

4. CONCEPTUAL SITE MODEL

4.1 Overview

In accordance with NEPC (2013) *Schedule B2 – Guideline on Site Characterisation* and to aid in the assessment of data collection for the site, EI developed a Conceptual Site Model (CSM) assessing plausible pollutant linkages between potential contamination sources, migration pathways and receptors. The CSM provides a framework for identifying data gaps in the existing site characterisation and future site assessments. Potential contamination sources, exposure pathways and receptors that were considered relevant for this assessment are summarised along with a qualitative assessment of the potential risks posed by complete exposure pathways.

4.2 Sub-surface Conditions

A summary of sub-surface ground conditions likely to be encountered at the site is presented in **Table 4-1** below. The information presented is inferred from a review of relevant geological and soil landscape maps for the project area, as well as the previous intrusive Geotechnical Investigation (JK, 2025).

Table 4-1 Conceptual Ground Model

Unit	Material	Comment
1	Fill/Topsoil	Fill and/or topsoil material was noted to comprise silty clay mixed with fine grained sand. The material was noted to be poorly compacted by JK (2025), and contain some ironstone gravel. Fill soils were encountered from the surface to a maximum depth of 1.3 mBGL.
2	Natural Soil	Predominantly silty clays were observed at the site. Clays were inferred to be of medium plasticity, and grading onto extremely weathered bedrock material.
3	Bedrock	Sandstone bedrock was observed by JK. The bedrock was noted to be extremely weathered, and low to high strength extending to approximate depth of 18.06 mBGL. The strength of bedrock was noted to generally increase and weathering decrease with depth by JK (2025).
4	Groundwater	JK returned to the site approximately one week following fieldworks, and measured groundwater in newly installed well (BH1) at 4.55 mBGL (RL 70.8 mAHD). It is noted that no long term groundwater monitoring was carried out.

4.3 Summary of Site History

Aerial imagery shows that the site was occupied by five identical residential buildings until at least the 1990s. In 1991, the western half of the site was redeveloped into a large commercial/industrial building, which is presumed to be the current structure, while the eastern half remained unchanged. Database records indicate that the western portion of the site operated as a dry-cleaning facility in 1972.

Title records confirm that the site has been used for residential purposes until the early 1970s, after which the ownership was transitioned to various businesses, including electrical engineering services, banking, and trustee services, occupying the property over time.

According to council documents related to 34-38 Pacific Highway, the ground floor was formerly used as a radiology centre, pathology collection centre, and laboratory, while the upper levels functioned as an oncology centre. The property at 28-30 Pacific Highway was formerly a bakery and pie shop in 1999. Information provided by the client indicates that cancer treatment services were conducted in the building for the past 10 years.

The surrounding area has primarily been used for residential purposes since the 1940s, except for the Royal North Shore Hospital to the north and commercial buildings to the west. In the 1960s, a multi-story apartment building was constructed to the west, followed by similar developments expanding in all directions over the subsequent years. By 1970, a warehouse-like building with an associated parking area was observed on the adjacent western property, inferred from database records to have been a former mechanical workshop. Additionally, in 2024, a newly developed park, 'Waddangari Park,' was established above the North Shore railway track to the east of the site.

4.4 Potential Contamination Sources

4.4.1 Historical / Current Land Use

An initial assessment indicated that there is potential for contamination to exist on the site, derived from the following sources:

- Hazardous building materials (including potential ACM and lead-based paint) present within the site structures;
- Historical commercial land-use (i.e. former pathology, radiology centre and dry cleaning facility);
- Off-site migration from neighbouring properties and historical land uses;
- Potential pesticides application near building (footing) perimeters; and
- Leakage from vehicles at the car park area.

4.4.2 Per- and Poly- Fluoroalkyl Substances (PFAS)

NSW EPA (2017) requires that per- and poly-fluoroalkyl substances (PFAS) are considered in assessing contamination. EI used the following decision tree (**Table 4-2**) based on the PFAS National Environmental Management Plan (HEPA, 2020) for prioritising the potential for PFAS to be present on site and whether PFAS sampling of soil and groundwater is required. In this instance, the potential for PFAS to be present on-site was moderate and thus further investigations related to PFAS impacts in soil and groundwater are deemed required.

Table 4-2 PFAS Decision Tree

Preliminary Screening	Probability of Occurrence ¹
Is the past or present site activity listed in HEPA (2020) ² . If so list activity: <u>former dry cleaning facility</u>	M
Is the past or present off-site activity up-gradient or adjacent to the site listed in HEPA (2020) ⁵ . If so list activity: <u>Former mechanical workshop / service station – 50-56 Pacific Highway</u>	M
Did fire training involving the use of suppressants occur on-site between 1970 and 2010?	L
Did fire training occur up-gradient of or adjacent to the site between 1970 and 2010? ³	L

Have “fuel” fires ever occurred on-site? e.g. ignition of fuel (solvent, petrol, diesel, kero) tanks?	L
Have PFAS been used in manufacturing or stored on-site ? ⁴	L
Could PFAS have been imported to the site in fill materials from a site with activity listed in HEPA (2020)?	L
Could PFAS-contaminated groundwater or run-off have migrated on to the site?	L
Is the site or adjacent sites listed in the NSW EPA PFAS Investigation Program? ⁵	L
If the probability is medium or high in any of the rows, does the site analytical suite need to be optimised to include preliminary sampling and analysis for PFAS in soil (incl. ASLP testing) and waters?	Yes

- Note 1 Probability: L – low (all necessary documentation has been reviewed and there is no recorded instance or compelling rationale), M – medium/moderate (all necessary documentation has been reviewed and there is potential evidence of a recorded instance with compelling rationale); H – high (all necessary documentation has been reviewed and there is evidence of a recorded instance with compelling rationale); risk, N/A – not applicable (or “-“)
- Note 2 Activities listed in Appendix B of HEPA (2020). Further information, refer to https://www.oecd.org/env/ehs/risk-management/PFC_FINAL-Web.pdf
- Note 3 Runoff from up-gradient PFAS use may impact surface water, soil, sediment and groundwater.
- Note 4 PFAS is used wide range of industrial processes and consumer products, including in the manufacture of non-stick cookware, specialised garments and textiles, Scotchguard™ and similar products (used to protect fabric, furniture, leather and carpets from oils and stains), metal plating and in some types of fire-fighting foam (<https://www.nicnas.gov.au/chemical-information/factsheets/chemical-name/perfluorinated-chemicals-pfas>)
- Note 5 <https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program>

4.4.3 Emerging Chemicals

The NSW EPA uses Chemical Control Orders (CCOs) as a primary legislative tool under the *Environmentally Hazardous Chemicals Act 1985* to limit the potential impact of chemicals of concern on the environment. Considerations for chemicals controlled by CCOs, and other potential emerging chemicals, are outlined in **Table 4-3**. In this instance, the potential for an emerging chemical of concern to be present on site was considered to be low, with the exceptions of pesticides in near surface fill soils.

Table 4-3 Emerging and Controlled Chemicals

Chemicals of Concern (CCO or Emerging)	Decision
Were aluminium smelter wastes used or stored on-site (CCO, 1986)?	No
Do dioxin contaminated wastes (CCO, 1986) have the potential to impact the site? ¹	No
Were organotin products (CCO, 1989) used or stored on-site? ²	No
Were PCBs used or PCB wastes (CCO, 1997) stored on-site? ³	No
Were scheduled chemicals or wastes (CCO, 2004) used or stored? ⁴	Potential for pesticides used at the building footings
Are other emerging chemicals suspected? ⁵	No
If Yes to any questions, does the analytical include these chemicals of concern?	Yes

Footnotes:

- 1 From burning of certain chemicals, smelting or chemical manufacturing or fire on or near the site.
2 From anti-fouling paints used or removed at boat and ship yards and marinas.
3 From older transformer oils and electrical capacitors
4 Twenty-four mostly organochlorine pesticides and industrial by-products
5 Other chemicals considered as emerging (e.g. 1,4 dioxane; associated with some CVOC).

4.5 Contaminants of Potential Concern (COPCs)

Based on the findings of the desktop study and on the site history review, the COPCs applicable to the site are summarised in **Table 4-4**:

Table 4-4 Potential Contaminants

Potential Contaminants	Soil	Groundwater
Priority metals (PM): arsenic, cadmium, chromium copper, lead, mercury, nickel, zinc	✓	✓
Total Recoverable Hydrocarbons (TRH)	✓	✓
Benzene, Toluene, Ethylbenzene, Xylene and Naphthalene (BTEXN)	✓	✓
Polycyclic Aromatic Hydrocarbons (PAH)	✓	✓
Chlorinated Volatile Organic Compounds (CVOC)	✓	✓
Per and Polyfluoroalkyl Substances (PFAS)	✓	✓
Organochlorine and organophosphorus pesticides (OCP/OPP)	✓	
Asbestos	✓	

4.6 Potential Contamination in the Context of the Site

Based on the potential sources of contamination listed in **Section 4.4**, and the associated COPCs listed in **Sections 4.5**, an assessment of the potential contamination risks for the site was conducted (**Table 4-5**). The site-specific contamination conditions are expected be limited to localised impacts, if any.

Table 4-5 Assessment of Potential Contamination Risks

Potential Source	Impacted Medium	Potential Contaminants	Likelihood (Risk) of Contamination
Historical commercial land-use (i.e. former pathology, radiology centre and dry cleaning facility)	Surface soil Groundwater	PM, TRH, BTEXN, CVOC, PAH, PFAS	M A range of commercial activities (including electrical contractors, dry cleaners, and pathology and radiology centre) were identified on the site.
Hazardous building materials	Surface soil	PM (lead), asbestos	M Potential contamination may exist within surface soils due to weathering considering the age of the buildings.
Leaks from vehicles in the parking area	Surface soil Groundwater	PM, TRH, BTEXN, PAH	L Potential for localised impacts from related business activities on and off site.
Application of pesticides/herbicides	Surface soil	PM (arsenic and copper), OCP, OPP	L If applied historically, likely restricted to localised areas.

Potential Source	Impacted Medium	Potential Contaminants	Likelihood (Risk) of Contamination
Migration from off-site sources	Groundwater	PM, TRH, BTEXN, PFAS, CVOC, PAH	L - M There was a former motor service station on the adjacent property (50-56 Pacific Highway), which operated from 1948 to 1962.

4.7 Potential Receptors

The following potential receptors of site contamination were identified:

- Current and future site users / occupiers;
- On-site construction workers (during future development);
- Users of the adjacent land during the proposed construction works;
- Future intrusive workers;
- Ecological receptors in areas of exposed soil / landscaping; and
- Ecological communities in downgradient water bodies (i.e. Berry Creek)

4.8 Potential Pollutant Linkages

The preliminary conceptual site model (CSM) for the site and the potential pollutant linkages associated with the site are discussed in **Table 4-6**.

Table 4-6 Potential Pollutant Linkages

Potential Source	Impacted Media	Contaminants of Potential Concern	Transport mechanism	Exposure pathway	Potential receptor	Source-Pathway-Receptor (SPR) Linkage
Historical commercial land-use (i.e. former pathology, radiology centre and dry cleaning facility)	Soil	PM, TRH, BTEXN, PAH, CVOC, OCP, OPP, PFAS and asbestos	Disturbance of surface and subsurface soils during site redevelopment, future site maintenance and future use of the site post redevelopment	Ingestion Dermal contact Inhalation of particulates	Current and future site users Demolition / construction workers Adjacent site users Future intrusive workers	Potentially complete. The recommendations detailed in Section 6 should help confirming and delineating these potential risks. Additionally, the use of personal protective equipment (PPE) is mandatory for construction workers.
Hazardous building materials			Atmospheric dispersion from soil to outdoor and indoor air spaces			
Application of pesticides			Volatilisation of contamination from soil and diffusion to indoor air spaces.	Inhalation of vapours		
Leakage from vehicles		PM, TRH, BTEXN, PAH, CVOC, OCP, OPP and PFAS	Roots absorption of bioavailable compounds from impacted soils.	Biota uptake	Ecological receptors in areas of exposed soil/landscaping	Potentially complete. Pending on landscaping details to be determined in future development plans and on results obtained from the additional investigations recommended in Section 6 .
Migration from off-site sources.						
	Groundwater	PM, TRH, BTEXN, PAH, CVOC, OCP, OPP and PFAS	Volatilisation of contamination from groundwater to indoor or outdoor air spaces (onsite and offsite)	Inhalation of vapours	Current and future site users Demolition / construction workers Adjacent site users Future intrusive workers	Potentially complete. The recommendations detailed in Section 6 should help confirming and delineating these potential risks. Additionally, the use of personal protective equipment (PPE) is mandatory for construction workers.
			Disturbance of surface soils during site redevelopment, future site maintenance and future use of the site post redevelopment	Ingestion Dermal contact	Demolition / construction workers Future intrusive workers	
			Migration of dissolved phase impacts in groundwater via diffusion and advection	Biota uptake	Ecological communities in the Berry Creek	

4.9 Uncertainties & Assumptions

The NSW EPA (2022a) guidelines require the CSM to consider the potential sources of variability and uncertainty during the assessment. As this investigation was a Preliminary Site Investigation, and did not include intrusive works, the assessment relied upon the following:

- A review of the history of the site, including aerial photographs, land titles, regulatory information and anecdotal evidence;
- A review of readily available information from published maps and databases; and
- A site inspection of the land.

EI considers that the information above was available and accessible during this investigation and can be relied upon to assess:

- The potential risks posed to receptors, by contamination present on the site; and
- Whether further assessments are required to reduce any uncertainties or investigate specific site conditions.

5. CONCLUSION

The property identified as 28 -38 Pacific Highway, St Leonards NSW was the subject of a PSI, with the main objective of appraising the potential for contamination to be present on site. The main findings were as follows:

- At the time of this investigation, the site comprised two adjacent two-storey mixed-use buildings at 28-32 Pacific Highway, featuring three shops on the ground floor and three residential dwellings on the first floor. Additionally, the property at 34-38 Pacific Highway featured a three-story unoccupied office building with a two-level basement car park.
- Based on aerial imagery, and land titles, the site has been used for residential purposes until the early 1970s, after which the ownership was transitioned to various businesses, including electrical engineering services, banking, and trustee services, occupying the property over time.
- According to council documents related to 34-38 Pacific Highway, the ground floor was formerly used as a radiology centre, pathology collection centre, and laboratory, while the upper levels functioned as an oncology centre.
- The database search revealed that there was a former dry-cleaning facility ('Same Day Dry Cleaning') located at 34 Pacific Highway, which operated in 1972.
- Searches of the publicly available NSW EPA records indicated:
 - The site was free of statutory notices issued by the NSW EPA, and was not identified on the list of NSW contaminated sites notified to the NSW EPA. The site had not been notified as contaminated to the NSW EPA. However, one property in close proximity ($\leq 1\text{km}$) was identified on the register.
 - There were no entries for the site on the POEO register. One entry related to nearby property was found within a 500m radius of the site, however did not identify a potential for contaminants to migrate and pose unacceptable risks to receptors within the subject site.
- No visual evidences of infrastructure associated with underground petroleum storage systems (UPSS) were observed on the site. However, an above ground grease trap was noted on the property located at 28 Pacific Highway, likely associated with the former bakery.
- The sub-surface was expected to consist of poorly-compacted, concrete base, silty clay filling materials (1.3m thickness), overlying natural (residual), silty clays, followed by weathered shale / sandstone bedrock. The potential presence of ASS was considered to be very low.
- The CSM established that there is a potential for contamination to exist on the site, mainly due to use of the site for commercial purposes since the 1970s. The property at 34 Pacific Highway has been used as a dry cleaning facility during 1972. Migration from offsite sources as well as the condition of building fabrics were also noted as potential sources of contamination.

Based on the findings of this PSI, and with consideration of EI's *Statement of Limitations* (**Section 7**), it was concluded that there is a potential for contamination to exist on the site and further intrusive investigations are required, as per recommendations described in **Section 6** are implemented.

6. RECOMMENDATIONS

EI provides the following recommendations in relation to the site and the proposed development:

- Before commencement of demolition works, a Hazardous Materials Survey (HMS) should be completed by a suitably qualified consultant, to confirm the presence/location of any hazardous materials within the existing building fabrics.
 - All identified hazardous materials must be appropriately managed, to maintain worker health and safety during future demolition works and prevent the spread of hazardous substances onto the site (soil) surfaces.
 - An asbestos clearance inspection and certificate should be completed by a suitably qualified professional (SafeWork NSW Licensed Asbestos Assessor) following the removal of asbestos-containing materials if identified by the HMS.
 - Where clearance inspection indicates the presence of hazardous materials remaining on site, further removal and validation or further clearance inspection works must be undertaken.
- A Detailed Site Investigation (DSI) should be completed to assess soil and groundwater quality at the site. It is pertinent that the DSI be completed **after** site demolition, to allow for access across the entire site without restriction. The DSI should include:
 - Intrusive site-wide sampling and associated laboratory analysis of samples for potential contaminants;
 - The existing groundwater monitoring well found on site (**Photograph 6**) should be examined and, if serviceable, should also be sampled; and
 - Assessment of results, checking for:
 - the presence of unacceptable risks posed to the receptors listed in **Section 4.7**;
 - potential offsite migration (if contamination is confirmed); and
 - the need for further investigation and/or remediation.

7. STATEMENT OF LIMITATIONS

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

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

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

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

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

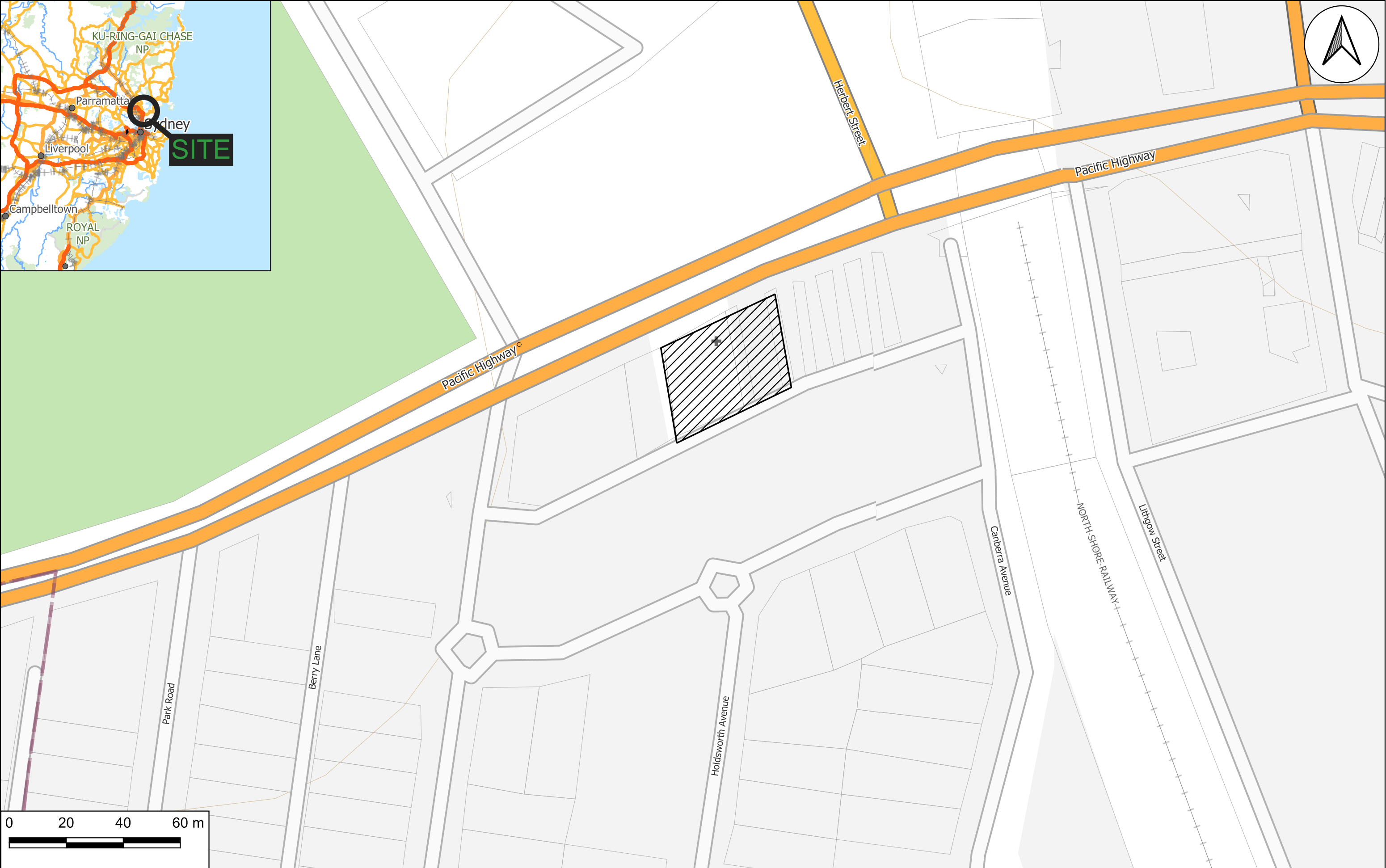
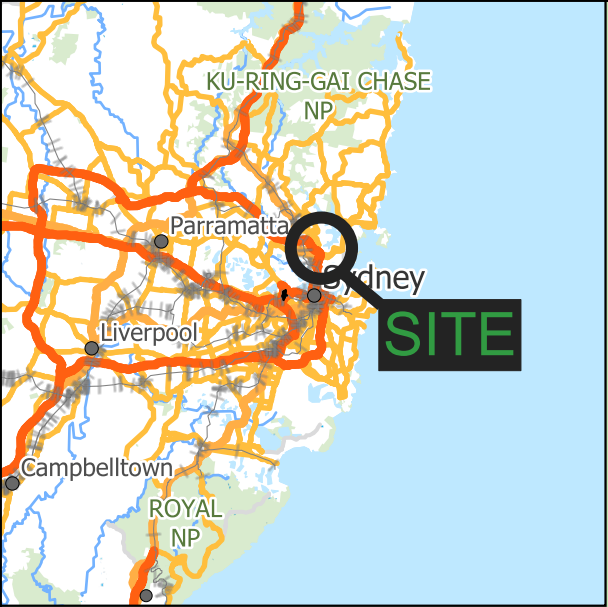
EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities.

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

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Appendix A – Figures



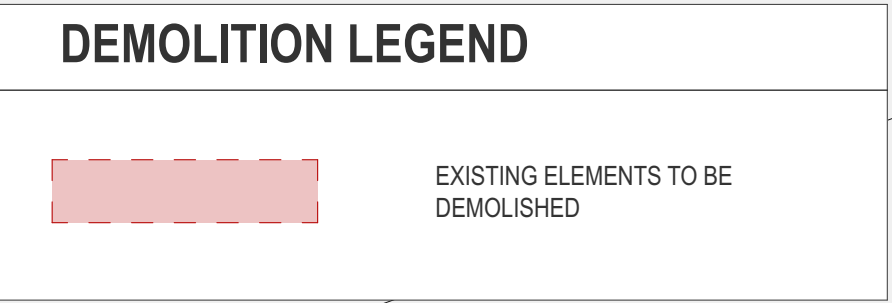
LEGEND Note: All locations are approximate Site Location	 eiaustralia Practical Solutions for Built Environments Suite 6.01, 55 Miller Street, PYRMONT 2009 Ph (02) 9516 0722 Fax (02) 9518 5088	Drawn:	J.M.	Edsgear Pty Ltd Preliminary Site Investigation 28 -38 Pacific Highway, St Leonards NSW Site Locality Plan	Figure:	A.1
		Approved:	J.H.		Project: E26701.E01	
		Date:	26/03/2025			



Map Source: NSW SIXMaps, accessed 01/09/2013

LEGEND Note: Areas are approximate		 Practical Solutions for Built Environments Suite 6.01, 55 Miller Street, PYRMONT 2009 Ph (02) 9516 0722 Fax (02) 9518 5088		Edsgear Pty Ltd Preliminary Site Investigation 28 - 38 Pacific Highway, St Leonards NSW Site Locality Plan		Figure: A.2	
 Site boundary	 Proposed deep soil / landscape area						
 Proposed basement 1 boundary	 Previous monitoring well location (JK, 2025)						
 Proposed lower ground level boundary						Project: E26701.E01	
		Drawn: J.M.					
		Approved: J.H.					
		Date: 28/03/2025					

Appendix B – Proposed Development Plans



North

DATE	ISSUE	DESCRIPTION:	Do not scale off drawings or use CAD files for any set-out, shop-drawing production or construction. Use figured dimensions only. Check all measurements on site and report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architect Pty Ltd and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	Structure + Civil Engineer Northrop Consulting Engineers	Fire Engineer Voss Grace + Partners	Traffic CJP Consulting Engineers	Architects TonkinZulaikhaGreer	Client EDSGEAR	Project 38 PACIFIC HIGHWAY	Drawing Title DEMOLITION PLAN	Drawn WR,FM,IR
	01 - WIP	ISSUE FOR DA									Checked TG
				Services Engineer O&S Consulting	Landscape Architects Melissa Wilson Landscape Architects	Waste Engineer MRA Consulting Group	117 Reservoir Street Surry Hills NSW 2010 Australia		Phase DEVELOPMENT APPLICATION	Drawing No. A 020	Date WIP
				Town Planner Paro Consulting	Vertical Transport JHA Consulting Engineers	Acoustic Engineer PWNA	T +61 2 9215 4900 W tzc.com.au E info@tzc.com.au	T E eric@tgc.com.au	Job No. 20019	Rev No. 01 - WIP	North
				ESD Consultant Dsquared Consulting	Quantity Surveyor Berco Consulting	Access + BCA BM+G	Nominated Architects Peter Tonkin NSW Registration 4147 Tim Greer NSW Registration 5603				



Work in Progress



DATE	ISSUE	DESCRIPTION:
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Services Engineer
O&S Consulting

Town Planner
Paro Consulting

ESD Consultant
Dsquared Consulting

Fire Engineer
Voss Grace + Partners

Landscape Architects
Melissa Wilson Landscape Architects

Vertical Transport
JHA Consulting Engineers

Quantity Surveyor
Berco Consulting

Traffic
CJP Consulting Engineers

Waste Engineer
MRA Consulting Group

Acoustic Engineer
PWNA

Access + BCA
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E info@tzg.com.au

Nominated Architects
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Tim Greer NSW Registration 5603

Client
EDSGEAR

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E eric@tgc.com.au

Project
38 PACIFIC HIGHWAY

Phase
DEVELOPMENT APPLICATION

Job No.
20019

Drawing Title

**GENERAL ARRANGEMENT PLAN -
GF**

Drawing No. Rev No.

A 103 01 - WIP

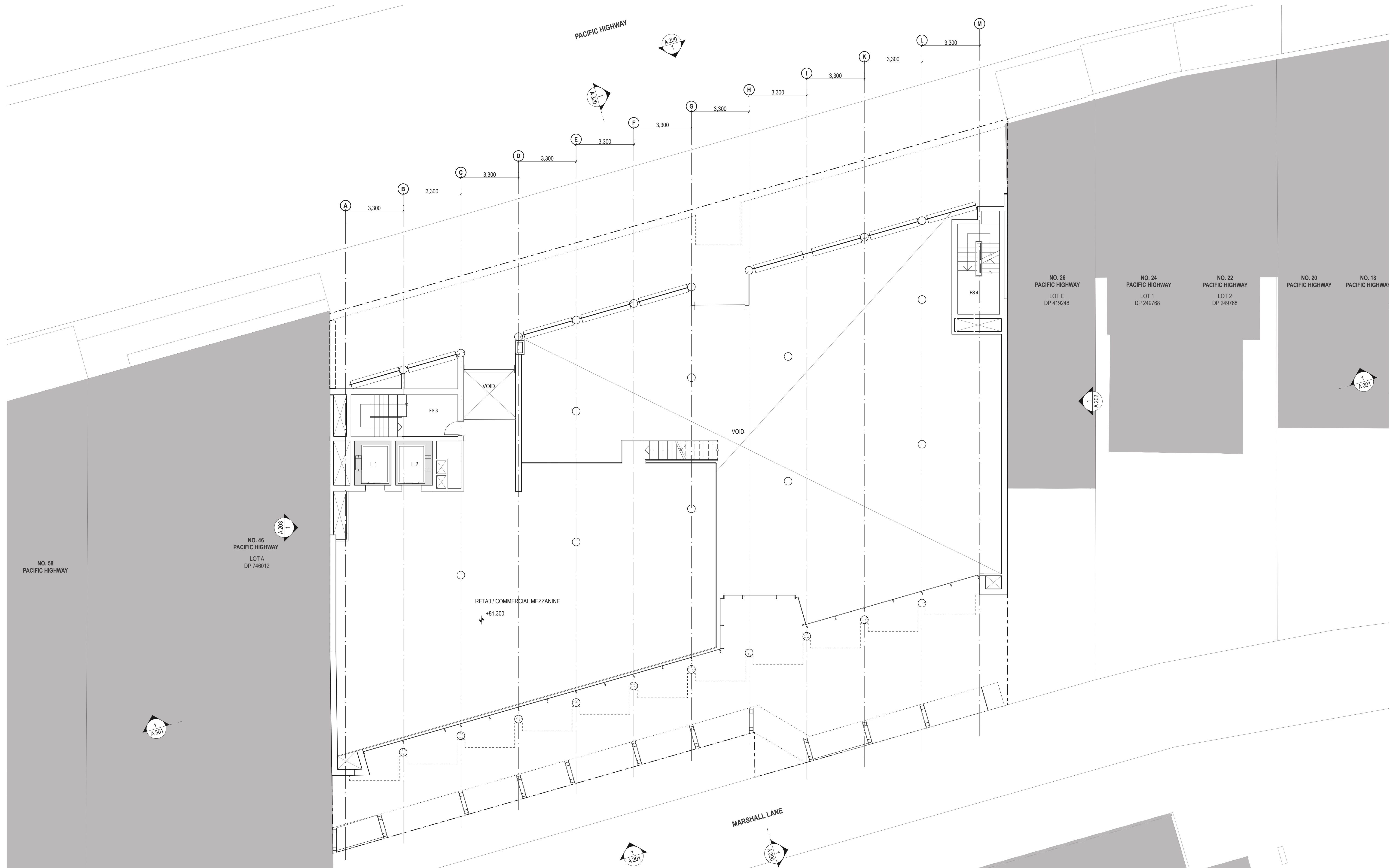
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North

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O&S Consulting

Town Planner
Paro Consulting

ESD Consultant
Dsquared Consulting

Fire Engineer
Voss Grace + Partners

Landscape Architects
Melissa Wilson Landscape Architects

Vertical Transport
JHA Consulting Engineers

Quantity Surveyor
Berco Consulting

Traffic
CJP Consulting Engineers

Waste Engineer
MRA Consulting Group

Acoustic Engineer
PWNA

Access + BCA
BM+G

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E eric@tgc.com.au

Project
38 PACIFIC HIGHWAY

Phase
DEVELOPMENT APPLICATION

Job No.
20019

Drawing Title

**GENERAL ARRANGEMENT PLAN -
MEZZANINE**

Drawing No. Rev No.

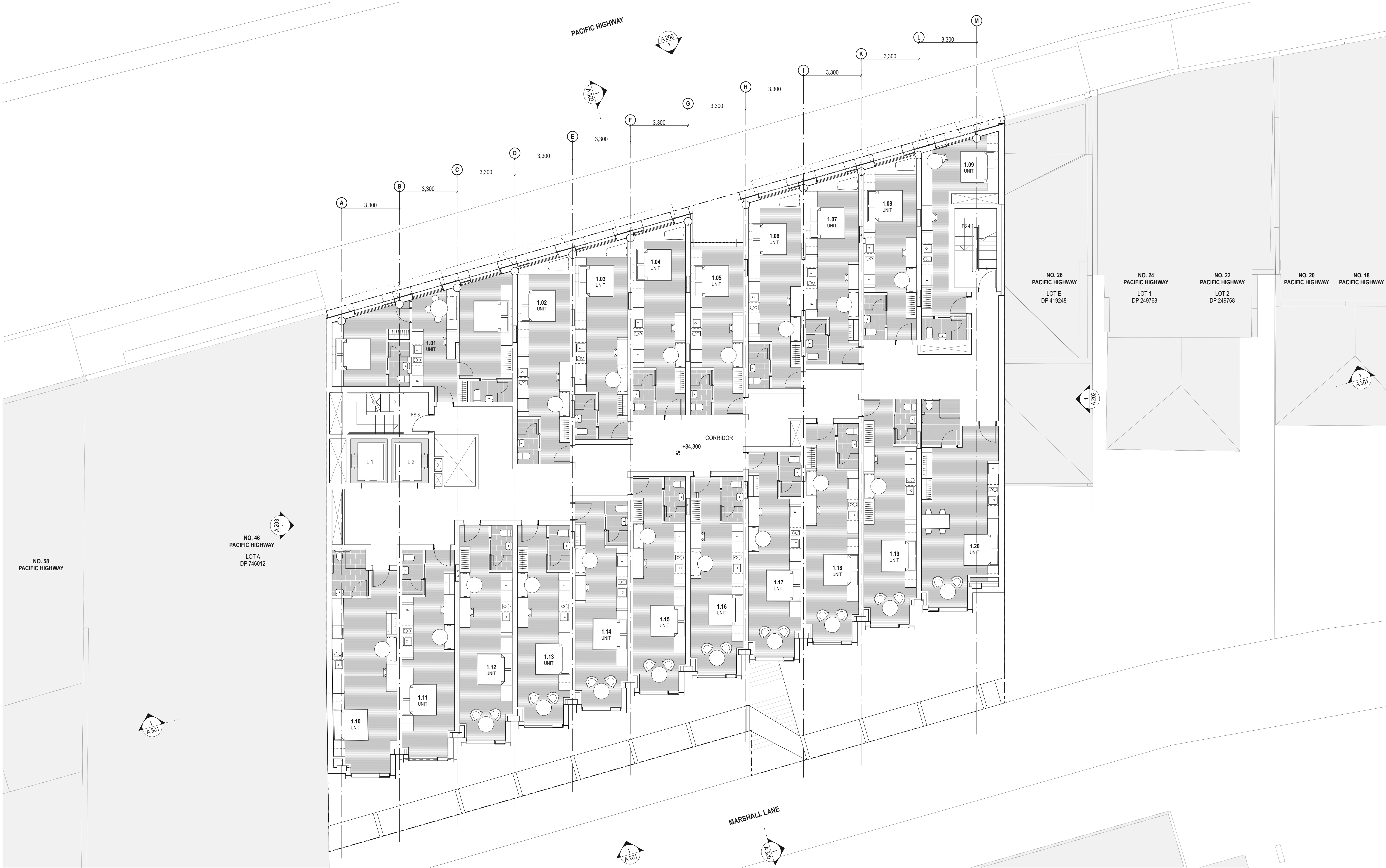
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ESD Consultant
Dsquared Consulting

Fire Engineer
Voss Grace + Partners

Landscape Architects
Melissa Wilson Landscape Architects

Vertical Transport
JHA Consulting Engineers

Quantity Surveyor
Berco Consulting

Traffic
CJP Consulting Engineers

Waste Engineer
MRA Consulting Group

Acoustic Engineer
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Project
38 PACIFIC HIGHWAY

Phase
DEVELOPMENT APPLICATION

Job No.
20019

Drawing Title
GENERAL ARRANGEMENT PLAN - 1F

Drawing No. **A 105**

Rev No. **01 - WIP**

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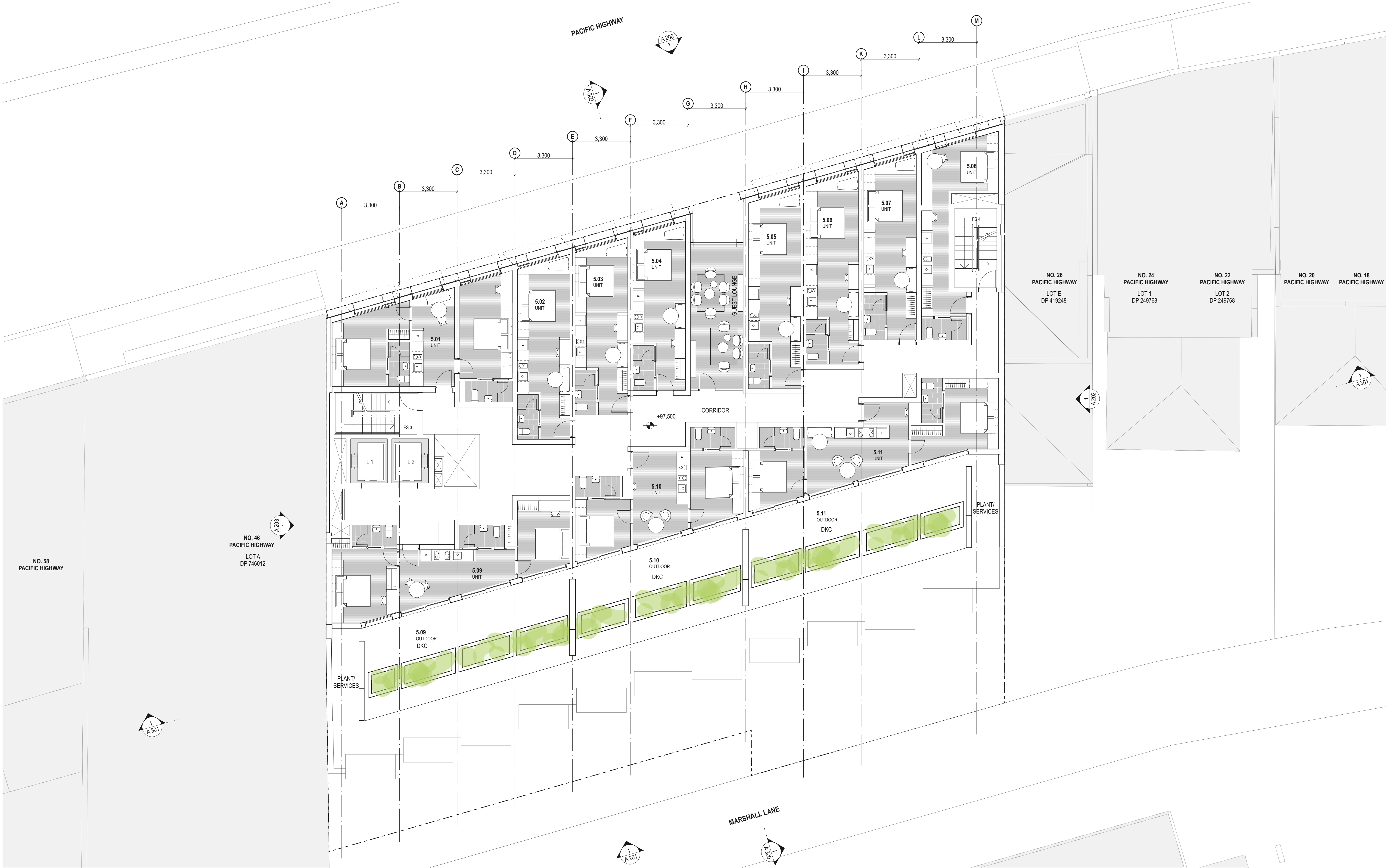
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Work in Progress



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38 PACIFIC HIGHWAY

Phase
DEVELOPMENT APPLICATION

Job No.
20019

Drawing Title
GENERAL ARRANGEMENT PLAN - 5F

Drawing No.
A 109

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Date
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North

FOR COSTING 17/03/2025

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CJP Consulting Engineers

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38 PACIFIC HIGHWAY

Phase
DEVELOPMENT APPLICATION

Job No.
20019

Drawing Title

**GENERAL ARRANGEMENT PLAN -
L8**

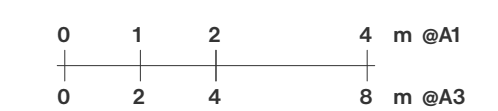
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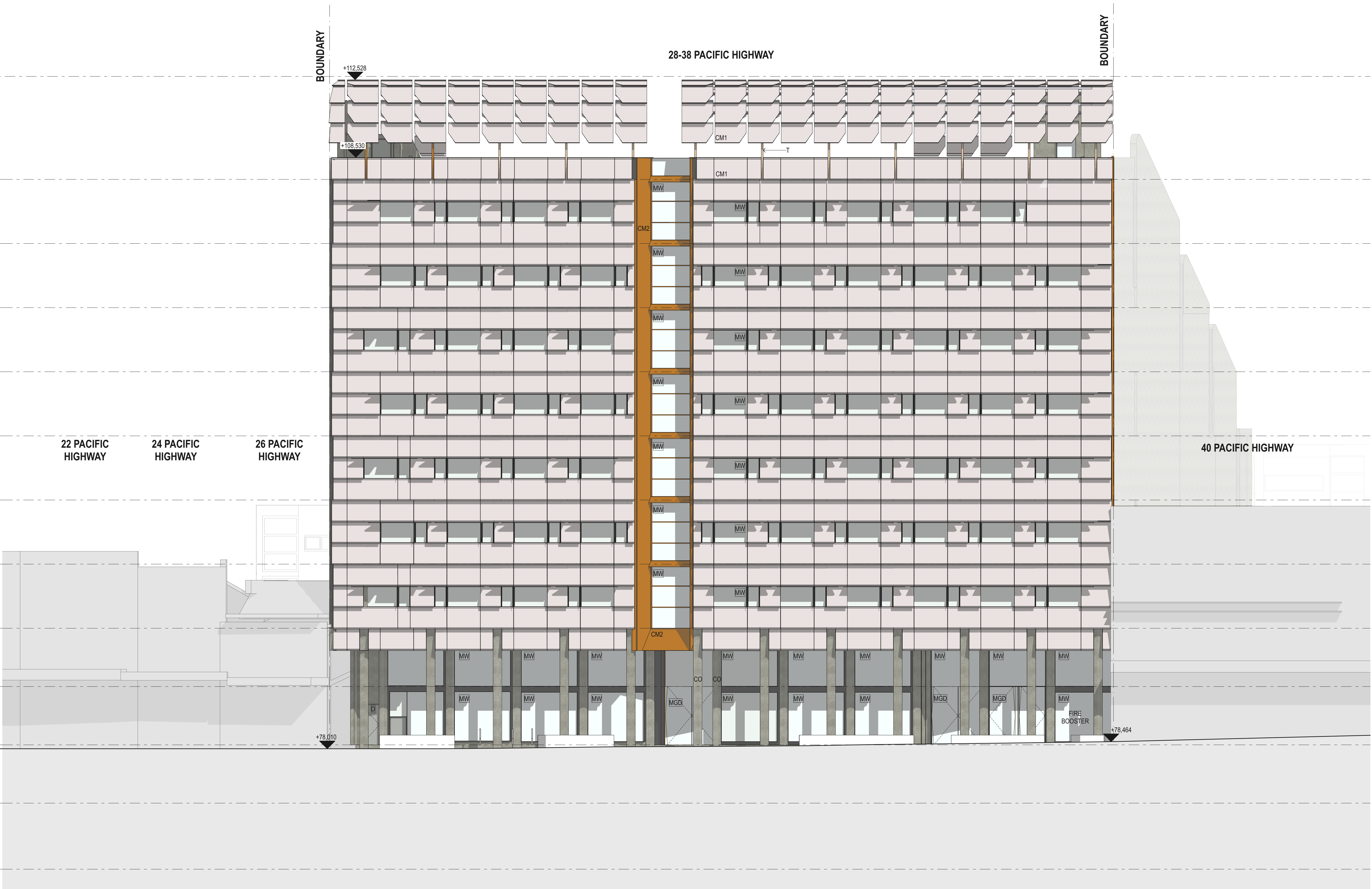
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FOR COSTING 17/03/2025





Timeline diagram showing cash flows for two projects, A1 and A3, over 8 periods.

Period	Project A1 Cash Flow	Project A3 Cash Flow
0	0	0
1	1	
2	2	2
4	4	4
8		8



Appendix C – Site Photographs



Photograph 1 View of two storey commercial building located at 28-32 Pacific Highway, Looking south.



Photograph 2 View of residential building located at 28-30 Pacific Highway, Looking north.



Photograph 3 View of crawl space (28 Pacific Highway)



Photograph 4 View of above ground grease trap (28 Pacific Highway).



Photograph 5 View of toilet in the lower ground level (28 Pacific Highway).



Photograph 6 Previous monitoring well location (JK, 2025) (28 Pacific Highway)



Photograph 7 View of residential building at 30 Pacific Highway.



Photograph 8 View of northern entrance of the commercial building (Ground level), looking east.



Photograph 9 View of building at 32 Pacific Highway, looking north.



Photograph 10 View of northern entrance of the property (32 Pacific Highway).



Photograph 11 View of three storey commercial building at 34-38 Pacific Highway.



Photograph 12 View of ground level reception area (34-38 Pacific Highway).



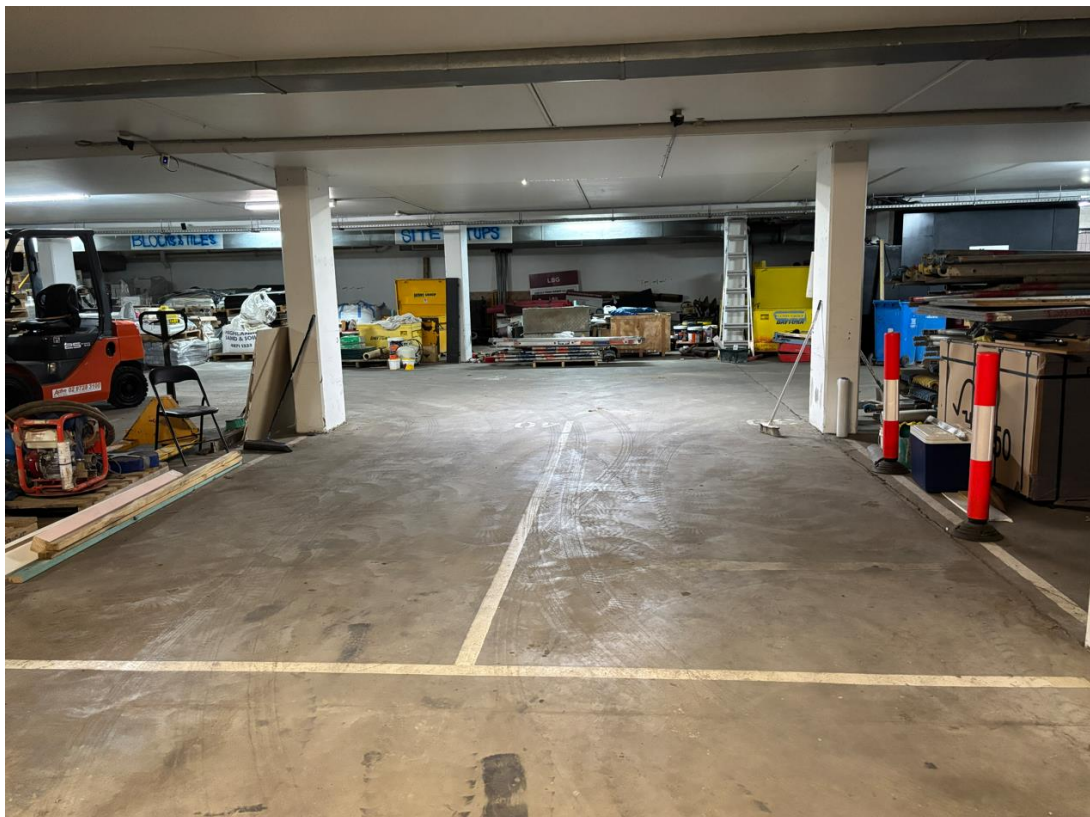
Photograph 13 View of first floor, former oncology department (34-38 Pacific Highway).



Photograph 14 View of second floor, former medical consultation rooms (34-38 Pacific Highway).



Photograph 15 View of oxygen gas supply room within basement (34-38 Pacific Highway).



Photograph 16 Lower basement level is currently used as storage yard for construction company (34-38 Pacific Highway).



Photograph 17 Concrete floor within basement (34-38 Pacific Highway).



Photograph 18 Accessible soil noted along the southern boundary (34-38 Pacific Highway).

Appendix D – Land Titles



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

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

Report

Re: - 28 to 38 Pacific Highway, St Leonards

Description: - Lots D & E D.P. 419248, Lots A & B D.P. 418201 also Lot 1 D.P. 746012.

As regards Lot E D.P. 419248

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
20.12.1920 (1920 to 1926)	Arthur Henry Coles Purkis (Manufacturer)	Volume 3142 Folio 97
14.01.1926 (1926 to 1939)	Henry George Alan Harding (Chemist)	Volume 3142 Folio 97
04.12.1939 (1939 to 1961)	Eveleen Maud Kent (Married Woman)	Volume 3142 Folio 97 Now Volume 5759 Folio 147
09.05.1961 (1961 to 1964)	Steve Haramis (Storekeeper) Peter Haramis (Storekeeper) James Haramis (Storekeeper)	Volume 5759 Folio 147 Now Volume 8180 Folios 41 to 43
03.02.1964 (1964 to 2002)	James Haramis (Musician)	Volume 8180 Folios 41 to 43 Then Volume 8497 Folio 20 Now E/419248
17.07.2002 (2002 to date)	# Brenia Pty Ltd	E/419248

Denotes current registered proprietor

Easements, excluding cross easements: - NIL

Leases, excluding premises: -

- Numerous leases were found from 20th December 1920 that have since expired – not investigated.

Continued over.



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

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

As regards Lot D D.P. 419248

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
20.12.1920 (1920 to 1926)	Arthur Henry Coles Purkis (Manufacturer)	Volume 3142 Folio 97
14.01.1926 (1926 to 1939)	Henry George Alan Harding (Chemist)	Volume 3142 Folio 97
04.12.1939 (1939 to 1967)	Eveleen Maud Kent (Married Woman)	Volume 3142 Folio 97 Now Volume 5759 Folio 147
22.11.1967 (1967 to 1968)	William George Kent (Retired Builder) (Section 94 Application not investigated)	Volume 5759 Folio 147 Now Volume 10689 Folio 91
17.01.1968 (1968 to 1971)	Lister Brennan Nott (Storekeeper) Kathleen Florence Nott (Married Woman)	Volume 10689 Folio 91
03.06.1971 (1971 to 1973)	Framp Pty Limited	Volume 10689 Folio 91
05.03.1973 (1973 to 1981)	Baroona Enterprises Pty Limited	Volume 10689 Folio 91
02.12.1981 (1981 to 2023)	Nikola Tulich Marica Tulich	Volume 10689 Folio 91 Now D/419248
27.06.2023 (2023 to 2024)	Prigradica Pty Ltd	D/419248
16.08.2024 (2024 to date)	# Edsgear Pty Ltd	D/419248

Denotes current registered proprietor

Easements, excluding cross easements: - NIL

Leases, excluding premises: -

- Various leases were found from 20th December 1920 that have since expired – not investigated.

Continued over.



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

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

As regards Lot B D.P. 418201

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
21.12.1920 (1920 to 1920)	Harry Wilton Carter (Agent)	Volume 3142 Folio 139
30.08.1920 (1920 to 1922)	Elizabeth Agnes Baylis (Spinster)	Volume 3142 Folio 139
08.02.1922 (1922 to 1925)	Frederick Edward Baylis (Bank Inspector) Rebecca Wiseman (Married Woman) (Transmission Application not investigated)	Volume 3142 Folio 139
22.01.1925 (1925 to 1940)	Frederick Edward Baylis (Bank Inspector)	Volume 3142 Folio 139
25.07.1940 (1940 to 1952)	Ellice Lousie Macoun (Married Woman)	Volume 3142 Folio 139
30.06.1952 (1952 to 1954)	John James McCullum (Stevedore) Thelma May McCullum (Married Woman)	Volume 3142 Folio 139
23.03.1954 (1954 to 1964)	John Elias Morad (Wholesaler)	Volume 3142 Folio 139
26.10.1964 (1964 to 1971)	Anthony John Lahood (Warehouseman) (Section 94 Application not investigated)	Volume 3142 Folio 139
26.02.1971 (1971 to 1973)	Macman Pty Limited	Volume 3142 Folio 139 Now Volume 11532 Folio 139
03.03.1973 (1973 to 1981)	Baroona Enterprises Pty Limited	Volume 11532 Folio 139 Now B/418201
02.12.1981 (1981 to 2023)	Nikola Tulich Marica Tulich	B/418201
27.06.2023 (2023 to 2024)	Prigradica Pty Ltd	B/418201
16.08.2024 (2024 to date)	# Edsgear Pty Ltd	B/418201

Denotes current registered proprietor

Easements, excluding cross easements: - NIL

Leases, excluding premises: -

- Various leases were found from 31st October 1975 that have since expired – not investigated.

Continued over.



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

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

As regards Lot A D.P. 418201

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
21.12.1920 (1920 to 1920)	Harry Wilton Carter (Agent)	Volume 3142 Folio 139
30.08.1920 (1920 to 1922)	Elizabeth Agnes Baylis (Spinster)	Volume 3142 Folio 139
08.02.1922 (1922 to 1925)	Frederick Edward Baylis (Bank Inspector) Rebecca Wiseman (Married Woman) (Transmission Application not investigated)	Volume 3142 Folio 139
22.01.1925 (1925 to 1940)	Frederick Edward Baylis (Bank Inspector)	Volume 3142 Folio 139
25.07.1940 (1940 to 1952)	Ellice Lousie Macoun (Married Woman)	Volume 3142 Folio 139
30.06.1952 (1952 to 1954)	John James McCullum (Stevedore) Thelma May McCullum (Married Woman)	Volume 3142 Folio 139
23.03.1954 (1954 to 1960)	John Elias Morad (Wholesaler)	Volume 3142 Folio 139
17.10.1960 (1960 to 1987)	Rocco Umbrella (Fruiterer) Anna Umbrella (Married Woman)	Volume 3142 Folio 139 Now Volume 8038 Folio 42
11.11.1987 (1987 to 1997)	Advance Bank Australia Limited	Volume 8038 Folio 42 Now A/418201
01.09.1997 (1997 to 2024)	Ivy Yin Mee Lee Clement Chi-Tun Lee	A/418201
16.08.2024 (2024 to date)	# Edsgear Pty Ltd	A/418201

Denotes current registered proprietor

Easements, excluding cross easements: - NIL

Leases, excluding premises: -

- 02.09.2013 (AH987500) lease expired – not investigated.

Continued over.



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

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

As regards Lot 1 D.P. 746012.

As regards the part shown tinted green on the attached Cadastral Records Enquiry Report.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
22.03.1922 (1922 to 1932)	Alfred Ernest Townsend (Piano Tuner)	Volume 3295 Folio 159
23.12.1932 (1932 to 1935)	Ethel Mary Townsend (Widow) Charles Leslie Tinley (Insurance Officer) (Transmission Application not investigated)	Volume 3295 Folio 159
11.07.1935 (1935 to 1935)	Charles Leslie Tinley (Insurance Officer)	Volume 3295 Folio 159
11.07.1935 (1935 to 1950)	Eileen Ethel Townsend (Spinster) Jean Elizabeth Townsend (Spinster) Now Jean Elizabeth West (Married Woman)	Volume 3295 Folio 159
19.12.1950 (1950 to 1966)	William Archer Bugg (Engineer)	Volume 3295 Folio 159 Now Volume 10068 Folio 250
01.02.1966 (1966 to 1986)	34 Pacific Pty Ltd	Volume 10068 Folio 250
27.10.1986 (1986 to 1988)	Pentden Holdings Pty Ltd Now Citicentre Investments Pty Limited	Volume 10068 Folio 250 Now 1/746012

As regards the part shown tinted blue on the attached Cadastral Records Enquiry Report.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
22.03.1922 (1922 to 1932)	Alfred Ernest Townsend (Piano Tuner)	Volume 3295 Folio 159
23.12.1932 (1932 to 1935)	Ethel Mary Townsend (Widow) Charles Leslie Tinley (Insurance Officer) (Transmission Application not investigated)	Volume 3295 Folio 159
11.07.1935 (1935 to 1935)	Charles Leslie Tinley (Insurance Officer)	Volume 3295 Folio 159
11.07.1935 (1935 to 1950)	Eileen Ethel Townsend (Spinster) Jean Elizabeth Townsend (Spinster) Now Jean Elizabeth West (Married Woman)	Volume 3295 Folio 159
19.12.1950 (1950 to 1971)	William Archer Bugg (Engineer)	Volume 3295 Folio 159 Now Volume 10068 Folio 249
30.04.1971 (1971 to 1986)	34 Pacific Pty Ltd	Volume 10068 Folio 249
27.10.1986 (1986 to 1988)	Pentden Holdings Pty Ltd Now Citicentre Investments Pty Limited	Volume 10068 Folio 249 Now 1/746012



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

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

As regards the part shown tinted pink on the attached Cadastral Records Enquiry Report.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
07.10.1927 (1927 to 1929)	Florence Hannah Neal (Married Woman)	Volume 4062 Folio 88
24.07.1929 (1929 to 1948)	Maud Dixon (Widow)	Volume 4062 Folio 88
15.11.1948 (1948 to 1972)	Frederick Edward William Woolridge (Bootmaker)	Volume 4062 Folio 88
20.09.1972 (1972 to 1986)	34 Pacific Pty Ltd	Volume 4062 Folio 88
27.10.1986 (1986 to 1988)	Pentden Holdings Pty Ltd Now Citicentre Investments Pty Limited	Volume 4062 Folio 88 Now 1/746012

As regards the part shown tinted orange on the attached Cadastral Records Enquiry Report.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
07.10.1927 (1927 to 1929)	Florence Hannah Neal (Married Woman)	Volume 4062 Folio 87
24.07.1929 (1929 to 1946)	Maud Dixon (Widow)	Volume 4062 Folio 87
27.08.1946 (1946 to 1953)	Stella Sherwood (Married Woman)	Volume 4062 Folio 87
17.12.1953 (1953 to 1985)	William Francis Dobbin (Shopkeeper)	Volume 4062 Folio 87
23.12.1985 (1985 to 1986)	John David Lloyd	Volume 4062 Folio 87
14.03.1986 (1986 to 1986)	J.S. Levy Corporation Pty Limited	Volume 4062 Folio 87
27.10.1986 (1986 to 1988)	Pentden Holdings Pty Ltd Now Citicentre Investments Pty Limited	Volume 4062 Folio 87 Now 1/746012

Continued over.



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

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

As regards the part shown tinted brown on the attached Cadastral Records Enquiry Report.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
20.12.1922 (1922 to 1928)	Geoffrey Pattison Brown (Dentist)	Volume 3265 Folio 100
28.11.1928 (1928 to 1930)	Ada Brown (Married Woman)	Volume 3265 Folio 100
06.02.1930 (1930 to 1951)	Albert Edward McGowan (Company Secretary)	Volume 3265 Folio 100
27.03.1951 (1951 to 1952)	Kenneth Beale Godfrey (Company Director)	Volume 3265 Folio 100 Now Volume 6331 Folio 214
01.09.1952 (1952 to 1955)	Charles William Pitts (Electrical Engineer) Raymond Frederick Nunn (Electrical Engineer)	Volume 6331 Folio 214 Now Volume 6573 Folios 69 & 70
22.12.1955 (1955 to 1962)	Bessie Eileen Pitts (Widow) Raymond Frederick Nunn (Electrical Engineer) (Section 94 Application not investigated)	Volume 6573 Folios 69 & 70
23.11.1962 (1962 to 1969)	Bessie Eileen Pitts (Widow) Walter Oakes Instrument Co Pty Limited	Volume 6573 Folios 69 & 70
19.06.1969 (1969 to 1970)	Bessie Eileen Pitts (Widow) Ian Trenwith Pitts (Company Director) Ross Charles Pitts (Accountant) Keith Frederick Pitts (Clerk) Walter Oakes Instrument Co Pty Limited	Volume 6573 Folios 69 & 70
08.05.1970 (1970 to 1980)	34 Pacific Pty Ltd	Volume 6573 Folios 69 & 70 Now Volume 11330 Folio 15
26.06.1980 (1980 to 1984)	Gilar Investments Pty Limited	Volume 11330 Folio 15
05.03.1984 (1984 to 1986)	Leonard David Resnekov	Volume 11330 Folio 15
27.10.1986 (1986 to 1988)	Pentden Holdings Pty Ltd Now Citicentre Investments Pty Limited	Volume 11330 Folio 15 Now 1/746012



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

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

Continued as regards the whole of Lot 1 D.P. 746012.

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
23.02.1988 (1988 to 1996)	Perpetual Trustees Australia Limited	1/746012
12.07.1996 (1996 to 1999)	Perpetual Trustee Company Limited	1/746012
04.08.1999 (1999 to 2004)	Guardian Trust Australia Limited	1/746012
16.01.2004 (2004 to 2016)	Ambiance (Arncliffe) Pty Limited Now Ambiance Group Pty Ltd	1/746012
28.01.2016 (2016 to date)	# Edsgear Pty Ltd	1/746012

Denotes current registered proprietor

Easements, excluding cross easements: - NIL

Leases, excluding premises: -

- Various leases and sub lease were found from 20th January 1959 that have since expired or have been surrendered – not investigated.

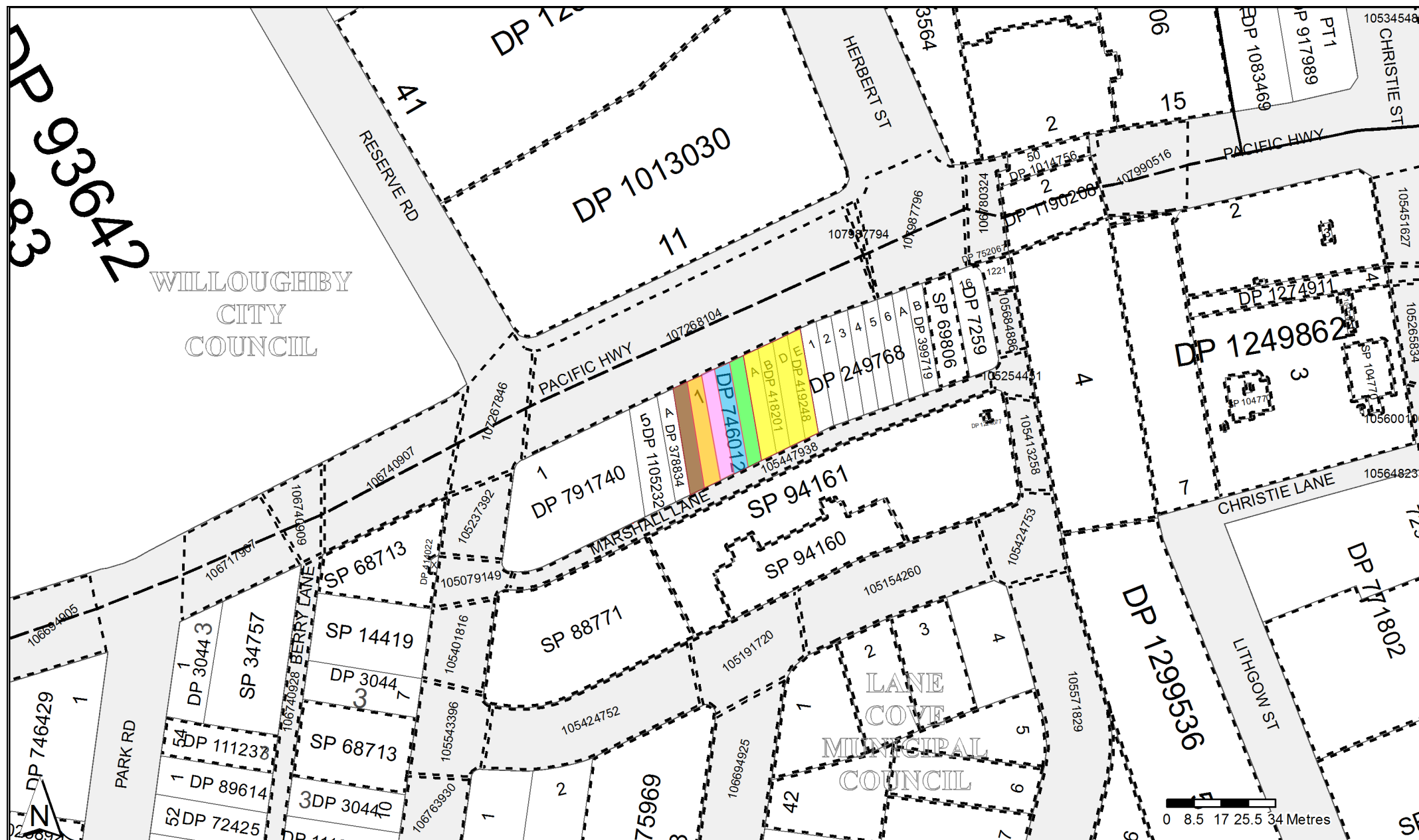
Yours Sincerely
Mark Groll
31 March 2025

Locality : ST LEONARDS

Parish : WILLOUGHBY

LGA : LANE COVE

County : CUMBERLAND





SEARCH DATE

24/3/2025 8:29PM

FOLIO: E/419248

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

Prior Title(s): VOL 8497 FOL 20

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
30/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/10/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
31/10/1989	Y488456	TRANSFER OF LEASE	EDITION 1
5/2/1990	Y802800	SURRENDER OF LEASE	
5/2/1990	Y802801	LEASE	EDITION 2
18/6/1992	E539832	LEASE	EDITION 3
18/11/1992	E909748	TRANSFER OF LEASE	
18/11/1992	E909749	VARIATION OF LEASE	
18/11/1992	E909750	TRANSFER OF LEASE	
11/12/1995	0756627	LEASE	EDITION 4
22/4/1998	3932478	SURRENDER OF LEASE	
22/4/1998	3932479	LEASE	EDITION 5
28/1/1999	5552162	TRANSFER OF LEASE	
3/6/1999	5873831	TRANSFER OF LEASE	
14/12/1999	6421782	TRANSFER OF LEASE	
15/5/2002	8598202	LEASE	EDITION 6
17/7/2002	8782332	TRANSFER	
17/7/2002	8782333	MORTGAGE	EDITION 7
20/3/2003	9467862	SURRENDER OF LEASE	
20/3/2003	9467863	LEASE	EDITION 8
22/3/2004	AA510564	TRANSFER OF LEASE	
22/3/2004	AA510565	VARIATION OF LEASE	EDITION 9
3/8/2005	AB671160	SURRENDER OF LEASE	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

24/3/2025 8:29PM

FOLIO: E/419248

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
3/8/2005	AB671161	LEASE	EDITION 10
12/4/2006	AC238027	TRANSFER OF LEASE	
10/11/2006	AC731616	TRANSFER OF LEASE	
5/3/2010	AF343969	LEASE	EDITION 11
24/1/2012	AG748618	TRANSFER OF LEASE	
24/1/2012	AG748619	VARIATION OF LEASE	EDITION 12
27/2/2013	AH579599	LEASE	EDITION 13
23/6/2015	AJ592073	DISCHARGE OF MORTGAGE	
23/6/2015	AJ592074	MORTGAGE	EDITION 14
15/11/2018	AN858810	DEPARTMENTAL DEALING	EDITION 15 CORD ISSUED
15/2/2019	AP63958	LEASE	EDITION 16 CORD ISSUED
13/4/2022	AS44000	REQUEST	EDITION 17
15/6/2022	AS208526	LEASE	EDITION 18
24/6/2022	AS249592	DISCHARGE OF MORTGAGE	
24/6/2022	AS249593	MORTGAGE	EDITION 19
8/11/2024	AU568194	LEASE	EDITION 20

*** END OF SEARCH ***

28-38 Pacific Highway, ...

PRINTED ON 24/3/2025



FOLIO: E/419248

SEARCH DATE	TIME	EDITION NO	DATE
24/3/2025	8:29 PM	20	8/11/2024

LAND

LOT E IN DEPOSITED PLAN 419248
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP419248

FIRST SCHEDULE

BRENIA PTY LIMITED

(T 8782332)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A528968 COVENANT
- 3 H633941 COVENANT
- 4 H633941 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON
BOUNDARY OF LOTS D AND E IN DP419248
- 5 AS249593 MORTGAGE TO WESTPAC BANKING CORPORATION
- 6 AU568194 LEASE TO BA ST LEONARDS PTY LTD EXPIRES: 31/1/2027.
OPTION OF RENEWAL: 3 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

Vol. 10689 Fol. 91

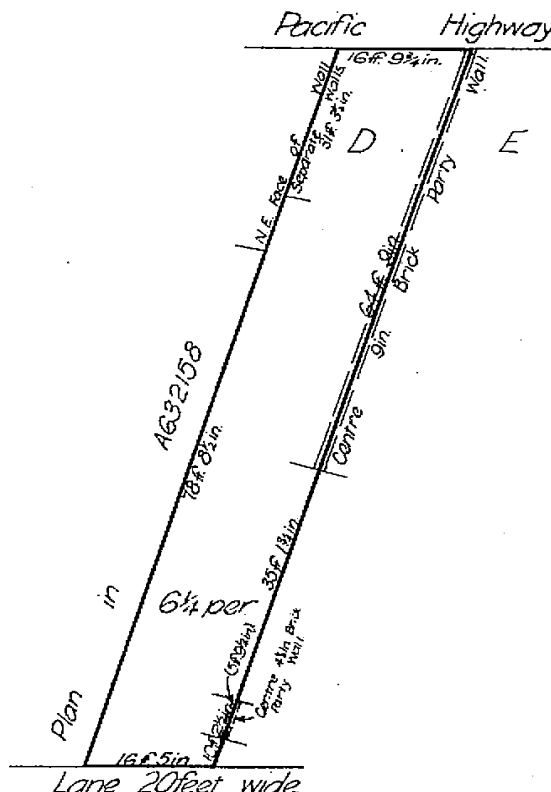
Edition issued 29-11-1967

RE



Registrar General.

CANCELLED



SEE AUTO FOLIO

K870351

Scale: 20 feet to one inch.

ESTATE AND LAND REFERRED TO

DP 419248

Estate in Fee Simple in Lot D in plan lodged with Transfer No. H633941 (filed as F.P.419248) in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland; being part of Portion 323 granted to Edward Wollstonecraft on 30-6-1825.

