



Aargus

Environmental - Remediation - Engineering - Laboratories - Drilling

PRELIMINARY SITE INVESTIGATION

**173-179 Walker Street &
11-17 Hampden Street,
North Sydney NSW**

Prepared for

Walker Street No. 100 Pty Ltd

21st March 2019

HEAD OFFICE: PO Box 398 Drummoyne NSW 1470
Aargus Pty Ltd ACN 050 212 710 • Aargus Holdings Pty Ltd ACN 063 579 313
Aargus Australia Pty Ltd ACN 086 993 937 • Aargus Recruitment Pty Ltd ACN 098 905 894
Telephone: 1300 137 038 • Facsimile: 1300 136 038 • Email: admin@aargus.net • Website: www.aargus.net

Other office locations in NSW - QLD - VIC - SA and 4 overseas countries

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ABBREVIATION

ADWG	Australian Drinking Water Guidelines
ANZECC	Australian and New Zealand Environment and Conservation Council
AST	Aboveground Storage Tank
BGL	Below Ground Level
BTEX	Benzene, Toluene, Ethyl benzene and Xylene
COC	Contaminants of Concern
DLWC	Department of Land & Water Conservation
DNR	Department of Natural Resources
DQOs	Data Quality Objectives
POEO	Protection of the Environment Operations
DSI	Detailed Site Investigation
EPA	Environment Protection Authority
ESA	Environmental Site Assessment
HIL	Health-Based Soil Investigation Level
LGA	Local Government Area
NEHF	National Environmental Health Forum
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NHMRC	National Health and Medical Research Council
OCP	Organochlorine Pesticides
OPP	Organophosphate Pesticides
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyl
PID	Photo Ionisation Detector
PQL	Practical Quantitation Limit
PSH	Phase Separated Hydrocarbon
PSI	Preliminary Site Investigation
QA/QC	Quality Assurance / Quality Control
RAC	Remediation Acceptance Criteria
RAP	Site Remediation Plan
RPD	Relative Percentage Difference
SAC	Site Assessment Criteria
SCID	Stored Chemical Information Database
SEPP	State Environment Planning Policy
SMP	Site Management Plan
SVC	Site Validation Criteria
TCLP	Toxicity Characteristics Leaching Procedure
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
UCL	Upper Confidence Limit
UST	Underground Storage Tank
VOC	Volatile Organic Compounds
VHC	Volatile Halogenated Compounds

EXECUTIVE SUMMARY

Aargus Pty Ltd ('Aargus') was appointed by Walker Street No. 100 Pty Ltd (the 'client') to undertake a Preliminary Site Investigation (PSI) within the property located at 173-179 Walker Street & 11-17 Hampden Street, North Sydney NSW (the 'site'). It is understood that the site is proposed for the demolition of the existing buildings and the construction of a high-rise residential tower with basement car parking and deep soil landscaping.

A PSI was requested by the client to determine the potential for onsite contamination. This report shall provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.

At the time of the inspection (3rd December 2018), No. 173-179 Walker Street comprised of four (4) two to three-storey apartment buildings and No. 11-17 Hampden Street comprised of two one-storey residential houses & one three to four storey building apartments. Each property has small garden bed areas in the front yard, and grass and tree covered areas in the rear yard.

The land title information provided suggested that 173 Walker Street was used by private individuals from 1926 to 2017, 175 Walker Street was used by private individuals from 1927 to 1943, 177 Walker Street was used by private individuals from 1931 to 1970, and 179 Walker Street was used by private individuals from 1927 to 1987 and from 2001 to 2017.

Based on land title information provided for 11 Hampden Street suggested that the site was used by private individuals from 1930 to 1958 and then acquired by the current owner Eswod Home Units Pty Ltd from 1958 to 2018, 15 Hampden Street was used by private individuals from 1931 to 2018, and 17 Hampden Street was used by private individuals from 1909 to 1977 and then was acquired by different companies.

The findings of the assessment indicated the following areas of potential environmental concern:

- Potential importation of uncontrolled fill that may contain various contaminants.
- Metal degradation.
- Potential pesticide use.
- Asbestos based building materials.

The contaminants that may be present in some of these areas were considered to be of low significance in terms of risk to the human and environmental receptors identified. Therefore, a Detailed Site Investigation (DSI) is required to confirm the presence and extent of contamination in order to determine the suitability of the site for the proposed development application and to address the data gaps identified.

Based on the information collected during this investigation and in reference to Clause 7 (DA development of SEPP 55), the site will be suitable subject to the completion of a Detailed Site Investigation (and after remediation and validation, if required) for the proposed high density residential development.

1 INTRODUCTION

1.1 Background

Aargus Pty Ltd ('Aargus') was appointed by Walker Street No. 100 Pty Ltd (the 'client') to undertake a Preliminary Site Investigation (PSI) within the property located at 173-179 Walker Street & 11-17 Hampden Street, North Sydney NSW (the 'site'). The location of the property is presented in Figure 1 of Appendix A.

It is understood that the Precinct is proposed to be redeveloped, involving the demolition of the existing buildings and the construction of new residential buildings with basement car parking and deep soil landscaping. The proposed reference designs provided by client for 173-175 Walker Street and 11-17 Hampden Street can be found in Appendix B.

A site investigation was requested by the client to determine the potential for onsite contamination as part of the Development Application (DA).

1.2 Objective

The primary objectives of this PSI are as follows:

- Identify potential areas where contamination may have occurred from current and historical activities;
- Identify potential contaminants associated with potentially contaminating activities;
- Assess the potential for soils and groundwater to have been impacted by current and historical activities; and
- Assess the suitability of the site for redevelopment into a high-rise residential tower with basement car parking and deep soil landscaping, based on its current condition and the findings of this investigation.

1.3 Scope of Works

The scope of works for this PSI includes:

- Review of the physical site setting and site conditions based on a site inspection, including research of the location of sewers, drains, holding tanks and pits, spills, patches of discoloured vegetation, etc. (where applicable);
- Research and review of the information available, including current and historical titles information, review of aerial photographs, groundwater bore searches, DA notices, anecdotal evidence, site survey and site records on waste management practices;
- Development of a preliminary Conceptual Site Model (CSM) to demonstrate the interactions between potential sources of contamination, exposure pathways and human/ecological receptors identified; and
- Recommendations for additional investigations should any data gaps be identified or possible strategies for the management of the site, where relevant.

This report was prepared with reference to the NSW Environment Protection Authority (EPA) "*Guidelines for Consultants Reporting on Contaminated Sites*" (2011).

2 SITE IDENTIFICATION AND DESCRIPTION

2.1 Site Identification

Site identification information and land use is summarised in the table below.

Table 1: Site Identification

Lot and DP Number (Address) ¹	Lot 1 SP11082 (173 Walker Street, North Sydney NSW) Lot 1 SP 86752 (175 Walker Street, North Sydney NSW) Lot 4 SP 9808 (177 Walker Street, North Sydney NSW) Lot 5 SP 64615 (179 Walker Street, North Sydney NSW) Lot 1 DP119732 (11 Hampden Street, North Sydney NSW) Lot 1 DP591516 (15 Hampden Street, North Sydney NSW) Lot 2 DP591516 (17 Hampden Street, North Sydney NSW)
Coordinates ¹	(NE corner) Latitude: -33.83589121, Longitude: 151.210217138 (NW corner) Latitude: -33.83579318, Longitude: 151.209610959 (SW corner) Latitude: -33.836509, Longitude: 151.20946 (SE corner) Latitude: -33.836558, Longitude: 151.209879
Approx. Site Area	4,174m ²
Local Government Area ³	North Sydney
Parish ³	Willoughby
County ³	Cumberland
Current Land Zoning ²	R4 High Density Residential
Proposed Land Use ⁴	High Density Residential tower
Site End Users	Residents (adults & children), Visitors (adults & children)

Notes: ¹ refer to <http://maps.six.nsw.gov.au/>

² refer Section 149 certificates from North Sydney Council included in Appendix G

³ refer NSW department of land title office included in Appendix D

⁴ refer development drawing included in Appendix B

The site boundary and Lot and DP numbers are presented in Figure 2 of Appendix A. A survey plan for 173-175 Walker Street is included in Appendix B.

2.2 Site Inspection

A site visit was carried out on Monday 3rd December 2018 by an Aargus field scientist to inspect the site for any potential sources of contamination and document any observations made regarding the current site conditions. At the time of the site inspection, the following observations were made:

No.173-179 Walker Street

- The site is rectangular in shape and is occupied by two-storey to three-storey brick apartment buildings.
- All four (4) blocks have a small garden bed area and a concrete footpath in the front yard. The rear back yards were all grass and tree covered with narrow concrete footpaths.
- Access from the front to the rear yard is via a small concrete footpath along the northern and southern boundary.
- Access to each property at No.173, No.175 & No.177 Walker Street is via a short concrete/wooden pedestrian bridge. Access to No.179 Walker Street is via stairs in the north west corner.
- The general site slope is from the west to the east.
- No.173 Walker Street has a steep slope in the rear backyard from the south to the north east corner.
- There is a natural bedrock located in the centre of the rear backyard of No.173 Walker Street.
- No.177 Walker Street has a steep slope in the rear backyard from the west to the east.
- Minor cracks were observed on the concrete pavements. No staining was observed on the concrete pavements.
- The trees and garden bed areas appeared to be in a healthy condition.
- No pits or underground tanks were observed.
- No surface standing water was noticed at the site.
- The site boundaries were defined by metal fences between 173 & 175 Walker Street, a wooden fence between 179 & 177 Walker Street, and buildings along the northern, southern and eastern boundaries.

No.11-17 Hampden Street

- The site is irregular in shape and is occupied by two two-level brick houses and one three-storey brick apartment building.
- No. 17 is a one-storey brick residential house with tile roof. Access to the house was via concrete stairs from Hampden Street in the north.
- No. 15 is a one-storey brick residential house with tile roof. Access to the property is via a concrete stairs in the north and a concrete driveway along eastern boundary to the rear of the property.
- No.11 was a three to four storey brick apartment building. Access to the property was via a concrete/wooden pedestrian bridge in the south west corner. Northern boundary towards north west side is concrete covered and used as parking areas. The west side is covered by gravels and also used as car parking area.
- Access to the rear of the No.11 was via a concrete footpath along eastern boundary.
- The rear backyard of all three properties are grass and tree covered.
- No.15 & No.17 have a steep slope from north to the south towards the backyard.
- Hampden Street has a slope from west to the east.
- Minor cracks were observed on the concrete pavements. No staining was observed on the concrete pavements.
- The trees and garden bed areas appeared to be in a healthy condition.
- No pits or underground tanks were observed.
- No surface standing water was noticed at the site.
- The site boundaries were defined by wooden fence between No.11 & No.15 Hampden Street. There was no boundary between No.15 & No.17 Hampden Street.

The site features are presented in Figure 3 of Appendix A. Site photographs are included in Appendix C.

2.3 Topography and Surface Water Drainage

The following observations were made during the site inspection carried out on the 3rd December 2018:

- The site including No.173-179 Walker Street, has a steep slope from Walker Street in the west to the east.
- The site including No.11-17 Hampden Street has a slope from Hampden Street to the south.
- Stormwater runoff from the site is expected to flow in an easterly direction towards stormwater drains located in front of the property.
- Walker Street has a slope from south to the north. Storm water runoff from the street is expected to flow in a northerly direction in the stormwater drainage along the street.

2.4 Surrounding Land Uses

The surrounding land uses identified are described in the table below:

Table 2: Surrounding Land Uses

Orientation	Description
North	Hampden Street, then medium density residential
East	Medium density residential/ Warringah Freeway
South	High Density Residential
West	Walker Street, then high density residential

3 SITE HISTORY

3.1 Land Titles

A review of historical documents held at the NSW Department of Lands offices was undertaken to identify the current and previous land owners, and potential land uses. The results of the title search are summarised in the following table.

Table 3: Land Title Information

Year	SP 11082 (173 Walker Street, North Sydney NSW)
2017-2017	Walker Street No.100 Pty Ltd
	Prior: Vol. 13119, Fol. 135
1976-2017	Strata Plan 11082 (Residential)
	Prior: Vol. 8490, Fol. 171
1973-1976	Edward Cave Lansdown and Bunny Philp Rutee
1964-1973	Edward Cave Lansdown
	Prior: Vol. 284, Fol. 161
1947-1964	Henry Patrick Pamell and Mary Elizabeth Pamell
1926-1947	Ogwald Raymond Chew

Year	SP 86752 (175 Walker Street, North Sydney NSW)
2017-2017	Walker Street No.100 Pty Ltd
2012-2017	Strata Plan 86752(Residential)
	Prior: Vol. 4075, Fol. 52
1973-2012	Certina Investment Pty Ltd
1943-1973	Perpetual Trustee Company (Limited)
1928-1943	Pelet Murphy
1927-1928	William Baines

Year	SP 9808 (177 Walker Street, North Sydney NSW)
2017-2017	Walker Street No.100 Pty Ltd
	Prior: Vol. 12830, Fol. 70
1975-2017	Strata Plan 9808(Residential)
	Prior: Vol. 11312, Fol. 235
1971-1975	Bill Rowley Cars Pty Ltd
1970-1971	Cambridge Credit Corporation Ltd
	Prior: Vol. 4241, Fol. 53
1948-1970	Elieen Rose Andrew
1940-1948	Alan Howard Higinbotham and Violet Maud
1931-1940	Frauh Mantenmain

Year	SP 64615 (179 Walker Street, North Sydney NSW)
2001-2017	Strata Plan 64615(Residential)
	Prior: 100/1035395
2001-2001	Kizcept Pty Ltd
	Prior: Vol. 10286, Fol. 72
1987-2001	Cawsand Pty Ltd
1966-1987	Gordon Lidsay James
1966-1966	Harold Joseph James
	Prior: Vol. 361, Fol. 32
1958-1966	Harold Joseph James
1927-1958	Evenly Ward

Year	Lot 1 in DP119732 (11 Hampden Street, North Sydney NSW)
1989-Current	Eswod Home Units Pty Ltd
	Prior: Vo. 1471, Fol. 145
1958-1989	Eswod Home Units Pty Ltd
1958-1958	Reginald Henry Whittley Dowse
	Prior: Vol. 4509, Fol. 161
1930-1958	Charles Edward Blanks

Year	Lot 1 in DP 591516 (15 Hampden Street, North Sydney NSW)
1994-Current	Tung Sing Wong/Siew Kit Foo
1994	Robert Choo Kim Goh
1989-1994	Maureen Anne Goh
	Prior: Vol. 13449, Fol. 217
1979-1989	Robert Choo Kim Goh/ Maureen Anne Goh
1977-1979	Warwick William Pollard
	Prior: Vol. 1982, Fol. 9
1950-1977	Margery Olive
1931-1950	William Pollard
1909-1931	Martha Pollard

Year	Lot 2 in DP591516 (17 Hampden Street, North Sydney NSW)
1992-Current	Diane Sandra Fischer
1988-1992	L. M. Liele Pty Ltd
	Prior: Vol. 13449, Fol. 218
1978-1988	L. M. Liele Pty Ltd
1977-1978	Warwick William Pollard
	Prior: Vol. 1982, Fol. 9
1950-1977	Margery Olive
1931-1950	William Pollard
1909-1931	Martha Pollard

In the summary, the land title information provided suggested that 173 Walker Street was used by private individuals from 1926 to 2017, 175 Walker Street was used by private individuals from 1927 to 1943, 177 Walker Street was used by private individuals from 1931 to 1970, and 179 Walker Street was used by private individuals from 1927 to 1987 and from 2001 to 2017.

The site was acquired by the current owner Walker Street No.100 Pty Ltd. Currently 179 Walker Street was owned by private individuals.

The land title information provided for 11 Hampden Street suggested that the site was used by private individuals from 1930 to 1958 and then acquired by the current owner Eswod Home Units Pty Ltd from 1958 to 2018, 15 Hampden Street was used by private individuals from 1931 to 2018, and 17 Hampden Street was used by private individuals from 1909 to 1977 and then was acquired by different companies.

An internet search was conducted to identify the business nature of the companies & individuals whom owed or occupied the site, with no details found for each of the companies.

A copy of the historical land titles information obtained by Aargus can be found in Appendix D.

3.2 Aerial Photographs

Selected aerial photographs obtained from the NSW Department of Lands were reviewed to describe the site features and surrounding areas at various timelines. A summary of the review is presented in the table below.

Table 4: Summary of Historical Aerial Photos

Year	Site	Surrounding areas
1943	The site is occupied by four buildings in the western and central portions as well as two buildings in the north east corner whilst the south east portion is open with some small structures noted and north west corner seems to be vacant grass covered land.	N: A road, then medium density residential S: Low to medium density residential E: Vacant land/low density residential W: A road then medium density residential
1970	The site layout appeared to be similar to that observed in the 1943 aerial photograph with the exception of development of a new medium density residential building in the north west corner.	No significant changes are visible to the surrounding properties, with the exception of: NE: all the previous houses are gone, a vacant grass covered land SE: A new car park
1991	The site layout appeared to be similar to that observed in the 1970 aerial photograph.	No significant changes are visible to the surrounding properties, with the exception of: S: Old residential building is gone, new high density residential SE: New high density residential
2018	The site layout appeared to be similar to that observed in the 1991 aerial photograph.	No significant changes are visible to the surrounding properties, with the exception of: W: A road, then new high density residential

In summary, land use of the site appeared to have been residential since 1943, whilst the adjoining properties were predominantly residential.

Copies of current and historical aerial photographs are presented in Appendix E.

3.3 EPA Records

3.3.1 CLM Act 1997

The NSW EPA publishes records of contaminated sites under Section 58 of the Contaminated Land Management (CLM) Act 1997. The notices relate to investigation and/or remediation of site contamination considered to pose a significant risk of harm under the definition in the CLM Act. However, it should be noted that the EPA record of Notices for Contaminated Land does not provide a record of all contaminated land in NSW.

The subject site is not on the list of NSW contaminated sites notified to EPA, however there are two (2) properties listed for the suburb of North Sydney, both being located on High Street, North Sydney, those being HMAS Platypus Neutral Bay and adjacent to HMAS Platypus (Neutral Bay Sediments). There are one (1) current and two (2) former notices related to these properties. The related properties are approximately 1.3 km to the south of the study site.

The status for one (1) current notices pertaining to the property is related to the declaration of remediation of the property and two (2) former notices are related to declaration of investigation area.

Copies of the EPA records are included in Appendix F.

3.3.2 POEO Register

A search of the POEO Register revealed that the site was not listed. A copy of the POEO register search is included in Appendix F.

3.4 Section 149 Certificates

The Planning Certificate – Section 149 (2) of the Environmental Planning & Assessment Act 1979 for the site No.173-179 Walker Street was obtained by the client and provided to Aargus for review. A summary of the information pertaining to the site is provided below:

- The site is zoned R4 - High Density Residential.
- The subject land is not located within a conservation area.
- The subject land is not identified as containing a heritage item, under clause 5.10 Heritage Conservation to North Sydney Local environmental Plan 2013.
- The land is not identified as containing a heritage item under Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.
- The subject land is not affected by section 38 or 39 of the Coastal Protection Act 1979.
- The land is not proclaimed as a Mine Subsidence district.
- The land is not affected by any road widening or road realignment.
- The land is not identified as bushfire prone land on council's bushfire prone land map.
- The land is not subject to any reservation for land acquisition.
- The land is has no record being identified containing loose-fill asbestos insulation.
- The land is not affected by a policy that restricts the development because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.
- Complying development under the General Housing Code, Rural Housing Code, Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code, Commercial and Industrial (New Buildings and additions) Code, Subdivisions Code, Demolition Code and Fire Safety Code may be carried out.
- Council is not aware of the land being declared significantly contaminated land under the Contaminated Land Management Act, 1997.
- Council is not aware of the land being subject to a management Order under the Contaminated Land Management Act, 1997.
- Council is not aware of the land being the subject of a Voluntary Management Proposal under the Contaminated Land Management Act, 1997.

- Council is not aware of the land being subject to an ongoing Maintenance Order under the Contaminated Land Management Act, 1997.
- Council is not aware of the land being the subject of a Site Audit Statement under the Contaminated Land Management Act, 1997.

Copies of the Section 149 Certificates are included in Appendix G

3.5 Industrial Processes and Products Manufactured

Based on the historical record available and the site inspection, it is unlikely that any industrial process and/or products manufacturing activity would have previously occurred on site.

3.6 Former Chemical Storage and Transfer Areas

It is unlikely that there were any chemical storage and transfer areas and/ or products manufactured at the site.

3.7 Product Spill & Loss History

The majority of the site is currently occupied by seven (7) residential blocks with grassed areas in the front and back of the properties. At the time of the inspections, the sealed surfaces of the footpath were in generally good condition with only some minor cracks observed.

In addition, there were no visible signs of oil and/or chemical staining, indicating that any surface spills (if they did occur at all) were cleaned up immediately and did not appear to penetrate the existing slab.

3.8 Discharges to Land, Water and Air

Based on POEO register search, the site was not issued with any Environmental Protection Licence under Section 55 of Protection of the Environment Act to discharge any pollution into land, water or air.

3.9 Complaints History

No complaints were noted for the site.

3.10 Historical Use of Adjacent Land

Based on the aerial photographs, the adjacent lands were previously occupied by residential houses.

3.11 Discussion and Summary of Site History

Based on available information, the site historical usage is summarised as follows:

- Land title information provided suggested that the land title information provided suggested that 173 Walker Street was used by private individuals from 1926 to 2017, 175 Walker Street was used by private individuals from 1927 to 1943, 177 Walker Street was used by private individuals from 1931 to 1970, and 179 Walker Street was used by private individuals from 1927 to 1987 and from 2001 to 2017.
- Land title information provided suggested that the land title information provided suggested that 173 Walker Street was used by private individuals from 1926 to 2017, 175 Walker Street was used by private individuals from 1927 to 1943, 177 Walker Street was used by private individuals from 1931 to 1970, and 179 Walker Street was used by private individuals from 1927 to 1987 and from 2001 to 2017.
- Land title information provided for 11 Hampden Street suggested that the site was used by private individuals from 1930 to 1958 and then acquired by the current owner Eswod Home Units Pty Ltd from 1958 to 2018, 15 Hampden Street was used by

private individuals from 1931 to 2018, and 17 Hampden Street was used by private individuals from 1909 to 1977 and then was acquired by different companies.

- Based on information obtained from the aerial photography review, the layout of the existing buildings remains generally unchanged. The general land use of the immediate site vicinity seems to have been consistently medium to high density residential to the north, east, south and west.
- There were no chemicals previously stored on both sites.
- There were no records listed on the NSW EPA database.
- Council is unaware if the land is affected by one of the matters prescribed by Section 59 (2) of the Contaminated Land Management Act 1997.

4 ENVIRONMENTAL SETTING

4.1 Sensitive Environmental Receptors

The nearest watercourse is Neutral Bay located approximately 750m to the south east. Other sensitive receptors are Wenona School located approximately 164m to the north, Doris Fitton Park approximately 90m to the south, Monte Sant Angelo Mercy College approximately 205m to the west and St Leonards Park located approximately 305m to the north.