FIRST SCHEDULE (continued overleaf)

~~WILLIAM GEORGE KENT of Summer Hill, Retired Builder.~~

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Covenant created by Transfer No. A528968. Cancelled mab004b~~
3. Cross Easements (Section 181B, Conveyancing Act, 1919) created by Transfer No. H633941P affecting the party walls shown on the common boundary of Lots D and E in the plan hereon. *DP 419248*
4. ~~Caveat No. K870352 by the Registrar General. Entered 22-11-1967. *stoch withdrawn K 908477*~~

Lawton

Registrar General

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
<i>dester Brennan Mott of St. Leonards storekeeper and Kathleen Florence Mott his wife as joint tenants</i>	<i>Transfer</i>	<i>K908447</i>	<i>21.12.1967</i>	<i>17.1.1968</i>	<i>Jankelson</i>
<i>Framp Pty Limited</i>	<i>Transfer</i>	<i>M224468</i>	<i>2.3.1971</i>	<i>2.6.1971</i>	<i>Jankelson</i>
<i>Barcona Enterprises Pty. Limited.</i>	<i>Transfer</i>	<i>N109484</i>	<i>1-2-1973.</i>	<i>5-3-1973.</i>	<i>Jankelson</i>
<i>Nikola Tulich and Marica Tulich as joint tenants by Transfer S815963. Registered 2.12.1981.</i>					<i>Barrena</i>

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					
<i>Lease</i>	<i>L762471</i>	<i>23-9-1969</i>	<i>To James Charles D'Arcy of Marrybush, Business Proprietor</i>	<i>10-3-1970</i>	<i>Jankelson</i>	<i>Merged</i>	<i>m388886</i>
<i>Mortgage</i>	<i>N109486</i>	<i>1-2-1973.</i>	<i>to Australia and New Zealand Banking Group Limited.</i>	<i>5-3-1973.</i>	<i>Jankelson</i>	<i>Discharged</i>	<i>P639546</i>
<i>Mortgage</i>	<i>N129415</i>	<i>1-2-1973</i>	<i>to Kefau Realty (Property) Pty Limited</i>	<i>11-4-1973</i>	<i>Jankelson</i>	<i>Discharged</i>	<i>P639547</i>
<i>Lease</i>	<i>P448306</i>		<i>of premises known as lock up shop situated at 28 30 Pacific Highway, St. Leonards to Mark Morris of Longueville and Christopher Bookes of Waverley, both Shop Proprietors.</i>	<i>31-10-1975</i>	<i>Jankelson</i>	<i>Expired</i>	<i>16-4-1980</i>
<i>Mortgage</i>	<i>P639548</i>		<i>to William Michael John Boland, Thomas Augustine Eastin Christopher John McGreene and James Michael Morris.</i>	<i>18-3-1976</i>	<i>Jankelson</i>	<i>Discharged</i>	<i>R263264</i>
<i>Mortgage</i>	<i>R263265</i>		<i>to The Commercial Banking Company of Sydney Limited</i>	<i>14-6-1979</i>	<i>Barrena</i>	<i>Discharged</i>	<i>S815962</i>
<i>Lease</i>	<i>R712903</i>		<i>of premises being lock up shop situate at 28 Pacific Highway, St. Leonards to Peter Petropoulos, Charles Petropoulos and Samuel Petropoulos, all of Turramurra Shop Keepers as joint tenants. Expires 30-6-1982</i>	<i>16-4-1980</i>	<i>Barrena</i>	<i>Expired</i>	<i>14-6-1983</i>
<i>R712903 Lease</i>	<i>Lessors: Spyros Kontogiannis and Akrivoula Kontogiannis as joint tenants by Transfer S815961. Registered 2.12.1981.</i>				<i>Barrena</i>	<i>Cancelled</i>	<i>14-6-1983</i>
<i>T584618 Lease</i>	<i>to Spyros Kontogiannis and Akrivoula Kontogiannis as joint tenants of premises known as Lock up Fish Shop, 28 Pacific Highway, St. Leonards. Expires 30-6-1985. Registered 14-6-1983</i>					<i>Expired</i>	<i>1-10-1985</i>

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

K908447

R

L762471

21

21.12.1967

m224468

R

R263265

M908447

R

V.C.N. Blight

N129415

CT 29/6

P639546

28-30.

P639547

R263264

R263263

CT 29/6

R712903

4/7

S815961

2 of 3

CT 27.5.83

T584618

V.C.N. Blight

(7584618)

V.C.N. Blight

(7584618)

V.C.N. Blight

(7584618)

Reg:1008202 /Doc:CT 10689-091 CT /Rev:21-Dec-2010 /NSM IRS /Pg:ALL /Prt:24-Mar-2025 20:32 /Seq:2 of 4
© Office of the Registrar-General /Src:InfoTrack /Ref:28-38 Pacific Highway

SECOND SCHEDULE (continued)[illegible]

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

SECOND SCHEDULE (continued)[illegible]

RP 13



NI

LES



OFFICE USE ONLY

MEMORANDUM OF TRANSFER

REAL PROPERTY ACT, 1900

144	
	\$12

Where new restrictive covenants are imposed, or easements created, or where the form is otherwise unsuitable, Form 13A should be used.

Typewriting and handwriting should be clear, legible and in permanent black non-copying ink. No alterations should be made by erasure; the words rejected must be ruled through and verified by signature or initials in the margin.

- (a) Full name, address, and occupation of transferor.
- (b) If a less estate strike out in fee simple and add appropriate estate.
- (c) A short note will suffice. If an encumbrance is not yet registered particulars sufficient for identification must be furnished.

(a)

FRAMP PTY. LIMITED

hereinafter referred to as the TRANSFEROR

being registered proprietor of an estate in fee simple^(b)

in the land hereinafter described, subject to the following encumbrances and interests

(c)

Reservations and conditions, if any, contained in Crown Grant Cross Easements for party walls created by Transfer H663941

in consideration of SIXTY THOUSAND DOLLARS

(\$60,000-00)

(the receipt whereof is hereby acknowledged), paid to the transferor by^(d)BAROONA ENTERPRISES PTY. LIMITED

hereby transfers to

(e)

BAROONA ENTERPRISES PTY. LIMITED a Company duly incorporated in the State of New South Wales under the Companies Act having its registered office at 72 Pitt Street, Sydney

hereinafter referred to as the TRANSFEEE

an estate in fee simple^(b)

in the land described in the following schedule

Reference to title		Whole or Part	Description of land if part only ^(f)	County	Parish
Volume	Folio				
<u>10689</u>	<u>91</u>	<u>WHOLE</u>		<u>CUMBERLAND</u>	<u>WILLOUGHBY</u>

Dated at Sydney this FIRST day of FEBRUARY 1973

THE COMMON SEAL OF FRAMP PTY. LIMITED

Signed in my presence by the transferor who is personally known to me LIMITED was hereunto affixed by order of the Board of Directors in the presence of:

Signature of witness

Name of witness (BLOCK LETTERS)

Qualification of witness Secretary

(h)

(b) Repeat attestation clause &c., if necessary.

(i) Section 117 Real Property Act, 1900, requires that this certificate be signed by the transferee or, where his signature cannot be obtained without difficulty and delay, by his solicitor or conveyancer by his own name, which should be typewritten or printed below his signature, and not that of his firm. Any person falsely or negligently certifying is liable to the penalties provided by section 117.

(j) May be witnessed by any responsible person not being a party to this dealing.

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

Signature of witness

Name of witness (BLOCK LETTERS)

Address of witness



⁽ⁱⁱ⁾Accepted and certified correct for the purposes of the Real Property Act, 1900.

And that I am the Solicitor for the transferee whose signature hereto cannot be obtained without undue difficulty and delay

RULE UP ALL BLANKS

N109484

DEPARTMENTAL USE ONLY

TRANSFER

Checked

REGISTERED

Passed

Signed

Registrar General



TO BE COMPLETED BY LODGING PARTY

Lodged by:

Address:

Phone No.:

Documents lodged herewith

1. 09
2. _____
3. _____
4. _____
5. _____

Received Documents

Receiving Clerk

AUTHORITY FOR USE OF INSTRUMENT OF TITLE(k)

Authority is hereby given for the use of _____
 (insert reference to certificates, grants or dealings) lodged
 in connection with _____ for the
 (insert number of plan or dealing)
 registration of this dealing and for delivery to _____

(BLOCK LETTERS)

Signature

Name (BLOCK LETTERS)

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY

(To be signed at the time of executing the within dealing)

The undersigned states that he has no notice of the revocation of the Power of Attorney registered No.

Miscellaneous Register under the authority of which he has just executed the within dealing.

Signed at

the day of 19 .

Signature of attorney

Signature of witness

CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS(l)

I certify that _____

the attesting witness to this dealing, appeared before me at

the day of 19 .

and declared that he personally knew _____

the person signing the same, and whose signature thereto he has attested, and that the name purporting to be such signature of the said _____

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

Signature

Name (BLOCK LETTERS)

Qualification

(k) Unless the instrument of title has been lodged by the person lodging the dealing, or its use has been authorised previously, the authority must be furnished by the person otherwise entitled to delivery of the certificate of title, grant &c.

(l) Not required where dealing attested in accordance with note (g); in other cases to be signed by one of the persons referred to in note (g).



SEARCH DATE

24/3/2025 8:29PM

FOLIO: D/419248

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

Prior Title(s): VOL 10689 FOL 91

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
26/3/1990	Y908822	LEASE	EDITION 1
12/4/1991	Z551489	TRANSFER OF LEASE	
2/12/1992	E942499	DISCHARGE OF MORTGAGE	EDITION 2
3/11/1993	I766210	SURRENDER OF LEASE	
3/11/1993	I766211	LEASE	EDITION 3
12/5/1994	U258034	TRANSFER OF LEASE	
11/7/1995	0371486	TRANSFER OF LEASE	
11/7/1995	0371487	VARIATION OF LEASE	
14/1/1997	2759457	LEASE	EDITION 4
12/4/2000	6711799	REQUEST	
12/4/2000	6711800	LEASE	EDITION 5
4/7/2001	7740613	TRANSFER CHANGE OF TENANCY	EDITION 6
21/12/2004	AB174520	LEASE	EDITION 7
7/10/2009	AF28710	LEASE	EDITION 8
10/1/2015	AJ154960	LEASE	EDITION 9
10/11/2015	AJ967701	SURRENDER OF LEASE	
10/11/2015	AJ967702	LEASE	EDITION 10
20/11/2015	AJ997191	TRANSFER OF LEASE	EDITION 11
19/12/2016	AM10346	LEASE	EDITION 12

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

24/3/2025 8:29PM

FOLIO: D/419248

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
16/12/2022	AS663189	VARIATION OF LEASE	EDITION 13
14/2/2023	AS853705	TRANSFER OF LEASE	EDITION 14
27/6/2023	AT210207	TRANSFER WITHOUT MONETARY CONSIDERATION	EDITION 15
16/8/2024	AU333627	TRANSFER	EDITION 16

*** END OF SEARCH ***

Form: 97-011

Licence: 10V/0096/96

Edition: 9804

TRANSFER

New South Wales

Real Property Act 1900

740613J



STAMP DUTY

Office of State Revenue use only

(A) TORRENS TITLE

If appropriate, specify the part or share transferred

D/419248

(B) LODGED BY

LTO Box

Name, Address or DX and Telephone

LEGALINK
PARALEGAL SUPPORT SERVICES

LTO BOX 124E

Reference (optional):

J-AEE-503742

CODES

T
TS (s713)
TW (Sheriff)

(C) TRANSFEROR

NIKOLA TULICH and MARICA TULICH as Joint Tenants

(D) The transferor acknowledges receipt of the consideration of \$ _____ and as regards the land specified above transfers to the transferee an estate in fee simple.

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

(F) TRANSFEE

NIKOLA TULICH and MARICA TULICH

(G) **TENANCY:** Tenants in Common in equal shares

(H) We certify this dealing correct for the purposes of the Real Property Act 1900.

DATE: 21 June 2001

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

Signature of witness:

Signature of transferor:

Name of witness: **DAVID NORMAN LESLIE ALEXANDER**
SOLICITOR

Address of witness: **LEVEL 1 781 PACIFIC HIGHWAY**
CHATSWOOD 2067

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

Signature of witness:

Signature of transferee:

Name of witness: **DAVID NORMAN LESLIE ALEXANDER**
SOLICITOR

Address of witness: **LEVEL 1 781 PACIFIC HIGHWAY**
CHATSWOOD 2067

If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name and capacity below:

System Document Identification

Land Registry Document Identification

Form Number:01T-e
Template Number:t_nsw18
ELN Document ID:1936982032
ELN NOS ID:1936982034

TRANSFER
New South Wales
Real Property Act 1900

AT210207

Stamp Duty: 10669386-001

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

LODGED BY:

Responsible Subscriber: CLEARY HOARE SOLICITORS ABN 64647264352
Address: L 1, 1 Breakfast Creek RD
Newstead 4006
Email: bhart@clearyhoare.com.au
ELNO Subscriber Number: 25299
Customer Account Number: 504290B
Document Collection Box: 1W
Client Reference: TUL8751

LAND TITLE REFERENCE

B/418201
D/419248

TRANSFEROR

NIKOLA TULICH
MARICA TULICH

TRANSFeree

PRIGRADICA PTY LTD ACN 654314084
Registered company
Tenancy: Sole Proprietor

CONSIDERATION

Without Monetary Consideration And A Change In Manner Of Holding

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

NIKOLA TULICH
MARICA TULICH

Signed By: Kate Dorothy Chalker
ELNO Signer Number: 70843

Signer Capacity:Practitioner Certifier
Digital Signing Certificate Number:

Signed for
Subscriber: CLEARY HOARE SOLICITORS PTY LTD ABN 64647264352
CLEARY HOARE SOLICITORS

Subscriber Capacity:Representative Subscriber

ELNO Subscriber Number: 25299

Customer Account Number:504290

Date: 27/06/2023

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

PRIGRADICA PTY LTD

Signed By: Kate Dorothy Chalker

Signer Capacity:Practitioner Certifier

ELNO Signer Number: 70843

Digital Signing Certificate Number:

**Signed for
Subscriber:**

CLEARY HOARE SOLICITORS PTY LTD ABN 64647264352

CLEARY HOARE SOLICITORS

Subscriber Capacity:Representative Subscriber

ELNO Subscriber Number: 25299

Customer Account Number:504290

Date: 27/06/2023



FOLIO: D/419248

SEARCH DATE	TIME	EDITION NO	DATE
24/3/2025	8:29 PM	16	16/8/2024

LAND

LOT D IN DEPOSITED PLAN 419248
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP419248

FIRST SCHEDULE

EDSGEAR PTY LTD

(T AU333627)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 H633941 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON
BOUNDARY OF LOTS D AND E IN DP419248
- 3 AM10346 LEASE TO PEREIRA EXPRESS PTY LIMITED (SEE AS853705)
OF GROUND FLOOR SHOP 1, 30 PACIFIC HIGHWAY, ST
LEONARDS. EXPIRES: 5/12/2019. OPTION OF RENEWAL: 3
YEARS.
AS663189 VARIATION OF LEASE AM10346 EXPIRY DATE NOW
5/12/2025. OPTION OF RENEWAL: IS MODIFIED TO 3
YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES

CIFICATE OF TITLE
REAL PROPERTY ACT, 1900.



11532

Appln. No.3083

Prior Title Vol.3142 Fol.139

Vol. **11532** Fol. **139**

Edition issued 2-3-1971

M125021

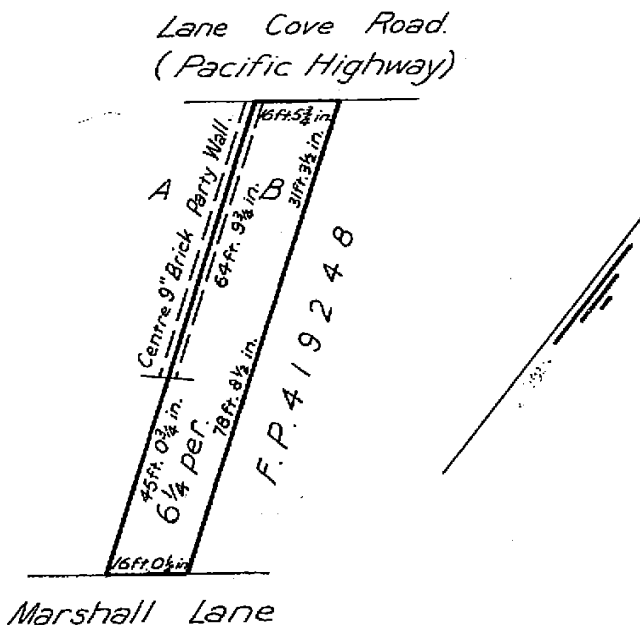
CANCELLED

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



M125021 CR.
P.C.

Scale : 30 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot B in plan lodged with Transfer No.H543986 (Filed as F.P.418201) in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland being part of Portion 323 granted to Edward Wollstonecraft on 30-6-1825.

FIRST SCHEDULE

~~MACMAN PTY. LIMITED.~~

SECOND SCHEDULE

- GRY
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
 2. ~~Covenants created by Transfers Nos. 658812 and A528968. Cancelled m960047, m960048~~
 3. **Cross Easements** (Section 181B Conveyancing Act, 1919) created by Transfer No.H543986 affecting the party wall on the common boundary of Lots A and B shown in the plan hereon.
- CX

Jawatson
Registrar General

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

Y75428 Mortgage to Westpac Savings Bank Limited. Registered 11-1-1989.
 V663530 Lease. Y86645 Transfer of Lease. Lessee now Francisco Prada Barrio.
 Registered 4-2-1989.



NOTATIONS AND UNREGISTERED DEALINGS

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

CANCELLED

SEE AUTO FOLIO

NOTATIONS AND UNREGISTERED DEALINGS



SEARCH DATE

24/3/2025 8:29PM

FOLIO: B/418201

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

Prior Title(s): VOL 11532 FOL 139

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
1/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/12/1992	E942499	DISCHARGE OF MORTGAGE	EDITION 1
4/7/2001	7740620	TRANSFER CHANGE OF TENANCY	EDITION 2
24/9/2001	7786661	LEASE	EDITION 3
21/5/2003	9627222	TRANSFER OF LEASE	EDITION 4
31/1/2006	AB967190	LEASE	EDITION 5
22/3/2007	AD8844	TRANSFER OF LEASE	
8/6/2007	AD180505	LEASE	EDITION 6
11/11/2009	AF106641	SURRENDER OF LEASE	
11/11/2009	AF106642	LEASE	EDITION 7
17/12/2009	AF203234	TRANSFER OF LEASE	EDITION 8
25/11/2011	AG642928	TRANSFER OF LEASE	EDITION 9
1/11/2012	AH317752	LEASE	EDITION 10
15/5/2014	AI580918	VARIATION OF LEASE	
15/5/2014	AI580919	TRANSFER OF LEASE	EDITION 11
21/4/2015	AJ417672	TRANSFER OF LEASE	EDITION 12
27/6/2023	AT210207	TRANSFER WITHOUT MONETARY CONSIDERATION	EDITION 13
16/8/2024	AU333627	TRANSFER	EDITION 14

*** END OF SEARCH ***

Form: 97-011
Licence: 10V/0096/96
Edition: 9804

TRANSFER
New South Wales
Real Property Act 1900

740620M



STAMP DUTY

Office of State Revenue use only

(A) TORRENS TITLE

If appropriate, specify the part or share transferred

B/418201

(B) LODGED BY

LTO Box

Name, Address, DX and Telephone

LEGALINK
PARALEGAL SUPPORT SERVICES

LTO BOX 124E

Reference (optional):

J-ALE - 503742

CODES

T
TS (s713)
TW (Sheriff)

(C) TRANSFEROR

NIKOLA TULICH and MARICA TULICH as Joint Tenants

(D) The transferor acknowledges receipt of the consideration of \$ _____ and as regards the land specified above transfers to the transferee an estate in fee simple.

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

(F) TRANSFEE

NIKOLA TULICH and MARICA TULICH

(G) **TENANCY:** Tenants in Common in equal shares

(H) We certify this dealing correct for the purposes of the Real Property Act 1900.

DATE: 21 June 2001

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

Signature of witness:

Signature of transferor:

Name of witness:

DAVID NORMAN LESLIE ALEXANDER
SOLICITOR

Address of witness:

LEVEL 1 781 PACIFIC HIGHWAY
CHATSWOOD 2067

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

Signature of witness:

Signature of transferee:

Name of witness:

DAVID NORMAN LESLIE ALEXANDER
SOLICITOR

Address of witness:

LEVEL 1 781 PACIFIC HIGHWAY
CHATSWOOD 2067

If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name and capacity below:

OFF - (L) ✓ 663530



FOLIO: B/418201

SEARCH DATE	TIME	EDITION NO	DATE
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24/3/2025	8:29 PM	14	16/8/2024

LAND

LOT B IN DEPOSITED PLAN 418201
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP418201

FIRST SCHEDULE

EDSGEAR PTY LTD (T AU333627)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 H543986 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON
BOUNDARY OF LOTS A AND B IN DP418201

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

24/3/2025 8:29PM

FOLIO: A/418201

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

Prior Title(s): VOL 8038 FOL 42

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
31/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
17/10/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
1/9/1997	3373039	TRANSFER	EDITION 1
2/9/2013	AH987500	LEASE	EDITION 2
16/8/2024	AU333624	TRANSFER	EDITION 3

*** END OF SEARCH ***

Licence: 026CN/0526/96

TRANSFER
New South Wales
Real Property Act 1900



3373039 K

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

Office of State Revenue use only

00*Z*

20/08E8E1E10Z 40 2261 468012

N.S.W. STAMP DUTY

(A) LAND TRANSFERRED

Show no more than 20
titles. If appropriate,
specify the share or part
transferred.

FOLIO IDENTIFIER A/418201

(B) LODGED BY

LTO Box

Name, Address or DX and Telephone

1010Q

Kenneth K S Wee, Solicitor
DX 1359 SYDNEY Tel: 9211 4755

REFERENCE (15 character maximum): BW:4973

(C) TRANSFEROR

ADVANCE BANK AUSTRALIA LIMITED (ARBN 002-953-335)

(D) acknowledges receipt of the consideration of \$550,000.00

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

(E) Encumbrances (if applicable) 1.

2.

3.

(F) TRANSFEE

T
TS
(s713 LGA)
TW
(Sheriff)

IVY YIN YEE LEE AND CLEMENT CHI-TUN LEE

(G)

TENANCY: JOINT TENANTS

(H) We certify this dealing correct for the purposes of the Real Property Act 1900.

DATE 1st September 1997

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

Signature of Witness

Signed for and on behalf of Advance
Bank Australia Limited A.C.N. 002 953 335
by its duly constituted Attorney

Name of Witness (BLOCK LETTERS)

MICHAEL HAROLD SEE BOWAN
under Power of Attorney dated 29th
August 1995 registered No. 2 Book
4110 who is personally known to me;

MICHAEL HAROLD SEE BOWAN

Address of Witness

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Unueg
Signature of Transferee's solicitor
(KENNETH K S WEE)

Address of Witness

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



FOLIO: A/418201

SEARCH DATE	TIME	EDITION NO	DATE
24/3/2025	8:29 PM	3	16/8/2024

LAND

LOT A IN DEPOSITED PLAN 418201
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP418201

FIRST SCHEDULE

EDSGEAR PTY LTD

(T AU333624)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 658032 COVENANT
- 3 A528968 COVENANT
- 4 H543986 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON
BOUNDARY OF LOTS A AND B IN DP418201

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

TORRENS TITLE
Register Book

NEW SOUTH WALES

Application 3083

Prior Title Vol. 3295 Fol. 159

Vol. 10068 Fol. 250
1st Edition issued 28.7.1965.



SC.

CANCELLED

See new edition

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

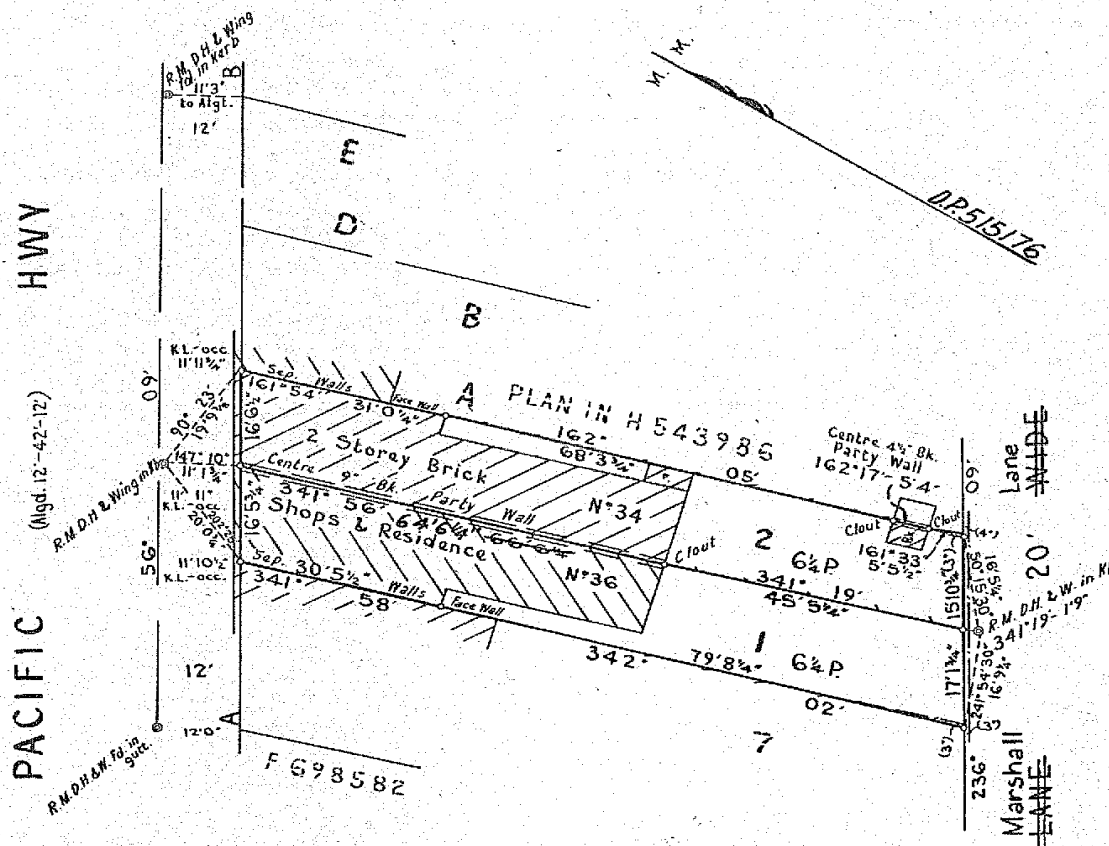
Witness

M. J. Haffell

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 515176 at St. Leonards in the Municipality of Lane Cove, Parish of Willoughby and County of Cumberland, being part of Portion 323 granted to Edward Wollstonecraft on 30.6.1825.

FIRST SCHEDULE (continued overleaf)

WILLIAM ARCHER BUCHANAN, Epping, Engineer.

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Covenant created by Transfer No. A528968.

Jawatson
Registrar General.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT

NATURE

NUMBER

DATE

ENTERED

Signature of Registrar General

34 Pacific Pty Limited

TRANSFER

K198359

30. 9. 1965

1-2-1966

Jardine

CANCELLED

See new edition issued 23-10-1972

See OM909156.

REGISTRAR GENERAL

SECOND SCHEDULE (continued)

NATURE

INSTRUMENT
NUMBER

DATE

PARTICULARS

ENTERED

Signature of Registrar General

CANCELLATION

TRANSFER

K198359

30. 9. 1965

Gross easements (Sec. 181B, Conveyancing Act, 1919)
affecting party wall shown on the common boundary
of Lots 1 and 2 in the plan known

1-2-1966

Jardine

MORTGAGE

K198360

30. 9. 1965

to William Luther Bugg of London's Land Engineer

1-2-1966

Jardine

Discharged

K405287

Jardine

Loan

K405288

25-3-1966

of the premises being affected ship known as 34
Pacific Highway, St. Leonards to Victoria (West)
Pty. Limited

23-8-1966

Jardine

Expired

8.6.1971

Jardine

Mortgage

K412095

31-10-1966

to John Dancer Stone of Double Bay, Real Estate Agent
to Florence Elizabeth Stone of Double Bay,
Married Woman

26-8-1966

Jardine

Discharged

M272920

Jardine

Mortgage

K490581

21-10-1966

to Finance Corporation of Australia Limited

17-11-1966

Jardine

Discharged

K738735

Jardine

Mortgage

K432946

12-9-1967

to John Dancer Stone of Double Bay, Company Director

20-11-1967

Jardine

Discharged

M272922

Jardine

Mortgage

K740226

7-6-1967

to Jean Turner of Eastwood, Widow

2-8-1967

Jardine

Discharged

M272924

Jardine

Mortgage

M272925

19-4-1971

to Elizabeth Devan Jeffes, Enid Frederica Jessie
Custis, Manley Pty. Ltd., and Karoola Pty
Ltd.

8-6-1971

Jardine

Discharged

M891157

Jardine

Mortgage

M410655

30-8-1971

to Jean Turner of Eastwood, Widow

8-9-1971

Jardine

Discharged

M891156

Jardine

Mortgage

M446671

8-10-1971

to G.G.C. (Advances) Ltd.

26-10-1971

Jardine

Discharged

M891156

Jardine



CERTIFICATE OF TITLE



10068250

NEW SOUTH WALES

Appln.No.3083

Prior Title Vol.3295 Fol.159

Vol. **10068** Fol. **250**

Edition issued 23-10-1972.

M909156

CANCELLED

2

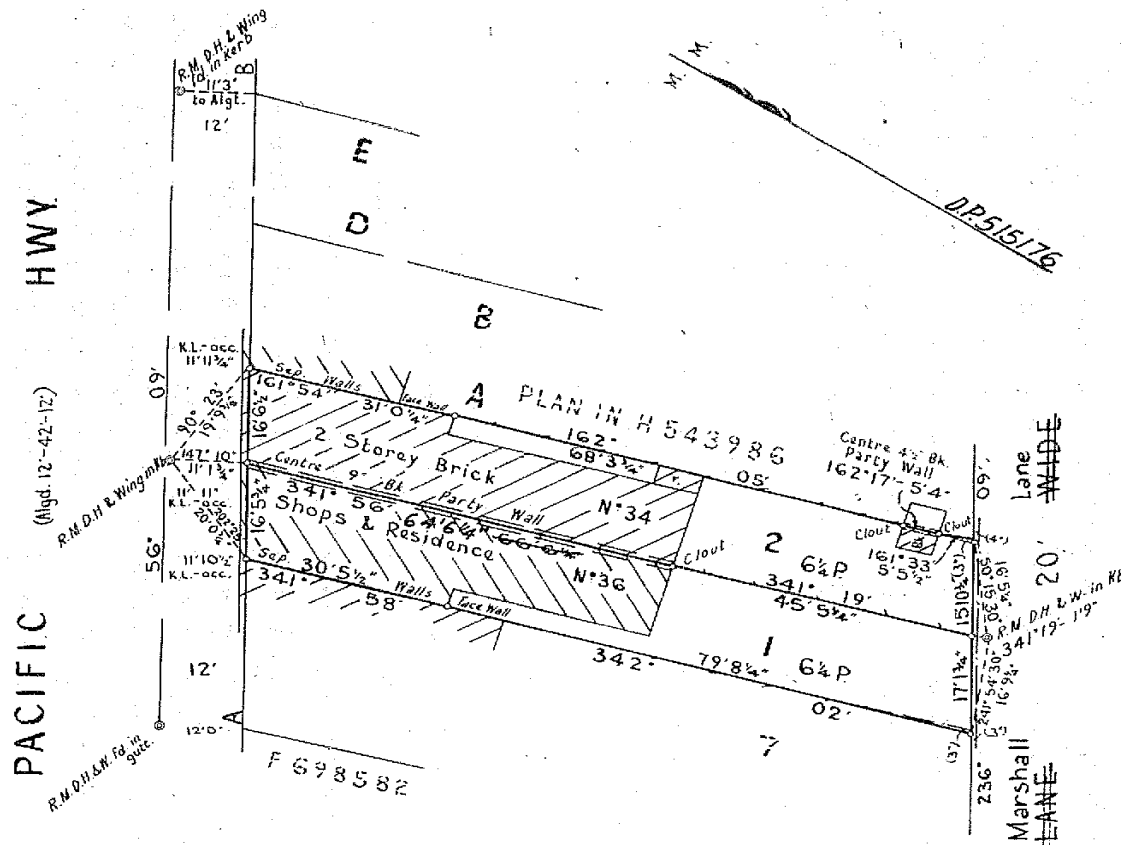


I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 515176 in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland being part of Portion 323 granted to Edward Wollstonecraft on 30-6-1825.

FIRST SCHEDULE

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Covenant created by Transfer No.A528968.
3. ~~Cross Easements (Section 181B of the Conveyancing Act 1919) created by Transfer No.K198359 affecting the party wall on the common boundary of Lots 1 and 2 in Deposited Plan 515176. X106828~~
4. ~~Mortgage No.M272925 to Elisabeth Boyd Jeffes, Enid Frederica Jessie Curtiss, Markey Pty. Ltd. and Karoola Pty.Ltd. Entered 8-6-1971. DISCHARGED. N723759.~~

Covenant unenforceable

Jawatson
Registrar General

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT
 NATURE NUMBER DATE ENTERED Signature of Registrar General

Pentden Holdings Pty. Ltd. by Transfer W577140. Registered 27.10.1986.

DP/746012 Registered 28.10.1987

This folio is cancelled as to ~~whole~~/part upon creation of computer folios for lots 1 in the above-mentioned plan.

the residue of land in this folio comprises road dedicated in DP746012.

SECOND SCHEDULE (continued)

INSTRUMENT
 NATURE NUMBER DATE

PARTICULARS

ENTERED

Signature of Registrar General

CANCELLATION

Mortgage	N491159	31.8.1972	to Industrial Development Corporation Limited	1.11.1972	Signature	DISCHARGED	N783760	Signature
Lease	N439878	13.7.1973	of premises known as the First Floor of the building known as 34 Pacific Highway, St. Leonards to Anita Holdings Pty. Limited	15.9.1975	Signature	Expired	19-4-83	Signature
Lease	N535080	7.10.1973	of premises being the Ground Floor of the building known as 34 Pacific Highway, St. Leonards (Excepting that part of the Ground Floor consisting of a Studio and rear office) to George Reginald Steel of Moaman, Shopkeeper and Helen June Steel, his wife.	13.11.1973	Signature	Expired	19-4-83	Signature
Mortgage	N783761	22.3.1974	to Permanent Trustee Nominees (Australia) Limited	19.11.1974	Signature	Discharged	V101868	Signature
Mortgage	N783761	21.6.1979	affected by R209402 Variation of Mortgage	21.6.1979	Signature	Cancelled	V101868	Signature
T995764 Mortgage	to National Commercial Banking Corporation of Australia Limited. Registered 19.11.1983.				Signature	Discharged	V101869	Signature
W577144 Mortgage	to Burns Philp Trustee Company Limited. Registered 27.10.1986.				Signature			
SUBDIVISION	746012		INTERESTS OF THE LOCAL GOVERNMENT AREA IN THE PUBLIC ROAD DEDICATED IN D.P.746012	28.10.1987	Signature			

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

m29157
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N783761
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R209402
Mtge N783761
CT15.5.80
CT 2.10.82
T995764
V101868
693
W577144
DP746012
X106825

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.



10068249

NEW SOUTH WALES

Appln. 3083

Prior Title Vol. 3295 Fol. 1

F.159



SC.

Vol. 10068 Fol. 249
CANCELLED [2]
1st Edition issued 28.7.1965.

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

Witness

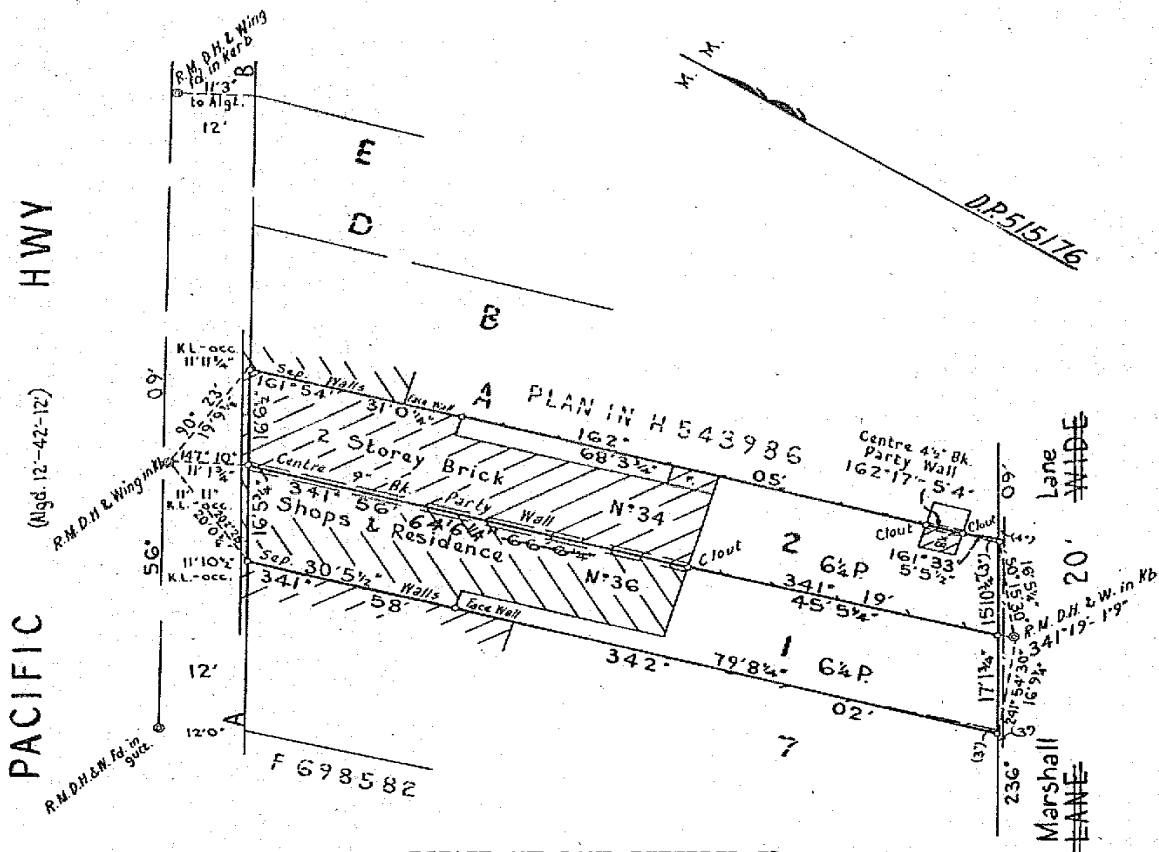
M. J. Hoopell

J. Watson

Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 515176 at St. Leonards in the Municipality of Lane Cove, Parish of Willoughby and County of Cumberland, being part of Portion 323 granted to Edward Wollstonecraft on 30.6.1825.

FIRST SCHEDULE (continued overleaf)

~~WILLIAM ARCHER BUGG of Sydney, Engineer.~~

J. Watson

Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Covenant created by Transfer No. A528968.

Covenant unenforceable

J. Watson

Registrar General.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT

NATURE

NUMBER

DATE

ENTERED

Signature of Registrar General

34 Pacific Hwy
Mortgage to National Commercial Banking Corporation of Australia Limited. Registered 19 4 1983

Pentden Holdings Pty. Ltd. by Transfer WS77140. Registered 27.10.1986.

DP/746012 Registered 28.10.1987

This folio is cancelled as to whole/part upon creation of computer folios for lots in the abovementioned plan.

The residue of land in this folio comprises road dedicated in DP746012.

SECOND SCHEDULE (continued)

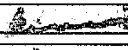
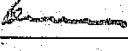
NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
TRANSFER	M148260	30-9-1965	Grass easements (Sec. 181B, Conveyancing Act 1919) affecting party wall shown on the common boundary of Lots 1 and 2 in the plan hereon	1-2-1966	Jankelson	Cancelled X106828
Consent	L63673	26-5-1968		30-5-1968	Jankelson	Lapsed M126383
Consent	L63673	5-6-1968		17-6-1968	Jankelson	Withdrawn M134537
Mortgage	M464671	8-10-1971	to A. G. C. (Adomian) Limited	26-10-1971	Jankelson	Discharged M841156
Mortgage	M841159	31-8-1972	to Industrial Receipts (Australia) Limited	1-11-1972	Jankelson	Discharged N723769
Mortgage	N723761	22-3-1974	to Permanent Investor Unit Trusts (Australia) Limited	19-4-1974	Jankelson	Discharged V101868
Lease	N793570	15-2-1974	of premises being the ground and basement floor and the backyard of the building known as 36 Pacific Highway, St. Leonards reserving rights to Francis Thomas Ryan of Epping, Shop Proprietor	2-8-1974	Jankelson	Expired 19-4-1983
Mortgage	N793570		affected by Registrar's order of Mortgage	21-6-1977	Jankelson	Cancelled V101868
Lease	R649078		of premises being the Ground Floor and toilet situated at 36 Pacific Highway, St. Leonards, together with and reserving rights and option of renewal to Gerard Adomian of Ryde, Shop Proprietor and Rita Adomian his wife as joint tenants. Expires 30-9-1983	5-2-1980	Jankelson	Expired 19-4-1983

FORM No. 62

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

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SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
NATURE	NUMBER	DATE						
Lease	R648078		affected by Transfer S69355 to Vahan Namagerd Hantounian, shopkeeper and Knarik Hantounian, housewife, both of Chatswood as joint tenants	31-10-1980				
R648078 Lease			Lessees: Peter Saad and Renee Saad by Transfer S535504. Registered 22-10-1981					
T395764 Mortgage			to National Commercial Banking Corporation of Australia Limited. Registered 19-4-1983.					
Lease	R648078		of premises being the Ground Floor and toilet situated at 36 Pacific Highway, St. Leonards, together with and reserving rights and option of renewal to Gerard Adomian of Ryde, Shop Proprietor and Rita Adomian his wife as joint tenants. Expires 30-9-1983.	5-2-1980		Expired		
Lease	R648078		affected by Transfer S69355 to Vahan Namagerd Hantounian, shopkeeper and Knarik Hantounian, housewife, both of Chatswood as joint tenants	31-10-1980		Cancelled.		
R648078 Lease			Lessees: Peter Saad and Renee Saad by Transfer S535504. Registered 22-10-1981			Cancelled.		
T395764 Mortgage			to National Commercial Banking Corporation of Australia Limited. Registered 19-4-1983.			Discharged	V101869	
W577144 Mortgage			to Burns Philp Trustee Company Limited. Registered 27-10-1981.					
SUBDIVISION	746012		INTERESTS OF THE COUNCIL OF THE LOCAL GOVERNMENT AREA IN THE PUBLIC ROAD DEDICATED IN D.P. 746012	28-10-1987				

S69355TL
(R648078)
11
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(Page of pages)
S535504
(R648078)
T395764
V101869
W577144
DP746012
X106012
10068 249

SECOND SCHEDULE (continued)[illegible]

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

Appln. No.3083

Prior Title Vol.6573 Fols. 69
& 70



Vol. **11330** Fol. **15**
CANCELLED
Edition Issued 2-6-1970
L831736 and L831737

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

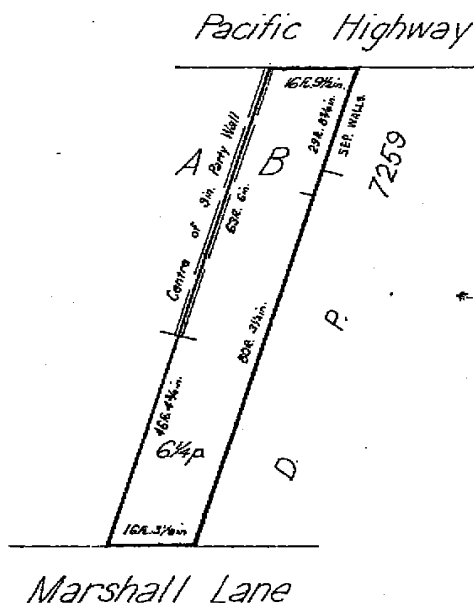
Witness

Barnes

Jarvis
Registrar General.



PLAN SHOWING LOCATION OF LAND



L831736/7 *JS*

Scale: 30 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot B in plan lodged with Transfer No.F698582 (Filed as F.P.378834) in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland being part of Portion 323 granted to Edward Wollstonecraft on 30-6-1825.

FIRST SCHEDULE

34 PACIFIC PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Covenant created by Transfer No. A528969.~~ Canceled T993088
3. ~~Cross Easements (Section 181B Conveyancing Act, 1919) created by Transfer No.F698582 affecting the party wall on the common boundary of Lots A and B shown in the plan hereon.~~ x106827

Jarvis
Registrar General

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Gilar Investments Pty. Limited.

Leonard David Resnekov by Transfer T993087. Registered 5-3-1984

Pentden Holdings Pty. Limited Registered 27-10-1986.

DP/746012

Registered 28-10-1987

This folio is cancelled as to ~~part~~ part upon creation of computer folios for lots 1 in the abovementioned plan.

The residue of land in this folio comprises road dedicated in DP746012.

INSTRUMENT

NATURE

NUMBER

DATE

ENTERED

Signature of Registrar-General

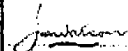
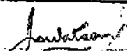
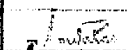
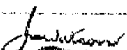
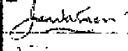
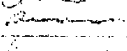
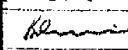
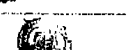
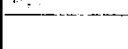
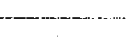
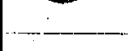
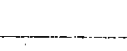
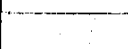
Transfer

R881095

26-6-1980



SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Mortgage	L831738	24-11-1970	to Finance Corporation of Australia Limited	16-6-1970		Discharged 17243885 
Mortgage	17243886	19-11-1971	to John Lancer, then Company director and Muriel Elizabeth Lancer, Married Woman, both of South Bay	30-4-1971		Discharged 17891155 
Mortgage	17891159	31-8-1972	to Industrial Acceptance Corporation Limited	1-11-1972		Discharged 1783760 
Mortgage	1783761	23-3-1974	to Permanent Trustee & Mortgages (Canberra) Limited	19-4-1974		Discharged R881094 
Mortgage	1783761		affected by R269446 Variation of Mortgage	21-6-1979		Cancelled R881094 
Caveat	R881096		by John Audsley Middleton of	26-6-1980		Withdrawn T523449 
T993089	Mortgage to Combined Mortgage Services Pty. Limited.	Registered 5-3-1984				Discharged W577142 
V786052	Lease to The House of Teak Furniture Pty. Limited	Expires 31-1-1987	Option of renewal 3 years			EXPIRED DP 746012 PPS.
Registered 11-7-1985						
W577144	Mortgage to Burns Philp Trustee Company Limited.	Registered 27-10-1986				
SUBDIVISION	746012		INTERESTS OF THE COUNCIL OF THE LOCAL GOVERNMENT AREA IN THE PUBLIC ROAD DEDICATED IN D.P. 746012	28-10-1987		

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

R881096

A281096

H 57

T523449

T993087

- 8/12

- 9M

CT: 11-6-85

V786052L

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W577142

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+ M

DP 746012

X106827R



16 FEB 1984 12 01

T993087

(A)

NEW 50
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 (See instructions for Completion on back of form)
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TRANSFER

REAL PROPERTY ACT, 1900

(See instructions for Completion on back of form)

T

A	1 of 3	X
\$	30	

DESCRIPTION
 OF LAND
 Note (a)

Volume 11330 Folio 15

If Part Only, Delete Whole and Give Details

WHOLE

Location

Parish of Willoughby
 County of Cumberland

TRANSFEROR
 Note (b)

GILAR INVESTMENTS PTY. LIMITED

ESTATE
 Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$250,000.00
 and transfers an estate in fee simple
 in the land above described to the TRANSFEREE

TRANSFEE
 Note (d)

LEONARD DAVID RESNEKOV of 6 Churchill Avenue, Wahroonga,
 Plumber & Gasfitter.

OFFICE USE ONLY

S

TENANCY
 Note (e)

as joint tenants/tenants in common

PRIOR
 ENCUMBRANCES
 Note (f)

subject to the following PRIOR ENCUMBRANCES 1. Nil

2. 3.

DATE 14.2.84

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

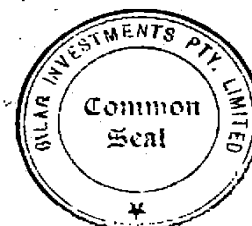
EXECUTION
 Note (g)

Signed in my presence by the transferor who is personally known to me
THE COMMON SEAL of GILAR INVESTMENTS
PTY. LIMITED was hereunto affixed by

authority of the Board and in the
 presence of:

(BLOCK LETTERS)

Director



[Signature]
 Secretary

Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

[Signature]
 Solicitor for
 Douglas Dean Spencer

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

LODGED BY

Abbott, Tout, Creer & Wilkinson
 SOLICITORS

LEVEL 50 MLC CENTRE,
 129-129 MARTIN PLACE, SYDNEY
 2000 129 Phone 231-8509
 610

Delivery Box Number

Checked
BB
 Signed

Passed
 Extra Fee

REGISTERED

5-3-1984

Registrar General



LOCATION OF DOCUMENTS

ST OTHER

Herewith.

In R.G.O. with

Produced by

Cert. of Title

OFFICE USE ONLY

2017

Reg:R016054 /Doc:DL T993087 /Rev:18-Mar-2011 /NSW LRS /Pgs:ALL /Prt:25-Mar-2025 21:47 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:28-38 Pacific Highway?
D. WEST, GOVERNMENT



SEARCH DATE

24/3/2025 8:29PM

FOLIO: 1/746012

First Title(s): OLD SYSTEM

Prior Title(s): VOL 4062 FOLS 87-88 VOL 10068 FOLS 249-250
VOL 11330 FOL 15

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
29/10/1987	DP746012	DEPOSITED PLAN	FOLIO CREATED EDITION 1
3/11/1987		AMENDMENT: CT DELIVEREE	
16/11/1987	X202274	CAVEAT	
24/11/1987	X221284	CHANGE OF ADDRESS FOR SERVICE OF NOTICES OR NAME OF CAVEATOR	
23/2/1988	X373572	DISCHARGE OF MORTGAGE	
23/2/1988	X373573	TRANSFER	EDITION 2
6/5/1988	X507386	LEASE	
6/5/1988	X507387	LEASE	
6/5/1988	X526881	LEASE	EDITION 3
9/6/1988	X599963	LEASE	EDITION 4
2/8/1988	X727209	LEASE	EDITION 5
24/10/1988	X920159	LEASE	EDITION 6
7/2/1989	Y24954	REQUEST	
7/2/1989	Y168392	DEPARTMENTAL DEALING	EDITION 7
21/2/1989	Y133062	LEASE	EDITION 8
8/9/1989	X920159	LEASE	EDITION 9
23/1/1990	Y749383	LEASE	
23/1/1990	Y749385	REQUEST	
23/1/1990	Y816944	LEASE	EDITION 10
29/8/1990	Z154772	SURRENDER OF LEASE	
29/8/1990	Z154773	LEASE	EDITION 11
5/4/1991	Z571519	LEASE	EDITION 12

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

24/3/2025 8:29PM

FOLIO: 1/746012

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
22/5/1992	E475162	LEASE	EDITION 13
24/6/1992	E551270	LEASE	EDITION 14
12/11/1992	E896372	LEASE	EDITION 15
19/4/1993	I265280	LEASE	EDITION 16
14/12/1993	I876266	LEASE	EDITION 17
15/6/1994	U351474	LEASE	EDITION 18
5/10/1994	U673385	LEASE	EDITION 19
11/11/1994	U783530	SURRENDER OF LEASE	EDITION 20
22/12/1994	U892116	LEASE	EDITION 21
6/6/1995	0285960	LEASE	EDITION 22
12/2/1996	0907982	LEASE	EDITION 23
12/7/1996	2300667	TRANSFER	EDITION 24
15/4/1997	2976356	LEASE	EDITION 25
29/10/1997	3534424	LEASE	EDITION 26
5/11/1997	3553657	LEASE	EDITION 27
18/11/1997	3589530	LEASE	EDITION 28
20/3/1998	3867182	LEASE	EDITION 29
9/4/1999	5737053	LEASE	EDITION 30
15/4/1999	5752045	DEPARTMENTAL DEALING	EDITION 31
16/4/1999	5755387	LEASE	EDITION 32
11/5/1999	5813286	LEASE	EDITION 33
21/5/1999	5844566	SURRENDER OF LEASE	

END OF PAGE 2 - CONTINUED OVER

28-38 Pacific Highway, ...

PRINTED ON 24/3/2025

SEARCH DATE

24/3/2025 8:29PM

FOLIO: 1/746012

PAGE 3

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/5/1999	5844567	LEASE	
21/5/1999	5844568	LEASE	EDITION 34
26/5/1999	5853992	LEASE	EDITION 35
4/8/1999	6064170	TRANSFER	
4/8/1999	6064171	MORTGAGE	EDITION 36
28/3/2001	7505161	LEASE	EDITION 37
17/6/2003	9704847	DEPARTMENTAL DEALING TO UPLIFT CT	EDITION 38
12/7/2003	9782056	DISCHARGE OF MORTGAGE	EDITION 39
16/1/2004	AA56868	LEASE	
16/1/2004	AA56869	LEASE	
16/1/2004	AA56870	LEASE	
16/1/2004	AA56871	LEASE	
16/1/2004	AA56872	LEASE	
16/1/2004	AA56873	LEASE	
16/1/2004	AA56874	LEASE	
16/1/2004	AA56875	LEASE	
16/1/2004	AA56761	TRANSFER	
16/1/2004	AA56762	MORTGAGE	EDITION 40
21/3/2004	AA501351	DEPARTMENTAL DEALING	
6/5/2005	AB459597	LEASE	EDITION 41
13/12/2006	AC759043	CHANGE OF NAME	
13/12/2006	AC759044	LEASE	
13/12/2006	AC759045	LEASE	
13/12/2006	AC759046	LEASE	EDITION 42
12/11/2007	AD429062	LEASE	EDITION 43
8/12/2008	AE373952	LEASE	
8/12/2008	AE373953	LEASE	EDITION 44
4/11/2009	AF89871	SURRENDER OF LEASE	
4/11/2009	AF89872	LEASE	EDITION 45

END OF PAGE 3 - CONTINUED OVER

28-38 Pacific Highway, ...

PRINTED ON 24/3/2025

SEARCH DATE

24/3/2025 8:29PM

FOLIO: 1/746012

PAGE 4

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
2/5/2012	AG953778	LEASE	EDITION 46
23/7/2012	AH125084	LEASE	EDITION 47
17/4/2013	AH550252	LEASE	EDITION 48
17/5/2013	AH737974	SUB-LEASE	
29/8/2013	AH938537	LEASE	EDITION 49
5/12/2014	AJ85437	LEASE	EDITION 50
17/11/2015	AJ990284	CAVEAT	
28/1/2016	AK106914	DISCHARGE OF MORTGAGE	
28/1/2016	AK106915	TRANSFER	EDITION 51
17/9/2016	AK758624	LEASE	EDITION 52
11/4/2017	AM299711	LEASE	EDITION 53
10/8/2018	AN575303	LEASE	EDITION 54
19/11/2019	AP692642	LEASE	EDITION 55

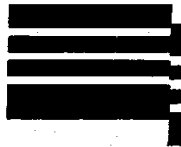
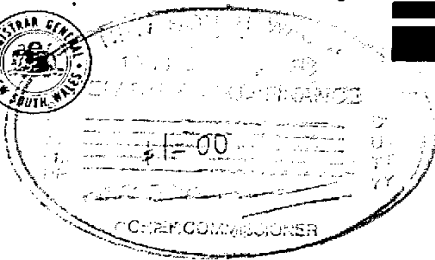
*** END OF SEARCH ***

28-38 Pacific Highway, ...

PRINTED ON 24/3/2025

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1985

STAMP DUTY



X373573

TRANSFER

REAL PROPERTY ACT, 1900

T

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\$	39	

R2/2

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Folio Identifier 1/746012	WHOLE	St. Leonards

TRANSFEROR
Note (b)

CITICENTRE INVESTMENTS PTY. LIMITED of 2nd Floor, 514 Miller Street, Cammeray

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$6,200,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

PERPETUAL TRUSTEES AUSTRALIA LIMITED of 39 Hunter Street, Sydney

OFFICE USE ONLY

S

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. _____
2. _____ 3. _____

DATE 4 November 1987

EXECUTION
Note (g)

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

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

THE COMMON SEAL of CITICENTRE INVESTMENTS

~~Signature of Witness~~

PTY. LIMITED was hereunto affixed by

~~Name of Witness (BLOCK LETTERS)~~

authority of the Board of Directors
previously given and in the presence of:

~~Address and occupation of Witness~~

Secretary

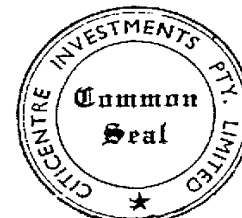
Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness



Director

F. H. WAZLER
Signature of Transferee

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

LODGED BY		LOCATION OF DOCUMENTS	
CT	OTHER	CT	OTHER
PIGOTT STINSON SOLICITORS PERPETUAL TRUSTEE CHAMBERS 39 HUNTER ST., SYDNEY 2000 687 G			Herewith.
Delivery Box Number			In L.T.O. with
			Produced by
Checked <u>EY</u>	Passed	Secondary Directions	OFF X X202274
Signed <u>[Signature]</u>	Extra Fee	Delivery Directions	CT LP
REGISTERED - -19			
22 FEB 1988			
23 FEB 1988			

OFFICE USE ONLY

57424746

97-01T

TRANSFER



2300667 0

Licence No.
1055R/0225/95

Real Property Act: 1900

Office of State Revenue use only

(A) **LAND TRANSFERRED**

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

FOLIO IDENTIFIER 1/746012

(B) **LODGED BY**

L.T.O. Box

1055R

Name, Address or DX and Telephone

GARLAND HAWTHORN BRAHE
76-80 Clarence Street, Sydney, 2000
phone: 290.5000 DX 464 Sydney

REFERENCE (max. 15 characters):

(C) **TRANSFEROR**

PERPETUAL TRUSTEES AUSTRALIA LIMITED A.C.N 000 431 827

(D) acknowledges receipt of the consideration of \$3,450,000.00 and as regards the land specified above transfers to the Transferee an estate in fee simple.

(E) subject to the following **ENCUMBRANCES** 1. I 265280 2. I 876266 3. U 673385
4. U 892116 5. 0285960 6. 880907982 7. I 265280

(F) **TRANSFEE**

T
TS
(s713 LGA)
TW
(Sheriff)

PERPETUAL TRUSTEE COMPANY LIMITED A.C.N 000 001 007

(G)

TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act 1900
Signed in my presence by the Transferor who is personally known to me

Signed in my presence for and on behalf of ~~PERPETUAL TRUSTEES AUSTRALIA LTD~~ (A.C.N. ~~000 431 827~~) by its Attorneys MARION KRAEMER and KIMBER STIRLING who are personally known to me and each of whom declares that he/she has been appointed by the Board of Directors of that company as an attorney of the company for the purposes of the Power of Attorney dated 19 October 1995 (Registration No. 2000 431 827) and that he/she has no notice of the revocation of his/her powers.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Walter A Hamilton
Signature of Witness
Walter A Hamilton
Full name of Witness

M. Kraemer
Signature of Attorney
K. Stirling
Signature of Attorney

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee's Attorney

A.K. Brooks

97-01T

Licence No.

395V/0201/95

①

TRANSFER
Real Property Act 1900

6064170L



Office

NEW SOUTH WALES DUTY

09-07-1999

0000035238-001

SECTION 18(2)

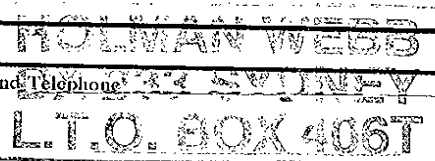
DUTY

\$ *****2.00

(A) LAND TRANSFERRED

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

FOLIO IDENTIFIER 1/746012



(B) LODGED BY

L.T.O. Box Name, Address or DX and Telephone

REFERENCE (max. 15 characters)

SUN 254/341

(C) TRANSFEROR

PERPETUAL TRUSTEE COMPANY LIMITED A.C.N. 000 001 007

(D) acknowledge receipt of the consideration of \$4,150,000.00
and as regards the land specified above transfers to the Transferee an estate in fee simple

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

(F) TRANSFEE

T
TS
(\$713 LGA)
TW
(Sheriff)

GUARDIAN TRUST AUSTRALIA LIMITED A.C.N. 050 294 052

(G) TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act 1900.

DATE 30TH JULY 1999

Signed in my presence by the Transferor who is personally known

Signed in my presence for and on behalf of Perpetual Trustee Company Ltd
to me (A.C.N. 000 001 007...) by its Attorneys Emilio Gonzalez
and Philip Edward Preston
who are personally known to me and each of whom declares that he/she
has been appointed by the Board of Directors of that company as an
attorney of the company for the purposes of the Power of Attorney
dated 1st December 1998 (Registration Number Book 4221 of 919) and that
he/she has no notice of the revocation of his/her powers.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Witness

Signature of Attorney

Walter A Hamilton
Full name of Witness

Signature of Transferor of Attorney

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Solicitor for Transferee - PENNY CABLE

Form: 01T
Release: 2
www.lpi.nsw.gov.au

TRANSFE
New South Wales
Real Property Act 19



1

PRIVACY NOTE: this information is legally required and

AA56761G

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY

17-06-2003

0001450401-001

(A) **TORRENS TITLE**

Folio Identifier 1/746012

SECTION 18(2)

DUTY

\$ *****2.00

(B) **LODGED BY**

Delivery
Box

243

Name, Address or DX and Telephone

CTB

Reference:

479117

CODES

T

TW

(Sheriff)

(C) **TRANSFEROR**

Guardian Trust Australia Limited ACN 050 294 052

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 5,700,000.00 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) **TRANSFeree**

Ambiance (Arncliffe) Pty Limited
ACN 097 017 877

(I)

TENANCY:

(J) **DATE**

Certified correct for the purposes of the Real Property Act 1900
by the corporation named below the common seal of which
was affixed pursuant to the authority specified and in the presence
of the authorised person(s) whose signature(s) appear(s) below.

Corporation:

Authority:

Guardian Trust Australia Limited

Section 127 Corporations Act 2001

Signature of authorised person:

[Signature]

Name of authorised person:

Andrew Smith

Office held:

Manager



Signature of authorised person:

Stuart Alexander Howard

Name of authorised person:

Office held: Assistant Manager, Corporate Services



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

Signature:

[Signature]

Signatory's name:

Terence Sean McCabe

Signatory's capacity:

transferee's solicitor



AK106915F

Form: 01T
Release: 6-1

TRANSFER

New South Wales
Real Property Act 1900

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

REL
STAMP DUTY

11 JAN 2016

(A) **TORRENS TITLE**
TIME: 10.32

(B) **LODGED BY**

Office of State Revenue use only

Client No: 1411508

3786

Duty: \$10

8483497-001

Asset details:

Folio Identifier 1/746012

Document
Collection
Box

687G

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

Pigott Stinson
DX 125 Sydney
phone: 8251 7777

123506C

Reference: TS.CEH.151426

CODES

T

TW

(C) **TRANSFEROR**

AMBIANCE GROUP PTY LTD ACN 097 017 877

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 21,000,000.00 and as regards

(E) **ESTATE**

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

(F) **SHARE
TRANSFERRED**

(G)

Encumbrances (if applicable):

(H) **TRANSFeree**

EDSGEAR PTY LTD ACN 002 629 656

(I)

TENANCY:

DATE 21 DECEMBER, 2015

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

Company: Ambiance Group Pty Ltd ACN 097 017 877
Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Name of authorised person:

Office held:

Signature of authorised person:

Name of authorised person:

Office held:

EDWIN BOGATEZ
Sole Director and Secretary

RELODGED

14 JAN 2016

TIME: 15.27

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

Signature:

Signatory's name:

Signatory's capacity:

Tony Salier
solicitor

(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 974502 Full name: Tony Salier Signature: Tony Salier

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.
ALL HANDWRITING MUST BE IN BLOCK CAPITALS Page 1 of 1 1303

OFF X A5990284

ELENI ANGIROU BASTOULIS
AUTHORISED TO AMEND 1.1.16
P. Bastoulis



FOLIO: 1/746012

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
24/3/2025	8:29 PM	55	19/11/2019

LAND

LOT 1 IN DEPOSITED PLAN 746012

AT ST LEONARDS

LOCAL GOVERNMENT AREA LANE COVE

PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND

TITLE DIAGRAM DP746012

FIRST SCHEDULE

EDSGEAR PTY LTD

(T AK106915)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AG953778 LEASE TO NORTHERN CANCER INSTITUTE PTY LIMITED OF
LEVELS 1 & 2, 38-40 PACIFIC HIGHWAY, ST LEONARDS.
EXPIRES: 31/1/2022. OPTION OF RENEWAL: 10 YEARS WITH
ONE FURTHER OPTION OF 10 YEARS.
- 3 AH550252 LEASE TO NORTHERN CANCER INSTITUTE PTY LIMITED OF
SUITE 2, GROUND FLOOR, 38 PACIFIC HIGHWAY, ST.
LEONARDS. EXPIRES: 31/1/2022. OPTION OF RENEWAL: 10
YEARS AND A FURTHER OPTION OF 10 YEARS.
AH737974 LEASE OF LEASE AH550252 TO SONIC HEALTHCARE
LIMITED OF SUITE 2, GROUND FLOOR, 38 PACIFIC
HIGHWAY, ST LEONARDS. EXPIRES: 31/1/2017. OPTION
OF RENEWAL: 5 YEARS.
- 4 AK758624 LEASE TO ROWAN DOUGLAS GILLIES OF SUITE 1, GROUND
FLOOR, 38 PACIFIC HIGHWAY, ST LEONARDS. EXPIRES:
31/8/2021. OPTION OF RENEWAL: 5 YEARS.
- 5 AM299711 LEASE TO CONSTEL PTY LIMITED OF SUITE 4, GROUND
FLOOR, 38-40 PACIFIC HIGHWAY, ST LEONARDS. EXPIRES:
31/3/2022. OPTION OF RENEWAL: 5 YEARS WITH A FURTHER
PERIOD OF 5 YEARS.
- 6 AN575303 LEASE TO AMY YEE MAY HO OF SUITE 3 AND SUITE 5,
GROUND FLOOR, 38 PACIFIC HIGHWAY, ST LEONARDS.
EXPIRES: 30/6/2023. OPTION OF RENEWAL: 5 YEARS.
- 7 AP692642 LEASE TO GARY DONALD MCKAY OF SHOP 1, GROUND FLOOR,
38 PACIFIC HIGHWAY, ST LEONARDS. EXPIRES: 30/11/2024.
OPTION OF RENEWAL: 3 YEARS.

END OF PAGE 1 - CONTINUED OVER

FOLIO: 1/746012

PAGE 2

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

28-38 Pacific Highway, ...

PRINTED ON 24/3/2025

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

Appendix E – Groundwater Bore Search

ALL GROUNDWATER MAP

[bookmark this page](#)

All data times are Eastern Standard Time

Map Info



Appendix F – Lotsearch Database Report



LOTSEARCH

LOTSEARCH ENVIRO LITE

Date: 19 Mar 2025 14:12:55

Reference: LS076594 EL

Address: 28-38 Pacific Highway, St Leonards, NSW 2065

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

Datasets contained within this report, detailing their source and data currency:

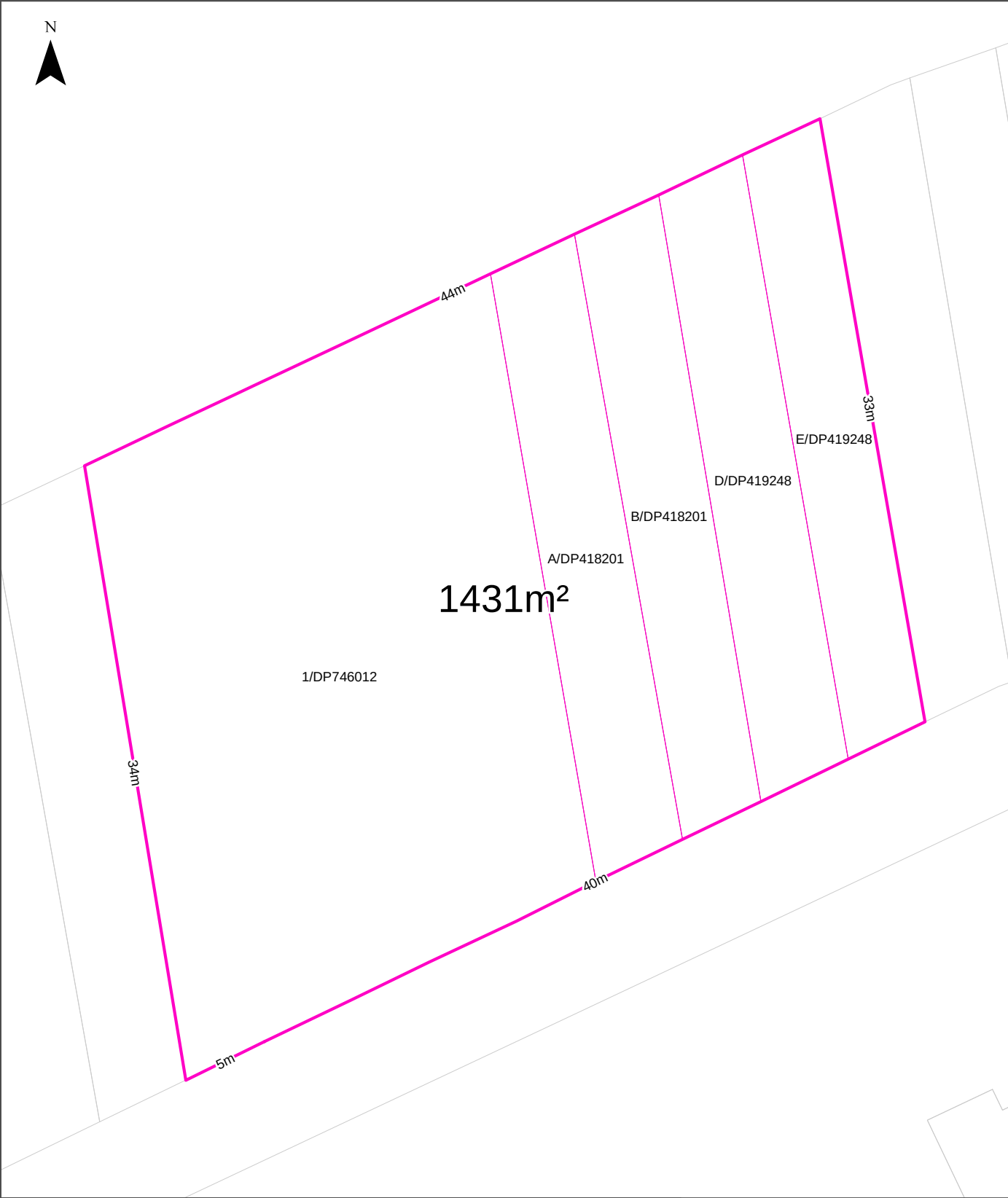
Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	07/03/2025	07/03/2025	Monthly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	21/05/2024	21/05/2024	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority NSW	07/03/2025	11/12/2024	Monthly	1000m	0	0	1
Contaminated Land Records of Notice	Environment Protection Authority NSW	07/03/2025	07/03/2025	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority NSW	21/02/2025	14/07/2021	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority NSW	20/02/2025	20/02/2025	Monthly	1000m	0	1	4
National Waste Management Facilities Database	Geoscience Australia	29/04/2024	29/11/2022	Annually	1000m	0	0	3
National Liquid Fuel Facilities	Geoscience Australia	16/10/2024	19/01/2023	Annually	1000m	0	0	1
EPA PFAS Investigation Program	Environment Protection Authority NSW	21/02/2025	05/02/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	05/03/2025	28/10/2024	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	05/03/2025	28/10/2024	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	05/03/2025	05/03/2025	Monthly	2000m	0	0	0
Defence Controlled Areas	Australian Department of Defence	23/01/2025	23/01/2025	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Australian Department of Defence	18/02/2025	02/09/2022	Quarterly	2000m	0	0	1
National Unexploded Ordnance (UXO)	Australian Department of Defence	23/01/2025	23/01/2025	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority NSW	28/11/2024	15/12/2022	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority NSW	13/03/2025	13/03/2025	Monthly	1000m	0	1	9
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority NSW	13/03/2025	13/03/2025	Monthly	1000m	0	1	5
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority NSW	13/03/2025	13/03/2025	Monthly	1000m	0	0	10
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	100m	46	198	198
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	100m	-	243	243
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	250m	1	23	111
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	250m	-	20	24
Points of Interest	NSW Department of Customer Service - Spatial Services	18/02/2025	18/02/2025	Quarterly	1000m	1	4	94
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	18/02/2025	18/02/2025	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	18/02/2025	18/02/2025	Quarterly	1000m	0	0	0
Major Easements	NSW Department of Customer Service - Spatial Services	21/02/2025	21/02/2025	Quarterly	1000m	0	0	6
State Forest	Forestry Corporation of NSW	18/12/2024	11/11/2024	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Geoscience Australia	17/04/2024	19/08/2019	Annually	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024	NSW Department of Climate Change, Energy, the Environment and Water	12/02/2025	28/06/2024	Quarterly	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	28/05/2024	20/06/2023	Annually	2000m	0	0	24
NSW Seamless Geology Single Layer: Rock Units	NSW Department of Primary Industries and Regional Development	17/05/2024	01/05/2024	Annually	1000m	1	1	2
NSW Seamless Geology Single Layer: Geological Boundaries and Faults	NSW Department of Primary Industries and Regional Development	17/05/2024	01/05/2024	Annually	1000m	0	0	0
NSW Seamless Geology Single Layer: Trendlines	NSW Department of Primary Industries and Regional Development	17/05/2024	01/05/2024	Annually	1000m	0	0	0
NSW Seamless Geology Single Layer: Fold Axes	NSW Department of Primary Industries and Regional Development	17/05/2024	01/05/2024	Annually	1000m	0	0	0
Naturally Occurring Asbestos Potential	NSW Department of Primary Industries and Regional Development	26/04/2024	14/03/2024	Annually	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	15/01/2025	17/02/2011	Annually	1000m	1	1	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Climate Change, Energy, the Environment and Water	18/12/2024	27/07/2020	Annually	1000m	2	2	7
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Housing and Infrastructure	10/03/2025	14/02/2025	Monthly	500m	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	15/01/2025	21/02/2013	Annually	1000m	1	1	2
Dryland Salinity - National Assessment	Australian Bureau of Agricultural and Resource Economics and Sciences	03/06/2024	24/05/2024	Annually	1000m	0	0	0
Mining Subsidence Districts	NSW Department of Customer Service	21/02/2025	21/02/2025	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Primary Industries and Regional Development	04/03/2025	04/03/2025	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Primary Industries and Regional Development	04/03/2025	04/03/2025	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Primary Industries and Regional Development	04/03/2025	04/03/2025	Monthly	1000m	12	12	14
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Housing and Infrastructure	10/03/2025	08/09/2023	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Housing and Infrastructure	10/03/2025	21/02/2025	Monthly	1000m	1	11	135
Commonwealth Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	21/02/2025	17/12/2024	Quarterly	1000m	0	0	5
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Housing and Infrastructure	10/03/2025	21/02/2025	Monthly	1000m	0	0	127
Bush Fire Prone Land	NSW Rural Fire Service	13/02/2025	14/11/2024	Monthly	1000m	0	0	2
NSW Native Vegetation Type Map	NSW Department of Climate Change, Energy, the Environment and Water	26/02/2025	08/11/2024	Quarterly	1000m	1	2	14
Ramsar Wetlands of Australia	Australian Department of Climate Change, Energy, the Environment and Water	16/05/2024	11/04/2024	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Terrestrial	Australian Department of Climate Change, Energy, The Environment and Water	04/03/2024	30/06/2022	Annually	1000m	0	0	0

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Marine	Australian Department of Climate Change, Energy, The Environment and Water	04/03/2024	30/06/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	28/05/2024	28/05/2024	Annually	1000m	0	0	0
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/05/2024	28/05/2024	Annually	1000m	0	0	0
NSW BioNet Species Sightings	NSW Department of Climate Change, Energy, the Environment and Water	12/02/2025	12/02/2025	Monthly	10000m	-	-	-

Site Diagram

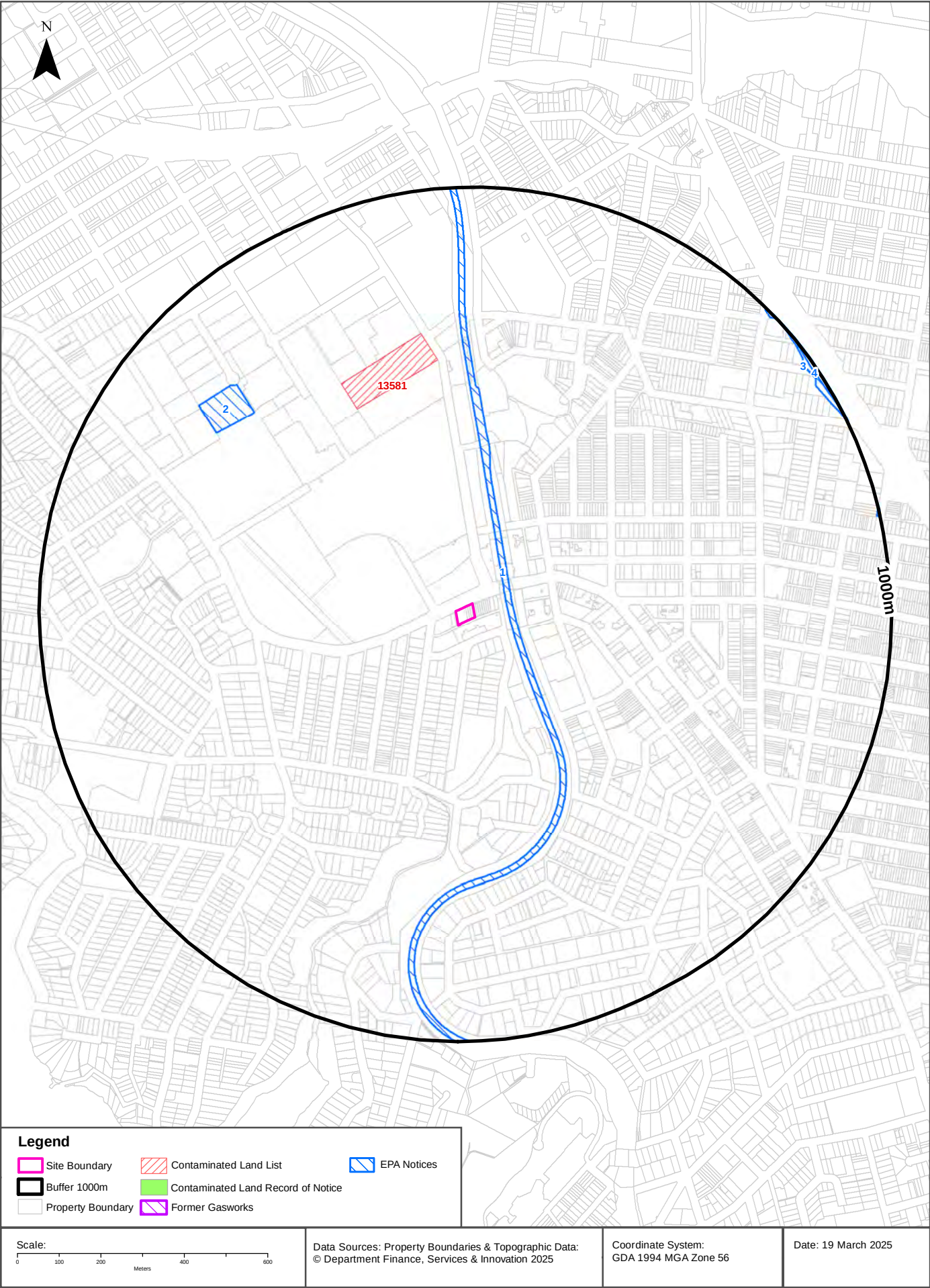
28-38 Pacific Highway, St Leonards, NSW 2065



Legend Site Boundary Internal Parcel Boundaries	Total Area: 1431m ² Total Perimeter: 156m	
	Disclaimers: Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	
	Scale: 0 5 10 Meters	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2025
	Coordinate System: GDA 1994 MGA Zone 56	Date: 19 March 2025

Contaminated Land

28-38 Pacific Highway, St Leonards, NSW 2065



Contaminated Land

28-38 Pacific Highway, St Leonards, NSW 2065

List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
13581	Telstra Data Centre	4A Herbert STREET	ST LEONARDS	Other Petroleum	Regulation under CLM Act not required	Current EPA List	Premise Match	542m	North

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Contaminated Land

28-38 Pacific Highway, St Leonards, NSW 2065

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
N/A	No records in buffer							

Contaminated Land Records of Notice Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority
Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit
<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

Former Gasworks

Former Gasworks within the dataset buffer:

Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
N/A	No records in buffer					

Former Gasworks Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Contaminated Land

28-38 Pacific Highway, St Leonards, NSW 2065

EPA Notices

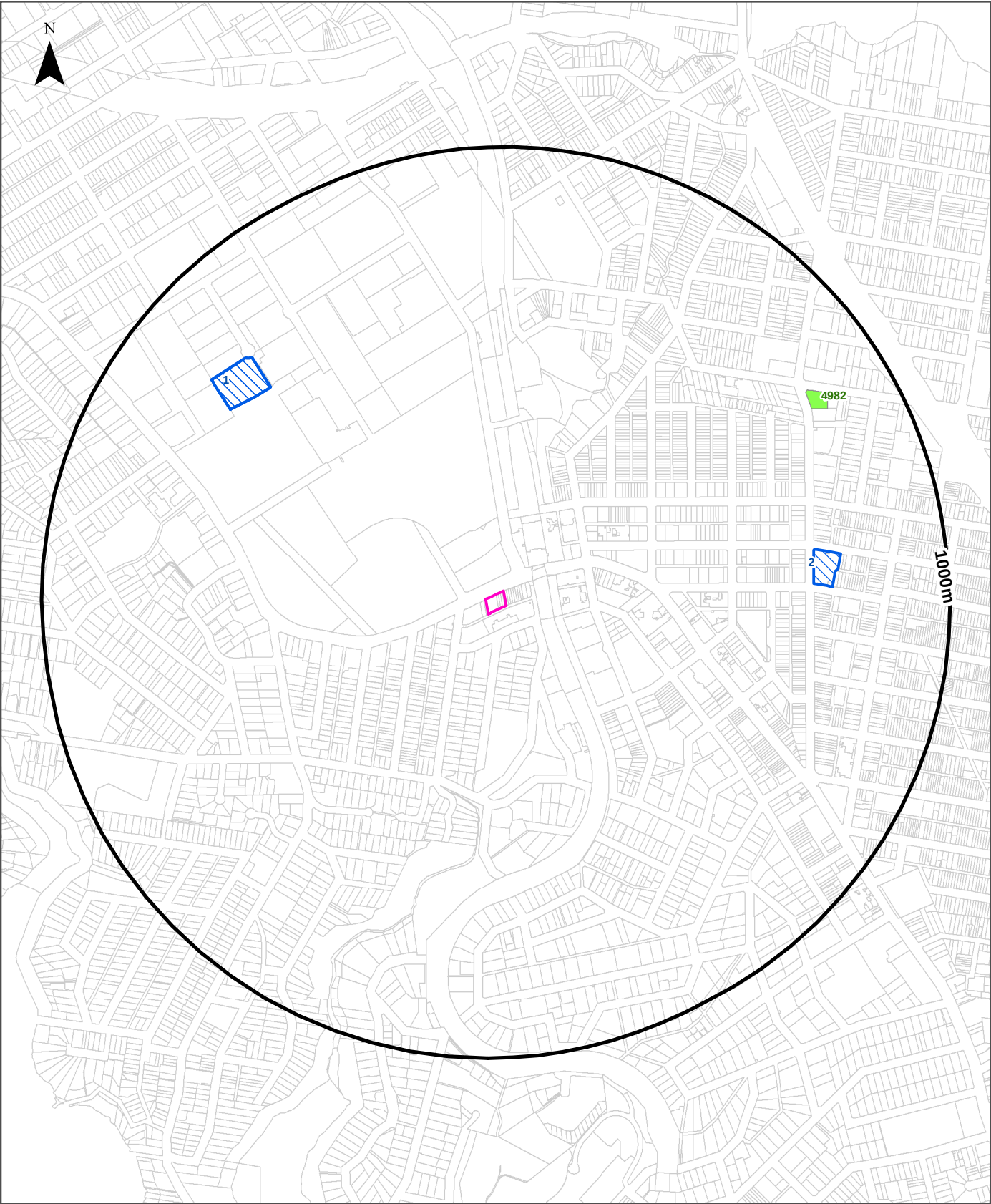
Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

Map ID	Number	Type	Name	Address	Status	Issued Date	Act	Offence	Offence Date	Loc Conf	Dist	Dir
1	3173530755	Penalty Notice	SYDNEY TRAINS	SYDNEY TRAINS, HAYMARKET, NSW 1238	Issued	10/11/2021	Protection of the Environment Operations Act 1997 - 64(1)	Contravene condition of licence - Corporation	31/05/2021	Network of Features	79m	East
2	3504356	s.91 Clean Up Notice	CLEANAWAY PTY LTD	LANCELEY PLACE, ARTARMON, NSW 2064	Issued	22/12/2022				Premise Match	681m	North West
3	3173541672	Penalty Notice	CPB CONTRACTORS PTY LIMITED	WARRRINGAH FREEWAY FROM NORTH OF THE SYDNEY HARBOUR BRIDGE TO WILLOUGHBY ROAD NAREMBURN, NORTH SYDNEY, NSW 2060	Issued	15/10/2024	Protection of the Environment Operations Act 1997 - 64(1)	Contravene condition of licence - first offence - Corporation	20/06/2024	Premise Match	974m	North East
4	3173540453	Penalty Notice	JOHN HOLLAND PTY LTD	WARRRINGAH FREEWAY UPGRADE EARLY WORKS, SYDNEY, NSW 2000	Issued	08/06/2023	Protection of the Environment Operations Act 1997 - 64(1)	Contravene condition of licence - Corporation	09/02/2023	Premise Match	990m	North East

NSW EPA Notice Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Waste Management & Liquid Fuel Facilities

28-38 Pacific Highway, St Leonards, NSW 2065



Legend			
 Site Boundary	 Waste Management Facilities		
 Buffer 1000m	 National Liquid Fuel Facilities		
 Property Boundary			
Scale:  0 100 200 400 600 Meters		Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2025	Coordinate System: GDA 1994 MGA Zone 56
		Date: 19 March 2025	

Waste Management & Liquid Fuel Facilities

28-38 Pacific Highway, St Leonards, NSW 2065

National Waste Management Facilities Database

Sites on the National Waste Management Facilities Database within the dataset buffer:

Map ID	Owner	Name	Address	Management Type	Facility Type	Status	Loc Conf	Dist	Dir
1	SUEZ AUSTRALIA PTY LTD	SUEZ ARTARMON TRANSFER STATION	12 LANCELEY PLACE, ARTARMON	RECYCLING	ORGANICS RECYCLING FACILITY	OPERATIONAL	Premise Match	681m	North West
	SUEZ AUSTRALIA PTY LTD	SUEZ ARTARMON TRANSFER STATION	12 LANCELEY PLACE, ARTARMON	DROP-OFF	TRANSFER STATION	OPERATIONAL	Premise Match	681m	North West
2	COLES	COLES SUPERMARKET	101 WILLOUGHBY ROAD, CROWS NEST	DROP-OFF	SOFT PLASTICS DROP-OFF FACILITY	OPERATIONAL	Premise Match	694m	East

Source: Waste Management Facilities Database

Creative Commons 4.0 © Commonwealth of Australia (Geoscience Australia) 2022

National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
4982	BP	BP NAREMBURN	169 WILLOUGHBY ROAD	NAREMBURN	PETROL STATION	Operational		25/07/2011	Premise Match	805m	North East

National Liquid Fuel Facilities Data Source: Geoscience Australia

Creative Commons 4.0 © Commonwealth of Australia

PFAS Investigation & Management Programs

28-38 Pacific Highway, St Leonards, NSW 2065

EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

Map ID	Site	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

EPA PFAS Investigation Program: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Defence PFAS Investigation Program

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Investigation Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Management Program

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

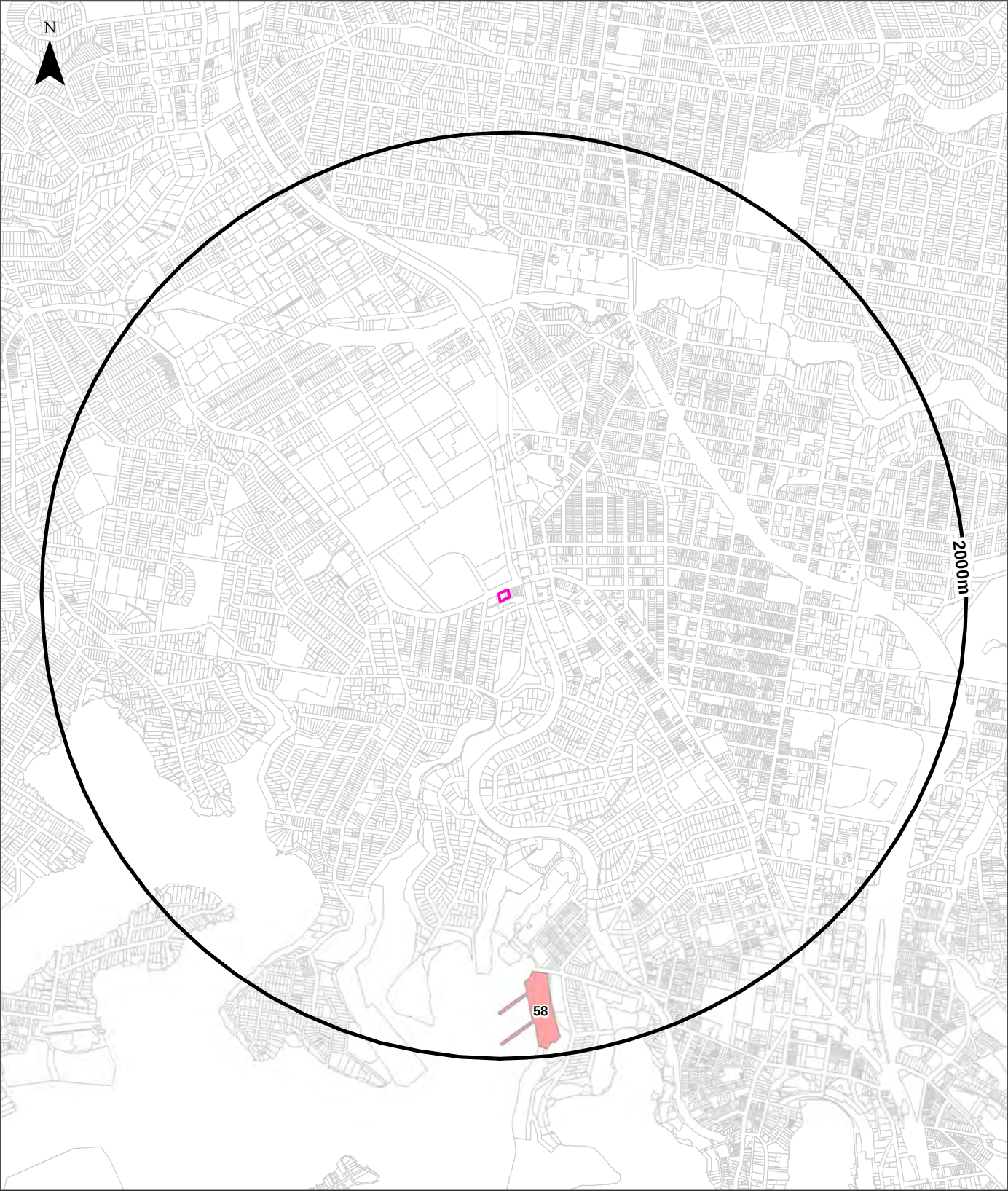
Defence PFAS Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia



Legend			
Site Boundary	DCA	Defence 3 Year RCIP	UXO
Buffer 2000m	Defence Controlled Area	Known Contamination	Substantial Potential
Property Boundaries		No Known Contamination	Slight Potential
			Remote Potential
			Sea Dumping of Depth Charges
			Information
			Other
			Other Sea Dumping Sites

Scale: 0 200 400 800 1,200 Meters	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2025	Coordinate System: GDA 1994 MGA Zone 56	Date: 19 March 2025
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Defence Sites and Unexploded Ordnance

28-38 Pacific Highway, St Leonards, NSW 2065

Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

Site ID	Location Name	Loc Conf	Dist	Dir
N/A	No records in buffer			

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

Defence 3 Year Regional Contamination Investigation Program (RCIP)

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
58	HMAS Waterhen	Waverton, New South Wales	YES	Premise Match	1623m	South

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

National Unexploded Ordnance (UXO)

Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

EPA Other Sites with Contamination Issues

28-38 Pacific Highway, St Leonards, NSW 2065

EPA Other Sites with Contamination Issues

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasminco Lead Abatement Strategy Area

Sites within the dataset buffer:

Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority
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EPA Activities

28-38 Pacific Highway, St Leonards, NSW 2065

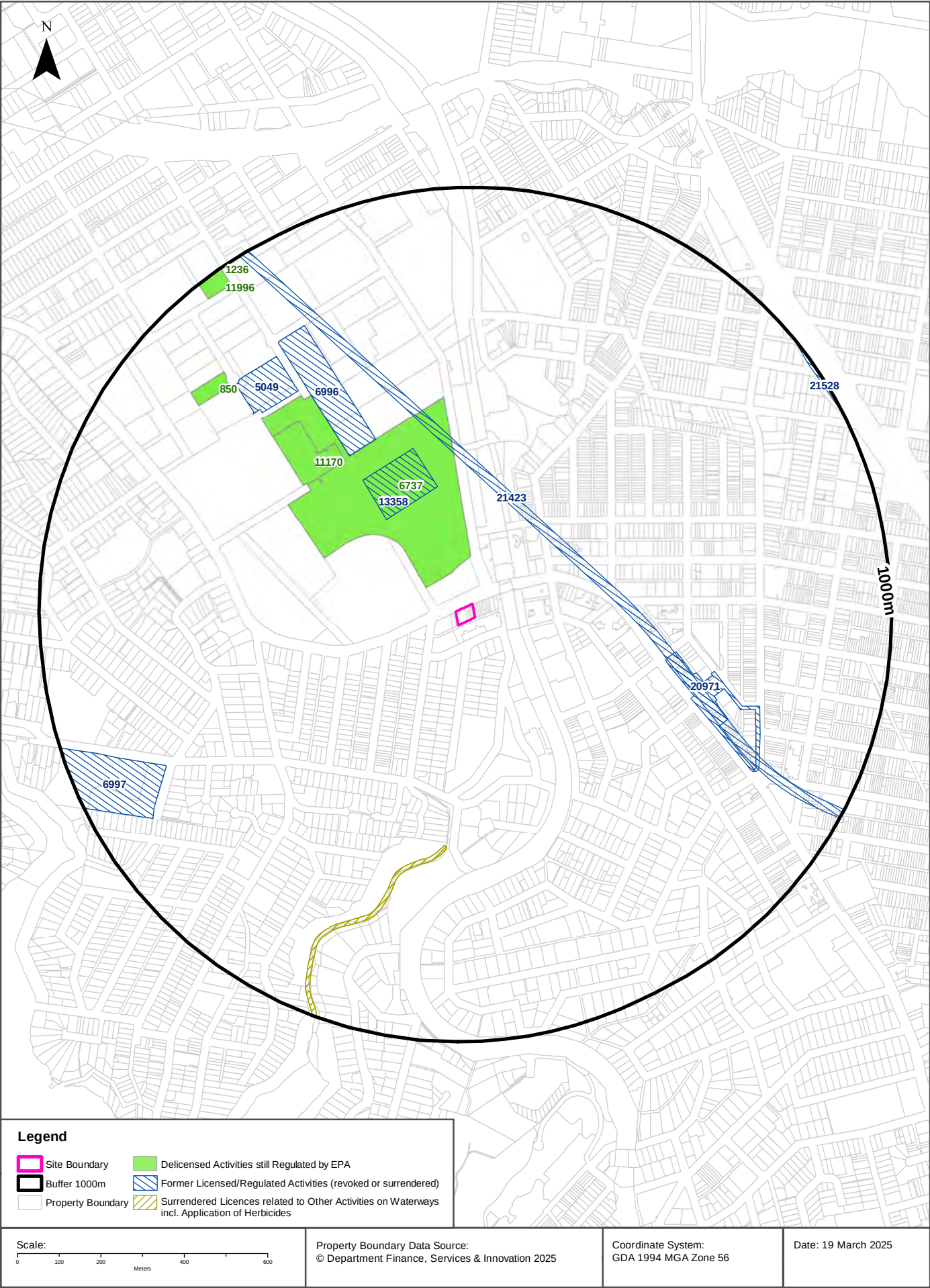
Licensed Activities under the POEO Act 1997

Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
12208	SYDNEY TRAINS		SYDNEY TRAINS, HAYMARKET, NSW 1238		Railway systems activities	Network of Features	79m	East
21247	Metro Trains Sydney Pty Ltd		SYDNEY METRO, ROUSE HILL, NSW 2155		Railway systems activities	Network of Features	236m	North East
4922	CLEANAWAY PTY LTD	ARTARMON RESOURCE RECOVERY CENTRE	LANCELEY PLACE	ARTARMON	Waste storage - other types of waste	Premise Match	681m	North West
4922	CLEANAWAY PTY LTD	ARTARMON RESOURCE RECOVERY CENTRE	LANCELEY PLACE	ARTARMON	Non-thermal treatment of general waste	Premise Match	681m	North West
4922	CLEANAWAY PTY LTD	ARTARMON RESOURCE RECOVERY CENTRE	LANCELEY PLACE	ARTARMON	Waste storage - hazardous, restricted solid, liquid, clinical and related waste and asbestos waste	Premise Match	681m	North West
4922	CLEANAWAY PTY LTD	ARTARMON RESOURCE RECOVERY CENTRE	LANCELEY PLACE	ARTARMON	Recovery of general waste	Premise Match	681m	North West
4922	CLEANAWAY PTY LTD	ARTARMON RESOURCE RECOVERY CENTRE	LANCELEY PLACE	ARTARMON	Waste storage - waste tyres	Premise Match	681m	North West
4922	CLEANAWAY PTY LTD	ARTARMON RESOURCE RECOVERY CENTRE	LANCELEY PLACE	ARTARMON	Composting	Premise Match	681m	North West
21619	CPB CONTRACTORS PTY LIMITED		WARRRINGAH FREEWAY FROM NORTH OF THE SYDNEY HARBOUR BRIDGE TO WILLOUGHBY ROAD NAREMBURN, NORTH SYDNEY, NSW 2060		Road construction (>=50,000T & road to be constructed <10km)	Premise Match	974m	North East

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority



EPA Activities

28-38 Pacific Highway, St Leonards, NSW 2065

Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
6737	NORTHERN SYDNEY AND CENTRAL COAST AREA HEALTH SERVICE	ROYAL NORTH SHORE HOSPITAL	PACIFIC HIGHWAY	ST LEONARDS	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	87m	North West
11170	RAMSAY HEALTH CARE AUSTRALIA PTY LIMITED	NORTH SHORE PRIVATE HOSPITAL	3 Westbourne Street	ST LEONARDS	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	445m	North West
850	HEIDELBERG MATERIALS AUSTRALIA PTY LTD	HANSON CONSTRUCTION MATERIALS PTY LTD	6 LANCELEY PLACE	ARTARMON	Concrete works	Premise Match	766m	North West
11996	AUSGRID	Energy Australia	86 Reserve Road	ARTARMON	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	953m	North West
1236	BORAL RESOURCES (NSW) PTY LTD	BORAL CONCRETE	88 RESERVE ROAD	ARTARMON	Concrete works	Premise Match	999m	North West

Delicensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
21423	CPB CONTRACTORS PTY LIMITED	BETWEEN CHATSWOOD DIVE SITE AND SYDENHAM DIVE SITE, SYDNEY, NSW 2000,	Surrendered	31/07/2020	Railway infrastructure construction (<50,000T)	Network of Features	236m	North East
13358	VENTIA UTILITY SERVICES PTY LIMITED	Royal North Shore Hospital - Acute Services Building, Royal North Shore Hospital, Reserve Road, ST LEONARDS, NSW 2065, ST LEONARDS	Surrendered	20/04/2011	Generation of electrical power from gas	Premise Match	276m	North West
6996	MOCKRIDGE BULMER PTY LTD	2/12 FREDERICK STREET, ST LEONARDS, NSW 2065	Surrendered	26/06/2000	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	452m	North West
20971	JOHN HOLLAND PTY LTD	Sydney Metro City & Southwest Tunnels and Excavation Works, locations between Chatswood railway station and Sydenham railway station, SYDNEY, NSW 2000, SYDNEY, NSW	Surrendered	28/09/2017	Concrete works, Railway systems activities	Network of Features	470m	East

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	530m	South
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	530m	South
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	530m	South
5049	ROCK & DIRT PTY LTD	11 LANCELEY PLACE, ARTARMON, NSW 2064	Surrendered	10/08/2000	Waste Storage, Transfer, Separating or Processing; Crushing, grinding or separating	Premise Match	651m	North West
6997	HOPE HEALTHCARE LIMITED	97 - 115 RIVER ROAD, GREENWICH, NSW 2065	Surrendered	07/09/2000	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	778m	South West
21528	JOHN HOLLAND PTY LTD	WARRINGAH FREEWAY UPGRADE EARLY WORKS, SYDNEY, NSW 2000,	Surrendered	24/05/2021	Road construction (<50,000T)	Premise Match	990m	North East

Former Licensed Activities Data Source: Environment Protection Authority

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Historical Business Directories

28-38 Pacific Highway, St Leonards, NSW 2065



Legend		Scale: 0 20 40 60 80 Metres	Coordinate System: GDA 1994 MGA Zone 56
Site Boundary	Business directory records mapped to a specific premise		Date: 19 March 2025
Buffer 100m	Business directory records mapped to a road intersection	Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018	
Property Boundary	Business directory records mapped to a road corridor	Property Boundaries © NSW Department Finance, Services & Innovation 2025	
Business directory records mapped to a general area			

Historical Business Directories

28-38 Pacific Highway, St Leonards, NSW 2065

Business Directory Records 1950-1991 Premise or Road Intersection Matches

Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	PRINTERS - LITHOGRAPHIC.	St. Leonards Instant Print, 38 Pacific H'way., St Leonards. 2065.	76910	1986	Premise Match	0m	On-site
	ELECTRICAL CONTRACTORS-LICENSED.	Rotric Pty. Ltd., 34 Pacific H'way., St. Leonards. 2065	22485	1978	Premise Match	0m	On-site
	PRINTERS-LITHOGRAPHIC	Rudge Instant Printing, 38 Pacific Highway, St. Leonards.	59622	1978	Premise Match	0m	On-site
	COPYING SPECIALISTS.	Rudge Instant Printing, 38 Pacific H'way, St. Leonards. 2065	16387	1978	Premise Match	0m	On-site
	HARDWARE DEALERS &/OR IRONMONGERS.	St. Leonards Hardware, 42 Pacific Highway, St. Leonards.	34982	1978	Premise Match	0m	On-site
	ELECTRICAL REPAIR SERVICES.	St. Leonards Hardware, 42 Pacific H'way, St. Leonards. 2065	22638	1978	Premise Match	0m	On-site
	COPYING SPECIALISTS.	Rudge Instant Printing, 38 Pacific H'way, St. Leonards. 2065	18973	1975	Premise Match	0m	On-site
	PRINTERS-LITHOGRAPHIC (OFFSET).	Rudge Instant Printing. 38 Pacific H'way, St. Leonards	70062	1975	Premise Match	0m	On-site
	HARDWARE DEALERS &/OR IRONMONGERS.	St. Leonards Hardware, 42 Pacific H'way, St. Leonards.	41352	1975	Premise Match	0m	On-site
	ELECTRICAL REPAIR SERVICES.	St. Leonards Hardware, 42 Pacific H'way, St. Leonards. 2065.	26140	1975	Premise Match	0m	On-site
	BOOT & SHOE REPAIRERS	Alleston, E., 38 Pacific Hghwy., St Leonards	268681	1970	Premise Match	0m	On-site
	PICTURE FRAMERS &/OR DEALERS(P338)	Artists Supply Co., 34 Pacific Highway., St. Leonards	348754	1970	Premise Match	0m	On-site
	HARDWARE MERCHANTS-WHOLESALE (H260)	Bowley, J. M., 34 Pacific Highway., St. Leonards	315451	1970	Premise Match	0m	On-site
	MANUFACTURERS' AGENTS (M112)	Bowley, J. M., 34 Pacific Highway., St. Leonards	324705	1970	Premise Match	0m	On-site
	ELECTRICAL CONTRACTORS-LICENSED FIRMS (E305)	C. & S. Electric., 42 Pacific Highway., St Leonards	294981	1970	Premise Match	0m	On-site
	AGRICULTURAL MACHINERY MFRS &/OR DIST(S)(A220)	Farm & Factory Hardware Co., 34 Pacific Highway., St Leonards	260564	1970	Premise Match	0m	On-site
	MANUFACTURERS' AGENTS (M112)	Farm & Factory Hardware Co., 34 Pacific Highway., St. Leonards	324864	1970	Premise Match	0m	On-site
	AGRICULTURAL MACHINERY PARTS MFRS &/OR DIST(S)	Farm & Factory Hardware Co., 34 Pacific Highway., St. Leonards.	260618	1970	Premise Match	0m	On-site
	BOOT & SHOE REPAIRERS	Alleston, E., 38 Pacific Highway, St. Leonards	53076	1965	Premise Match	0m	On-site
	Electrical Contractors - Licensed	C. & S. Electric Pty. Ltd., 42 Pacific Highway., ST. LEONARDS	78822	1965	Premise Match	0m	On-site
	Lawn Mower Repairers	C. & S. Electric Pty. Ltd., 42 Pacific Highway., St. Leonards	107270	1965	Premise Match	0m	On-site
	Electrical Contractors - Licensed Firms	C. & S. Electric, 42 Pacific Highway., St. Leonards	78916	1965	Premise Match	0m	On-site
	Pyrometer Manufacturers	Oakes, W, Instrument Co. Pty. Ltd ., Rear 42 Pacific Highway., St Leonards	137609	1965	Premise Match	0m	On-site
	Instruments - Scientific - Importers, Mfrs. &/or Dist(s).	Oakes, W. Instrument Co. Pty. Ltd., Rear 42 Pacific Hghwy., St. Leonards	103895	1965	Premise Match	0m	On-site
	Instrument Repairers	Oaks, W. Instrument Co. Pty. Ltd., Rear 42 Pacific Highway., St. Leonards	103566	1965	Premise Match	0m	On-site

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	BOOT & SHOE REPAIRERS	Alleston, E., 38 Pacific Highway., St. Leonards	274587	1961	Premise Match	0m	On-site
	HARDWARE DEALERS/IRONMONGERS	C & S. Electric Pty. Ltd., 42 Pacific Highway., ST. LEONARDS	323527	1961	Premise Match	0m	On-site
	ELECTRICAL CONTRACTORS-LICENSED	C. & S. Electric Pty Ltd 42 Pacific Highway., St. Leonards	301711	1961	Premise Match	0m	On-site
	ELECTRICAL CONTRACTORS-LICENSED	C. & S. Electric Pty. Ltd., 42 Pacific Highway. ST. Leonards	301712	1961	Premise Match	0m	On-site
	LAWN MOWER REPAIRERS/SHARPENERS	C. & S. Electric Pty. Ltd., 42 Pacific Highway., St. Leonards	330793	1961	Premise Match	0m	On-site
	ELECTRICAL CONTRACTORS-LICENSED	C. & S. Electric, 42 Pacific Highway., St. Leonards	301713	1961	Premise Match	0m	On-site
	SECOND-HAND DEALERS	Dallyn, Cathie, 34 Pacific Highway., St. Leonards	248783	1961	Premise Match	0m	On-site
	RADIO &/OR TELEVISION SALES & SERVICEMEN	Oakes, Walter Instrument Co., 42 Pacific Highway. ST. LEONARDS	364485	1961	Premise Match	0m	On-site
	INSTRUMENT REPAIRERS	Oakes, Walter Instrument Co., 42 Pacific Highway., St. Leonards	327213	1961	Premise Match	0m	On-site
	INSTRUMENTS—SCIENTIFIC — IMPORTERS,	Oakes, Walter Instrument Co., 42 Pacific Highway., St. Leonards	327469	1961	Premise Match	0m	On-site
	BOOT & SHOE REPAIRERS	Alleston, E., 38 Pacific Highway., St. Leonards	9936	1950	Premise Match	0m	On-site
	REFRIGERATOR SALES &/OR SERVICE	C. and A. Electrical, 42 Pacific Highway., St. Leonards	99142	1950	Premise Match	0m	On-site
	ELECTRICAL CONTRACTORS &/OR ELECTRICIANS	C. and S. Electric (R. F. Nunn), 42 Pacific Highway., St. Leonards	37421	1950	Premise Match	0m	On-site
	ELECTRICAL CONTRACTORS &/OR ELECTRICIANS	C. and S. Electric, 42 Pacific Highway., St. Leonards	37422	1950	Premise Match	0m	On-site
	RADIO SALES &/OR SERVICEMEN	C. and S. Electrical, 42 Pacific Highway., St. Leonards	97027	1950	Premise Match	0m	On-site
	FURNITURE REMOVALISTS &/OR STORAGE	Gosper, R., 34 Pacific Hghwy., St. Leonards	53206	1950	Premise Match	0m	On-site
	SECONDHAND DEALERS	Gosper, R., 34 Pacific Highway., St. Leonards	101173	1950	Premise Match	0m	On-site
2	BOOT & SHOE REPAIRERS	Coghill, R., 30 Pacific Hghwy., St Leonards	268775	1970	Premise Match	0m	On-site
	BOOT & SHOE REPAIRERS	Coghill, R., 30 Pacific Highway., St. Leonards	53183	1965	Premise Match	0m	On-site
	BOOT & SHOE REPAIRERS	Coghill, R., 30 Pacific Highway., St. Leonards	274697	1961	Premise Match	0m	On-site
	BOOT & SHOE REPAIRERS	Coghill, R., 30 Pacific Highway., St. Leonards	10075	1950	Premise Match	0m	On-site
3	SECOND-HAND DEALERS (S179)	Hall, C., 44 Pacific Highway., St. Leonards	360156	1970	Premise Match	0m	South West
	Refrigerator Dealers &/or Servicemen	Used Refrigerators & Spare Parts., 44 Pacific Hghwy., St. Leonards	140085	1965	Premise Match	0m	South West
	REFRIGERATOR DEALERS &/OR SERVICEMEN	Used Refrigerators & Spare Parts 44 Pacific Highway., St. Leonards	245630	1961	Premise Match	0m	South West
	REFRIGERATOR DEALERS &/OR SERVICEMEN	Used Refrigerators & Spare Parts, 44 Pacific Highway., St. Leonards	245631	1961	Premise Match	0m	South West
4	CAKE SHOPS &/OR PASTRYCOOKS.	Home Style Cakes. 20 Pacific H'way. St. Leonards. 2065	12588	1975	Premise Match	10m	North East
5	CARPET &/OR FLOOR COVERING RETAILERS &/OR SPECIALISTS.	Cambergs Carpets, 54 Pacific H'way., St. Leonards. 2065	12500	1986	Premise Match	15m	South West
	CARPET &/OR FLOOR COVERING RETAILERS &/OR SPECIALISTS.(C1830)	Cambergs Carpets, 54 Pacific H'way., St. Leonards. 2065.	13399	1982	Premise Match	15m	South West
	CARPET &/OR FLOOR COVERING RETAILERS &/OR SPECIALISTS.	Cambergs Carpets. 54 Pacific Hwy., St. Leonards. 2065	11556	1978	Premise Match	15m	South West
	CARPET &/OR FLOOR COVERING RETAILERS &/OR SPECIALISTS.	Camberg's Carpets, 50 Pacific H'way, St Leonards. 2065	13478	1975	Premise Match	15m	South West
	HOSPITAL EQUIPMENT MFRS. &/OR SUPPLIERS (H600)	Clements, H. I. Pty. Ltd., 62 Pacific Highway., St. Leonards	316776	1970	Premise Match	15m	South West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
5	MEDICAL EQUIPMENT MFRS. (M212)	Clements, H. I. Pty. Ltd., 62 Pacific Highway., St. Leonards	325992	1970	Premise Match	15m	South West
	PUMP MANUFACTURERS &/OR DISTRIBUTORS (P906)	Clements, H. I. Pty. Ltd., 62 Pacific Highway., St. Leonards	353745	1970	Premise Match	15m	South West
	SCIENTIFIC APPARATUS MFRS. &/OR DISTRIBUTORS (S155)	Clements, H. I. Pty. Ltd., 62 Pacific Highway., St. Leonards	359776	1970	Premise Match	15m	South West
	INSTRUMENTS-SCIENTIFIC-IMPORTERS, MANUFACTURERS &/OR DISTRIBUTORS	Clements, H. I. Pty. Ltd., 62-64 Pacific Highway., St Leonards	319701	1970	Premise Match	15m	South West
	SURGICAL INSTRUMENTS-MFRS. &/OR SPECIALISTS	Clements, H.I. Pty. Ltd., 62-64 Pacific Highway., St. Leonards	366355	1970	Premise Match	15m	South West
	Builders & Contractors - (M.M.B.A.)	Boot Constructions Pty. Ltd., 50 Pacific Highway. St Leonards	54980	1965	Premise Match	15m	South West
	Hospital Equipment Mfrs. &/or Suppliers	Clements, H. I. & Son Pty. Ltd., 62-64 Pacific Hghwy., St. Leonards	100752	1965	Premise Match	15m	South West
	Pump Manufacturers &/or Distributors	Clements, H. I. & Son Pty. Ltd., 62-64 Pacific Highway St. Leonards	137500	1965	Premise Match	15m	South West
	Anaesthetic Apparatus Mfrs.	Clements, H. I. & Son Pty. Ltd., 62-64 Pacific Highway., St. Leonards	46162	1965	Premise Match	15m	South West
	Medical Equipment Mfrs.	Clements, H. I. & Son Pty. Ltd., 62-64 Pacific Highway., St. Leonards	110604	1965	Premise Match	15m	South West
	Scientific Apparatus Mfrs. &/or Distributors	Clements, H. I. & Son Pty. Ltd., 62-64 Pacific Highway., St. Leonards	143149	1965	Premise Match	15m	South West
	SURGICAL APPLIANCE MFRS./DIST.	Clements, H. I. & Son Pty. Ltd., 62-64 Pacific Highway., St. Leonards	149198	1965	Premise Match	15m	South West
	Instruments - Scientific - Importers, Mfrs. &/or Dists.	Clements, H. I. & Son, 62-64 Pacific Highway., St. Leonards	103857	1965	Premise Match	15m	South West
	BUILDERS & CONTRACTORS- (M.M.B.A.)	Boot, A. S 58 Pacific Highway ST. LEONARDS	276841	1961	Premise Match	15m	South West
	HOSPITAL EQUIPMENT MFRS. &/OR SUPPLIERS	Clements, H. I. & Son, 62-64 Pacific Highway., St. Leonards	324676	1961	Premise Match	15m	South West
	INSTRUMENTS-SCIENTIFIC-IMPORTERS, MANUFACTURERS &/OR DISTRIBUTORS	Clements, H. I. & Son, 62-64 Pacific Highway., St. Leonards	327511	1961	Premise Match	15m	South West
	SCIENTIFIC APPARATUS MFRS. &/OR DISTRIBUTORS	Clements, H. I. & Son, 62-64 Pacific Highway., St. Leonards	248587	1961	Premise Match	15m	South West
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	St. Leonards Garage, 50 Pacific Hghwy. St. Leonards	351114	1961	Premise Match	15m	South West
	MOTOR GARAGES & ENGINEERS	St. Leonards Garage, 50 Pacific Hghwy., St Leonards	348187	1961	Premise Match	15m	South West
	MOTOR BODY REPAIRS/CONVERTERS	St. Leonards Garage, 50 Pacific Highway., St. Leonards	344446	1961	Premise Match	15m	South West
	MOTOR PAINTERS	St. Leonards Garage, 50 Pacific Highway., St. Leonards	349191	1961	Premise Match	15m	South West
	MOTOR PANEL BEATERS	St. Leonards Garage, 50 Pacific Highway., St. Leonards	349980	1961	Premise Match	15m	South West
	MOTOR SPARE PARTS DEALERS—RETAIL	St. Leonards Garage, 50 Pacific Highway., St. Leonards	351740	1961	Premise Match	15m	South West
	TYRE RETREAD./VULCANIZERS	St. Leonards Garage, 50 Pacific Highway., St. Leonards	260112	1961	Premise Match	15m	South West
	TYRE/TUBE DEALERS	St. Leonards Garage, 50 Pacific Highway., St. Leonards	260327	1961	Premise Match	15m	South West
	MOTOR ACCESSORIES/DEALERS	St. Leonards Garage, 50 Pacific Highway., St., Leonards	343785	1961	Premise Match	15m	South West
	INSTRUMENTS-SCIENTIFIC-MFRS.	Clements, H. I. and Son, 62-64 Pacific Highway., St. Leonards	64444	1950	Premise Match	15m	South West
	MOTOR ACCESSORIES-DEALER	St. Leonards Garage (A. Killorn), 54-56 Pacific Highway., St. Leonards	81790	1950	Premise Match	15m	South West
	MOTOR SERVICE STATIONS-PETROL, Etc.	St. Leonards Garage (A. Killorn), 54-56 Pacific Hghwy., St. Leonards	86415	1950	Premise Match	15m	South West
	MOTOR GARAGES &/OR ENGINEERS	St. Leonards Garage, 54-56 Pacific Highway., St. Leonards	84407	1950	Premise Match	15m	South West
	TYRE & TUBE DEALERS	St. Leonards Garage, 54-56 Pacific Highway., St. Leonards	110889	1950	Premise Match	15m	South West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
6	CARRIERS & CARTAGE CONTRACTORS	Redman, E. W., 25 Marshall Ave., St. Leonards	285244	1961	Premise Match	19m	South West
	CARRIERS & CARTAGE CONTRACTORS	Redman, E. W., 25 Marshall Ave., St. Leonards	19645	1950	Premise Match	19m	South West
	TAXIS	St. Leonards Taxi Service, 17 Marshall Ave., St. Leonards	107500	1950	Premise Match	19m	South West
7	CHEMISTS-PHARMACEUTICAL	Eagles Pharmacy., 16 Pacific Hghwy., St Leonards	280317	1970	Premise Match	20m	North East
	Chemists - Pharmaceutical	Eagles Pharmacy, 16 Pacific Highway., St. Leonards	64955	1965	Premise Match	20m	North East
	CHEMISTS-PHARMACEUTICAL	Lawson, W. H., 16 Pacific Highway, St. Leonards	287783	1961	Premise Match	20m	North East
	CHEMISTS-PHARMACEUTICAL	Clouston, A., 16 Pacific Highway., St. Leonards	21400	1950	Premise Match	20m	North East
8	CAKE SHOPS & PASTRYCOOKS (C045)	St Leonards Cakes., 12 Pacific Hghwy., St Leonards	276900	1970	Premise Match	30m	East
	Cake Shops & Pastrycooks	St. Leonards Cakes., 12 Pacific Highway., St. Leonards	61573	1965	Premise Match	30m	East
	CAKE SHOPS & PASTRYCOOKS	Stokes, D. M., 12 Pacific Highway., St. Leonards	283338	1961	Premise Match	30m	East
	CAKE SHOPS & PASTRYCOOKS	Wilson, F., 12 Pacific Highway., St. Leonards	17372	1950	Premise Match	30m	East
9	Disposal Stores	Royal N.S. Hospital Ladies Committee Opportunity Shoppe, Cnr. Pacific Hghwy. & Herbert St., St. Leonards	74564	1965	Premise Match	33m	North
	HOSPITALS-PUBLIC	Royal North Shore Hospital, Cnr. Pacific Highway. and Herbert St., St. Leonards	62769	1950	Premise Match	33m	North
10	WINE &/OR SPIRIT MERCHANTS RETAIL.	St. Leonards Liquor Cellars Pty. Ltd., 10 Pacific H'way., St. Leonards. 2065.	99553	1986	Premise Match	35m	East
	WINE &/OR SPIRIT MERCHANTS - RETAIL. (W5960)	St. Leonards Liquor Cellars Pty. Ltd., 10 Pacific H'way., St. Leonards. 2065.	84950	1982	Premise Match	35m	East
	WINE &/OR SPIRIT MERCHANTS- RETAIL.	Cellarmaster Wines Pty. Ltd., 10 Pacific H'way., St. Leonards. 2065	74667	1978	Premise Match	35m	East
	WINE &/OR SPIRIT MERCHANTS- RETAIL.	St. Leonards Liquor Cellars Pty. Ltd., 10 Pacific H'way., St. Leonards. 2065	74842	1978	Premise Match	35m	East
11	Irrigation Systems & Equipment Mfrs &/or Dists &/or Installers	Jeffery Electronic Control Pty. Ltd., 6 Pacific H'way., St Leonards 2065	49811	1991	Premise Match	40m	East
	Gift Shop Supplies Mfrs &/or W/salers	Jeve Agencies Pty. Ltd., Suite 3/6 Pacific H'way., St. Leonards. 2065	47631	1991	Premise Match	40m	East
	DENTISTS.	Day, E. A., 6 Pacific H'way., St. Leonards. 2065	22493	1986	Premise Match	40m	East
	IRRIGATION SYSTEMS & EQUIPMENT MFRS. &/OR DIST. &/OR INSTALLERS.	Jeffery Electronic Control Pty. Ltd., 6 Pacific H'way., St. Leonards. 2065	49332	1986	Premise Match	40m	East
	AUTOMATIC CONTROL EQUIPMENT IMPS. &/OR DIST.	Microtechnics, 6 Pacific H'way., St Leonards. 2065	4752	1986	Premise Match	40m	East
	ELECTRONIC EQUIPMENT MFRS. &/OR DIST.	Microtechnics, 6 Pacific H'way., St. Leonards. 2065	27977	1986	Premise Match	40m	East
	ELECTRONIC INDUSTRIAL CONTROL EQUIPMENT MFRS.	Microtechnics, 6 Pacific H'way., St. Leonards. 2065	28126	1986	Premise Match	40m	East
	CHEMISTS-PHARMACEUTICAL.	St. Leonards Pharmacy, 8 Pacific H'way., St. Leonards. 2065	14919	1986	Premise Match	40m	East
	DENTISTS. (D1800)	Day, E. A., 6 Pacific H'way., St. Leonards. 2065.	20154	1982	Premise Match	40m	East
	CHEMISTS - PHARMACEUTICAL.(C4110)	St. Leonards Pharmacy, 8 Pacific H'way, St. Leonards. 2065.	15717	1982	Premise Match	40m	East
	DENTISTS.	Day, E. A., 6 Pacific H'way. St. Leonards. 2065	18021	1978	Premise Match	40m	East
	CHEMISTS-PHARMACEUTICAL.	St. Leonards Pharmacy, 8 Pacific Hway., St. Leonards. 2065	13863	1978	Premise Match	40m	East
	DENTISTS.	Day, E. A., 6 Pacific H'way, St. Leonards. 2065	20885	1975	Premise Match	40m	East
	AIR SERVICE BOOKING AGENTS.	Norton, A. J. & Associates, 6 Pacific H'way, St. Leonards. 2065	1862	1975	Premise Match	40m	East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
11	PRINTERS-LITHOGRAPHIC (OFFSET).	Perminde Pty. Ltd, 6 Pacific Hwy, St. Leonards.	70019	1975	Premise Match	40m	East
	PRINTERS SMALL OFFSET.	Perminde Pty. Ltd. 6 Pacific Hwy, St. Leonards,	70281	1975	Premise Match	40m	East
	DUPLICATING &/OR TYPING SPECIALISTS.	Perminde Pty. Ltd., 6 Pacific Hwy, St. Leonards. 2065	24576	1975	Premise Match	40m	East
	CHEMISTS-PHARMACEUTICAL	St. Leonards Pharmacy, 6 Pacific H'way., St. Leonards. 2065	15944	1975	Premise Match	40m	East
	DENTISTS (D140)	Day, E. A., 6 Pacific Highway., St Leonards	288519	1970	Premise Match	40m	East
	BUILDERS & CONTRACTORS (B800)	Jason Homes Real Estate & Building., 6 Pacific Hghwy., St Leonards, 2065	270201	1970	Premise Match	40m	East
	CONCRETE FORMWORK-BUILDINGS & TUNNEL, ETC. (C561)	Nox-Crete Distributors, 6 Pacific Highway., St Leonards, 2065	285140	1970	Premise Match	40m	East
	RADIO &/OR TELEVISION COMPONENT PARTS MFRS. (R065)	Painton (Aust.) Pty. Ltd., 6 Pacific Highway., St. Leonards.	354086	1970	Premise Match	40m	East
	ELECTRONIC EQUIPMENT MFRS.&/OR DISTRIBUTORS (E355)	Painton Aust. Pty. Ltd., 6 Pacific Highway., St Leonards	296424	1970	Premise Match	40m	East
	PLAN PRINTERS (P528)	PERMINDEX SERVICES PTY. LTD, 6 PACIFIC Highway., St. LEONARDS	349216	1970	Premise Match	40m	East
	DUPLICATING &/OR TYPING SPEC.	Perminde Services Pty. Ltd., 6 Pacific Hghwy., St Leonards.	292761	1970	Premise Match	40m	East
	PHOTO-COPYING SERVICES (P254)	Perminde Services Pty. Ltd., 6 Pacific Highway., St. Leonards	347777	1970	Premise Match	40m	East
	PLAN PRINTERS (P528)	Perminde Services Pty. Ltd., 6 Pacific Highway., St. Leonards	349217	1970	Premise Match	40m	East
	CONCRETE FORMWORK-BUILDINGS & TUNNEL, ETC. (C561)	Roymark Trading Pty. Ltd., 6 Pacific Highway., St Leonards, 2065	285143	1970	Premise Match	40m	East
	IMPORTERS (I200)	Roymark Trading Pty. Ltd., 6 Pacific Highway., St. Leonards, 2065	318696	1970	Premise Match	40m	East
	DENTISTS (D140)	Slocombe, D. V., 6 Pacific Highway., St Leonards	289032	1970	Premise Match	40m	East
	AIR SERVICES BOOKING AGENTS (A260)	Weldon's Travel Service, 6 Pacific Hghwy., St Leonards	260976	1970	Premise Match	40m	East
12	COMPUTER SALES &/OR SERVICE.	Australian Travel Systems Pty. Ltd., 2 Pacific H'way., St. Leonards. 2065	19522	1986	Premise Match	49m	East
	COMPUTER-SOFTWARE.	Australian Travel Systems Pty. Ltd., 2 Pacific H'way., St. Leonards. 2065	19634	1986	Premise Match	49m	East
	COMPUTER MFRS. &/OR IMPS. &/OR DIST.	Australian Travel Systems Pty. Ltd., 2 Pacific H'way., St. Leonards. 2065	19463	1986	Premise Match	49m	East
	HEALTH CENTRES &/OR CLINICS.	Focus On You, 2 Pacific H'way., St Leonards. 2065	45050	1986	Premise Match	49m	East
	DENTISTS.	Howard, D. R., 4 Pacific H'way., St Leonards. 2065	22764	1986	Premise Match	49m	East
	JEWELLERS - MFRG. &/OR W/SALERS &/OR IMPS. (J0400)	Manzo Diamond Centre Pty. Ltd 4 Pacific H'way., St Leonards. 2065.	43339	1982	Premise Match	49m	East
	JEWELLERS &/OR WATCHMAKERS RETAIL. (J0550)	Manzo Diamond Centre Pty. Ltd., 4 Pacific H'way., St. Leonards. 2065.	43667	1982	Premise Match	49m	East
	JEWELLERS - MFRG. &/OR W/SALERS &/OR IMPS. (J0400)	Park Lane Jewellers Pty. Ltd., 4 Pacific H'way., St. Leonards. 2065.	43360	1982	Premise Match	49m	East
	JEWELLERS MFRG. &/OR W/SALERS &/OR IMPS.	Manzo Diamond Centre Pty. Ltd., 4 Pacific H'way, St Leonards. 2065	38670	1978	Premise Match	49m	East
	JEWELLERS &/OR WATCHMAKERS-RETAIL.	Manzo Diamond Centre Pty. Ltd., 4 Pacific Hwy., St. Leonards. 2065	38915	1978	Premise Match	49m	East
	JEWELLERS MFRG. &/OR W/SALERS &/OR IMPS.	Park Lane Jewellers Pty. Ltd., 4 Pacific H'way, St. Leonards. 2065	38686	1978	Premise Match	49m	East
	JEWELLERS &/OR WATCHMAKERS-RETAIL	Manzo Diamond Centre Pty. Ltd., 2 Pacific H'way, St. Leonards. 2065	46001	1975	Premise Match	49m	East
	JEWELLERS MFRG. &/OR W/SALERS &/OR IMPS.	Manzo Diamond Centre Pty. Ltd., 4 Pacific H'way., St. Leonards. 2065	45732	1975	Premise Match	49m	East
	JEWELLERS MFRG. &/OR W/SALERS &/OR IMPS.	Park Lane Jewellers Pty. Ltd., 4 Pacific H'way., St. Leonards. 2065	45752	1975	Premise Match	49m	East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
12	CHEMISTS-PHARMACEUTICAL	St. Leonards Pharmacy., 2A Pacific Hghwy., St Leonards	281193	1970	Premise Match	49m	East
	CHEMISTS-PHARMACEUTICAL	St. Leonards Pharmacy, 2a Pacific Highway., St. Leonards	288141	1961	Premise Match	49m	East
	NURSERYMEN	Clarke, D. W. Pty. Ltd., 2a Pacific Hghwy., St Leonards	89043	1950	Premise Match	49m	East
	LANDSCAPE GARDENERS	Clarke, D. W. Pty. Ltd., 2a Pacific Hghwy., St. Leonards	67446	1950	Premise Match	49m	East
13	Motor Car/Truck Dealers - New/Used	Caldwell, J. N. Pty. Ltd., Cnr. Herbert St. & Pacific Hghwy., St. Leonards	120550	1965	Road Intersection	52m	North East
	MOTOR GARAGES & ENGINEERS	K.G.A. Service Station Pty. Ltd., Cnr. Herbert St. & Pacific Hghwy., St Leonards	347475	1961	Road Intersection	52m	North East
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	K.G.A. Service Station Pty. Ltd., Cnr. Herbert St. & Pacific Highway., St. Leonards	350739	1961	Road Intersection	52m	North East
	MOTOR ACCESSORIES/DEALERS	K.G.A. Service Station Pty. Ltd., Cnr. Herbert St. & Pacific Highway., St. Leonards	343621	1961	Road Intersection	52m	North East
	TYRE RETREAD./VULCANIZERS	K.G.A. Service Station Pty. Ltd., Cnr. Herbert St. & Pacific Highway., St. Leonards	260061	1961	Road Intersection	52m	North East
	DRIVE YOURSELF CAR SERVICES	Godfrey's Motor Sales and Service Pty. Ltd., Cnr. Pacific Highway and Herbert St., St. Leonards	34945	1950	Road Intersection	52m	North East
	MOTOR ACCESSORIES-WHOLESALE	Godfrey's Motor Sales and Service Pty. Ltd., Cnr. Pacific Highway, and Herbert St., St. Leonards	81920	1950	Road Intersection	52m	North East
	MOTOR ACCESSORIES-DEALER	Godfrey's Motor Sales and Service Pty. Ltd., Cnr. Pacific Highway. and Herbert St., St. Leonards	81611	1950	Road Intersection	52m	North East
	MOTOR CAR & TRUCK DEALERS-USED	Godfrey's Motor Sales and Service Pty. Ltd., Cnr. Pacific Highway. and Herbert St., St. Leonards	82385	1950	Road Intersection	52m	North East
	MOTOR CAR &/OR TRUCK DEALERS	Godfrey's Motor Sales and Service Pty. Ltd., Cnr. Pacific Highway. and Herbert St., St. Leonards	82638	1950	Road Intersection	52m	North East
	MOTOR SPARE PARTS DEALERS-RETAIL	Godfrey's Motor Sales and Service Pty. Ltd., Cnr. Pacific Highway. and Herbert St., St Leonards	86675	1950	Road Intersection	52m	North East
14	Optical Prescription Dispensers	O.P.S.M, 66 Pacific H'way., St Leonards 2065	56200	1991	Premise Match	75m	South West
	RADIOLOGISTS.	Cottam, I., 66 Pacific H'way., St. Leonards. 2065.	78895	1986	Premise Match	75m	South West
	RADIOLOGISTS.	Curran, J. E., 66 Pacific H'way., St. Leonards. 2065.	78897	1986	Premise Match	75m	South West
	CHEMISTS-PHARMACEUTICAL.	Medical Centre Pharmacy, 66 Pacific H'way., St. Leonards. 2065	14567	1986	Premise Match	75m	South West
	OPTICAL DISPENSERS.	O.P.S.M., 66 Pacific H'way., St. Leonards. 2065	70694	1986	Premise Match	75m	South West
	DENTISTS.	Palm, G. F., 66 Pacific H'way., St Leonards. 2065	23148	1986	Premise Match	75m	South West
	DENTISTS.	Webster, D., 66 Pacific H'way., St. Leonards. 2065	23522	1986	Premise Match	75m	South West
	RADIOLOGISTS. (R1540)	Curran, J. E., 66 Pacific H'way., St. Leonards. 2065.	68423	1982	Premise Match	75m	South West
	CHEMISTS - PHARMACEUTICAL.(C4110)	Medical Centre Pharmacy, 66 Pacific H'way., St. Leonards. 2065.	15376	1982	Premise Match	75m	South West
	OPTICAL DISPENSERS (O3190)	O.P.S.M., 66 Pacific H'way., St. Leonards. 2065.	61726	1982	Premise Match	75m	South West
	DENTISTS. (D1800)	Paton, G. F., 66 Pacific H'way., St. Leonards. 2065.	20703	1982	Premise Match	75m	South West
	DENTISTS. (D1800)	Webster, D., 66 Pacific H'way, St. Leonards. 2065.	20996	1982	Premise Match	75m	South West
	CHEMISTS-PHARMACEUTICAL.	Medical Centre Pharmacy, 66 Pacific H'way, St. Leonards. 2065	13543	1978	Premise Match	75m	South West
	DENTISTS.	Paton, G. F., 66 Pacific H'way, St. Leonards. 2065	18400	1978	Premise Match	75m	South West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
14	HEALTH CENTRES & OR CLINICS	Centre Clinic Pty. Ltd., 66 Pacific H'way, St. Leonards.	41619	1975	Premise Match	75m	South West
	CHEMISTS-PHARMACEUTICAL	Howard, S., 66 Pacific H'way., St. Leonards., 2065	15414	1975	Premise Match	75m	South West
	CHEMISTS-PHARMACEUTICAL	Medical Centre Pharmacy, 66 Pacific H'way., St. Leonards. 2065	15624	1975	Premise Match	75m	South West
	DENTISTS.	Paton, G. F., 66 Pacific H'way, St. Leonards. 2065	21277	1975	Premise Match	75m	South West
	HEALTH CENTRES & CLINICS (H330)	Centre Clinic Pty. Ltd., North Shore Medical Centre, 66 Pacific Highway., St. Leonards	315737	1970	Premise Match	75m	South West
	CHEMISTS-PHARMACEUTICAL	Howard, S., 66 Pacific Hghwy., St Leonards	280546	1970	Premise Match	75m	South West
	CHEMISTS-PHARMACEUTICAL	Medical Centre Pharmacy., 66 Pacific Hghwy., St Leonards	280795	1970	Premise Match	75m	South West
	DENTISTS (D140)	Paton, G. E., 66 Pacific Highway., St Leonards	288920	1970	Premise Match	75m	South West
	DENTISTS (D140)	Paton, G. F., North Shore Medical Centre., 66 Pacific Highway., St Leonards	288921	1970	Premise Match	75m	South West
	Film Dist./Film Exchanges	C.B.S. Films Inc., 66 Pacific Highway., St. Leonards	86001	1965	Premise Match	75m	South West
	Hospitals - Private	Centre Clinic Pty. Ltd., 66 Pacific Hghwy. St. Leonards	100871	1965	Premise Match	75m	South West
	Health Centres & Clinics	Centre Clinic Pty. Ltd., North Shore Medical Centre, 66 Pacific Hghwy., St. Leonards	99853	1965	Premise Match	75m	South West
	TEXTILES MFRS.' SUPPLIERS	Johnstone, H. J., 66 Pacific Hghwy., St. Leonards	151068	1965	Premise Match	75m	South West
	Psychologists	McCallum, J. North Shore Medical Centre., 66 Pacific Highway., St. Leonards	137030	1965	Premise Match	75m	South West
	Chemists - Pharmaceutical	Medical Centre Pharmacy, 66 Pacific Highway., St. Leonards	65335	1965	Premise Match	75m	South West
	Dentists	Paton, G. F., North Shore Medical Centre, 66 Pacific Highway., St. Leonards	73658	1965	Premise Match	75m	South West
	BUILDERS & CONTRACTORS	Home Constructions, 66 Pacific Highway., St. Leonards	276413	1961	Premise Match	75m	South West
15	ENGINEERS - GENERAL &/OR MANUFACTURING &/OR MECHANICAL	Henderson, P. A. & Co., 1 Berry Rd., St. Leonards.	29065	1975	Premise Match	89m	South West
	ENGINEERS-ELECTRICAL	Henderson, P. A. & Co., 1 Berry Rd., St. Leonards	305492	1961	Premise Match	89m	South West
	ENGINEERS-GENERAL/MFRG./MECHANICAL	Henderson, P. A. & Co., 1 Berry Rd., St. Leonards	306568	1961	Premise Match	89m	South West

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Business Directory Records 1950-1991