4.2 Soil

The Soil Landscape Map of Sydney (soil Landscape Series Sheet 9130, Scale 1:100,000, 2002), prepared by the Soil Conservation Service of NSW, indicates that the site is located within the GyMEA landscape area and typically consists of shallow highly permeable residual soil.

4.3 Geology

The Geological Map of Sydney (Geological Series Sheet 9130, Scale 1:100,000, 1983), published by the Department of Mineral Resources indicates the residual soils within the site to be underlain by Hawkesbury Sandstone comprising medium to coarse grained quartz sandstone, very minor shale and laminite lenses.

4.4 Acid Sulfate Soils

To determine whether there is a potential for acid sulphate soils to be present at the site, reference was made to the NSW Department of Land & Water Conservation (DLWC) *Acid Sulphate Soil Risk Maps* (Edition Two, December 1997, Scale 1:250,000), specifically Map No. 90 – “Prospect - Parramatta”. A review of the map indicated that there was “No Known Occurrence” of acid sulphate soil materials at the site.

4.5 Hydrogeology

Based on available information, our desktop study indicates that groundwater from site is likely to be flowing from the highest part of the property at the Walker Street frontage to the lowest part of the site towards Neutral Bay approximately 750m south east of the site.

A search of the Department of Primary Industries borehole database information revealed no groundwater bores within a 500m radius of the site.

A copy of the groundwater bore search records can be found in Appendix H.

4.6 Local Meteorology

The monthly rainfall of the local area can be represented by the data collected by Bureau of Meteorology (BOM) from the rainfall gauge located in the Sydney (Observatory Hill) NSW, which is located approximately 4.2 km south of the site. Records indicate that the highest rainfall from 2017 to 2018 is 49.2mm.

Reference can be made to Appendix I – Local Meteorology.

5 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

Based on the site inspection, site history, previous reports and review of available information from the desktop study, the potential Areas of Environmental Concern (AEC) and their associated Contaminants of Concern (CoC) for the site were identified. These are summarised in the following table.

Table 5: Summary of Potential Areas and Contaminants of Concern

Potential AEC	Potentially contaminating activity	Potential CoCs	Likelihood of Site Impact	Justification
Entire Site	Importation of fill material from unknown origin	Metals, TPH, BTEX, PAH, OCP, PCB Asbestos	Low	Based on the site observations, the presence of imported fill material is likely to be minimal and restricted to the grass and garden bed areas in the front and rear backyards.
	Potential for pesticides to have been sprayed or injected on	OCP	Low	The site is not known for having been used for agricultural purposes from the 1950s when OCPs were first introduced into Australia. The site has been used for residential purposes, so if the use of OCPs has occurred, the impact is likely to have been localised and limited to the surface layer.
Metal features	Degradation of metals	Metals	Low	If this has occurred, it would be restricted to the surface layer.
Building Structures	Potential Asbestos/Fibro Features	Asbestos	Low	If present, these will be removed by licensed contractors.

6 PRELIMINARY CONCEPTUAL SITE MODEL

6.1 Conceptual Site Model

The Preliminary Conceptual Site Model (CSM) presented in the table below provides a representation of the potential risks associated with the linkages between the following elements:

- Potential contamination sources and their associated contaminants of concern identified in Section 5. Only potential areas of concern with a significance rating of low to high were included;
- Potential human receptors that may be impacted by site contamination are current and future end-users, construction workers and the general public within the immediate vicinity;
- Potential environmental receptors identified in Section 4;
- Potential exposure pathways; and
- Whether each source-pathway-receptor pollution linkage are complete, limited or not present, based on current and future site conditions.

Table 6: Conceptual Site Model

Potential Sources	Potential Receptor	Potential Exposure Pathways	Complete Linkages	Risk	Justification
Imported fill Pesticide Use	Site users or the general public	Dermal contact, inhalation or ingestion of exposed impacted soils	Limited (Current)	Low	Direct contact with impacted soils is limited to the garden bed and grassed areas.
			No (Future)	Negligible	If present, contaminated soils are likely to be remediated and removed for off-site disposal.
Metal degradation	Neutral Bay located 750 m to the south east of the site	Migration of impacted groundwater and surface water run-off	Yes (Current)	Low	No obvious sources of contamination were observed on site that could migrate off site with surface water run-off
			No (Future)	Negligible	Any sources of contamination will be removed.
Asbestos and building features	Underlying Aquifer	Leaching and migration of contaminants through groundwater infiltration	No (Current)	Low	Groundwater infiltration is likely to be higher within sandy or weathered bedrock zones. However, this would be limited within higher strength bedrock at further depths where groundwater would be present within water bearing zones such as fractures and joints.
			No (Future)	Negligible	If present, contaminated soils are likely to be remediated.
Building structure/ bundle of asbestos	Site user or visitors	Inhalation of airborne fibres	Limited (Current)	Low	If present, asbestos will be removed by licensed contractors.

6.1.1 Data Gaps

Based on the CSM, the following data gaps were identified with respect to the pollution linkages identified:

- Confirmation if contamination has occurred from the potential areas of environmental concern listed in Section 5.0, through the collection and laboratory analysis of soil samples from across the site.

7 CONCLUSIONS AND RECOMMENDATIONS

The findings of the assessment indicated the following areas of potential environmental concern, those being: imported fill materials, potential use of pesticide, metal degradation, and asbestos based building materials.

The contaminants that may be present in some of these areas were considered to be of low significance in terms of risk to the human and environmental receptors identified. Therefore, a Detailed Site Investigation (DSI) is required to confirm the presence and extent of contamination in order to determine the suitability of the site for the proposed development application and to address the data gaps identified.

Based on the information collected during this investigation and in reference to Clause 7 (DA development of SEPP 55), the site will be suitable subject to the completion of a Detailed Site Investigation (and after remediation and validation, if required) for the proposed high density residential development.

Thank you for the opportunity to undertake this work. We would be pleased to provide further information on any aspects of this report.

For and on behalf of

Aargus Pty Ltd

Written by:



Setareh Kazemi

Environmental Scientist

Reviewed By:



Mark Kelly

Environmental Manager

LIMITATIONS

The Aargus assessment is based on the result of limited site investigations and sample testing. Neither Aargus, nor any other reputable consultant, can provide unqualified warranties nor does Aargus assume any liability for site conditions not observed or accessible during the time of the investigations.

Despite all reasonable care and diligence, the materials encountered and concentrations of contaminants measured may not be representative of conditions between the locations sampled and investigated. There is always some disparity in subsurface conditions across a site that cannot be fully defined by investigation. Hence it is unlikely that measurements and values obtained from sampling and testing during environmental works carried out at a site will characterise the extremes of conditions that exist within the site. In addition, site characteristics may change at any time in response to variations in natural conditions, chemical reactions, truck movement or contractor movement of soils and other events, e.g. groundwater movement and or spillages of contaminating substances. These changes may occur subsequent to Aargus investigations and assessment.

This report and associated documentation and the information herein have been prepared solely for the use of the client at the time of writing the report and is valid (for the purposes of management or transport of material) for a period of one month only from the date of issue. Any other reliance assumed by third parties on this report shall be at such parties' own risk. Any ensuing liability resulting from use of the report by third parties cannot be transferred to Aargus.

Whilst this report provides a review of site conditions encountered at sampling locations within the investigation, it should be noted that if materials are proposed to be moved from site - Part 5.6, Section 143 of the Protection of the Environment Operations (POEO) Act 1997 states that it is an offence for waste to be transported to a place that cannot lawfully be used as a facility to accept that waste. It is the duty of the owner and transporter of the waste to ensure that all material removed from a site must be accompanied by an appropriate waste classification report and materials are disposed of appropriately. An environmental or validation report does not constitute a waste classification report and results are treated

differently. Aargus accepts no liability for the unlawful disposal of waste materials from any site. Aargus does not accept any responsibility for the material tracking, loading, management, transport or disposal of waste from the site. If material is to be removed from a site, before disposal of any material to a licensed landfill is undertaken, the site owner must ensure an appropriate waste classification exists for all materials on the site planning to be removed, the waste producer will need to obtain prior consent from the licensed landfill/recycler. The receiving site should check to ensure that the material received matches the description provided in the report.

Opinions are judgements, which are based on our understanding and interpretation of current regulatory standards, and should not be construed as legal opinions.

Appendix J – Important information about your environmental site report should also be read in conjunction with this report.

REFERENCES

This report was prepared with reference to the following guiding documents:

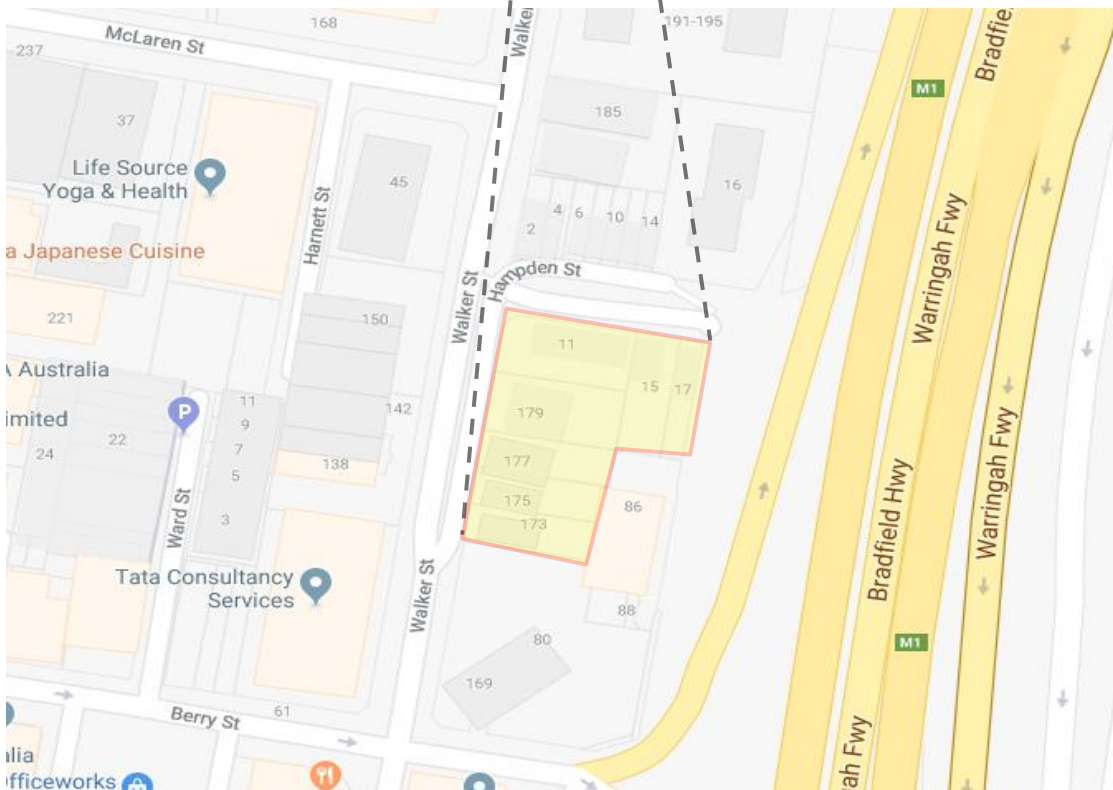
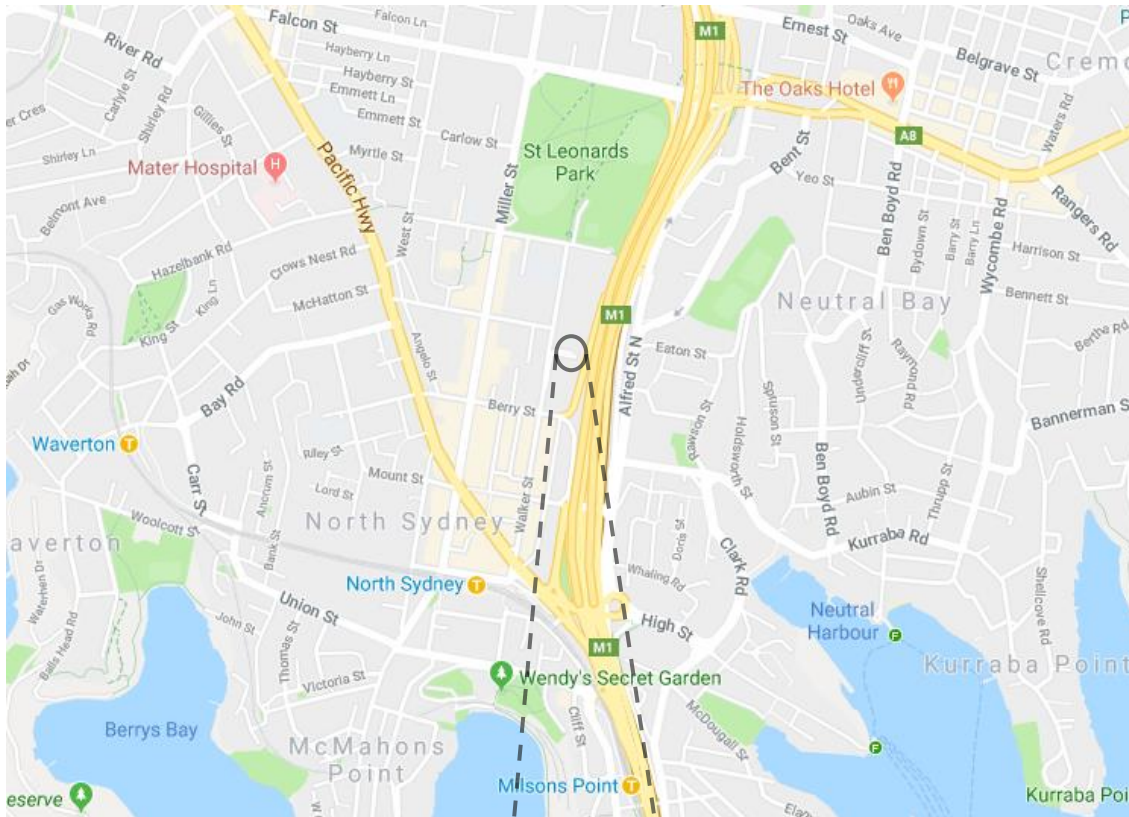
- ANZECC/NHMRC (1992) – “Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites”. Australian and New Zealand Environment and Conservation Council and the National Health and Medical Research Council, Canberra.
- Department of Urban Affairs and Planning – EPA (1998) “Managing Land Contamination – Planning Guidelines – SEPP 55 – Remediation of Land”.
- National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1).
- NSW DEC “Guidelines for the NSW Site Auditor Scheme” (2006, 2nd edition). NSW Environment Protection Authority, Sydney.
- NSW EPA (2014) – “Waste Classification Guidelines, Part 1: Classifying Waste”.
- NSW EPA “Guidelines for Consultants Reporting on Contaminated Sites” (2011). NSW Environment Protection Authority, Sydney.

APPENDIX A

Site Plan



SITE LOCALITY MAP



PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES6920/2
Client	Walker Street No. 100 Pty Ltd
Site Address	173-179 Walker Street & 11-17 Hampden Street, North Sydney NSW




DRAWING DETAILS

Figure No.	1	Rev No.	0
Scale	As above	Size	A4
Drawn by	SP	Date	29.11.2018
Approved by	MK	Date	05.11.2018

LOT & DEPOSITED PLAN




PROJECT DETAILS		 Aargus	DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	2	Rev No.	0
Project No.	ES6920/2		Scale	As above	Size	A4
Client	Walker Street No. 100 Pty Ltd		Drawn by	SP	Date	29.11.2018
Site Address	173-179 Walker Street & 11-17 Hampden Street, North Sydney NSW		Approved by	MK	Date	05.11.2018

SITE FEATURES



SITE FEATURES - LEGEND

1. Garden bed, grass and tree covered area.
2. Short pedestrian bridge
3. No. 173, three (3) storey brick apartment building with tile roof
4. No. 177, three (3) storey brick apartment building with tile roof
5. No. 175, three(3) storey brick apartment building with tile roof
6. No. 179, two (2) storey brick apartment building with tile roof
7. No.11, three (3) storey brick apartment building with tile roof
8. No.15, two (2) storey brick building house building with tile roof
9. No.17, (two) storey brick building house with tile roof
10. High density residential
11. Medium density residential
12. Natural rock
13. Concrete covered area, parking space
14. Gravel covered area
15. Concrete footpath

PROJECT DETAILS		 Aargus	DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	3	Rev No.	0
Project No.	ES6920/2		Scale	As above	Size	A4
Client	Walker Street No. 100 Pty Ltd		Drawn by	SP	Date	29.11.2018
Site Address	173-179 Walker Street & 11-17 Hampden Street, North Sydney NSW		Approved by	MK	Date	05.12.2018

APPENDIX B

Reference Design



173 – 179 Walker Street and 11 – 17 Hampden Street Planning Proposal

Reference Design

The Base Reference Scheme is a consolidated development with two development parcels, 173-179 Walker Street and 11-17 Hampden Street. A consistent podium is introduced within the site, with a 3 storey street wall which creates a relationship with the adjacent heritage items along Hampden and Walker Street. Two towers are proposed, one on Walker Street and the other on Hampden Street. The development does not have any additional overshadowing of Doris Fitton Park.



APPENDIX C

Site Photos



SITE PHOTOGRAPHS

Client:	Avenor Pty Ltd
Project:	PSI
Site Location:	173-179 Walker Street, North Sydney
Job No.:	ES6920/2
Photos Taken By:	SP



Photograph N° 1



View of: No.179 Walker Street, Front yard
Looking North
Inspected on: 03.12.2018

Photograph N° 2



View of: No. 179 Walker Street, rear backyard
Looking North west
Inspected on: 03.12.2018

Photograph N° 3



View of: No. 177 Walker Street
Looking: East
Inspected on: 03.12.2018

Photograph N° 4



View of: No. 177 Walker Street, rear yard
Looking: north east
Inspected on: 03.12.2018

Photograph N° 5



View of: No. 175 Walker Street
Looking: East
Inspected on: 03.12.2018

Photograph N° 6



View of: No. 175 Walker Street, rear yard
Looking: East
Inspected on: 03.12.2018

SITE PHOTOGRAPHS

Client:	Avenor Pty Ltd
Project:	PSI
Site Location:	173-179 Walker Street, North Sydney
Job No.:	ES6920/2
Photos Taken By:	SP

Photograph N° 7



View of: No. 173 Walker street
Looking North east
Inspected on: 03.12.2018

Photograph N° 8



View of: No. 173 Walker Street, Natural rock
Looking South
Inspected on: 03.12.2018

Photograph N° 9



View of: Concrete footpath
Looking West
Inspected on: 03.12.2018

Photograph N° 10



View of: Pedestrian bridge
Looking West
Inspected on: 03.12.2018

SITE PHOTOGRAPHS

Client:	Avenor Pty Ltd
Project:	PSI
Site Location:	11-17 Hampden Street, N North Sydney
Job No.:	ES6920/2
Photos Taken By:	SP

Photograph N° 11



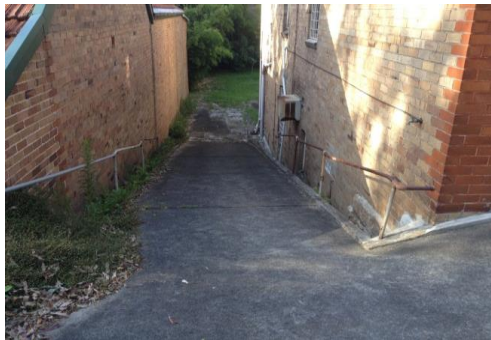
View of: No. 17 Hampden street
Looking: North east
Inspected on: 03.12.2018

Photograph N° 12



View of: No. 15 Hampden Street
Looking North west
Inspected on: 03.12.2018

Photograph N° 13



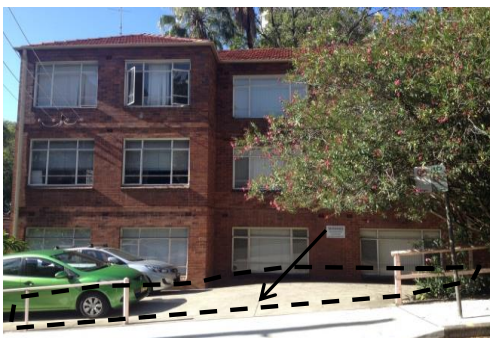
View of: No.15 ,Concrete driveway
Looking : South
Inspected on: 03.12.2018

Photograph N° 14



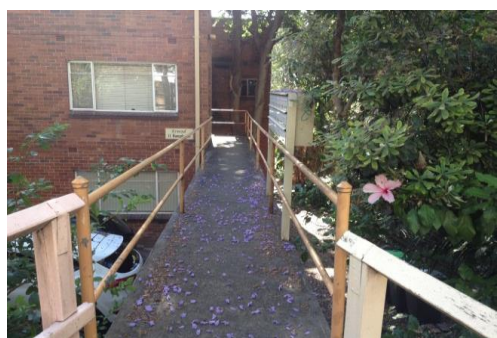
View of: No.11 Hampden Street
Looking : North
Inspected on: 03.12.2018

Photograph N° 15



View of: No.11 ,Concrete parking area
Looking : North west
Inspected on: 03.12.2018

Photograph N° 16



View of: Concrete pedestrian bridge
Looking : East
Inspected on: 03.12.2018

APPENDIX D

Land Titles



OWNER/LESSEE INQUIRY

This information is provided as a searching aid only. The Registrar General does not guarantee that the information provided discloses details of all land/premises owned/leased by the party searched against.

The information returned relates to owners/lessees registered from 1971 onwards except in relation to current lease information which is returned from 1998 onwards.

Manual indexes are available for records registered prior to 1971. Note: * indicates Lessee name

No: 21

Page: 1

Search Provided : 29/6/2017 2:37:15 PM Type of Search : EXACT NAME ORDER

Name Searched : WALKER STREET NO. 100

Current Owners/Lessees (Auto titles only)

	<u>Locality</u>	<u>Title</u>	<u>Acquiring Dlg</u>
WALKER STREET NO. 100 PTY LTD	NORTH SYDNEY	3/SP86752 -	T AK613960
WALKER STREET NO. 100 PTY LTD	NORTH SYDNEY	6/SP11082	T AK846347
WALKER STREET NO. 100 PTY LTD	NORTH SYDNEY	2/SP9808	T AK846351
WALKER STREET NO. 100 PTY LTD	NORTH SYDNEY	2/SP86752 -	T AK968247
WALKER STREET NO. 100 PTY LTD	NORTH SYDNEY	4/SP86752 -	T AK978468
WALKER STREET NO. 100 PTY LTD	NORTH SYDNEY	3/SP9808	T AK993611
WALKER STREET NO. 100 PTY LTD	NORTH SYDNEY	4/SP11082	T AM102006
WALKER STREET NO. 100 PTY LTD	NORTH SYDNEY	3/SP11082	T AM116421
WALKER STREET NO. 100 PTY LTD	NORTH SYDNEY	1/SP9808	T AM123888
WALKER STREET NO. 100 PTY LTD	NORTH SYDNEY	4/SP9808	T AM173169
WALKER STREET NO. 100 PTY LTD	NORTH SYDNEY	5/SP11082	T AM184235
WALKER STREET NO. 100 PTY LTD	NORTH SYDNEY	1/SP86752 -	T AM199134
WALKER STREET NO. 100 PTY LTD	NORTH SYDNEY	6/SP9808	T AM199146
WALKER STREET NO. 100 PTY LTD	NORTH SYDNEY	1/SP11082	T AM200213
WALKER STREET NO. 100 PTY LTD	NORTH SYDNEY	2/SP11082	T AM230028
WALKER STREET NO. 100 PTY LTD	NORTH SYDNEY	5/SP86752 -	T AM230051

OWNER/LESSEE INQUIRY

This information is provided as a searching aid only. The Registrar General does not guarantee that the information provided discloses details of all land/premises owned/leased by the party searched against. The information returned relates to owners/lessees registered from 1971 onwards except in relation to current lease information which is returned from 1998 onwards.

Manual indexes are available for records registered prior to 1971. Note: * indicates Lessee name

No: 21

Page: 2

Search Provided : 29/6/2017 2:37:15 PM Type of Search : EXACT NAME ORDER

Name Searched : WALKER STREET NO. 100

WALKER STREET NO. 100 PTY LTD

Locality
NORTH SYDNEY

Title
6/SP86752 *

Acquiring Dlg
T AM316525

Purchasers/Lessees (From 1/6/1971 to date)

No Purchasers/Lessees

*** END OF SEARCH ***

TITLE SEARCH

Computer Folio Certificate issued under Section 96D of the Real Property Act 1900

No. 59

Search certified to:

29/6/2017 1:25 PM

COMPUTER FOLIO REFERENCE	
CP/SP11082	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
2	5/12/2016

Page 1

LAND

 THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 11082
 WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT NORTH SYDNEY
 LOCAL GOVERNMENT AREA NORTH SYDNEY
 PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
 TITLE DIAGRAM SHEET 1 SP11082

FIRST SCHEDULE

 THE OWNERS - STRATA PLAN NO. 11082
 ADDRESS FOR SERVICE OF DOCUMENTS:
 173 WALKER STREET
 NORTH SYDNEY 2060

SECOND SCHEDULE (4 NOTIFICATIONS)

-
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - 2 ATTENTION IS DIRECTED TO BY-LAWS SET OUT IN SCHEDULE 1 STRATA SCHEMES MANAGEMENT ACT 1996
 - 3 AG901386 CHANGE OF BY-LAWS
 - 4 AK973225 CHANGE OF BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 100)

 STRATA PLAN 11082

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 16	2	- 16	3	- 17	4	- 17
5	- 17	6	- 17				

END OF PAGE 1 - CONTINUED OVER

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PRINTED ON 29/6/2017

59

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

* 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.



Registrar General



TITLE SEARCH

Computer Folio Certificate issued under Section 96D of the Real Property Act 1900

No. 59

Search certified to:

29/6/2017 1:25 PM

COMPUTER FOLIO REFERENCE	
CP/SP11082	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
2	5/12/2016

Page 2

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 45

Search certified to: 29/6/2017 1:29PM

Computer Folio Reference: 1/SP11082

Page 1

Prior Title(s): VOL 13119 FOL 136

Recorded	Number	Type of Instrument	C.T. Issue
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29/4/1986		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/8/1986		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
1/4/1992	E361487	DISCHARGE OF MORTGAGE	
1/4/1992	E361488	CHANGE OF NAME	
1/4/1992	E361489	MORTGAGE	EDITION 1
3/5/1994	U226833	DISCHARGE OF MORTGAGE	
3/5/1994	U226834	TRANSFER ✓	
3/5/1994	U226835	MORTGAGE	EDITION 2
28/6/2001	7726594	CAVEAT	
6/9/2002	8934070	WITHDRAWAL OF CAVEAT	
21/10/2004	AB38508	DISCHARGE OF MORTGAGE	EDITION 3
30/6/2014	AI704716	TRANSFER ✓	
30/6/2014	AI704717	MORTGAGE	EDITION 4
2/3/2017	AM200212	DISCHARGE OF MORTGAGE	
2/3/2017	AM200213	TRANSFER ✓	EDITION 5

*** END OF SEARCH ***

doccop1

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45

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General

HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 60

Search certified to: 29/6/2017 1:25PM

Computer Folio Reference: CP/SP11082

Page 1

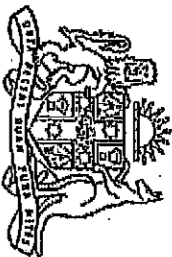
First Title(s): OLD SYSTEM

Prior Title(s): VOL 13119 FOL 135

Recorded	Number	Type of Instrument	C.T. Issue
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14/8/1986		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/10/2006	AC679767	DEPARTMENTAL DEALING	
4/4/2012	AG901386	CHANGE OF BY-LAWS	EDITION 1
5/12/2016	AK973225	CHANGE OF BY-LAWS	EDITION 2

*** END OF SEARCH ***





Appln No. 2550 DS
Prior Title Vol. 8490 Fol. 171

13119 Fol. 135

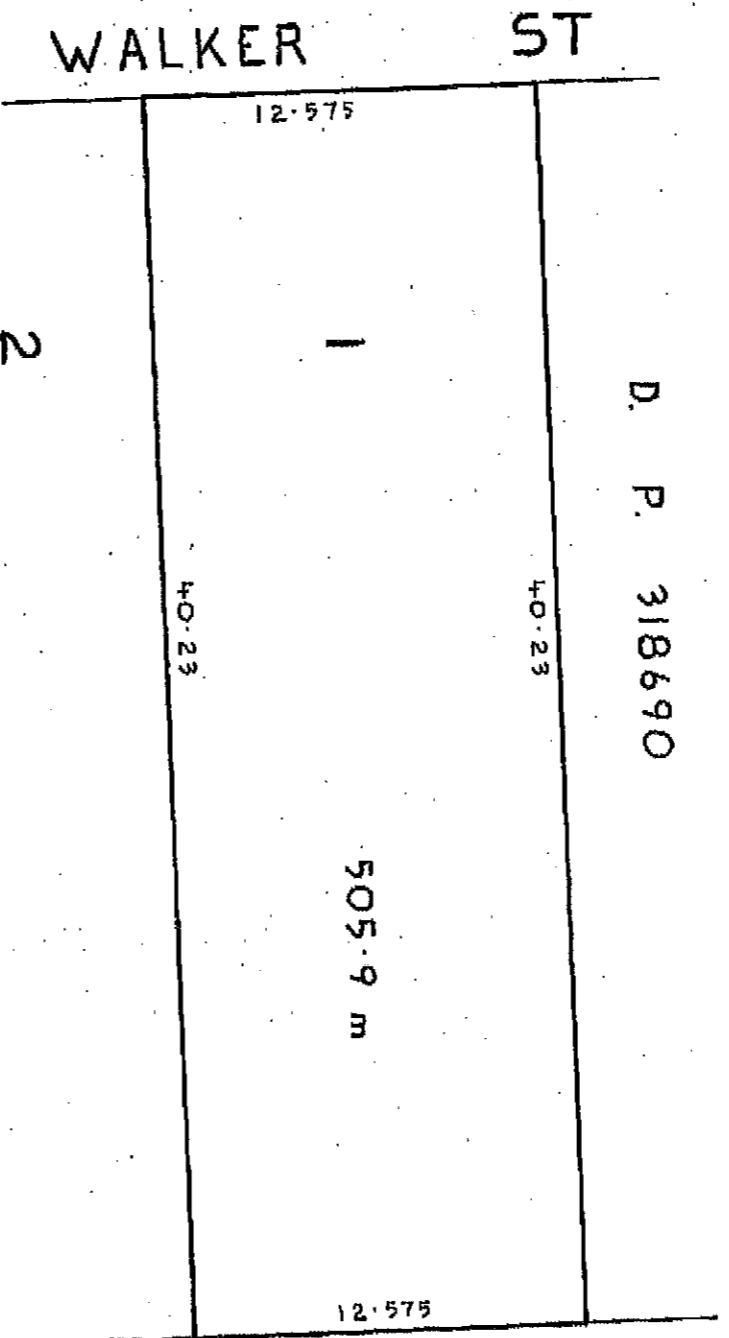
I certify that The Proprietors - Strata Plan No. 11082 is the registered proprietor of an Estate in Fee Simple in the common property in the strata scheme relating to the Strata Plan so numbered, within the land herein described, subject nevertheless to the exceptions encumbrances and interests recorded hereon and to the reservations and conditions, if any, contained in the Crown grant.

J. Johnston
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES - REDUCTION RATIO 1:250



ADDRESS FOR SERVICE OF NOTICES: 173 WALKER ST. NORTH SYDNEY N.S.W. 2060

LAND REFERRED TO Lot 1 in Deposited Plan 523229 in the Municipality of North Sydney Parish of Willoughby and County of Cumberland being part of Allotment 16 of Section 6 granted to Matthew Harris on 18-6-1858. EXCEPTING THEREON the mines of coal reserved by the Crown Grant.

EXCEPTIONS ENCUMBRANCES AND INTERESTS REFERRED TO

1. Caveat No. M609593 by the Registrar General Registered 11-12-1975. Withdrawn P832807

SCHEDULE OF UNIT ENTITLEMENT

Aggregate unit entitlement: 100

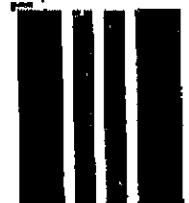
Lot No.	Strata Plan No.	Unit Entitlement
1	11082	16
2	"	16
3	"	17
4	"	17
5	"	17
6	"	17

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

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



H AND AUTHENTICATED BY THE SEAL



T BAR GENERAL ARE CANCELLED

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 46

Search certified to:

29/6/2017 1:29 PM

COMPUTER FOLIO REFERENCE	
1/SP11082	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
5	2/3/2017

Page 1

LAND

LOT 1 IN STRATA PLAN 11082
AT NORTH SYDNEY
LOCAL GOVERNMENT AREA NORTH SYDNEY

FIRST SCHEDULE

WALKER STREET NO. 100 PTY LTD (T AM200213)

SECOND SCHEDULE (1 NOTIFICATION)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP11082

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

doccopl

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The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

* 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.



Registrar General



TITLE SEARCH

Computer Folio Certificate issued under Section 96D of the Real Property Act 1900

No. 45

COMPUTER FOLIO REFERENCE 100/1035395
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE CANCELLED

WARNING: *** FOLIO CANCELLED *******

Page 1

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

 LOT 100 IN DEPOSITED PLAN 1035395
 AT NORTH SYDNEY
 LOCAL GOVERNMENT AREA NORTH SYDNEY
 PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
 TITLE DIAGRAM DP1035395

FIRST SCHEDULE

 KIZCEPT PTY. LIMITED

SECOND SCHEDULE (3 NOTIFICATIONS)

-
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - * 2 E867472 MORTGAGE TO WESTPAC BANKING CORPORATION
 - * 3 SP64615 ***** FOLIO CANCELLED ***** NEW FOLIOS
 HAVE BEEN CREATED FOR LOT(S) 1 TO 6 AND COMMON
 PROPERTY IN SP64615

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***





HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 46

Search certified to: 30/6/2017 9:37AM

Computer Folio Reference: 100/1035395

Page 1

First Title(s): OLD SYSTEM

Prior Title(s): 1/519191

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
7/11/2001	DP1035395	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
7/11/2001	SP64615	STRATA PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

dpickett

PRINTED ON 30/6/2017

46

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.





TITLE SEARCH

Computer Folio Certificate issued under Section 96D of the Real Property Act 1900

No. 54

Search certified to:

29/6/2017 2:06 PM

COMPUTER FOLIO REFERENCE	
1/SP86752	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
3	1/3/2017

Page 1

LAND

LOT 1 IN STRATA PLAN 86752

AT NORTH SYDNEY

LOCAL GOVERNMENT AREA NORTH SYDNEY

FIRST SCHEDULE

WALKER STREET NO. 100 PTY LTD

(T AM199134)

SECOND SCHEDULE (1 NOTIFICATION)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP86752

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

jsteyns

PRINTED ON 29/6/2017

54

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

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WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General



HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 21

Search certified to: 29/6/2017 2:06PM

Computer Folio Reference: 1/SP86752

Page 1

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
22/6/2012	SP86752	STRATA PLAN	FOLIO CREATED EDITION 1
26/9/2012	AH263342	TRANSFER ✓	
26/9/2012	AH263343	MORTGAGE	EDITION 2
1/3/2017	AM199133	DISCHARGE OF MORTGAGE	
1/3/2017	AM199134	TRANSFER ✓	EDITION 3

*** END OF SEARCH ***

jsteyns

PRINTED ON 29/6/2017

21

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.





HISTORICAL TITLE SEARCH

Certificate issued under Section 96G of the Real Property Act 1900

No. 21

Search certified to: 29/6/2017 2:06PM

Computer Folio Reference: 1/SP86752

Page 1

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
22/6/2012	SP86752	STRATA PLAN	FOLIO CREATED EDITION 1
26/9/2012	AH263342	TRANSFER ✓	
26/9/2012	AH263343	MORTGAGE	EDITION 2
1/3/2017	AM199133	DISCHARGE OF MORTGAGE	
1/3/2017	AM199134	TRANSFER ✓	EDITION 3

*** END OF SEARCH ***

jsteyns

PRINTED ON 29/6/2017

21

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



Registrar General



TITLE SEARCH

Computer Folio Certificate issued under Section 96D of the Real Property Act 1900

No. 59

Search certified to:

29/6/2017 2:59 PM

COMPUTER FOLIO REFERENCE	
5/SP64615	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
4	24/8/2015

LAND

 LOT 5 IN STRATA PLAN 64615
 AT NORTH SYDNEY
 LOCAL GOVERNMENT AREA NORTH SYDNEY

~~37/1521134~~
~~1.1654940~~
~~WL 11957~~

FIRST SCHEDULE

EMMA LEIGH ADAMS

(CN AJ756284)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP64615
 2 AH777159 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

jsteyns

PRINTED ON 29/6/2017

59

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HISTORICAL SEARCH

Search certified to: 29/6/2017 4:24PM

Computer Folio Reference: CP/SP64615

Page 1

First Title(s): OLD SYSTEM

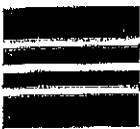
Prior Title(s): 100/1035395

-> 1 / 519191 -> Vol 10286

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
7/11/2001	SP64615	STRATA PLAN	FOLIO CREATED EDITION 1
17/11/2011	AG601362	CHANGE OF BY-LAWS	EDITION 2

72

*** END OF SEARCH ***



CERTIFICATE OF TITLE
TITLE ACT, 1900, as amended.



10286

NEW SOUTH WALES

Crown Grant Volume 11 Folio 198

Prior Title Volume 361 Folio 32

Vol. 10286 Fol. 72

Edition issued 6-4-1966



HP

~~CANCELLED~~

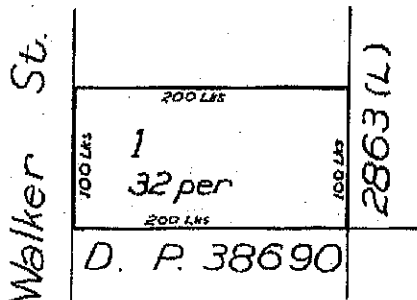
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness D. Sullivan.

Jarvis
Registrar General.



PLAN SHOWING LOCATION OF LAND



K268059 G.S.

Scale: 1 chain to one inch.

ESTATE AND LAND REFERRED TO

S
Estate in Fee Simple in Lot 1 in Deposited Plan 519191 in the Municipality of North Sydney Parish of Willoughby and County of Cumberland.

Jarvis
Registrar General.

FIRST SCHEDULE (continued overleaf)

HAROLD JOSEPH JAMES of North Sydney Retired.

Jarvis
Registrar General.

SECOND SCHEDULE (continued overleaf)

GRY

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


Jarvis
Registrar General.

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


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

10286
72
Fol.
(Page 1) Vol.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT			ENTERED		SIGNATURE OF REGISTRAR-GENERAL	
NATURE	INSTRUMENT NUMBER	DATE	ENTERED	SIGNATURE OF REGISTRAR-GENERAL	CANCELLATION			
Transfer	1264	26.10.1987						

SECOND SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT			ENTERED		SIGNATURE OF REGISTRAR-GENERAL	
NATURE	INSTRUMENT NUMBER	DATE	ENTERED	SIGNATURE OF REGISTRAR-GENERAL	CANCELLATION			
	X148412	26-10-1987						

X148412
 5670382-40
 K66525-1
 R
 2ml

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

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900

TORRENS TITLE
CANCELLED

Appln No. 2550 OS

Vol. 12830 Fol. 70

Prior Title Vol. 11312 Fol. 235



SEE AUTO FOLIO
Edition Issued 22-7-1975

12830 Fol. 70
(Page 1) Vol. 12830 Fol. 70

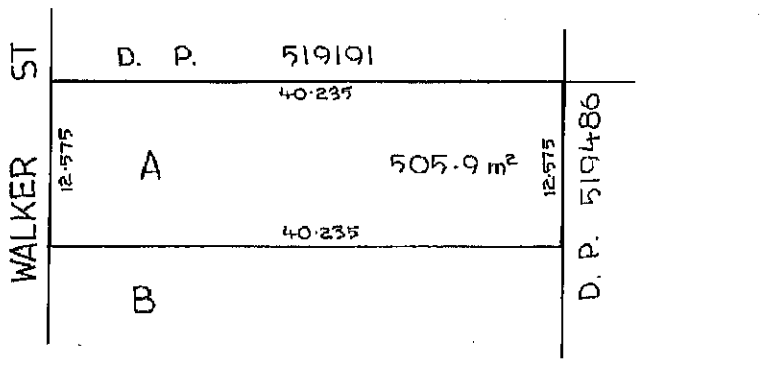
I certify that The Proprietors - Strata Plan No. 9808 is the registered proprietor of an Estate in Fee Simple in the common property in the strata scheme relating to the Strata Plan so numbered, within the land herein described, subject nevertheless to the exceptions encumbrances and interests recorded hereon and to the reservations and conditions, if any, contained in the Crown grant.

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES - REDUCTION RATIO 1:4.00



ADDRESS FOR SERVICE OF NOTICES: 177 WALKER ST., NORTH SYDNEY. 2060

LAND REFERRED TO Lot A in Deposited Plan 318690 at North Sydney in the Municipality of North Sydney Parish of Willoughby and County of Cumberland being part of Allotment 16 of Section 6 Town of St. Leonards granted to Mathew Harris on 18-6-1858. EXCEPTING THEREOUT the mines of coal reserved by the Crown Grant.

EXCEPTIONS ENCUMBRANCES AND INTERESTS REFERRED TO

1. Mortgage No. 4954497 to Bank of New South Wales. Entered 2 11 1972. Discharged P719387.

SCHEDULE OF UNIT ENTITLEMENT

Aggregate unit entitlement: 138

Lot No.	Strata Plan No.	Unit Entitlement
1	9808	21
2	"	21
3	"	23
4	"	23
5	"	25
6	"	25

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

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





CANCELLED

Edition issued 14-5-1970

L789027



Appln. No. 2550
Prior Titles Vol. 4241 Fols 53 and 54

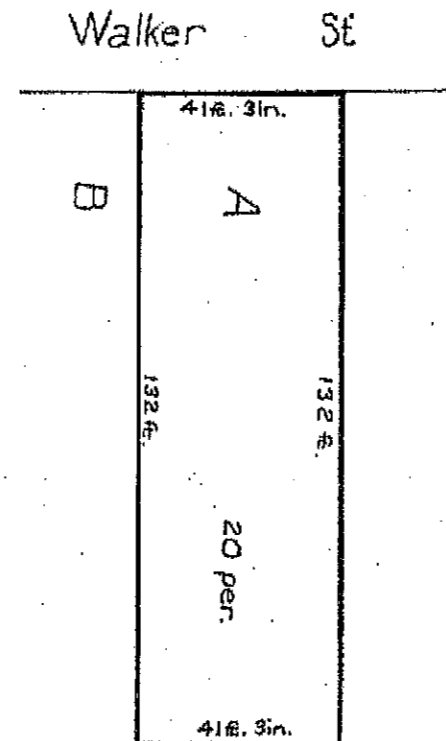
Witness *James*

Joubertson
Registrar General.



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.

PLAN SHOWING LOCATION OF LAND



L789027 *Camryn*

Scale: 40 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot A in Deposited Plan 318690 at St. Leonards in the Municipality of North Sydney Parish of Willoughby and County of Cumberland being part of Allotment 16 of Section 6 Town of St. Leonards granted to Matthew Harris on 18-5-1858. EXCEPTING THEREOUT the mines of coal reserved by the Crown Grant.

FIRST SCHEDULE

~~CAMBRIDGE CREDIT CORPORATION LIMITED.~~

SECOND SCHEDULE

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

Joubertson
Registrar General

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Bill Rowley Cars Pty Limited

NO DEPENDENCY ON INSTRUMENTS OF TITLE
S.P. 9808
NO DEPENDENCY ON INSTRUMENTS OF TITLE
S.P. 9808

This deed is cancelled as to whole
New Certificates of Title have issued on 28/7/1975
for lots in Strata Plan No. 9808 as follows:
Lots 1-6 Vol 12870 Fol 71-76 respectively.
Common Property Vol 12870 Fol 70

Jawakson
REGISTRAR GENERAL

NATURE	INSTRUMENT		ENTERED	Signature of Registrar-General
	NUMBER	DATE		
<i>Transfer</i>	<i>M359424</i>	<i>16.7.1971</i>	<i>27.7.1971</i>	<i>Jawakson</i>

L781/1971
M359423/1971
R 247c
M359415 (m) R
M359416 (m) R
97-11
CT 17/6/75
S9808 @ 7/1/75

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					
Mortgage	1789928	7-3-1970	Industrial Acceptance Corporation Limited	23.9.1970	Jawakson	Discharged	M359423
Mortgage	M165415	4-7-1972	To Donald George Lynd of Barclays Company Director	24.10.1972	Jawakson	Discharged	M165415
Mortgage	M1954497	10-10-1972	to Bank of New South Wales	2-11-1972	Jawakson		

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

Vol. 11312 Fol 235

(Page 2 of 2 pages)

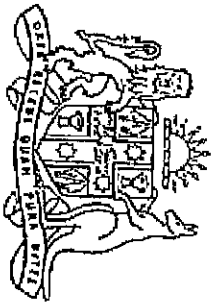
13449 218
Fol.

(Page 1) Vol.