Road or Area Matches

Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
16	Television Stations	A.B.N Channel 2, Pacific H'way Gore Hill 2065	64007	1991	Road Match	0m
	PHOTOGRAPHERS – GENERAL.	Baglin Douglas Pty. Ltd., 246 Pacific Hwy, St. Leonards 2065	72900	1986	Road Match	0m
	TELEVISION STATIONS. (T2275)	A B.N. Channel 2, Pacific H'way., Gore Hill. 2065.	79528	1982	Road Match	0m
	CHEMISTS-PHARMACEUTICAL.	Reids Pharmacy, 1 Pacific Hway., St. Leonards. 2065	13741	1978	Road Match	0m
	AMUSEMENTS.	St. Leonards Olympic Bowling Centre Ltd., Pacific H'way, St. Leonards. 2065	2445	1978	Road Match	0m
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lindfield Laundry & Dry Cleaners, Pacific H'way. St. Leonards. 2065	24178	1975	Road Match	0m
	LAUNDRIES &/OR LAUNDRETTES.	Lindfield Laundry & Dry Cleaners., Pacific H'way., St. Leonards. 2065	46966	1975	Road Match	0m
	DISPOSAL STORES.	R.N.S. Hospital Ladies Committee Opportunity Shoppe, Pacific H'way, St. Leonards. 2065	22177	1975	Road Match	0m
	AMUSEMENTS.	St. Leonards Olympic Bowling Centre Ltd., Pacific H'way, St. Leonards. 2065	2273	1975	Road Match	0m
	IMPORTERS.	Stenco Agencies Export Import Pty. Ltd., 665 Pacific H'way St Leonards. 2065	43948	1975	Road Match	0m
	EXPORTERS.	Stenco Agencies Export Import Pty. Ltd., 665 Pacific H'way, St. Leonards. 2065.	31163	1975	Road Match	0m
	ELECTRIC MOTORS-REPAIRERS/HIRERS (E220)	Asea Electric (Aust.) Pty. Ltd., Pacific Hghwy., St Leonards	294261	1970	Road Match	0m
	ENGINEERS-ELECTRICAL (E570)	Asea Electric (Aust.) Pty. Ltd., Pacific Highway., St Leonards	298090	1970	Road Match	0m
	MARINE ENGINES - IMPORTERS, DIST. &/OR MFRS.	Lewis Marine., 466 Pacific Highway., St. Leonards	325536	1970	Road Match	0m
	OUTBOARD MOTOR MFRS./DIST. (O 330)	Lewis Marine., 466 Pacific Highway., St. Leonards	345601	1970	Road Match	0m
	DISPOSAL STORES (D380)	Royal North Shore Hospital Ladies' Committee., Pacific Highway., St Leonards	289919	1970	Road Match	0m
	WELDERS-ELECTRIC &/OR OXY	Standard Weighbridges Pty. Ltd., Pacific Highway., St Leonards	373973	1970	Road Match	0m
	PAINT-DRY COLOURS/PIGMENT-MFRS/DISTRIBUTORS (P 020)	Stenco Agencies Export Import Pty. Ltd., 665 Pacific Hghwy., St. Leonards	346511	1970	Road Match	0m
	IMPORTERS (I200)	Stenco Agencies Export, Import Pty. Ltd., 665 Pacific Highway., St. Leonards	318768	1970	Road Match	0m
	MINING COMPANIES	Stenco Mining Pty. Ltd., 665 Pacific Highway., St Leonards	331726	1970	Road Match	0m
	Chemical Manufacturers &/or Distributors	British Schering Ltd., Medical Centre, Pacific Highway., St. Leonards	64105	1965	Road Match	0m
	TOILET PREPARATIONS MFRS.	Eastman Pharmacal Co. Pty. Ltd., Pacific Hghwy., Greenwich	152302	1965	Road Match	0m
	Motor Car/Truck Dealers - New/Used	Lewis, L. & Son Pty. Ltd., 466 Pacific Highway., St. Leonards	120750	1965	Road Match	0m
	TELEVISION STATIONS	A.B.N. Channel 2, Pacific Highway., Gore Hill	256029	1961	Road Match	0m
	ELECTRIC SWITCH & CONTROL GEAR-FLAMEPROOF-MANUFACTURERS &/OR DISTRIBUTORS	Asea Electric (Aust.) Pty. Ltd., Pacific Highway., St. Leonards	301400	1961	Road Match	0m
	MOTOR CAR/TRUCK DEALERS—NEW/USED	Burnett & Gallen Pty. Ltd., 446 Pacific Highway., Crows Nest	344916	1961	Road Match	0m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
16	TOILET PREPARATIONS MFRS.	Eastman Pharmacal Co. Pty. Ltd., Pacific Highway., Greenwich	257926	1961	Road Match	0m
	MOTOR CAR/TRUCK DEALERS—NEW/USED	Lewis, L. & Son Pty. Ltd., 466 Pacific Highway., Crows Nest	345164	1961	Road Match	0m
	DRIVE-YOURSELF CAR SERVICES	St. Leonards Drive Yourself, Pacific Highway., St. Leonards	298968	1961	Road Match	0m
	TAXIS	St. Leonards Taxi Service, c/o Fruit Stall, St. Leonards Station, , Pacific Highway, St. Leonards	255761	1961	Road Match	0m
	WEIGHBRIDGES	Standard Weighbridges Pty. Ltd., Pacific Highway., St. Leonards	261826	1961	Road Match	0m
	MOTOR ACCESSORIES-DEALER	Burnett and Gallen Pty. Ltd., 446 Pacific Highway., Crows Nest	81514	1950	Road Match	0m
	MOTOR CAR & TRUCK DEALERS-USED	Burnett and Gallen Pty. Ltd., 446 Pacific Highway., Crows Nest	82309	1950	Road Match	0m
	MOTOR CAR &/OR TRUCK DEALERS	Burnett and Gallen Pty. Ltd., 446 Pacific Highway., Crows Nest	82618	1950	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS	Burnett and Gallen Pty. Ltd., 446 Pacific Highway., Crows Nest	83527	1950	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, Etc.	Burnett and Gallen Pty. Ltd., 446 Pacific Highway., Crows Nest	85835	1950	Road Match	0m
	MOTOR SPARE PARTS DEALERS-RETAIL	Burnett and Gallen Pty. Ltd., 446 Pacific Highway., Crows Nest	86609	1950	Road Match	0m
	TOILET PREPARATIONS MANUFACTURERS	Eastman Pharmacal Co. Pty. Ltd., Pacific Highway., Greenwich	108928	1950	Road Match	0m
	MOTOR PAINTERS	Gillmore, Leslie, 446 Pacific Highway., Crows Nest	84824	1950	Road Match	0m
	MOTOR PANEL BEATERS	Gillmore, Leslie, 446 Pacific Highway., Crows Nest	85285	1950	Road Match	0m
	TAXIS	Godfrey, K. B., Pacific Highway., St. Leonards	107355	1950	Road Match	0m
	TAXIS	Lane Cove-St. Leonards Private Hire Service, Pacific Highway, St. Leonards	107403	1950	Road Match	0m
	MOTOR PAINTERS	Northern Motor Repairs, 458 Pacific Highway., Crows Nest	84950	1950	Road Match	0m
	MOTOR PANEL BEATERS	Northern Motor Repairs, 458 Pacific Highway., Crows Nest	85418	1950	Road Match	0m
	DRIVE YOURSELF CAR SERVICES	St. Leonards Drive Yourself, Pacific Highway., St. Leonards	34988	1950	Road Match	0m
	TAXI TRUCK OPERATORS	St. Leonards Taxi Truck Service, Pacific Highway., St. Leonards	107235	1950	Road Match	0m
	TAXIS	St. Leonards Transport Services, Pacific Highway., St. Leonards	107501	1950	Road Match	0m
	TAXIS	Wollstonecraft Taxi Service, Pacific Highway., St. Leonards	107540	1950	Road Match	0m
17	EXPORTERS.	Scrap Metal Co. of Australia Pty. Ltd., 27 Herbert St., St. Leonards. 2065	31807	1986	Road Match	52m
	FOUNDERS-FERROUS.	Scrap Metal Co. of Australia Pty. Ltd., 27 Herbert St., St. Leonards. 2065	35239	1986	Road Match	52m
	FOUNDERS-NON-FERROUS.	Scrap Metal Co. of Australia Pty. Ltd., 27 Herbert St., St. Leonards. 2065	35298	1986	Road Match	52m
	METAL MERCHANTS.	Scrap Metal Co. of Australia Pty. Ltd., 27 Herbert St., St. Leonards. 2065	58669	1986	Road Match	52m
	METAL MERCHANTS-NON FERROUS.	Scrap Metal Co. of Australia Pty. Ltd., 27 Herbert St., St. Leonards. 2065	58686	1986	Road Match	52m
	SCRAP METAL MERCHANTS.	Scrap Metal Co. of Australia Pty. Ltd., 27 Herbert St., St. Leonards. 2065.	85115	1986	Road Match	52m
	FOUNDERS - FERROUS. (F5925)	Scrap Metal Co. of Australia Pty. Ltd 27 Herbert St., St. Leonards.2065.	32853	1982	Road Match	52m
	EXPORTERS. (E9270)	Scrap Metal Co. of Australia Pty. Ltd., 27 Herbert St, St. Leonards. 2065.	29851	1982	Road Match	52m
	METAL MERCHANTS - NONFERROUS. (M2365)	Scrap Metal Co. of Australia Pty. Ltd., 27 Herbert St., St. Leonards. 2065.	51716	1982	Road Match	52m
	METAL MERCHANTS. (M2360)	Scrap Metal Co. of Australia Pty. Ltd., 27 Herbert St., St. Leonards. 2065.	51701	1982	Road Match	52m
	SCRAP METAL MERCHANTS. (S1605)	Scrap Metal Co. of Australia Pty. Ltd., 27 Herbert St., St. Leonards. 2065.	73675	1982	Road Match	52m
	FOUNDERS - NON-FERROUS. (F5950)	Scrap Metal Co. of Australia Pty. Ltd., 27 Herbert St., St. Leonards.2065.	32904	1982	Road Match	52m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
17	MOTOR CAR &/OR TRUCK DEALERS- NEW &/OR USED.	Lanock Motors Ltd., Herbert St., St Leonards. 2065.	57247	1975	Road Match	52m
	MILK-CONDENSING EQUIP. IMPORT / DISTRIBUTORS (M348)	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	331397	1970	Road Match	52m
	MOTOR CAR/TRUCK DEALERS-NEW/USED (M520)	Caskey, J. (North Shore) Pty. Ltd., Herbert St., St. Leonards	335890	1970	Road Match	52m
	MOTOR CAR/TRUCK DEALERS-NEW/USED (M520)	Delandro, Frank Sales Pty. Ltd., Herbert St., St. Leonards	335934	1970	Road Match	52m
	MOTOR CAR/TRUCK DEALERS-NEW/USED (M520)	Lanock Motors Ltd., Herbert St., St. Leonards	336076	1970	Road Match	52m
	GALVANISED IRON MERCH. (G010)	Stewarts & Lloyds Distributors Pty. Ltd., Herbert St., St Leonards	310200	1970	Road Match	52m
	Engineers - Civil	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	80817	1965	Road Match	52m
	Milk-Condensing Equip. Import./Distributors	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	115796	1965	Road Match	52m
	Milk-Testing/Pasteurising Equipment Mfrs./Dists.	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	115811	1965	Road Match	52m
	Cement - Portland - Mfrs. &/or Dists.	Lime Products (North) Pty. Ltd., 27-29 Herbert St., St. Leonards	63773	1965	Road Match	52m
	Brick Mfrs.	North Sydney Brick & Tile Co. Pty. Ltd., Herbert St., St. Leonards	54171	1965	Road Match	52m
	Brickette Fireplace Specs.	North Sydney Brick & Tile Co. Pty. Ltd., Herbert St., St. Leonards	54201	1965	Road Match	52m
	Packaging/Packing Specialist	Prune Growers' Co-op. Ltd, 25 Herbert St, St. Leonards	130324	1965	Road Match	52m
	Exporters	Prune Growers Co-op. Ltd., 25 Herbert St., St. Leonards	85183	1965	Road Match	52m
	Dried Fruit Packers/Dist.	Prunegrowers Co-operative Ltd., 25 Herbert St., St Lnrds	75982	1965	Road Match	52m
	Barbed Wire Mfrs. &/or Dists.	Stewarts & Lloyds (Distributors) Pty. Ltd., Herbert St., St. Leonards	49469	1965	Road Match	52m
	Galvanised Iron Merch.	Stewarts & Lloyds Distributors Pty. Ltd., Herbert St., St. Leonards	94395	1965	Road Match	52m
	LIGHTNING ARRESTOR DIST.	Acelec Pty. Ltd., Herbert St., St. Leonards	331678	1961	Road Match	52m
	PUMP MANUFACTURERS &/OR DISTRIBUTORS	Bryant Bros. Pty. Ltd. (Dairy, Beer & Brine), Herbert St., St. Leonards	363493	1961	Road Match	52m
	ENGINE PARTS MFRS.	Bryant Bros. Pty. Ltd. (Governing), Herbert St., St. Leonards	304365	1961	Road Match	52m
	BOTTLE CAPPING MACHINERY MFRS. &/OR DEALERS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	275382	1961	Road Match	52m
	BOTTLE FILLING MACHINERY MFRS. &/OR DEALERS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	275396	1961	Road Match	52m
	BOTTLE WASHING MACHINERY MFRS. &/OR DISTS.	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	275476	1961	Road Match	52m
	BREWERS' & MALTSTERS' MACHINERY-IMPORT &/OR DISTS.	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	275720	1961	Road Match	52m
	BUTTER CHURNS & BUTTER FACTORY EQUIP.-IMPTRS. &/OR DISTS.	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	281529	1961	Road Match	52m
	CHEESE PROCESSING MACHINERY-IMPS., DISTS. &/OR MFRS.	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	286389	1961	Road Match	52m
	CLEANSER & CLEANING PREPARATION MFRS. &/OR DISTS.	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	288791	1961	Road Match	52m
	CONVEYORS & CONVEYING EQUIP. MANUFACTURERS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	292938	1961	Road Match	52m
	DAIRY MACHINE EQUIPMENT MFRS. &/OR DISTRIBUTORS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	294344	1961	Road Match	52m
	DAIRY MACHINE MANUFACTURERS &/OR DEALERS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	294358	1961	Road Match	52m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
17	ELECTRIC FAN MANUFACTURERS &/OR DISTRIBUTORS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	300353	1961	Road Match	52m
	ENGINEERS-AIR CONDITIONING	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	304673	1961	Road Match	52m
	ENGINEERS-CIVIL	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	304820	1961	Road Match	52m
	ENGINEERS-GENERAL/MFRG./MECHANICAL	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	306233	1961	Road Match	52m
	FILTER MFRS. & DIST.	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	310380	1961	Road Match	52m
	HOT WATER SYSTEMS-INDUSTRIAL	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	325003	1961	Road Match	52m
	ICE CREAM MFRS.' EQUIPMENT MFRS.	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	326040	1961	Road Match	52m
	INDIRECT LIQUID PHASE HEATING SYSTEMS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	327025	1961	Road Match	52m
	MILK-CONDENSING EQUIP. IMPORT./ DISTRIBUTORS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	339782	1961	Road Match	52m
	MILK-TESTING/PASTEURISING EQUIP. MFRS./DISTRIBUTORS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	339785	1961	Road Match	52m
	PIPES/PIPE FITTINGS MFRS. &/OR DISTRIBUTORS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	358706	1961	Road Match	52m
	SCIENTIFIC APPARATUS MFRS. &/OR DISTRIBUTORS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	248586	1961	Road Match	52m
	TANK & TANK STAND MFRS. & SUPPLIERS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	255283	1961	Road Match	52m
	VALVES-STEAM, WATER-MFRS./DIST.	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	260791	1961	Road Match	52m
	VENTILATING EQUIPMENT MFRS. &/OR DISTRIBUTORS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	260934	1961	Road Match	52m
	CEMENT-PORTLAND-MFRS. &/OR DIST.	Commonwealth Portland Cement Company Limited, Herbert St, St Leonards	286225	1961	Road Match	52m
	ELECTRIC FUSE/FUSE GEAR MANUFACTURERS	Electrical Co. Pty. Ltd., Herbert St., St. Leonards	300480	1961	Road Match	52m
	ENGINEERS-GENERAL/MFRG./MECHANICAL	Federated Engineering Industries Limited., Herbert St., St. Leonards	306446	1961	Road Match	52m
	DIESEL ENGINE DISTRIBUTORS	Ferrier & Dickinson Pty. Ltd., Herbert St., St. Leonards	296983	1961	Road Match	52m
	SILICONE PROCESSORS &/OR SUPPLIERS	General Silicones Pty Limited 25 Herbert St., St. Leonards	250432	1961	Road Match	52m
	CHEMICAL MANUFACTURERS &/OR DISTRIBUTORS	General Silicones Pty Ltd 25 Herbert St., St. Leonards	286612	1961	Road Match	52m
	CHEMICAL MANUFACTURERS &/OR DISTRIBUTORS	General Silicones Pty. Limited., 25 Herbert St., St. Leonards	286613	1961	Road Match	52m
	SILICONE PROCESSORS &/OR SUPPLIERS	General Silicones Pty. Ltd., 25 Herbert St., St. Leonards	250433	1961	Road Match	52m
	GLASS MANUFACTURERS	Glass Services & Co. Pty. Ltd., Herbert St., St. Leonards	319154	1961	Road Match	52m
	CARAVAN BUILDERS	Gypsy Caravan Co Pty Ltd 5 Herbert St., St. Leonards	283743	1961	Road Match	52m
	CARAVAN HIRERS	Gypsy Caravan Co Pty Ltd 5 Herbert St., St. Leonards	283884	1961	Road Match	52m
	CARAVAN BUILDERS	Gypsy Caravan Co. Pty. Ltd., 5 Herbert St., St. Leonards	283744	1961	Road Match	52m
	CARAVAN FITTINGS & SPARE PARTS, MANUFACTURERS	Gypsy Caravan Co. Pty. Ltd., 5 Herbert St., St. Leonards	283834	1961	Road Match	52m
	CARAVAN HIRERS	Gypsy Caravan Co. Pty. Ltd., 5 Herbert St., St. Leonards	283885	1961	Road Match	52m
	BRICK MFRS.	Lanceley Bros., Herbert St., St. Leonards	275750	1961	Road Match	52m
	CEMENT-PORTLAND-MFRS. &/OR DIST.	Lime Products (North) Pty. Ltd., 27-29 Herbert St., St. Leonards	286234	1961	Road Match	52m
	BRICK MFRS.	North Sydney Brick & Tile Co. Pty. Ltd., Herbert St., St. Leonards	275756	1961	Road Match	52m
	BRICKETTE FIREPLACE SPECS.	North Sydney Brick & Tile Co. Pty. Ltd., Herbert St., St. Leonards	275791	1961	Road Match	52m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
17	FIRE BRICK MANUFACTURERS	North Sydney Brick & Tile Co. Pty. Ltd., Herbert St., St. Leonards	310680	1961	Road Match	52m
	PACKAGING/PACKING SPEC.	Prune Growers' Co-op. Ltd., 25 Herbert St., St. Leonards	355338	1961	Road Match	52m
	DRIED FRUIT PACKERS/DIST.	Prunegrowers Co-operative Ltd., 25 Herbert St., St Lnrds	298921	1961	Road Match	52m
	BUILDINGS-PREFABRICATED-MFRS. &/OR DIST.	Rural Plant Holdings Ltd., Herbert St., St. Leonards	279369	1961	Road Match	52m
	STEEL REINFORCEMENT DIST.	Steel Reinforcements Pty. Ltd., Herbert St., St. Leonards	253842	1961	Road Match	52m
	GALVANISED IRON MERCH	Stewarts & Lloyds Distributors Pty. Ltd., Herbert St., St. Leonards	318435	1961	Road Match	52m
	STEEL MILL MACHINERY MFRS.	Stewarts & Lloyds (Aust.) Pty. Ltd., Herbert St., St. Leonards	253809	1961	Road Match	52m
	STEEL RAILS-NEW/USED-DISTRIBUTORS	Stewarts & Lloyds (Aust.) Pty. Ltd., Herbert St., St. Leonards	253830	1961	Road Match	52m
	STEEL TUBING MFRS.	Stewarts & Lloyds (Distributors) Pty Ltd Herbert St., St. Leonards	253891	1961	Road Match	52m
	PIPES/PIPE FITTINGS MFRS. &/OR DISTRIBUTORS	Stewarts & Lloyds (Distributors) Pty. Ltd, Herbert St., St. Leonards	358738	1961	Road Match	52m
	BARBED WIRE MFRS. &/OR DIST.	Stewarts & Lloyds (Distributors) Pty. Ltd., Herbert St., St. Leonards	271334	1961	Road Match	52m
	BRASS FITTINGS & BRASSWARE MANUFACTURERS	Stewarts & Lloyds (Distributors) Pty. Ltd., Herbert St., St. Leonards	275671	1961	Road Match	52m
	COPPER DIST.-TUBING	Stewarts & Lloyds (Distributors) Pty. Ltd., Herbert St., St. Leonards	293147	1961	Road Match	52m
	PIPE MFRS.—STEEL (BLACK, GALVANISED, Etc.)	Stewarts & Lloyds (Distributors) Pty. Ltd., Herbert St., St. Leonards	358698	1961	Road Match	52m
	PIPES/PIPE FITTINGS MFRS. &/OR DISTRIBUTORS	Stewarts & Lloyds (Distributors) Pty. Ltd., Herbert St., St. Leonards	358739	1961	Road Match	52m
	STEEL FABRICATORS	Stewarts & Lloyds (Distributors) Pty. Ltd., Herbert St., St. Leonards	253539	1961	Road Match	52m
	STEEL MERCHANTS &/OR MFRS.-BRIGHT BARS & SECTIONS	Stewarts & Lloyds (Distributors) Pty. Ltd., Herbert St., St. Leonards	253645	1961	Road Match	52m
	STEEL MERCHANTS-BLACK SHEETS/STRIP	Stewarts & Lloyds (Distributors) Pty. Ltd., Herbert St., St. Leonards	253685	1961	Road Match	52m
	STEEL MERCHANTS-GENERAL	Stewarts & Lloyds (Distributors) Pty. Ltd., Herbert St., St. Leonards	253772	1961	Road Match	52m
	STEEL TUBING MFRS.	Stewarts & Lloyds (Distributors) Pty. Ltd., Herbert St., St. Leonards	253892	1961	Road Match	52m
	VALVES-STEAM, WATER-MFRS./DIST.	Stewarts & Lloyds (Distributors) Pty. Ltd., Herbert St., St. Leonards	260824	1961	Road Match	52m
	WELDING EQUIPMENT & SUPPLIES MFRS. &/OR DIST.	Stewarts & Lloyds (Distributors) Pty. Ltd., Herbert St., St. Leonards	262660	1961	Road Match	52m
	WIRE NETTING MFRS &/OR DIST.	Stewarts & Lloyds (Distributors) Pty. Ltd., Herbert St., St. Leonards	263327	1961	Road Match	52m
	IRON MERCHANTS	Stewarts & Lloyds Distributors Pty. Ltd., Herbert St., St. Leonards	328724	1961	Road Match	52m
	PLUMBERS' SUPPLIES	Stewarts & Lloyds Distributors Pty. Ltd., Herbert St., St. Leonards	361047	1961	Road Match	52m
	PIPE MFRS.—PLASTIC	Stewarts And Lloyds (Distributors) Pty Ltd Herbert St., St. Leonards	358688	1961	Road Match	52m
	PIPE MFRS.—STEEL (BLACK, GALVANISED, Etc.)	Stewarts And Lloyds (Distributors) Pty Ltd, Herbert St., St. Leonards	358699	1961	Road Match	52m
	ENGINEERS-STRUCTURAL	Tubewright (Australia) Ltd., Herbert St., St. Leonards	308706	1961	Road Match	52m
	BUILDINGS-PREFABRICATED-MFRS. &/OR DIST.	Tubewrights (Australia) Ltd., Herbert St., St. Leonards	279378	1961	Road Match	52m
	AIR COMPRESSOR MFRS. &/OR DIST.	Yorkaire Pty. Ltd., Herbert St., St. Leonards	267206	1961	Road Match	52m
	ENGINEERS-AIR CONDITIONING	Yorkaire Pty. Ltd., Herbert St., St. Leonards	304727	1961	Road Match	52m
	ENGINEERS-ELECTRICAL	Yorkaire Pty. Ltd., Herbert St., St. Leonards	305658	1961	Road Match	52m
	ENGINEERS-REFRIGERATION	Yorkaire Pty. Ltd., Herbert St., St. Leonards	308105	1961	Road Match	52m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
17	CABLE CONNECTOR MANUFACTURERS	Acelec Pty. Ltd., Herbert St., St. Leonards	15026	1950	Road Match	52m
	ELECTRIC CABLE, FLEX & WIRE MFRS. &/OR DISTRIBUTORS	Acelec Pty. Ltd., Herbert St., St. Leonards	36253	1950	Road Match	52m
	ELECTRIC CLOCK MANUFACTURERS	Acelec Pty. Ltd., Herbert St., St. Leonards	36355	1950	Road Match	52m
	ELECTRIC COIL WINDING & TRANSFORMER SPECIALISTS	Acelec Pty. Ltd., Herbert St., St. Leonards	36228	1950	Road Match	52m
	ELECTRIC FUSE & FUSE GEAR MANUFACTURERS	Acelec Pty. Ltd., Herbert St., St. Leonards	36525	1950	Road Match	52m
	ELECTRIC GENERATING EQUIPMENT IMPORTERS &/OR DISTRIBUTORS	Acelec Pty. Ltd., Herbert St., St. Leonards	36541	1950	Road Match	52m
	ELECTRIC MOTORS-DEALERS &/OR WHOLE SALERS	Acelec Pty. Ltd., Herbert St., St. Leonards	36954	1950	Road Match	52m
	ELECTRIC SWITCH & CONTROL GEAR MANUFACTURERS &/OR DISTRIBUTORS	Acelec Pty. Ltd., Herbert St., St. Leonards	37163	1950	Road Match	52m
	ELECTRICAL SUPPLIES AND APPLIANCES MANUFACTURERS	Acelec Pty. Ltd., Herbert St., St. Leonards	38968	1950	Road Match	52m
	LIGHTNING ARRESTORS DISTRIBUTORS	Acelec Pty. Ltd., Herbert St., St. Leonards	69045	1950	Road Match	52m
	TESTING & COUNTING MACHINES MFRS.- IMPORTERS & DISTRIBUTORS	Acelec Pty. Ltd., Herbert St., St. Leonards	107835	1950	Road Match	52m
	TRANSFORMER IMPORTERS &/O DISTRIBUTORS	Acelec Pty. Ltd., Herbert St., St. Leonards	110150	1950	Road Match	52m
	ELECTRIC HOT WATER SYSTEM MFRS. &/OR DISTRIBUTORS	Ac-Elec Pty. Ltd., Herbert St., St. Leonards	36654	1950	Road Match	52m
	ENGINE PARTS MANUFACTURERS	Bryant Bros Pty. Ltd. (Governing), Herbert St. St. Leonards	39626	1950	Road Match	52m
	PUMP MANUFACTURERS &/OR DISTRIBUTORS &/OR IMPORTERS	Bryant Bros. Pty. Ltd. (Dairy, Beer and Brine), Herbert St., St. Leonards	96400	1950	Road Match	52m
	ENGINEERS-HOT WATER, HEATING & VENTILATING	Bryant Bros. Pty. Ltd., Herbert St., St Leonards	41495	1950	Road Match	52m
	AIR CONDITIONING UNITS & MACHINERY MANUFACTURERS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	1505	1950	Road Match	52m
	BOTTLE CAPPING MACHINERY IMPORTERS &/OR DISTRIBUTORS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	10887	1950	Road Match	52m
	BOTTLE FILLING MACHINERY IMPORTERS'&/OR DISTRIBUTORS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	10891	1950	Road Match	52m
	BOTTLE WASHING MACHINERY IMPORTERS &/OR DISTRIBUTORS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	10986	1950	Road Match	52m
	BREWERS' & MALTSTERS' MACHINERY-IMPORTERS &/OR DISTRIBUTORS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	11235	1950	Road Match	52m
	BREWERS' & MALTSTERS' SUPPLIES	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	11243	1950	Road Match	52m
	BUTTER CHURNS & BUTTER FACTORY EQUIPMENT IMPORTERS &/OR DISTRIBUTORS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	14674	1950	Road Match	52m
	CHEESE PROCESSING MACHINERY IMPORTERS &/OR DISTRIBUTORS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	20888	1950	Road Match	52m
	CONVEYORS & CONVEYOR EQUIPMENT MFRS.	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	28910	1950	Road Match	52m
	DAIRY MACHINERY MFRS. &/OR DEALERS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	30114	1950	Road Match	52m
	FAN & BLOWER MFRS. &/OR DISTRIBUTORS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	43278	1950	Road Match	52m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
17	HEAT EXCHANGER MFRS. &/OR DISTRIBUTORS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	62004	1950	Road Match	52m
	MILK CONDENSING EQUIPMENT IMPORTERS &/OR DISTRIBUTORS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	77595	1950	Road Match	52m
	MILK PRODUCTS MANUFACTURERS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	77600	1950	Road Match	52m
	PASTEURISING EQUIPMENT DISTRIBUTORS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	91150	1950	Road Match	52m
	PASTEURISING EQUIPMENT MANUFACTURERS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	91151	1950	Road Match	52m
	PIPES & PIPE FITTINGS MANUFACTURERS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	93100	1950	Road Match	52m
	PIPES & PIPE FITTINGS SUPPLIES	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	93126	1950	Road Match	52m
	STEAM CLEANING EQUIPMENT MANUFACTURERS	Bryant Bros. Pty. Ltd., Herbert St., St. Leonards	105133	1950	Road Match	52m
	ELECTRIC CLOCK MANUFACTURERS	Crock A. Elec. Co. Pty. Ltd., Herbert St., St. Leonards	36362	1950	Road Match	52m
	ELECTRIC FUSE & FUSE GEAR MANUFACTURERS	Crook Electrical Co. Pty. Ltd., Herbert St., St. Leonards	36529	1950	Road Match	52m
	ELECTRICAL INSTRUMENT MANUFACTURERS	Crook, A Electrical Co. Pty. Ltd. (The), Bert St., St. Leonards	38294	1950	Road Match	52m
	ELECTRIC SWITCH & CONTROL GEAR MANUFACTURERS &/OR DISTRIBUTORS	Crook, A. Elect. Co. Pty. Ltd., Herbert St., St. Leonards	37185	1950	Road Match	52m
	PLUMBERS' SUPPLIERS	Enterprise Foundry and Machine Co. (The), Herbert St., St. Leonards	93361	1950	Road Match	52m
	HARDWARE MANUFACTURERS	Everlast Metal Products, Herbert St., St. Leonards	61516	1950	Road Match	52m
	CONDIMENT MANUFACTURERS &/OR DISTRIBUTORS	Fawcett and King, Herbert St., St. Leonards	28467	1950	Road Match	52m
	CARAVAN BUILDERS	Gypsy Caravan Co., Herbert St., St. Leonards	17654	1950	Road Match	52m
	CARAVAN HIRERS	Gypsy Caravan Co., Herbert St., St. Leonards	17697	1950	Road Match	52m
	BRICK, PIPE & TILE MANUFACTURERS	Launceley Bros., Herbert St., St. Leonards	11290	1950	Road Match	52m
	MORTAR-READY MIXED-SUPPLIERS	Lime Products (North) Pty. Ltd., Herbert St. St. Leonards	81457	1950	Road Match	52m
	BUILDERS' SUPPLIERS	Lime Products (North) Pty. Ltd., Herbert St., St. Leonards	11823	1950	Road Match	52m
	BRICK, PIPE & TILE MANUFACTURERS	North Sydney Brick and Tile Co. Pty. Ltd., Herbert St., St. Leonards	11300	1950	Road Match	52m
	FIRE BRICK MANUFACTURERS	North Sydney Brick and Tile Co. Pty. Ltd., Herbert St., St. Leonards	44134	1950	Road Match	52m
	FUEL MERCHANTS-COAL, COKE & WOOD	North Sydney Produce and Fuel Co., Herbert St., St. Leonards	51827	1950	Road Match	52m
	PRODUCE MERCHANTS-WHOLESALE	North Sydney Produce and Fuel Co., Herbert St., St. Leonards	95858	1950	Road Match	52m
	PLAYGROUND EQUIPMENT MANUFACTURERS	Playmaker Playground Equipment, Herbert St., St. Leonards	93319	1950	Road Match	52m
	SPORTS GOODS MANUFACTURERS	Playmaker, Herbert St., St. Leonards	104324	1950	Road Match	52m
	DRIED FRUITS MFRS. &/OR DISTRIBUTORS	Prunegrowers Co-operative Ltd., 1 Herbert St., St. Leonards	34907	1950	Road Match	52m
	PACKAGING & PACKING SPECIALISTS	Prunegrowers Co-operative Ltd., Herbert St., St. Leonards	90543	1950	Road Match	52m
	DRIED FRUITS MFRS. &/OR DISTRIBUTORS	Sainty, H. J., Herbert St., St. Leonards	34908	1950	Road Match	52m
	SCRAP METAL MERCHANTS	Smith, Victor M. & Co. Herbert St., St. Leopards Sydney	120984	1950	Road Match	52m
	STEEL TUBING MANUFACTURERS	Stewart and Lloyds (Aust.) Pty. Ltd. Herbert St., St. Leonards	105320	1950	Road Match	52m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
17	PLUMBERS' SUPPLIERS	Stewarts and Lloyds (Aust.) Ltd., Herbert St., St. Leonards	93398	1950	Road Match	52m
	ENGINEERS SUPPLIES	Stewarts and Lloyds (Aust.) Pty. Ltd., Herbert St., St. Leonards	39747	1950	Road Match	52m
	GALVANISED IRON MERCHANTS	Stewarts and Lloyds (Aust.) Pty. Ltd., Herbert St., St. Leonards	53911	1950	Road Match	52m
	IRON & STEEL MERCHANTS	Stewarts and Lloyds (Aust.) Pty. Ltd., Herbert St., St. Leonards	65407	1950	Road Match	52m
	NUT & BOLT MFRS. &/OR DISTRIBUTORS	Stewarts and Lloyds (Aust.) Pty. Ltd., Herbert St., St. Leonards	89382	1950	Road Match	52m
	STEEL FABRICATORS	Stewarts and Lloyds (Aust.) Pty. Ltd., Herbert St., St. Leonards	105184	1950	Road Match	52m
	STEEL MERCHANTS-BLACK SHEETS & STRIP	Stewarts and Lloyds (Aust.) Pty. Ltd., Herbert St., St. Leonards	105211	1950	Road Match	52m
	STEEL MERCHANTS-BRIGHT BARS & SECTIONS	Stewarts and Lloyds (Aust.) Pty. Ltd., Herbert St., St. Leonards	105213	1950	Road Match	52m
	STEEL MERCHANTS-GENERAL	Stewarts and Lloyds (Aust.) Pty. Ltd., Herbert St., St. Leonards	105268	1950	Road Match	52m
	STEEL RAILS-NEW & USED-DISTRIBUTORS	Stewarts and Lloyds (Aust.) Pty. Ltd., Herbert St., St. Leonards	105301	1950	Road Match	52m
	VALVES (STEAM, WATER, Etc.) MFRS. &/OR DISTRIBUTORS	Stewarts and Lloyds (Aust.) Pty. Ltd., Herbert St., St. Leonards	111809	1950	Road Match	52m
	WELDING EQUIPMENT & SUPPLIES MERCHANTS	Stewarts and Lloyds (Aust.) Pty. Ltd., Herbert St., St. Leonards	113222	1950	Road Match	52m
	STEEL MILL MACHINERY MANUFACTURERS	Stewarts and Lloyds (Aust.), Pty. Ltd., Herbert St., St. Leonards	105285	1950	Road Match	52m
	BATTERY PARTS MANUFACTURERS-TERMINALS	The Enterprise Foundry and Machine Co., Herbert St., St. Leonards	6567	1950	Road Match	52m
	POWER PRESSING & STAMPING MACHINE MFRS.	United Plastics Pty. Ltd., Factory, Herbert St., St. Leonards	94458	1950	Road Match	52m
18	ENGINEERS- GENERAL &/OR MANUFACTURING &/OR MECHANICAL	Henderson, P. A. & Co., Berry Rd., St. Leonards. 2065	25132	1978	Road Match	53m
	ENGINEERS-MINING.	Henderson. P. A. & Co., Berry Rd., St. Leonards. 2065	25867	1978	Road Match	53m
	ENGINEERS-GENERAL &/OR MFRG.&/OR MECHANICAL (E615)	Henderson, P. A. & Co., Berry Rd., St. Leonards	299210	1970	Road Match	53m
	TRANSFORMER MFRS.	Henderson, P. A. and Co., Berry Rd., St. Leonards	259251	1961	Road Match	53m
	ELECTRICAL ENGINEERS	Henderson, P. A. and Co., Berry Rd., St. Leonards	38125	1950	Road Match	53m
	ENGINEERS-GENERAL &/OR MANUFACTURING &/OR MECHANICAL	Henderson, P. A. and Co., Berry Rd., St. Leonards	40807	1950	Road Match	53m
	TRANSFORMER MANUFACTURERS	Henderson, P. A. and Co., Berry Rd., St. Leonards	110175	1950	Road Match	53m
19	HOUSE MAINTENANCE SPECS.	Grundy, A. H., 12 Reserve Rd., St. Leonards	325972	1961	Road Match	53m
	PLUMBERS, GASFITTERS & DRAINLAYERS	Grundy, G., Reserve Rd. ST. LEONARDS	360029	1961	Road Match	53m
	BUILDERS & CONTRACTORS	Jenning, John, 62 Reserve Rd., Artarmon	276439	1961	Road Match	53m
	CONCRETE PRODUCTS MFRS.	Thomson, J. B., 62 Reserve Rd., Artarmon	292444	1961	Road Match	53m
	LAUNDRIES	Ezy Wash-Day Service, 62 Reserve Rd., Artarmon	67621	1950	Road Match	53m
	HOUSE MAINTENANCE SPECIALISTS	Grundy, A. H., 12 Reserve Rd., St. Leonards	63703	1950	Road Match	53m
	BOX & CASE MERCHANTS & MANUFACTURERS	Howell, G. and Son, Reserve Rd., St. Leonards	11061	1950	Road Match	53m

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Dry Cleaners, Motor Garages & Service Stations

28-38 Pacific Highway, St Leonards, NSW 2065



Legend

- Site Boundary
- Buffer 250m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale:



Coordinate System:
GDA 1994 MGA Zone 56

Date: 19 March 2025

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018
Property Boundaries © NSW Department Finance, Services & Innovation 2025

Historical Business Directories

28-38 Pacific Highway, St Leonards, NSW 2065

Dry Cleaners, Motor Garages & Service Stations 1948-1993 Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a premise or road intersection, within the dataset buffer.

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	DRY CLEANERS, PRESSERS &/OR DYERS.	Same Day Dry Cleaning., 36 Pacific Hghwy., St. Leonards 2065	7230	1972	Premise Match	0m	On-site
2	MOTOR GARAGES & ENGINEERS.	St. Leonards Garage., 50 Pacific Hghwy., St. Leonards	33414	1962	Premise Match	15m	South West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	St. Leonards Garage., 50 Pacific Hghwy., St. Leonards	38690	1962	Premise Match	15m	South West
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	St. Leonards Garage, 50 Pacific Hghwy. St. Leonards	351114	1961	Premise Match	15m	South West
	MOTOR GARAGES & ENGINEERS	St. Leonards Garage, 50 Pacific Hghwy., St Leonards	348187	1961	Premise Match	15m	South West
	MOTOR GARAGES & ENGINEERS.	St. Leonards Garage., 50 Pacific Hghwy., St. Leonards	19963	1959	Premise Match	15m	South West
	MOTOR GARAGE/ENGINEERS.	St. Leonards Garage., 54-56 Pacific Hghwy., St. Leonards	4925	1958	Premise Match	15m	South West
	MOTOR GARAGES &/OR ENGINEERS.	St. Leonards Garage., 54-56 Pacific Hghwy., St. Leonards	61446	1956	Premise Match	15m	South West
	MOTOR GARAGES &/OR ENGINEERS.	St. Leonards Garage., 54-56 Pacific Hghwy., St. Leonards	54061	1954	Premise Match	15m	South West
	MOTOR GARAGES &/OR ENGINEERS.	St. Leonards Garage., 54 Pacific Hghwy., St. Leonards	36465	1953	Premise Match	15m	South West
	MOTOR GARAGES &/OR ENGINEERS.	St. Leonards Garage., 54-56 Pacific Hghwy., St. Leonards	40643	1953	Premise Match	15m	South West
	MOTOR GARAGES &/OR ENGINEERS.	St. Leonards Garage., 54-56 Pacific Hghwy., St. Leonards	32209	1952	Premise Match	15m	South West
	MOTOR SERVICE STATIONS-PETROL, Etc.	St. Leonards Garage (A. Killorn)., 54-56 Pacific Hghwy., St. Leonards	86415	1950	Premise Match	15m	South West
	MOTOR GARAGES &/OR ENGINEERS	St. Leonards Garage, 54-56 Pacific Highway., St. Leonards	84407	1950	Premise Match	15m	South West
	MOTOR GARAGES &/OR ENGINEERS.	St. Leonards Garage., 54-56 Pacific Hghwy., St. Leonards	22836	1948-49	Premise Match	15m	South West
3	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	K.G.A. Service Station Pty. Ltd., Cnr Herbert St & Pacific Highway., St. Leonards	38685	1962	Road Intersection	52m	North East
	MOTOR GARAGES & ENGINEERS.	K.G.A. Service Station Pty. Ltd., Cnr Herbert St. & Pacific Hghwy., St. Leonards	33411	1962	Road Intersection	52m	North East
	MOTOR GARAGES & ENGINEERS	K.G.A. Service Station Pty. Ltd., Cnr. Herbert St. & Pacific Hghwy., St Leonards	347475	1961	Road Intersection	52m	North East
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	K.G.A. Service Station Pty. Ltd., Cnr. Herbert St. & Pacific Hghwy., St. Leonards	350739	1961	Road Intersection	52m	North East
	MOTOR GARAGES & ENGINEERS.	K.G.A. Service Station Pty. Ltd., Herbert St St Leonards	19962	1959	Road Intersection	52m	North East
	MOTOR SERVICE STATIONS-PETROL., OIL, ETC.	K.G.A. Service Station Pty. Ltd., Herbert St St Leonards	24557	1959	Road Intersection	52m	North East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
3	MOTOR SERVICE STATIONS-PETROL, ETC.	K.G.A. Service Station Pty. Ltd., Pacific Hghwy., St. Leonards	9619	1958	Road Intersection	52m	North East
	MOTOR SERVICE STATIONS-PETROL, ETC.	K.G.A. Service Station Pty. Ltd., Pacific Hghwy., St. Leonards	61976	1956	Road Intersection	52m	North East
4	DRY CLEANERS & PRESSERS.	Rosemont Dry Cleaning., St. Leonards Railway Station., St. Leonards. 2065	53269	1988	Premise Match	102m	North East
	DRY CLEANERS & PRESSERS.	Rosemont Dry Cleaning, St. Leonards Railway Station, St. Leonards. 2065	25497	1986	Premise Match	102m	North East
	DRY CLEANERS & PRESSERS.	David Jones Dry Cleaning St. Leonards Railway Station, St. Leonards. 2065	34490	1985	Premise Match	102m	North East
	DRY CLEANERS & PRESSERS.	David Jones Dry Cleaning St. Leonards, Railway Station, St. Leonards. 2065	21934	1984	Premise Match	102m	North East
	DRY CLEANERS & PRESSERS.	David Jones Dry Cleaning St. Leonards Railway Station., St. Leonards 2065	8525	1983	Premise Match	102m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lawrence Dry Cleaners., Station Entrance, Pacific H'way., St. Leonards 2065	23606	1976	Premise Match	102m	North East
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lawrence Dry Cleaners, Station Entrance, Pacific H'way, St. Leonards	24128	1975	Premise Match	102m	North East
5	DRY CLEANERS, PRESSERS & DYERS.	Catts & Co., 552 Pacific Hghwy., St. Leonards	54800	1956	Premise Match	121m	East
	DRY CLEANERS, PRESSERS & DYERS.	Catts & Co., 552 Pacific Hghwy., St. Leonards	44326	1954	Premise Match	121m	East
	DRY CLEANERS, PRESSERS & DYERS.	Catts & Co., 552 Pacific Hghwy., St. Leonards	36133	1953	Premise Match	121m	East
	DRY CLEANERS, PRESSERS & DYERS	Catts and Co. 552 Pacific Highway., St. Leonards	35151	1950	Premise Match	121m	East
	DRY CLEANERS, PRESSERS & DYERS.	Catts And Co., 552 Pacific Hghwy	17099	1948-49	Premise Match	121m	East
	DRY CLEANERS, PRESSERS & DYERS.	Catts And Co., 552 Pacific Hghwy., St. Leonards	17100	1948-49	Premise Match	121m	East
6	MOTOR GARAGES &/OR ENGINEERS.	Steves Filling Station., 94 Pacific Hghwy., St. Leonards	54166	1954	Premise Match	150m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Steves Filling Station., 94 Pacific Hghwy St. Leonards	40739	1953	Premise Match	150m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Steves Filling Station., 94 Pacific Hghwy., St. Leonards	32293	1952	Premise Match	150m	South West
	MOTOR GARAGES &/OR ENGINEERS	Steves Filling Station, 94 Pacific Highway., St. Leonards	84429	1950	Premise Match	150m	South West
7	DRY CLEANERS, PRESSERS & DYERS	Marcel Poincare, 661 Pacific Highway., St. Leonards	35489	1950	Premise Match	152m	North East
	DRY CLEANERS, PRESSERS & DYERS.	Marcel Poincare., 661 Pacific Hghwy., St. Leonards	17346	1948-49	Premise Match	152m	North East
8	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	McIntyre W. A., 100 Pacific Hghwy., St. Leonards	38687	1962	Premise Match	189m	South West
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	McIntyre, W. A., 100 Pacific Hghwy., St. Leonards	350848	1961	Premise Match	189m	South West
	MOTOR SERVICE STATIONS-PETROL., OIL, ETC.	McIntyre W. A., 100 Pacific Hghwy., St. Leonards	24559	1959	Premise Match	189m	South West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Mcintyre (Bill) W. A., 100 Pacific Hghwy., St. Leonards	9663	1958	Premise Match	189m	South West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Mcintyre (Bill) W. A., 100 Pacific Hghwy., St. Leonards	62013	1956	Premise Match	189m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Mcintyre (Bill) W. A., 100 Pacific Hghwy., St. Leonards	49624	1954	Premise Match	189m	South West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Mcintyre (Bill) W. A., 100 Pacific Hghwy., St. Leonards	54563	1954	Premise Match	189m	South West
	MOTOR GARAGES &/OR ENGINEERS.	Mcintyre Pty. Ltd., 100 Pacific Hghwy St. Leonards	40308	1953	Premise Match	189m	South West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
9	Motor Garages & Service Stations	Cottam, P & L Auto Repairs, 104 Christie St, St. Leonards 2065	53666	1991	Premise Match	198m	North East
	MOTOR GARAGES & SERVICE STATIONS.	Cottam P. & L. Auto Repairs, 104 Christie St., St. Leonards. 2065	11465	1990	Premise Match	198m	North East
	MOTOR GARAGE & SERVICE STATIONS.	Cottam P. & L. Auto Repairs, 104 Christie St., St. Leonards. 2065	64910	1989	Premise Match	198m	North East
	MOTOR GARAGES & SERVICE STATIONS.	Cottam P. & L. Auto Repairs, 104 Christie St., St. Leonards. 2065	59115	1988	Premise Match	198m	North East
	MOTOR GARAGES & SERVICE STATIONS.	Cottam, P. & L. Auto Repairs, 104 Christie St., St. Leonards. 2065	64510	1986	Premise Match	198m	North East
	MOTOR GARAGES & SERVICE STATIONS.	Cottam P. & L. Auto Repairs, 104 Christie St., St. Leonards. 2065	39510	1985	Premise Match	198m	North East
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Cottam P. & L. Auto Repairs, 104 Christie St., St. Leonards. 2065	28093	1984	Premise Match	198m	North East
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Cottam P & L Auto Repairs., 104 Christie St., St. Leonards 2065	14515	1983	Premise Match	198m	North East
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Mabey, Peter, Car Care., 106 Christie St., St. Leonards 2065	15040	1983	Premise Match	198m	North East
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS. (M6860)	Cottam, P. & L. Auto Repairs, 104 Christie St., St. Leonards. 2065.	56575	1982	Premise Match	198m	North East
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS. (M6860)	Mabey, Peter Car Care, 106 Christie St., St. Leonards. 2065.	57111	1982	Premise Match	198m	North East
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Powertune Engineering., 104 Christie St., St Leonards. 2065	58680	1980	Premise Match	198m	North East
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Powertune Engineering., 104 Christie St., St Leonards. 2065.	46176	1979	Premise Match	198m	North East
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Mulholland Automotives, 106 Christie St., St. Leonards. 2065	50560	1978	Premise Match	198m	North East
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Powertune Engineering, 104 Christie St, St Leonards. 2065	50680	1978	Premise Match	198m	North East
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Powertune Engineering., 104 Christie St., St. Leonards 2065	34748	1976	Premise Match	198m	North East
10	MOTOR GARAGE & SERVICE STATIONS.	Portview Motors (Caltex), 114 Pacific Hghwy, Greenwich. 2065	5416	1989	Premise Match	235m	West
	MOTOR GARAGES & SERVICE STATIONS.	Portview Motors (Caltex), 114 Pacific Hghwy, Greenwich. 2065	59797	1988	Premise Match	235m	West
	MOTOR GARAGES & SERVICE STATIONS.	Portview Motors (Caltex), 114 Pacific H'way., Greenwich. 2065	65279	1986	Premise Match	235m	West
	MOTOR GARAGES & SERVICE STATIONS.	Portview Motors (Caltex)., 114 Pacific Hghwy, Greenwich. 2065	45389	1985	Premise Match	235m	West
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Portview Motors (Caltex), 114 Pacific Hghwy, Greenwich. 2065	33961	1984	Premise Match	235m	West
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Portview Motors (Caltex)., 114 Pacific H'way., Greenwich 2065	21410	1983	Premise Match	235m	West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
10	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS. (M6860)	Portview Motors (Caltex), 114 Pacific H'way., Greenwich. 2065.	57399	1982	Premise Match	235m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Portview Service Station., 114 Pacific Highway., St Leonards. 2065.	46175	1979	Premise Match	235m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Portview Service Station, 114 Pacific H'way, St. Leonards. 2065	50679	1978	Premise Match	235m	West
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS.	Portview Service Station., 114 Pacific H'way., St. Leonards 2065	34747	1976	Premise Match	235m	West
	MOTOR GARAGES &/OR ENGINEERS.	Portview Service Station, 114 Pacific H'way. St. Leonards.	59408	1975	Premise Match	235m	West
	MOTOR GARAGES &/OR ENGINEERS.	Port View Service Station., 114 Pacific Hwy., Greenwich	12263	1972	Premise Match	235m	West
	MOTOR GARAGES &/OR ENGINEERS.	Port View Service Station., 114 Pacific Hwy., Greenwich	56875	1971	Premise Match	235m	West
	MOTOR GARAGES & ENGINEERS(M6S6)	Port View Service Station, 114 Pacific Highway. GREENWICH	338438	1970	Premise Match	235m	West
	MOTOR GARAGES & ENGINEERS.	Port View Service Station., 114 Pacific Hwy., Greenwich	42298	1969	Premise Match	235m	West
	MOTOR GARAGES & ENGINEERS	Port View Service Station., 114 Pacific Hwy., Greenwich	25818	1968	Premise Match	235m	West
	MOTOR GARAGES & ENGINEERS.	Port View Service Station., 114 Pacific Hwy., Greenwich	10319	1967	Premise Match	235m	West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Port View Service Station., 114 Pacific Hwy., Greenwich	15765	1967	Premise Match	235m	West
	MOTOR GARAGES & ENGINEERS.	Port View Service Station., 114 Pacific Highway., Greenwich	56212	1966	Premise Match	235m	West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Port View Service Station., 114 Pacific Hwy., Greenwich	1338	1966	Premise Match	235m	West
	Motor Garages & Engineers	Port View Service Station, 114 Pacific Highway. Greenwich	122742	1965	Premise Match	235m	West
	Motor Service Stations - Petrol, Oil, Etc.	Port View Service Station, 114 Pacific Highway. Greenwich	125747	1965	Premise Match	235m	West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Port View Service Station., 114 Pacific Hwy., Greenwich	52032	1964	Premise Match	235m	West
	MOTOR GARAGES & ENGINEERS	Port View Service Station., 114 Pacific Highway Greenwich	48010	1964	Premise Match	235m	West
	MOTOR GARAGES & ENGINEERS.	Cogan's Service Station., 114 Pacific Hwy., Greenwich	29545	1962	Premise Match	235m	West
	MOTOR GARAGES & ENGINEERS.	Port View Service Station., 114 Pacific Hwy., Greenwich	29549	1962	Premise Match	235m	West
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Port View Service Station., 114 Pacific Hwy., Greenwich	38247	1962	Premise Match	235m	West
	MOTOR GARAGES & ENGINEERS	Cogan's Service Station, 114 Pacific Highway. Greenwich	346909	1961	Premise Match	235m	West
	MOTOR GARAGES & ENGINEERS	Park View Service Station, 114 Pacific Highway., GREENWICH	347852	1961	Premise Match	235m	West
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Port View Service Station, 114 Pacific Hwy., GREENWICH	350974	1961	Premise Match	235m	West
	MOTOR GARAGES & ENGINEERS.	Cogan's Service Station., 114 Pacific Hwy., Greenwich	14197	1959	Premise Match	235m	West
	MOTOR GARAGES & ENGINEERS.	Park View Service Station., 114 Pacific Hwy., Greenwich	14201	1959	Premise Match	235m	West
	MOTOR GARAGE/ENGINEERS.	Cogan's Service Station., 114 Pacific Hwy., Greenwich	853	1958	Premise Match	235m	West
	MOTOR GARAGE/ENGINEERS.	Reilly L. V., 114 Pacific Hwy., Greenwich	4841	1958	Premise Match	235m	West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
10	MOTOR GARAGE/ENGINEERS.	Wadds Heck Service Station., 114 Pacific Hghwy., Grnwch	9224	1958	Premise Match	235m	West
	MOTOR GARAGES &/OR ENGINEERS.	Cogan's Service Station., 114 Pacific Hghwy., Greenwich	57453	1956	Premise Match	235m	West
	MOTOR GARAGES &/OR ENGINEERS.	Reilly L. V., 114 Pacific Hghwy., Greenwich	61369	1956	Premise Match	235m	West
	MOTOR GARAGES &/OR ENGINEERS.	Cogan's Service Station., 114 Pacific Hghwy., Greenwich	49080	1954	Premise Match	235m	West
	MOTOR GARAGES &/OR ENGINEERS.	Reilly L. V., 114 Pacific Hghwy., Greenwich	49925	1954	Premise Match	235m	West
	MOTOR GARAGES &/OR ENGINEERS.	Cogan's Service Station., 114 Pacific Hghwy., Greenwich	39831	1953	Premise Match	235m	West
	MOTOR GARAGES &/OR ENGINEERS.	Cogan's Service Station., 114 Pacific Hghwy., Greenwich	31492	1952	Premise Match	235m	West
	MOTOR GARAGES &/OR ENGINEERS	Cogan's Service Station, 114 Pacific Highway., Greenwich	83602	1950	Premise Match	235m	West
	MOTOR SERVICE STATIONS-PETROL, Etc.	Cogan's Service Station, 114 Pacific Highway., Greenwich	85879	1950	Premise Match	235m	West
	MOTOR GARAGES &/OR ENGINEERS.	Cogan's Service Station., 114 Pacific Hghwy., Greenwich	65235	1948-49	Premise Match	235m	West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Cogan's Service Station., 114 Pacific Hghwy., Greenwich	23189	1948-49	Premise Match	235m	West

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Dry Cleaners, Motor Garages & Service Stations 1948-1993

Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

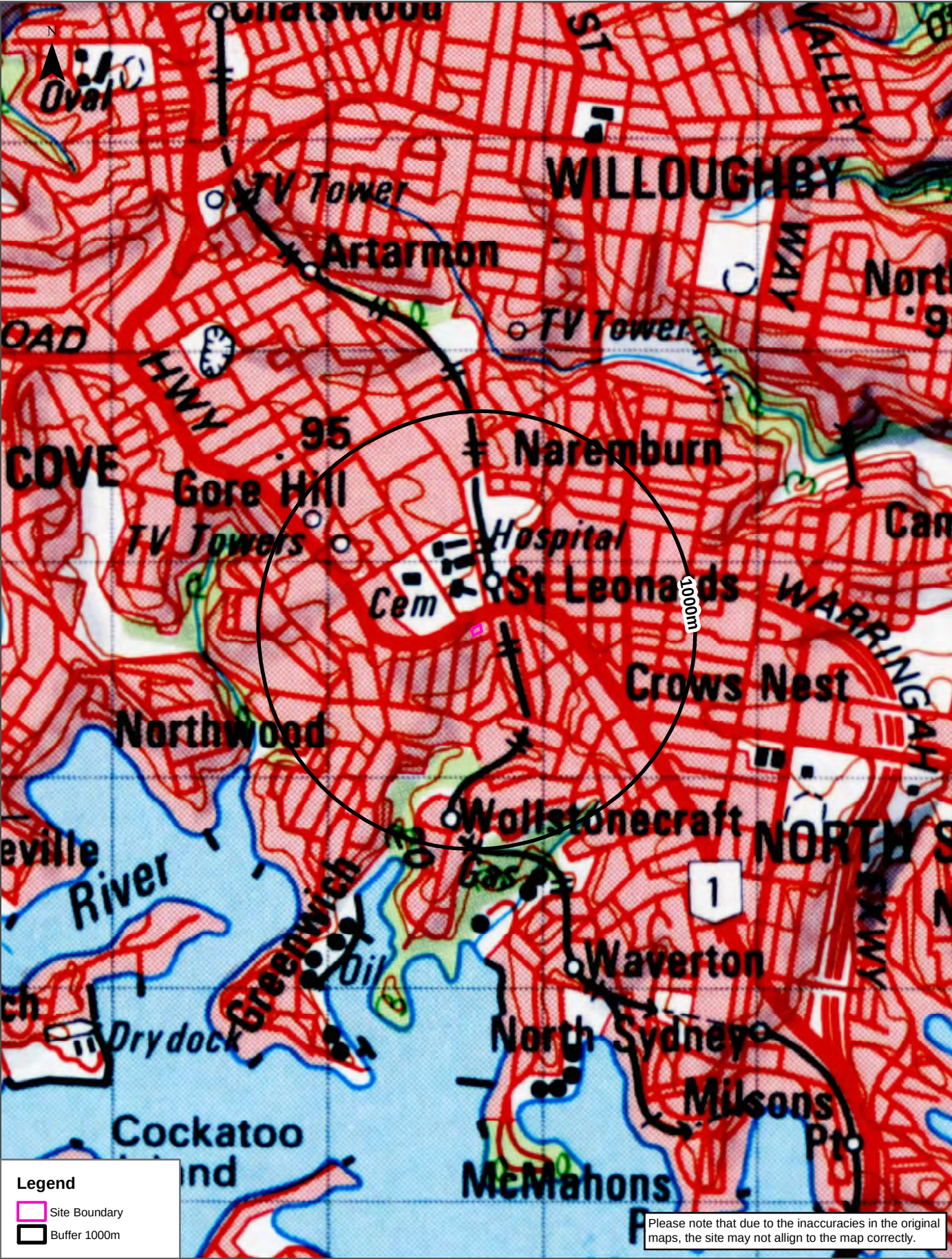
Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

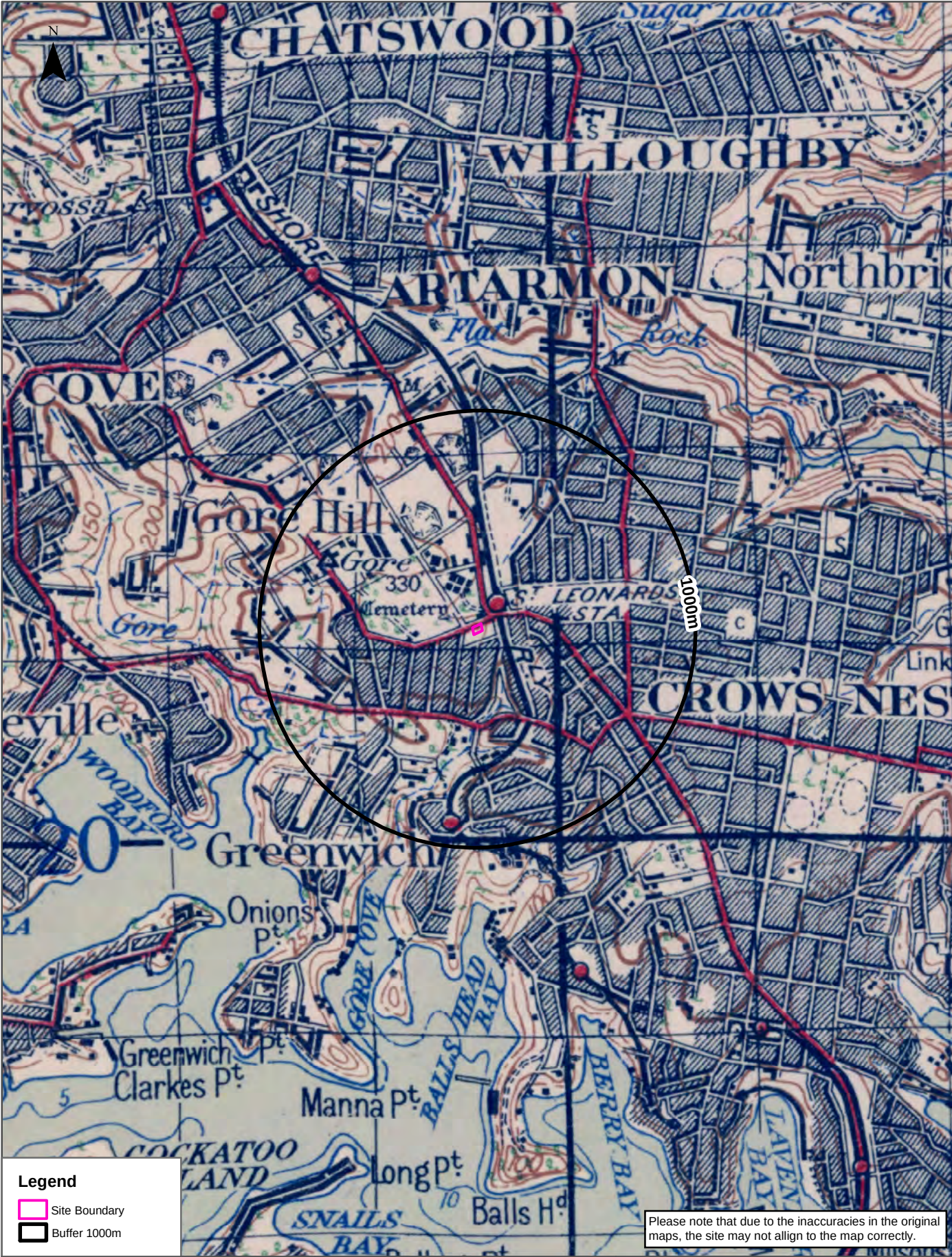
Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
11	DRY CLEANERS, PRESSERS &/OR DYERS.	Lindfield Laundry & Dry Cleaners., Pacific H'way., St. Leonards 2065	23654	1976	Road Match	0m
	DRY CLEANERS, PRESSERS &/OR DYERS.	Lindfield Laundry & Dry Cleaners, Pacific H'way. St. Leonards. 2065	24178	1975	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Koala Service Station., Cnr Pacific Hghwy & Jersey St., St. Leonards	38686	1962	Road Match	0m
	MOTOR GARAGES & ENGINEERS	Burnett & Gallen Pty Ltd., 446 Pacific Hghwy., Crows Nest	13905	1959	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL., OIL, ETC.	Burnett & Gallen Pty. Ltd., 446 Pacific Hghwy., Crow's Nest	24121	1959	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL., OIL, ETC.	Koala Service Station., Cnr Pacific Hghwy. & Jersey St., St. Leonards	24558	1959	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Burnett & Gallen Pty. Ltd., 446 Pacific Hghwy., Crow's Nest	9425	1958	Road Match	0m
	MOTOR GARAGE/ENGINEERS.	Burnett & Gallen Pty. Ltd., 446 Pacific Hghwy., Crws Nst	749	1958	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Horsburghs Auto Service., Pacific Hghwy., Greenwich	9594	1958	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Burnett & Gallen Pty. Ltd., 446 Pacific Hghwy., Crws Nst	57355	1956	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Horsburghs Auto Service., Pacific Hghwy., Greenwich	61952	1956	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Burnett & Gallen Pty. Ltd., 446 Pacific Hghwy., Crws Nst	48984	1954	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Horsburghs Auto Service., Pacific Hghwy., Greenwich	54509	1954	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Burnett & Gallen Pty. Ltd., 446 Pacific Hghwy., Crws Nst	36695	1953	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Burnett & Gallen Pty. Ltd., 446 Pacific Hghwy., Crws Nst	31417	1952	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS	Burnett and Gallen Pty. Ltd., 446 Pacific Highway., Crows Nest	83527	1950	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, Etc.	Burnett and Gallen Pty. Ltd., 446 Pacific Highway., Crows Nest	85835	1950	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Burnett And Gallen Pty. Ltd., 446 Pacific Hghwy., Crows Nest	17843	1948-49	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Burnett and Gallen Pty. Ltd., 446 Pacific Hghwy., Crows Nest	23159	1948-49	Road Match	0m
	MOTOR GARAGES &/OR ENGINEERS.	Northern Motor Repairs., 458 Pacific Hghwy., Crows Nest	22682	1948-49	Road Match	0m
12	Motor Service Stations - Petrol, Oil, Etc.	Scholtz, P. B., Pacific Highway. Artarmon	125387	1965	Road Match	189m
	MOTOR GARAGES & ENGINEERS	Atlantic Service Station, Pacific Highway. ARTARMON	346549	1961	Road Match	189m
	MOTOR SERVICE STATIONS—PETROL, OIL, Etc.	Scholtz, P. B., Pacific Hghwy., ARTARMON	351064	1961	Road Match	189m
	MOTOR SERVICE STATIONS-PETROL, ETC.	Scholtz P. B., Pacific Hghwy Artarmon	25	1956	Road Match	189m

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Historical Map 1975

28-38 Pacific Highway, St Leonards, NSW 2065



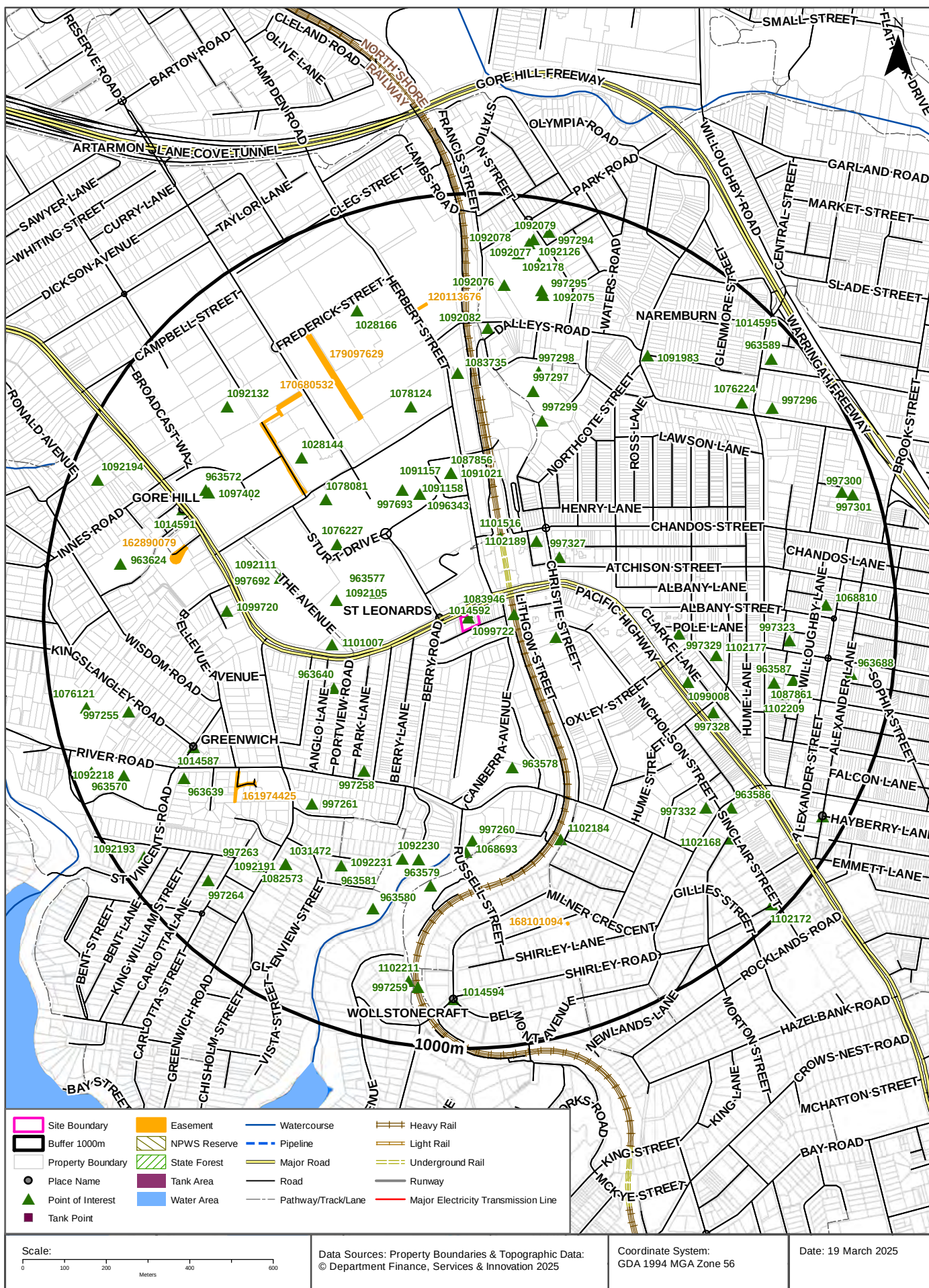


Scale: 0 280 560 840 1,120 Meters	Data Sources: Australia 1:63360 Produced by Australian Section Imperial General Staff	Coordinate System: GDA 1994 MGA Zone 56	Date: 19 March 2025
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Topographic Features

28-38 Pacific Highway, St Leonards, NSW 2065



Topographic Features

28-38 Pacific Highway, St Leonards, NSW 2065

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
1099722	General Hospital	NORTHERN CANCER INSTITUTE ST LEONARDS	0m	On-site
1083946	Transport Interchange	ST LEONARDS BUS INTERCHANGE	6m	North
1014592	Suburb	ST LEONARDS	50m	West
1103223	Park	WADANGGARI PARK	86m	East
1101516	Railway Station	ST LEONARDS RAILWAY STATION	183m	North
1089193	Club	NORTHS RUGBY CLUB	186m	East
963577	Sports Field	GORE HILL PARK	211m	West
1102189	Park	CHRISTIE STREET RESERVE	219m	North East
997327	Post Office	ST LEONARDS POST OFFICE	235m	North East
1092105	Sports Court	BASKETBALL	301m	West
1096343	Helipad	Helipad	311m	North
1101007	Primary School	INTERNATIONAL CHINESE SCHOOL	314m	West
1091157	Community Medical Centre	NORTHERN SYDNEY AREA COMMUNITY HEALTH	334m	North
1087856	Community Medical Centre	ROYAL NORTH SHORE COMMUNITY HEALTH CENTRE	334m	North
1091021	Community Medical Centre	SYDNEY DIALYSIS CENTRE	334m	North
1091158	Community Medical Centre	NORTHERN SYDNEY CENTRAL COAST ACUTE CARE FACILITY	334m	North
997693	General Hospital	ROYAL NORTH SHORE HOSPITAL	338m	North West
963640	Park	PORTVIEW RESERVE	338m	South West
1076227	Special School	ROYAL NORTH SHORE HOSPITAL SCHOOL	344m	North West
963578	Park	NEWLANDS PARK	346m	South
997258	Park	PROPSTING PLAYGROUND	409m	South West
1078081	Post Office	ROYAL NORTH SHORE HOSPITAL POST OFFICE	430m	North West
997692	Cemetery	GORE HILL CEMETERY	443m	West
1092111	Historic Site	GORE HILL MEMORIAL CEMETERY	443m	West
997329	Place Of Worship	Place Of Worship	479m	East
997299	Park	TALUS STREET RESERVE	481m	North
997260	Sports Field	BOWLING GREEN	501m	South
1078124	Post Office	ST LEONARDS POST BUSINESS CENTRE	513m	North
1099008	Railway Station	CROWS NEST RAILWAY STATION	519m	East
1068693	Club	WOLLSTONECRAFT BOWLING AND RECREATION CLUB	529m	South
1028144	General Hospital	NORTH SHORE PRIVATE HOSPITAL	541m	North West

Map Id	Feature Type	Label	Distance	Direction
997297	Sports Court	TENNIS COURTS	543m	North
997261	Nursing Home	GLENWOOD NURSING HOME	548m	South West
1102184	Park	BALFOUR STREET PARK	549m	South East
1092230	Park	GREENDALE PARK	555m	South
1099720	General Hospital	NORTH SHORE SPECIALIST DAY HOSPITAL	561m	West
1092231	Community Facility	GREENWICH WOLLSTONECRAFT SCOUT HALL	564m	South
1083735	Embassy	ROYAL NORWEGIAN CONSULATE-GENERAL	570m	North
1102177	Park	HUME STREET PARK	573m	East
997298	Community Facility	NORTHERN SUBURBS TENNIS ASSOCIATION	592m	North
997328	Post Office	CROWS NEST POST OFFICE	600m	East
963579	Park	SMOOTHEY PARK	614m	South
963581	Place Of Worship	ANGLICAN CHURCH	632m	South West
1097402	High School	BRADFIELD COLLEGE	675m	North West
1092082	Park	ELLA STREET RESERVE	677m	North
963572	TAFE College	ST LEONARDS TAFE COLLEGE	684m	North West
963580	Park	GREENDALE PARK	697m	South
997332	Place Of Worship	UNITING CHURCH	700m	South East
1082573	Library	GREENWICH LIBRARY	701m	South West
1031472	Community Facility	GREENWICH MEMORIAL COMMUNITY CENTRE	701m	South West
1092191	Child Care Centre	KU GREENWICH COMMUNITY PRESCHOOL	701m	South West
1014587	Suburb	GREENWICH	702m	South West
1014591	Urban Place	GORE HILL	715m	West
963587	Place Of Worship	BAPTIST CHURCH	720m	East
1091983	Community Facility	BONGALONG STREET COMMUNITY GARDEN	734m	North East
997323	Place Of Worship	METHODIST CHURCH	744m	East
997263	Place Of Worship	THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS	745m	South West
963586	Fire Station	CROWS NEST FIRE STATION	748m	South East
1102209	Park	ERNEST PLACE	749m	East
963639	Park	ST VINCENTS RD PLAYGROUND	755m	South West
1092132	Rubbish Depot	ARTARMON RESOURCE RECOVERY CENTRE	755m	North West
1087861	Community Medical Centre	CROWS NEST COMMUNITY HEALTH CENTRE	765m	East
1092075	Sports Field	NAREMBURN PARK 2	772m	North
1028166	Psychiatric Hospital	NORTHSIDE GROUP ST LEONARDS CLINIC	775m	North
997295	Park	NAREMBURN PARK	782m	North
1092076	Sports Field	NAREMBURN PARK 1	783m	North
1102168	Park	MORTON LANE ROAD RESERVE	793m	South East
1076224	Special School	NAREMBURN SCHOOL	807m	North East

Map Id	Feature Type	Label	Distance	Direction
997255	Park	HENNINGHAM PLAYGROUND	824m	West
963624	Retirement Village	THE BAYTREE	826m	West
1068810	Place Of Worship	JEHOVAHS WITNESSES CHURCH	833m	East
1092077	Sports Court	CRICKET NETS	845m	North
1102211	Park	WOLLSTONECRAFT RAILWAY STATION PARK	848m	South
997264	Place Of Worship	UNITING CHURCH	853m	South West
997259	Railway Station	WOLLSTONECRAFT RAILWAY STATION	858m	South
997296	Place Of Worship	CATHOLIC CHURCH	859m	North East
1092178	Sports Court	BASKETBALL COURTS	862m	North
1092078	Sports Court	BASKETBALL NETBALL	865m	North
1014594	Suburb	WOLLSTONECRAFT	882m	South
1092218	Historic Site	PALLISTER	883m	South West
1092126	Community Facility	2ND WILLOUGHBY ANTRANIG SCOUT HALL	889m	North
963688	Place Of Worship	ORTHODOX CHURCH	898m	East
1092079	Picnic Area	PLAYGROUND	900m	North
1014595	Locality	NAREMBURN	919m	North East
997301	Sports Centre	LOVE N DEUCE TENNIS CENTRE	919m	East
1076121	Primary School	GREENWICH PUBLIC SCHOOL	921m	West
997294	SES Facility	WILLOUGHBY-LANE COVE SES	924m	North
963589	Place Of Worship	ANGLICAN CHURCH	928m	North East
1092194	Park	BRICKHILL PLAYGROUND	931m	West
1092193	Park	GORE CREEK RESERVE	935m	South West
997300	Sports Court	TENNIS COURTS	943m	East
1014559	Suburb	CROWS NEST	943m	South East
963570	General Hospital	GREENWICH HOSPITAL	952m	West
1102172	Park	SINCLAIR STREET ROSE GARDEN	972m	South East

Topographic Data Source: © Land and Property Information (2015)

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Topographic Features

28-38 Pacific Highway, St Leonards, NSW 2065

Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks (Points)

What are the Tank Points located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks Data Source: © Land and Property Information (2015)

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Major Easements

What Major Easements exist within the dataset buffer?

Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
170680532	Primary	Right of way	Var	477m	North West
179097629	Primary	Right of way	12m & var	534m	North West
161974425	Primary	Right of way	Variable	613m	South West
162890079	Primary	Right of way	VAR	676m	West
120113676	Primary	Undefined		732m	North
168101094	Primary	Right of way		741m	South

Easements Data Source: © Land and Property Information (2015)

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Topographic Features

28-38 Pacific Highway, St Leonards, NSW 2065

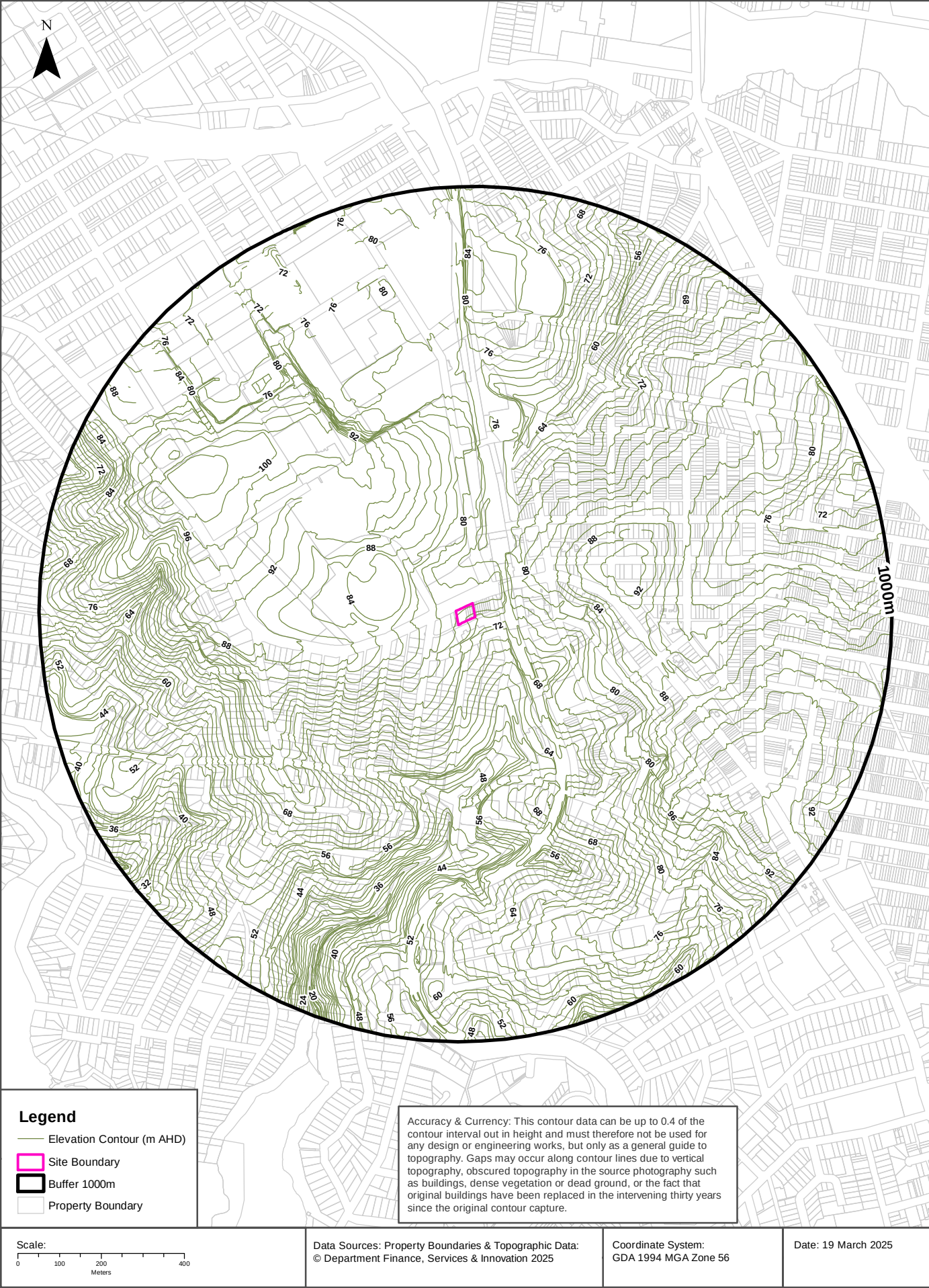
State Forest

What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)

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Hydrogeology & Groundwater

28-38 Pacific Highway, St Leonards, NSW 2065

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive aquifers of low to moderate productivity	0m	On-site

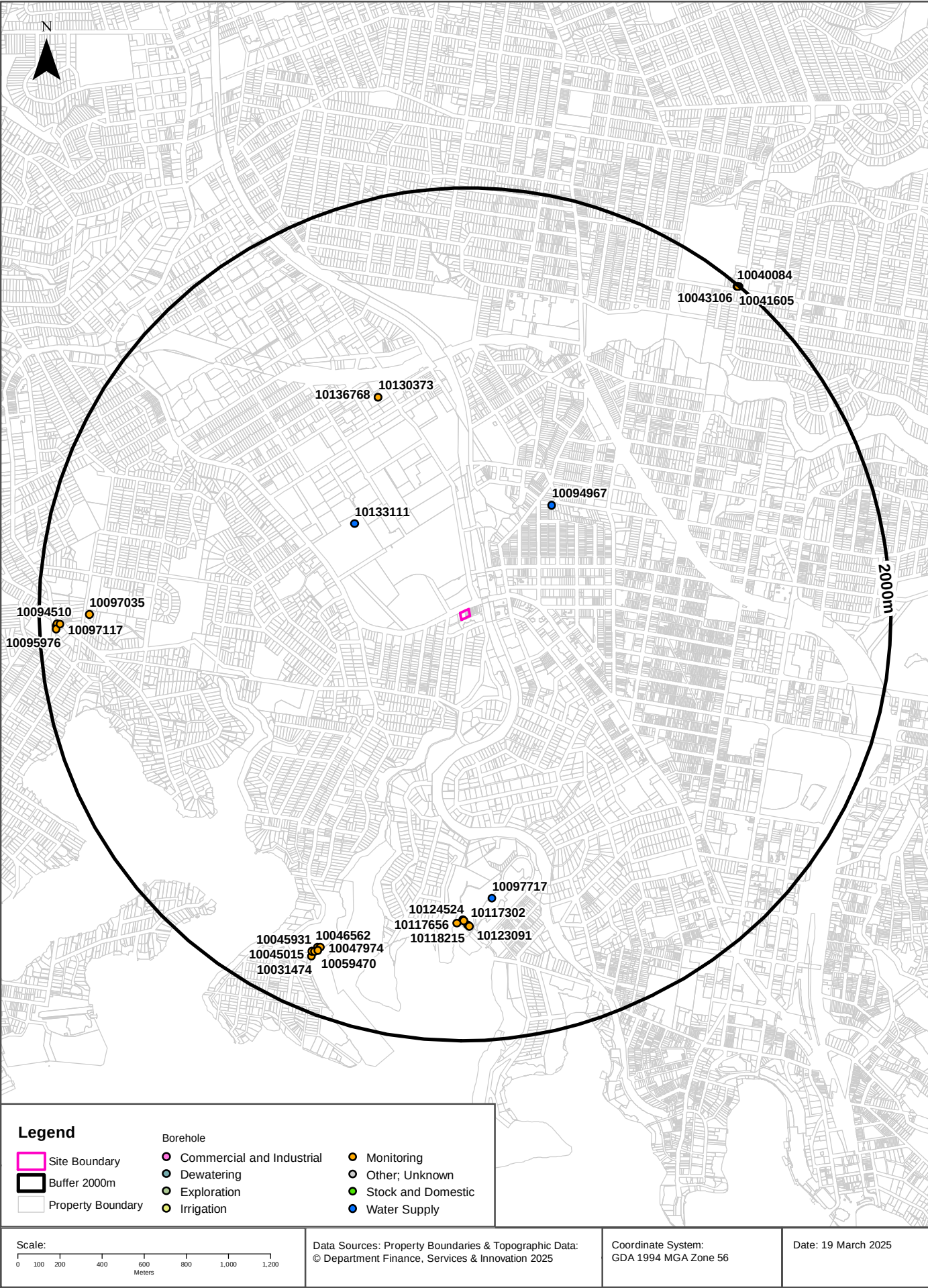
Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)
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Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024

Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024 Data Source : NSW Department of Primary Industries



Hydrogeology & Groundwater

28-38 Pacific Highway, St Leonards, NSW 2065

Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10094967	GW108224	Water Supply	Functioning	05/09/2006	132.40		AHD		0.300	35.00	631m	North East
10133111	GW072478	Water Supply	Functioning	10/01/1995	180.50		AHD	270	0.700	48.00	655m	North West
10130373	GW103841	Monitoring	Unknown	11/01/2001	5.80		AHD				1092m	North
10136768	GW103591	Monitoring	Functional	11/01/2001	5.80		AHD				1092m	North
10097717	GW108991	Water Supply	Unknown	08/07/2008	168.00		AHD	300	0.120	13.00	1331m	South
10117302	GW114321	Monitoring	Functional	11/09/1996	11.90		AHD				1426m	South
10124524	GW114320	Monitoring	Functional	12/09/1996	5.00		AHD				1431m	South
10117656	GW114322	Monitoring	Functional	03/09/1996	10.00		AHD				1443m	South
10118215	GW114319	Monitoring	Functional	12/09/1996	5.00		AHD				1451m	South
10123091	GW114318	Monitoring	Functional	12/09/1996	10.00		AHD				1458m	South
10047974	GW109591	Monitoring	Unknown	05/09/2003	2.00		AHD				1695m	South West
10046562	GW109589	Monitoring	Unknown	30/04/2003	2.90		AHD				1700m	South West
10059470	GW109593	Monitoring	Unknown	02/05/2003	4.00		AHD				1712m	South West
10045931	GW109592	Monitoring	Unknown	05/09/2003	4.50		AHD				1721m	South West
10045015	GW109590	Monitoring	Unknown	30/04/2003	4.40		AHD				1726m	South West
10031474	GW103997	Monitoring	Unknown	26/08/1998	4.50		AHD				1750m	South West
10097035	GW072959	Monitoring	Unknown	03/02/1995	24.50		AHD	0-500 ppm			1759m	West
10097117	GW109244	Monitoring	Unknown	20/08/2008	4.50		AHD				1900m	West
10094510	GW109242	Monitoring	Unknown	20/08/2008	4.50		AHD				1913m	West
10086280	GW109243	Monitoring	Unknown	20/08/2008	4.50		AHD				1919m	West
10095976	GW109241	Monitoring	Unknown	20/08/2008	4.50		AHD				1919m	West
10040084	GW113502	Monitoring	Functional	14/04/2007	4.00		AHD				1991m	North East
10043106	GW113503	Monitoring	Functional	20/01/2014	5.00		AHD				1994m	North East
10041605	GW113504	Monitoring	Functional	23/04/2007	4.50		AHD				1997m	North East

Borehole Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Hydrogeology & Groundwater

28-38 Pacific Highway, St Leonards, NSW 2065

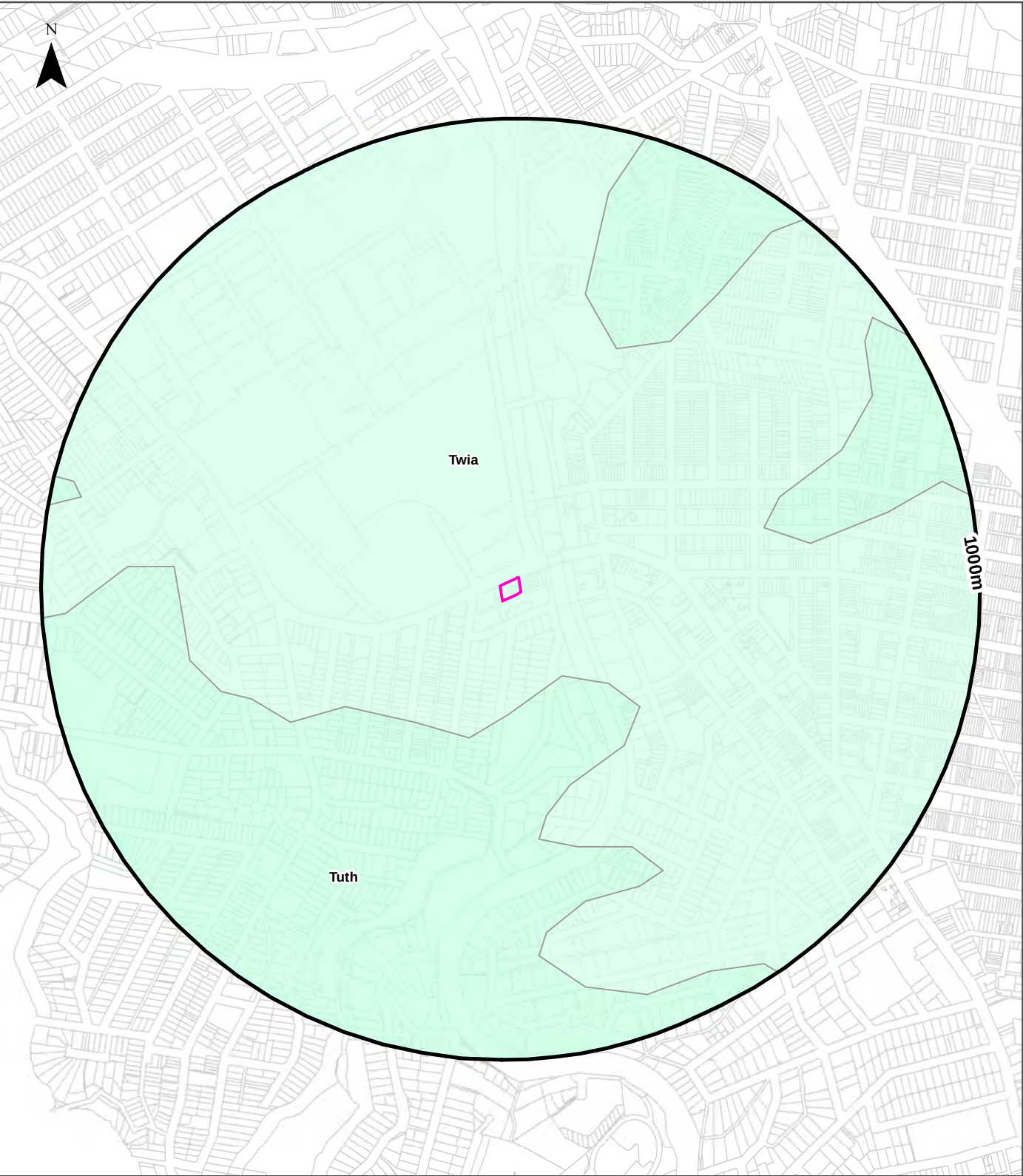
Driller's Logs

Drill log data relevant to the boreholes within the dataset buffer:

NGIS Bore ID	Drillers Log	Distance	Direction
10094967	0.00m-0.60m clay, sandy 0.60m-2.80m sandstone, weathered 2.80m-3.10m clay 3.10m-25.50m sandstone, weathered 25.50m-27.00m sandstone, grey quartz 27.00m-29.00m shale 29.00m-35.00m sandstone, quartz grey 35.00m-41.00m shale 41.00m-52.00m sandstone, grey 52.00m-54.00m sandstone, quartz grey 54.00m-61.00m sandstone, grey 61.00m-65.00m shale 65.00m-81.00m sandstone, grey 81.00m-84.00m sandstone, grey quartz siltstone 84.00m-98.00m sandstone, grey 98.00m-100.00m sandstone, grey quartz 100.00m-106.50m sandstone, grey 106.50m-109.00m sandstone, dark brown 109.00m-110.50m sandstone, grey quartz 110.50m-112.00m siltstone 112.00m-132.40m sandstone, grey	631m	North East
10133111	0.00m-2.50m CONCRETE OVERBURDEN 2.50m-5.10m MOIST CLAY 5.10m-28.70m L/G MED. GRAIN SANDSTONE 28.70m-30.10m LIGHT GREY MED. GRAIN S/STONE QUARTZ MATRIX 30.10m-35.90m L/GREY GRAIN SANDSTONE 35.90m-37.20m L/GREY MED GRAIN S/STONE QUARTZ MATRIX 37.20m-45.30m L/GREY MED GRAIN S/STONE 45.30m-54.30m DARK GREY SHALE 54.30m-72.40m L/GREY CEMENTED S/STONE 72.40m-75.40m DARK GREY SHALE 75.40m-109.70m L/GREY MED GRAIN S/STONE 109.70m-110.60m QUARTZ LAYER 110.60m-121.80m L/GREY MED GRAIN S/STONE 121.80m-123.30m DARK GREY SHALE 123.30m-135.40m L/GREY MED GRAIN S/STONE 135.40m-138.00m L/GREY MED GRAIN S/STONE QUARTZ MATRIX 138.00m-139.80m WATER BEARING QUARTZ 139.80m-143.80m L/GREY MED GRAIN S/STONE QUARTZ MATRIX 143.80m-144.40m WATER BEARING QUARTZ 144.40m-154.10m L/GREY CEMENTED SANDSTONE 154.10m-163.70m L/GREY MED GRAIN S/STONE QUARTZ MATRIX 163.70m-166.90m QUARTZ LAYER 166.90m-168.70m GREY MED GRAIN S/STONE 168.70m-180.50m L/GREY MED GRAIN SANDSTONE	655m	North West
10130373	0.00m-0.20m ROAD BASE 0.20m-4.00m STIFF CLAY 4.00m-5.80m SANDY CLAY	1092m	North
10136768	0.00m-2.00m ROAD BASE 2.00m-4.00m CLAY 4.00m-5.80m SANDY CLAY	1092m	North
10047974	0.00m-0.30m CONCRETE 0.30m-0.60m BLACK AND DARK GREY LOAMY SAND WITH GRAVEL 0.60m-2.00m MIXTURE OF GREY AND LIGHT BROWN SANDY LOAM	1695m	South West
10046562	0.00m-0.30m CONCRETE 0.30m-0.50m DARK GREY AND BLACK SANDY LOAM/GRAVEL 0.50m-1.20m DARK GREY AND BLACK SANDY LOAM 1.20m-2.90m DARK GREY SANDY CLAY	1700m	South West
10059470	0.00m-0.20m CONCRETE 0.20m-0.60m DARK GREY AND BLACK SANDY LOAM WITH GRAVEL 0.60m-1.80m DARK GREY AND BLACK SANDY LOAM 1.80m-4.00m DARK GREY AND BLACK SANDY CLAY/GRAVEL	1712m	South West
10045931	0.00m-0.20m CONCRETE 0.20m-0.50m BLACK AND DARK GREY LOAMY SAND/GRAVEL 0.50m-1.10m BLACK AND DARK GREY SANDY LOAM 1.10m-4.50m BLACK SANDY AND SILTY LOAM	1721m	South West
10045015	0.00m-0.20m CONCRETE 0.20m-0.70m DARK GREY AND BLACK SANDY LOAM WITH SOME GRAVEL 0.70m-1.20m DARK GREY AND BLACK SANDY LOAM 1.20m-4.40m DARK GREY TO BLACK SANDY CLAY	1726m	South West

NGIS Bore ID	Drillers Log	Distance	Direction
10031474	0.00m-0.20m CONCRETE 0.20m-1.00m FILL: SANDY,DARK 1.00m-2.00m SANDY CLAY 2.00m-2.90m SANDY SILT/DARK GREY 2.90m-4.50m SANDY SILT:DARK GREY	1750m	South West
10097035	0.00m-0.80m Sandy Loam 0.80m-6.90m 6.90m-9.20m 9.20m-16.60m L/grey Med Grain Sandstone 16.60m-18.10m Light Grey Med Grain Sandstone Fractured Watr Bearing Zones 18.10m-21.10m L/grey Med Grain Sandstone 21.10m-22.30m L/grey Med Grain Sandstone Fractured Water Bearing Zones 22.30m-24.50m Light Grey Marine Clay	1759m	West
10097117	0.00m-1.00m CONCRETE,FILL,CLAY,SANDY,BROWN YELLOW 1.00m-2.00m WEATHERED SANDSTONE RED ORANGE 2.00m-4.50m WEATHERED SANDSTONE ,RED WHITE,DAMP,ODOUR	1900m	West
10094510	0.00m-1.00m CONCRETE,CLAY,BROWN YELLOW 1.00m-2.00m WEATHERED SANDSTONE,WHITE,BROWN 2.00m-3.00m AS ABOVE,RED BROWN, DAMP 3.00m-4.50m AS ABOVE,WHITE GREY	1913m	West
10086280	0.00m-0.50m CONCRETE,CLAY,BROWN GREY 0.50m-2.00m WEATHERED SANDSTONE,RED BROWN,DRY 2.00m-3.00m AS ABOVE,WHITE,YELLOW, DAMP 3.00m-4.50m WEATHERED SANDSTONE,BROWN,WET,DENSE	1919m	West
10095976	0.00m-1.00m CONCRETE,CLAY,WEATHERED SANDSTONE 1.00m-2.00m AS ABOVE,RED BROWN,(INCREASED DENSITY TO 1.5m) 2.00m-3.00m AS ABOVE,WHITE ORANGE,DAMP 3.00m-4.50m AS ABOVE,GREY WHITE,DAMP,BLACK LAYER 3.5, 3.8m	1919m	West

Drill Log Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>



Legend			
Linear Geological Structures and Boundaries			
Site Boundary	Trendline	Marker Bed	Miscellaneous Boundary
Report Buffer	Fold Axis	Faulted Boundary	Water/Coastline Boundary
Property Boundary	Geological Boundary	Shear Zone or Schist Zone Boundary	State/Territory Border
Scale: 0 100 200 400 600 Meters		Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2025	Coordinate System: GDA 1994 MGA Zone 56
			Date: 19 March 2025

Geology

28-38 Pacific Highway, St Leonards, NSW 2065

Geological Units

Geological units within the dataset buffer:

Code	Unit Name	Description	Stratigraphy	Age Range	Dominant Lithology	Dist	Dir
Twia	Ashfield Shale	Black to light grey shale and laminite.	/Wianamatta Group//Ashfield Shale//	Middle Triassic (base) to Middle Triassic (top)	Shale	0m	On-site
Tuth	Hawkesbury Sandstone	Medium- to coarse-grained quartz sandstone displaying small- to large-scale, high-angle cross-bedding; minor shale and laminite lenses.	/Ungrouped Triassic units//Hawkesbury Sandstone//	Anisian (base) to Anisian (top)	Sandstone	203m	South West

Geology

28-38 Pacific Highway, St Leonards, NSW 2065

Linear Geological Structures

Fault and shear or schist zone boundaries within the dataset buffer:

Map ID	Boundary Type	Feature Description	Fault Dip Angle	Fault Dip Direction	Dist	Dir
NA	No records in buffer					

Trendlines within the dataset buffer:

Map ID	Feature Description	Observation Method	Structure Name	Dist	Dir
NA	No records in buffer				

Fold axes within the dataset buffer:

Map ID	Feature Description	Observation Method	Structure Name	Dist	Dir
NA	No records in buffer				

Marker beds within the dataset buffer:

Map ID	Feature Description	Rock Unit Description	Dist	Dir
NA	No records in buffer			

Geological Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development
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Naturally Occurring Asbestos Potential

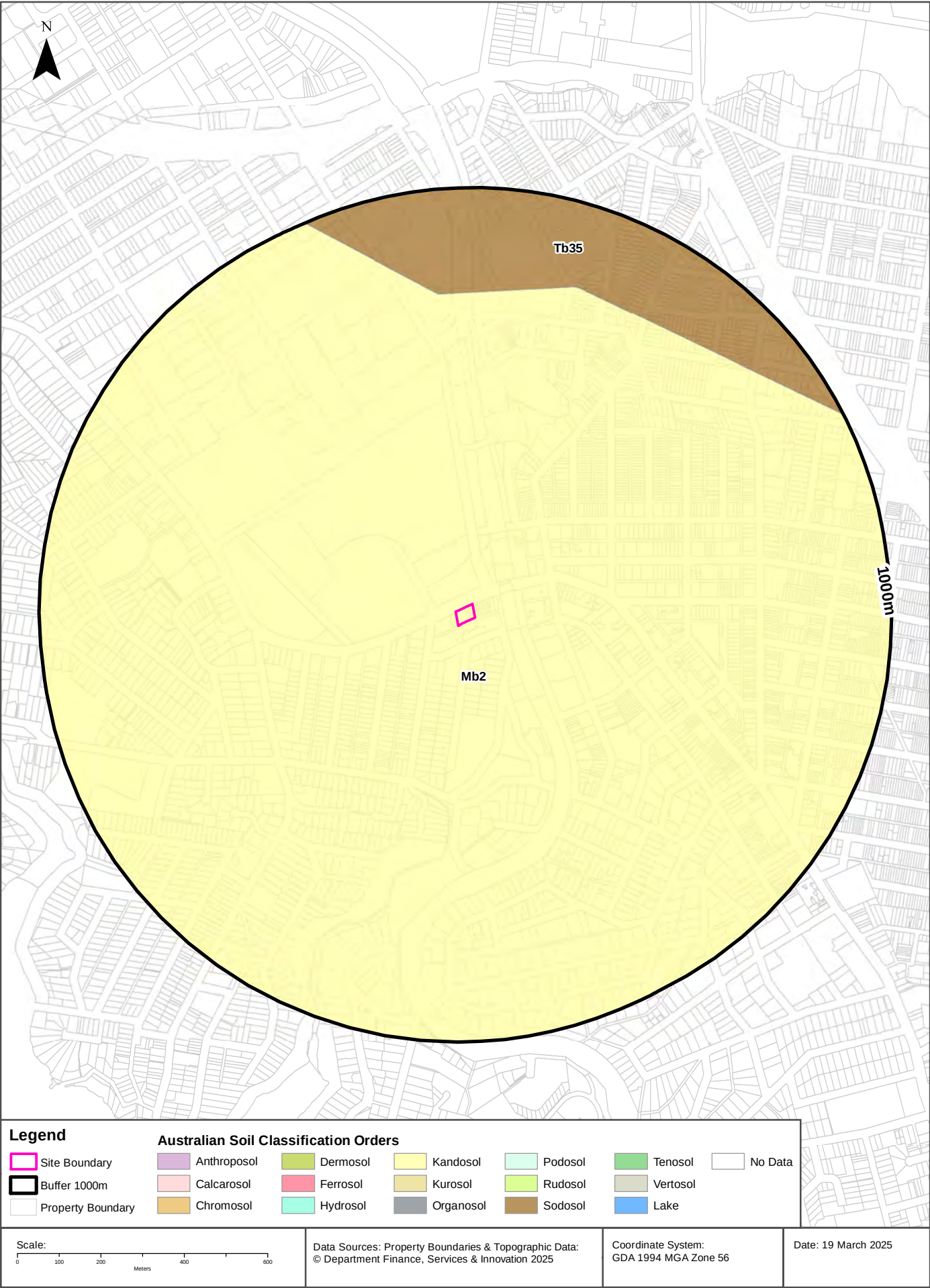
28-38 Pacific Highway, St Leonards, NSW 2065

Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Naturally Occurring Asbestos Potential Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development
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Soils

28-38 Pacific Highway, St Leonards, NSW 2065

Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

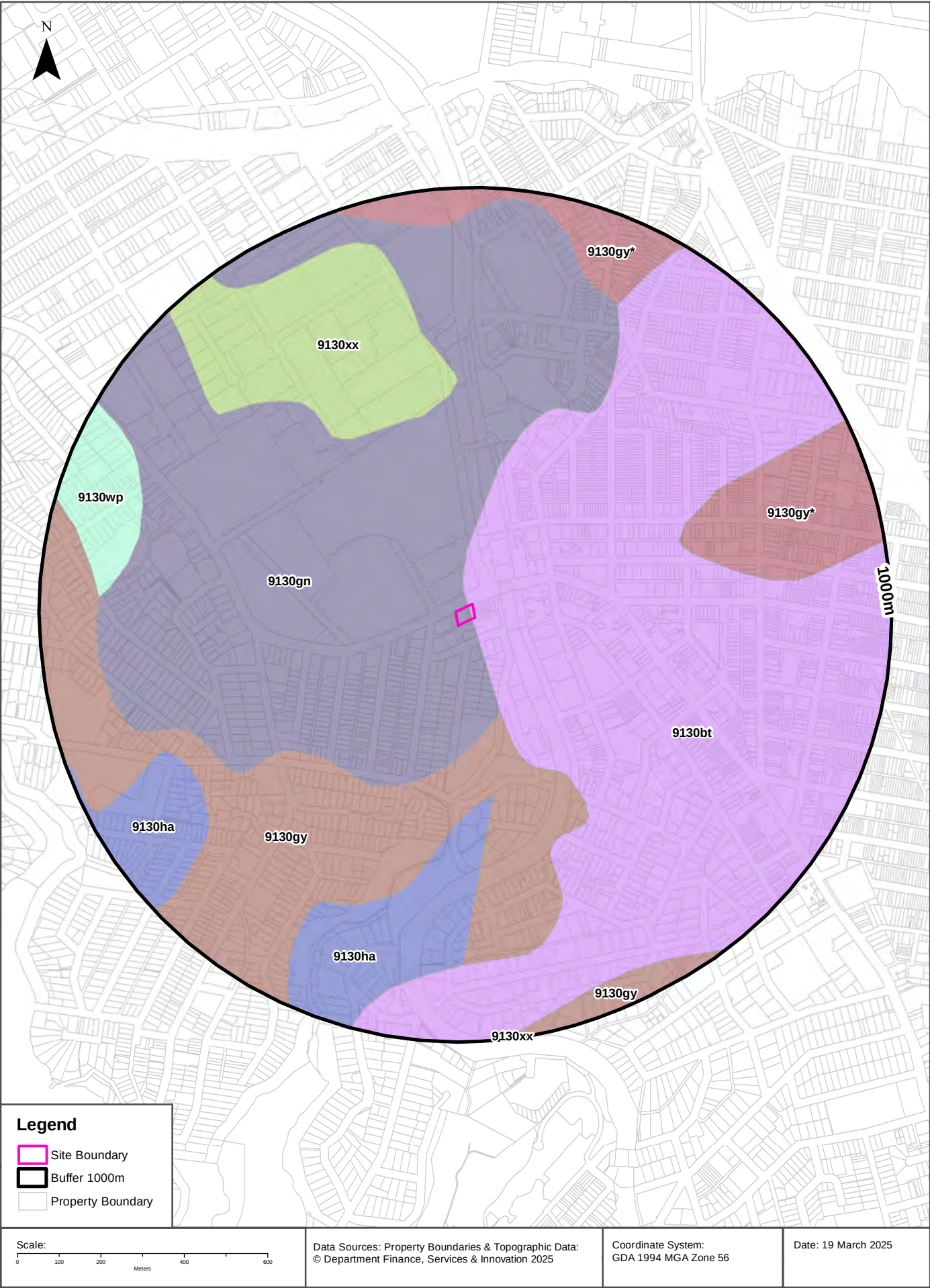
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Mb2	Kandosol	Dissected sandstone plateau of moderate to strong relief with sandstone pillars, ledges, and slabs-- level to undulating ridges, irregularly benched slopes, steep ridges, cliffs, canyons, narrow sandy valleys: chief soils are (i) on areas of gentle to moderate relief, acid yellow leached earths (Gn2.74) and (Gn2.34) and acid leached yellow earths (Gn2.24)- sometimes these soils contain ironstone gravel; and (ii) on, or adjacent to, areas of strong relief, siliceous sands (Uc1.2), leached sands (Uc2.12) and (Uc2.2), and shallow forms of the above (Gn2) soils. Associated are: (i) on flat to gently undulating remnants of the original plateau surface, leached sands (Uc2.3), siliceous sands (Uc1.2), sandy earths (Uc5.22), and (Gn2) soils as for (i) above (these areas are in part comparable with unit Cb29); (ii) on flat ironstone gravelly remnants of the original plateau surface, (Gn2) soils as for unit Mb5(i); (iii) on gently undulating ridges where interbedded shales are exposed, shallow, often stony (Dy3.41), (Dr2.21), and related soils similar to unit Tb35; (iv) narrow valleys of (Uc2.3) soils flanked by moderate slopes of (Dy3.41) soils; (v) escarpments of steep hills with shallow (Dy) and (Dr) soils between sandstone pillars; and (vi) shallow (Um) soils, such as (Um6.21) on steep hills of basic rocks. As mapped, minor areas of units Mg20, Mm1, and Mw8 are included. Data are limited.	0m	On-site
Tb35	Sodosol	Dissected plateau remnants--flat to undulating ridge tops with moderate to steep side slopes: chief soils are hard acidic yellow and yellow mottled soils (Dy3.41), (Dy2.21), and (Dy2.41) and hard acidic red soils (Dr2.21); many shallow profiles occur and profile thickness varies considerably over short distances. Associated are: (Gn3.54), (Gn3.14), and possibly other (Gn3) soils; (Db1.2) soils on some ridges; (Dy5.81) soils in areas transitional to unit Mb2; soils common to unit Mb2; and eroded lateritic remnants. Small areas of other soils are likely. Flat ferruginous shale or sandstone fragments are common on and/or in and/or below the soils of this unit.	748m	North

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW

28-38 Pacific Highway, St Leonards, NSW 2065



Soils

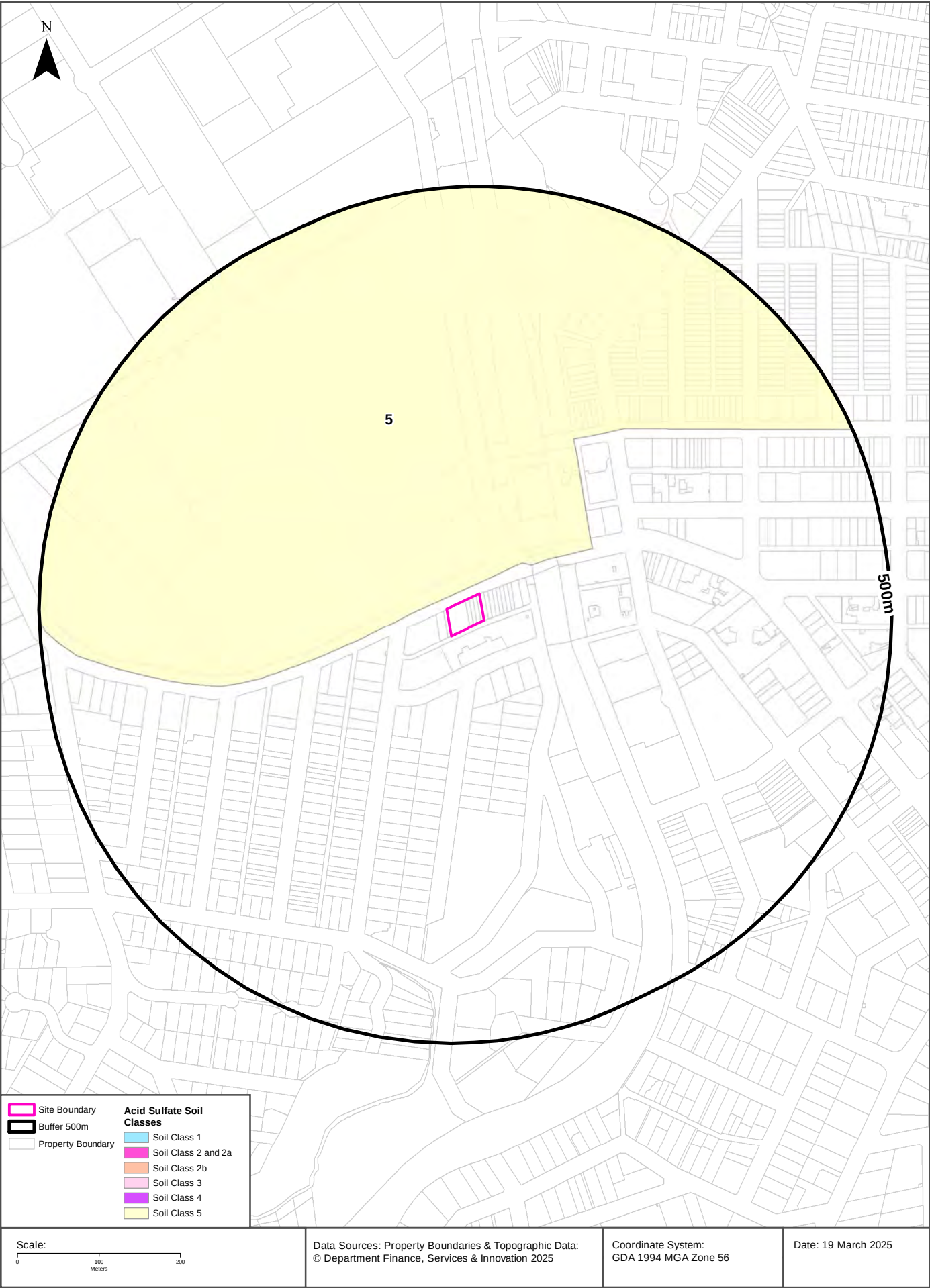
28-38 Pacific Highway, St Leonards, NSW 2065

Soil Landscapes of Central and Eastern NSW

Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9130gn	Glenorie	0m	On-site
9130bt	Blacktown	0m	On-site
9130gy	Gymea	229m	South West
9130ha	Hawkesbury	415m	South West
9130xx	Disturbed Terrain	467m	North West
9130gy*	Gymea/lambert	517m	North East
9130wp	West Pennant Hills	780m	West

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment
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Acid Sulfate Soils

28-38 Pacific Highway, St Leonards, NSW 2065

Environmental Planning Instrument - Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

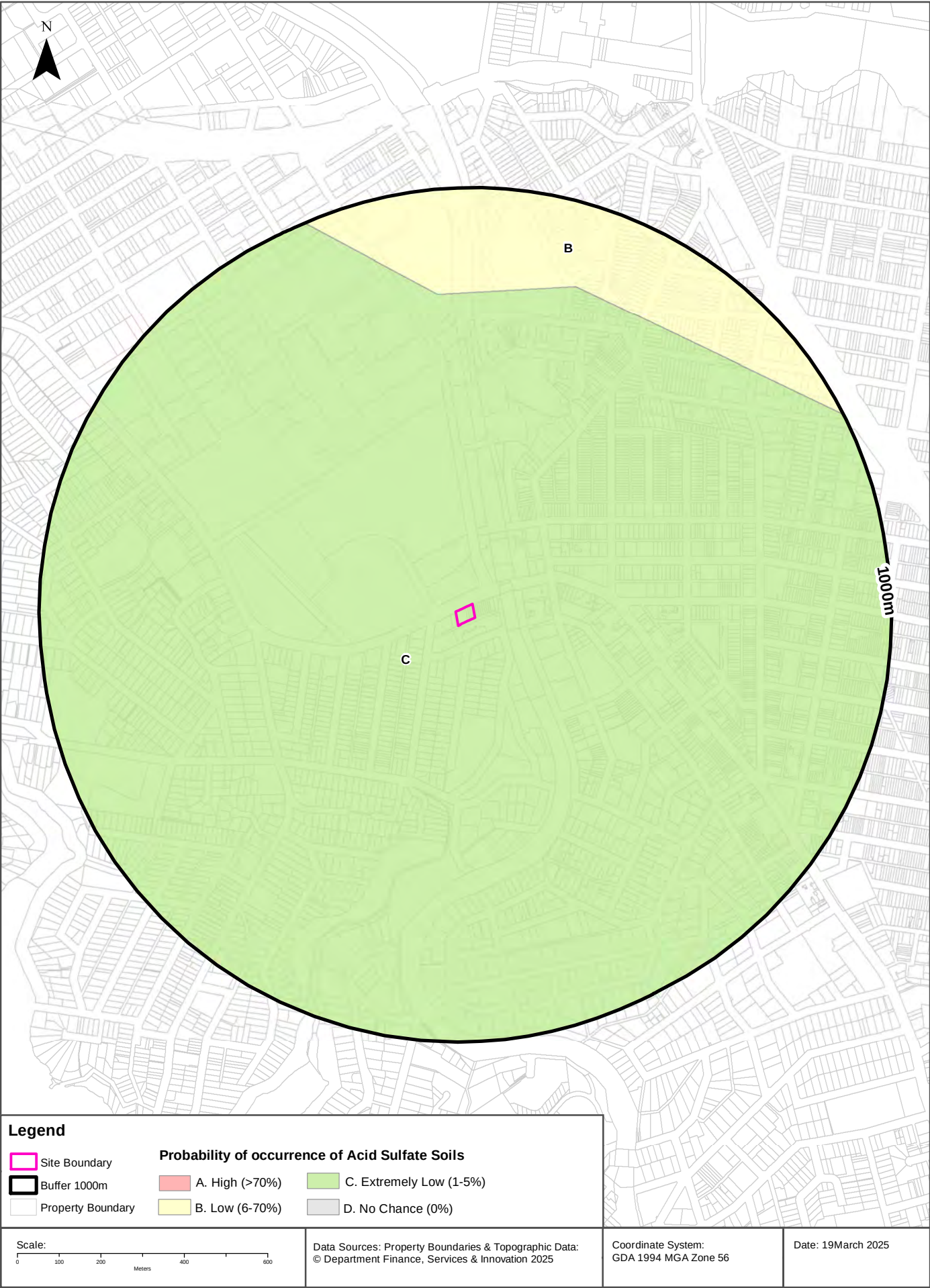
Soil Class	Description	EPI Name
N/A		

If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
N/A				

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Acid Sulfate Soils

28-38 Pacific Highway, St Leonards, NSW 2065

Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site
B	Low Probability of occurrence. 6-70% chance of occurrence.	748m	North

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

28-38 Pacific Highway, St Leonards, NSW 2065

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

Is there Dryland Salinity - National Assessment data within the dataset buffer?

No

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
N/A	N/A	N/A		

Dryland Salinity Data Source : National Land and Water Resources Audit

The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.

In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

Mining

28-38 Pacific Highway, St Leonards, NSW 2065

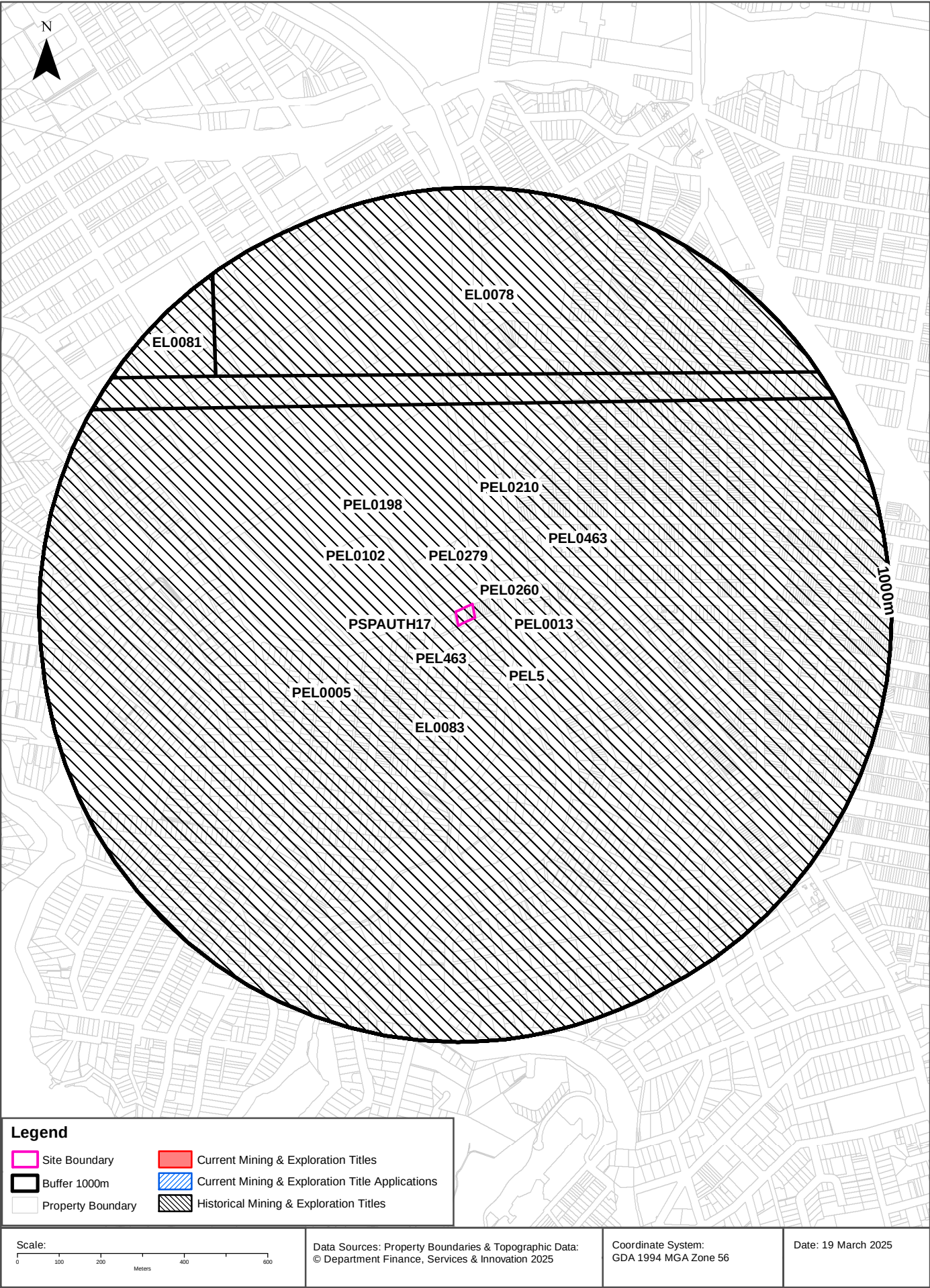
Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2016)

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Mining

28-38 Pacific Highway, St Leonards, NSW 2065

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer								

Current Mining & Exploration Titles Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer						

Current Mining & Exploration Title Applications Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Mining

28-38 Pacific Highway, St Leonards, NSW 2065

Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
PEL0013	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0005	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20150403	PETROLEUM	Petroleum	0m	On-site
PEL0463	DART ENERGY (APOLLO) PTY LTD	20091010	20150603	PETROLEUM	Petroleum	0m	On-site
PEL0102	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0279	THE ELECTRICITY COMMISSION OF NSW (TRADING AS PACIFIC POWER)	19910504	19931111	PETROLEUM	Petroleum	0m	On-site
PEL463	DART ENERGY (APOLLO) PTY LTD	20081022	20130227	MINERALS		0m	On-site
PEL5	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20011210	MINERALS		0m	On-site
PEL0198	JOHN STREVS (TERRIGAL) NL			PETROLEUM	Petroleum	0m	On-site
PEL0210	THE AUSTRALIAN GAS LIGHT COMPANY (AGL), NORTH BULLI COLLIERIES PTY LTD			PETROLEUM	Petroleum	0m	On-site
PEL0260	NORTH BULLI COLLIERIES PTY LTD, AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT CO.	19810909	19930803	PETROLEUM	Petroleum	0m	On-site
PSPAUTH17	MACQUARIE ENERGY PTY LTD	20070803	20080703	PETROLEUM	Petroleum	0m	On-site
EL0083	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	19670201	19680201	MINERALS		0m	On-site
EL0078	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	19670201	19680201	MINERALS		551m	North
EL0081	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	19670201	19680201	MINERALS		808m	North West

Historical Mining & Exploration Titles Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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State Environmental Planning Policy

28-38 Pacific Highway, St Leonards, NSW 2065

State Significant Precincts

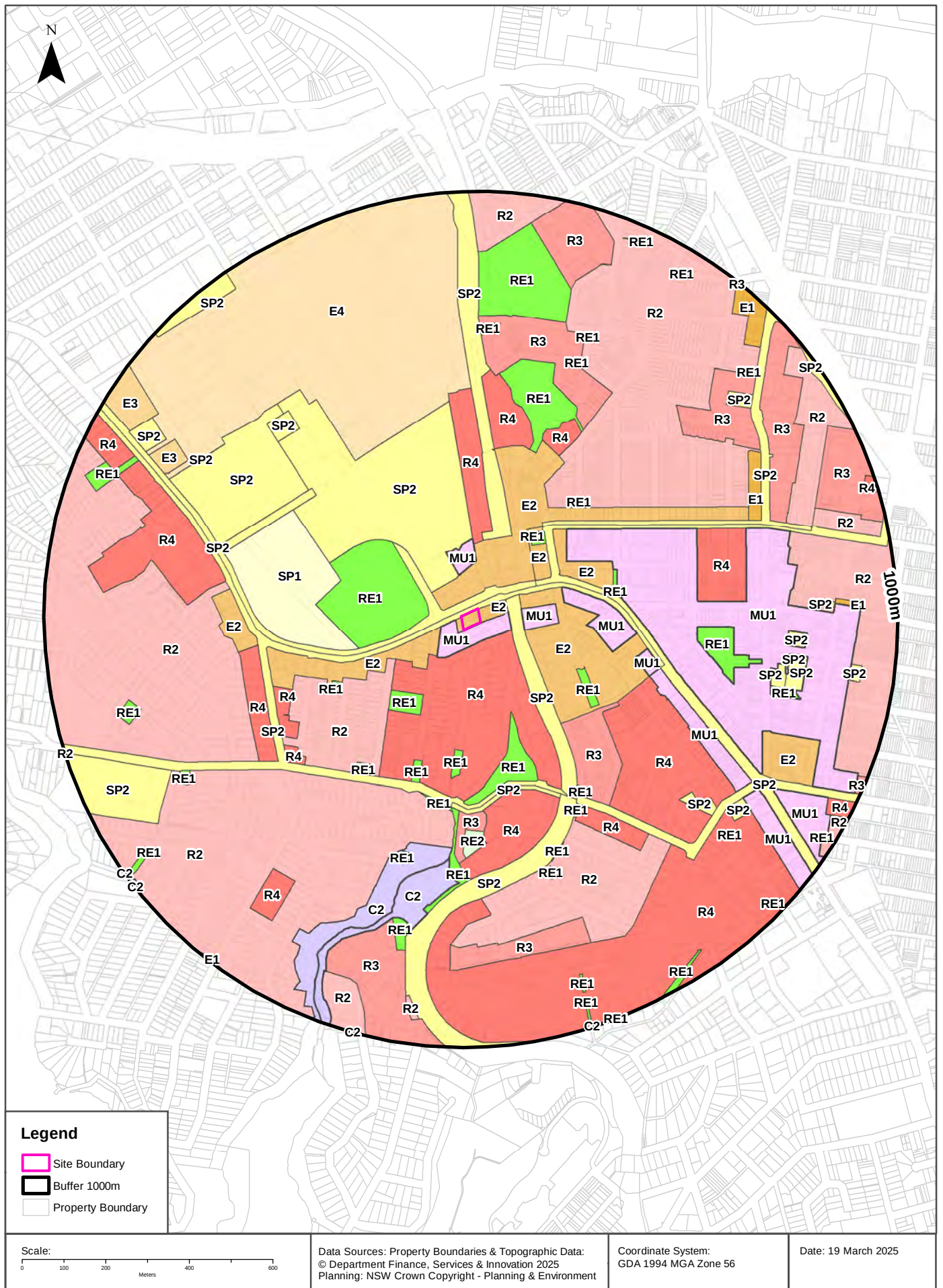
What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
N/A	No records in buffer							

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EPI Planning Zones

28-38 Pacific Highway, St Leonards, NSW 2065



Environmental Planning Instrument

28-38 Pacific Highway, St Leonards, NSW 2065

Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
E2	Commercial Centre		Lane Cove Local Environmental Plan 2009	27/11/2024	27/11/2024	27/11/2024	State Environmental Planning Policy Amendment (Crows Nest Transport Oriented Development Precinct) 2024	0m	On-site
MU1	Mixed Use		Lane Cove Local Environmental Plan 2009	27/11/2024	27/11/2024	27/11/2024	State Environmental Planning Policy Amendment (Crows Nest Transport Oriented Development Precinct) 2024	0m	South
SP2	Infrastructure	Classified Road	Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	0m	West
SP2	Infrastructure	Classified Road	Willoughby Local Environmental Plan 2012	08/03/2024	08/03/2024	27/11/2024	Amendment No 36	13m	North West
E2	Commercial Centre		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	33m	North East
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	41m	South
E2	Commercial Centre		Lane Cove Local Environmental Plan 2009	27/11/2024	27/11/2024	27/11/2024	State Environmental Planning Policy Amendment (Crows Nest Transport Oriented Development Precinct) 2024	51m	West
SP2	Infrastructure	Railway	Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	68m	South East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	80m	West
SP2	Infrastructure	Hospital	Willoughby Local Environmental Plan 2012	27/11/2024	27/11/2024	27/11/2024	State Environmental Planning Policy Amendment (Crows Nest Transport Oriented Development Precinct) 2024	87m	North West
MU1	Mixed Use		Willoughby Local Environmental Plan 2012	27/11/2024	27/11/2024	27/11/2024	State Environmental Planning Policy Amendment (Crows Nest Transport Oriented Development Precinct) 2024	91m	North
MU1	Mixed Use		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	101m	East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
E2	Commercial Centre		Lane Cove Local Environmental Plan 2009	27/11/2024	27/11/2024	27/11/2024	State Environmental Planning Policy Amendment (Crows Nest Transport Oriented Development Precinct) 2024	101m	East
SP2	Infrastructure	Classified Road	North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	149m	East
E2	Commercial Centre		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	152m	North East
R4	High Density Residential		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	155m	North
SP2	Infrastructure	Railway	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	163m	North
R2	Low Density Residential		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	178m	South West
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	183m	South West
RE1	Public Recreation		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	198m	North East
MU1	Mixed Use		Lane Cove Local Environmental Plan 2009	27/11/2024	27/11/2024	27/11/2024	State Environmental Planning Policy Amendment (Crows Nest Transport Oriented Development Precinct) 2024	204m	East
E2	Commercial Centre		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	210m	North East
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	225m	South
MU1	Mixed Use		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	240m	East
SP2	Infrastructure	Classified Road	Willoughby Local Environmental Plan 2012	08/03/2024	08/03/2024	27/11/2024	Amendment No 36	249m	North East
SP1	Special Activities	Cemetery	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	255m	West
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	255m	South East
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	287m	South
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	295m	North East
R3	Medium Density Residential		North Sydney Local Environmental Plan 2013	27/11/2024	27/11/2024	27/11/2024	State Environmental Planning Policy Amendment (Crows Nest Transport Oriented Development Precinct) 2024	309m	South East
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	317m	South West
RE1	Public Recreation		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	318m	East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	329m	South
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	340m	North East
R4	High Density Residential		North Sydney Local Environmental Plan 2013	27/11/2024	27/11/2024	27/11/2024	State Environmental Planning Policy Amendment (Crows Nest Transport Oriented Development Precinct) 2024	363m	South East
MU1	Mixed Use		Lane Cove Local Environmental Plan 2009	27/11/2024	27/11/2024	27/11/2024	State Environmental Planning Policy Amendment (Crows Nest Transport Oriented Development Precinct) 2024	379m	East
R4	High Density Residential		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	384m	North
SP2	Infrastructure	Classified Road	North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	387m	South
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	390m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	398m	North
R4	High Density Residential		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	398m	South
R2	Low Density Residential		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	401m	South West
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	401m	South
R4	High Density Residential		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	413m	North East
MU1	Mixed Use		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	423m	South East
RE1	Public Recreation		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	424m	South
R3	Medium Density Residential		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	432m	South
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	435m	South West
E4	General Industrial		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	452m	North West
SP2	Infrastructure	Railway	North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	453m	South
RE1	Public Recreation		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	454m	South East
RE2	Private Recreation		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	475m	South
SP2	Infrastructure	Educational Establishment	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	476m	North West
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	485m	South West

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	489m	South East
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	493m	West
E2	Commercial Centre		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	493m	West
R4	High Density Residential		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	495m	South East
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	496m	North
R2	Low Density Residential		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	515m	South
RE1	Public Recreation		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	518m	East
C2	Environmental Conservation		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	521m	South
R4	High Density Residential		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	521m	East
R2	Low Density Residential		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	539m	West
C2	Environmental Conservation		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	545m	South
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	549m	South
RE1	Public Recreation		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	560m	South
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	571m	West
SP2	Infrastructure	Electricity Transmission and Distribution	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	595m	North West
RE1	Public Recreation		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	601m	South
SP2	Infrastructure	Hospital	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	624m	West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	624m	North
SP2	Infrastructure	Place of Public Worship	North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	637m	South East
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	642m	North East
R4	High Density Residential		North Sydney Local Environmental Plan 2013	27/11/2024	27/11/2024	27/11/2024	State Environmental Planning Policy Amendment (Crows Nest Transport Oriented Development Precinct) 2024	644m	South East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	655m	North
E1	Local Centre		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	681m	North East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	690m	North

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
SP2	Infrastructure	Place of Public Worship	North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	702m	East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	702m	North
RE1	Public Recreation		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	706m	South
R3	Medium Density Residential		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	709m	South
SP2	Infrastructure	Hospital	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	710m	North West
RE1	Public Recreation		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	710m	East
E2	Commercial Centre		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	723m	South East
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	725m	South West
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	729m	North East
SP2	Infrastructure	Place of Public Worship	North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	734m	East
SP2	Infrastructure	Emergency Services Facility	North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	737m	South East
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	737m	South West
R2	Low Density Residential		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	737m	East
SP2	Infrastructure	Community Facility	North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	741m	East
R3	Medium Density Residential		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	741m	South
SP2	Infrastructure	Car Park	North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	742m	East
E3	Productivity Support		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	754m	North West
MU1	Mixed Use		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	755m	South East
R2	Low Density Residential		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	764m	North East
SP2	Infrastructure	Educational Establishment	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	770m	North East
SP2	Infrastructure	Health Services Facilities	Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	778m	South West
RE1	Public Recreation		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	781m	South East
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	796m	West
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	797m	North
MU1	Mixed Use		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	809m	South East
SP2	Infrastructure	Place of Public Worship	North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	811m	East

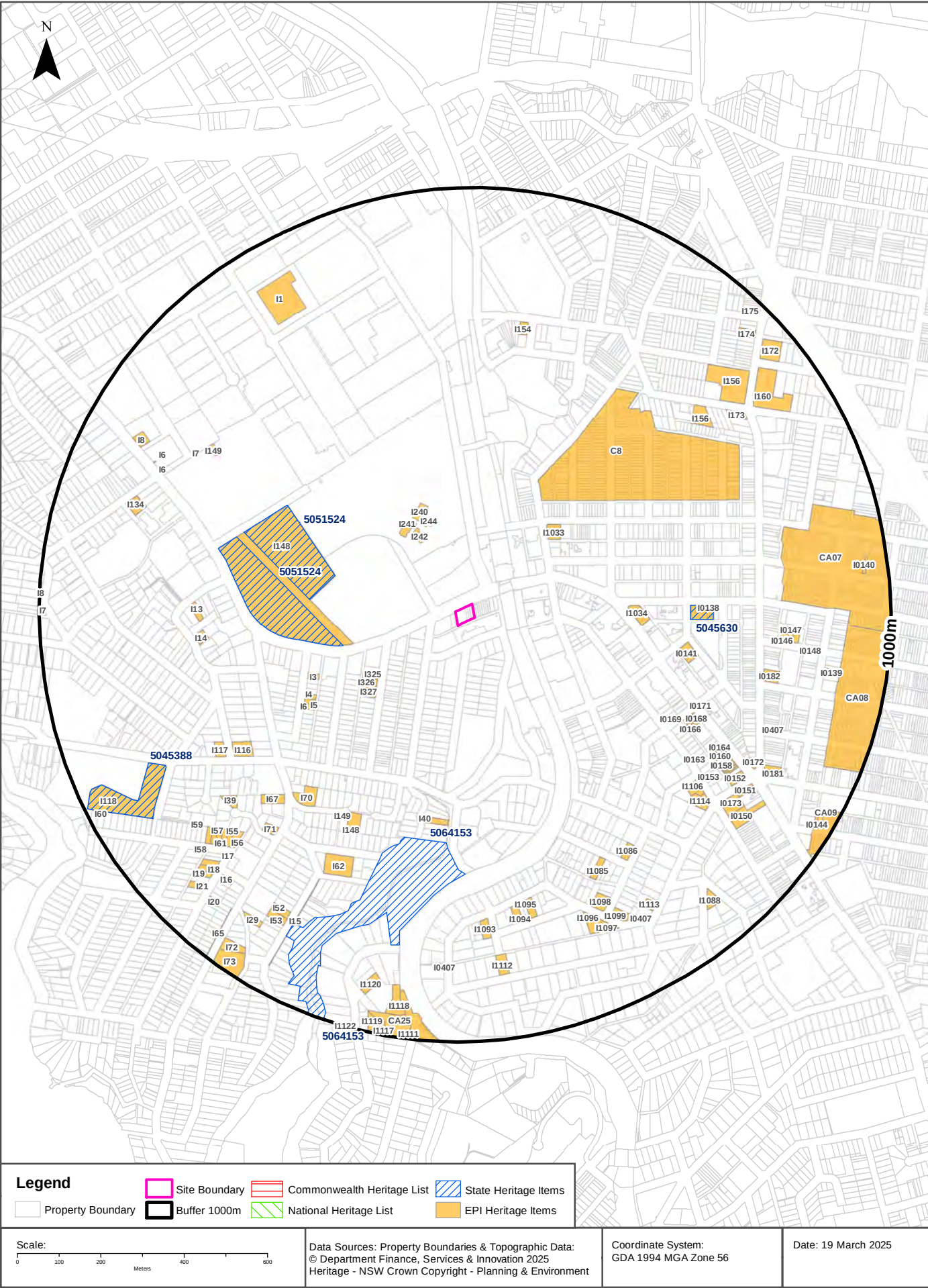
Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R2	Low Density Residential		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	823m	East
SP2	Infrastructure	Telecommunications Facility	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	825m	North West
R3	Medium Density Residential		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	841m	East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	847m	North East
E1	Local Centre		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	849m	East
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	859m	West
RE1	Public Recreation		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	870m	South
R4	High Density Residential		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	872m	North West
E3	Productivity Support		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	874m	North West
R2	Low Density Residential		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	879m	South
R2	Low Density Residential		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	883m	South
SP2	Infrastructure	Place of Public Worship	North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	891m	East
E1	Local Centre		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	896m	North East
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	911m	South West
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	923m	North East
R4	High Density Residential		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	932m	South East
RE1	Public Recreation		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	934m	South
RE1	Public Recreation		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	943m	South East
RE1	Public Recreation		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	952m	North East
SP2	Infrastructure	Electricity Transmission and Distribution	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	953m	North West
R2	Low Density Residential		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	956m	South East
RE1	Public Recreation		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	961m	South East
R4	High Density Residential		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	964m	East
RE1	Public Recreation		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	969m	South East
R3	Medium Density Residential		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	975m	South East
C2	Environmental Conservation		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	989m	South West

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
E1	Local Centre		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	990m	South West
R3	Medium Density Residential		Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	27/11/2024	Amendment No 34	992m	North East
RE1	Public Recreation		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	993m	South West
C2	Environmental Conservation		North Sydney Local Environmental Plan 2013	21/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	995m	South
R2	Low Density Residential		Lane Cove Local Environmental Plan 2009	14/04/2023	26/04/2023	27/11/2024	Map Amendment No 1	997m	West

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Heritage Items

28-38 Pacific Highway, St Leonards, NSW 2065



Heritage

28-38 Pacific Highway, St Leonards, NSW 2065

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
5051524	Gore Hill Memorial Cemetery	Pacific Highway, Gore Hill	WILLOUGHBY	25/05/2001	01491	2121	280m	West
5051524	Gore Hill Memorial Cemetery	Pacific Highway, Gore Hill	WILLOUGHBY	25/05/2001	01491	2121	303m	West
5045630	Electricity Power House	23 Albany Street Crows Nest	NORTH SYDNEY	02/04/1999	00931	3076	519m	East
5064153	Badangi	Wollstonecraft & Greenwich	NORTH SYDNEY	20/10/2023	02075	3295	521m	South
5045388	Pallister	95 River Road Greenwich	LANE COVE	02/04/1999	00574	1571	778m	South West

Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage
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Environmental Planning Instrument - Heritage

What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I242	Resident Medical Officers (RMO) Building-known as Vanderfield Building (including original interior*	Item - General	Local	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	26/07/2024	184m	North West
I244	Orthotics Building (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	26/07/2024	211m	North
I241	Pavilion Wing Building, Block 1A (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	26/07/2024	215m	North West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I325	Sandringham, 3 Park Road	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	223m	South West
I243	Anstro,Body Protein Building (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	26/07/2024	225m	North West
I326	House, 5 Park Road	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	232m	South West
I240	Pavilion Wing Building, Block 1B (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	26/07/2024	236m	North West
I1033	Commercial building	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	239m	North East
I327	House, 7 Park Road	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	244m	South West
I148	Gore Hill Memorial Cemetery	Item - General	State	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	26/07/2024	255m	West
C8	Naremburn	Conservation Area - General	Local	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	26/07/2024	299m	North East
I3	House, 2 Anglo Road	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	354m	West
I1034	Former Marco Building	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	368m	East
I4	House, 10 Anglo Road	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	379m	South West
I5	House, 12 Anglo Road	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	386m	South West
I6	House, 14 Anglo Road	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	393m	South West
I40	House, 8 Eastview Street	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	465m	South
I0141	St Leonards Centre	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	493m	East
I148	House, 18 Wilona Avenue	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	508m	South West
I70	Glenwood Nursing Home, 34-40 Greenwich Road	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	515m	South West
I0138	Electricity Powerhouse No 187	Item - General	State	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	519m	East
I149	House and garage, 20 Wilona Avenue	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	529m	South West
I0171	Higgins Buildings	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	558m	South East
I0170	Higgins Buildings	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	562m	South East
I0169	Higgins Buildings	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	567m	South East
I0168	Higgins Buildings	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	571m	South East
I116	Hazelhurst, 90 River Road	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	571m	South West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I0167	Higgins Buildings	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	575m	South East
I0166	Higgins Buildings	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	580m	South East
I67	House, 35 Greenwich Road	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	581m	South West
I14	House, 14 Bellevue Avenue	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	597m	West
I13	House, 8 Bellevue Avenue	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	607m	West
I62	St. Giles Anglican Church, 6-12 Greendale Street	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	610m	South West
I117	House, 92 River Road	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	630m	South West
I0164	Shop	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	648m	South East
I1085	House	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	648m	South East
I1106	House	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	648m	South East
I71	House, 45 Greenwich Road	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	649m	South West
I1086	House	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	652m	South East
I0163	Shop	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	654m	South East
I154	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	26/07/2024	657m	North
I0162	Shop	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	659m	South East
I0161	Shop	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	664m	South East
I0160	Shop	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	668m	South East
I1114	Uniting Church	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	671m	South East
I39	House, 5 Coolabah Avenue	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	671m	South West
I1095	House	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	674m	South
I0159	Shop	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	679m	South East
I156	Converted Naremburn Public School and Resources Centre	Item - General	Local	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	26/07/2024	680m	North East
I149	Former stables	Item - General	Local	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	26/07/2024	683m	North West
I1094	House	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	683m	South

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I0158	Shop	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	685m	South East
I0157	Shop	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	692m	South East
I0156	Shop	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	695m	South East
I15	Streetscape elements (drain, embankment walls, sandstone retaining walls, rocky outcrop, steps), Be*	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	695m	South West
I0155	Shop	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	699m	South East
I0154	Shop	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	703m	South East
I0182	Northside Baptist Church	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	704m	East
I1093	House	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	705m	South
I0153	Shop	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	706m	South East
I56	House, 1 Gore Street	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	714m	South West
I1098	'Wyagdon'	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	721m	South East
I0152	Former National Australia Bank	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	721m	South East
I7	Footings of the former transmission tower	Item - General	Local	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	26/07/2024	728m	North West
I55	House, 3 Gore Street	Item - General	Local	Lane Cove Local Environmental Plan 2009	30/08/2013	30/08/2013	15/12/2017	730m	South West
I0146	Crows Nest Performing Arts Centre	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	734m	East
I0173	Crows Nest Fire Station	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	737m	South East
CA07	Holtermann Estate A	Conservation Area - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	737m	East
I61	House, 5 Gore Street	Item - General	Local	Lane Cove Local Environmental Plan 2009	30/08/2013	30/08/2013	15/12/2017	738m	South West
I0172	Willoughby House, former OJ Williams store	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	745m	South East
I57	Banksia, 7 Gore Street	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	746m	South West
I1096	House	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	748m	South
I0147	Uniting Church hall	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	752m	East
I58	Ione, 9 Gore Street	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	754m	South West

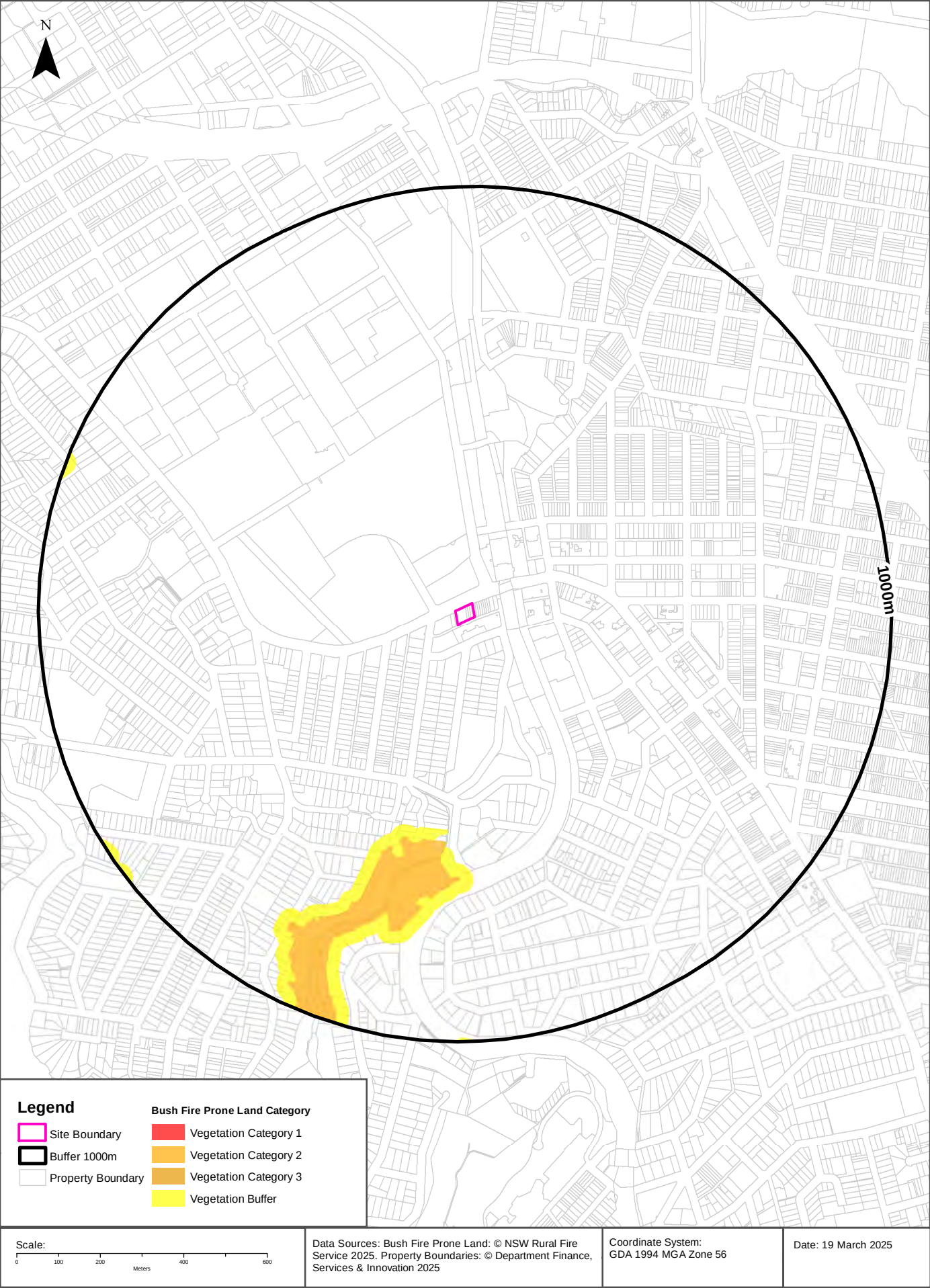
Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I0407	North Sydney bus shelters	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	757m	South East
I0151	Bank	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	757m	South East
I173	House (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	26/07/2024	762m	North East
I59	Rockleigh, 11 Gore Street	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	762m	South West
I0407	North Sydney bus shelters	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	763m	East
I0148	Uniting Church parsonage	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	764m	East
I156	Converted Naremburn Public School and Resources Centre	Item - General	Local	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	26/07/2024	770m	North East
I0150	Former North Shore Gas Co office	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	772m	South East
I1099	House	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	772m	South East
I118	Pallister, 95 River Road	Item - General	State	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	778m	South West
I0181	Crows Nest Hotel	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	779m	South East
I6	Gateway entry pylons	Item - General	Local	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	26/07/2024	781m	North West
I134	Mandalay, 2/4 Ulonga Avenue	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	786m	West
I1097	'Morville'	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	787m	South East
I1113	'Illaroo'	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	791m	South East
I52	House, 19 Glenview Street	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	796m	South West
I1112	House	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	796m	South
I6	Gateway entry pylons	Item - General	Local	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	26/07/2024	804m	North West
I17	Tewhare, 5 Carlotta Street	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	805m	South West
I1	Industrial building (including surviving industrial elements)	Item - General	Local	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	26/07/2024	810m	North West
I53	House, 21 Glenview Street	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	815m	South West
I16	House, 2 Carlotta Street	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	817m	South West
I0407	North Sydney bus shelters	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	820m	South
I18	Marathon, 7 Carlotta Street	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	820m	South West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I0407	North Sydney bus shelters	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	823m	South East
I160	St Leonards Church (including original interiors), Presbytery and School Buildings and grounds	Item - General	Local	Willoughby Local Environmental Plan 2012	26/07/2024	26/07/2024	26/07/2024	826m	North East
I19	Greenwich Uniting Church, 9 Carlotta Street	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	835m	South West
I8	Communications tower (excluding all ancillary buildings and structures and tower attachments)	Item - General	Local	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	26/07/2024	840m	North West
I0139	House	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	848m	East
I29	House, 2 Chisholm Street	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	853m	South West
I1088	Astley Bank	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	855m	South East
I1120	'Tullamore'	Item - Landscape	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	856m	South
I21	House, 13 Carlotta Street	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	864m	South West
I65	Streetscape elements (sandstone gutters, steps, outcrops and kerbing), Greenwich Road, Bay Street a*	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	870m	South West
CA25	Wollstonecraft	Conservation Area - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	874m	South
I1118	'The Briars'	Item - Landscape	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	874m	South
I20	House, 12 Carlotta Street	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	875m	South West
CA08	Holtermann Estate B	Conservation Area - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	883m	East
I172	St Cuthbert's Anglican Church (including original interiors)	Item - General	Local	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	26/07/2024	907m	North East
I174	Group of shops	Item - General	Local	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	26/07/2024	907m	North East
I72	House, 70 Greenwich Road	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	928m	South West
I0140	Barn, outbuilding at rear	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	935m	East
CA09	Holtermann Estate C	Conservation Area - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	939m	South East
I73	Greenwich Infants School, 72A Greenwich Road	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	939m	South West
I0144	Former hall	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	947m	South East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I1119	House	Item - Landscape	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	948m	South
I175	Shops	Item - General	Local	Willoughby Local Environmental Plan 2012	30/06/2023	30/06/2023	26/07/2024	954m	North East
I60	Sandstone swimming pool (associated with Pallister, 95 River Road), 51 Gore Street	Item - General	State	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	957m	South West
I1111	House	Item - General	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	966m	South
I1117	House	Item - Landscape	Local	North Sydney Local Environmental Plan 2013	02/08/2013	13/09/2013	28/06/2024	967m	South
I7	House, 4 Balfour Street	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	988m	West
I1122	Wollstonecraft foreshore reserves	Item - Landscape	Local	North Sydney Local Environmental Plan 2013	30/06/2021	30/06/2021	28/06/2024	994m	South
I8	House, 8 Balfour Street	Item - General	Local	Lane Cove Local Environmental Plan 2009	19/02/2010	19/02/2010	15/12/2017	996m	West

Heritage Data Source: NSW Crown Copyright - Planning & Environment

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Natural Hazards

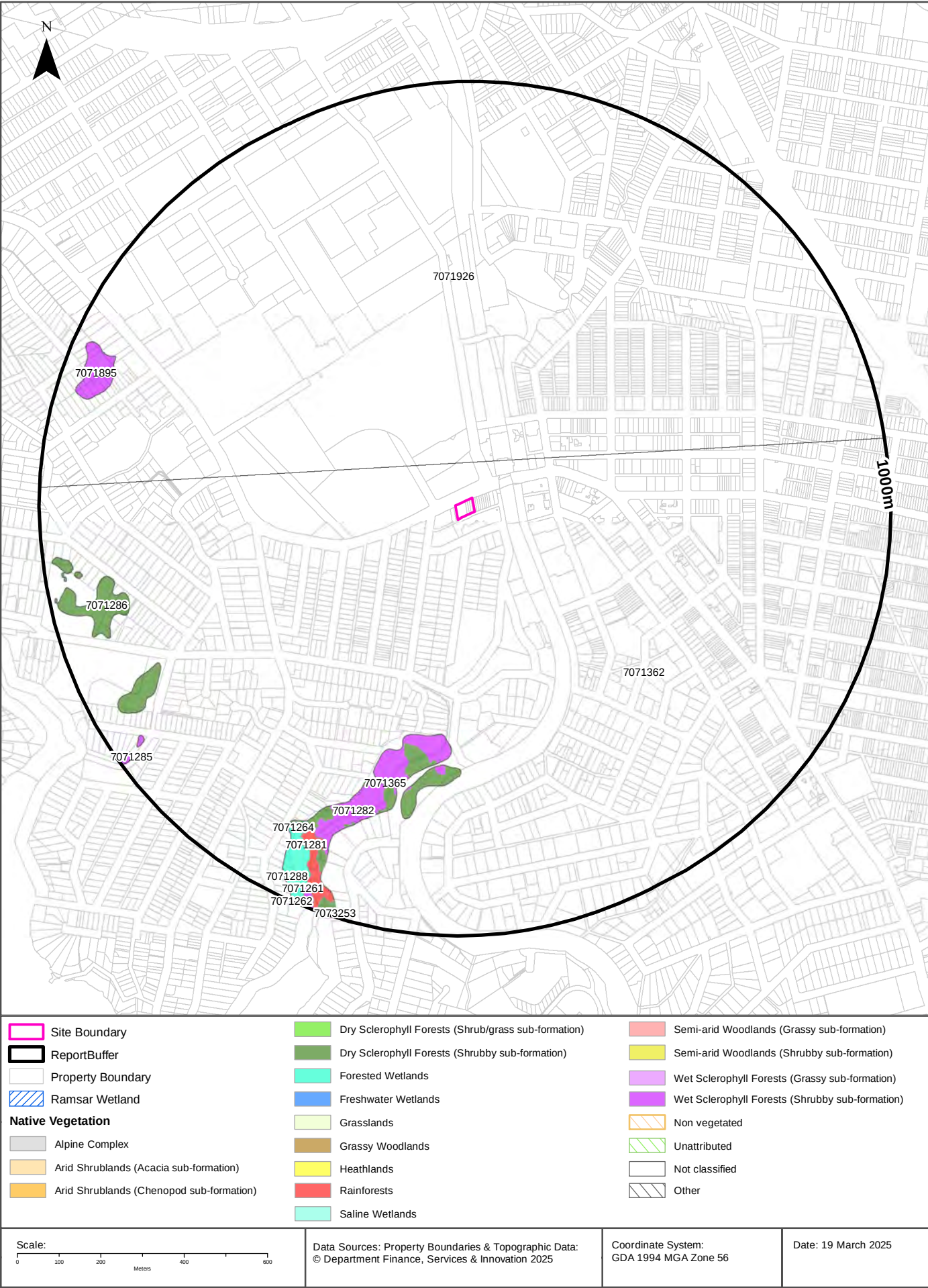
28-38 Pacific Highway, St Leonards, NSW 2065

Bush Fire Prone Land

What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	491m	South West
Vegetation Category 2	521m	South

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence



Ecological Constraints

28-38 Pacific Highway, St Leonards, NSW 2065

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
7071362	Not classified	(Not classified) Not classified	Not classified	0m	On-site
7071926	Not classified	(Not classified) Not classified	Not classified	86m	North
7071282	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	518m	South
7071286	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Enriched Sandstone Forest	Sydney Coastal Dry Sclerophyll Forests	546m	South West
7071365	Not classified	(Not classified) Not classified	Not classified	653m	South
7071364	Not classified	(Not classified) Not classified	Not classified	654m	South
7071264	Forested Wetlands	(Forested Wetlands) Estuarine Swamp Oak-Mangrove Forest	Coastal Floodplain Wetlands	812m	South West
7071281	Rainforests	(Rainforests) Sydney Coastal Coachwood Gallery Rainforest	Northern Warm Temperate Rainforests	818m	South West
7073253	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Foreshores Forest	Sydney Coastal Dry Sclerophyll Forests	856m	South
7071895	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Blue Gum High Forest	North Coast Wet Sclerophyll Forests	878m	West
7071285	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	919m	South West
7071288	Forested Wetlands	(Forested Wetlands) Estuarine Swamp Oak Twig-rush Forest	Coastal Floodplain Wetlands	944m	South West
7071261	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	950m	South
7071262	Wet Sclerophyll Forests (Shrubby sub-formation)	(Wet Sclerophyll Forests (Shrubby sub-formation)) Sydney Enriched Sandstone Moist Forest	North Coast Wet Sclerophyll Forests	999m	South West

Native Vegetation Type Map : NSW Department of Planning and Environment 2022

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Ecological Constraints

28-38 Pacific Highway, St Leonards, NSW 2065

Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

Map ID	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment

Ecological Constraints

28-38 Pacific Highway, St Leonards, NSW 2065

Collaborative Australian Protected Areas Database - Terrestrial

Protected areas in terrestrial environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Collaborative Australian Protected Areas Database - Marine

Protected areas in marine environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Source: Collaborative Australian Protected Areas Database (CAPAD) 2022
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Ecological Constraints

28-38 Pacific Highway, St Leonards, NSW 2065

Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer					

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
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Ecological Constraints

28-38 Pacific Highway, St Leonards, NSW 2065

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer					

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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Ecological Constraints

28-38 Pacific Highway, St Leonards, NSW 2065

NSW BioNet Species Sightings

Species sightings from the NSW BioNet Repository that have either a state or federal conservation status, or a sensitivity status, and are within 10 km of the site:

Note: This data does not include NSW Category 1 sensitive species.