NEW SOUTH WALES

Crown Grant Vol. 11 Fol. 198
Prior Title Vol. 1982 Fol. 9

STATE OF TITLE
PROPERTY ACT, 1900



Vol. 13449 Fol. 218

EDITION ISSUED
10 10 1977

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

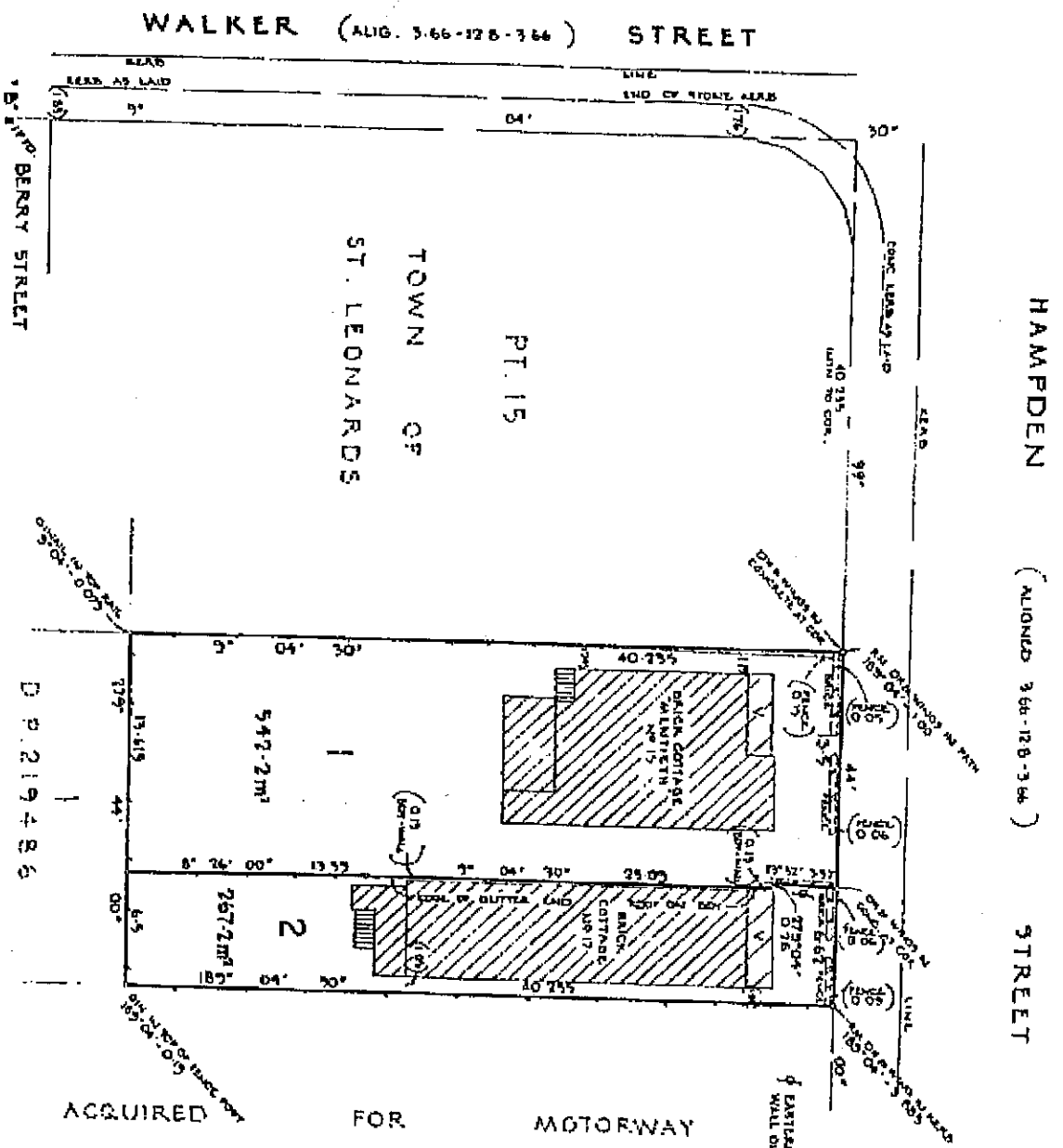
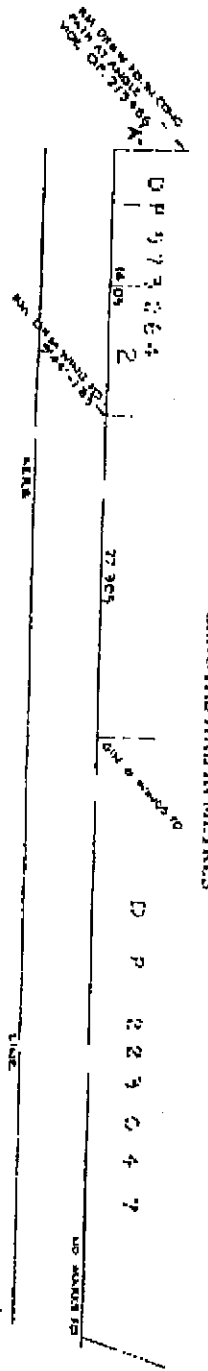
CANCELLED
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

SEE AUTO FOLIO



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

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

Estate in fee Simple in Lot 2 in Deposited Plan 591516 at North Sydney in the Municipality of North Sydney Parish of Willoughby and County of Cumberland.

WARRECK-WILLIAM POHARD of North Sydney, Investment Consultant.

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
L.M. Liele Pty. Limited	Transfer	Q511316	---	9-1-1978	
CANCELLED					
SEE AUTO FOLIO					

Q333642/m R
 Q. 511315 of
 - 67
 Q 852002/m R
 SE 39532/m R
 X 226987/m R

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
	NUMBER	DATE						
Mortgage	Q333642	---	to Mary Olive Nixon of Manly Vale, Spins	29-11-1977		Discharged	Q511315	
Mortgage	Q852002	---	to Ada Adelaide Ogden of Eastwick Widow	6-10-1978		Discharged	X226987	
8839532	Q582002	Mortgage	8839532 Variation. Registered 17-12-2011			CANCELLED	X226987	

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

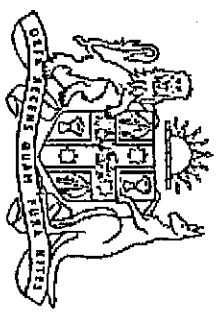
13449217

STATE OF TITLE

NEW SOUTH WALES
Crown Grant Vol. 11 Fol. 198
Prior Title Vol. 1982 Fol. 9
PROPERTY ACT, 1980

Vol. 13449 Fol. 217

EDITION ISSUED
10 10 1977



13449 217

CANCELLED
Registrar General.



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.

(Page 1) Vol.



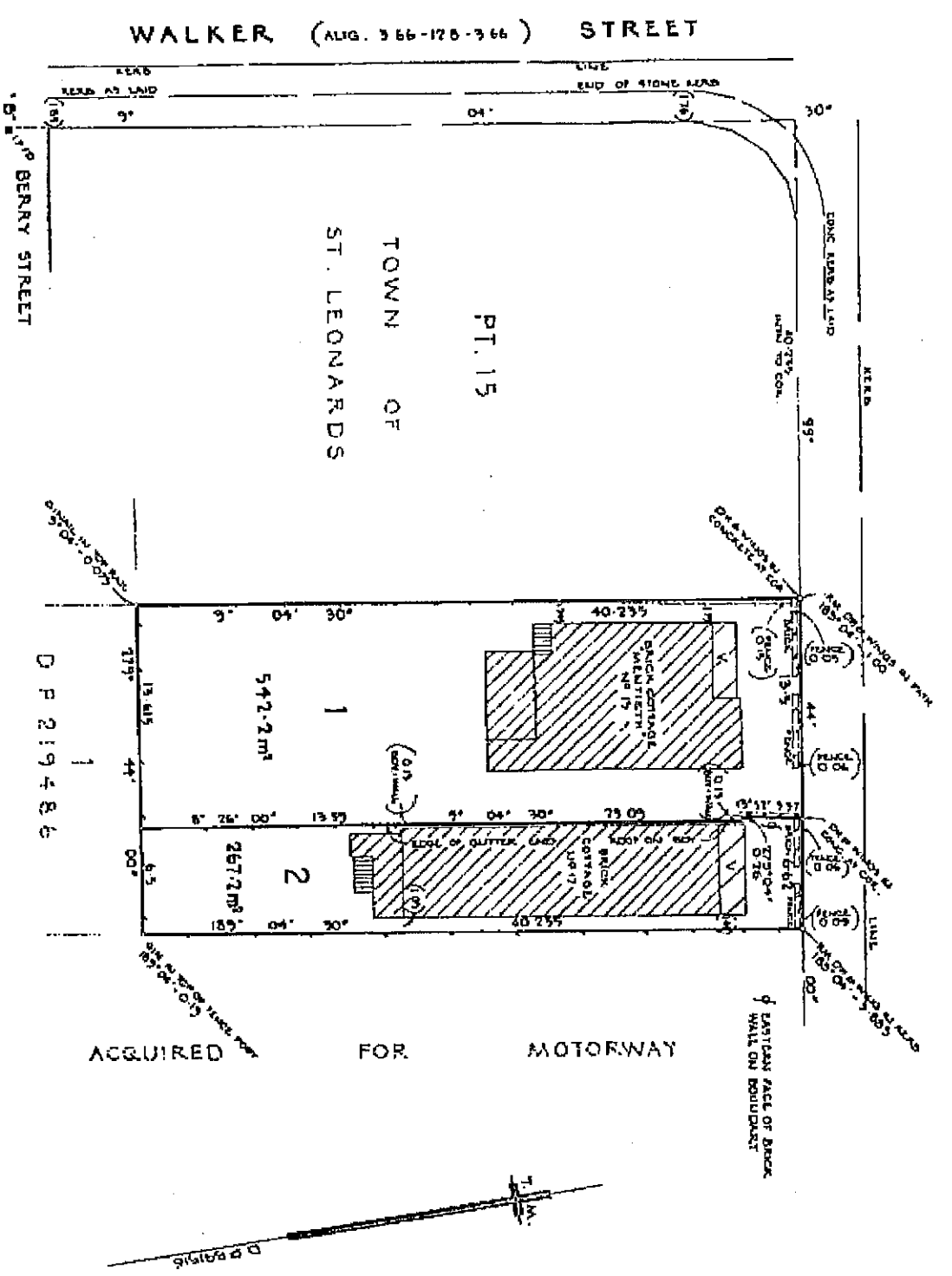
PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

SEE AUTO FOLIO

D.F. 573264
1
2
27.305
D.P. 223047

HAMPDEN STREET (ALIGNED 366-128-366) STREET



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

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

ESTATE AND LAND REFERRED TO
Estate in Fee Simple in Lot 1 in Deposited Plan 591516 at North Sydney in the Municipality of North Sydney Parish of Willoughby and County of Cumberland.

FIRST SCHEDULE
WARRIOR WILLIAM POLIARD of North Sydney, Investment Consultant.

SECOND SCHEDULE

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
Robert Choo Kim Goh of North Sydney, Typesetter and Maureen Anne Goh his wife as joint tenants	Transfer	R195418	-----	4-5-1979	<i>[Signature]</i>
CANCELLED					
SEE AUTO FOLIO					

Q86176M
 Reg 17/11/78
 R20293 w/x R
 R18633 P
 R195417
 9
 S364575 P

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
	NUMBER	DATE					
Caveat	Q731817		by L. M. Liele Pty. Limited	20-6-1978	<i>[Signature]</i>	Withdrawn	R20293
Caveat	R118633		by Robert Choo Kim Goh and Maureen Anne Goh	15-3-1979	<i>[Signature]</i>	Withdrawn	R195417
Mortgage	R195419 P	-----	to Government Insurance Office of New South Wales	4-5-1979	<i>[Signature]</i>		
Caveat	S364575 P		by Rural Bank of New South Wales	19/3/1981	<i>[Signature]</i>		

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

TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 17

Search certified to:

4/12/2018 8:39 AM

COMPUTER FOLIO REFERENCE	
1/591516	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
5	8/9/2018

Page 1

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY WESTPAC BANKING CORPORATION.

LAND

LOT 1 IN DEPOSITED PLAN 591516
AT NORTH SYDNEY

LOCAL GOVERNMENT AREA NORTH SYDNEY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP591516

FIRST SCHEDULE

TUNG SING WONG
SIEW KIT FOO

AS JOINT TENANTS

(T U630565)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 5856411 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

doccop4

PRINTED ON 4/12/2018

17

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TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 19

Search certified to:

4/12/2018 8:39 AM

COMPUTER FOLIO REFERENCE	1/119732
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	-

Page 1

VOL 7471 FOL 145 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 119732

AT NORTH SYDNEY

LOCAL GOVERNMENT AREA NORTH SYDNEY

PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND

TITLE DIAGRAM DP119732

FIRST SCHEDULE

ESWOD HOME UNITS PTY. LIMITED

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

d0ccop4

PRINTED ON 4/12/2018

19

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TITLE SEARCH

Computer Folio Certificate issued under
Section 96D of the Real Property Act 1900

No. 15
Search certified to:
4/12/2018 8:40 AM

COMPUTER FOLIO REFERENCE	
2/591516	
EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE	
1	5/3/1992

Page 1

LAND

LOT 2 IN DEPOSITED PLAN 591516

AT NORTH SYDNEY

LOCAL GOVERNMENT AREA NORTH SYDNEY

PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND

TITLE DIAGRAM DP591516

FIRST SCHEDULE

DIANE SANDRA FISCHER

(T E301797)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES
NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED
CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS
RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE
IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND
COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 4/12/2018

15

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HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 18

Search certified to: 4/12/2018 8:40AM

Computer Folio Reference: 1/591516

Page 1

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13449 FOL 217

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/9/1989	Y570407	WITHDRAWAL OF CAVEAT	
8/9/1989	Y570408	DISCHARGE OF MORTGAGE	
8/9/1989	Y570409	TRANSFER	
8/9/1989	Y570410	MORTGAGE	EDITION 1
22/9/1992	E776685	DISCHARGE OF MORTGAGE	
22/9/1992	E776686	MORTGAGE	EDITION 2
20/9/1994	U630564	DISCHARGE OF MORTGAGE	
20/9/1994	U630565	TRANSFER	
20/9/1994	U630566	MORTGAGE	EDITION 3
27/5/1999	5856410	DISCHARGE OF MORTGAGE	
27/5/1999	5856411	MORTGAGE	EDITION 4
5/8/1999	6068061	DEPARTMENTAL DEALING	
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED

*** END OF SEARCH ***

doccop4

PRINTED ON 4/12/2018

18

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 20

Search certified to: 4/12/2018 8:40AM

Computer Folio Reference: 1/119732

Page 1

First Title(s): VOL 11 FOL 198
Prior Title(s): VOL 7471 FOL 145

Recorded	Number	Type of Instrument	C.T. Issue
13/4/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED

*** END OF SEARCH ***

doccop4

PRINTED ON 4/12/2018 20

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.



HISTORICAL TITLE SEARCH

Certificate issued under Section 96G
of the Real Property Act 1900

No. 16

Search certified to: 4/12/2018 8:40AM

Computer Folio Reference: 2/591516

Page 1

First Title(s) : SEE PRIOR TITLE(S)
Prior Title(s) : VOL 13449 FOL 218

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
5/3/1992	E301797	TRANSFER	EDITION 1

*** END OF SEARCH ***

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PRINTED ON 4/12/2018

16

The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of the Real Property Act 1900.





TRANSFER
Real Property Act, 1900
Office of Str.
630565 6



① \$2-

20/28
20/855799492 40 2317 44798

(A) LAND TRANSFERRED

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

Folio Identifier 1/591516

(B) LODGED BY

LTO: Box

Name, Address or DX and Telephone
HOOTON & PERKINS DX 499 SYDNEY
715 MILITARY RD
NEUTRAL BAY 2089
407R
SME/wong

(C) TRANSFEROR

ROBERT CHOO KIM GOH

(D) acknowledges receipt of the consideration of \$571,000.00

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

TUNG SING WONG and SIEM KIF FOO
as joint tenants/benefits-in-common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE OF EXECUTION 8/9/94

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

Signature of Witness
MARZEL 122
Name of Witness (BLOCK LETTERS)
cf 728 George St Sydney
Address of Witness

Signature of Transferee
P.S. HEDDERLEY

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. M. Gates
Solicitor

INSTRUCTIONS FOR FILING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE
CHECKED BY (office use only)



RP 13

STAMP DUTY



Y570409

OFFICE OF STATE REGISTRATION
 NEW SOUTH WALES
 120989
 NO STATE DUTY TO BE PAID
 ON THIS INSTRUMENT

TRANSFER
 REAL PROPERTY ACT, 1900

T
 33rd 4th
 \$ 44.
 R³/₄

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Folio Identifier 1/591516 (Currently Volume 13449 Folio 217)	WHOLE	NORTH SYDNEY
<u>MAUREEN ANNE COH</u>		

In consideration of an order of a Family Court of Australia at Sydney and therefore for estate in fee simple dated 24 May, 1989, transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE Note (b)
 TRANSFEROR Note (c)
 TENANCY Note (e)
 as joint tenants/tenants in common

OFFICE USE ONLY
 S.

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

DATE 20th August 1989

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

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

J. Kelly
 Signed of Witness
 Name of Witness
 J. Kelly
 Address and occupation of Witness
 692 Pacific Hwy Chelmsford

M. of Frank
 Signature of Transferee

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

Name of Witness (BLOCK LETTERS)
 Address and occupation of Witness
 Signature of Witness
 Signature of Transferee
 FRANK LOM

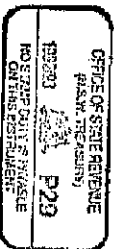
LODGED BY	LOCATION OF DOCUMENTS	
	GT	OTHER
Checked <i>Leah</i>	Handwith	
Passed	In L.T.O. with	
Signed	Produced by	

Ref: Delivery Box Number 1820
 REGISTERED - 19
 0 SEP 1989

CHUECH, GRACE

OFFICE USE ONLY

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



E
301797 V

RP 13

STAMP DUTY

TRANSFER		of		R /
REAL PROPERTY ACT, 1900		\$		
		Location		

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
VOLUME 13449 FOLIO 218	WHOLE	NORFOLK SYDNEY
NOW BEING <u>Old</u> OF LAND COMPRISED IN FOLIO <u>21 SA 516</u> <u>(1)</u>		
L M LIEBLE PTY LIMITED (ACN 001 410 975)		

ESTATE Note (c) (the abovementioned TRANSFEROR) hereby acknowledges receipt of the consideration of \$ in consideration of mutual resolution and transfers an estate in fee simple in the land above described to the TRANSFEREE by the parties

TRANSFEREE Note (d) DIANE SANDRA FISCHER

TENANCY Note (e) as joint tenants separate in common

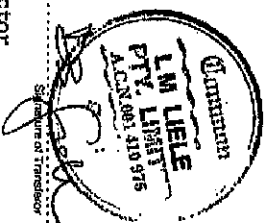
OFFICE USE ONLY

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

DATE 27.6.91

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
 Signature of Witness
 Name of Witness (BLOCK LETTERS)
 Address and occupation of Witness
 The Common Seal of L.M. LIEBLE PTY LIMITED (ACN 001 410 975) was hereunto affixed by order of the Board of Directors in the presence of:-



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
 Secretary
 Director
 DIANE SANDRA FISCHER
 27.6.91

*of FERRIER & ASSOCIATES, 56/6 MILL CENTRAL
 MARTIN PLACE, SYDNEY 2000, SOLICITOR*

DS Fisher
 DIANE SANDRA FISCHER
 27.6.91

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

LOGGED BY	REGISTERED	-	-19	CT	OTHER	LOCATION OF DOCUMENTS
<i>FERRIER & ASSOCIATES</i>						Herewith.
<i>56/6 MILL CENTRAL</i>						In L.T.O. with
<i>MARTIN PLACE, SYDNEY NSW 2000</i>						Produced by
Part Delivery Box Number <i>293 E</i>						
Checked <i>[Signature]</i>	Passed			Secondary Directions		
Signed <i>[Signature]</i>	Extra Fee			Delivery Directions		

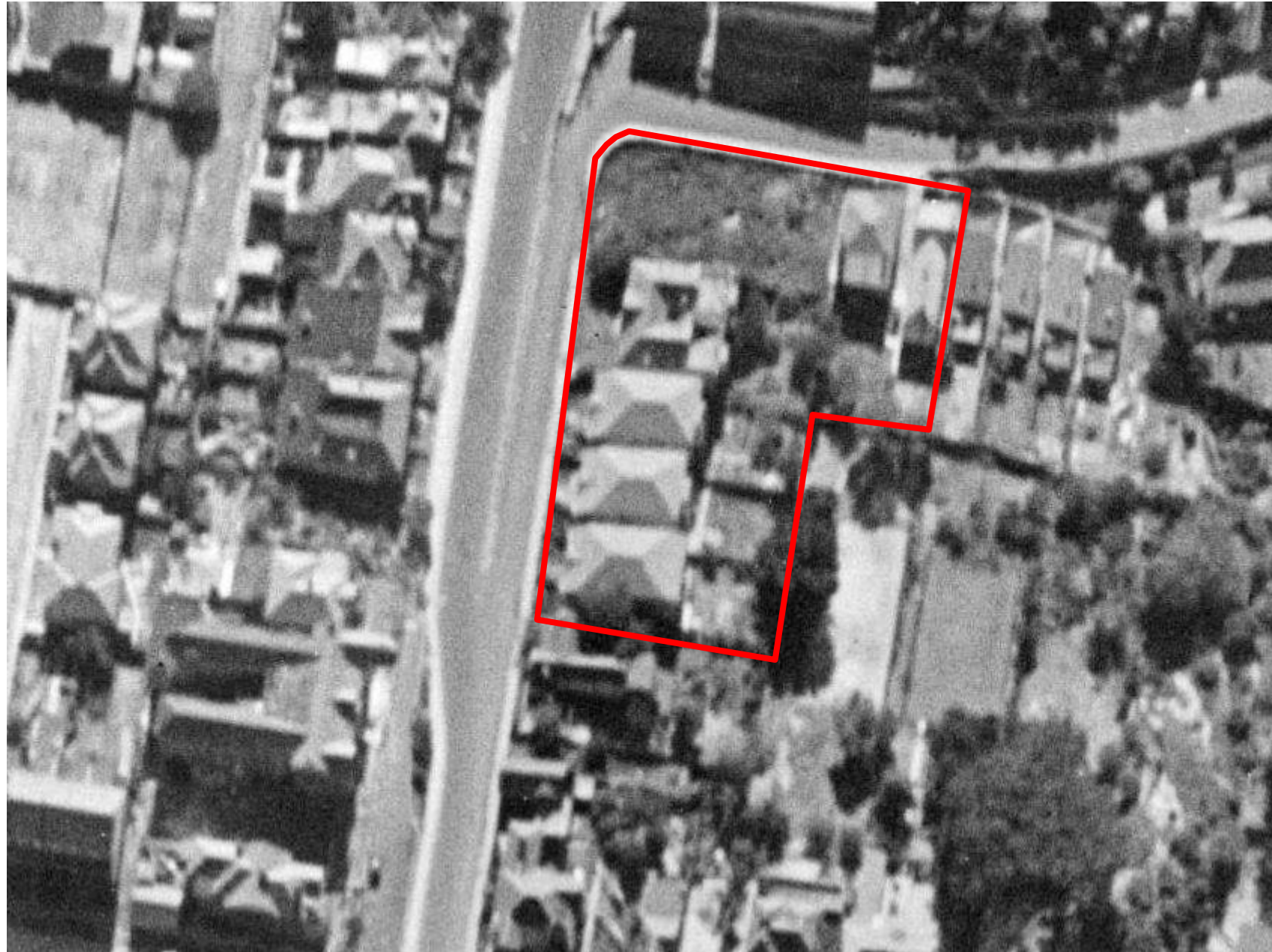
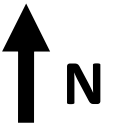
CN 87287

APPENDIX E

Aerials




HISTORICAL AERIAL PHOTOGRAPHS - 1943



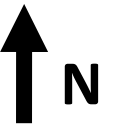
LEGEND



Site Boundary

PROJECT DETAILS		 Aargus	DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	A	Rev No.	0
Project No.	ES6920/2		Scale	As above	Size	A3
Client	Walker Street No. 100 Pty Ltd		Drawn by	SP	Date	28.11.2018
Site Address	173-179 Walker Street & 11-17 Hampden Street, North Sydney NSW		Approved by	MK	Date	05.11.2018

HISTORICAL AERIAL PHOTOGRAPHS - 1970



LEGEND

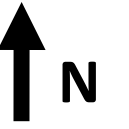
 Site Boundary

PROJECT DETAILS	
Project Title	Preliminary Site Investigation
Project No.	ES6920/2
Client	Walker Street No. 100 Pty Ltd
Site Address	173-179 Walker Street & 11-17 Hampden Street, North Sydney NSW



DRAWING DETAILS			
Figure No.	B	Rev No.	0
Scale	As above	Size	A3
Drawn by	SP	Date	28.11.2018
Approved by	MK	Date	05.11.2018

HISTORICAL AERIAL PHOTOGRAPHS - 1991



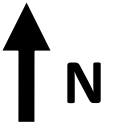
LEGEND	
	Site Boundary

PROJECT DETAILS	
Project Title	Preliminary Site Investigation
Project No.	ES6920/2
Client	Walker Street No. 100 Pty Ltd
Site Address	173-179 Walker Street & 11-17 Hampden Street, North Sydney NSW



DRAWING DETAILS			
Figure No.	C	Rev No.	0
Scale	As above	Size	A3
Drawn by	SP	Date	28.11.2018
Approved by	MK	Date	28.11.2018

CURRENT AERIAL PHOTOGRAPHS - 2018



LEGEND

 Site Boundary

PROJECT DETAILS	
Project Title	Preliminary Site Investigation
Project No.	ES6920
Client	Walker Street No. 100 Pty Ltd
Site Address	173-179 Walker Street, North Sydney NSW



DRAWING DETAILS			
Figure No.	D	Rev No.	0
Scale	As above	Size	A3
Drawn by	SP	Date	28.11.2018
Approved by	MK	Date	05.11.2018

APPENDIX F

Epa Records





Healthy Environment, Healthy Community, Healthy Business

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

Site and notice details

Your search for:

[Return to list of search results](#)

Search Again

Refine Search

Area No: 3206

The information below was correct at the time the notices were issued.