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Heleioporus australiacus	Giant Burrowing Frog	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Not Sensitive	Endangered	Vulnerable	
Animalia	Amphibia	Pseudophryne australis	Red-crowned Toadlet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Actitis hypoleucos	Common Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Amaurornis moluccana	Pale-vented Bush-hen	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Anous stolidus	Common Noddy	Not Sensitive	Not Listed	Not Listed	CAMBA;JAMBA
Animalia	Aves	Anseranas semipalmata	Maggie Goose	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Category 2	Critically Endangered	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Ardenna carneipes	Flesh-footed Shearwater	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Ardenna grisea	Sooty Shearwater	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Ardenna pacifica	Wedge-tailed Shearwater	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Arenaria interpres	Ruddy Turnstone	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Artamus cyanopterus	Dusky Woodswallow	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Burhinus grallarius	Bush Stone-curlew	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calidris alba	Sanderling	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calidris canutus	Red Knot	Not Sensitive	Not Listed	Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Not Sensitive	Critically Endangered	Critically Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calidris melanotos	Pectoral Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Category 3	Endangered	Endangered	
Animalia	Aves	Calonectris leucomelas	Streaked Shearwater	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calyptorhynchus banksii banksii	Red-tailed Black-Cockatoo (coastal subspecies)	Category 2	Critically Endangered	Not Listed	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Category 2	Vulnerable	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	<i>Calyptorhynchus lathamii lathamii</i>	South-eastern Glossy Black-Cockatoo	Category 2	Vulnerable	Vulnerable	
Animalia	Aves	<i>Certhionyx variegatus</i>	Pied Honeyeater	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Chthonicola sagittata</i>	Speckled Warbler	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (eastern subspecies)	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	<i>Coracina lineata</i>	Barred Cuckoo-shrike	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Cuculus optatus</i>	Oriental Cuckoo	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Daphoenositta chrysoptera</i>	Varied Sittella	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Diomedea exulans</i>	Wandering Albatross	Not Sensitive	Endangered	Vulnerable	
Animalia	Aves	<i>Ephippiorhynchus asiaticus</i>	Black-necked Stork	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	<i>Epthianura albigrons</i>	White-fronted Chat	Not Sensitive	Endangered Population, Vulnerable	Not Listed	
Animalia	Aves	<i>Erythroriorchis radiatus</i>	Red Goshawk	Category 2	Endangered	Endangered	
Animalia	Aves	<i>Esacus magnirostris</i>	Beach Stone-curlew	Not Sensitive	Critically Endangered	Not Listed	
Animalia	Aves	<i>Eudyptula minor</i>	Little Penguin	Not Sensitive	Endangered Population	Not Listed	
Animalia	Aves	<i>Falco subniger</i>	Black Falcon	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Gallinago hardwickii</i>	Latham's Snipe	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;JAMBA
Animalia	Aves	<i>Glossopsitta pusilla</i>	Little Lorikeet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Grantiella picta</i>	Painted Honeyeater	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	<i>Haematopus fuliginosus</i>	Sooty Oystercatcher	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Haematopus longirostris</i>	Pied Oystercatcher	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Hieraaetus morphnoides</i>	Little Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Hirundapus caudacutus</i>	White-throated Needletail	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Hydroprogne caspia</i>	Caspian Tern	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	<i>Ixobrychus flavicollis</i>	Black Bittern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Lathamus discolor</i>	Swift Parrot	Not Sensitive	Endangered	Critically Endangered	
Animalia	Aves	<i>Limosa lapponica</i>	Bar-tailed Godwit	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Limosa limosa</i>	Black-tailed Godwit	Not Sensitive	Vulnerable	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Lophoictinia isura</i>	Square-tailed Kite	Category 3	Vulnerable	Not Listed	
Animalia	Aves	<i>Macronectes giganteus</i>	Southern Giant Petrel	Not Sensitive	Endangered	Endangered	
Animalia	Aves	<i>Manorina melanotis</i>	Black-eared Miner	Not Sensitive	Critically Endangered	Endangered	
Animalia	Aves	<i>Melithreptus gularis gularis</i>	Black-chinned Honeyeater (eastern subspecies)	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Menura alberti</i>	Albert's Lyrebird	Not Sensitive	Vulnerable	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Nettapus coromandelianus	Cotton Pygmy-Goose	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Numenius madagascariensis	Eastern Curlew	Not Sensitive	Critically Endangered	Critically Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Numenius minutus	Little Curlew	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Numenius phaeopus	Whimbrel	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Onychoprion fuscata	Sooty Tern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Oxyura australis	Blue-billed Duck	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pachycephala olivacea	Olive Whistler	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pandion cristatus	Eastern Osprey	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Phaethon lepturus	White-tailed Tropicbird	Not Sensitive	Not Listed	Not Listed	CAMBA;JAMBA
Animalia	Aves	Pluvialis fulva	Pacific Golden Plover	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Polytelis anthopeplus monarchoides	Regent Parrot (eastern subspecies)	Category 3	Endangered	Vulnerable	
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Category 3	Vulnerable	Vulnerable	
Animalia	Aves	Pterodroma leucoptera leucoptera	Gould's Petrel	Not Sensitive	Vulnerable	Endangered	
Animalia	Aves	Pterodroma nigripennis	Black-winged Petrel	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pterodroma solandri	Providence Petrel	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Ptilinopus magnificus	Wompoo Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Ptilinopus regina	Rose-crowned Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Ptilinopus superbus	Superb Fruit-Dove	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Puffinus assimilis	Little Shearwater	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Stagonopleura guttata	Diamond Firetail	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Stercorarius longicaudus	Long-tailed Jaeger	Not Sensitive	Not Listed	Not Listed	CAMBA;JAMBA
Animalia	Aves	Stercorarius parasiticus	Arctic Jaeger	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Stercorarius pomarinus	Pomarine Jaeger	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Sterna hirundo	Common Tern	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Sternula albigrons	Little Tern	Not Sensitive	Endangered	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Sula dactylatra	Masked Booby	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Thalassarche bulleri	Buller's Albatross	Not Sensitive	Not Listed	Vulnerable	
Animalia	Aves	Thalassarche cauta	Shy Albatross	Not Sensitive	Endangered	Endangered	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	<i>Thalassarche chrysostoma</i>	Grey-headed Albatross	Not Sensitive	Not Listed	Endangered	
Animalia	Aves	<i>Thalassarche melanophris</i>	Black-browed Albatross	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	<i>Thalasseus bergii</i>	Crested Tern	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	<i>Thinornis cucullatus cucullatus</i>	Eastern Hooded Dotterel	Not Sensitive	Critically Endangered	Vulnerable	
Animalia	Aves	<i>Todiramphus chloris</i>	Collared Kingfisher	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	<i>Tringa brevipes</i>	Grey-tailed Tattler	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Tringa incana</i>	Wandering Tattler	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	<i>Tringa nebularia</i>	Common Greenshank	Not Sensitive	Endangered	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Tringa stagnatilis</i>	Marsh Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Turnix melanogaster</i>	Black-breasted Button-quail	Not Sensitive	Critically Endangered	Vulnerable	
Animalia	Aves	<i>Tyto novaehollandiae</i>	Masked Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	<i>Tyto tenebricosa</i>	Sooty Owl	Category 3	Vulnerable	Not Listed	
Animalia	Insecta	<i>Petalura gigantea</i>	Giant Dragonfly	Not Sensitive	Endangered	Not Listed	
Animalia	Mammalia	<i>Aepyprymnus rufescens</i>	Rufous Bettong	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Arctocephalus forsteri</i>	New Zealand Fur-seal	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Arctocephalus pusillus doriferus</i>	Australian Fur-seal	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Balaenoptera musculus</i>	Blue Whale	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Not Sensitive	Vulnerable	Endangered	
Animalia	Mammalia	<i>Dasyurus viverrinus</i>	Eastern Quoll	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	<i>Dugong dugon</i>	Dugong	Not Sensitive	Endangered	Not Listed	
Animalia	Mammalia	<i>Eubalaena australis</i>	Southern Right Whale	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Isoodon obesulus obesulus</i>	Southern Brown Bandicoot (eastern)	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	<i>Macrotis lagotis</i>	Bilby	Not Sensitive	Extinct	Vulnerable	
Animalia	Mammalia	<i>Micronomus norfolkensis</i>	Eastern Coastal Free-tailed Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Miniopterus australis</i>	Little Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Myotis macropus</i>	Southern Myotis	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	<i>Notomys cervinus</i>	Fawn Hopping-mouse	Not Sensitive	Extinct	Not Listed	
Animalia	Mammalia	<i>Notomys mitchellii</i>	Mitchell's Hopping-mouse	Not Sensitive	Extinct	Not Listed	
Animalia	Mammalia	<i>Perameles nasuta</i>	Long-nosed Bandicoot	Not Sensitive	Endangered Population	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Mammalia	Petauroides volans	Southern Greater Glider	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Phascogale cinerea	Koala	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Pseudomys gracilicaudatus	Eastern Chestnut Mouse	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Pseudomys hermannsburgensis	Sandy Inland Mouse	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Pseudomys novaehollandiae	New Holland Mouse	Not Sensitive	Not Listed	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Vespertilio aculeatus	Eastern Cave Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Antaresia stimsoni	Stimson's Python	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Aspidites ramsayi	Woma	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Reptilia	Cyclodomorphus melanops elongatus	Mallee Slender Blue-tongue Lizard	Not Sensitive	Endangered	Not Listed	
Animalia	Reptilia	Dermochelys coriacea	Leatherback Turtle	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Diplodactylus platyrus	Eastern Fat-tailed Gecko	Not Sensitive	Endangered	Not Listed	
Animalia	Reptilia	Eretmochelys imbricata	Hawksbill Turtle	Not Sensitive	Not Listed	Vulnerable	
Animalia	Reptilia	Hoplocephalus bitorquatus	Pale-headed Snake	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Myuchelys bellii	Western Sawshelled Turtle, Bell's Turtle	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Pseudonaja modesta	Ringed Brown Snake	Not Sensitive	Endangered	Not Listed	
Animalia	Reptilia	Tiliqua multifasciata	Centralian Blue-tongued Lizard	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Tiliqua occipitalis	Western Blue-tongued Lizard	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Uvidicolus sphyrurus	Border Thick-tailed Gecko	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Reptilia	Varanus rosenbergi	Rosenberg's Goanna	Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Camarophyllopsis kearneyi		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe anomala var. ianthinomarginata		Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Hygrocybe aurantipes		Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Hygrocybe austropratensis		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe collucera		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe griseoramosa		Not Sensitive	Endangered	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Fungi	Flora	Hygrocybe lanecovens		Not Sensitive	Endangered	Not Listed	
Fungi	Flora	Hygrocybe reesia		Not Sensitive	Vulnerable	Not Listed	
Fungi	Flora	Hygrocybe rubronivea		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	Acacia gordonii		Not Sensitive	Endangered	Endangered	
Plantae	Flora	Acacia terminalis subsp. Eastern Sydney	Sunshine wattle	Not Sensitive	Endangered	Endangered	
Plantae	Flora	Allocasuarina portuensis	Nielsen Park She-oak	Category 3	Endangered	Endangered	
Plantae	Flora	Amperea xiphoclada var. pedicellata		Not Sensitive	Extinct	Extinct	
Plantae	Flora	Asterolasia buxifolia		Not Sensitive	Critically Endangered	Critically Endangered	
Plantae	Flora	Baeckea kandos		Category 3	Endangered	Endangered	
Plantae	Flora	Caladenia tessellata	Thick Lip Spider Orchid	Category 2	Vulnerable	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Category 3	Vulnerable	Not Listed	
Plantae	Flora	Chamaesyce psammogeton	Sand Spurge	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Darwinia biflora		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Davidsonia jerseyana	Davidson's Plum	Category 2	Endangered	Endangered	
Plantae	Flora	Deyeuxia appressa		Not Sensitive	Endangered	Endangered	
Plantae	Flora	Dichanthium setosum	Bluegrass	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Doryanthes palmeri	Giant Spear Lily	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Epacris purpurascens var. purpurascens		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Epacris sparsa	Sparse Heath	Not Sensitive	Vulnerable	Endangered	
Plantae	Flora	Eucalyptus camfieldii	Camfield's Stringybark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus fracta	Broken Back Ironbark	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Eucalyptus leucoxylon subsp. pruinosa	Yellow Gum	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus pulverulenta	Silver-leafed Gum	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus scoparia	Wallangarra White Gum	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	Euphrasia collina subsp. muelleri	Mueller's Eyebright	Not Sensitive	Endangered	Endangered	
Plantae	Flora	Genoplesium baueri	Bauer's Midge Orchid	Category 2	Endangered	Endangered	
Plantae	Flora	Grammitis stenophylla	Narrow-leaf Finger Fern	Category 3	Endangered	Not Listed	
Plantae	Flora	Grevillea caleyi	Caley's Grevillea	Category 3	Critically Endangered	Critically Endangered	
Plantae	Flora	Grevillea hilliana	White Yiel Yiel	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Haloragodendron lucasii		Not Sensitive	Endangered	Endangered	
Plantae	Flora	Hibbertia puberula		Not Sensitive	Endangered	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Hibbertia spanantha	Julian's Hibbertia	Category 2	Critically Endangered	Critically Endangered	
Plantae	Flora	Hibbertia superans		Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Isotoma fluviatilis subsp. fluviatilis		Category 3	Not Listed	Extinct	
Plantae	Flora	Lasiopetalum joyceae		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Leptospermum deanei		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Macadamia integrifolia	Macadamia Nut	Not Sensitive	Not Listed	Vulnerable	
Plantae	Flora	Macadamia tetraphylla	Rough-shelled Bush Nut	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Melaleuca biconvexa	Biconvex Paperbark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Melaleuca deanei	Deane's Paperbark	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Microtis angusii	Angus's Onion Orchid	Category 2	Endangered	Endangered	
Plantae	Flora	Persoonia hirsuta	Hairy Geebung	Category 3	Endangered	Endangered	
Plantae	Flora	Persoonia laxa		Not Sensitive	Extinct	Extinct	
Plantae	Flora	Pimelea curviflora var. curviflora		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Prasophyllum fuscum	Slaty Leek Orchid	Category 2	Critically Endangered	Vulnerable	
Plantae	Flora	Prostanthera marifolia	Seaforth Mintbush	Category 3	Critically Endangered	Critically Endangered	
Plantae	Flora	Rhodamnia rubescens	Scrub Turpentine	Not Sensitive	Critically Endangered	Critically Endangered	
Plantae	Flora	Sarcophilus hartmannii	Hartman's Sarcophilus	Category 2	Vulnerable	Vulnerable	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	Tetratheca glandulosa		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Tetratheca juncea	Black-eyed Susan	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Thesium australe	Austral Toadflax	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Triplarina imbricata	Creek Triplarina	Not Sensitive	Endangered	Endangered	
Plantae	Flora	Wilsonia backhousei	Narrow-leafed Wilsonia	Not Sensitive	Vulnerable	Not Listed	

Source: NSW BioNet Species Sightings

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Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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Appendix G – Council Search



AMBIANCE
GROUP

Monday 23 January 2012

Lane Cove Council
48 Longueville Road
LANE COVE NSW 2066

Dear Sir/Madam

Application Number: CC 162/2001

Proposal: Increase in size of lobby and awning.

Premises: 34 – 42 Pacific Highway St Leonards

In reference to the Construction Certificate application listed above, below are details of the remaining requirements in accordance with the Building Code of Australia, to be submitted prior to obtaining a Construction Certificate.

- a) Specifications for the project – **Please see attached documents.**
- b) The glazing to be used for the wall panels and to the perimeter of the entry door will be 6.38mm, 10mm and 12mm clear laminated glass, as per AS1288.
- c) Details for recessed floor matt and stormwater grate have been referred to in the plans for the project, which were submitted in initial application for the Construction Certificate. However, **Please see attached documents** for specification of the type of drain to be used and an indication of its location.
- d) The floor surfaces to be used (tiles, 600 x 600mm) to the entry will **NOT** exceed the maximum gradient of 1:14 in accordance with clause 10.3 of AS1428.1 – 2009.
- e) Stormwater details for proposed drainage adjacent to the front door may be found in **attached documents.**
- f) Details for exit signage in accordance with condition no. 18 of the development consent can be found in **attached documents.**

Sincerely

Felicity Boath
PA to CEO

5
RECEIVED

24 JAN 2012

RECORDS

SILVESTER@JLU7

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Rahcours Bay NSW 2011 www.silvesterfuller.com
Sydney Australia ABN 11 127 430 719

Changes from previous issue are highlighted in GREY.
Confirm all codes and accessories with supplier prior
to ordering. To be read in conjunction with drawings
and schedules

- 07/09/2011 For Review
Rev Date Description

LOBBY RENOVATIONS

32-42 Pacific Highway NSW 2065

For

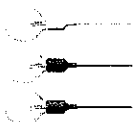
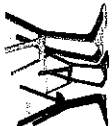
EDWIN BOGATEZ

Level 2, 38 Pacific Highway NSW 2065

SCHEDULE 1/4
FINISHES/FITTINGS REVIEW

S011S01 -

ITEM	CODE	LOCATION	MANUFACTURER	DESCRIPTION	FINISH	COLOR	SUPPLIER	QUANTITY	IMAGE/NOTES
Lift Finishes	LF88	Ceiling	Kone	LF88 LED Round Spots	ST4 Silver Brushed Stainless Steel	-	Kone 02 9577 7000	-	
	ST4	Walls and Doors	Kone	ST4 Silver brushed all walls and doors	ST4 Silver Brushed Stainless Steel	-	Kone 02 9577 7000	-	
	G4	Floor	Kone	G4 Grey Black Stone	Stone	Grey Black	Kone 02 9577 7000	-	
	H8515	Handrail	Kone	H8515 Round	Stainless Steel	-	Kone 02 9577 7000	-	
Foyer Finishes	FF-01	Ceiling	DULUX	Professional Ceiling Flat Paint	Painted	White on White PCWF8	Dulux 13 23 77	-	
	FF-02	Floor	Nuplex Constructions	Architectural Terrazzo Resin Based Terrazzo Flooring Intergral External Slip resistance and sealant to suit application	Sealed Matt	Charcoal Grey 300x300mm sample submitted for approval prior to commencement	Durable Floors 0410 816 362	-	
	FF-03	Walls	DULUX	Wash & Wear 101 Advanced Low Sheen Square set painted plasterboard no ceiling cornice. High impact plasterboard to a height of +1300mm above FFL	Low Sheen	White on White PCWF8	Dulux 13 23 77	-	
	FF-04	Signage Wall	-	Black Acrylic Lettering Laser cut 3D Lettering 3mm thick Conceal fix direct adhere to wall Heights as drawn	Acrylic	Black	-	-	
	FF-05	Bar	Corian	Bar Benchtop - Corian 100mm thick 2mm pencil round edges	Glacier	White	casf group 1300 795 044	-	
Foyer Fixings	FT-01	Bar Sink Mixer	Vola	Vola KVI (M) Kitchen Mixer 55mm lever handle	Coloured	White	dedace 02 9360 2722	1	
	FT-02	Bar	Corian	805 Corian Sink Integrated Single Bowl	Glacier	White	casf group 1300 795 044	1	

ITEM	CODE	LOCATION	MANUFACTURER	DESCRIPTION	FINISH	COLOR	SUPPLIER	QUANTITY	IMAGE/NOTES
FT-03	Grated Drain	Stormtech (or similar)	3BAFG Stainless Steel Grate with UPVC channel 38mm wide - flush installation To the perimeter of the lobby entrance glazing	316 Marine Grade	Stainless Steel	Stormtech 02 4423 1989	-		
FT-04	Bar	Ambience	Pendant Lights Suspended Flexible System: • Flex - Black Webbed • Backplane - Black • Lampholder - Black Bakelite LIQUIDLED - Large Round Clear LED lamp 4.1W - Dimmable	-	Black	Northlight 0406 754 724 Hugh Rabone	7		
FT-05	Foyer	Serralunga	Planting Pot VAS - one 1200mm high	Matt	White	Client Supply	1		
FT-06	Bar Seating	Plank	Mura Stackable Stool 780mm high (to suit bench height)	-	TBC	designcraft 02 6290 4900	8		
FT-07	Foyer Seating	IKEA	Artid Armchair Single seater armchair	Leather	Black	IKEA	2		
FT-08	Foyer Seating	IKEA	Klubbso Coffee Table	-	Black/Brown	IKEA	1		

ITEM	CODE	LOCATION	MANUFACTURER	DESCRIPTION	FINISH	COLOUR	SUPPLIER	QUANTITY	IMAGE/NOTES
-				Carcass - White Melamine Edge stripping all edges 2 x adjustable shelving cut around plumbing Nickel shelf supports	Melamine	White	-	-	-
-				Fittings - All Blum concealed soft close hinges Hettich magnetic push release catches		White	-	-	-

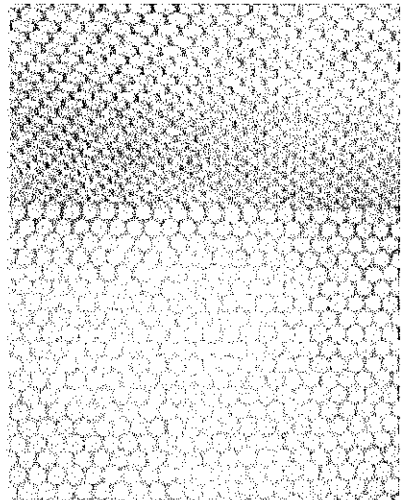
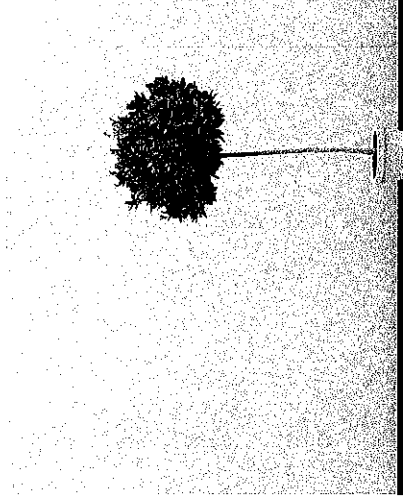
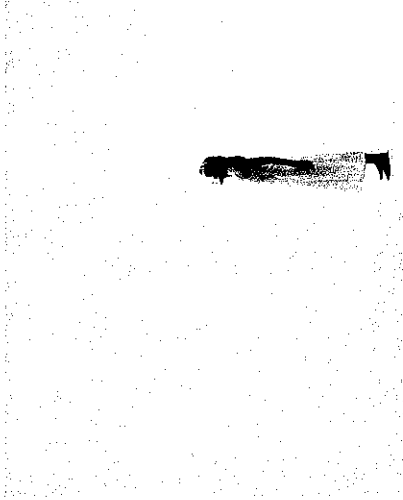
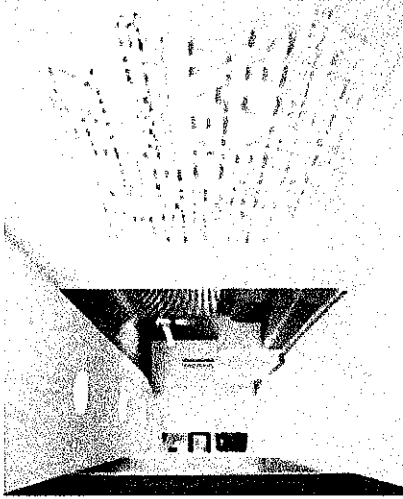
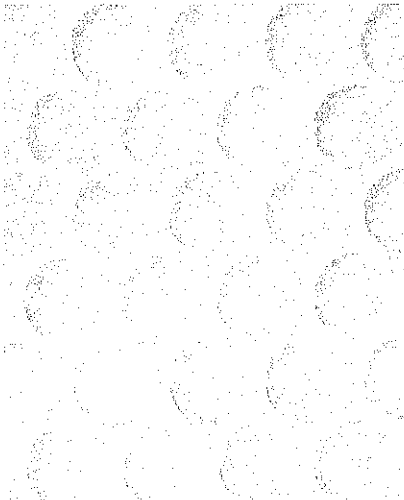
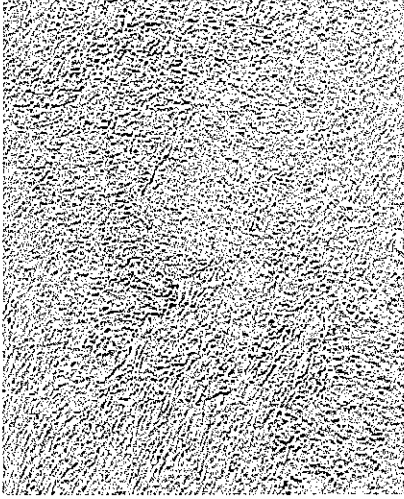
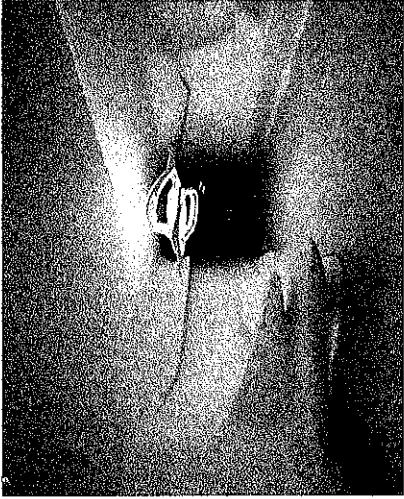
NOTES:
Any substitutions to be approved by Client
Contractor responsible for compliance with all relevant codes and standards.

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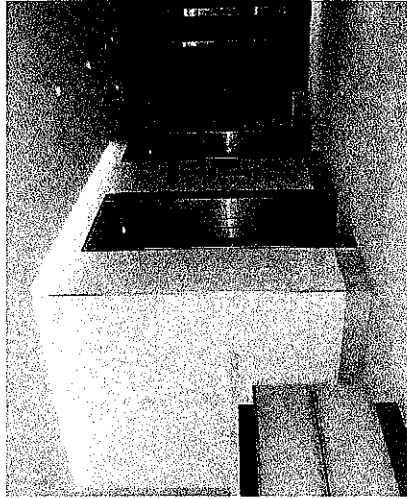
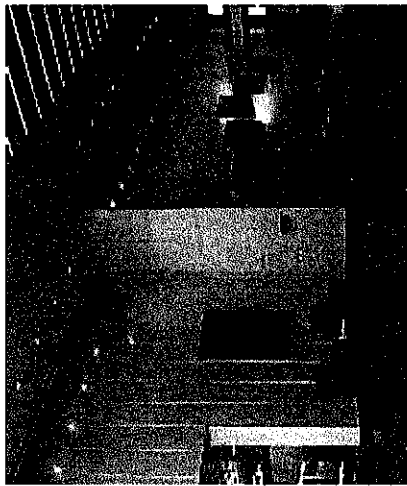
01 SOLID SURFACE SEAMLESS CORIAN OR CHEAPER SIMILAR

- Preferred option
- Available in wall panels for exterior or interior use
- Ties in with cafe bar
- Solid colour all the way through panel
- Robust and hardwearing
- Repair possible if damage occurs

02 IMPACT RESISTANT PLASTERBOARD PAINTED

03 RENDERED PAINTED ON CFC BASE

04 TILE WHITE PENNY ROUNDS



05
POLYURETHANE PAINTED MDF
WALL PANELS

06
COLOUR BACK GLASS - WHITE

34 - 42 PACIFIC HIGHWAY | ST. LEONARDS

STATEMENT OF ENVIRONMENTAL EFFECTS

Contents

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2.0	Project Description	3
3.0	Compliance Table	4

1.0 Introduction

The proposal seeks to upgrade the existing lobby of the subject site; 34 – 42 Pacific Highway, St Leonards, with the relocation of the existing glass closure line to accommodate a much needed increase in the lobby space. The requirement for a DA submission arises due to this small increase in gross floor area despite the existing building falling well within the allowable floor space ratio.

2.0 Project Description

Currently the lobby is in need of refurbishment with finishes and fittings tired and worn. Space is minimal and doesn't afford any waiting area for guests to the commercial tenancy's within.

It is proposed that the glass closure line be relocated forward, within the boundary, to allow space in the lobby for a new waiting lounge area and consolidated directory board adjacent the existing lift. This results in an increase in gross floor area of approximately 20m². This increase in area is minimal and does not cause the building to fall outside the allowable floor space ratio, nor is there the requirement for any additional parking space.

The transparency of the lobby is increased due to exposure gained through the addition of the glazed corner. The awning over is extended in detail to match the existing to allow great cover, pedestrian comfort and sun shading. As such the street elevation remains essentially unchanged save for a much needed upgrading of finish. Access into the lobby remains as a level accessible entry from street level.

As part of the refurbishment will be the restoration of the existing street shopfront to include repair and repainting of the soffit and finishes.

The proposal does not encompass any change in use, the building is not a heritage item nor is it located within a heritage conservation zone.

The proposed refurbishment of the lobby and upgrade to the street front is of benefit to the street amenity which should be looked favourably upon.

3.0 Compliance Table

LANE COVE LOCAL ENVIRONMENTAL PLAN (LEP 2009) NSW GOVERNMENT LEGISLATION			
CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
Part 2 Permitted or Prohibited Development			
2.1	Land Use Zones B3 Commercial Core	No change to current usage.	✓
Part 4 Principle Development Standards			
4.4	Floor Space Ratio Z - 5:1	The proposal does not exceed the allowable floor space area. - Being only 3 stories in height the current building is well within the allowable gross floor area. - The proposed relocation of the lobby entry doors results in an increase of approximately 20m² of gross floor area only.	✓
Part 5 Miscellaneous Provisions			
5.10	Heritage Conservation - Not listed as a heritage item - Not within a heritage conservation zone	No requirements.	✓

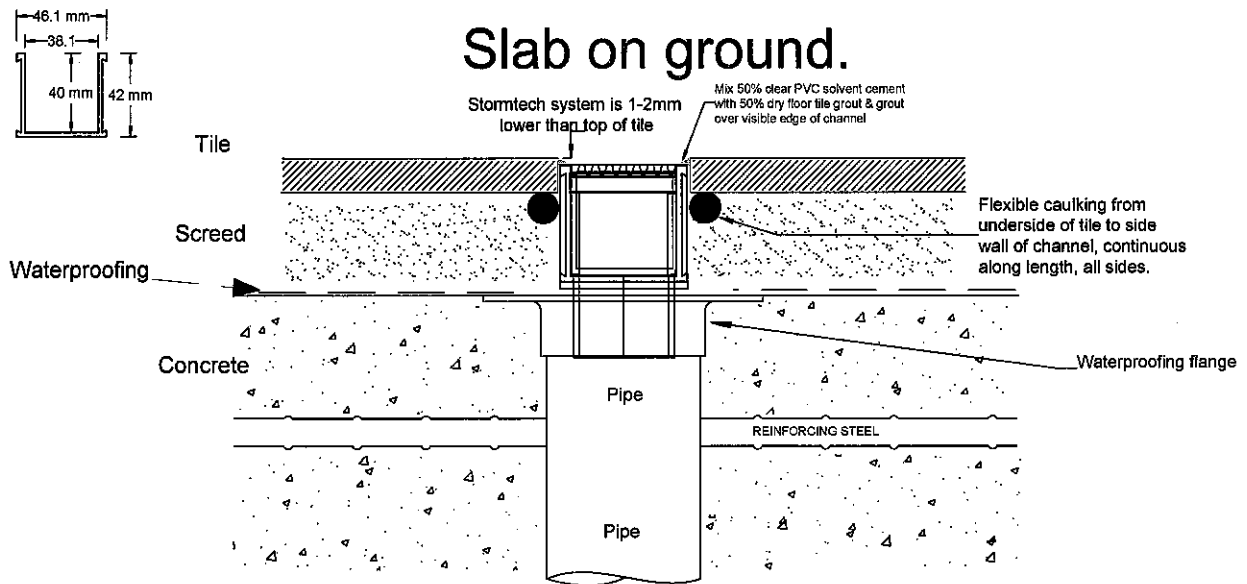
LANE COVE DEVELOPMENT CONTROL PLAN 2009 PLAN PART D - COMMERCIAL DEVELOPMENT AND MIXED USE AMENDMENT 1 - 18 MAY 2011			
CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
D1.1.3 Street Frontage Activities			
1.1.3	Provisions a) Street and lane frontage uses should incorporate one, or a combination, of the following at street level: a. Entrances to residential and commercial occupying less than 50% of the street frontage c) Limit opaque or blank walls for ground floor uses to 20% of the street frontage. f) All street frontage windows at ground floor level are to have clear glazing.	There is no change to the actives to the street front. The proposal encompasses an upgrade to the existing lobby and the relocation of the glass closure line. - The percentage of street frontage for the commercial lobby is unchanged and well within the 20% allowable. - The proposed glazing is clear and frameless in detail to match the existing. - The new glazed corner to the lobby increases the transparency of the lobby space.	✓
D1.3 Number of Car Parking, Motorcycle and Bicycle Spaces			
D1.3.1	Car parking - St. Leonards Centre - Commercial a) Off-street car parking shall be provided at a rate of maximum 1 car space per 110m² of gross floor area for the commercial developments within a radius of 800m from St. Leonards Railway Station.	No additional car parking spaces required. - The proposed relocation of the lobby entry doors results in an increase of approximately 20m² of gross floor area. - Being well within the 110m² requirement, an additional car parking space is not required.	✓

D1.5 Awnings		
D1.5	Provisions a) Continuous street frontage awnings are to be provided for all new developments on main streets or major retail streets in centres except where colonnades are required. b) Awning design must be coordinated with building facades and be complementary in alignment and depth to the adjoining buildings and its awnings d) Awnings should generally be: - Minimum soffit height of 3.3m - Low profile, with slim vertical fascia or eaves - Setback a minimum of 600mm from the kerb - Located and designed to ensure no conflict with the street trees g) Under awning recessed lighting is to be provided to facilitate night use and public safety	The proposed extension to the existing awning allows for weather protection, greater coverage and sun shading to the lobby opening. - The awning matches in setback, dimension and detail the existing awning. - The existing recessed downlighting is replaced to illuminate the building entry.
D1.13 Signage		
D1.13	Provisions a) All signage shall comply with the Part N of this DCP	There are no changes proposed to the design and type of existing building signage externally. - The existing tenancy sign aligning with the opening is to be removed. - Adjacent ceiling suspended tenancy signage will be repositioned to align with tenancy entrances along the streetfront.

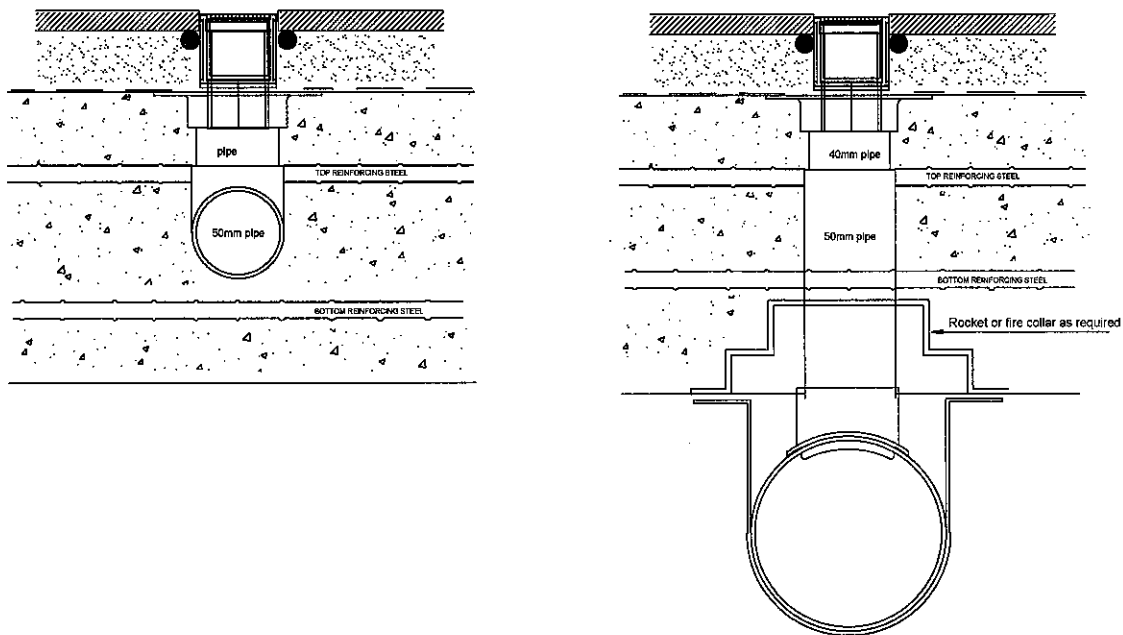
SILVESTER FULLER

Silvester Fuller
Studio 502 19 A Boundary Street
Rushcutters Bay NSW 2011
Sydney Australia
www.silvesterfuller.com
mail@silvesterfuller.com
T +61 (0)2 9360 1122

38ARG CONCRETE FLOOR/DECK Standard installation



Suspended Slab



An S40 spigot fits in a 40 DWV pipe and should drain 0.5 L/s... We recommend these Spigots every 1m, not more than 0.5m from end. The loose fitting Spigots provide an outlet for moisture in the waterproof rebate and allows the Channel to be removed for safe keeping until tiling.

FUTLER, SILVESTRE J.

[illegible]

All dimensions and levels are to be checked on site before the commencement of work. Drawings are not to be scaled. Use only figured dimensions. Builder to ensure works comply with all relevant codes and standards.

NOT FOR CONSTRUCTION

DATE	DESCRIPTION	DA SUBMISSION
9/1	FOR REVIEW	11/27/2011
10/1	FOR REVIEW	11/27/2011
11/1	FOR REVIEW	11/27/2011

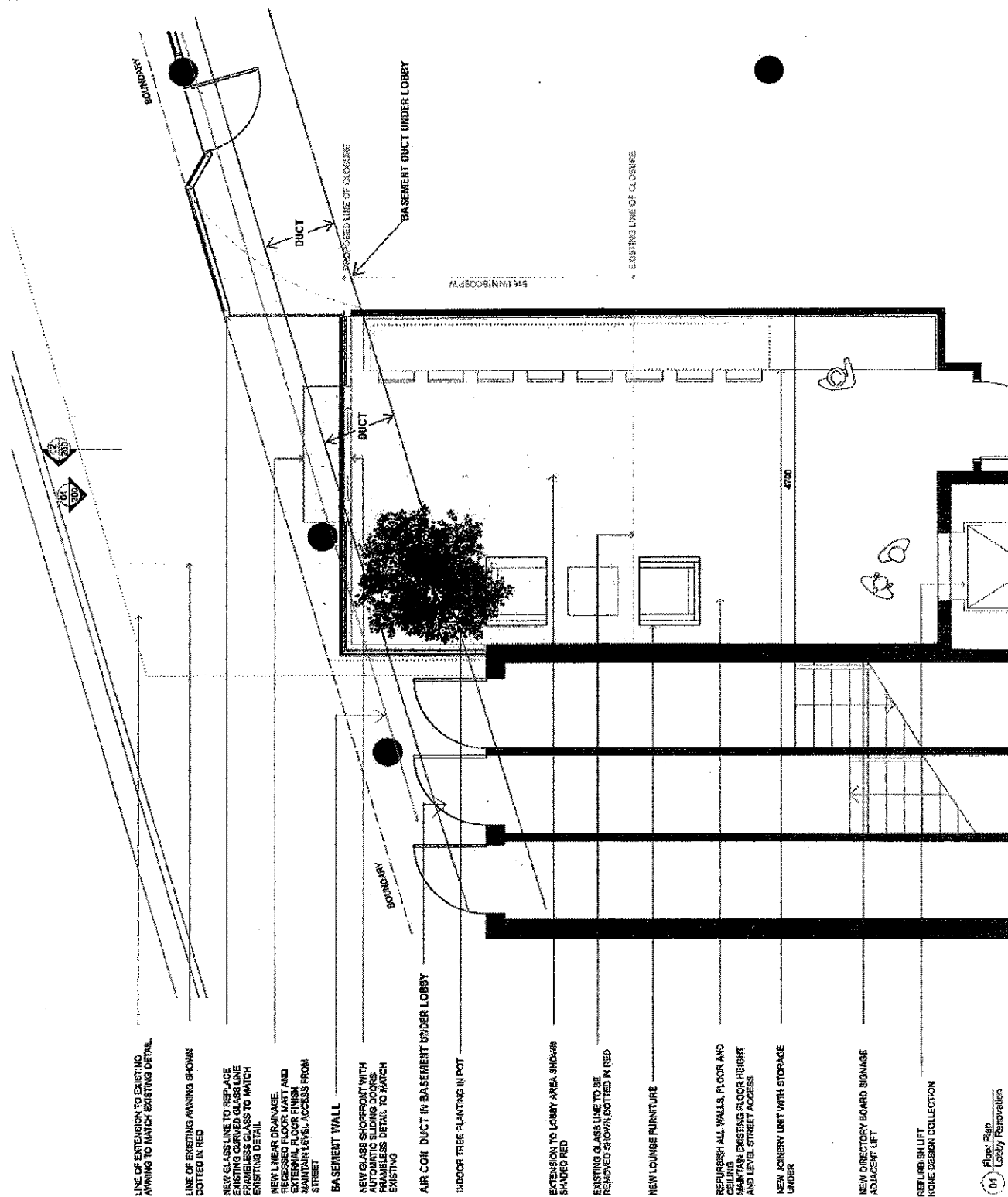
Level 2: 20 Pacific Highway (SA05)
 SA05: 2 Pacific Highway - Lobby Removements

For
Edwin Baggett

<u>Ms</u>	<u>Ms</u>	<u>C.D.S.</u>
Nr	M	

Floor Plan Lobby Renovation

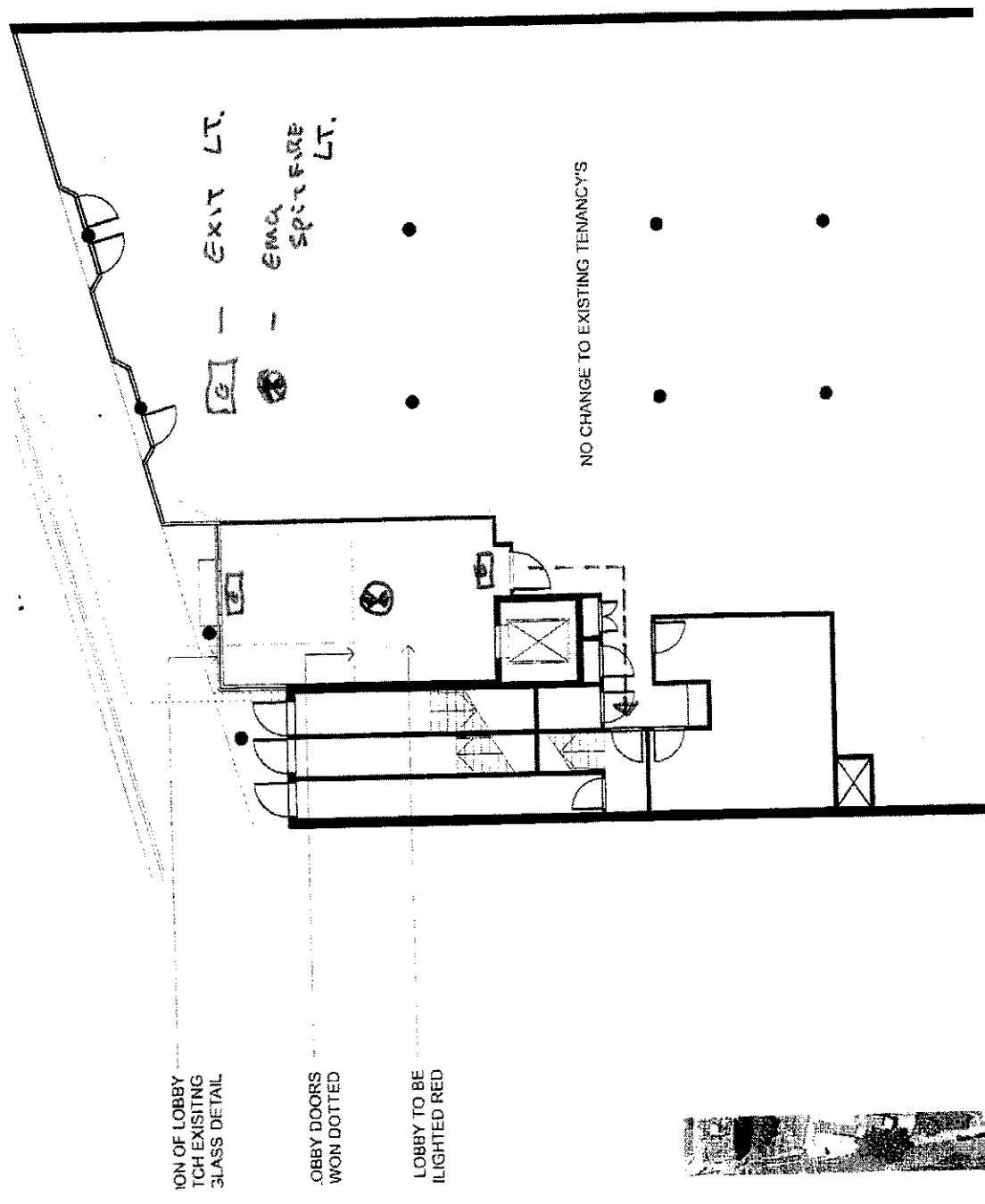
SL 131C



f)

SCALE 3/8" = 1'-0"

NOT FOR CONSTRUCTION



ION OF LOBBY
TCH EXISTING
GLASS DETAIL

LOBBY DOORS
WON DOTTED

LOBBY TO BE
ILLIGHTED RED

NO CHANGE TO EXISTING TENANCY'S



RECEIVED

10 APR 2013

RECORDS



McKenzie Group Consulting (NSW) Pty Ltd
ACN: 093 211 995
Level 6, 189 Kent St, Sydney NSW 2000
Tel: 02 8298 6800 Fax: 02 8298 6899
email@mckenzie-group.com.au

TRANSMITTAL FORM

5A

To:	Lane Cove Council	Project No:	06478
Address:	PO Box 20, Lane Cove NSW 1595		
Attention:	Customer Service	Date:	08 April 2013
Project:	Oncology Centre		
From:	Neil Truong		
Method of Delivery:	☒ Mail ☐ Courier ☐ By Hand ☐ Collected ☐ Other		
Subject:	Occupation Certificate No. 12/4505-4		

Dear Sir or Madam:

Please find enclosed one (1) copy of the Occupation Certificate No. 12/4505-4 and it's attachment in accordance with Clause 151 (2) of the Environmental Planning & Assessment Regulation 2000, issued for the above project together with a cheque of \$36.00 being the lodgement fee.

Attachments

1. Fire safety schedule;
2. Application Form For Occupation Certificate
3. Mandatory Critical Stage Inspection Summary Report (CSI)
4. Compliance certificate prepared by Omega Partitions, dated 16 July 2013.
5. Letter with regards to balcony façade fixing & inspection prepared by TTW, dated 28 March 2013.
6. Glazing certificate prepared by Condor Glass, dated 19 July 2012.
7. Annual fire safety statement, dated 26 September 2012.
8. Glazing certificate prepared by Omega Partitions, dated 17 July 2012.
9. Glazing certificate prepared by Omega Partitions, dated 16 July 2012.

Please provide a receipt upon completion of payment process and **note our reference.**

If you require further information please contact me on (02) 8298 6800.

PAID	36.00
DATE	10/4/13
REC No	626209

✓
m
11/4/13

Regards,

M Maslarevic

Per

Neil Truong

Building Surveyor

McKenzie Group Consulting (NSW) Pty Ltd

ACN 093 211 995

Copy To:	Attention:	Address:
Jovaras Westland Partnership	Doug Westland	163 Lawrence St, Wodonga VIC 3690



McKenzie Group Consulting (NSW) Pty Ltd
 ACN: 093 211 965
 Level 6, 189 Kent St, Sydney NSW 2000
 Tel: 02 8298 6800 Fax: 02 8298 6899
 email@mckenzie-group.com.au

OCCUPATION CERTIFICATE No. 13/4505-4

issued under the Environmental Planning and Assessment Act 1979 Sections 109C (1) (c) and 109H

Owner

Name: Ambiance Group Pty Ltd
 Address: Level 11, 50 Berry St, North Sydney NSW 2060

Property Details

Address: 32-42 Pacific Hwy, St Leonards
 Lot No: 1
 DP No: 746012
 Municipality: Lane Cove Council

Building Details

Part: Level 1 – Balcony Enclosure
 Use: Office
 BCA classification: 5

Development Consent

Certificate no.: 17/12
 Date of Determination: 21 May 2012

Construction Certificate

Certificate no.: 12/4505-2
 Date of Determination: 5 June 2012

Determination

Type of Certificate: Final
 Approved/Refused: Approved
 Date of Determination: 8 April 2013

Attachments

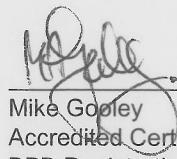
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9. Glazing certificate prepared by Omega Partitions, dated 16 July 2012.

Certificate Final / Principal Certifying Authority

I, Mike Gooley certify that;

- I have been appointed as the principal certifying authority under s 109E.
- A current Development Consent is in force with respect to the building.
- If any building work has been carried out, a current Construction Certificate has been issued with respect to the plans and specifications for the building.
- The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia.
- Where required, a final fire safety certificate has been issued for the building.
- Where required, a report from the Commissioner of Fire Brigades has been considered.

Signature



Mike Gooley
Accredited Certifier Grade 1
BPB Registration No. 0143
McKenzie Group Consulting (NSW) Pty Ltd
ACN 093 211 995

Date of determination **8 April 2013**
Certificate Number **13/4505-4**

ATTACHMENT 1
Fire Safety Schedule

(Pursuant to Clause 168 of the Environmental Planning and Assessment Regulation 2000)

	Essential Fire Safety Measures	Standard of Performance
1.	Access Panels, doors & hoppers to fire resisting shafts	Ord 70 Part 22.12 & AS1905.1 -1976
2.	Automatic fail safe devices - (electric door strike)	BCA Cl. 0 2.21
3.	Emergency lighting	BCA Cl. E4.2 & E4.4 & AS2293.1 - 1987 & Ord 70 Part 55.12 & AS2293.1 - 1979
4.	Exit signs	BCA Cl. E4.5, E4.6 & E4.8 & AS2293.1-1987 & Ord 70 Part 24.29 & AS2293.1 - 1979
5.	fire dampers	Ord 70 Part 22.13 & AS1682 -1979
6.	fire Doors	Ord 70 Parts 22.7 & AS1905.1 - 1976
7.	Fire Hydrant Systems (Street Hydrant Coverage)	Approved at the time by NSW Fire Brigade.
8.	Fire seals protecting openings in fire resisting components of the building	Ord 70 Part 22.13
9.	Hose reel systems	Ord 70 Part 27.2/ Min Spec 10 & AS2441 - 1981
10.	Fire rated lift landing doors	AS1735.11 - 1982
11.	Mechanical Air handling systems	BCA E2.2 & AS1668.1 -1998. Ord 70 Parts 55.7 & AS 1668.1 - 1979
12.	Mechanical Air handling systems- Carpark exhaust	BCA E2.2 & Spec E2.2b Cl. 7 & AS1668.1- 1998.
13.	Portable fire extinguishers	BCA E1.6 & AS2444- 1995
14.	Required automatic exit doors	BCACl. 0 2.19
15.	Smoke alarms & heat alarms (Levels 1 & 2 clinic)	BCA Spec. E2.2a Cl. (3) & AS3786 - 1993 & spaced to AS1670- 2004
16.	Warning & operation signs	EPA Reg 2000, Part 9 Div. 7 C1183 -OFFENCES LGA 93 Sect 655, Ord 70 Cl. 55 .11- LIFTS
17.	Path of Travel , stairways , passageways & ramps	EPA Reg 2000, Part 9 Div. 7 C1186
18.	Emergency Evacuation Procedures (&Plans)	A53745- 2010



MCKENZIE
GROUP CONSULTING

**APPLICATION FORM / APPOINTMENT OF PRINCIPAL CERTIFYING
AUTHORITY / NOTICE OF COMMENCEMENT**

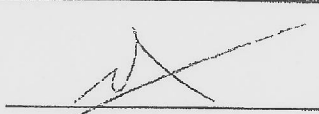
Environmental Planning and Assessment Act 1979 Sections Clause 79J of EP&A Regulation 2000

I/We the undersigned hereby make application to McKenzie Group Consulting (NSW) Pty Ltd for:

- ☐ Construction Certificate
☒ Complying Development Certificate
☒ Occupation Certificate - Interim
☐ - Final

Office Use Only
 Date of Receipt: / /
 Date of Receipt: 01/03/12.
 Date of Receipt: / /
 Date of Receipt: / /

To appoint MIKE GROOTEN from McKenzie Group Consulting (NSW) Pty Ltd
 as the Principal Certifying Authority for the project.

Applicant	Name: <u>V AVL</u> Address: <u>110, 387 GEORGE ST</u> <u>SYDNEY, NSW, 2000</u> Tel: <u>02 8235 9160</u> Fax: <u>03 9600 2045</u> Note: The applicant must be the property owner or a person authorized by the owner to lodge the application. However a building contractor cannot be the applicant unless they are the owner of the property.
Owner of building (If not Applicant)	Name: <u>AMBIANCE GROUP PTY LTD.</u> Address: <u>LEVEL 11, 50 BERRY STREET</u> <u>NORTH SYDNEY 2060</u> Tel: <u>02 9431 5188</u> Fax: _____
Consent of all Owner(s)/Applicant (Signatures)	I/We consent to this application <u>Brian McKenzie</u> Name: _____  Signature
Subject land	Address: <u>32-42 PACIFIC HIGHWAY</u> <u>ST LEONARDS.</u> Lot/Portion: <u>1</u> Section: <u>-</u> DP No.: <u>746012.</u> Municipality: <u>LANE COVE COUNCIL</u>

Description of development ☒ Building work	Description: <u>Oncology Centre / Office fitout</u>
Building Code of Australia building classification (As nominated on the development consent)	Part: <u>Level 1 & 2</u> Use: <u>OFFICE</u> BCA Class: <u>Class 5</u>
Development Consent	Consent No: <u>—</u> Date of determination: <u>—</u>
Construction Certificate/ Complying Development Certificate	Certificate No: <u>11/4505-1</u> Date of determination: <u>06.03.12</u>
Principal Certifying Authority	Name: I, <u>Mike Crooley</u> of McKenzie Group Consulting (NSW) Pty Ltd - ACN 093 211 995, consent to being appointed as the Principal Certifying Authority. Address: <u>Level 6, 189 Kent Street, Sydney NSW 2000</u> Tel: <u>02 8298 6800</u> Signed: <u>[Signature]</u> Accredited Certifier Grade BPB Registration No. <u>0143</u>
Value of work (building)	\$: <u>1,600,000.00</u>
Date work is to commence	Date: <u>06/03/2012</u>
Builder / Principal Contractor	Name: <u>TBA</u> Address: _____ License No/Permit No: _____ (Where applicable)
Compliance with Development Consent or Complying Development Certificate	Have all conditions required to be satisfied prior to the commencement of work been satisfied? ☒ Yes ☐ No (Conditions may include payment of security, s 94 contributions, endorsement of building work plans by water supply authority, etc)
Home Building Act 1989 Requirements (see note 1)	Principal Certifying Authority has been advised of the requirements of CI 78C of the Regulation? ☐ Yes ☐ No ☒ Not Applicable
Schedule	The attached schedule is required to be completed for the purposes of providing information to the Australian Bureau of Statistics.
Right of appeal	Under s 109K where the certifying authority is a council an applicant may appeal to the Land and Environment Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision.

[Signature]
Signature of Applicant/Owner

Katrina Wiesenfeld
Name of Applicant/Owner

01/03/2012
Date



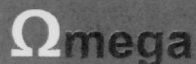
ANNUAL FIRE SAFETY STATEMENT

Issued under Part 9 of The Environmental Planning and Assessment Regulation 2000

Type of certificate	☒ Annual ☐ Supplementary (cross X the applicable box)	
Name Address	I Of being the owner (or owner representative) of the building described certify that: (a) each essential fire safety measure specified in the statement has been assessed by a properly qualified person; and was found when it was assessed, to be capable of performing: ☐ (i) in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule, or ☒ (ii) in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and ☒ (b) the building has been inspected by a properly qualified person and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7. the information contained in this statement is true and accurate to the best of my understanding, knowledge and belief.	
Building Identification details	Street Suburb Number / name Part / Whole of Building Local Government Area	Pacific Highway St Leonards 32 – 42 Whole Lane Cove
Assessment & Inspection Date	Inspection Date	21 September 2012
Owners details	Name	
	Address	
Essential fire safety measures	Existing Measure	Standard of performance
	Access Panels, doors & hoppers to fire resisting shafts	Ord 70 Part 22.12 & AS1905.1 – 1976
	Automatic fail safe devices –(electric door strike)	BCA Cl. D 2.21 **
	Emergency Lighting	BCA Cl. E4.2 & E4.4 & AS2293.1 – 1987 & Ord 70 Part 55.12 & AS2293.1 – 1979 **
	Exit signs	BCA Cl. E4.5, E4.6 & E4.8 & AS2293.1 – 1987 & Ord 70 Part 24.29 & AS2293.1 – 1979 **
	Fire dampers	Ord 70 Part 22.13 & AS1682 – 1979 **
	Fire Doors	Ord 70 Parts 22.7 & AS1905.1 – 1976 **
	Fire Hydrant Systems (Street Hydrant Coverage)	Approved at the time by NSW Fire Brigade. **
	Fire seals protecting openings in fire resisting components of the building	Ord 70 Part 22.13 **
	Hose reel systems	Ord 70 Part 27.2 / Min Spec 10 & AS2441 – 1981 **
	Fire rated lift landing doors	AS1735.11 – 1982
	Mechanical Air handling systems	BCA E2.2 & AS1668.1 – 1998. **
	Mechanical Air handling systems – Carpark exhaust	Ord 70 Parts 55.7 & AS 1668.1 – 1979
	Portable fire extinguishers	BCA E2.2 & Spec E2.2b Cl. 7 & AS1668.1 – 1998. **
	Required automatic exit doors	BCA E1.6 & AS2444 – 1995 **
	Smoke alarms & heat alarms (Levels 1 & 2 clinic)	BCA Cl. D 2.19 **
	Warning & operation signs	BCA Spec. E2.2a Cl. (3) & AS3786 – 1993 & spaced to AS1670 – 2004
	Path of Travel, stairways, passageways & ramps	EPA Reg 2000, Part 9 Div. 7 C1 183 - OFFENCES LGA 93 Sect 655, Ord 70 Cl. 55.11 - LIFTS
	Emergency Evacuation Procedures (& Plans)	EPA Reg 2000, Part 9 Div. 7 C1 186 **
		AS3745 – 2010 **
	Certificate Date	26 September 2012
Signature	Owner / agent <i>Ambulance crew A/C</i>	

** Represents identified defects or issues during the Annual Fire Safety Statement inspection that the Owner currently is addressing.

ANNUAL FIRE SAFETY STATEMENT



Partitions

Building. Quality. Safely.

ABN 49 088 663 423
Mail: PO Box 261
Kingsgrove NSW 2208
T: (02) 9502 4734
F: (02) 9502 4754

E: admin@omegapartitions.com.au

COMPLIANCE CERTIFICATE

JOB ADDRESS: Northern Cancer Institute

Level 1 and Level 2, 34-42 Pacific Highway

St Leonards NSW 2065

This is to certify that ALL items mentioned in the below schedule supplied and installed by OMEGA PARTITIONS PTY LIMITED comply with the relevant nominated standards and codes.

Measure and/or System	Standard of Performance
Seals to doors, walls, ceilings, windows	BCA, Part J3
Insulation	BCA, Part J1
Fire rating	BCA, Clause C1.10
Smoke proof construction. Walls extend above ceiling to slab/fire rated roof covering; Penetrations smoke sealed.	BCA, Clause 3.4
Medium Temperature Smoke Seals to smoke doors	AS/NZS 1905.1-2005 and BCA, Clause 3.4

I, Frank Jeronic of Omega Partitions Pty Ltd certify that:

(a) Each of the measures listed above

(i) Was assessed and installed by a properly qualified person and;

(ii) Was found, when it was assessed, to be properly implemented and to be capable of performing to a standard not less than that required by the most recent schedule for the subject for whom the schedule was issued.

(b) The information contained in this certificate is, to the best of my knowledge and belief, true and accurate.

Yours faithfully,

Frank Jeronic

Administration

OMEGA PARTITIONS PTY LIMITED

Dated: 16th of July, 2012

GLAZING CERTIFICATE

Tenancy Northern Cancer Institute, 34-42 Pacific Highway
St Leonards

I hereby certify that:

The works have been inspected during construction and have been completed in accordance with the design, specifications and the nominated Standards of Performance.

Measure and/ or system	Standards of Performance
Glazing Assembly	AS 1288 - 2006 and AS 2047 - 1999

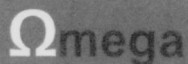
I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

Relevant qualifications and accreditations: GLAZIER TRADESMAN / SUPERVISOR

The information contained in this statement is true and accurate to the best of my knowledge.

Name of Designer/Contractor: TCMO
Company: CONDOR GLASS
Address: 786 OLD NORTHERN RD
MIDDLE DURAL
Phone Number: 96513129
Fax Number: 96513838

RWB Signature 19/7/12 Date



Partitions

Building. Quality. Safely.

ABN 49 088 663 423
Mail: PO Box 261
Kingsgrove NSW 2208
T: (02) 9502 4734
F: (02) 9502 4754

E: admin@omegapartitions.com.au

GLAZING CERTIFICATE

**JOB ADDRESS: Northern Cancer Institute
Level 1 and Level 2, 34-42 Pacific Highway
St Leonards NSW 2065**

This is to certify that ALL glass and glazing supplied and installed by OMEGA PARTITIONS PTY LIMITED complies with standards listed below.