Site: HMAS Platypus Neutral Bay

Address: High STREET, NORTH SYDNEY

LGA: North Sydney Council

Occupier: Vacant

Owner: Department of Defence

Lot A DP 109583

Notices relating to this site (current and former)

(Map) where available, maps show the part of the site affected by the notice
* notice matched search criteria

Notice recipient	Notice type & number	Status	Date
Not Applicable	Declaration of Remediation Site 21061	Current	

error: dgNotices_ItemDataBound failed. (Object reference not set to an instance of an object.)

21 June 2017

Connect

Feedba

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Public c



Healthy Environment, Healthy Community, Healthy Business

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

Search results

Your search for: Suburb: NORTH SYDNEY

Matched 3 notices relating to 2 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
NORTH SYDNEY	High STREET	HMAS Platypus Neutral Bay	1 current
NORTH SYDNEY	Adjacent to HMAS Platypus, 118 High STREET	Neutral Bay Sediments	2 former

Page 1 of 1

21 June 2017

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Government

NSW Government
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Healthy Environment, Healthy Community, Healthy Business

[Home](#) > [Environment protection licences](#) > [POEO Public Register](#) > [Search for licences, applications and notices](#)

Search results

Your search for: **General Search** with the following criteria

Suburb - NORTH SYDNEY

returned 12 results

[Export to excel](#)

1 of 1 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
12790	COGENT ENERGY PTY LTD	101-103 Miller Street, NORTH SYDNEY, NSW 2060	POEO licence	Issued	08 Jul 2008
1108420	COGENT ENERGY PTY LTD	101-103 Miller Street, NORTH SYDNEY, NSW 2060	s.58 Licence Variation	Issued	12 Jan 2010
1126942	COGENT ENERGY PTY LTD	101-103 Miller Street, NORTH SYDNEY, NSW 2060	s.58 Licence Variation	Issued	11 Apr 2011
1512410	COGENT ENERGY PTY LTD	101-103 Miller Street, NORTH SYDNEY, NSW 2060	s.58 Licence Variation	Issued	13 Mar 2013
1530410	COGENT ENERGY PTY LTD	101-103 Miller Street, NORTH SYDNEY, NSW 2060	s.58 Licence Variation	Issued	15 Jul 2015

6201	DARKROW PTY LTD	6 HOLT STREET, NORTH SYDNEY, NSW 2060	POEO licence Surrendered	19 Jan 2000		
6600	ST VINCENTS & MATER HEALTH SYDNEY LIMITED	25 - 35 ROCKLANDS ROAD, NORTH SYDNEY, NSW 2060	POEO licence	No longer in force	19 May 2000	Connect
1018976	ST VINCENTS & MATER HEALTH SYDNEY LIMITED	25 - 35 ROCKLANDS ROAD, NORTH SYDNEY, NSW 2060	s.58 Licence Variation	Issued	27 May 2005	Web su Public c
4062	SYDNEY HARBOUR TUNNEL COMPANY LTD	130 MOUNT STREET, NORTH SYDNEY, NSW 2060	POEO licence	Issued	25 Jul 2000	
1009960	SYDNEY HARBOUR TUNNEL COMPANY LTD	130 MOUNT STREET, NORTH SYDNEY, NSW 2060	s.58 Licence Variation	Issued	14 May 2003	
1098203	SYDNEY HARBOUR TUNNEL COMPANY LTD	130 MOUNT STREET, NORTH SYDNEY, NSW 2060	s.58 Licence Variation	Issued	02 Apr 2009	
1110148	SYDNEY HARBOUR TUNNEL COMPANY LTD	130 MOUNT STREET, NORTH SYDNEY, NSW 2060	s.58 Licence Variation	Issued	04 Jan 2010	

21 June 2017



Healthy Environment, Healthy Community, Healthy Business

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

Site and notice details

Your search for:

[Return to list of search results](#)

Search Again

Refine Search

Area No: 3207

The information below was correct at the time the notices were issued.

Site: Neutral Bay Sediments

Address: Adjacent to HMAS Platypus, 118 High STREET, NORTH SYDNEY

LGA: North Sydney Council

Occupier: Sydney Harbour Federation Trust (formerly Defence)

Owner: Waterways Authority

Notices relating to this site (current and former)

(Map) where available, maps show the part of the site affected by the notice

* notice matched search criteria

Notice recipient	Notice type & number	Status	Date
Not Applicable	Amendment or Repeal of Order or Notice 20154419	Former	
Not Applicable	Declaration of Investigation Area 15028	Former	

error: dgNotices_ItemDataBound failed. (Object reference not set to an instance of an

object.)

21 June 2017

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Public c

APPENDIX G

Section 149





address 200 Miller Street North Sydney NSW 2060
 all correspondence General Manager North Sydney Council
 PO Box 12 North Sydney NSW 2059
 DX10587

telephone (02) 9936 8100
 facsimile (02) 9936 8177
 email council@northsydney.nsw.gov.au
 internet www.northsydney.nsw.gov.au
 ABN 32 353 260 317

Applicant:
 InfoTrack Pty Ltd
 DX 578
 SYDNEY

**PLANNING CERTIFICATE UNDER
 SECTION 149 ENVIRONMENTAL PLANNING
 AND ASSESSMENT ACT 1979**

Cert. No.: 66286/02
 Page No.: 1 of 8

Parcel No: 62937

Date: 07/11/2016
 Receipt No.:
 Your REF: 16/1692

Property Description:
 U 1 175 Walker Street NORTH SYDNEY
 2060
 LOT: 1 SP: 86752

Owner (as recorded by council):
 Alexander James Watters & Katherine
 Jane O'Brien
 U 1 175 Walker Street
 NORTH SYDNEY NSW 2060

The Title information shown on this Certificate has been obtained from the Land and Property Information NSW, therefore Council cannot guarantee accuracy.

The information required to be disclosed in this planning certificate is that prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000. If no response is provided in this planning certificate for an item listed in Schedule 4, that matter has been considered and determined as not applying to the land to which this certificate relates.

AS AT THE DATE OF THE CERTIFICATE THE FOLLOWING MATTERS APPLY TO THE ABOVE MENTIONED LAND.

PLANNING INSTRUMENT:

North Sydney Local Environmental Plan 2013, published on the NSW legislation website on 2 August 2013 and came into force on 13 September 2013, as amended.

Zone: R4 – High Density Residential

PERMITTED WITHOUT CONSENT

Environmental protection works

PERMITTED WITH CONSENT

Attached dwellings; Boarding Houses; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Entertainment facilities; Home-based childcare; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Shop top housing

PROHIBITED

Any purpose, other than a purpose listed above, is prohibited in the zone

Exempt Development

Development for the purposes set out in clause 3.1 of North Sydney Local Environmental Plan 2013 is



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all correspondence General Manager North Sydney Council
PO Box 12 North Sydney NSW 2059
DX10587

telephone (02) 9936 8100
facsimile (02) 9936 8177
email council@northsydney.nsw.gov.au
internet www.northsydney.nsw.gov.au
ABN 32 353 260 317

exempt development, which may be carried out within the zone without the need for development consent.

Complying Development

Development for the purposes set out in clause 3.2 of *North Sydney Local Environmental Plan 2013* is complying development, which may be carried out within the zone without the need for development consent, provided that a complying development certificate is obtained.

Development Consent MAY BE REQUIRED for the DEMOLITION of all or part of any building on the subject land under *North Sydney Local Environmental Plan 2013*. Refer to *SEPP (Exempt and Complying Development Codes) 2008* and Schedule 6 - Exempt Development under *North Sydney Local Environmental Plan 2013*.

DRAFT PLANNING INSTRUMENTS:

Planning Proposal to amend North Sydney Local Environmental Plan 2013 – 521 Pacific Highway, Crows Nest

This Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2013* as it relates to land at 521 Pacific Highway, Crows Nest. In particular, it seeks to amend the building height control applying to the site from 20 metres to 40 metres and seeks to introduce a whole of building floor space ratio control of 5.3:1.

The public exhibition will take place from Thursday 12 February 2015 to Thursday 12 March 2015.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 - 31-33 Albany Street, Crows Nest and draft Voluntary Planning Agreement

The Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2013* to amend the planning controls for the site of 31-33 Albany Street, Crows Nest to increase in the height control from 13m to 26m and introduce a floor space ratio (FSR) control of 4.27:1.

Accompanying the Planning Proposal is a draft Voluntary Planning Agreement which includes a monetary contribution of \$1,150,000 for the purposes of providing new open space within the precinct and a setback of 3 metres from Hume Lane

The public exhibition will take place from Thursday 9 June 2016 to Thursday 7 July 2016.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 - Redevelopment and Expansion of Hume Street Park

On 7 December 2015, Council resolved to support a Planning Proposal which seeks to amend *North Sydney Local Environmental Plan 2013 (NSLEP 2013)* to facilitate the redevelopment and expansion of Hume Street Park.

The site includes Hume Street car park (including the North Sydney Indoor Sports Centre), Kelly's Place Childrens Centre, Hume Street Park, 43 Hume Street; 45-47 Hume Street, 49 Hume Street and 90 Willoughby Road.

The amendments seek to:

- Rezone the entire site to RE1 Public Recreation;
- Introduce recreation facilities (indoor), child care centres, health consulting rooms, entertainment facilities, business premises, retail premises, and car parks as site specific uses via Schedule 1 of NSLEP 2013 (Clause 11);



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 internet www.northsydney.nsw.gov.au
 ABN 32 353 260 317

- Remove height controls from the site on the Building Height Control Map;
- Remove non-residential floor space ratio controls from the site on the Non-Residential Floor Space Ratio Range Map;
- Identify the site at 90 Willoughby Road (Lot11 Sec4 DP2872) on the Land Reservation Acquisition Map;
- Classify the land (with the exception of 90 Willoughby Road) as 'operational' in accordance with Part 2 of Chapter 6 of the Local Government Act 1993 by listing the subject site within Part 2 of Schedule 4 of NSLEP2013.

The Planning Proposal will be on public exhibition from Thursday 7 July 2016 to Thursday 4 August 2016.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 - Special Events

On 19 October 2015, Council resolved to support a Planning Proposal which seeks to allow 'special events (including markets)' held by or on behalf of the Council, or on land owned or managed by the Council, to be exempt from obtaining development consent. In particular, the proposed amendment to North Sydney Local Environmental Plan 2013 seeks to insert a new provision into *Schedule 2 – Exempt Development*, to identify 'Special events (including markets)' as a form of exempt development.

The Planning Proposal will be on public exhibition for a period of 28 days from Thursday 1 September 2016 to Wednesday 28 September 2016.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 – Building Height

On 14 June 2016, Council resolved to support a Planning Proposal to amend the planning controls relating to building height under *North Sydney Local Environmental Plan 2013*. In particular, the proposed amendments include:

- correcting the Height of Buildings Map to be consistent with the Department of Planning and Environment's guidelines for preparing LEP maps;
- removing the maximum building height control from a number of road reserves such that no height limit applies consistent with Council's approach to the application of maximum building height controls;
- removing the maximum building height control from the public reserve Mater Gardens at 194 Pacific Highway, Wolstonecraft such that no height limit applies, consistent with Council's approach to the application of maximum building height controls;
- imposing a maximum building height of 8.5m at 124 Alexander Street, Crows Nest consistent with Council's approach to the application of maximum building height controls to land zoned SP2 Infrastructure;
- imposing a maximum building height of 10m at 74 McDougall Street, Kirribilli consistent with Council's approach to the application of maximum building height controls to land zoned IN4 Working Waterfront; and
- deleting subclauses 4.3(2A) and 4.3(2B) in their entirety.

The Planning Proposal will be on public exhibition from Thursday 13 October 2017 to Wednesday 26 October 2017.

DEVELOPMENT CONTROL PLANS:

North Sydney Development Control Plan 2013

North Sydney Development Control Plan 2013 applies to all land to which *North Sydney Local Environmental Plan 2013* applies. The Development Control Plan was adopted by Council on 2 September



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all correspondence General Manager North Sydney Council
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DX10587

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facsimile (02) 9936 8177
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Internet www.northsydney.nsw.gov.au
ABN 32 358 260 317

2013 and came into effect on 13 September 2013. Amended 20/02/14. Amended 08/01/2015. Amended 26/03/2015. Amended 6/08/2015. Amended 5/11/2015. Amended 7/07/2016. Amended 13/10/2016.

SECTION 94 DEVELOPER CONTRIBUTION PLANS:

North Sydney Section 94 Contributions Plan. Comprehensive contributions plan applying to all development in the North Sydney local government area. Effective from 20 June 2013.

HERITAGE CONTROLS:

The subject land IS NOT LOCATED within a CONSERVATION AREA, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land IS NOT IDENTIFIED as containing a HERITAGE ITEM, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land is NOT IDENTIFIED as containing a HERITAGE ITEM under *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

OTHER CONTROLS:

The subject land is NOT AFFECTED by Section 38 or 39 of the *Coastal Protection Act 1979*.

Council is NOT AWARE of the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works undertaken on that land.

Council is NOT AWARE of any public land adjoining the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising of the placement of temporary coastal protection works on the subject land.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising Council of the placement of temporary coastal protection works on land adjacent to the subject land.

The subject land is NOT PROCLAIMED as a Mine Subsidence District within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under the *Roads Act 1993*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under any environmental planning instrument.



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internet www.northsydney.nsw.gov.au
ABN 32 353 260 317

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD RESERVATION under any Council resolution.

The subject land is NOT IDENTIFIED as BUSHFIRE PRONE LAND on Council's Bushfire Prone Land Map as certified by the NSW Rural Fire Service Commissioner dated 8 April 2009 pursuant to the requirements under the of the Rural Fires Act 1997 and Environmental Planning and Assessment Act 1979.

The subject land is NOT SUBJECT to any reservation for LAND ACQUISITION by a public authority for any purpose under any environmental planning instrument applying to the land as set out in this certificate.

Loose-fill Asbestos Insulation

Council has no record of the subject land being identified on the NSW Fair Trading's *Loose-Fill Asbestos Insulation Register* as containing a residential building containing loose-fill asbestos insulation, (sometimes called Mr Fluffy' insulation). Loose-fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma.

You are advised to contact NSW Fair Trading for more information:

http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page

Note: Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting which may have been used at this site.

The subject land is NOT AFFECTED by a policy, adopted by the Council or adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land by reason of the likelihood of landslip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

THE FOLLOWING STATE ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS APPLY:

State Environmental Planning Policies (SEPPs)

SEPP No. 1 – Development Standards
SEPP No. 19 – Bushland in urban areas
SEPP No. 33 – Hazardous and offensive development
SEPP No. 50 – Canal estate development
SEPP No. 55 – Remediation of land
SEPP No. 64 – Advertising and signage
SEPP No. 65 – Design Quality of Residential Apartment Development
SEPP (Affordable Rental Housing) 2009
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Housing for Seniors or People with a Disability) 2004 - formerly SEPP (Seniors Living) 2004
SEPP (Infrastructure) 2007
SEPP (Major Development) 2005 - formerly SEPP Major Projects & SEPP State Significant Development
SEPP (Mining, Petroleum Production and Extractive Industries) 2007



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SEPP (Miscellaneous Consent Provisions) 2007 - formerly SEPP (Temporary Structures) 2007
SEPP (State and Regional Development) 2011

Regional Environmental Plans (REPs) (Deemed SEPPs)
Sydney REP (Sydney Harbour Catchment) 2005

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

Draft State Environmental Planning Policies (SEPPs)
Draft SEPP No. 66 - Integration of Land Use and Transport
Draft SEPP (Application of Development Standards) 2004
Draft SEPP (Competition) 2010

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

FOR THE PURPOSE OF SECTION 149(2) AND CLAUSE 3 TO SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000, THE FOLLOWING INFORMATION IS PROVIDED:

General Housing Code

Complying development types specified within the General Housing Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Rural Housing Code

Complying development types specified within the Rural Housing Code under Part 3A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Housing Alterations Code

Complying development types specified within the Housing Alterations Code under Part 4 *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

General Development Code

Complying development types specified within the General Development Code under Part 4A *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial Alterations Code

Complying development types specified within the Commercial and Industrial Alterations Code under Part 5 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial (New Buildings and Additions) Code

Complying development types specified within the Commercial and Industrial (New Buildings and Additions) Code under Part 5A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Subdivision Code

Complying development types specified within the Subdivision Code under Part 6 of *State Environmental*



address 200 Miller Street North Sydney NSW 2060

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DX10587

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Planning Policy (Exempt and Complying Development Codes) 2008 CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Demolition Code

Complying development types specified within the Demolition Code under Part 7 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Fire Safety Code

Complying development types specified within the Fire Safety Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Note. This part of the Planning Certificate only addresses matters raised in Clauses 1.17A(c)-(e), (2), (3) and (4), 1.18 (1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. It is your responsibility to ensure that you comply with any other relevant requirements of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* is invalid.

FOR THE PURPOSE OF SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997, THE FOLLOWING INFORMATION IS PROVIDED:

Council is NOT AWARE of the land (or part of the land) being declared SIGNIFICANTLY CONTAMINATED land, as defined under Section 11 of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to a MANAGEMENT ORDER, as defined under Section 14(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of an approved VOLUNTARY MANAGEMENT PROPOSAL, as defined under Section 17(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to an ONGOING MAINTENANCE ORDER, as defined under Section 28(2) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of a SITE AUDIT STATEMENT, as defined under Part 4 of the *Contaminated Land Management Act, 1997*.

FOR THE PURPOSE OF SECTION 149(5) THE FOLLOWING INFORMATION IS PROVIDED:

MAXIMUM BUILDING HEIGHT:

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a maximum building height of 12m.

The subject land IS NOT LISTED in the Register of the National Trust of NSW.



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The subject land is NOT AFFECTED by the HERITAGE ACT, 1977.

A Tree Preservation Order applies throughout the North Sydney Council area. Contact Council for details.

Information regarding loose-fill asbestos insulation

NSW Fair Trading have identified that some residential buildings in the North Sydney LGA may contain loose-fill asbestos insulation (sometimes called Mr Fluffy™ insulation), for example in the roof space of the building. Loose-fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma. The use of loose-fill asbestos insulation was banned in 1980.

NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, Council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information as follows:
http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page.

Note: Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting which may have been used at this site.

FLOODING INFORMATION:

Council is in the possession of a draft Flood Study that covers the catchment in which this subject land is located. The draft Flood Study is on public exhibition from Thursday 28 July 2016 to Thursday 8 September 2016. You should make your own enquiries as to whether the subject land to which this Certificate relates is affected by flooding. Copies of the draft Flood Study are available for inspection at the Council if required.

For further information, please contact Council's
 DIVISION OF CITY STRATEGY

ROSS McCREANOR
 ACTING GENERAL MANAGER

per:

DIAGRAM OF SANITARY DRAINAGE

Municipality of **North Sydney** SEWER AVAILABLE

Diagram No. **209599**

SYMBOLS AND ABBREVIATIONS

- | | | | |
|---------------------------|--------------------------|-------------------|--------------------------|
| ▬ Boundary Trap | ▬ R.V. Reflux Valve | I.P. Insect Pipe | Bsn. Basin |
| ■ Pit | — Cleaning Eye | M.F. Mica Flap | Shr. Shower |
| ■ G.I. Grease Interceptor | ○ Vert. Vertical Pipe | T. Tube | W.I.P. Wrought Iron Pipe |
| ■ Gully | ○ V.P. Vent. Pipe | K.S. Kitchen Sink | C.I.P. Cast Iron Pipe |
| ▬ P. Trap | ○ S.V.P. Soil Vent. Pipe | W.C. Water Closet | F.W. Floor Waste |
| ▬ R.S. Reflux Sink | D.C.C. Down Cast Cowl | B.W. Bath Waste | |

Existing drainage shown by black lines. Scale: 40 Feet to an Inch New drainage shown by full blue lines.