Measure and/or System	Standard of Performance
Glazing Assembly	AS1288 – 2006
	AS2047 – 1999

It is this company's policy to use only Australian Standard approved glass. The above standards of performance were assessed by a properly qualified person.

Yours faithfully,

Frank Jeronic

Administration

OMEGA PARTITIONS PTY LIMITED

Dated: 16th of July, 2012

GLAZING CERTIFICATE

Tenancy: **NORTHERN CANCER INSTITUTE**
(Level 1 and Level 2, 34-42 Pacific Highway
St Leonards NSW 2065)

I hereby certify that:

The works have been inspected during construction and have been completed in accordance with the design, specifications and the nominated Standards of Performance.

Measure and/ or system	Standards of Performance
Glazing Assembly	AS 1288 – 2006 and AS 2047 - 1999

I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

Relevant qualifications and accreditations:

- 10 years experience managing partitions & glazing fitout
- Procurement ensures that suppliers are able to certify themselves

The information contained in this statement is true and accurate to the best of my knowledge.

Name of Designer/Contractor:

Company:

Address:

Phone Number:

Fax Number:

Frank Teronic
Omega Partitions Pty Ltd
7/192a Kingsgrove Rd, Kingsgrove
NSW 2208
02 9502 4734
02 9502 4754

F. Teronic
Signature

17th of July, 2012
Date



TaylorThomsonWhitting

28th March 2013

121255

McKenzie Group
Suite 601
Level 6
189 Kent Street
Sydney, 2000
New South Wales
Australia

Attention: Neil Truong

**38 PACIFIC HIGHWAY, St LEONARDS – BALCONY FACADE FIXING
DETAIL AND INSPECTION**

We certify that we have prepared the structural design of the facade fixing bracket for 38 Pacific Highway, St Leonards, in accordance with the following Australian Standards:

AS4100 Steel Structures

and that the structure shown would be sufficient to carry the relevant loads in

AS 1170.0 Structural design actions – General principals
AS 1170.1 Structural design actions – Permanent, imposed and other actions
AS1170. 2 Structural design actions – Wind actions

Structural

On the 26/06/12 we carried out a structural inspection in accordance with accepted engineering practice and principles during the installation of the above works.

Civil

Traffic

We certify, at the time of the inspection, the brackets proposed satisfied the design intent, as per TTW's sketch details issued 19/06/12. The design and detail of these brackets was based upon the information provided by V Arc between the 22/05/12 and the 18/06/12.

Facade

Engineers

This certification shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations.

TTW Group

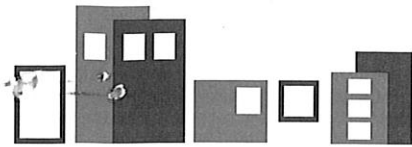
For and on behalf of
TAYLOR THOMSON WHITTING (NSW) PTY LTD

Glen Hetherington
Technical Director

Directors
RT Green BE Hons MEngSc FIE Aust
D Carolan BE Hons MEngSc MIEAust
R VanKatwyk BE Hons DipEng MIEAust
R Mackellar BE Hons MIEAust
B Young BE Hons MIEAust
M Eddy BE Hons MIEAust
R McDougall BE MIEAust
Technical Directors
P Yannoulatos BE Hons Dip LGE MIEAust
D Gerner BE Hons MIEAust
S Brain BE Hons MIEAust
D Jeffree BE MIEAust
G Hetherington BE Hons MIEAust
F Maniquis BSc Arch & Enviro Design
Associate Directors
S Schuetze BE Hons MIEAust
M Rogers BSc Hons MIEAust
H Nguyen BScEng MIEAust
D Taylor BE Hons MIEAust
J Tropiano BE MIEAust
P Lambley BE MIEAust
R Pratikna BE MConstMgt MIEAust
J Haling BE Hons MIEAust
D Mayne MEng Hons MIEAust
K Berry BE Hons MIEAust
N Burdon ME(Civil) MPENZ
Associates
G Petschack JP
M Raddatz

Mandatory Critical Stage Inspection Summary Report

Job No.	Date	Name (PCA)	Type	Result	Description
6478	24/07/2012	Mike Gooley	Progress	Satisfactory subject to	Oncology Centre / Office Fitout



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- strata approval

19 December 2012

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20 DEC 2012

RECORDS

The General Manager
Lane Cove Municipal Council
PO Box 20
Lane Cove, NSW 1595

Attention: Planning Department

Dear Sir/Madam,

**RE: DA 162/11
CC 040/12
34-42 PACIFIC HIGHWAY, ST LEONARDS NSW 2065**

000007

Please find attached a copy of a Final Occupation Certificate that has been approved by Mr. Peter Antcliffe who is the PCA for this Development Consent.

This Final Occupation Certificate relates to the increase in size of lobby and awning and small increase in area of one shop at the above address.

We have enclosed an approved Final Occupation Certificate with the supporting documentation for Council's record.

We have attached a cheque for the registration of this certificate. In forwarding the receipt for this cheque, it is requested that reference be made to the address of the premises.

If you have any queries regarding the above or if Council requests additional information in relation to this development, please do not hesitate to contact our office on (02) 8014 7720 during business hours to attend to your concerns.

Yours faithfully,

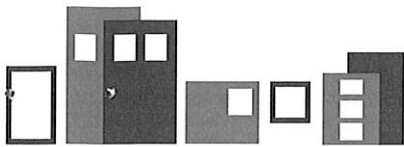
Peter Antcliffe
Building Certificates Australia Pty Ltd

CC:- Ambiance Group

RECEIVED

- 4 JAN 2013

RECORDS



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OCCUPATION CERTIFICATE

Issued under the *Environmental Planning and Assessment Act 1979*
Sections 109C (1) (c) and 109H

Certificate No.	425/12
Subject Land Lot and DP:	34-42 Pacific Highway, St Leonards NSW 2065 Lot 1 DP 746012
Applicant Name: Address: PH./Fax:	Ambiance Group Level 11, 50 Berry Street, North Sydney NSW 2060 02 9431 5188
Owner of the Land or Person with benefit of Development Consent	Edwin Bogatez
Type of Certificate Final or Interim: Determination: Date of Determination: Whole/Part of building works: BCA Classification: Use:	Final Approved 19/12/2012 Whole 5 & 6 Office & Commercial Shop (Minor Work)
Attachments	— Appendix of Supporting Documents
DA No. DA Determination Date: Issued by:	D162/11 28/09/2011 Lane Cove Municipal Council
Construction Certificate No. Determination Date:	040/12 13/02/2012
Principal Certifying Authority Accreditation Level: Registration No.: Accreditation Body:	A1 - Accredited Certifier - Building Surveying Grade 1 BPB 0009 Building Professionals Board

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20 DEC 2012

RECORDS

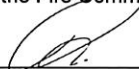
PAID	36.00
DATE	20/12/12
REC No.	612264

✓ N.S.
3/1/13

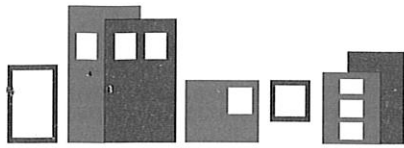
I certify that:

- the health and safety of the occupants of the building have been taken into consideration where an interim occupation certificate is being issued, and
- a current development consent or complying development certificate is in force for the building, and
- if any building work has been carried out, a current construction certificate (or complying development certificate) has been issued with respect to the plans and specifications for the building, and
- the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia, and
- a fire safety certificate has been issued for the building, and
- a report from the Fire Commissioner has been considered (if required).

Signed:


Peter Antcliffe
Principal Certifying Authority

Date: 19 December 2012



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APPENDIX OF SUPPORTING DOCUMENTS FOR OC NO. 425/12

CRITICAL STAGE INSPECTIONS		Section 109E (3) (d) of the Act & Clause 162A of the Reg's	
In the case of a class 5, 6, 7, 8 or 9 building,	Critical Stage Inspections (Attached)		Inspection Date
at the commencement of the building work, (Pre CC/CDC Inspection) and	Yes ☒	Missed ☐ N/A ☐	09/02/2012
after the building work has been completed and prior to any occupation certificate.	Yes ☒	Missed ☐ N/A ☐	11/09/2012 & 29/11/2012

STATUTORY DOCUMENTS:

1. Application for a Occupation Certificate,

DISABLED ACCESS REQUIREMENTS

2. Floor surfaces and floor finishes throughout the building have been subject to a pendulum test certification (on-site, if necessary) to achieve a slip resistance classification under wet & dry conditions to comply with AS/NZS 4586: 2004 'Slip Resistance Classification of New Pedestrian Surface Materials' an assessment of the recommendations for specific locations set out in HB197:1999.
 - Certification letter provided by Richard Bawer, dated 08/05/2009.

FIRE SAFETY REQUIREMENTS

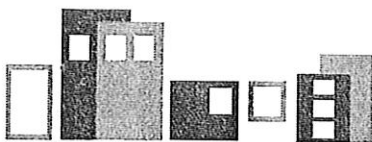
3. Certification of floor coverings with respect to the required critical radiant flux and wall and ceiling linings with respect to the required material group number in accordance with Specification C1.10a of the BCA.
 - Certification letter provided by AWTA Test Report, dated 31/03/2008
4. Provide the Buildings Annual Fire Safety Statement
 - The Annual Fire Safety Statement signed by Ambiance Group P/L, dated 26/09/2012 & Annual/Supplementary Fire Safety Statement provided by B&S Electrical Services P/L, signed by Bill Vassiliou, dated 24/07/2012 &
5. Provide Certification for the Buildings Fire Safety Measures as listed in the Fire Safety Schedule
 - The Final Fire Safety Certificate signed by Edwin Bogatez, dated 18/12/2012 & Contractors Final Fire Safety Certificate , provided by Integrated Fire Systems, signed by Malcolm Spinks, dated 13/12/2012.s

GENERAL

6. Mechanical Ventilation for the building complies with AS1668 including;
 - If possible Balancing Reports.
 - Certification letter provided by GKL Air Conditioning Services Pty Ltd, signed by Kathy Lee, dated 27/06/2012.
7. Electrical works complies with AS3000
 - Certification letter signed by Bill Vassiliou, Licence No: 195383c, dated 24/07/2012.
8. Glazing complies with AS1288.
 - Windows,
 - Doors,
 - Shower Screens.

Certification for all glazed assemblies (including doors, windows, louvres and shopfronts) in external walls to comply with AS2047 (Windows in buildings – Selection and installation).

 - Certification letter provided by Superglaze Glass and Glazing, signed by Brett Morrison, dated 03/09/2012.



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BC AUST P/L

- construction, compliance & occupation certificates
- fire safety inspections for building upgrades
- pre-development compliance advice
- principal certifying authority (PCA)
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APPLICATION FOR AN OCCUPATION CERTIFICATE

Under Sections 109C (1) (c) and 109H of the Environmental Planning and Assessment Act 1979

(Please tick) ☒ Final Occupation Certificate, or an ☐ Interim Occupation Certificate

SUBJECT LAND

Level/Suite: GF/ENTRY Street No: 34-42 Street Name: Pacific Hwy
Suburb: St Leonards Post Code: 2065

DETAILS OF THE APPLICANT

(Applicant must be the original applicant for this development who is the person who holds the benefit of the development consent, if the applicant is different from the original, the building owner needs to authorize this applicant)

Applicant Name: Ambiance Group Pty Ltd
Applicant Address: Level 11, 50 Berry St, Nth Syd State: NSW Post Code: 2060
All correspondence to be C/- Ambiance Group Yes ☒ No ☐
Mailing Address: PO Box 488 Northbridge State: NSW Post Code: 1560
Contact No's: Felcity - 9431 5188 Email: felicity@ambiancegroup.com.au
Signature of Applicant: [Signature] Date: 9-2-2012

Note: Originals of this document must be returned to our office or received via high quality scan and email (Faxes will not be accepted)

Note: All fields must be completed by the applicant; we accept no responsibility for wrong or false and misleading information provided.

Note: As we accept information in good faith, you are reminded that under the Environmental Planning and Assessment Regulation 2000, Clause 283 False or misleading statements - A person is guilty of an offence if the person makes any statement, knowing it to be false or misleading in an important respect, in or in connection with any document lodged with the Director-General or a consent authority or certifying authority for the purposes of the Act or this Regulation. False information submitted will VOID any Certificate Issued.

ONLY IF NOT ORIGINAL APPLICANT - BUILDING OWNERS CONSENT REQUIRED

(All owner(s)/directors must sign this document or provide a letter of authority)

- Every owner of the land must sign this application and as the owner(s) of the above property, I/we all consent to this application.
- Or, provide a statement signed by all owner/s of the land to the effect that the owner consents to the making of the application.
- If the owner is a company, this form must be signed by an authorised director of the company.
- If the property is a unit under strata title, relates to common property or a lot in a community title, this form must be signed by the chairperson or the secretary of the Body Corporate and/or Body Corporate seal or the appointed managing agent.

Owner(s) Name: _____
Signature(s): _____ Date: _____

- I/we as the owner/s of this land consent for the above applicant to apply on our behalf apply for an Occupation Certificate

OCCUPATION CERTIFICATE FOR DEVELOPMENT CONSENT NUMBER

DA/CDC No: D162/11 Consent Authority: Lane Cove Council.
CC No./s. 040/12. Date of Determination: 28/09/2011.

DESCRIPTION OF DEVELOPMENT (Exact details as on the original CC/CDC Certificate)

Full Description of approved Development: lobby extension & shop extension.

An Occupation Certificate Application is requested for Part or Whole of building works:

- ☒ Final Occupation Certificate - Whole of building works, all works are fully complete, or;
☐ Interim Occupation Certificate - Part of building works, works are not fully complete, if Interim;

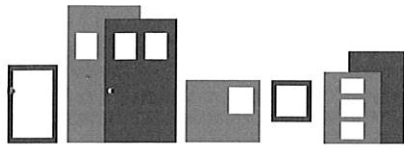
Description of part of development completed and to be occupied: FOYER / ENTRY TO BUILDING + PART OF FRONT SHOP.

Description of part of development not completed as yet: (also) lobby & shop.

Current and/or Proposed New Use: 5 & class 6 part of Building (shop)

BCA Classifications: 5 & class 6 part of Building (shop)

Address: Suite 505, 64-76 Kippax Street, Surry Hills NSW 2010
Tel: (02) 8014 7720 Fax: (02) 9211 9332
Email: admin@bcaustralia.net.au



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FIRE SAFETY SCHEDULE

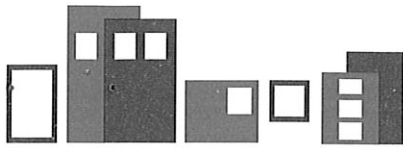
Clause 168 of the Environmental Planning and Assessment Regulation 2000

Premises: 34-42 Pacific Highway, St Leonards NSW 2065
Development Consent No.: D162/11
Construction Certificate No.: 040/12

The following essential fire safety measures shall be implemented in the whole of the building premises and each of the fire safety measures must satisfy the standard of performance listed in the schedule which, for the purposes of Clause 168 of the Environmental Planning and Assessment Regulation 2000, is deemed to be the current fire safety schedule for the building.

SCHEDULE

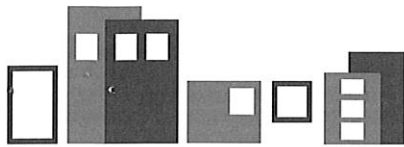
Essential Fire and Other Safety Measures	Standard of Performance	Existing	Proposed
Access Panels, doors & hoppers to fire resisting shafts	Ord 70 Part 22.12 & AS1905.1 - 1976	✓	
Automatic fail safe devices- (electric door strike)	BCA D2.19, D2.21	✓	✓
Automatic Fire Suppression system - Internal Wall-wetting sprinkler in main foyer	AS 2118-1999; BCA cl. C3.2 & C3.4		✓
Emergency lighting	BCA Cl. E4.2, E4.4, AS 2293.1 -1987 & Ord 70 Part 55.12 & AS2293.1 - 1979	✓	✓
Emergency Evacuation Procedures (& Plans)	AS3745 - 2010	✓	
Exit signs	BCA Cl. E4.5, E4.6 & E4.8 & AS 2293.1 -1987 & Ord 70 Part 24.29 & AS2293.1-1979	✓	✓
Fire dumpers	Ord 70 Part 22.13 & AS1682 - 1979	✓	
Fire doors	Ord 70 Parts 22.7 & AS1905.1 - 1976	✓	
Fire Hydrant Systems (Street Hydrant Coverage)	Approved at the time by NSW Fire Brigade	✓	
Fire seals protecting openings in fire resisting components of the building	Ord 70 Part 22.13	✓	
Hose reel systems	Ord 70 Part 27.2 / Min Spec 10 & AS2441-1981	✓	
Fire rated lift landing doors	AS1735.11 -1982	✓	
Mechanical Air handling systems	BCA E2.2 & AS1668.1 -1998. Ord 70 Parts 55.7 & AS1668.1 - 1979	✓	
Mechanical Air handling systems – Car park exhaust	BCA E2.2 & Spec E2.2b Cl. 7 & AS1668.1-1998	✓	
Path of Travel, stairways, passageways & ramps	EPA Reg 2000, Part 9 Div. 7 C1 186	✓	
Portable fire extinguishers	BCA E1.6 & AS2444 - 1995	✓	
Required automatic exit doors	BCA Cl. D2.19	✓	
Smoke alarms & heat alarms (Levels 1 & 2 clinic)	BCA Spec. E2.2a Cl.(3) & AS3786 – 1993 & spaced to AS1670 - 2004	✓	



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Warning & operational signs	EPA reg 2000, Part 9 Div. 7 C1 183 – OFFENCES LGA 93 Sect 655, Ord 70 Cl. 55.11 - LIFTS	✓	
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Information within this schedule was obtained from Ambiance Group P/L, dated 21/09/2012.



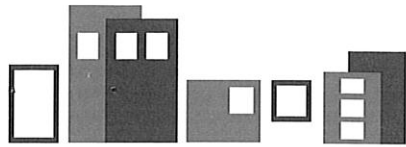
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CRITICAL STAGE INSPECTIONS

*Issued under the Environmental Planning and Assessment Regulation 2000
162B Record of inspections conducted under section 109E (3)*

Subject Land:	34-42 Pacific Highway, St Leonards NSW 2065
Type of Inspection:	Final
DA No.	D162/11
Construction Certificate No.	040/12
The above listed Critical Stage Inspection/s are:	☒ Satisfactory ☐ Unsatisfactory
Comments:	Final Inspection prior to occupation; - At the time of the final inspection works appear to be completed generally in accordance with the approved Development Consent and Construction Certificate Plans subject to relevant certificates and reports which are to be provided by the builder and contractors.
Accredited Certifier Accreditation Level: Registration No.: Accreditation Body:	A1 - Accredited Certifier - Building Surveying Grade 1 BPB 0009 Building Professionals Board
Signed:	 Peter Antcliffe Principal Certifying Authority
	Date of Inspection: 11 September 2012

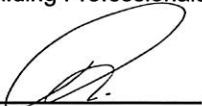


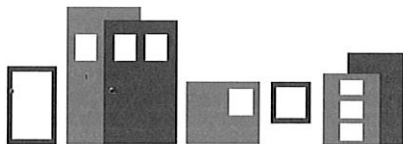
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CRITICAL STAGE INSPECTIONS

*Issued under the Environmental Planning and Assessment Regulation 2000
162B Record of inspections conducted under section 109E (3)*

Subject Land:	34-42 Pacific Highway, St Leonards NSW 2065
Type of Inspection:	Commencement of Building Work
DA No.	D162/11
Construction Certificate No.	040/12
The above listed Critical Stage Inspection/s are	☒ Satisfactory ☐ Unsatisfactory ☐ Missed yet Satisfactory (Certificate/s Received) ☐ Missed and Unsatisfactory
Comments:	– Commencement of Building Work ▪ Pre-commencement inspection carried out and considered satisfactory.
Accredited Certifier Accreditation Level: Registration No.: Accreditation Body:	A1 - Accredited Certifier - Building Surveying Grade 1 BPB 0009 Building Professionals Board
Signed:	 Peter Antcliffe Accredited Certifier
	Date of Inspection: 9 February 2012



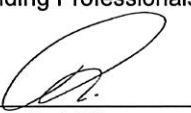
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CRITICAL STAGE INSPECTIONS

*Issued under the Environmental Planning and Assessment Regulation 2000
162B Record of inspections conducted under section 109E (3)*

Subject Land:	34-42 Pacific Highway, St Leonards NSW 2065
Type of Inspection:	Final
DA No.	D162/11
Construction Certificate No.	040/12
The above listed Critical Stage Inspection/s are:	☒ Satisfactory ☐ Unsatisfactory
Comments:	Final Inspection prior to occupation; – At the time of the final inspection works appear to be completed generally in accordance with the approved Development Consent and Construction Certificate Plans subject to relevant certificates and reports which are to be provided by the builder and contractors.
Accredited Certifier Accreditation Level: Registration No.: Accreditation Body:	A1 - Accredited Certifier - Building Surveying Grade 1 BPB 0009 Building Professionals Board
Signed:	 Peter Antcliffe Principal Certifying Authority
	Date of Inspection: 29 November 2012

AWTA PRODUCT TESTING

Australian Wool Testing Authority Ltd – trading as AWTA Product Testing

A.B.N. 43 006 014 106

1st Floor, 191 Racecourse Road, Flemington, Victoria 3031

P.O. Box 240, North Melbourne, Victoria 3051

Phone (03) 9371 2400 Fax (03) 9371 2499

TEST REPORT

CLIENT : SUPAWOOD
PO BOX 9022
BATHURST NSW 2795

TEST NUMBER : 7-558659-CN
DATE : 31/03/2008
ORDER NUMBER : 4980

SAMPLE DESCRIPTION Clients Ref: "Supawood FR"
Decorative timber panels submitted Colour: pinky-brown MDF
Nom. Comp: Raw fire-resistant treated MDF
Approx. Thickness: 12mm Approx. Density: 750kg/m3
End Use: Wall and ceiling linings

AS/NZS 3837:1998 Method of Test for Heat and Smoke Release Rates
for Materials and Products Using an Oxygen
Consumption Calorimeter

Results:-

	1	Specimen 2	3	Mean	
Average Heat Release Rate	fti	fti	fti	fti	kW/m2
Average Specific extinction area (according to Specification C1.10 of the Building Code of Australia)	59.9	63.1	59.8	60.9	m2/kg

BCA Classification:-
Group Classification 1 1 1
(according to Specification A2.4 of the Building Code of Australia)

166859

1

(CONTINUED NEXT PAGE)

PAGE 1

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This Laboratory is accredited by the National Association of Testing Authorities, Australia, for:
- Chemical Testing of Textiles & Related Products : Accreditation No. 983
- Mechanical Testing of Textiles & Related Products : Accreditation No. 985
- Heat & Temperature Measurement : Accreditation No. 1356

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0204/11/06

APPROVED SIGNATORY

MICHAEL A JACKSON B.Sc (Hons)
MANAGING DIRECTOR

Slip Resistance

**Australian
Construction
Materials**



MATERIALS TECHNICAL SERVICES
BORAL RESOURCES (NSW) PTY LTD
ABN 51 000 766 507
Unit 4, 3-5 Gibbon Road
Baulkham Hills NSW 2153 Australia
PO Box 400, Winston Hills NSW 2153
Telephone 61 2 9624 9900
Facsimile 61 2 9624 9999

CLIENT: ACE Ceramics Pty. Ltd.
PROJECT: Quality Control
SAMPLE DESCRIPTION: Mars Series -- Matt Finish
DATE RECEIVED: 4.5.09
DATE OF TEST: 7.5.09
ENVIRONMENTAL CONDITIONS: Air Conditioned Room
TYPE OF RUBBER USED: 4S
TYPE OF CLEANING: Water only
NAME OF TESTING OFFICER: R. Bawer
TEST CONDUCTED: In laboratory
TYPE OF TEST: Unfixed Surface
AIR TEMPERATURE AT TIME OF TEST: 23°C
TEST PROCEDURE: **AS/NZS 4586:2004 Appendix A - Wet Pendulum Test Method**
For New Pedestrian Surface Materials

FILE NO: 675/09

Laboratory Sample No:

91898

TEST METHOD	TEST	RESULT
AS/NZS: 4586, App. A	Wet Pendulum Test	
	The Mean British Pendulum Number For Each Test Specimen:	
	1	38
	2	37
	3	36
	4	35
	5	37
	The Mean British Pendulum Number For the Sample:	37 ✓

Classification achieved in accordance with AS/NZS.4586, Table 2. Class 'X'.

Sample submitted by client.

R. Santangelo, File, Ref: 4955.Rep



Approved Signatory

Date 8.5.09

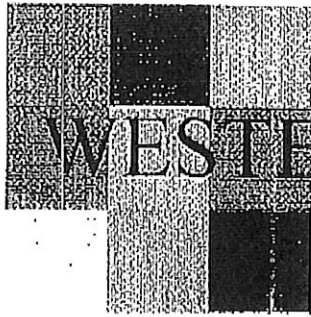
Serial No.

77374

RICHARD BAWER

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Accredited for compliance with ISO/IEC 17025

NATA Accredited Laboratory
Number: 547



YUGOSKIP PTY LTD T/AS

WESTERN SUBURBS TILES

Fax

DATE: 28-2-2012
TO: AMBIANCE GROUP
ATTN: FELICITY

FAX NO: 02 9906 3433
FROM: SANDRA
SUBJECT: DOCUMENTATION

NO. OF PAGES TO BE TRANSMITTED INCLUDING THIS PAGE _____

MESSAGE:

Hi Felicity
This is one of documentation that you
requested and it is

* SLIP RESISTANCE CLASSIFICATION FOR THE
MARS SERIES AND THEY ARE R 10
FOR MATT FINISH AND R 11 FOR ROCK
FINISH.

* FIRE SAFETY CERTIFICATION THE COMPANY
DOES NOT PROVIDE

IF YOU HAVE ANY QUESTIONS PLEASE CALL
ON 9822 4166

THANK YOU
SANDRA

43 HEATHCOTE ROAD MOOREBANK N.S.W. AUSTRALIA 2170. PH(02) 9822 4166 FAX(02) 9822 4826

ABN 86 102 420 931



AS/NZS 4586:2004

(Extracted Tables)

Slip Resistance Classification of Pedestrian Surface Materials

Table 1

TEST AND CLASSIFICATION COMBINATIONS

Test conditions	Test method	Classification table to be used
Wet pendulum	Appendix A	Table 2
Wet pendulum and dry floor friction	Appendices A & B	Tables 2 & 3
Dry Floor friction	Appendix B	Table 3*
Wet/barefoot ramp	Appendix C	Table 4
Oil-wet ramp	Appendix D	Table 5

* Samples tested under dry conditions only are assumed to have a default wet classification of Z and shall be reported as classification ZF or ZG

Table 2

CLASSIFICATION OF PEDESTRIAN SURFACE MATERIALS ACCORDING TO THE WET PENDULUM

Class	Pendulum* mean BPN	
	Four S rubber	TRL rubber
V	>54	>44
W	45 – 54	40 – 44
X	35 – 44	-
Y	25 – 34	-
Z	<25	-

* While either of these rubbers may be used, the test report shall specify which was used.

Note: It is expected that these surfaces will have greater slip resistance when dry.

Table 3

CLASSIFICATION OF PEDESTRIAN SURFACE MATERIALS ACCORDING TO THE DRY FLOOR FRICTION TEST

Classification	Floor friction tester mean value
F	≥ 0.40
G	< 0.40

Table 4

CLASSIFICATION OF PEDESTRIAN SURFACE MATERIALS ACCORDING TO THE WET BAREFOOT RAMP TEST

Classification	Angle, degrees
A	$\geq 12 < 18$
B	$\geq 18 < 24$
C	≥ 24

Table 5

CLASSIFICATION OF PEDESTRIAN SURFACE MATERIALS ACCORDING TO THE OIL-WET RAMP TEST

Classification	Floor friction tester mean value
R9	$\geq 6 < 10$
R10	$\geq 10 < 19$
R11	$\geq 19 < 27$
R12	$\geq 27 < 35$
R13	≥ 35

required for (extreme) entry floors.

These tables should not be relied upon without reference to the CSIRO/Standards Australia's publication AS/NZS 4586 Slip resistance classification of new pedestrian surface materials.

TABLE 3

**PEDESTRIAN FLOORING SELECTION GUIDE – MINIMUM PENDULUM OR RAMP
RECOMMENDATIONS FOR SPECIFIC LOCATIONS**

Location	Pendulum	Ramp
External colonnade, walkway and pedestrian crossings	W	R10
External ramps	V	R11
Entry foyers hotel, office, public buildings - wet	X	R10
Entry foyers hotel, office, public buildings - dry	Z	R9
Shopping centre excluding food court	Z	R9
Shopping centre – food court	X	R10
Internal ramps, slopes (greater than 2 degrees) - dry	X	R10
Lift lobbies above external entry level	Z	R9
Other separate shops inside shopping centres	Z	R9
Other shops with external entrances – entry area	X	R10
Fast food outlets, buffet food servery areas	X	R10
Hospitals and aged care facilities – dry areas	Z	R9
Hospital and aged care facilities – ensuite	X	A or R10
Supermarket aisles except fresh food areas	Z	R9
Shop and supermarket fresh fruit and vegetable areas	X	R10
Communal changing rooms	X	A
Swimming pool surrounds and communal shower rooms	W	B
Swimming pool ramps and stairs leading into water	V	C
Toilet facilities in offices, hotels, shopping centres	X	R10
Undercover concourse areas of sports stadium	X	R10
Accessible internal stair nosings (dry) – handrails present	X	R10
Accessible internal stair nosings (wet) – handrails present	W	B or R11
External stair nosings	W	R11

NOT
SUPPLIED
9/3/12.

NOTE:

- 1 Appropriate measures need to be taken to exclude casual water from dry areas
- 2 All floors with a wet pendulum classification of Z should have a dry floor friction classification of F unless normal usage dictates that the floor should have a dry a low dry coefficient of friction, eg. Dance floors
- 3 Table 5 (HB197) contains higher requirements for some specific types of shops.
- 4 Refer to Tables 2, 4, and 5 in AS/NZS 4586 for derivation of classifications



179 US State Road, QUINCEP
NSW 2210 SYDNEY AUSTRALIA
Tel: 02 929 400 000 Fax: 02 929 400 001

RE: TECHNICAL SPECIFICATIONS / SLIP RATINGS

Dear Valued Client,

We note that we are providing this technical information without any information being provided by you as to the ultimate environment in which these tiles are to be placed. The suitability of these tiles for the environment in which they are to be placed is your responsibility.

While these tiles may achieve an acceptable rating in a laboratory test, it is quite possible that the performance in-situ will be less than expected due to grouting, wear and tear, build up of residue or unforeseen circumstances. These results are therefore to be seen as a relative guide to estimate the merits of one tile versus another. Please read the following carefully, and also refer to the Australian Standards (table 3), which indicates locations that correspond to the relevant Pendulum and/or Ramp ratings.

We note even if these results have a value which may appear acceptable, these results must not be interpreted that Ace Ceramics Pty Ltd is providing any liability against damages for slipping on tiles.

You should at all times provide your client with notification that all ceramics tiles can be slippery, especially when wet.

Variables such as floor levels, water, fat, oil and other contaminants affecting the tiles are beyond the control of the supplier. Many tiles, which can be slippery when wet, are commonly used in wet areas, such as bathrooms.

Customers should be aware of the potential danger of wet ceramic tiles and seek advice from the relevant consultants as to the level of slip-resistance of any particular tile, and its suitability for the intended application, as no liability can be accepted for personal injury or accidents arising from slipping or falling etc, under any circumstances.

Should you have any further enquiries please do not hesitate to contact the undersigned.

Kind regards,
Ace Ceramics Pty Ltd

A handwritten signature in black ink, appearing to read 'Frank Peronace', with a stylized flourish at the end.

Frank Peronace
Director

ANNUAL FIRE SAFETY STATEMENT

Issued under Part 9 of The Environmental Planning and Assessment Regulation 2000

Type of certificate	☒ Annual ☐ Supplementary (cross X the applicable box)	
Name	I	
Address	Of being the owner (or owner representative) of the building described certify that: (a) each essential fire safety measure specified in the statement has been assessed by a properly qualified person; and was found when it was assessed, to be capable of performing: ☐ (i) in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule, or ☒ (ii) in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and ☒ (b) the building has been inspected by a properly qualified person and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7. the information contained in this statement is true and accurate to the best of my understanding, knowledge and belief.	
Building Identification details	Street Suburb Number / name Part / Whole of Building Local Government Area	Pacific Highway St Leonards 32 - 42 Whole Lane Cove
Assessment & Inspection Date	Inspection Date	21 September 2012
Owners details	Name	
	Address	
Essential fire safety measures	Existing Measure	Standard of performance
	Access Panels, doors & hoppers to fire resisting shafts	Ord 70 Part 22.12 & AS1905.1 - 1976
	Automatic fail safe devices - (electric door strike)	BCA Cl. D 2.21 **
	Emergency Lighting	BCA Cl. E4.2 & E4.4 & AS2293.1 - 1987 & Ord 70 Part 55.12 & AS2293.1 - 1979 **
	Exit signs	BCA Cl. E4.5, E4.6 & E4.8 & AS2293.1 - 1987 & Ord 70 Part 24.29 & AS2293.1 - 1979 **
	Fire dampers	Ord 70 Part 22.13 & AS1682 - 1979 **
	Fire Doors	Ord 70 Parts 22.7 & AS1905.1 - 1976 **
	Fire Hydrant Systems (Street Hydrant Coverage)	Approved at the time by NSW Fire Brigade. **
	Fire seals protecting openings in fire resisting components of the building	Ord 70 Part 22.13 **
	Hose reel systems	Ord 70 Part 27.2 / Min Spec 10 & AS2441 - 1981 **
	Fire rated lift landing doors	AS1735.11 - 1982
	Mechanical Air handling systems	BCA E2.2 & AS1668.1 - 1998. Ord 70 Parts 55.7 & AS 1668.1 - 1979 **
	Mechanical Air handling systems - Carpark exhaust	BCA E2.2 & Spec E2.2b Cl. 7 & AS1668.1 - 1998. **
	Portable fire extinguishers	BCA E1.6 & AS2444 - 1995 **
	Required automatic exit doors	BCA Cl. D 2.19 **
	Smoke alarms & heat alarms (Levels 1 & 2 clinic)	BCA Spec. E2.2a Cl. (3) & AS3786 - 1993 & spaced to AS1670 - 2004 **
	Warning & operation signs	EPA Reg 2000, Part 9 Div. 7 C1 183 - OFFENCES LGA 93 Sect 655, Ord 70 Cl. 55.11 - LIFTS
	Path of Travel, stairways, passageways & ramps	EPA Reg 2000, Part 9 Div. 7 C1 186 **
	Emergency Evacuation Procedures (& Plans)	AS3745 - 2010 **
	Certificate Date	26 September 2012
Signature	Owner / agent <i>AMBANCE GROUP P/L</i>	

** Represents identified defects or issues during the Annual Fire Safety Statement inspection that the Owner currently is addressing.

ANNUAL FIRE SAFETY STATEMENT

- A copy of this certificate together with the relevant fire safety schedule must be forwarded to the Council and the Commissioner of the New South Wales Fire Brigades.
- A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.

Fire Safety Certificate

Issued under the Environmental Planning and Assessment Regulation 2000,
Clause 170 and 174

Type of Certificate

☐ Interim ☒ Final

Owner / Agent

I, Edwin Bogatez.

Address

of 38 Pacific Hwy St Leonards.

Certify that:

- a) each critical fire safety measure specified in this statement has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule (copy attached), for the building for which the statement is issued, and
- b) the information contained in this statement is, to the best of my knowledge and belief, true and accurate.
- c) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

Identification of Building

Street

Pacific Hwy.

House/Unit No. or Building Name

38.

Side of Street

Nearest Cross Street

Berry Rd.

Particulars of Building

Scope

☒ Whole ☐ Part

Description of Part (where applicable)

~~to be~~ ground floor.

House/Unit No. or Building Name

38

Date of Assessment

Owner's Details

Name

Edwin Bogatez.

Address

38 Pacific Hwy St Leonards.

Essential Fire and Other Safety Measures	Standard of Performance	Date Installed
Automatic fire Suppression system - Internal Wall-wetting sprinkler in main foyer	AS 2118-1999; BCA cl. C3.2 & C3.4	13/12/12
Automatic Fail-safe Device	BCA D2.19, D2.21	31/05/12
Emergency Lighting	BCA Clauses E4.2/E4.4 & AS 2293.1-2005	24/07/12
Exit Signs	BCA Clauses E4.5/NSW E4.6/E4.8 and AS 2293.1-2005	24/07/12

Date of Certificate

dated this day of

18.12.2012.

Signature

owner/agent

A copy of this certificate together with the relevant fire safety schedule must be forwarded to the Council and the Commissioner of the New South Wales Brigades.

A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.

Notes for completing the Fire Safety Certificate

Note 1

An interim fire safety certificate or a final fire safety certificate is required before:

- an interim occupation certificate can be issued to allow a partially completed new building (including and altered portion of, or an extension to, a new building) to be occupied or used, or
- an interim occupation certificate can be issued to allow a change of building use for part of an existing building.

A final fire safety certificate is required:

- before a final occupation certificate can be issued to allow a new building (including an altered portion of, or extension to, a new building) to be occupied or used, or
- before a final occupation certificate can be issued to allow a change of building use for an existing building, or
- in accordance with a fire safety order given by a council.

An interim fire safety certificate is issued for part of the building and may deal only with those essential fire safety measures appearing on the most recent fire safety schedule (see note 3) relevant to the part of the building for which interim occupation certificate will be sought.

A final fire safety certificate must deal with all essential fire safety measures appearing on the most recent fire safety schedule (see note 3), subject to the following.

An interim fire safety certificate or a final fire safety certificate need not deal with those essential fire safety measures which have been the subject of some other final fire safety certificate or annual fire safety statement within the previous 6 months, unless the person or authority responsible for determining the relevant development consent, complying development certificate, construction certificate or fire safety order, has specified otherwise in the schedule. See also note 3.

Note 2

The person who carries out the assessment:

- must inspect and verify the performance of each fire safety measure being assessed; and
- in the case of a (interim or final) fire safety certificate for a new building (not an alteration to, or enlargement or extension of an existing building) must test the operation of each item of fire safety equipment installed in the building.

Note 3

The relevant essential fire safety measures are those specified in the most recent fire safety schedule, attached to one of the following:

- development consent for a change of building use; or
- complying development certificate for the erection of a building or a change of building use; or
- construction certificate for proposed building work, including building work associated with a change of building use; or
- a fire safety order.

The fire safety schedule will also identify standard of performance for each essential fire safety measure.

Environmental Planning and Assessment Regulation 2000

170 What is a final fire safety certificate?

A final fire safety certificate is a certificate issued by or on behalf of the owner of a building to the effect that each essential fire safety measure specified in the current fire safety schedule for the building to which the certificate relates:

- (a) has been assessed by a properly qualified person, and
- (b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

Note. A final fire safety certificate must be provided before a final occupation certificate can be issued for a building under clause 153 (1), and must also be provided if a fire safety order is made in relation to building premises.

Under clause 153 (1A), a final fire safety certificate that relates solely to a final occupation certificate for fire link conversion need only deal with the new fire alarm communication link and not with other essential fire safety measures.

171 Issue of final fire safety certificates

- (1) The assessment of essential fire safety measures must have been carried out within the period of 3 months prior to the date on which a final fire safety certificate is issued.
- (2) The choice of person to carry out an assessment is up to the owner of the building.
- (3) A person who carries out an assessment:
 - (a) must inspect and verify the performance of each fire safety measure being assessed, and
 - (b) must test the operation of each new item of equipment installed in the building premises that is included in the current fire safety schedule for the building.
- (4) A final fire safety certificate issued in relation to work that has been authorised or required by a development consent, construction certificate or fire safety order need not deal with any essential fire safety measure the subject of some other final fire safety certificate or fire safety statement issued within the previous 6 months, unless the person by whom the development consent, construction certificate or fire safety order is issued or given otherwise determines.
- (5) The person by whom the development consent, construction certificate or fire safety order is issued or given may make such a determination only if:
 - (a) the person is of the opinion that the measure will be affected by the work, and
 - (b) the person has specified in the fire safety schedule attached to the development consent, construction certificate or fire safety order that the final fire safety certificate issued in relation to the work must deal with that measure.

172 Final fire safety certificate to be given to Fire Commissioner and prominently displayed in building

- (1) As soon as practicable after a final fire safety certificate is issued, the owner of the building to which it relates:
 - (a) must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Fire Commissioner, and
 - (b) must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.
- (2) Subclause (1) (b) ceases to apply to a final fire safety certificate only when every essential fire safety measure with which it deals has become the subject of a later fire safety certificate or fire safety statement.

173 What is an interim fire safety certificate?

- (1) An interim fire safety certificate is a certificate issued by the owner of a building to the effect that each essential fire safety measure specified in the current fire safety schedule for the part of the building to which the certificate relates:
 - (a) has been assessed by a properly qualified person, and
 - (b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.
- (2) The provisions of clause 171 and 172 apply to an interim fire safety certificate in the same way as they apply to a final fire safety certificate.

Note. An interim fire safety certificate (or a final fire safety certificate) must be provided before an interim occupation certificate can be issued for a building under clause 153 (2).

174 Form of fire safety certificates

- (1) A fire safety certificate for a building or part of a building must contain the following information:
 - (a) the name and address of the owner of the building or part,
 - (b) a description of the building or part (including its address),
 - (c) a list identifying each essential fire safety measure in the building or part, together with the minimum standard of performance specified in the relevant fire safety schedule in relation to each such measure,
 - (d) the date or dates on which the essential fire safety measures were assessed,
 - (e) the type of certificate being issued (that is, final or interim),
 - (f) a statement to the effect referred to in clause 170 (for a final certificate) or clause 173 (for an interim certificate),
 - (g) the date on which the certificate is issued.
- (2) A fire safety certificate for a building or part of a building must be accompanied by a fire safety schedule for the building or part.

CONTRACTORS FINAL FIRE SAFETY CERTIFICATE
for
AMBIANCE GROUP

In respect of 38 Pacific Highway St Leonards

Re: under Part 9 of the environment Planning and Assessment Regulation 2000

I Malcolm Spinks of Integrated Fire Systems certify that each of the fire safety measures listed below:

- a) Has been assessed by a properly qualified person, and was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.
- b) The information contained in this certificate is, to the best of my knowledge and belief, true and accurate.

IDENTIFICATION OF BUILDING: Ground Floor 38 Pacific Highway St Leonards

DATE OF ASSESSMENT: 13th December 2012

ESSENTIAL FIRE SAFETY MEASURES:

MEASURE SYSTEMS	STANDARD OF PERFORMANCE
SPRINKLERS SYSTEMS	AS 2118 -1999 BCA Clause C3.2 and C3.4

DATE OF STATEMENT: Dated this Thirteenth day of December 2012

SIGNATURE:

Re
V. Gaskely

NOTES FOR COMPLETING THE ANNUAL STATEMENT

This form 15A is a STATEMENT relating to the examination and maintenance of emergency services relating to the Standards listed below. It is generally required on an annual basis.

To avoid any confusion, we have included notes on completion of the CERTIFICATE which is form 15. This form is required when initial, final or additional work is undertaken.

Note 1: An **interim fire safety certificate** or a **final fire safety certificate** is required before:

- An interim occupation certificate can be issued to allow a partially completed new building (including an altered portion of, or extension to, a new building) to be occupied or used; or
- An interim occupation certificate can be issued to allow a change of building use for part of an existing building.

A **final fire safety certificate** is required:

- Before a final occupation certificate can be issued to allow a new building (including an altered portion of, or extension to, a new building) to be occupied or used; or
- Before a final occupation certificate can be issued to allow a change of building use for an existing building; or
- In accordance with a fire safety order given by a council.

An **interim fire safety certificate** is issued for part of the building and may deal only with those essential fire safety measures appearing on the most recent fire safety schedule (see note 3) relevant to the part of the building for which an interim occupation certificate will be sought.

A **final fire safety certificate** must deal with all essential fire safety measures appearing on the most recent fire safety schedule (see note 3) subject to the following:

An **interim fire safety certificate** or a **final fire safety certificate** need not deal with those essential fire safety measures which have been the subject of some other final fire safety certificate or annual fire safety statement within the previous 6 months, unless the person or authority responsible for determining the relevant development consent, construction certificate or fire safety order, has specified otherwise in the schedule.

See also note 3.

Note 2: The person who carries out the assessment:

- Must inspect and verify the performance of each fire safety measure being assessed; and
- In the case of an **interim or final** fire safety certificate for a new building, must test the operation of each item of fire safety equipment installed in the building premises that is included in the current fire safety schedule for the building.

Note 3: The relevant essential fire safety measures are those specified in the most recent fire safety schedule, attached to one of the following.

- Development consent for a change of building use.
- Construction certificate for proposed building work, including building work associated with a change of building use; or
- A fire safety order.

The fire safety schedule will also identify the required standard of performance for each essential fire safety measure.

Emergency Evacuation Lighting for Buildings

- AS/NZS 2293.1 System design, Installation and operation
- AS/NZS 2293.2 Inspection and Maintenance
- AS/NZS 2293.3 Emergency escape luminaires and exit signs
- AS/3786-1993 Smoke Alarms
Specifies the requirements for design and performance of electrically operated smoke alarms.

MACKAUTO

Automatic door installation and repair

Compliance Certificate

Company:

Ambiance Group

Site: 38 Pacific Hwy St Leonards

Door No: 1X Besam Unislide

Installation Date: 31th May 2012

Quantity of Automatic Doors: one (1)

The Dorma automatic sliding door operators have been installed as per the manufacturers directions and conforms to Australian Standard AS 5007-2007. They incorporate an automatic failsafe to operate during power failure, as per AS 5007-2007 and comply with BCA D2.19 and D2.21.

Signing Officer:
David Mackenzie

Date: 27th June 2012

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

DNSP OFT COPY

CERTIFICATE NO: 1100737

CUSTOMER DETAILS

Name	AMBIANCE Group		Telephone Contact	99315188
Site Address	38 Pacific Hwy St Leonards		Meter No:	AMM001100
Cross Street		Postcode	NMI (if applicable)	CC001059

INSTALLATION WORK DETAILS Indicate the type of installation and types of work performed under this Notice

Type of Installation	☐ Residential	☒ Commercial	☐ Industrial	☐ Rural	☐ Other
Special Conditions	☐ over 100 amps	☐ High Voltage	☐ Hazardous Area	☐ Generator	☐ Unmetered Supply

CERTIFICATE MUST BE ISSUED TO THE CUSTOMER FOR ALL ELECTRICAL WORKWork of the following type must ALSO be notified to the **ELECTRICITY DISTRIBUTOR (DNSP)**

- ☒ New Installation ☐ Network connection or metering
☐ Additions or alterations to a switchboard or associated equipment ☐ Defect Rectification No:

DETAILS OF EQUIPMENTDescribe the equipment and estimate load increase of the work affected by this Notice.
If insufficient space attach separate sheets.

EQUIPMENT	RATING	No.	PARTICULARS OF WORK
☐ Switchboards			Foyce & Awan, Renovations - New sets for
☐ Circuits	20A 14	2	Awan & Awan - New LED Lighting
☐ Lighting	5x 19A 100W 24V		Foyce & Awan - New LED Lighting
☐ Socket-outlets	-		53A 100W Floor
☐ Appliances	-		5x 4m (19A LED) & 5 Light Boxes
Estimated increase in load A/ph	-		☐ Increased load is within capacity of installation/service mains
☐ Work is connected to supply			☐ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

B. Vassilios

Licence No: 71080

TEST REPORTIndicate the relevant tests and checks that have been performed on the work.
If test records are provided attach as separate sheets.

☒ Earthing system integrity Ω	☒ Residual current device operation
☒ Insulation resistance $M\Omega$	☒ Visual check that installation is suitable for connection to supply
☒ Polarity	☒ Stand-alone power system complies with AS 4509
☒ Correct circuit connections	☒ Fault loop impedance (if necessary)

I confirm that I have carried out the above tests and visually checked that the installation work described in this Certificate complies with AS/NZS 3000 and is suitable for its intended use.

Name:	B. Vassilios	Licence No:	1953830
Signature:	B. Vassilios	Date of Testing:	18-7-12

CERTIFICATIONI, the Electrical Contractor give notice to the Customer and Approved
(Name of DNSP or OFT), that the work described in this Certificate has been completed in accordance with the Electricity (Consumer Safety) Regulation 2006

Name:	B&S Electrical Services Pty Ltd	Licence No:	1953830
Signature:	B. Vassilios	Date of Notice:	24-7-12
Address:	P.O. Box 707, Berrig Mills	Telephone No. or Other Contact:	0214 950799

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:		Date:	
Comments:			

**NECA**

Integrated Fire Systems Pty Ltd

ABN 57 138 094 934

Unit 36 / 6 Abbott Road
SEVEN HILLS NSW 2147
PO Box 3609 Wamberal NSW 2260

Phone 9881 9031

Fax 9881 9035

Email: info@integratedfiresystems.optusbiz.com

13th December 2012
Ambiance Group
Level 11 50 Berry Street
NORTH SYDNEY 2060

ATTENTION: Ms Skye Heazlett

38 PACIFIC HIGHWAY St LEONARDS

Dear Skye

This is to advise that the fire protection equipment installed at the above premises complies with the nominated Australian Standards and also complies with the followings Clauses of the Building Code of Australia

Automatic Fire Sprinkler System

AS 2118-1999

BCA Clauses C3.2 and C3.4

We trust we have interpreted your instructions correctly and should you require further information please contact the undersigned.

Yours faithfully,

Per V. Gadeley

Malcolm Spinks

TOTAL FIRE PROTECTION SOLUTIONS

Fire! Fire!

Fire retardant timber panels

E1

low
formaldehyde



So you want timber panels, but you don't want to risk the whole place going up in smoke? Fear no more: the Supawood range of decorative and acoustic wall and ceiling panels are now available in a fire-retardant version: Supawood FR.

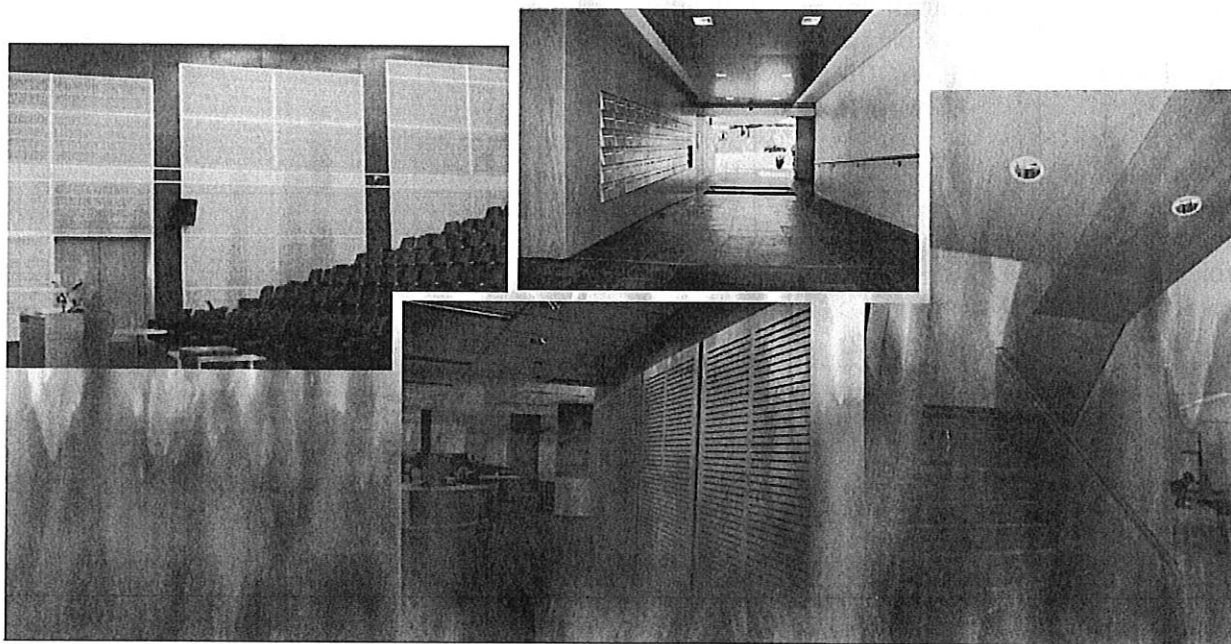
Despite more stringent BCA fire-hazard regulations, Supawood FR panels still meet all requirements for any Group number (1,2 or 3) and for any interior area, within any class of building where conventional panelling could not previously be used. In meeting Group 1 requirements, Supawood FR panels are deemed the least combustible timber product and therefore can be used in all critical areas where timber panels could not previously be used such as fire-isolated exits, lift car interiors, public corridors and lobbies providing fire egress. The panels can also be used in un-sprinklered accommodation in aged care or health-care buildings, atriums,

open plan offices, theatres, auditoriums, halls or schools.

Low in formaldehyde and certified with FSC chain of custody, Supawood FR achieves credit points for all Greenstar projects.

As super as the name suggests! Now you can add some creativity to a foyer or bring a dull room to life, safe in the knowledge that it's fire resistant as well. Supawood FR is available and compliant in all product types - Supaline, Supacoustic and Supaslat - and all standard finishes: natural timber veneer, concept veneers, paint colours and flame retardant fabrics. Ask for the relevant certificates today! Supawood FR puts safety first while still retaining a decorative finish: peace of mind you can see.

From start to finish, specification to installation, Supawood are involved in all aspects of your project.



BCA FIRE HAZARD PROPERTIES:

- ▲ The BCA clause C1.10a requires certain fire hazard properties of all materials used as wall and ceiling linings which are expressed as a group number.

Failure to comply with this requirement of the BCA can result in Occupancy certification being withheld, and inevitable panel replacement.

The exact group number required in a particular area is specified in: "Table 2 Wall and Ceiling Lining Materials (Material Groups Permitted)" of the BCA (Attached).

	Finish Type:		
	SUPAFINISH: Concept Veneers and colours	SUPA veneer: Natural Timber Veneers	SUPACOLOUR: Polyurethane colours and metallic's
SUPAWOOD STD Standard Group Number and Test #:	3 APL TEST CO6115/18/19	3 APL TEST CO6115/18/19	3 APL TEST CO6115/18/19
SUPAWOOD FR FSC (FSC-C009780) Group number and test #:	1 AWTA TEST 7-558611-CN	2 AWTA TEST 7-558627-CN + AWTA TEST 7-558622-CN	1 CSIRO TEST FNK 8801 (+ BCA clause C1.10 (c) (viii))
SUPAWOOD FR PEFC Group number and test #:	1 AWTA TEST 7-569913-CN	1 AWTA TEST 7-567385-CN	1 AWTA TEST 7-569913-CN (+ BCA clause C1.10 (c) (viii))
Product types available in SUPAWOOD FR:	SUPALINE, SUPACOUSTIC, SUPASLAT	SUPALINE, SUPACOUSTIC,	SUPALINE, SUPACOUSTIC, SUPASLAT
Note: This information does not replace professional advice. Refer to the BCA or your BCA consultant for confirmation of the requirements on your project.	Areas of Application now possible with SUPAWOOD FR Group 1:	Fire Isolated Exits, All Public Corridors, Lift Car Linings Classroom ceilings Some Shop Ceilings Some Open plan office ceilings. Health Care patient care areas.	
	Areas of Application now possible with SUPAWOOD FR Group 2:	Some Public Corridors, Lift Car Linings Classroom ceilings Some Shop Ceilings Some Open plan office ceilings. Health Care patient care areas.	

Table 2 WALL AND CEILING LINING MATERIALS (Material Groups Permitted)

Class of building	Fire-isolated exits	Public corridors		Specific areas		Other areas
	Wall/ceiling	Wall	Ceiling	Wall	Ceiling	Wall/ceiling
Class 2 or 3						
Excluding accommodation for the aged, people with disabilities, and children						
Unsprinklered	1	1, 2	1, 2	1, 2, 3	1, 2, 3	1, 2, 3
Sprinklered	1	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3
Class 3 or 9a						
Accommodation for the aged, people with disabilities, children and <i>health-care buildings</i>						
Unsprinklered	1	1	1	1, 2	1, 2	1, 2, 3
Sprinklered	1	1, 2	1, 2	1, 2, 3	1, 2, 3	1, 2, 3
Class 5, 6, 7, 8 or 9b schools						
Unsprinklered	1	1, 2	1, 2	1, 2, 3	1, 2	1, 2, 3
Sprinklered	1	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3
Class 9b other than schools						
Unsprinklered	1	1	1	1, 2	1, 2	1, 2, 3
Sprinklered	1	1, 2	1, 2	1, 2, 3	1, 2, 3	1, 2, 3
Class 9c						
Sprinklered	1	1, 2	1, 2	1, 2, 3	1, 2, 3	1, 2, 3
For the purpose of this Table:						
1.	"Sprinklered" means a building fitted with a sprinkler system complying with Specification E1.5.					
2.	"Specific areas" means within:					
	(a)	for Class 2 and 3 buildings, a <i>sole-occupancy unit</i> .				
	(b)	for Class 5 buildings, open plan offices with a minimum floor dimension/floor to ceiling height ratio > 5.				
	(c)	for Class 6 buildings, shops or other building with a minimum floor dimension/floor to ceiling height ratio > 5.				
	(d)	for Class 9a <i>health-care buildings, patient care areas</i> .				
	(e)	for Class 9b theatres and halls, etc, an auditorium.				
	(f)	for Class 9b schools, a classroom.				
	(g)	for Class 9c <i>aged care buildings, resident use areas</i> .				

4. Lift cars

In a lift car, the fire hazard properties of materials used as—

- (a) floor materials and floor coverings must have critical radiant flux not less than 2.2;
and
- (b) wall and ceiling linings must be a Group 1 material or a Group 2 material in accordance with Clause 3(b).

**SPECIFICATION
C1.10a**

**FIRE HAZARD PROPERTIES -
FLOORS, WALLS AND CEILINGS**

1. Scope

This Specification sets out requirements in relation to the fire hazard properties of—

- (a) floor materials and floor coverings; and
- (b) wall and ceiling linings.

2. Floor materials and floor coverings

(This section left blank as not relevant to SUPAWOOD).

3. Walls and ceilings

- (a) For the purposes of this Clause, the group number of a material is determined by either—
 - (i) physical testing in accordance with AS ISO 9705; or
 - (ii) prediction in accordance with Clause 3 of Specification A2.4 using data obtained by testing the material at 50 kW/m² irradiance in the horizontal orientation with edge frame in accordance with AS/NZS 3837.
- (b) The group number of a material is as follows when tested or predicted in accordance with sub-clause (a):
 - (i) A Group 1 material is one that does not reach flashover when exposed to 100 kW for 600 seconds followed by exposure to 300 kW for 600 seconds.
 - (ii) A Group 2 material is one that reaches flashover following exposure to 300 kW within 600 seconds after not reaching flashover when exposed to 100 kW for 600 seconds.
 - (iii) A Group 3 material is one that reaches flashover in more than 120 seconds but within 600 seconds when exposed to 100 kW.
 - (iv) A Group 4 material is one that reaches flashover within 120 seconds when exposed to 100 kW.
- (c) A material used as a finish, surface, lining or attachment to a wall or ceiling must be a Group 1, Group 2 or Group 3 material used in accordance with Table 2 and for buildings not fitted with a sprinkler system complying with Specification E1.5, have—
 - (i) a smoke growth rate index not more than 100; or
 - (ii) an average specific extinction area less than 250m²/kg.

▲ **PLYWOOD:**

Note that at time of printing there is no fire retardant Plywood which achieves a Group 1 or 2 result.

Fire retardant plywood does not comply in many areas in which it was previously used; therefore SUPAWOOD FR should now be specified in lieu of plywood if panelling is desired.

▲ **FIRE RATINGS:**

Note that Fire-resistance level (FRL) relates to BCA specification A2.3 and Specification C1.1 which is a separate section of the BCA to prevent fire spread between certain specified areas and structural integrity. This is typically achieved through the use of Fire rated plasterboard and does not affect the selection of panelling as the panels can be applied over the materials which provide the required FRL.

Certificate of Assessment

HF07ANK5491

No. 922

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without written authorisation from CSIRO is forbidden.

This is to certify that the specimen described below was tested by the CSIRO Division of Manufacturing and Materials Technology in accordance with Australian/ New Zealand Standard 3837, Method of test for heat and smoke release rates for materials and products using an oxygen consumption calorimeter, 1998, at 50 kW/m², on behalf of:

Supawood Architectural Lining Systems
18 Bradwardine Road
BATHURST NSW
AUSTRALIA

A full description of the test specimen and the complete test results are detailed in the Division's sponsored investigation report numbered FNK 8801.

SAMPLE
IDENTIFICATION: Supawood FR

DESCRIPTION OF
SAMPLE: The sponsor described the tested specimen as a timber medium-density-fibreboard. The specimen contained flame retardant additives.

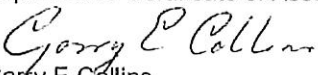
Nominal thickness: 12 mm
Nominal density: 750 kg/m³
Colour: pink/brown
Product Code: 1M

SAMPLE
CLASSIFICATION: Group Number: Group 1
(In accordance with Specification A2.4 of the Building Code of Australia.)

Average specific extinction area: 77.1 m²/kg
(Refer to Specification C1.10a section 3(c) of the Building Code of Australia.)

Testing Officer: Russell Collins Date of Test: 16 January 2007

Issued on the 03rd day of October 2007 without alterations or additions.
Supersedes Certificate of Assessment 922 issued 31 January 2007.


Garry E Collins
Manager, Fire Testing and Assessments



This laboratory is accredited (Accreditation No. 3632) by the National Association of Testing Authorities, Australia. The tests reported herein have been performed in accordance with its terms of accreditation.



CSIRO Manufacturing & Infrastructure Technology
14 Julius Avenue, Riverside Corporate Park, North Ryde NSW 2113 AUSTRALIA
Telephone: 61 2 9490 5444 Facsimile: 61 2 9490 5555

Statement of Environmental Effects

Business Identification Signage

34-42 Pacific Highway, St Leonards (Lot 1 DP 746012)

2. Proposed Development

The proposal seeks to install a new Business Identification Sign on the awning above the subject premises (**Figure 3**). The existing awning is blank and contains no signage. The proposed sign will be sited completely within the awning and will not cause any obstruction.

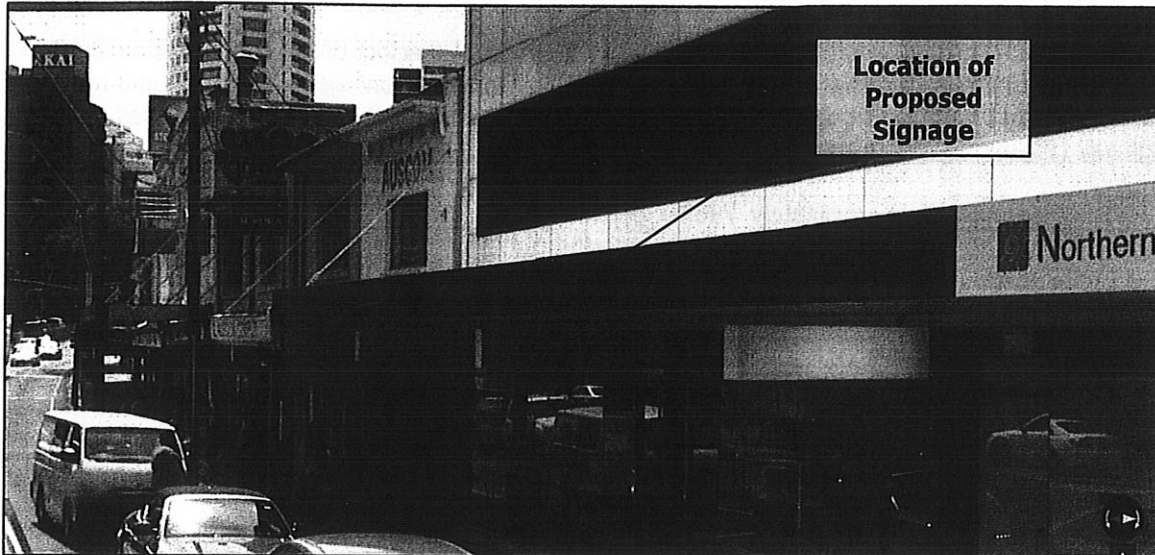


Figure 3. Location of Proposed Signage

The proposed new signage measures 5.665m x 0.45m and consists of stick on vinyl lettering in teal colour against a white background (**Figure 4**). The sign will not include illumination.

The purpose of the proposed new sign is to identify the business name of the premises being 'North Shore Radiology & Nuclear Medicine'. The proposed sign is for an existing approved and operating land use.

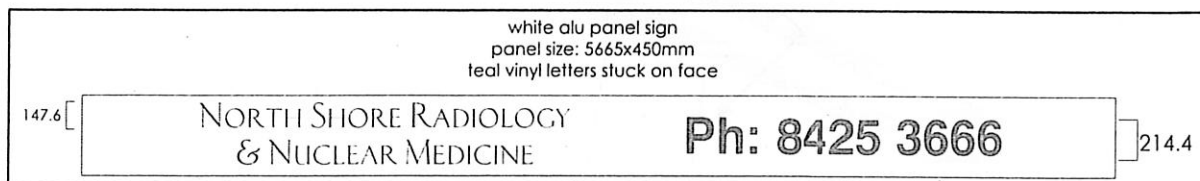


Figure 4. Proposed Business Identification Sign (Arrow Signs & Digital)

Drawings detailing the signage detail are attached in **Appendix 1**.

Statement of Environmental Effects

Business Identification Signage

34-42 Pacific Highway, St Leonards (Lot 1 DP 746012)

1. The Site

1.1 Location and Description

Land which is the subject of this development application is known as 34-42 Pacific Highway, St Leonards and is legally described as Lot 1 in Deposited Plan 746012.

The site is located in a prominent location within the main commercial precinct of St Leonards and exhibits a primary frontage to the Pacific Highway to the north and a secondary frontage to Marshall Lane to the south. To the east and west the site adjoins similar commercial development with active frontages to the Pacific Highway (**Figure 1**).

The site exhibits an area of approximately 790m² and contains a three storey commercial building of contemporary design and recent construction. The northern building elevation, which is the primary frontage, contains three ground floor tenancies facing the street and the main pedestrian building entry. The southern building elevation, which is the secondary frontage, contains access driveways and garages providing private car parking for the development.

The premises which is the subject of this development application is a ground floor commercial tenancy facing the Pacific Highway with pedestrian entry to the tenancy gained directly via the Pacific Highway. The tenancy incorporates a glass shop front featuring a window sign as well as an under-awning sign for the purposes of building identification.

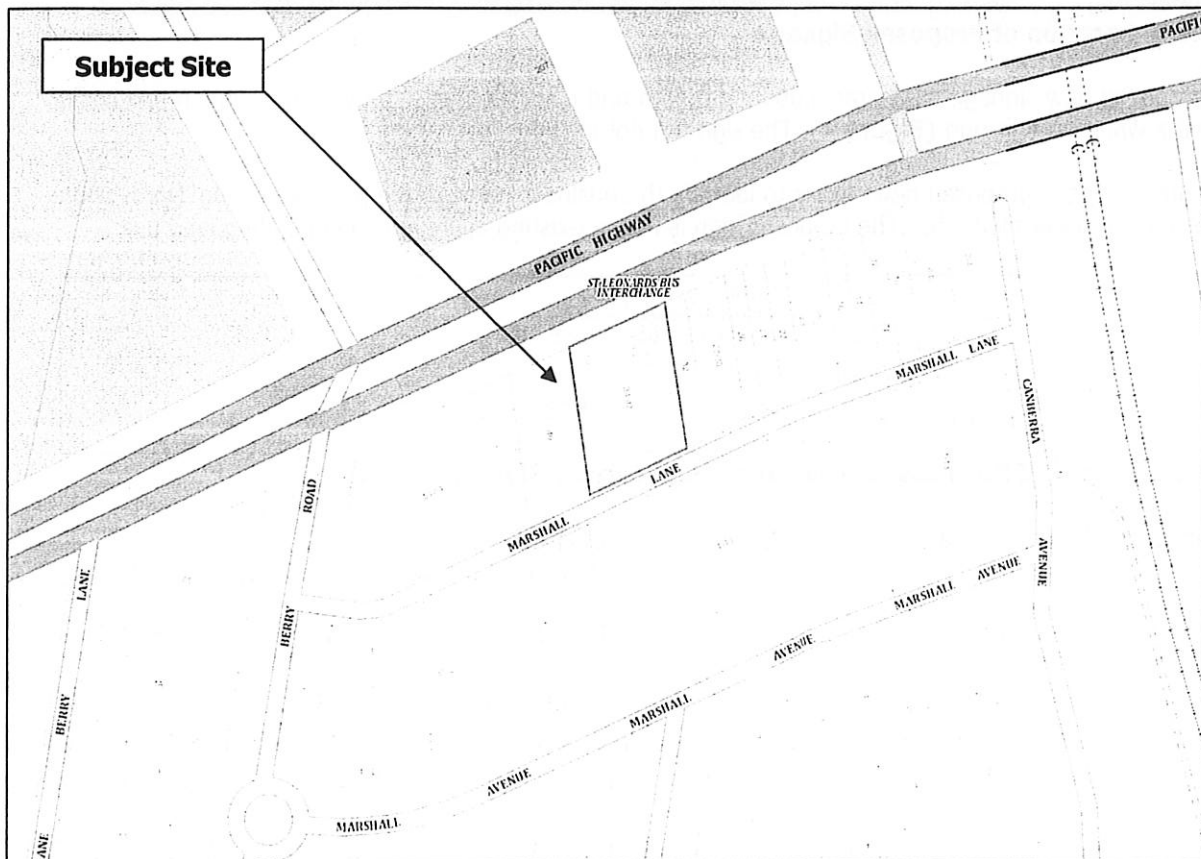


Figure 1. Cadastral Plan (Source: Six Maps 2015)



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 02 9911 3555

Fax: 02 9911 3600

2 May 2023

Our Ref: AB:Nhb DA13/2023

Mr Christopher Adams,
5 Macdonald St,
Paddington NSW 2021,

Dear Sir,

Notice of Determination of Development Application issued under the Environmental Planning and Assessment Act 1979, Section 4.16(1)(a)

Development Application No: DA13/2023

Address: 34-42 Pacific Highway, St Leonards.

Proposed Development: Alterations and additions including a tertiary education facility and a ground floor commercial facility.

You are advised that the abovementioned development application has been approved by Council subject to the following conditions:

1. **A.1 - Approved plans and supporting documentation**

Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise.

Plan No	Issue	Plan Title	Drawn By	Dated
DA.0.02	1	Site Plan	Pohio adams architects	02.02.2023
DA.1.11	1	Proposed Basement 2 Plan	Pohio adams architects	02.02.2023
DA.1.12	3	Proposed Basement 1 Plan	Pohio adams architects	28.04.2023
DA.1.13	1	Proposed Ground Level Plan	Pohio adams architects	02.02.2023
DA.1.14	1	Proposed Level 01 Plan	Pohio adams architects	02.02.2023
DA.1.15	1	Proposed Level 02	Pohio adams architects	02.02.2023

		Plan		
DA.2.01	1	Proposed Elevation	Pohio adams architects	02.02.2023
DA.2.02	1	Proposed Elevation	Pohio adams architects	02.02.2023
DA.3.01	1	Proposed Section	Pohio adams architects	02.02.2023
DA.3.02	1	Proposed Section	Pohio adams architects	02.02.2023
DA.3.03	1	Proposed Section	Pohio adams architects	02.02.2023

Document Title	Version No.	Prepared By.	Dated Title.
Waste Management Statement	-	Pohio adams architects	28.04.2023

In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

2. **A.2 - Design amendments and Compliance**

Before the issue of a construction certificate, the certifier must ensure the approved construction certificate plans (and specifications) detail the following required amendments to the approved plans and supporting documentation stamped by Council.