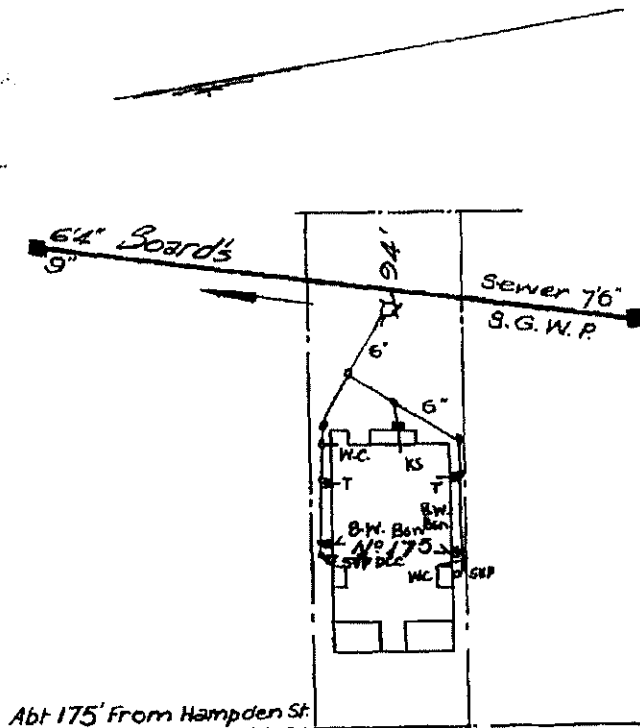
This diagram is the property of the Proprietor and is to be returned to him on completion of the work.

Certificates for drainage and sanitary plumbing may be obtained on application at the office of the Board by the Drainer or Plumber concerned.

~~The Board accepts no responsibility for the suitability of the diagram in relation to the eventual position of the Board's sewer When the sewer becomes available it will be necessary to apply for a revised diagram.~~

This work must be carried out in accordance with the Board's By-laws and Regulations.
 (4" dia. pipes may be used in lieu of 6" dia. pipes as shown on this diagram if the property owner so desires, provided that the relative levels of the sewer and house fixtures will permit of the pipes being laid with regulation grades and cover. For further information consult Board's Inspector.)

This work will be tested from



WALKER ST.

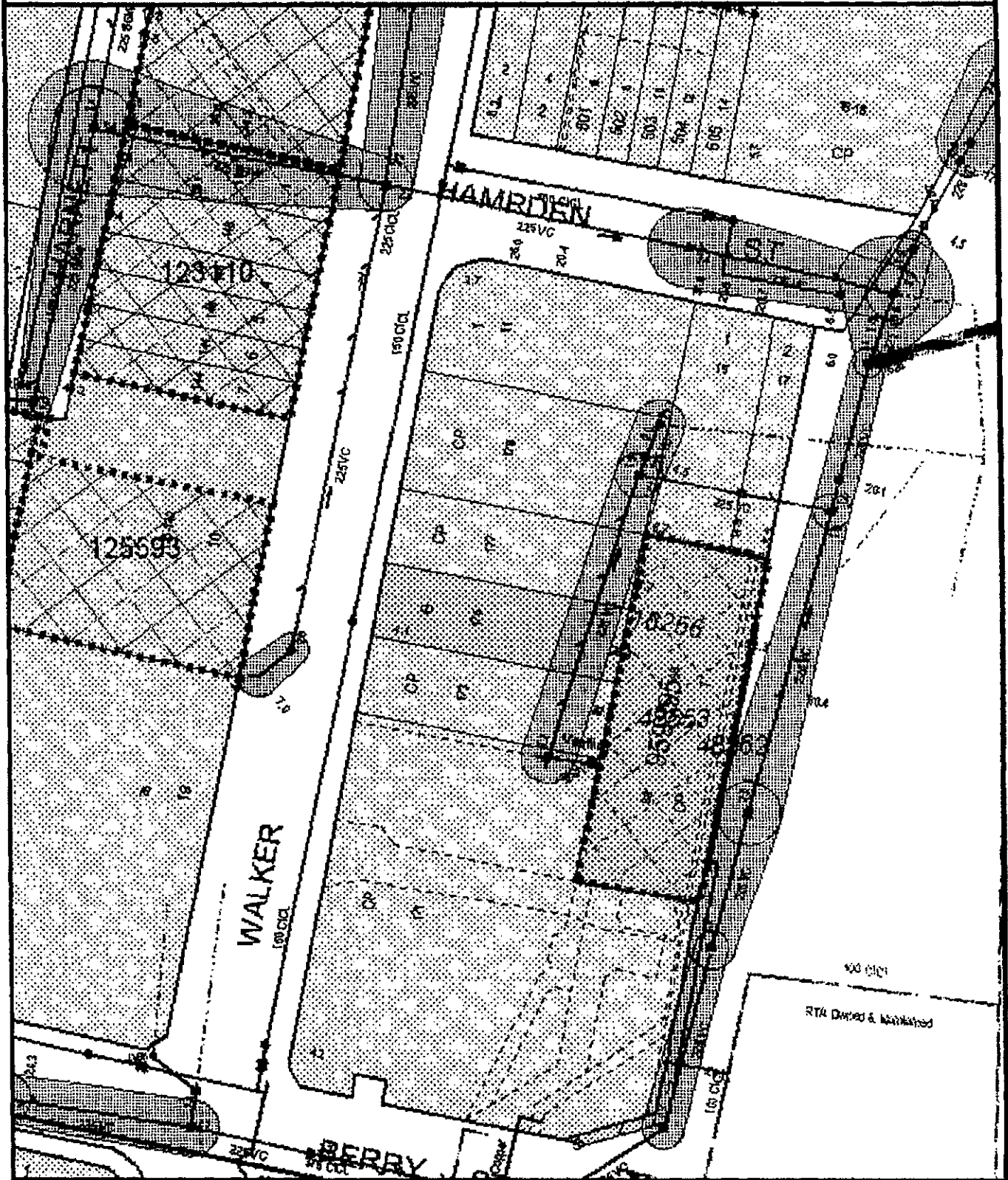
SHEET No **610**

For Engineer-in-Chief

269 164

		OFFICE USE ONLY		269 164		
WC.	Designed by	Date	Inspector	First Visit	Passed	Date
---	---	---	---	---	---	---
---	Inspector	---	This helio must be returned as soon as possible or NOT LATER THAN B.T.R.	Inspector		
---	Examined by	---		Checked with Design and Diagram		
---	Chief Inspector	---	Chief Inspector			---
---	---	---	SUPERVISION			---

NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.



NOTE This diagram only indicates availability of a sewer and any position of Sydney Water's sewers, stormwater channels, pipes, Sydney Water's Customer Centres. Position of structures, bound

N O R T H S Y D N E Y C O U N C I L



address 200 Miller Street North Sydney NSW 2060
all correspondence General Manager North Sydney Council
 PO Box 12 North Sydney NSW 2069
 DX10587

telephone (02) 9936 8100
facsimile (02) 9936 8177
email council@northsydney.nsw.gov.au
internet www.northsydney.nsw.gov.au
ABN 32 353 260 317

Applicant:

Peter Chauncy
 1A/ 29 Holtermann Street
 CROWS NEST NSW 2065

**PLANNING CERTIFICATE UNDER
 SECTION 149 ENVIRONMENTAL PLANNING
 AND ASSESSMENT ACT 1979**

Cert. No.: 66285/02
Page No.: 1 of 8

Parcel No: 18826

Date: 07/11/2016
Receipt No.: 1921982
Your REF:

Property Description:

U 4 177 Walker Street NORTH SYDNEY
 2060
LOT: 4 SP: 9808

Owner (as recorded by council):

Christopher Hylton Brown
 Tnhs 3 16 Thornton Street
 DARLING POINT NSW 2027

The Title information shown on this Certificate has been obtained from the Land and Property Information NSW, therefore Council cannot guarantee accuracy.

The information required to be disclosed in this planning certificate is that prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000. If no response is provided in this planning certificate for an item listed in Schedule 4, that matter has been considered and determined as not applying to the land to which this certificate relates.

**AS AT THE DATE OF THE CERTIFICATE THE FOLLOWING MATTERS APPLY TO THE ABOVE
 MENTIONED LAND.**

PLANNING INSTRUMENT:

North Sydney Local Environmental Plan 2013, published on the NSW legislation website on 2 August 2013 and came into force on 13 September 2013, as amended.

Zone: R4 – High Density Residential**PERMITTED WITHOUT CONSENT**

Environmental protection works

PERMITTED WITH CONSENT

Attached dwellings; Boarding Houses; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Entertainment facilities; Home-based childcare; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Shop top housing

PROHIBITED

Any purpose, other than a purpose listed above, is prohibited in the zone

Exempt Development

Development for the purposes set out in clause 3.1 of *North Sydney Local Environmental Plan 2013* is

Page No: 1 of 8
Cert No: 66285/02

Sect – 2 and 5

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exempt development, which may be carried out within the zone without the need for development consent.

Complying Development

Development for the purposes set out in clause 3.2 of *North Sydney Local Environmental Plan 2013* is complying development, which may be carried out within the zone without the need for development consent, provided that a complying development certificate is obtained.

Development Consent **MAY BE REQUIRED** for the **DEMOLITION** of all or part of any building on the subject land under *North Sydney Local Environmental Plan 2013*. Refer to *SEPP (Exempt and Complying Development Codes) 2008* and Schedule 8 - Exempt Development under *North Sydney Local Environmental Plan 2013*.

DRAFT PLANNING INSTRUMENTS:

Planning Proposal to amend North Sydney Local Environmental Plan 2013 – 521 Pacific Highway, Crows Nest

This Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2013* as it relates to land at 521 Pacific Highway, Crows Nest. In particular, it seeks to amend the building height control applying to the site from 20 metres to 40 metres and seeks to introduce a whole of building floor space ratio control of 5.3:1.

The public exhibition will take place from Thursday 12 February 2015 to Thursday 12 March 2015.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 - 31-33 Albany Street, Crows Nest and draft Voluntary Planning Agreement

The Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2013* to amend the planning controls for the site of 31-33 Albany Street, Crows Nest to increase in the height control from 13m to 28m and introduce a floor space ratio (FSR) control of 4.27:1.

Accompanying the Planning Proposal is a draft Voluntary Planning Agreement which includes a monetary contribution of \$1,150,000 for the purposes of providing new open space within the precinct and a setback of 3 metres from Hume Lane

The public exhibition will take place from Thursday 9 June 2016 to Thursday 7 July 2016.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 - Redevelopment and Expansion of Hume Street Park

On 7 December 2015, Council resolved to support a Planning Proposal which seeks to amend *North Sydney Local Environmental Plan 2013 (NSLEP 2013)* to facilitate the redevelopment and expansion of Hume Street Park.

The site includes Hume Street car park (including the North Sydney Indoor Sports Centre), Kelly's Place Childrens Centre, Hume Street Park, 43 Hume Street; 45-47 Hume Street, 49 Hume Street and 90 Willoughby Road.

The amendments seek to:

- Rezone the entire site to RE1 Public Recreation;
- Introduce recreation facilities (indoor), child care centres, health consulting rooms, entertainment facilities, business premises, retail premises, and car parks as site specific uses via Schedule 1 of NSLEP 2013 (Clause 11);

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- Remove height controls from the site on the Building Height Control Map;
- Remove non-residential floor space ratio controls from the site on the Non-Residential Floor Space Ratio Range Map;
- Identify the site at 90 Willoughby Road (Lot11 Sec4 DP2872) on the Land Reservation Acquisition Map;
- Classify the land (with the exception of 90 Willoughby Road) as 'operational' in accordance with Part 2 of Chapter 6 of the Local Government Act 1993 by listing the subject site within Part 2 of Schedule 4 of NSLEP2013.

The Planning Proposal will be on public exhibition from Thursday 7 July 2016 to Thursday 4 August 2016.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 - Special Events

On 19 October 2015, Council resolved to support a Planning Proposal which seeks to allow 'special events (including markets)' held by or on behalf of the Council, or on land owned or managed by the Council, to be exempt from obtaining development consent. In particular, the proposed amendment to North Sydney Local Environmental Plan 2013 seeks to insert a new provision into *Schedule 2 – Exempt Development*, to identify 'Special events (including markets)' as a form of exempt development.

The Planning Proposal will be on public exhibition for a period of 28 days from Thursday 1 September 2016 to Wednesday 28 September 2016.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 – Building Height

On 14 June 2016, Council resolved to support a Planning Proposal to amend the planning controls relating to building height under *North Sydney Local Environmental Plan 2013*. In particular, the proposed amendments include:

- correcting the Height of Buildings Map to be consistent with the Department of Planning and Environment's guidelines for preparing LEP maps;
- removing the maximum building height control from a number of road reserves such that no height limit applies consistent with Council's approach to the application of maximum building height controls;
- removing the maximum building height control from the public reserve Mater Gardens at 194 Pacific Highway, Wollstonecraft such that no height limit applies, consistent with Council's approach to the application of maximum building height controls;
- imposing a maximum building height of 8.5m at 124 Alexander Street, Crows Nest consistent with Council's approach to the application of maximum building height controls to land zoned SP2 Infrastructure;
- imposing a maximum building height of 10m at 74 McDougall Street, Kirribilli consistent with Council's approach to the application of maximum building height controls to land zoned IN4 Working Waterfront; and
- deleting subclauses 4.3(2A) and 4.3(2B) in their entirety.

The Planning Proposal will be on public exhibition from Thursday 13 October 2017 to Wednesday 26 October 2017.

DEVELOPMENT CONTROL PLANS:

North Sydney Development Control Plan 2013

North Sydney Development Control Plan 2013 applies to all land to which *North Sydney Local Environmental Plan 2013* applies. The Development Control Plan was adopted by Council on 2 September

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2013 and came into effect on 13 September 2013. Amended 20/02/14. Amended 08/01/2015. Amended 26/03/2015. Amended 6/08/2015. Amended 5/11/2015. Amended 7/07/2016. Amended 13/10/2016.

SECTION 94 DEVELOPER CONTRIBUTION PLANS:

North Sydney Section 94 Contributions Plan. Comprehensive contributions plan applying to all development in the North Sydney local government area. Effective from 20 June 2013.

HERITAGE CONTROLS:

The subject land IS NOT LOCATED within a CONSERVATION AREA, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land IS NOT IDENTIFIED as containing a HERITAGE ITEM, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land is NOT IDENTIFIED as containing a HERITAGE ITEM under *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

OTHER CONTROLS:

The subject land is NOT AFFECTED by Section 38 or 39 of the *Coastal Protection Act 1979*.

Council is NOT AWARE of the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works undertaken on that land.

Council is NOT AWARE of any public land adjoining the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising of the placement of temporary coastal protection works on the subject land.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising Council of the placement of temporary coastal protection works on land adjacent to the subject land.

The subject land is NOT PROCLAIMED as a Mine Subsidence District within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under the *Roads Act 1993*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under any environmental planning instrument.

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The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD RESERVATION under any Council resolution.

The subject land is NOT IDENTIFIED as BUSHFIRE PRONE LAND on Council's Bushfire Prone Land Map as certified by the NSW Rural Fire Service Commissioner dated 8 April 2009 pursuant to the requirements under the of the Rural Fires Act 1997 and Environmental Planning and Assessment Act 1979.

The subject land is NOT SUBJECT to any reservation for LAND ACQUISITION by a public authority for any purpose under any environmental planning instrument applying to the land as set out in this certificate.

Loose-fill Asbestos Insulation

Council has no record of the subject land being identified on the NSW Fair Trading's *Loose-Fill Asbestos Insulation Register* as containing a residential building containing loose-fill asbestos insulation, (sometimes called "Mr Fluffy" insulation). Loose-fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma.

You are advised to contact NSW Fair Trading for more information:

http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page

Note: Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting which may have been used at this site.

The subject land is NOT AFFECTED by a policy, adopted by the Council or adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land by reason of the likelihood of landslip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

THE FOLLOWING STATE ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS APPLY:

State Environmental Planning Policies (SEPPs)

SEPP No. 1 - Development Standards
 SEPP No. 19 - Bushland in urban areas
 SEPP No. 33 - Hazardous and offensive development
 SEPP No. 50 - Canal estate development
 SEPP No. 55 - Remediation of land
 SEPP No. 64 - Advertising and signage
 SEPP No. 65 - Design Quality of Residential Apartment Development
 SEPP (Affordable Rental Housing) 2009
 SEPP (Building Sustainability Index: BASIX) 2004
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Housing for Seniors or People with a Disability) 2004 - formerly SEPP (Seniors Living) 2004
 SEPP (Infrastructure) 2007
 SEPP (Major Development) 2005 - formerly SEPP Major Projects & SEPP State Significant Development
 SEPP (Mining, Petroleum Production and Extractive Industries) 2007

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SEPP (Miscellaneous Consent Provisions) 2007 - formerly SEPP (Temporary Structures) 2007
 SEPP (State and Regional Development) 2011

Regional Environmental Plans (REPs) (Deemed SEPPs)
 Sydney REP (Sydney Harbour Catchment) 2005

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

Draft State Environmental Planning Policies (SEPPs)
 Draft SEPP No. 88 - Integration of Land Use and Transport
 Draft SEPP (Application of Development Standards) 2004
 Draft SEPP (Competition) 2010

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

FOR THE PURPOSE OF SECTION 149(2) AND CLAUSE 3 TO SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000, THE FOLLOWING INFORMATION IS PROVIDED:

General Housing Code

Complying development types specified within the General Housing Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Rural Housing Code

Complying development types specified within the Rural Housing Code under Part 3A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Housing Alterations Code

Complying development types specified within the Housing Alterations Code under Part 4 *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

General Development Code

Complying development types specified within the General Development Code under Part 4A *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial Alterations Code

Complying development types specified within the Commercial and Industrial Alterations Code under Part 5 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial (New Buildings and Additions) Code

Complying development types specified within the Commercial and Industrial (New Buildings and Additions) Code under Part 5A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Subdivision Code

Complying development types specified within the Subdivision Code under Part 6 of *State Environmental*

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Planning Policy (Exempt and Complying Development Codes) 2008 CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Demolition Code

Complying development types specified within the Demolition Code under Part 7 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Fire Safety Code

Complying development types specified within the Fire Safety Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Note. This part of the Planning Certificate only addresses matters raised in Clauses 1.17A(c)-(e), (2), (3) and (4), 1.18 (1)(c3) and 1.18 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. It is your responsibility to ensure that you comply with any other relevant requirements of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* is invalid.

FOR THE PURPOSE OF SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997, THE FOLLOWING INFORMATION IS PROVIDED:

Council is NOT AWARE of the land (or part of the land) being declared SIGNIFICANTLY CONTAMINATED land, as defined under Section 11 of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to a MANAGEMENT ORDER, as defined under Section 14(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of an approved VOLUNTARY MANAGEMENT PROPOSAL, as defined under Section 17(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to an ONGOING MAINTENANCE ORDER, as defined under Section 28(2) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of a SITE AUDIT STATEMENT, as defined under Part 4 of the *Contaminated Land Management Act, 1997*.

FOR THE PURPOSE OF SECTION 149(5) THE FOLLOWING INFORMATION IS PROVIDED:

MAXIMUM BUILDING HEIGHT:

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a maximum building height of 12m.

The subject land IS NOT LISTED in the Register of the National Trust of NSW.

N O R T H S Y D N E Y



C O U N C I L

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The subject land is NOT AFFECTED by the HERITAGE ACT, 1977.

A Tree Preservation Order applies throughout the North Sydney Council area. Contact Council for details.

Information regarding loose-fill asbestos insulation

NSW Fair Trading have identified that some residential buildings in the North Sydney LGA may contain loose-fill asbestos insulation (sometimes called "Mr Fluffy" insulation), for example in the roof space of the building. Loose-fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma. The use of loose-fill asbestos insulation was banned in 1980.

NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, Council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information as follows:

http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page.

Note: Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting which may have been used at this site.

FLOODING INFORMATION:

Council is in the possession of a draft Flood Study that covers the catchment in which this subject land is located. The draft Flood Study is on public exhibition from Thursday 28 July 2016 to Thursday 8 September 2016. You should make your own enquiries as to whether the subject land to which this Certificate relates is affected by flooding. Copies of the draft Flood Study are available for inspection at the Council if required.

For further information, please contact Council's
 DIVISION OF CITY STRATEGY

ROSS McCREANOR
 ACTING GENERAL MANAGER
 per:

Municipality of **North Sydney** SEWER AVAILABLE

Diagram No. **209598**

- SYMBOLS AND ABBREVIATIONS**
- Boundary Trap
 - Pit
 - ⊠ Grease Interceptor
 - ⊞ Gully
 - ⊞ P. Trap
 - ⊞ R.S. Reflux Sink
 - ⊞ R.V. Reflux Valve
 - Cleaning Eye
 - Vert. Vertical Pipe
 - V.P. Vent. Pipe
 - S.V.P. Soil Vent. Pipe
 - D.C.C. Down Cast Cowl
 - I.P. Induct Pipe
 - M.F. Mica Flap
 - T. Tubs
 - K.S. Kitchen Sink
 - W.C. Water Closet
 - B.W. Bath Waste
 - Bsn. Basin
 - Shr. Shower
 - W.I.P. Wrought Iron Pipe
 - C.I.P. Cast Iron Pipe
 - F.W. Floor Waste

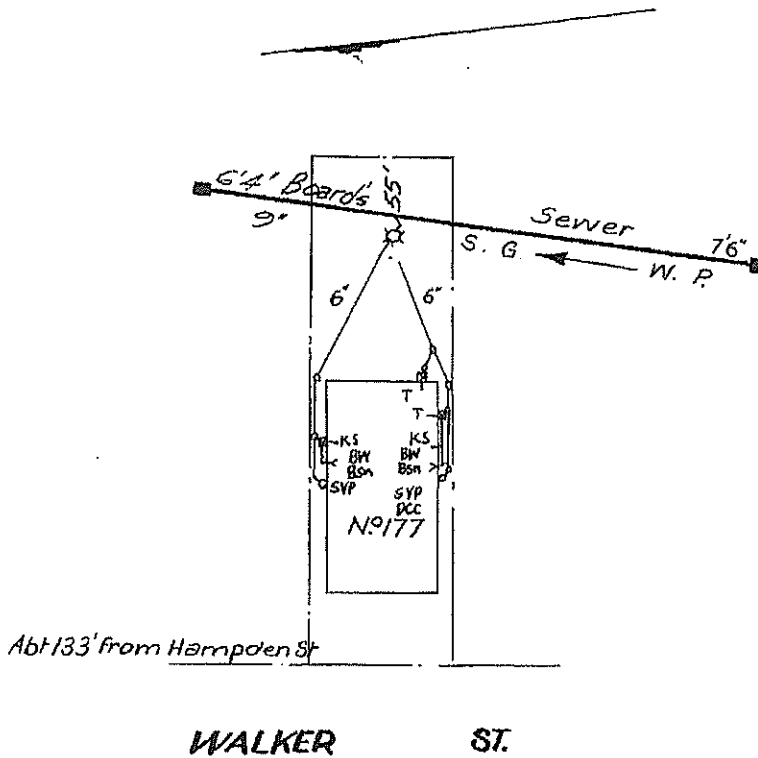
Existing drainage shown by black lines. Scale: 40 feet to an Inch New drainage shown by full blue lines.

This diagram is the property of the Proprietor and is to be returned to him on completion of the work
 Certificates for drainage and sanitary plumbing may be obtained on application at the office of the Board by the Drainer or Plumber concerned

~~The Board accepts no responsibility for the suitability of the diagram in relation to the eventual position of the Board's sewer. When the sewer becomes available it will be necessary to apply for a revised diagram.~~

This work must be carried out in accordance with the Board's By-laws and Regulations.
 (4" dia. pipes may be used in lieu of 6" dia. pipes as shown on this diagram if the property owner so desires, provided that the relative levels of the sewer and house fixtures will permit of the pipes being laid with regulation grades and cover. For further information consult Board's Inspector)

This work will be tested from



SHEET NO **610**

For Engineer-in-Chief

		OFFICE USE ONLY		
		Date	Inspector	289 163
W.C.	Designed by			First Wait
B.W.		1/1		Passed
Shr.	Inspector			Date
Bsn.				
K.S.	Examined by			
T.		1/1		
Plg.	Chief Inspector			
Dge. Int.				
Dge. Ext.	DESIGN			
		This helio must be returned as soon as possible or NOT LATER THAN		
		BTR		
		Checked with Design and Diagram		
		Chief Inspector		
		SUPERVISION		

NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.

From MILLS OAKLEY - LAWYERS Purchasers' SolicitorTo LEARDY & COMPANY PTY LTD Vendors' SolicitorDate 24.11.2016**REQUISITIONS ON TITLE**RE: WALKER STREET N^o 100 PTY LTD Purchase from BROWNProperty: UNIT 4 / 177 WALKER STREET NORTH SYDNEY NSW 2060

In these Requisitions:-

- (a) the terms "Vendor" and "Purchaser" should be read as expressing the appropriate number and gender including neuter gender.
- (b) "the Act" means the Strata Schemes Management Act 1996.
- (c) "amending Act" means the Strata Schemes Management Amendment Act 2004.
- (d) "common property" and "Lot" have the meanings ascribed to them by Section 5(1) of the Strata Titles (Freehold Developments) Act 1973.
- (e) "parcel" means land, improvements and fixtures.
- (f) "land" means the land only.
- (g) "improvements" means improvements and fixtures.
- (h) "clause" and "clauses" mean a clause or clauses in the 2000 edition of the Contract for Sale of Land.

	REQUISITIONS	RESPONSE
1.	The Vendor must comply on completion with Clauses 15, 16.1, 16.3, 16.5, 16.12 and 17.1.	
2.	The Vendor must comply before completion with any work order in accordance with Clauses 11.1 and 14.8.	
3.	The Vendor must comply with Clauses 23.11, 23.13 and 23.18.1.	
4.	Is there any pending litigation against the Vendor and/or in respect of the land or common property or lot? If so, please give full details.	
5.	Has the Vendor been served with any notice, order or claim arising from any of the following statutes:- (a) Family Provision Act 1982 (NSW Statute)? (b) Property (Relationships) Act 1984 (NSW Statute)? (c) Family Law Act 1975 (Commonwealth Statute)? If so, please advise full details.	
6.	If the Vendor has any liability in respect of fixtures and/or inclusions within the lot under any credit contract, hire-purchase agreement, bill of sale, leasing agreement, lien, charge or otherwise encumbered, the Vendor must satisfy any such liability on or before completion.	
7.	If the Vendor is a company, are any of its officers aware of:- (a) a resolution having been passed to wind up the company? (b) a summons having been filed to wind up the company? (c) the appointment of a receiver over the company's assets and property? (d) an application having been made to the Australian Securities and Investments Commission under Section 573 of the Corporations Act 2001 to cancel the registration of the company? (e) any statutory demand having been served on the company pursuant to Section 459E(2) of the Corporations Act 2001? (f) the appointment of a voluntary administrator under Part 5.3A of the Corporations Act 2001?	

	REQUISITIONS	RESPONSE
8.	<p>If the sale of the property is subject to an existing tenancy:-</p> <p>(a) (If not already supplied) The Vendor should provide the Purchaser with a copy of the lease and advise the current rent and outgoings and the date to which they have been paid.</p> <p>(b) Has there been any breach of the lease in which case such breach must be remedied before completion.</p> <p>(c) Rent and outgoings should be apportioned in accordance with Clauses 14.1 and 14.2.</p> <p>(d) The lease (stamped) and, if necessary, registered should be handed over to the Purchaser on completion.</p> <p>(e) (If applicable) The Vendor must obtain the consent in writing of the mortgagee to the transfer of the lease to the Purchaser on and from completion.</p> <p>(f) The Vendor must comply with Clauses 24.3.2, 24.4.1, 24.4.2 and 24.4.3 on or before completion.</p>	
9.	<p>If the lot is sold "off-the-plan":-</p> <p>(a) The Vendor must provide the Purchaser before completion with:-</p> <p>(i) an Occupation Certificate (or a copy) issued as required by Section 109M(1) of the Environmental Planning and Assessment Act 1979.</p> <p>(ii) a Certificate of Insurance (or a copy) as required by Section 92 of the Home Building Act 1989 at least 14 business days before completion.</p> <p>(iii) a Building Certificate (or a copy) in accordance with Section 149D of the Environmental Planning and Assessment Act 1979.</p> <p>(iv) evidence that a final Fire Safety Certificate has been issued for the building</p> <p>(b) Has the Vendor complied fully with the local Council's Conditions of Development Consent in respect of the Strata Scheme Subdivision which created the Lot? If not, the Vendor should do so before completion or else provide the Purchaser with an Undertaking signed by the Vendor (or in the case of a company, signed by the Directors of that company under its common seal) to fully comply with such conditions within such period as the local Council specified.</p> <p>(c) Has the Builder complied with the sound insulation provisions contained in the Building Code of Australia which came into effect on 1 May 2004?</p> <p>(d) Has the owners corporation complied with its obligations relating to its sinking fund which were imposed on it by the amending Act?</p> <p>(e) The Vendor must comply with Clause 28 before completion.</p>	
10.	<p>If the Vendor is an executor and/or trustee:-</p> <p>(a) The Vendor should be present at settlement to receive the amount payable to him and to give a trustee's receipt</p> <p>(b) Alternatively, do you require payment of the amount payable to the Vendor to be made into an Estate bank account?</p> <p>(c) Alternatively, do you rely on Section 53 of the Trustee Act 1925? If so, please produce your written authority before settlement.</p> <p>(d) If applicable, Section 66B of the Conveyancing Act 1919 should be complied with.</p>	
11.	<p>If the Transfer will be signed under Power of Attorney:-</p> <p>(a) Please produce before completion a copy of the registered Power of Attorney, and</p> <p>(b) Please provide written evidence of its non-revocation.</p>	
12.	<p>Is the parcel situated within an aircraft flight path? If so, on what basis and what curfew applies?</p>	
13.	<p>Is the Vendor liable for Vendor stamp duty on the Transfer? If so, the Transfer should be stamped on or before completion that such duty has been paid.</p>	
14.	<p>Rates, taxes and levies must be adjusted in accordance with Clauses 14, 23.3 – 23.7 inclusive and the Vendor must comply with Clause 16.6.</p>	

REQUISITIONS	RESPONSE
15. Is the lot or the building which contains the lot affected by the Rural Fires Act 1997? If so, is the land on which the building is erected a bushfire hazard or bushfire-prone land? If so, please give full details.	
16. Is the land on which the building is erected affected by the Contaminated Land Management Act 1997? If so, have any notices or orders been served on the owners corporation and have they been complied with?	
17. Are there any outstanding notices issued under:- (a) Section 121H of the Environmental Planning and Assessment Act 1979, and/or (b) Section 735 of the Local Government Act 1993 in relation to the lot? If so, the Vendor should fully comply with any such notices before completion. If such notices were served on the owners corporation, have they been complied with or when does the owners corporation intend to so comply?	
18. Is the Vendor aware of any notice or order having been served on the owners corporation by the local Council under Section 124 of the Local Government Act 1993, including a notice or order relating to fire safety? If so, does the Vendor know whether such notice or order has been fully complied with.	
19. (a) Has the owners corporation complied with the provisions of the Environmental Planning and Assessment Act 1979 and its 2000 Regulation relating to fire safety measures in the building? Is the assessment and certification of such essential fire safety measures carried out every 12 months as the Regulation requires, to the Vendor's knowledge? (b) Does the owners corporation submit to the local Council an annual fire safety statement and forward a copy to the NSW Fire Brigade, to the Vendor's knowledge? Can the Vendor provide documentary evidence of such compliance? (c) Have any fire safety measures been installed in the lot, for example, smoke detectors?	
20. Has the owners corporation complied with its obligations under the Occupational Health and Safety Act 2000 and Regulations, to the Vendor's knowledge?	
21. Are there any noise problems arising from occupation of the units comprised in the building? Have the proprietors complied with by-laws 1 and 14 of Schedule 1 to the Act? Is there any outstanding notice which relates to noise problems in the lot or in any adjoining lots?	
22. Has the Vendor received any notice from the owners corporation under Section 45 of the Act? If so, please advise details of such notice which should be complied with before completion.	
23. Has the owners corporation or the owner of any lot taken any action in relation to the common property under Section 65A of the amending Act? If so, please advise details.	
24. Has the owners corporation granted any licence under Section 65B of the amending Act? If so, please give details.	
25. Does the Vendor know whether there is any outstanding notice which was issued to the owners corporation under Section 65C of the amending Act? If so, please advise details.	
26. Have any orders been made by an Adjudicator under Division 11 of Chapter 5 of the Act, to the Vendor's knowledge? If so, please provide a copy of any such orders.	
27. If a Swimming Pool is included in the parcel:- (a) Was its construction approved by the local Council? Please furnish a copy of such approval. (b) Have the requirements of the Swimming Pools Act 1992 and its Regulations (in particular as to access and fencing) been complied with?	
28. Has the Vendor or any predecessor in title been bankrupt or are there any pending bankruptcy proceedings against the Vendor?	
29. Is the Vendor aware of any building works having been done on the parcel to which the Building Services Corporation Act 1989 and/or the Home Building Act 1989 applies? If so, please provide evidence that such legislation has been complied with.	

REQUISITIONS	RESPONSE
30. Is the Vendor under a legal obligation to contribute to works already carried out or to be carried out in relation to the lot and/or parcel? (a) In the case of the lot, the Vendor should discharge such liability before completion or make an appropriate cash allowance on completion. (b) In the case of the parcel, the Vendor must comply with Clauses 23.5, 23.6 and 23.7.	
31. Does the Vendor know whether the provisions of the Local Government Act 1919 or the Local Government Act 1993, as the case may be, its ordinances and regulations relating to strata scheme subdivisions, buildings, alterations and additions have been complied with in relation to the parcel and lot?	
32. In relation to the by-laws of the Owners Corporation:- (a) Has the Owners Corporation resolved to make any changes to the statutory by-laws? If so, please advise details or provide a copy of any such changes. (b) Has the Vendor as at date of the contract complied with all by-laws applicable to the strata scheme? If not, Vendor should do so before completion.	
33. Is the "initial period" as defined in Part 1 of the Dictionary to the Act still in existence or has it expired? Has the Owners Corporation made a by-law under Section 56 of the Act? If so, please provide a copy.	
34. Is the Vendor aware of any breach of Section 117 of the Act? If so, please give details and advise whether the Owners Corporation has resolved or is proposing to take any action in respect of such breach.	
35. Is the Vendor aware of any outstanding notice issued by the local Council or any statutory authority to the Owners Corporation which it has not complied with? If so, please advise details or provide a copy of any such notice.	
36. What levies have been determined under Sections 76 and 78 of the Act? Please advise the date to which such levies have been paid.	
37. (If not already provided to the Purchaser) Please provide a copy of the Minutes of the last:- (a) Annual General Meeting of the Owners Corporation. (b) (If applicable) Extraordinary General Meeting of the Owners Corporation. (c) Meeting of the Executive Committee.	
38. The Purchaser reserves his contractual rights given by Clause 23.9 to rescind the contract, if any condition referred to in this clause arises before completion.	
The Vendor must provide at settlement a direction in accordance with Clause 20.5.	

DISCLAIMER

Although the contents of this form are believed to be correct, sufficient and appropriate at the time of printing, no legal liability is accepted by Australian Law Stationers Pty Ltd, the printer or the draftsman for any error or omission or any other liability that may arise directly or indirectly from the publication and use of this form.



address 200 Miller Street North Sydney NSW 2060
 all correspondence General Manager North Sydney Council
 PO Box 12 North Sydney NSW 2059
 DX10587

telephone (02) 9936 8100
 facsimile (02) 9936 8177
 email council@northsydney.nsw.gov.au
 internet www.northsydney.nsw.gov.au
 ABN 32 353 260 317

Applicant:

Sai Global Property Division Pty Ltd
 L 3 355 Spencer Street
 WEST MELBOURNE VIC 3003

PLANNING CERTIFICATE UNDER
 SECTION 149 ENVIRONMENTAL PLANNING
 AND ASSESSMENT ACT 1979

Cert. No.: 66410/02
 Page No.: 1 of 8

Parcel No: 54151

Date: 18/11/2016
 Receipt No.:
 Your REF: 40571295

Property Description.

U 5 179 Walker Street NORTH SYDNEY
 2060
 LOT: 5 SP: 64615

Owner (as recorded by council):

Emma Leigh Adams
 U 4 150-152 Victoria Road
 WEST PENNANT HILLS NSW 2125

The Title information shown on this Certificate has been obtained from the Land and Property Information NSW, therefore Council cannot guarantee accuracy

The information required to be disclosed in this planning certificate is that prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000. If no response is provided in this planning certificate for an item listed in Schedule 4, that matter has been considered and determined as not applying to the land to which this certificate relates.

AS AT THE DATE OF THE CERTIFICATE THE FOLLOWING MATTERS APPLY TO THE ABOVE
 MENTIONED LAND.

PLANNING INSTRUMENT:

North Sydney Local Environmental Plan 2013, published on the NSW legislation website on 2 August 2013 and came into force on 13 September 2013, as amended

Zone: R4 – High Density Residential

PERMITTED WITHOUT CONSENT

Environmental protection works

PERMITTED WITH CONSENT

Attached dwellings; Boarding Houses; Child care centres; Community facilities, Dual occupancies (attached); Dwelling houses; Entertainment facilities; Home-based childcare; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Shop top housing

PROHIBITED

Any purpose, other than a purpose listed above, is prohibited in the zone

Exempt Development

Development for the purposes set out in clause 3.1 of North Sydney Local Environmental Plan 2013 is



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exempt development, which may be carried out within the zone without the need for development consent.

Complying Development

Development for the purposes set out in clause 3.2 of *North Sydney Local Environmental Plan 2013* is complying development, which may be carried out within the zone without the need for development consent, provided that a complying development certificate is obtained.

Development Consent MAY BE REQUIRED for the DEMOLITION of all or part of any building on the subject land under *North Sydney Local Environmental Plan 2013*. Refer to *SEPP (Exempt and Complying Development Codes) 2008* and Schedule 6 - Exempt Development under *North Sydney Local Environmental Plan 2013*.

DRAFT PLANNING INSTRUMENTS:

Planning Proposal to amend North Sydney Local Environmental Plan 2013 – 521 Pacific Highway, Crows Nest

This Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2013* as it relates to land at 521 Pacific Highway, Crows Nest. In particular, it seeks to amend the building height control applying to the site from 20 metres to 40 metres and seeks to introduce a whole of building floor space ratio control of 5.3:1.

The public exhibition will take place from Thursday 12 February 2015 to Thursday 12 March 2015.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 - 31-33 Albany Street, Crows Nest and draft Voluntary Planning Agreement

The Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2013* to amend the planning controls for the site of 31-33 Albany Street, Crows Nest to increase in the height control from 13m to 26m and introduce a floor space ratio (FSR) control of 4.27:1.

Accompanying the Planning Proposal is a draft Voluntary Planning Agreement which includes a monetary contribution of \$1,150,000 for the purposes of providing new open space within the precinct and a setback of 3 metres from Hume Lane.

The public exhibition will take place from Thursday 9 June 2016 to Thursday 7 July 2016.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 - Redevelopment and Expansion of Hume Street Park

On 7 December 2015, Council resolved to support a Planning Proposal which seeks to amend *North Sydney Local Environmental Plan 2013* (NSLEP 2013) to facilitate the redevelopment and expansion of Hume Street Park.

The site includes Hume Street car park (including the North Sydney Indoor Sports Centre), Kelly's Place Childrens Centre, Hume Street Park, 43 Hume Street, 45-47 Hume Street, 49 Hume Street and 90 Willoughby Road.

The amendments seek to

- Rezone the entire site to RE1 Public Recreation,
- Introduce recreation facilities (indoor), child care centres, health consulting rooms, entertainment facilities, business premises, retail premises, and car parks as site specific uses via Schedule 1 of NSLEP 2013 (Clause 11).



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- Remove height controls from the site on the Building Height Control Map;
- Remove non-residential floor space ratio controls from the site on the Non-Residential Floor Space Ratio Range Map;
- Identify the site at 90 Willoughby Road (Lot11 Sec4 DP2872) on the Land Reservation Acquisition Map;
- Classify the land (with the exception of 90 Willoughby Road) as 'operational' in accordance with Part 2 of Chapter 6 of the Local Government Act 1993 by listing the subject site within Part 2 of Schedule 4 of NSLEP2013.

The Planning Proposal will be on public exhibition from Thursday 7 July 2016 to Thursday 4 August 2016.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 - Special Events

On 19 October 2015, Council resolved to support a Planning Proposal which seeks to allow 'special events (including markets)' held by or on behalf of the Council, or on land owned or managed by the Council, to be exempt from obtaining development consent. In particular, the proposed amendment to North Sydney Local Environmental Plan 2013 seeks to insert a new provision into *Schedule 2 – Exempt Development*, to identify 'Special events (including markets)' as a form of exempt development.

The Planning Proposal will be on public exhibition for a period of 28 days from Thursday 1 September 2016 to Wednesday 28 September 2016.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 – Building Height

On 14 June 2016, Council resolved to support a Planning Proposal to amend the planning controls relating to building height under *North Sydney Local Environmental Plan 2013*. In particular, the proposed amendments include:

- correcting the Height of Buildings Map to be consistent with the Department of Planning and Environment's guidelines for preparing LEP maps;
- removing the maximum building height control from a number of road reserves such that no height limit applies consistent with Council's approach to the application of maximum building height controls;
- removing the maximum building height control from the public reserve Mater Gardens at 194 Pacific Highway, Wollstonecraft such that no height limit applies, consistent with Council's approach to the application of maximum building height controls;
- imposing a maximum building height of 8.5m at 124 Alexander Street, Crows Nest consistent with Council's approach to the application of maximum building height controls to land zoned SP2 Infrastructure;
- imposing a maximum building height of 10m at 74 McDougall Street, Kirribilli consistent with Council's approach to the application of maximum building height controls to land zoned IN4 Working Waterfront; and
- deleting subclauses 4.3(2A) and 4.3(2B) in their entirety.

The Planning Proposal will be on public exhibition from Thursday 13 October 2017 to Wednesday 26 October 2017

DEVELOPMENT CONTROL PLANS:

North Sydney Development Control Plan 2013

North Sydney Development Control Plan 2013 applies to all land to which *North Sydney Local Environmental Plan 2013* applies. The Development Control Plan was adopted by Council on 2 September



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2013 and came into effect on 13 September 2013 Amended 20/02/14 Amended 08/01/2015 Amended 26/03/2015 Amended 6/08/2015 Amended 5/11/2015 Amended 7/07/2016 Amended 13/10/2016

SECTION 94 DEVELOPER CONTRIBUTION PLANS:

North Sydney Section 94 Contributions Plan Comprehensive contributions plan applying to all development in the North Sydney local government area. Effective from 20 June 2013

HERITAGE CONTROLS:

The subject land IS NOT LOCATED within a CONSERVATION AREA, under clause 5 10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land IS NOT IDENTIFIED as containing a HERITAGE ITEM, under clause 5 10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land is NOT IDENTIFIED as containing a HERITAGE ITEM under *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

OTHER CONTROLS:

The subject land is NOT AFFECTED by Section 38 or 39 of the *Coastal Protection Act 1979*

Council is NOT AWARE of the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works undertaken on that land.

Council is NOT AWARE of any public land adjoining the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising of the placement of temporary coastal protection works on the subject land.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising Council of the placement of temporary coastal protection works on land adjacent to the subject land.

The subject land is NOT PROCLAIMED as a Mine Subsidence District within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under the *Roads Act 1993*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under any environmental planning instrument.



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The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD RESERVATION under any Council resolution.

The subject land is NOT IDENTIFIED as BUSHFIRE PRONE LAND on Council's Bushfire Prone Land Map as certified by the NSW Rural Fire Service Commissioner dated 8 April 2009 pursuant to the requirements under the of the Rural Fires Act 1997 and Environmental Planning and Assessment Act 1979.

The subject land is NOT SUBJECT to any reservation for LAND ACQUISITION by a public authority for any purpose under any environmental planning instrument applying to the land as set out in this certificate.

Loose-fill Asbestos Insulation

Council has no record of the subject land being identified on the NSW Fair Trading's *Loose-Fill Asbestos Insulation Register* as containing a residential building containing loose-fill asbestos insulation, (sometimes called Mr Fluffy" insulation) Loose-fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma.

You are advised to contact NSW Fair Trading for more information.

http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation_page

Note: Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting which may have been used at this site.

The subject land is NOT AFFECTED by a policy, adopted by the Council or adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land by reason of the likelihood of landslip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk

THE FOLLOWING STATE ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS APPLY:

State Environmental Planning Policies (SEPPs)

- SEPP No. 1 – Development Standards
- SEPP No. 19 - Bushland in urban areas
- SEPP No. 33 - Hazardous and offensive development
- SEPP No. 50 - Canal estate development
- SEPP No. 55 - Remediation of land
- SEPP No. 64 - Advertising and signage
- SEPP No. 65 - Design Quality of Residential Apartment Development
- SEPP (Affordable Rental Housing) 2009
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Housing for Seniors or People with a Disability) 2004 - formerly SEPP (Seniors Living) 2004
- SEPP (Infrastructure) 2007
- SEPP (Major Development) 2005 - formerly SEPP Major Projects & SEPP State Significant Development
- SEPP (Mining, Petroleum Production and Extractive Industries) 2007



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SEPP (Miscellaneous Consent Provisions) 2007 - formerly SEPP (Temporary Structures) 2007
 SEPP (State and Regional Development) 2011

Regional Environmental Plans (REPs) (Deemed SEPPs)
 Sydney REP (Sydney Harbour Catchment) 2005

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

Draft State Environmental Planning Policies (SEPPs)
 Draft SEPP No. 66 - Integration of Land Use and Transport
 Draft SEPP (Application of Development Standards) 2004
 Draft SEPP (Competition) 2010

Note: summaries of the draft SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

FOR THE PURPOSE OF SECTION 149(2) AND CLAUSE 3 TO SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000, THE FOLLOWING INFORMATION IS PROVIDED:

General Housing Code

Complying development types specified within the General Housing Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND

Rural Housing Code

Complying development types specified within the Rural Housing Code under Part 3A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND

Housing Alterations Code

Complying development types specified within the Housing Alterations Code under Part 4 *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND

General Development Code

Complying development types specified within the General Development Code under Part 4A *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND

Commercial and Industrial Alterations Code

Complying development types specified within the Commercial and Industrial Alterations Code under Part 5 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND

Commercial and Industrial (New Buildings and Additions) Code

Complying development types specified within the Commercial and Industrial (New Buildings and Additions) Code under Part 5A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND

Subdivision Code

Complying development types specified within the Subdivision Code under Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE



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all correspondence General Manager North Sydney Council
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DX10587

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ABN 32 353 260 317

SUBJECT LAND.