- a) Window and door openings situated within 3m from both side boundaries must be protected in accordance with C3.2 and C3.4 of the BCA.
- b) The existing fire exit doors fronting Pacific Highway are to be upgraded to self-closing fire-rated doorsets achieving FRL of - /60/30. The required fire exit doors are to be provided with compliant door hardware which can be readily openable without the use of a key from the side a person is seeking egress complying with the requirements of D2.21 of the BCA.
- c) The existing basement carpark egress door located on the ground floor rear laneway adjoining the driveway entry is to be upgraded to swing outwards in the direction of travel a person seeking egress from the basement carpark complying with the requirements of D2.20 of the BCA.
- d) The proposed retail tenancy located in the Level 1 basement carpark must be separated by a fire wall in accordance with C2.8 and complying with the requirements of Specification C1.1 of the BCA.
- e) A Fire Hydrant system is to be provided to serve the building in accordance with E1.3 of the BCA and installed complying with the design and construction requirements of AS2419.1-(2005).

- f) Fire Hose Reels are to be provided to serve the building in accordance with E1.4 of the BCA and complying with the requirements of AS2441-(2005).
- g) Service penetrations in fire rated elements of construction i.e., mechanical ductwork, plumbing pipework and electrical cables must be adequately fire stopped complying the requirements of Specification C3.15 of the BCA.
- h) A smoke detection and alarm system is to be installed throughout the building in accordance Clause 7 of Specification E2.2a and activate a (Building Occupant Warning System) complying with AS1670.1-(2018).
- i) Exit signage and Emergency Lighting system is to be installed throughout the entire building in accordance E4.2, E4.4 & E4.5 of the BCA and complying with the requirements of AS2293.1-(2018).
- j) A mechanical ventilation system must be installed to the building to service the new toilet facilities in accordance with F4.5 of the BCA and complying with the requirements of AS1668.2-(2012).
- k) No combustible external cladding is permitted to be used on the facades of the building to ensure fire safety compliance with Parts C1.9, C1.14 of the BCA and to comply with the NSW Building Product (Safety) Act 2017.

Reason: To require minor amendments to the approved plans and supporting documentation following assessment of the development.

3. **A.3 - Payment of security deposits**

Before the commencement of any works on the site, or the issue of a construction certificate, the applicant must make the following payment to Council and provide written evidence of these payments to the Certifier:

Security deposit	Amount
Infrastructure damage bond	\$4,000.00

The payments will be used for the cost of:

- making good any damage caused to any council property (including street trees) as a consequence of carrying out the works to which the consent relates, and,
- completing any public work such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls, required in connection with this consent.

Reason: To ensure any damage to public infrastructure is rectified and public works can be completed.

4. **A.4 - Payment of building and construction industry long service levy**

Before the issue of a construction certificate, the applicant is to ensure that the person liable pays the long service levy of \$2,757.00 as calculated at the date of this consent to the Long Service Corporation or Council under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* and provides proof of this payment to the principal certifier.

Reason: To ensure the long service levy is paid.

5. **A.9.T - Works on Council land**

A separate application shall be made to Council's Urban Services Division for any associated works on Council property. Written approval is to be obtained prior to the start of any works on Council property.

Reason: To manage impacts to Council's assets.

6. **A.12 – Construction Certificate**

The submission of a Construction Certificate and its issue by Council or Principal Certifier PRIOR TO CONSTRUCTION WORK commencing.

Reason: To ensures the detailed construction plans and specifications comply with the requirements of the Building Code of Australia (BCA) and any relevant Australian Standard.

PART B – PRIOR TO DEMOLITION WORKS

7. **B.1.T - Demolition Traffic Management Plan**

As a result of the site constraints, limited vehicle access and parking, a demolition traffic management plan (DTMP) and report shall be prepared by a Transport for NSW accredited person and submitted to and approved by Council prior to commencing any demolition work.

The DTMP must:-

- a) Make provision for all construction materials to be stored on site, at all times.
- b) Specify construction truck routes and truck rates. Nominated truck routes are to be distributed over the surrounding road network where possible.
- c) Provide for the movement of trucks to and from the site, and deliveries to the site. Temporary truck standing/ queuing locations in a public roadway/ domain in the vicinity of the site is not permitted unless a Works Zone is approved by Council.
- d) Include a Traffic Control Plan prepared by an RMS accredited ticket holder for any activities involving the management of vehicle and pedestrian traffic.
- e) Specify that a minimum seven (7) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measures.
- f) Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes, structures proposed on the footpath areas (hoardings, scaffolding or temporary shoring) and extent of tree protection zones around Council Street trees.

- g) Take into consideration the combined construction activities of other development in the surrounding area. To this end, the consultant preparing the DTMP must engage and consult with developers undertaking major development works within a 250m radius of the subject site to ensure that appropriate measures are in place to prevent the combined impact of construction activities. These communications must be documented and submitted to Council prior to work commencing on site.
- h) Be prepared in accordance with relevant sections of Australian Standard 1742 – “Manual of Uniform Traffic Control Devices”, RMS’s Manual – “Traffic Control at Work Sites”.

Reason: To ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems.

8. **B.2.E - Asbestos removal, handling and disposal**

The removal, handling and disposal of asbestos from building sites shall be carried out in accordance with the requirements of the Occupational Health and Safety Act and the Regulations. Details of the method of removal in accordance with this condition is to be submitted to the Principal Certifier and Council’s Environmental Health Section, **prior to commencing any demolition works.**

Reason: To ensure worker and public health and safety.

9. **B.3.EH - Compliance with demolition standard**

Demolition of buildings and structures must comply with Australian Standard AS 2601—2001: The Demolition of Structures.

Reason: Prescribed condition under the EP&A Regulation 2021.

PART C - BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

10. **C.1 - Construction site management plan**

Prior to any demolition works and before the issue of a construction certificate, the applicant must ensure a construction site management plan is provided to and approved by the principal certifier. The plan must include the following matters:

- location and materials for protective fencing and hoardings to the perimeter on the site.
- provisions for public safety
- pedestrian and vehicular site access points and construction activity zones
- pedestrian access, including disabled and pram access, is to be maintained throughout the course of the construction as per AS-1742.3, ‘Part 3 - Traffic control devices for works on roads’
- location of site storage areas and sheds
- equipment used to carry out all works
- a garbage container with a tight-fitting lid

The applicant must ensure a copy of the approved construction site management plan is kept on-site at all times during construction.

Council Approvals

1. Where hoarding is required to be provided along the street frontage, a Hoarding Application is to be submitted to Council for approval.
2. Any construction plant on the public road reservation requires an approved "Application for standing plant *permit*".

Reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.

11. C.2 - Erosion and sediment control plan

Prior to any demolition works or clearing of any vegetation and before the issue of a construction certificate, the applicant is to ensure that an erosion and sediment control plan is prepared in accordance with the following documents before it is provided to and approved by the principal certifier:

- Council's development control plan,
- the guidelines set out in the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the Blue Book), and
- the 'Do it Right On-Site, Soil and Water Management for the Construction Industry' (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust).

The applicant must ensure the erosion and sediment control plan is kept on-site at all times during site works and construction.

Reason: To ensure no substance other than rainwater enters the stormwater system and waterways.

12. C.3 - Waste management plan (WMP)

Before the issue of a construction certificate, the applicant is to ensure that a waste management plan is prepared in accordance with the EPA's Waste Classification Guidelines and the following requirements before it is provided to and approved by the certifier:

- a) Council's Development Control Plan (Part Q: *Waste Management and Minimisation*).
- b) Where sites adjoin bushland (private or public):
 - the WMP shall detail measures to mitigate any rubbish or foreign materials from entering the bushland.
 - Access through parks, reserves and bushland to the site is not permitted.
 - Council's Coordinator of Bushland must be notified of any accidental or intentional dumping of material in the bushland area.
- c) details the following:

- the contact details of the person(s) removing the waste
- an estimate of the waste (type and quantity) and whether the waste is expected to be reused, recycled or go to landfill
- the disposal and destination of all waste material spoil and excavated material

The applicant must ensure the waste management plan is referred to in the construction site management plan and kept on-site at all times during construction.

Reason: To ensure resource recovery is promoted and local amenity protected during construction.

13. **C.5 - Dilapidation report**

Before the issue of a construction certificate, a suitably qualified engineer must prepare a dilapidation report detailing the structural condition of adjoining buildings, structures or works, and public land, to the satisfaction of the certifier. If the engineer is denied access to any adjoining properties to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and demonstrate, in writing, to the certifier's satisfaction that all reasonable steps were taken to obtain access to the adjoining properties.

Reason: To establish and document the structural condition of adjoining properties and public land for comparison as building work progresses and is completed.

14. **C.22.B - Accessibility requirements**

The construction drawings shall detail compliance with:

- a) relevant Disability (Access to premises – buildings) standards 2021 including AS1428.1 (as amended);
- b) Disability Discrimination Act 1992;
- c) Building Code of Australia; and
- d) recommendations contained in the approved Access Report (where relevant).

Reason: To ensure equitable access.

15. **C.23.B - Sydney Water requirements**

The approved plans must be submitted to Sydney Water online approval portal "Sydney Water Tap In" for approval.

Reason: To comply Sydney Water requirements.

16. **C.24.E - Structural engineer's details**

The Construction Certificate plans and specifications must include detailed professional structural engineering plans and/or specifications for the following:

- underpinning;
- retaining walls;
- footings;

- reinforced concrete work;
- structural steelwork;
- upper level floor framing;

and where relevant in accordance with any recommendations contained in an approved geotechnical report.

Reason: To ensure structural adequacy.

PART D - BEFORE THE COMMENCEMENT OF BUILDING WORK

17. D.1 - Erosion and sediment controls in place

Before the commencement of any site or building work, the principal certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan, (as approved by the principal certifier) are in place until the site is rectified (at least 70% ground cover is achieved over any bare ground on site).

Reason: To ensure runoff and site debris do not impact local stormwater systems and waterways.

18. D.3 - Signs on site

A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out:

- a) showing the name, address and telephone number of the principal certifier for the work; and
 - b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours; and
 - c) stating that unauthorised entry to the work site is prohibited.
- Any such sign is to be maintained while any demolition or building work is being carried out but must be removed when these works have been completed.

Note: This does not apply in relation to building work, or demolition work, that is carried out inside an existing building that does not affect the external walls of the building.

Reason: Prescribed condition under section 70 of the EP&A Regulation 2021.

PART E - WHILE BUILDING WORK IS BEING CARRIED OUT

19. E.1 - Hours of work

The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:

Monday to Friday (inclusive)	7.00am to 5.30pm
Saturday	7.00am to 4.00pm

A Notice/Sign showing permitted working hours and types of work permitted during those hours, including the applicant's phone number, project manager or site foreman, shall be displayed at the front of the site.

The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.

Reason: To protect the amenity of the surrounding area.

20. **E.2 - Compliance with the Building Code of Australia**

Building work must be carried out in accordance with the requirements of the *Building Code of Australia*.

Reason: Prescribed condition under section 69 of the EP&A 2021.

21. **E.3 - Procedure for critical stage inspections**

While building work is being carried out, any such work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.

Reason: To require approval to proceed with building work following each critical stage inspection.

22. **E.4 - Implementation of the site management plans**

While vegetation removal, demolition and/or building work is being carried out, the applicant must ensure the measures required by the approved construction site management plan and the erosion and sediment control plan are implemented at all times.

The applicant must ensure a copy of these approved plans is kept on site at all times and made available to Council officers upon request.

Reason: To ensure the required site management measures are implemented during construction.

23. **E.6 - Surveys by a registered surveyor**

While building work is being carried out, a registered surveyor is to measure and mark the positions of the following and provide them to the principal certifier —

- a) All footings/ foundations
- b) At other stages of construction – any marks that are required by the principal certifier.

Reason: To ensure buildings are sited and positioned in the approved location

24. **E.7 - Construction noise**

While building work is being carried out where no noise and vibration management plan is approved under this consent, the applicant is to ensure that any noise caused by demolition, vegetation removal or works does not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at any lot boundary of the property where these works are being carried out.

Reason: To protect the amenity of the neighbourhood.

25. **E.9 - Responsibility for changes to public infrastructure**

While building work is being carried out, the applicant must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area).

Reason: To ensure the payment of approved changes to public infrastructure.

26. **E.15.B - Critical stage inspections**

Critical stage inspections are to be carried out in accordance with Section 6.5 of the EP&A Act 1979 and sections 61, 63 and 65 of the *Environmental Planning and Assessment (Development Certification and Fire safety) Regulation 2021*.

Where Lane Cove Council is appointed as the principal certifier, an inspection is to be booked for each of the following relevant stages during the construction process:

- a) underpinning;
- b) retaining walls;
- c) footings;
- d) reinforced concrete work;
- e) structural steelwork;
- f) upper level floor and roof framing; and

Reason: EP&A Act requirement.

27. **E.16.T – Works zones**

Loading or unloading of any vehicle or trailer carrying material associated with the development must not take place on the public road unless within an approved Works Zone. If a Works Zone is required, the developer must give the Council at least six (6) weeks written notice prior to the date upon which use of the Works Zone will commence. The duration of the Works Zone approval shall be taken to commence from that date. All vehicular unloading/loading activities on a public roadway/footway are to be undertaken within an approved Works Zone.

Reason: To ensure pedestrian and traffic safety.

28. **E.18.B - No obstruction of public way**

The public way and Council verge must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by Council to stop all work on site.

Reason: To ensure public safety.

29. **E.19.B – Encroachments**

1. No portion of the proposed structure shall encroach onto adjoining properties.
2. The proposed construction shall not encroach onto any existing Council drainage pipe or easement unless approved by Council. If a Council stormwater pipe is located at site during construction, Council is to be immediately notified. Where necessary the drainage line is to be reconstructed or relocated to be clear of the proposed building works. Developer must lodge Stormwater Inspection Application form to Council. All costs associated with the reconstruction or relocation of the drainage pipe are to be borne by the applicant. Applicant is not permitted to carry out any works on existing Council and private stormwater pipe lines without Council's approval.

Reason: To ensure works are contained wholly within the subject site

30. **E.20.EH – Stockpiles**

Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by water to be stored clear of any drainage line, easement, natural watercourse, footpath, kerb or roadside.

Reason: To mitigate adverse environmental impacts on the surrounding area.

PART F - BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

31. **F.1 - Works-as-executed plans and any other documentary evidence**

Before the issue of the relevant occupation certificate, the applicant must submit, to the satisfaction of the principal certifier, works-as-executed plans, any compliance certificates and any other evidence confirming the following completed works:

- (a) All stormwater drainage systems and storage systems
- (b) The following matters that Council requires to be documented:
 - Certification from suitable licenced contractor that the all works have been constructed satisfying relevant Australian standards.

The principal certifier must provide a copy of the plans to Council with the occupation certificate.

Reason: To confirm the location of works once constructed that will become Council assets.

32. **F.2 - Completion of public utility services**

Before the issue of the relevant occupation certificate, the principal certifier must ensure any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting

and telecommunications, required as a result of the development, is completed to the satisfaction of the relevant authority.

Before the issue of the occupation certificate, the principal certifier must request written confirmation from the relevant authority that the relevant services have been completed.

Reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements before occupation.

33. **F.3 - Post-construction dilapidation report**

Before the issue of an occupation certificate, a suitably qualified engineer must prepare a post-construction dilapidation report, to the satisfaction of the principal certifier, detailing whether:

- a) after comparing the pre-construction dilapidation report to the post- construction dilapidation report required under this condition, there has been any structural damage to any adjoining buildings; and
- b) where there has been structural damage to any adjoining buildings, that it is a result of the building work approved under this development consent.

Before the issue of an occupation certificate, the principal certifier is to provide a copy of the post-construction dilapidation report to Council (where Council is not the principal certifier) and to the relevant adjoining property owner(s).

Reason: To identify damage to adjoining properties resulting from building work on the development site.

34. **F.4 - Preservation of survey marks**

Before the issue of an occupation certificate, a registered surveyor must submit documentation to the principal certifier which demonstrates that:

- a) no existing survey mark(s) have been removed, damaged, destroyed, obliterated or defaced, or
- b) the applicant has re-established any survey mark(s) that were damaged, destroyed, obliterated or defaced in accordance with the Surveyor General's Direction No. 11 – Preservation of Survey Infrastructure.

Reason: To protect the State's survey infrastructure.

35. **F.5 - Repair of infrastructure**

Before the issue of an occupation certificate, the applicant must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the written satisfaction of Council, and at no cost to Council.

Note: If the council is not satisfied, the whole or part of the security/bond submitted will be used to cover the rectification work.

Reason: To ensure any damage to public infrastructure is rectified.

36. **F.6 - Removal of waste upon completion**

Before the issue of an occupation certificate, the principal certifier must ensure all refuse, spoil and material unsuitable for use on the site is removed from the site and disposed of in accordance with the waste management plan. Written evidence of the removal must be supplied to the satisfaction of the principal certifier.

Before the issue of a partial occupation certificate, the applicant must ensure the temporary storage of any waste is carried out in accordance with the approved waste management plan to the principal certifier's satisfaction.

Reason: To ensure waste material is appropriately disposed of or satisfactorily stored.

PART H - OCCUPATION AND ONGOING USE

37. **H.1 - Release of securities / bonds**

When Council receives an occupation certificate from the principal certifier, the applicant may lodge an application to release the securities held in accordance with **Condition 3**. Council may use part, or all of the securities held to complete the works to its satisfaction if the works do not meet Council's requirements.

Reason: To allow release of securities and authorise Council to use the security deposit to complete works to its satisfaction.

38. **H.2 - Annual fire safety certificate**

During occupation and ongoing use of the building, the applicant must provide an annual fire safety statement to Council and the Commissioner of Fire and Rescue NSW in accordance with clause 177 of the EP&A Regulation.

Reason: To satisfy Council's Engineering requirements to ensure annual checks on fire safety measures.

39. **H.3 - Location of mechanical ventilation**

During occupation and ongoing use of the building, the applicant must ensure all subsequently installed noise generating mechanical ventilation system(s) or other plant and equipment that generates noise are in an appropriate location on the site (including a soundproofed area where necessary) to ensure the noise generated does not exceed 5dBa at the boundary adjacent to any habitable room of an adjoining residential premises.

Reason: To satisfy Council's Engineering requirements. To protect the residential amenity of neighbouring properties.

40. **H.6 – Food premises (ongoing use)**

On-going operation of any food premises is to be maintained in accordance with:

- i) the [Food Act 2003](#) (as amended),
- ii) Food Regulation 2015 (as amended),
- iii) the Food Standards Code as published by Food Standards Australia & New Zealand,
- iv) Australian Standard AS 4674-2004: Construction and fit out of food premises (as amended),
- v) Sydney Water Corporation – Trade Waste Section, and
- vi) The Protection of the Environment Operations Act 1997.

Reason: To satisfy Council's Engineering requirements. To ensure food and health safety

The reason for Council's consent being subject to the aforementioned conditions is to ensure that the proposal complies with the requirements of the Environmental Planning and Assessment Act 1979 and Regulations thereunder and the Building Code of Australia and does not adversely affect the amenity of the area and/or the character of the neighbourhood.

This consent is to operate from 2 May 2023.

This consent is to lapse unless activated prior 2 May 2028.

If you are dissatisfied with this determination you may:

- (a) apply to Council to review its decision under Section 8.2 of the Environmental Planning and Assessment Act 1979. Such application must be made and determined by Council within six (6) months after the date on which you received this notice provided that an appeal under Section 8.7 of the Environmental Planning and Assessment Act, 1979 has not been made against this determination.
- (b) appeal to the Land and Environment Court under Section 8.7 of the Environmental Planning and Assessment Act 1979, such appeal must be lodged within six (6) months of this notice.

Council recommends that you discuss these options with the relevant Council officer before acting.

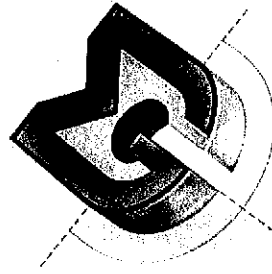
Should you require any further information or assistance please do not hesitate to contact Council's Town Planner, Andrew Bland by telephoning 9911 3518, Monday to Friday.

Yours faithfully,



Rajiv Shankar

MANAGER, DEVELOPMENT ASSESSMENT



McKENZIE
GROUP CONSULTING

The General Manager
Lane Cove Council
PO Box 20
LANE COVE NSW 1595

45-4-10
RECEIVED

11 SEP 2012

RECORDS

Attention: Mai Lee

DEVELOPMENT APPLICATION FOR PROPOSED SIGNAGE AT SUITE 4, 34-42 PACIFIC HIGHWAY, ST LEONARDS (LOT 1 DP 746012)

This additional information should be read in conjunction with the Statement of Environmental Effects associated with Development Application 138/2012. This document requests a variation from Control 3.1.2 Window Signage (St Leonards) in the Lane Cove Development Control Plan, Part N Signage and Advertising.

Control 3.1.2 Window Signage (St Leonards) states:

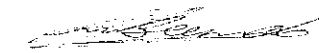
Where the ground level use is not a street activating use such as a retail shop or refreshment room, window signage is not permitted except for a building identification sign. Signage in the form of a directional tenancy board is encouraged to contribute to visual consistency and orderly signage in St Leonards.

The site is within the B3 Commercial Core zone in which Medical Centres are a permissible use. The Development Application proposes to retain the existing use and involves no works to the site. The external signage proposed is a Business Identification Sign to be attached to the front window of the ground floor tenancy, a copy of the proposed signage is attached in **Appendix 1**. The proposed signage will have no adverse impact upon the amenity or economic activity of St Leonards. In contrast it is likely to improve the commercial viability of the building and allow the commercial space to respond to the operational needs of the tenant.

We would like to note the original plans displaying the proposed signage have been revised and are attached in **Appendix 1**. The graphic displaying a skeleton that was to be located on the door has been removed from Development Application 138/2012 as per Council request.

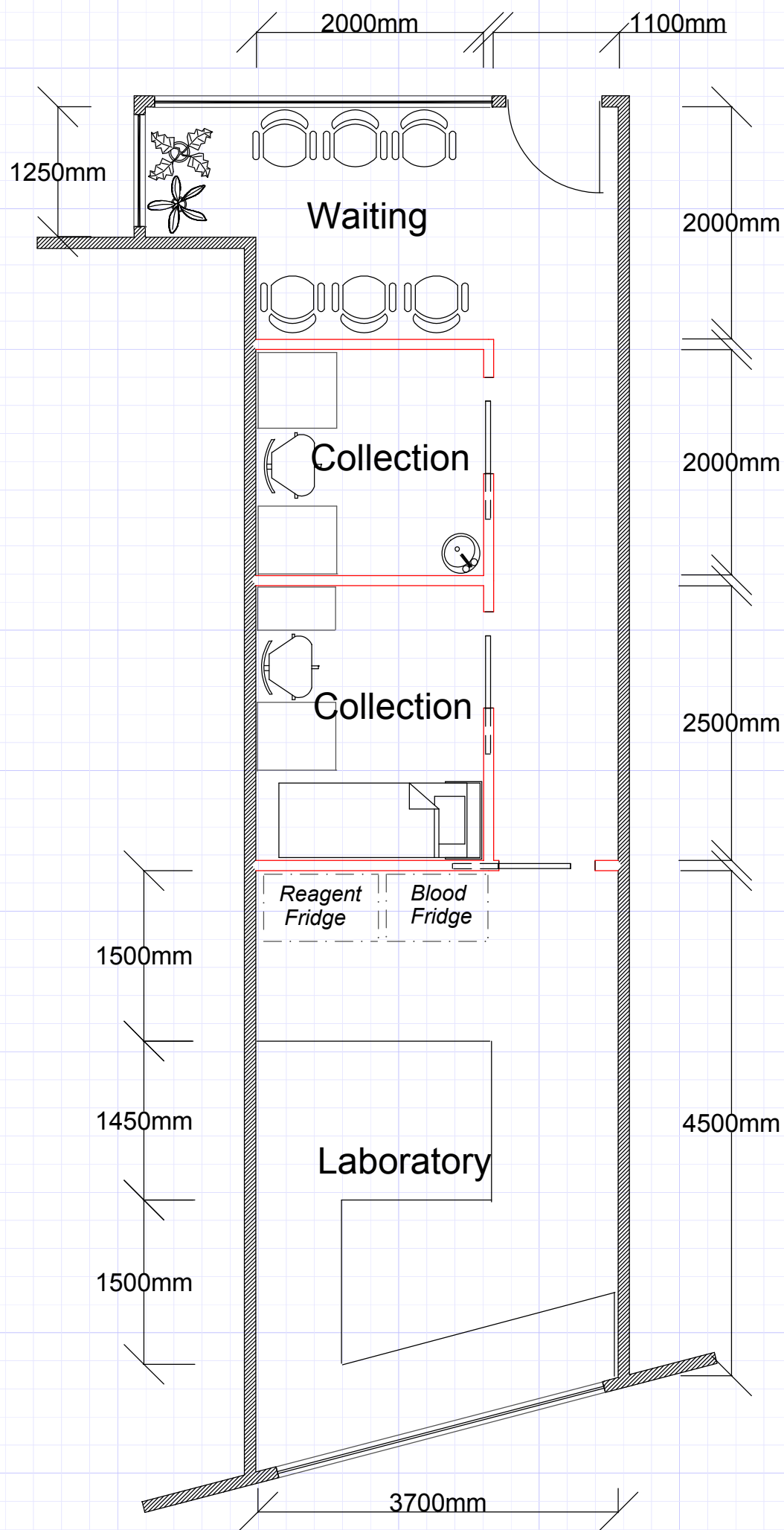
We request Council permit a variation from Control 3.1.2 Window Signage (St Leonards) in the Lane Cove Development Control Plan, Part N Signage and Advertising. Having considered the likely impacts of the proposed signage we request Council permit this variation and approve the associated Development Application 138/2012.

Yours Faithfully,


Kimberley Beencke
Planner
McKenzie Group Consulting Planning (NSW) Pty Ltd
ACN 146 035 707

As per

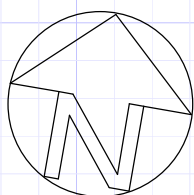
Renee Coull
Senior Planner



**Note: All internal partition walls
will be gyprock on a metal
frame - ø 90mm**

All new work in red

Date: 25th June, 2012



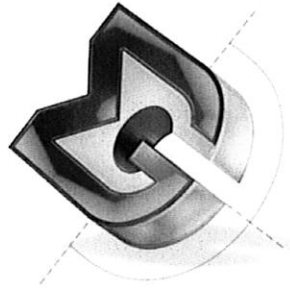
Douglass
Hanly Moir
Pathology

14 Giffnock Ave.,
Macquarie Park
Ph: 98555297

St Leonards Rooms & Laboratory

TITLE Suite 2 - Ground Floor
38 Pacific Highway, St Leonards

SIZE A3	CAGE CODE	DWG NO Syd / 12 / 2012	REV
SCALE 1:50	L.Thitchener	SHEET 1	



M c K E N Z I E
GROUP CONSULTING

STATEMENT OF ENVIRONMENTAL EFFECTS

Enclosure of Existing Balcony and Signage Works 24-42 Pacific Highway St Leonards 2065 (Lot 1 DP 746012)



January 2012

Document Control Table

Document Reference:	00102-01SEEFinal		
Date	Version	Author	Checked By
27 January 2012	Draft	C. Nixon	R. Coull
1 February 2012	Final	C. Nixon	R. Coull

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STATEMENT OF ENVIRONMENTAL EFFECTS
Enclosure of Existing Balcony and Signage Works
34-42 Pacific Highway

Foreword

This Statement of Environmental Effects has been prepared by McKenzie Group Consulting Planning (NSW) on behalf of the Northern Cancer Institute. It supports an application to Lane Cove Council for the enclosure of an existing balcony and new business identification signage at 34-42 Pacific Highway, St Leonards.

The subject land parcel comprises Lot 1 in Deposited Plan 746012 and is currently occupied by an existing commercial office building supporting a mix of business activities and retail. The subject land is currently zoned "B3 Commercial Core" under Lane Cove Local Environmental Plan 2009.

The proposed development does not present any significant environmental impact and favourable consideration is requested.



Contents

1. The Site

2. Proposed Development

3. Environmental Assessment

- 3.1 The Provisions of any Environmental Planning Instrument
- 3.2 The Provisions of any Draft Environmental Planning Instrument
- 3.3 The Provisions of any Development Control Plan
- 3.4 The Likely Impact of Development
- 3.5 The Suitability of the Site for Development
- 3.6 Any submissions made in accordance with the Act
- 3.7 The Public Interest

4. Conclusions

Appendix 1 Design Drawings (Included Under Separate Cover)



Figure 1. Site Location (Six Viewer 2012)

1.2 Site Context

The site is located within the St Leonard's CBD, where land use is dominated by a combination of high density development in the area surrounding the railway station and commercial mid rise building of a similar size and scale as the existing building at 34-42 Pacific Highway. The land surrounding the subject site is predominantly zoned Commercial Core, mixed use sites exist to the south of the building.

The proposal provides for the continued use of the site as a medical centre and is compatible with the locality and the Lane Cove Local Government Area.

2. Proposed Development

There are two parts to the proposed development:

1. Signage works; and
2. Enclosure of existing balcony

Signage Works

The proposal seeks to undertake signage works to the Awning and Level 3 of the Northern Cancer Institute. The proposed signage is summarised in **Table 1** below:

Table 1. Proposed Signage

Sign Number	Signage Type	Dimensions	Color	Illumination	Content	Total Area (m ²)
1	Roof Sign	4000mm L x 1350mm H	Yellow background with green writing	Illuminated backlighting of lettering	Displaying the Northern Cancer Institute logo and the words "Northern Cancer Institute"	5.4
2	Awning Sign	5177mm L x 400mm H	Yellow background with green writing	No illuminated	Displaying the Northern Cancer Institute logo and the words "Northern Cancer Institute"	2.07

Enclosure of Existing Balcony

The proposal seeks to enclose the existing balcony located on Level 1 of the building.

Currently the balcony is underutilised and is a redundant space. The works will permit for the continued commercial viability of the site by further meeting the operational needs of the tenant.

Work for the balcony will include:

- Demolition of existing block work wall, glazed wall and railing
- Removal of existing floor finishes
- Installation of new mullions, glazing, railings and floor finishes
- Make good works to existing finishes

Amenities and building access which are provided within the existing building layout and will not be altered by the proposed works.



The proposal involves maximising reuse of materials where possible and will not result in any expansion to the total floor area of the building.

Drawings detailing the proposed layout are attached in **Appendix 1**.

3. Environmental Assessment

This section examines the proposed development against the specific criteria noted in Section 79(C) of the Environmental Planning and Assessment Act 1979.

3.1 The Provisions of any Environmental Planning Instrument

3.1.1 State Environmental Planning Policies

State Environmental Planning Policy No. 64 – Advertising and Signage

The provisions of State Environmental Planning Policy No. 64 – Signage (SEPP 64) apply to proposals that include signage that:

- (a) under another environmental planning instrument that applies to the signage, can be displayed with or without development consent, and*
- (b) is visible from any public place or public reserve,*

As the proposal includes the erection of the Northern Cancer Institute business identification signage and logo which are permissible with consent and will be visible from the public domain, the provisions of SEPP 64 apply.

The aims of SEPP 64 are:

- (a) to ensure that signage (including advertising):*
 - (i) is compatible with the desired amenity and visual character of an area, and*
 - (ii) provides effective communication in suitable locations, and*
 - (iii) is of high quality design and finish, and*
- (b) to regulate signage (but not content) under Part 4 of the Act, and*
- (c) to provide time-limited consents for the display of certain advertisements, and*
- (d) to regulate the display of advertisements in transport corridors, and*
- (e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*

The proposal is consistent with the aims of the Policy as it is to be located within a major commercial locality, adjacent to activities which have erected signage of similar scale and design.

The signage will not have a significant impact on any transport corridor, defined under the SEPP as:

- (a) land comprising a railway corridor,*
- (b) land comprising a road corridor,*
- (c) land zoned industrial under an environmental planning instrument and owned, occupied or managed by the RTA or RailCorp.*

For the purpose of this definition, 'road corridor' is further defined as:

- (a) land comprising a classified road or a road known as the Sydney Harbour Tunnel, the Eastern Distributor, the M2 Motorway, the M4 Motorway, the M5 Motorway, the M7 Motorway, the Cross City Tunnel or the Lane Cove Tunnel, and associated road use land that is adjacent to such a road,*
- (b) land zoned for road purposes under an environmental planning instrument,*



- (c) *land identified as a road corridor in an approval of a project by the Minister for Planning under Part 3A of the Act.*

The proposed signage is located on the Pacific Highway road corridor and will be visible from this major road. The proposed signage will be compatible with existing signage located within the site.

The proposed signage is considered to be compatible with the stated aims as it provides only for business identification purposes with no adverse impact on any transport corridor.

Assessment Criteria

The assessment criterion under Schedule 1 of the SEPP is addressed in **Table 2**.

Table 2. SEPP 64 Assessment Criteria

Criteria	Proposal Compliance
1 Character of the area	
<i>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</i>	The character within the site is predominantly commercial in nature with a number of businesses having erected signage of a similar scale and type and as such is compatible.
<i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i>	Yes, as above.
2 Special areas	
<i>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</i>	The proposed signage will result in a more visually appealing streetscape for the site. The signage will be integrated with the adopted character for the business and will not be visually dominating or out of context.
3 Views and vistas	
<i>Does the proposal obscure or compromise important views?</i>	The signage will be located on the buildings awning and wall. The views corridor of the Pacific Highway will not be significantly impacted by the signage as it will be consistent with the established signage treatment for other adjoining sites.
<i>Does the proposal dominate the skyline and reduce the quality of vistas?</i>	The signage will not be dominant on the skyline. Signage will be located above the existing awning fascia however the proposed signs do not dominate the skyline or reduce the quality of vistas.
<i>Does the proposal respect the viewing rights of other advertisers?</i>	Yes, as above.
4 Streetscape, setting or landscape	
<i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i>	Yes, the signage is appropriate for the setting provided by the retail nature of the Pacific Highway which includes a number of premises with signage of a similar scale and nature to the proposed works.
<i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i>	The signage is to be used to identify the business and will not be a visually dominant feature.
<i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i>	Only two (2) signs are to be erected. The strategic positioning and design of each sign will not clutter the site. The total number of signs will be less than a number of adjoining developments fronting the Pacific Highway.
<i>Does the proposal screen unsightliness?</i>	The signage is not used as a visual screen or filter.



<i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i>	The signage will not be dominant on the skyline. The proposed signage will not be positioned above the fascia of the existing awning. The signs will not dominate views within the locality.
<i>Does the proposal require ongoing vegetation management?</i>	No.
5 Site and building	
<i>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</i>	The signage is of suitable scale and design for its intended purpose within the site.
<i>Does the proposal respect important features of the site or building, or both?</i>	The signage will not be the predominant visual feature of the buildings.
<i>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</i>	The signage will be logically positioned to identify the business activities.
6 Associated devices and logos with advertisements and advertising structures	
<i>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</i>	The design contains Northern Cancer Institute logo and the text 'Northern Cancer Institute'. The signage is consistent with other business identification signs currently existing on the streetscape.
7 Illumination	
<i>Would illumination result in unacceptable glare?</i>	No, the proposed illumination will be appropriate for the display of the sign without significant disturbance.
<i>Would illumination affect safety for pedestrians, vehicles or aircraft?</i>	No, the proposed signage illumination will not be excessive to produce disturbance to ground level activities or aircraft. The signage will not be flashing or moving.
<i>Would illumination detract from the amenity of any residence or other form of accommodation?</i>	No, the proposed signage illumination will not be excessive to produce disturbance to accommodation.
<i>Is the illumination subject to a curfew?</i>	The illumination will be in accordance with any applicable Lane Cove Council lighting policy. Any such policy can be conditioned.
<i>Can the intensity of the illumination be adjusted, if necessary?</i>	The illumination can adjusted through existing provisions.
8 Safety	
<i>Would the proposal reduce the safety for any public road?</i>	The signage will not cause any hazard for any road.
<i>Would the proposal reduce the safety for pedestrians or bicyclists?</i>	The signs are not considered to reduce safety for pedestrians or cyclists.
<i>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</i>	The signage will not cause disruption of any sightlines from public areas.

Based on the above, the proposal is considered consistent with the provisions of SEPP 64.



3.1.2 Deemed State Environmental Planning Policies

As of 1 July 2009, regional environmental plans (REPs) no longer form part of the environmental planning instrument hierarchy. All existing REPs are now deemed State Environmental Planning Policies.

No Deemed State Environmental Planning Policies apply to the proposal.

4.1.3 Local Environmental Plans

Lane Cove Local Environmental Plan 2009

The relevant provisions of Lane Cove Local Environmental Plan 2009 (LCLEP 2009) are considered below:

Zoning and Permissibility

The site is identified as being located in land zoned as "B3 Commercial Core" under the provisions of LCLEP 2009 (**Figure 2**). The objectives of the Commercial Core zone are:

- *To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.*
- *To encourage appropriate employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To integrate business, retail and other development in accessible locations.*
- *To maximise sunlight for surrounding properties and the public domain.*
- *To encourage urban design maximising attractive public domain and adequate circulation space throughout the St Leonards commercial centre for current and future users.*

The proposed development is consistent with the specified aims and objectives of the Lane Cove Local Environmental Plan 2009 in relation to the Commercial Core zone.

The proposed balcony enclosure and signage works will have no adverse impact upon the amenity or economic activity of St Leonards. The proposal is suitable to the building as it is likely to improve the commercial viability of the building and allow the commercial space to respond to the operational needs of the tenant.

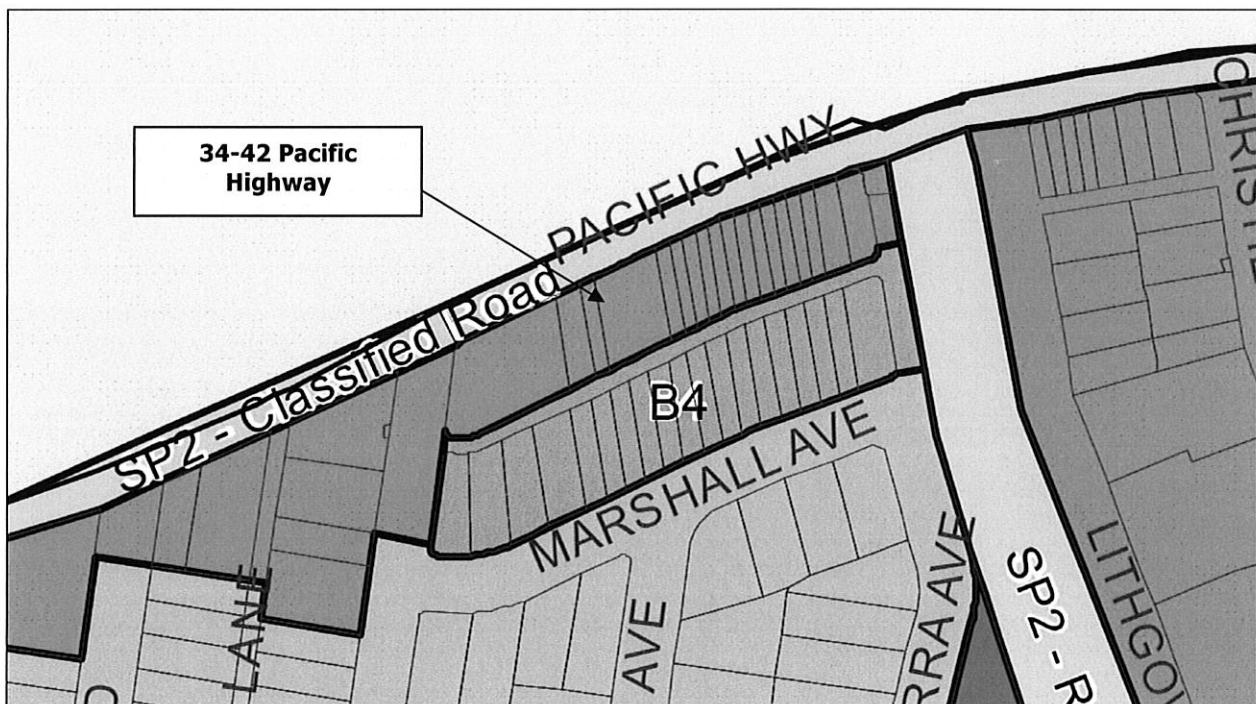


Figure 2. Land Use Zoning Map (Lane Cove Council 2012)



Floor Space Ratio

The proposed works will not result in an expansion of the buildings footprint, bulk or scale. The size of the balcony to be enclosed will result in a minimal increase of less than 15m² to the floor space of the tenancy. The site presently permits a floor space ratio of 5:1 under LCLEP2009 which the site continues to fall under. This will not impact levels above or below. The building is 5 floors with no floor space being located across the existing site boundary, the works proposed do not fall outside of the site boundary and as such the building will not exceed the maximum floor space ratio. The Floor Space Ratio calculations are detailed in **Table 2** below:

Site Area	Existing Space	Floor Proposed Space	Floor Total Floor Space	Proposed FSR
790m ²	3154 m ²	15m ²	3169 m ²	4

Height of Buildings

The proposed works will not result in an increase to the overall height of the building. All works will not alter the existing building footprint or height.

Heritage Conservation

The site is not located identified as being a heritage site or being in close proximity of a heritage site (**Figure 3**).

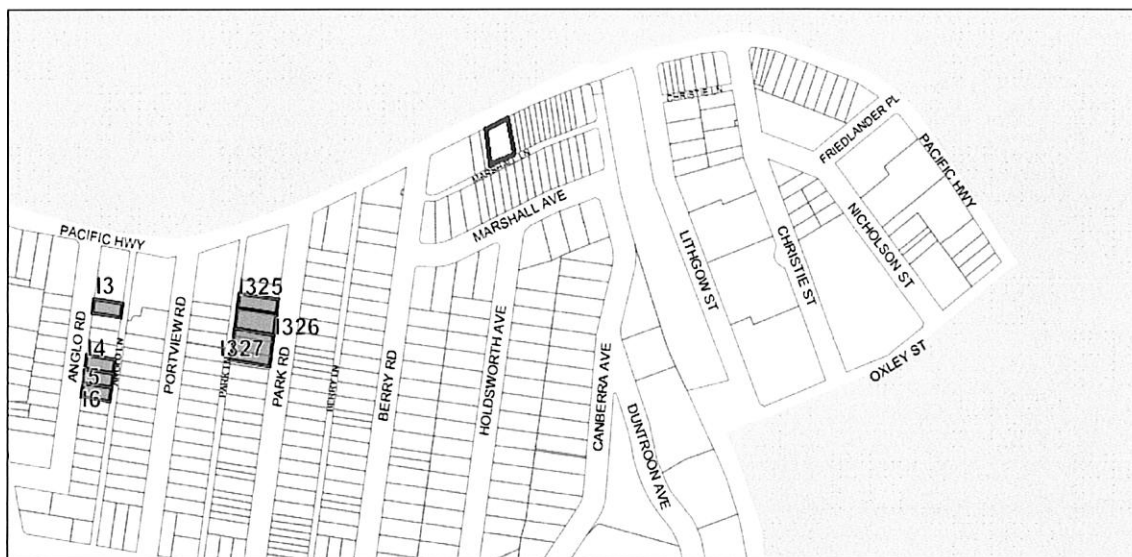


Figure 3. Heritage Map (Lane Cove Council 2012)

Acid Sulphate Soils

The site is identified as not containing any areas of Acid Sulphate Soils (**Figure 4**). Due to this the provisions of the LCLEP 2009 in regards to Acid Sulphate Soils do not apply.



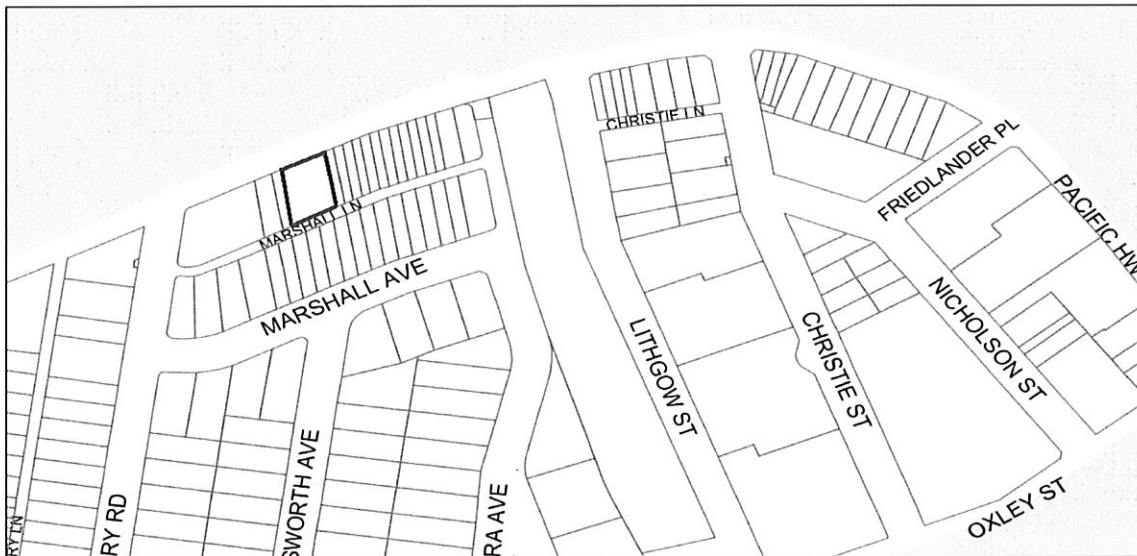


Figure 4. Acid Sulphate Soils Map (Lane Cove Council 2012)

3.2 The Provisions of any Draft Environmental Planning Instrument

Following the adoption of the new LCLEP in February 2010 no draft Environmental Planning Instruments exist in the Lane Cove Area.

3.3 The Provisions of any Development Control Plan

The following Development Control Plans are applicable to the proposal:

Lane Cove Development Control Plan 2010 Part D Commercial Development and Mixed Use

1.1 Building Form

The proposal relates to an existing approved building, minimal changes will occur to the building form with no increase to building footprint, scale or height. The proposed works will result in the enclosure of the existing balcony on the northern frontage of the building facing the Pacific Highway. The proposed balcony enclosure will not result in any significant alterations to the appearance of the building. The works will not alter the setback, building height or bulk of the building.

1.3 Design and Location of Parking

The proposed enclosure of the existing balcony will result in a minor increase to floorspace area. This increase is negligible and will utilise existing building floor space. As such, no alterations will be made to the existing car park arrangements for the tenancy which has been approved by Council.

1.4 Number of Car Parking, Motorcycle and Bicycle Spaces

As above.

4.2 Desired Future characteristics of St Leonards

The proposed works will meet the objectives of the future characteristics of St Leonards outlined in the DCP. The works will assist in creating a vibrant and exciting live and work centre on the southern side of St Leonards with a strong element on design excellence and streetscape activation. The balcony enclosure will further strengthen the buildings relationship with the streetscape and allow for greater articulation of the building. The proposed signage is consistent in size, scale and bulk of the surrounding buildings and is appropriate for the use of the site.

Part N Signage and Advertising



The proposal seeks to erect (2) two signs for business identification purposes. The signage is compatible with the retail and commercial character of the locality, particularly the building northern façade facing the Pacific Highway where the signage is proposed.

All signs will be permanently fixed to the building, will not include any animated or flashing components and will be located to avoid nuisance for pedestrians, motorists and residences. The proposed signage is outlined in **Table 3** below:

Table 3. Proposed Signage

Sign Number	Signage Type	Dimensions	Color	Illumination	Content	Total Area (m ²)
1	Roof Sign	4000mm L x 1350mm H	Yellow background with green writing	Illuminated backlighting of lettering	Displaying the Northern Cancer Institute logo I and the words "Northern Cancer Institute"	5.4
2	Awning Sign	5177mm L x 400mm H	Yellow background with green writing	Not illuminated	Displaying the Northern Cancer Institute logo and the words "Northern Cancer Institute"	2.07

The signage is of a suitable scale given the building form of the Medical Centre. The signage is not illuminated and is consistent with the signage of surrounding developments. The signs will minimize signage clutter in the area and will make a positive and active contribution to the built form.

3.4 The Likely Impacts of the Development

▪ Context and Setting

The subject site is located in the St Leonard's CBD, at 34-42 Pacific Highway in a locality which is characterised by development of a similar size and scale. The proposed advertising is consistent with the applicable provisions and the character of the area.

The proposed balcony enclosure forms a logical extension to the office space. It will maintain the commercial use of the site, without restricting any future development within or around the site, and is compatible within the locality.

▪ Access and Traffic Impacts

No alteration to the existing access arrangements to the site, is to result from the proposal. Signage is located away from sight lines and will not impact passing traffic.

The enclosure of the existing balcony will result in a minor increase to the useable floor space of the tenancy. No changes to existing parking arrangements on the site are proposed.



- **Heritage Impacts**

The proposal involves works to a site which is not classified as a heritage item. In addition the proposed works will not occur in proximity of a heritage place. Due to this no heritage impact is to occur.

- **Social, Environmental and Economic Impacts**

Two key objectives of the Commercial Core zone is '*To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community*' and '*to encourage urban design maximising attractive public domain and adequate circulation space throughout the St Leonards commercial centre for current and future users*'. The proposal seeks to provide an enclosed balcony and signage for the Northern Cancer Institute providing quality urban design and a range of employment for the St Leonard's CBD.

- **Car parking**

The proposal results in conversion of an existing space. The increase in floor space is minor and as such, the existing parking provision apportioned to the site is to remain.

3.5 The Suitability of the Site for the Development

The site is zoned, and utilised, for the purpose of commercial businesses. The proposal is consistent with the zone and the surrounding context and is therefore suitable for the development.

3.6 Any submissions made in accordance with the Act

No submissions are apparent at the time of writing.

3.7 The Public Interest

The proposed development will have no adverse impact on the public interests.

4. Conclusions

The proposed balcony enclosure and signage works for the Northern Cancer Institute at Levels 1, 2 and 3 of 34, 42 Pacific Highway, St Leonards, is permissible with the consent of Council.

The proposal will allow for appropriate business signage for the Northern Cancer Institute and an enclosure of the existing balcony located on the first floor of the building. The works will meet the commercial and operational requirements of the Northern Cancer Institute.

No additional significant adverse environmental, economic or social impacts have been identified as likely to arise from the proposed development which has been favourably assessed against the relevant provisions of Section 79C of the Environmental Planning and Assessment Act 1979.

It is therefore recommended that Council grant development consent to the proposal, subject to appropriate conditions.



Waste Management Plan

For

Suite 2 – Ground Floor, 38 Pacific Highway, St Leonards

Outline of Proposal

Site Address: Suite 2 – Ground Floor, 38 Pacific Highway, St Leonards
Applicant's Name: Douglass Hanly Moir Pathology
Applicant's Address: 14 Giffnock Ave., Macquarie Park

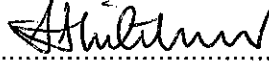
Buildings and other structures currently on the site: The proposed tenancy alterations are within a tenancy wholly within the building.

Brief Description of Proposal: Internal Fit out of an existing Commercial premises for use as a Pathology Collection Centre & Laboratory.

This Plan: This Waste Management Plan includes three sections that detail the waste management intentions during the demolition, construction and through to the operation stages of the development. Section four paraphrases our ongoing commitment and expectations for Waste Management.

The details provided within this document are the intentions for managing waste related to this refurbishment project.

Name of Applicant: Lindsay Thitchener for and on behalf of DHM Pathology

Signature of Applicant:  **Date:** 25th June, 2012

Section 1 – Demolition Stage

MATERIALS ON-SITE		DESTINATION		
Type of Material	Estimated Volume (m ³)	Reuse & Recycling		Disposal
		Onsite – proposed re-use	Offsite – specify contractor and recycling outlet	Specify contractor and landfill
Excavated Material	0	N/A	N/A	N/A
Green Waste	0	N/A	N/A	N/A
Bricks/Tiles	0	N/A	N/A	N/A
Concrete	0	N/A	N/A	N/A
Timber	0	N/A	N/A	N/A
Plasterboard	0	N/A	N/A	N/A
Metals	0	N/A	N/A	N/A
Other - Glass	0	N/A	N/A	N/A
Other - Furniture	0	N/A	N/A	N/A

Section 2 – Construction Stage

MATERIALS ON-SITE		DESTINATION		
Type of Material	Estimated Volume (m ³)	Reuse & Recycling	Disposal	
		Onsite – proposed re-use	Offsite – specify contractor and recycling outlet	Specify contractor and landfill
Excavated Material	0	N/A	N/A	N/A
Green Waste	0	N/A	N/A	N/A
Bricks	0	N/A	N/A	N/A
Concrete	0	N/A	N/A	N/A
Timber – packaging	0	N/A	N/A	N/A
Plasterboard	0.25	nil	nil	J.R.Richards & Sons
Metals	.10	nil	J.R.Richards & Sons	N/A
Other - Cardboard	0	N/A	N/A	N/A
Other – Furniture Wrapping	0	N/A	N/A	N/A

Section 3 – Use of Premises

Type of Waste Being Generated	Expected Volume per Week	Proposed Onsite Storage and Treatment Facilities	Destination
Specify:	Volume (m³)	Waste Storage areas?	
1. General mixed waste as a result of ongoing maintenance and cleaning	1	Waste as described in 1 will be stored in Council supplied waste storage bins.	Council waste station
2. Paper Waste	0.5	Waste as described in 2 will be stored in appropriately labeled bins for recycling.	Bins returned to head office for Recycling
3. Contaminated Medical Waste	1	Waste as described in 3 stored in Contaminated Waste Containers which conform to Australian Standard AS4031 – 1992*	Collected weekly by a licensed Clinical Waste Contractor for disposal under Australian Standard Conditions
		*Contaminated waste generated on site is classified as Clinical Waste and is handled, stored and disposed of under NSW EPA Guidelines and Department of Health Guidelines .	

Section 4 – On Going Management

The management of the tenancy, in conjunction with their staff intend to maintain the existing high quality of standards and conditions within and external to the tenancy - through their ongoing commitment to their service trade and ultimately, their environment.

We believe from our experienced to date, while being a lessee, Waste Management has been considered as a priority to ensure the stability and ongoing growth of the area.

Delegated Authority Report
34 - 42 PACIFIC HIGHWAY, ST. LEONARDS

Subject: 34 - 42 Pacific Highway, St. Leonards
Record No: DA15/161-01 - 1496/16
Division: Environmental Services Division
Author(s): Andrew Thomas

Property:	34 - 42 Pacific Highway, St. Leonards
DA No:	D161/2015
Date Lodged:	20.10. 2015
Cost of Work:	\$2,300
Owner:	Ambiance Group Pty Ltd
Applicant:	Constel Pty Ltd Trustee for North Shore Services Unit Trust

Description of the proposal to appear on determination	Awning signage	
Zone	B3 Commercial Core	
Is the proposal permissible within the zone	Yes	
Is the property a heritage item	No	
Is the property within a conservation area	No	
Is the property adjacent to bushland	No	
BCA Classification	Class 10b	
Stop the Clock used	No	
Notification	Neighbours	22 - 64 Pacific Highway and 1 - 13 Marshall Avenue Willoughby City Council East St.Leonards - Wollstonecraft Residents Association
	Ward Councillors Progress Association	

SITE

Property	Lot 1 DP 746012
Area	Approximately 790m ²
Site location	The subject site is located on the southern side of the Pacific Highway and approximately midway between its intersection with Berry Road to the west and Canberra Avenue to the east. The site extends through to Marshall Lane at the rear.
Existing improvements	Existing on the site is a commercial building with a frontage of 3 storeys to the Pacific Highway.
Shape	Generally rectangular.
Dimensions	The front and rear of the site have the same, or a similar, dimension as do both of the site's side boundaries.

Delegated Authority Report
34 - 42 PACIFIC HIGHWAY, ST. LEONARDS

Adjoining properties	The site forms part of a commercial strip of 2 - 3 storey buildings located between Canberra Avenue to the east and Berry Road to the west that extend through to Marshall Lane at the rear. On the opposite side of Marshall Lane is land that is being developed for residential flat buildings, one of which has recently been completed. On the opposite side of the Pacific Highway are high - rise commercial offices located in the municipality of Willoughby City Council.
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PREVIOUS APPROVALS/HISTORY

A list of approvals in recent years follows.

CD123/14	The use and fit - out of Suite 1 (Shop 1/38 Pacific Highway) as professional consulting rooms was approved by a private certifier in September 2014.
D138/12	Ground floor <i>window signage</i> for Suite 4 was approved under your delegation in October 2012. The required CC was issued by a private certifier also in October 2012.
D125/12	The use and fit - out of Suite 2 on the ground floor level as a pathology collection centre and laboratory was approved under your delegation in August 2012. The required CC was issued by a private certifier in November 2012.
CD101/12	The use of part of the ground floor lobby as a cafe was issued by a private certifier in October 2012.
CD63/12	The fit-out of Suite 4 on the ground floor level for the North Shore Radiology Centre was issued by a private certifier in July 2012.
D17/12	The enclosure of a first floor level balcony, an <i>awning sign</i> and an <i>illuminated flush wall/roof sign</i> at the upper level was approved under the delegation of the Executive Manager Environmental Services in May 2012. The required CC was issued by a private certifier in June 2012.
CD15/12	The use and fit - out of levels 1 and 2 as an oncology centre was issued by a private certifier in March 2012.
D162/11	Approval was granted in 2011 to increase the size of the lobby of the building and the area of one of its shops, and to construct a front awning.

PROPOSAL

The site is occupied by medical uses, including those at the ground floor level of the building facing the street. The proposed awning sign is for one of these tenancies that has an existing window sign and an under awning sign as shown in the photo **tagged 1**.

Development consent is sought for a sign along part of the awning above the ground floor level that would :

- be located at the eastern end of the existing blank awning
- be about 5.7m long x 450mm high and have an area of about 2.5m²
- have teal coloured lettering with a maximum height of 362mm stuck onto a white background that would identify the business name of the premises, being *North Shore Radiology & Nuclear Medicine*, and phone number.

REFERRAL

Development Engineer

Has recommended conditions of a general nature.

LANE COVE LOCAL ENVIRONMENTAL PLAN 2009 (Section 79C(1)(a))

Signage is permissible in Zone B3 Commercial Core with the consent of Council.

As the proposed sign relates to an existing business use that serves *the needs of the local and wider community*, it would also satisfy one of the objectives of this zone.

The proposal does not raise any issues in regard to the LEP.

SEPP 64 - Advertising and Signage

1. Part 2 Signage generally

Clause 8 Granting of consent to signage

Under cl. 8 of Part 2 of this Policy Council, as the consent authority, must not grant development consent to an application to display signage unless the Council is satisfied that the proposed signage:

- is consistent with the objectives of the Policy as set out in cl. 3(1)(a), and
- satisfies the assessment criteria specified in Schedule 1.

Comments on both matters follow.

(i) Clause 3(1)(a)

The proposed signage generally satisfies the relevant Aims and objectives under cl. 3(1)(a) of this Policy because it would:

- be compatible with the desired amenity and visual character of the area, and
- provide effective communication, and
- be of a high quality design and finish, and
- not impact on the relevant transport corridor (the Pacific Highway) as it would be contained within the existing awning, does not incorporate illumination or flashing lights, would not obstruct any vehicle movements or vehicle sight lines and therefore it would not interfere with the operation of this roadway.

(ii) Schedule 1 Assessment criteria

Regarding each of the 8 points under Schedule 1 the proposed sign:

Point 1: would be compatible with the existing commercial character of St. Leonard's;

Point 2: *as the sign is not located in a Special area this aspect is not relevant*;

Point 3: would not affect views, dominate the skyline, or affect the viewing rights of other advertisers;

Point 4: in terms of its general scale, proportion and form, is appropriate for the streetscape and setting, and as the existing building awning is blank it would contribute to the visual interest of the streetscape, and it would not protrude above the building or other structures;

Point 5: would be compatible with the scale and proportion of the building;

Point 6: *as no logos are proposed this aspect is not relevant*;

Point 7: *as the proposed sign would not be illuminated this aspect is not relevant*; and,

Point 8: would not reduce safety along the Pacific Highway, or reduce the safety of pedestrians, bicyclists or children.

2. Part 3 Advertisements

(i) Division 1 General

This Division addresses signs relevant to the Policy and those that are exempt or prohibited.

Clause 9 Advertisements to which this Part applies.

The Policy states that Part 3 does not apply to, inter alia, *business identification signs*

(ii) Division 2 Control of advertisements

Amongst other matters, this Division confirms that signage requires consent, who the consent authority can be and what matters must be considered.

Clause 11 Requirement for consent

An advertisement must not be displayed except with consent. Council is the consent authority for the awning sign proposed in this application.

Clause 13 Matters for consideration

Under cl. 13 apart from a proposal:

- being required to be consistent with the objectives of this Policy as set out in cl. 3(1) (a), and
- being assessed in accordance with the assessment criteria in Schedule 1 and found to be acceptable in terms of its impacts,

it must also satisfy *any other relevant requirements of the Policy*.

However, as Part 3 of the Policy does not apply to *business identification signs* no other requirements are relevant.

VARIATIONS TO COUNCIL'S DCP 2009 (Section 79C(1)(b))

An assessment of the proposed sign in relation to *Part N Signage and Advertising* of Council's DCP 2009 follows.

Aims and objectives

1. Aims

In summary the provisions of the DCP *are intended to ensure the character of buildings, streetscapes and vistas are consistent with Council's desired future outcomes*, whilst its purpose

is to encourage well designed and located signs which contribute positively to the diversity and viability of businesses in Lane Cove.

Comment

The proposed signage satisfies these aims.

2. Objectives

The DCP provides objectives, and provisions, for various types of signs, as well as specific provisions.

The following DCP's objectives for the control of signage and advertising are nearly all relevant to the proposed signage:

- a) To permit signage and advertising which is consistent with the desired future character of Lane Cove;*
- b) To permit signage and advertising which is consistent with the streetscapes of each precinct in Lane Cove;*
- c) To ensure that signage and advertising is consistent with the provisions of this DCP;*
- d) To encourage signage and advertising which is complementary to the use and architecture of buildings in Lane Cove;*
- e) To ensure that the amenity of residential development is not adversely affected by signage and advertising in Lane Cove – as there is no residential development facing the site this objective is not relevant;*
- f) To ensure all signage includes wording, symbols and logos of a suitable nature;*
- g) To promote well designed and located signage which contributes to the diversity and viability of businesses and activities within Lane Cove;*
- h) To ensure that all signage and advertising achieves a high level of design quality and does not detract from the visual quality of the public domain of Lane Cove.*

Comment

The proposed signage satisfies each of the relevant objectives stated above because:

- a) St. Leonards is undergoing significant change from low - rise mixed commercial and retail uses to high - rise residential flat buildings, and as a consequence, the demand for medical - related uses would be expected to increase with an increase in residents in this area*
- b) it would be consistent with the existing commercial nature along the Pacific Highway in this area*
- c) it would be consistent with the provisions of the DCP*
- d) it would promote and reflect the approved use of the building, and be complimentary to it*
- e) not relevant for the reason stated above*
- f) the wording contained within the sign reflects the existing use and is suitable*
- g) it is well designed and located, and would contribute to the diversity of businesses in the area that have traditionally focused upon providing medical - related services*
- h) its level of design would not detract from the public domain.*

3. Location and Design of Signage and Advertising

The design and location of all proposed signage and advertising is to consider the following matters:

- a) ensure the façade of a building is not cluttered with signage and that the portion of any*

- building above an awning is generally free of signage;*
- b) that signage is well designed, complementary to the architecture on which the signage is to be erected, in terms of materials, finishes, colours and ensure that architectural features of a building are not altered or obscured;*
- c) consideration of existing signage on a building, land and streetscape to ensure that the new signage does not result in visual clutter or overcrowding of signage;*
- d) consideration of the viewing angles of signage, visibility from the street level and nearby buildings;*
- e) that proposed signage does not unduly obstruct viewing angles to existing approved signage;*
- f) not relevant*
- g) all proposals must detail the contents of the signage and advertisements in English, regardless of other content/languages used;*
- h) where a logo is sought as part of a sign or advertisement in addition to the written component (as part of the contents), it will be necessary to demonstrate the need for the logo – not relevant as no logo is included in the proposed sign; and*
- i) whether proposed signage is appropriate in relation to the desired future character of the precinct in which it is proposed to be located (see the latter sub - heading “Character Statements”).*

Comment

Generally the proposed signage would satisfy these relevant matters.

4. Character statements

Lane Cove includes a range of commercial areas with different characters. Part of St Leonards is within Lane Cove. It has a distinct urban character, and its desired future character is set out in the *St Leonards Strategy*.

(i) St. Leonards

In 2005, Lane Cove Council, in collaboration with Willoughby and North Sydney Councils, commissioned the *St Leonards Strategy*. St. Leonards is nominated as a “specialised centre” under the NSW Governments “City of Cities”, Sydney Metropolitan Strategy.

The Lane Cove Council area of the St. Leonards Strategy states:

“Western Gateway: South side of Pacific Highway, west of railway line. A primary business precinct with shop and the possibility of hotels. Mixed use is also a possibility. In particular, this precinct will provide for health - related organisations capitalising on proximity to hospitals and general offices capitalising on the high profile locations. p. 30”

The DCP states that new signage for this area’s existing low - rise buildings should reduce visual clutter and create visually consistent signage in relation to size, type and location.

(ii) Comment

The proposed sign would generally satisfy this statement for St. Leonards. As the sign is proposed on the building’s awning it would be reasonable, not add to visual clutter and be visually consistent with existing awning signage on neighbouring buildings.

5. General Signage Controls

Under the DCP generally signage should be restricted to one awning sign for a property's street frontage.

Comment

This general control is satisfied.

6. Awning signage

The objectives for awning signage are:

- 1. To encourage consistent and orderly awning signage which contributes to the streetscape.*
- 2. To appropriately identify businesses.*
- 3. To permit high quality awning signage.*

The controls for awning signage are that it is:

- to be contained entirely within the dimensions of the awning and tenancy on which it is located;
- not to exceed a maximum height of 500m; and,
- to be for first party signage only.

Comment

The proposed awning sign satisfies all three objectives and all three controls.

RESPONSE TO NOTIFICATION (Section 79C(1)(d))

No submissions were received.

THE PUBLIC INTEREST (SECTION 79C(1)(e))

The proposed awning sign on the front façade of the building is reasonable and approval of this sign would not be contrary to the public interest.

CONCLUSION

Matters in relation to s.79C of the Environmental Planning and Assessment Act 1979 have been satisfied, and no submissions have been received to the proposal.

The application generally meets with the aims and objectives and Schedule 1 of SEPP 64 and those under *Part N Signage and Advertising* of the Lane Cove Development Control Plan 2009, and does not raise any issues in relation to either of these documents or the Lane Cove LEP 2009.

Consequently as the proposed awning sign is reasonable, it is recommended for approval.

RECOMMENDATION

That pursuant to section 80(1)(a) of the Environmental Planning and Assessment Act 1979, the Council grants development consent to:

- Development Application 161/15
- For awning signage
- On Lot 1 DP 746012 and known as 34 - 42 Pacific Highway, St. Leonards

subject to the following conditions:

Plans

1. (20) That the development be strictly in accordance with:
 - a plan entitled lanecove.pdf in 2015, dated 26 March 2015, by Arrow Signs and Digital, and
 - a Site plan and an Elevation notated by Lane Cove Council as 1 and 2 respectively and dated January 2016,except as amended by the following conditions.

General

2. (1) The submission of a Construction Certificate and its issue by Council or Private Certifier PRIOR TO CONSTRUCTION WORK commencing.
3. (2) All building works are required to be carried out in accordance with the provisions of the Building Code of Australia.
4. (17) An Occupation Certificate being obtained from the Principal Certifying Authority before the occupation of the *awning sign*.
5. (35) All demolition, building construction work, including earthworks, deliveries of building materials to and from the site to be restricted to the following hours:-

Monday to Friday (inclusive)	7.00am to 5.30pm
Saturday	7.00am to 4.00pm
No work to be carried out on Sundays or any public holidays.	

A Notice/Sign showing permitted working hours and types of work permitted during those hours, including the applicant's phone number, project manager or site foreman, shall be displayed at the front of the site.

6. (37) The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.
7. (48) Depositing or storage of builder's materials on the footpath or roadways within the Municipality without first obtaining approval of Council is PROHIBITED.

Separate approval must be obtained from Council's Works and Urban Services Department

PRIOR TO THE PLACEMENT of any building waste container ("Skip") in a public place.

8. (49) Prior to the commencement of any construction work associated with the development, the Applicant shall erect a sign(s) at the construction site and in a prominent position at the site boundary where the sign can be viewed from the nearest public place. The sign(s) shall indicate:
- a) the name, address and telephone number of the Principal Certifying Authority;
 - b) the name of the person in charge of the construction site and telephone number at which that person may be contacted outside working hours; and
 - c) a statement that unauthorised entry to the construction site is prohibited.

The signs shall be maintained for the duration of construction works.

9. (56) Where Lane Cove Council is appointed as the Principal Certifying Authority, it will be necessary to book an inspection for the following stage of the construction process. Forty eight (48) hours notice must be given prior to the inspection required for the *completion of the awning sign*.
10. (57) Structural Engineer's details being submitted of how the awning sign would be attached to the building **PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**.
11. (77) All spillage deposited on the footpaths or roadways to be removed at the completion of each days work.
12. (78) The site being properly fenced to prevent access of unauthorised persons outside of working hours.
13. (87) Pedestrians' portion of footpath to be kept clear and trafficable at all times.
14. (132) It should be understood that this consent in no way relieves the owners or applicant from any obligation to obtain any other approval which may be required under any covenant affecting the land or otherwise nor relieve a person from the legal civil consequences of not complying with any such covenant.

Engineering

15. **(A2) Materials on Roads and Footpaths:** Where the applicant requires the use of Council land for placement of building waste, skips or storing materials a "*Building waste containers or materials in a public place*" application form is to be lodged. Council land is not to be occupied or used for storage until such application is approved.
16. **(A3) Works on Council Property:** Separate application shall be made to Council's Urban Services Division for approval to complete, any associated works on Council property. This shall include hoarding applications, vehicular crossings, footpaths, drainage works, kerb and guttering, brick paving, restorations and any miscellaneous works. Applications shall be submitted **prior to the start of any works on Council property**.
17. **(A4) Permit to Stand Plant:** Where the applicant requires the use of construction plant on the public road reservation, an "*Application for Standing Plant Permit*" shall be made to Council. Applications shall be submitted and approved **prior to the start of any related works**. Note: allow 2 working days for approval.

18. **(A5) Restoration:** Public areas must be maintained in a safe condition at all times. Restoration of disturbed Council land is the responsibility of the applicant. All costs associated with restoration of public land will be borne by the applicant.
19. **(A6) Public Utility Relocation:** If any public services are to be adjusted, as a result of the development, the applicant is to arrange with the relevant public utility authority the alteration or removal of those affected services. All costs associated with the relocation or removal of services shall be borne by the applicant.
20. **(A7) Pedestrian Access Maintained:** Pedestrian access, including disabled and pram access, is to be maintained throughout the course of the construction as per AS 1742.3, '*Part 3 - Traffic control devices for works on roads*'.

Engineering condition to be complied with prior to Construction Certificate

21. **(B1) Council infrastructure damage bond:** The applicant shall lodge with Council a \$3,000 bond or bank guarantee. The bond is to cover the repair of damage to Council's roads, footpaths, kerb and gutter, drainage or other assets as a result of the development. The bond will be released upon issuing of the Occupation Certificate. If Council determines that damage has occurred as a result of the development, the applicant will be required to repair the damage. Repairs are to be carried out within 14 days from the notice. All repairs are to be carried in accordance with Council's requirements. The full bond will be retained if Council's requirements are not satisfied. Lodgement of this bond is required **prior to the issue of the Construction Certificate**.

Michael Mason
Executive Manager
Environmental Services Division

ATTACHMENTS:

There are no supporting documents for this report.