Demolition Code

Complying development types specified within the Demolition Code under Part 7 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Fire Safety Code

Complying development types specified within the Fire Safety Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND

Note. This part of the Planning Certificate only addresses matters raised in Clauses 1.17A(c)-(e), (2), (3) and (4), 1.18 (1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. It is your responsibility to ensure that you comply with any other relevant requirements of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* is invalid.

FOR THE PURPOSE OF SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997, THE FOLLOWING INFORMATION IS PROVIDED:

Council is NOT AWARE of the land (or part of the land) being declared SIGNIFICANTLY CONTAMINATED land, as defined under Section 11 of the *Contaminated Land Management Act, 1997*

Council is NOT AWARE of the land (or part of the land) being subject to a MANAGEMENT ORDER, as defined under Section 14(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of an approved VOLUNTARY MANAGEMENT PROPOSAL, as defined under Section 17(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to an ONGOING MAINTENANCE ORDER, as defined under Section 28(2) of the *Contaminated Land Management Act, 1997*

Council is NOT AWARE of the land (or part of the land) being the subject of a SITE AUDIT STATEMENT, as defined under Part 4 of the *Contaminated Land Management Act, 1997*.

FOR THE PURPOSE OF SECTION 149(5) THE FOLLOWING INFORMATION IS PROVIDED:

MAXIMUM BUILDING HEIGHT:

The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a maximum building height of 12m

The subject land IS NOT LISTED in the Register of the National Trust of NSW

The subject land is NOT AFFECTED by the *HERITAGE ACT, 1977*



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A Tree Preservation Order applies throughout the North Sydney Council area Contact Council for details

Information regarding loose-fill asbestos insulation

NSW Fair Trading have identified that some residential buildings in the North Sydney LGA may contain loose-fill asbestos insulation (sometimes called "Mr Fluffy" insulation), for example in the roof space of the building. Loose-fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma. The use of loose-fill asbestos insulation was banned in 1980.

NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, Council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information as follows:

http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation_page

Note: Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting which may have been used at this site.

FLOODING INFORMATION:

Council is in the possession of a draft Flood Study that covers the catchment in which this subject land is located. The draft Flood Study is on public exhibition from Thursday 28 July 2016 to Thursday 8 September 2016. You should make your own enquiries as to whether the subject land to which this Certificate relates is affected by flooding. Copies of the draft Flood Study are available for inspection at the Council if required.

For further information, please contact Council's
DIVISION OF CITY STRATEGY

ROSS McCREANOR
ACTING GENERAL MANAGER

per:

A handwritten signature in black ink, appearing to read 'Ross McCreanor', written over a horizontal line.

Municipality of **NORTH SYDNEY** SEWER AVAILABLE

Diagram No. **209597**

SYMBOLS AND ABBREVIATIONS

- | | | | |
|-----------------------------|--------------------------|-------------------|--------------------------|
| □ Boundary Trap | ■ R.V. Reflex Valve | I.P. Induct Pipe | Bsn. Basin |
| ■ Pit | ○ Cleaning Eye | M.F. Mica Flap | Shr. Shower |
| ■ G.O.I. Grease Interceptor | ○ Vert. Vertical Pipe | T. Tubs | W.I.P. Wrought Iron Pipe |
| ■ Gully | ○ V.P. Vent. Pipe | K.S. Kitchen Sink | C.I.P. Cast Iron Pipe |
| ■ P.T. P. Trap | ○ S.V.P. Soil Vent. Pipe | W.C. Water Closet | F.W. Floor Waste |
| ■ R.S. Reflex Sink | D.C.C. Down Cast Cowl | B.W. Bath Waste | |

Existing drainage shown by black lines. Scale: 40 Feet to an Inch New drainage shown by full blue lines.

This diagram is the property of the Proprietor and is to be returned to him on completion of the work

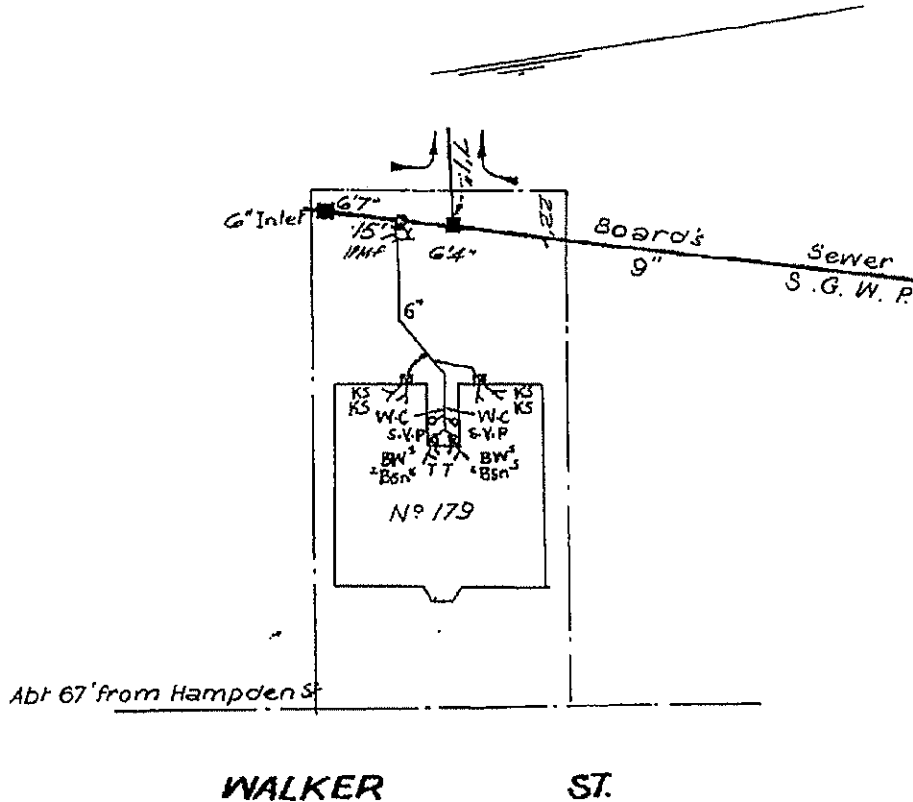
Certificates for drainage and sanitary plumbing may be obtained on application at the office of the Board by the Drainer or Plumber concerned.

The Board accepts no responsibility for the suitability of the diagram in relation to the eventual position of the Board's sewer. When the sewer becomes available it will be necessary to apply for a revised diagram.

This work must be carried out in accordance with the Board's By-laws and Regulations. (4" dia. pipes may be used in lieu of 6" dia. pipes as shown on this diagram if the property owner so desires, provided that the relative levels of the sewer and house fixtures will permit of the pipes being laid with regulation grades and cover. For further information consult Board's Inspector.)

This work will be tested from

119/611230 RE-CONNECTION TO SEWER



SHEET No 610

793 610

For Engineer-in-Chief

OFFICE USE ONLY						
	Designed by	Date	Inspector	First Visit	Passed	Date
---W.C.	Inspector	.. / .. / ..	This helio must be returned as soon as possible on NOT LATER THAN			.. / .. / ..
---B.W.						
---Shr.	Chief Inspector	.. / .. / ..	Checked with Design and Diagram			.. / .. / ..
---Bsn.						
---K.S.						
---T.						
---Plg.						
Dge.Int.						
Dge.Ext.						
	DESIGN			SUPERVISION		

NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.



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internet www.northsydney.nsw.gov.au
ABN 32 353 260 317

Applicant:

Norris Allen
D X 4424
EPPING

NOV 2016

**PLANNING CERTIFICATE UNDER
SECTION 149 ENVIRONMENTAL PLANNING
AND ASSESSMENT ACT 1979**

Cert. No.:
Page No.:

66232/02
1 of 7

Parcel No: 18814

Date:
Receipt No.:
Your REF:

02/11/2016
1920016

Property Description:

**U 1 173 Walker Street NORTH SYDNEY
2060
LOT: 1 SP: 11082**

Owner (as recorded by council):
Nithilla Jeyalingam

**56B Eastwood Avenue
EASTWOOD NSW 2122**

The Title information shown on this Certificate has been obtained from the Land and Property Information NSW, therefore Council cannot guarantee accuracy.

The information required to be disclosed in this planning certificate is that prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000. If no response is provided in this planning certificate for an item listed in Schedule 4, that matter has been considered and determined as not applying to the land to which this certificate relates.

**AS AT THE DATE OF THE CERTIFICATE THE FOLLOWING MATTERS APPLY TO THE ABOVE
MENTIONED LAND.**

PLANNING INSTRUMENT:

North Sydney Local Environmental Plan 2013, published on the NSW legislation website on 2 August 2013 and came into force on 13 September 2013, as amended.

Zone: R4 – High Density Residential
PERMITTED WITHOUT CONSENT

Environmental protection works

PERMITTED WITH CONSENT

Attached dwellings; Boarding Houses; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Entertainment facilities; Home-based childcare; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Shop top housing

PROHIBITED

Any purpose, other than a purpose listed above, is prohibited in the zone

Exempt Development



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Development for the purposes set out in clause 3.1 of *North Sydney Local Environmental Plan 2013* is exempt development, which may be carried out within the zone without the need for development consent.

Complying Development

Development for the purposes set out in clause 3.2 of *North Sydney Local Environmental Plan 2013* is complying development, which may be carried out within the zone without the need for development consent, provided that a complying development certificate is obtained.

Development Consent MAY BE REQUIRED for the DEMOLITION of all or part of any building on the subject land under *North Sydney Local Environmental Plan 2013*. Refer to *SEPP (Exempt and Complying Development Codes) 2008* and Schedule 6 - Exempt Development under *North Sydney Local Environmental Plan 2013*.

DRAFT PLANNING INSTRUMENTS:

Planning Proposal to amend North Sydney Local Environmental Plan 2013 – 521 Pacific Highway, Crows Nest

This Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2013* as it relates to land at 521 Pacific Highway, Crows Nest. In particular, it seeks to amend the building height control applying to the site from 20 metres to 40 metres and seeks to introduce a whole of building floor space ratio control of 5.3:1.

The public exhibition will take place from Thursday 12 February 2015 to Thursday 12 March 2015.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 - 31-33 Albany Street, Crows Nest and draft Voluntary Planning Agreement

The Planning Proposal seeks to amend *North Sydney Local Environmental Plan 2013* to amend the planning controls for the site of 31-33 Albany Street, Crows Nest to increase in the height control from 13m to 26m and introduce a floor space ratio (FSR) control of 4.27:1.

Accompanying the Planning Proposal is a draft Voluntary Planning Agreement which includes a monetary contribution of \$1,150,000 for the purposes of providing new open space within the precinct and a setback of 3 metres from Hume Lane

The public exhibition will take place from Thursday 9 June 2016 to Thursday 7 July 2016.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 - Redevelopment and Expansion of Hume Street Park

On 7 December 2015, Council resolved to support a Planning Proposal which seeks to amend North Sydney Local Environmental Plan 2013 (NSLEP 2013) to facilitate the redevelopment and expansion of Hume Street Park.

The site includes Hume Street car park (including the North Sydney Indoor Sports Centre), Kelly's Place Childrens Centre, Hume Street Park, 43 Hume Street; 45-47 Hume Street, 49 Hume Street and 90 Willoughby Road.

The amendments seek to:

- Rezone the entire site to RE1 Public Recreation;
- Introduce recreation facilities (indoor), child care centres, health consulting rooms, entertainment facilities, business premises, retail premises, and car parks as site specific uses via Schedule 1 of



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NSLEP 2013 (Clause 11);

- Remove height controls from the site on the Building Height Control Map;
- Remove non-residential floor space ratio controls from the site on the Non-Residential Floor Space Ratio Range Map;
- Identify the site at 90 Willoughby Road (Lot11 Sec4 DP2872) on the Land Reservation Acquisition Map;
- Classify the land (with the exception of 90 Willoughby Road) as 'operational' in accordance with Part 2 of Chapter 6 of the Local Government Act 1993 by listing the subject site within Part 2 of Schedule 4 of NSLEP2013.

The Planning Proposal will be on public exhibition from Thursday 7 July 2016 to Thursday 4 August 2016.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 - Special Events

On 19 October 2015, Council resolved to support a Planning Proposal which seeks to allow 'special events (including markets)' held by or on behalf of the Council, or on land owned or managed by the Council, to be exempt from obtaining development consent. In particular, the proposed amendment to North Sydney Local Environmental Plan 2013 seeks to insert a new provision into *Schedule 2 – Exempt Development*, to identify 'Special events (including markets)' as a form of exempt development.

The Planning Proposal will be on public exhibition for a period of 28 days from Thursday 1 September 2016 to Wednesday 28 September 2016.

Planning Proposal to amend North Sydney Local Environmental Plan 2013 – Building Height

On 14 June 2016, Council resolved to support a Planning Proposal to amend the planning controls relating to building height under *North Sydney Local Environmental Plan 2013*. In particular, the proposed amendments include:

- correcting the Height of Buildings Map to be consistent with the Department of Planning and Environment's guidelines for preparing LEP maps;
- removing the maximum building height control from a number of road reserves such that no height limit applies consistent with Council's approach to the application of maximum building height controls;
- removing the maximum building height control from the public reserve Mater Gardens at 194 Pacific Highway, Wollstonecraft such that no height limit applies, consistent with Council's approach to the application of maximum building height controls;
- imposing a maximum building height of 8.5m at 124 Alexander Street, Crows Nest consistent with Council's approach to the application of maximum building height controls to land zoned SP2 Infrastructure;
- imposing a maximum building height of 10m at 74 McDougall Street, Kirribilli consistent with Council's approach to the application of maximum building height controls to land zoned IN4 Working Waterfront; and
- deleting subclauses 4.3(2A) and 4.3(2B) in their entirety.

The Planning Proposal will be on public exhibition from Thursday 13 October 2017 to Wednesday 26 October 2017.

DEVELOPMENT CONTROL PLANS:

North Sydney Development Control Plan 2013

North Sydney Development Control Plan 2013 applies to all land to which *North Sydney Local*



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Environmental Plan 2013 applies. The Development Control Plan was adopted by Council on 2 September 2013 and came into effect on 13 September 2013. Amended 20/02/14. Amended 08/01/2015. Amended 26/03/2015. Amended 6/08/2015. Amended 5/11/2015. Amended 7/07/2016. Amended 13/10/2016.

SECTION 94 DEVELOPER CONTRIBUTION PLANS:

North Sydney Section 94 Contributions Plan. Comprehensive contributions plan applying to all development in the North Sydney local government area. Effective from 20 June 2013.

HERITAGE CONTROLS:

The subject land IS NOT LOCATED within a CONSERVATION AREA, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land IS NOT IDENTIFIED as containing a HERITAGE ITEM, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land is NOT IDENTIFIED as containing a HERITAGE ITEM under *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

OTHER CONTROLS:

The subject land is NOT AFFECTED by Section 38 or 39 of the *Coastal Protection Act 1979*.

Council is NOT AWARE of the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works undertaken on that land.

Council is NOT AWARE of any public land adjoining the subject land being subject to an Order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising of the placement of temporary coastal protection works on the subject land.

Council is NOT AWARE of any notice issued under Clause 55X of the *Coastal Protection Act 1979* advising Council of the placement of temporary coastal protection works on land adjacent to the subject land.

The subject land is NOT PROCLAIMED as a Mine Subsidence District within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under the *Roads Act 1993*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under any environmental planning instrument.



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The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD RESERVATION under any Council resolution.

The subject land is NOT IDENTIFIED as BUSHFIRE PRONE LAND on Council's Bushfire Prone Land Map as certified by the NSW Rural Fire Service Commissioner dated 8 April 2009 pursuant to the requirements under the of the Rural Fires Act 1997 and Environmental Planning and Assessment Act 1979.

The subject land is NOT SUBJECT to any reservation for LAND ACQUISITION by a public authority for any purpose under any environmental planning instrument applying to the land as set out in this certificate.

Loose-fill Asbestos Insulation

Council has no record of the subject land being identified on the NSW Fair Trading's *Loose-Fill Asbestos Insulation Register* as containing a residential building containing loose-fill asbestos insulation, (sometimes called Mr Fluffy" insulation). Loose-fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma.

You are advised to contact NSW Fair Trading for more information:

http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page

Note: Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting which may have been used at this site.

The subject land is NOT AFFECTED by a policy, adopted by the Council or adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land by reason of the likelihood of landslip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

THE FOLLOWING STATE ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS APPLY:

State Environmental Planning Policies (SEPPs)

- SEPP No. 1 – Development Standards
- SEPP No. 19 - Bushland in urban areas
- SEPP No. 33 - Hazardous and offensive development
- SEPP No. 50 - Canal estate development
- SEPP No. 55 - Remediation of land
- SEPP No. 64 - Advertising and signage
- SEPP No. 65 - Design Quality of Residential Apartment Development
- SEPP (Affordable Rental Housing) 2009
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Housing for Seniors or People with a Disability) 2004 - formerly SEPP (Seniors Living) 2004
- SEPP (Infrastructure) 2007
- SEPP (Major Development) 2005 - formerly SEPP Major Projects & SEPP State Significant Development



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SEPP (Mining, Petroleum Production and Extractive Industries) 2007

SEPP (Miscellaneous Consent Provisions) 2007 - formerly SEPP (Temporary Structures) 2007

SEPP (State and Regional Development) 2011

Regional Environmental Plans (REPs) (Deemed SEPPs)

Sydney REP (Sydney Harbour Catchment) 2005

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

Draft State Environmental Planning Policies (SEPPs)

Draft SEPP No. 66 - Integration of Land Use and Transport

Draft SEPP (Application of Development Standards) 2004

Draft SEPP (Competition) 2010

Note: summaries of the SEPPs and deemed SEPPs are provided on the Department of Planning's website at www.planning.nsw.gov.au

FOR THE PURPOSE OF SECTION 149(2) AND CLAUSE 3 TO SCHEDULE 4 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000, THE FOLLOWING INFORMATION IS PROVIDED:

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Rural Housing Code

Complying development types specified within the Rural Housing Code under Part 3A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Housing Alterations Code

Complying development types specified within the Housing Alterations Code under Part 4 *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

General Development Code

Complying development types specified within the General Development Code under Part 4A *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial Alterations Code

Complying development types specified within the Commercial and Industrial Alterations Code under Part 5 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Commercial and Industrial (New Buildings and Additions) Code

Complying development types specified within the Commercial and Industrial (New Buildings and Additions) Code under Part 5A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.



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Subdivision Code

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Demolition Code

Complying development types specified within the Demolition Code under Part 7 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Fire Safety Code

Complying development types specified within the Fire Safety Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Note. This part of the Planning Certificate only addresses matters raised in Clauses 1.17A(c)-(e), (2), (3) and (4), 1.18 (1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. It is your responsibility to ensure that you comply with any other relevant requirements of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* is invalid.

FOR THE PURPOSE OF SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997, THE FOLLOWING INFORMATION IS PROVIDED:

Council is NOT AWARE of the land (or part of the land) being declared SIGNIFICANTLY CONTAMINATED land, as defined under Section 11 of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to a MANAGEMENT ORDER, as defined under Section 14(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of an approved VOLUNTARY MANAGEMENT PROPOSAL, as defined under Section 17(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to an ONGOING MAINTENANCE ORDER, as defined under Section 28(2) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of a SITE AUDIT STATEMENT, as defined under Part 4 of the *Contaminated Land Management Act, 1997*.

For further information, please contact Council's
DIVISION OF CITY STRATEGY

ROSS McCREANOR
ACTING GENERAL MANAGER

per:

A handwritten signature in black ink, appearing to be 'R. McCreanor', written over a white background.

Municipality of *North Sydney*

SEWERAGE SERVICE DIAGRAM

No. *131528*

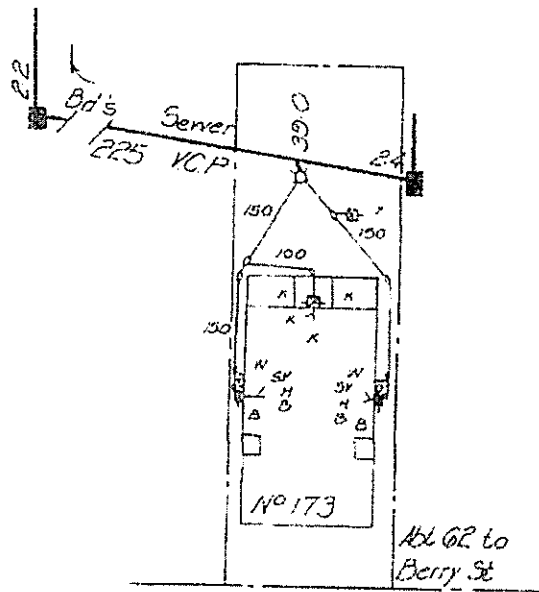
- Boundary Trap
- ⊕ Inspection Shaft
- ⊗ Pit
- ⊞ G
- ⊞ G
- ⊞ G
- ⊞ G
- ⊞ P

- ⊞ R
- ⊞ R
- ⊞ V
- ⊞ V
- ⊞ SV
- DC
- IP
- MF
- T
- K
- W
- B

- H
- S
- WIP
- CHP
- F
- M

SEWER AVAILABLE

Where the sewer is not available and a special inspection is involved the Board accepts no responsibility for the suitability of the drainage in relation to the eventual position of the Board's Sewer.



WALKER ST

RATE No. _____ W.C.s _____

SHEET No. *610* U.C.s _____

Scale 1:500

Distances/depths in metres;
pipe diameters in millimetres

For House Services Engineer

DRAINAGE		BRANCH OFFICE		PLUMBING	
W.C	Supervised by	Date	Date	Supervised by	Date
Bth.	Inspector		Date	Inspector	
Shr.			Date		
Bsn	Examined by		Outfall		
K.S			Date		
T.	Chief Inspector		Draught		
Plg.			Date		
Dgn. Int.	Tracing Checked		Plumber		
Dgn. Ext.			Date		
			is <input type="checkbox"/> required		

NS

69-737

APPENDIX H

Ground Water Information



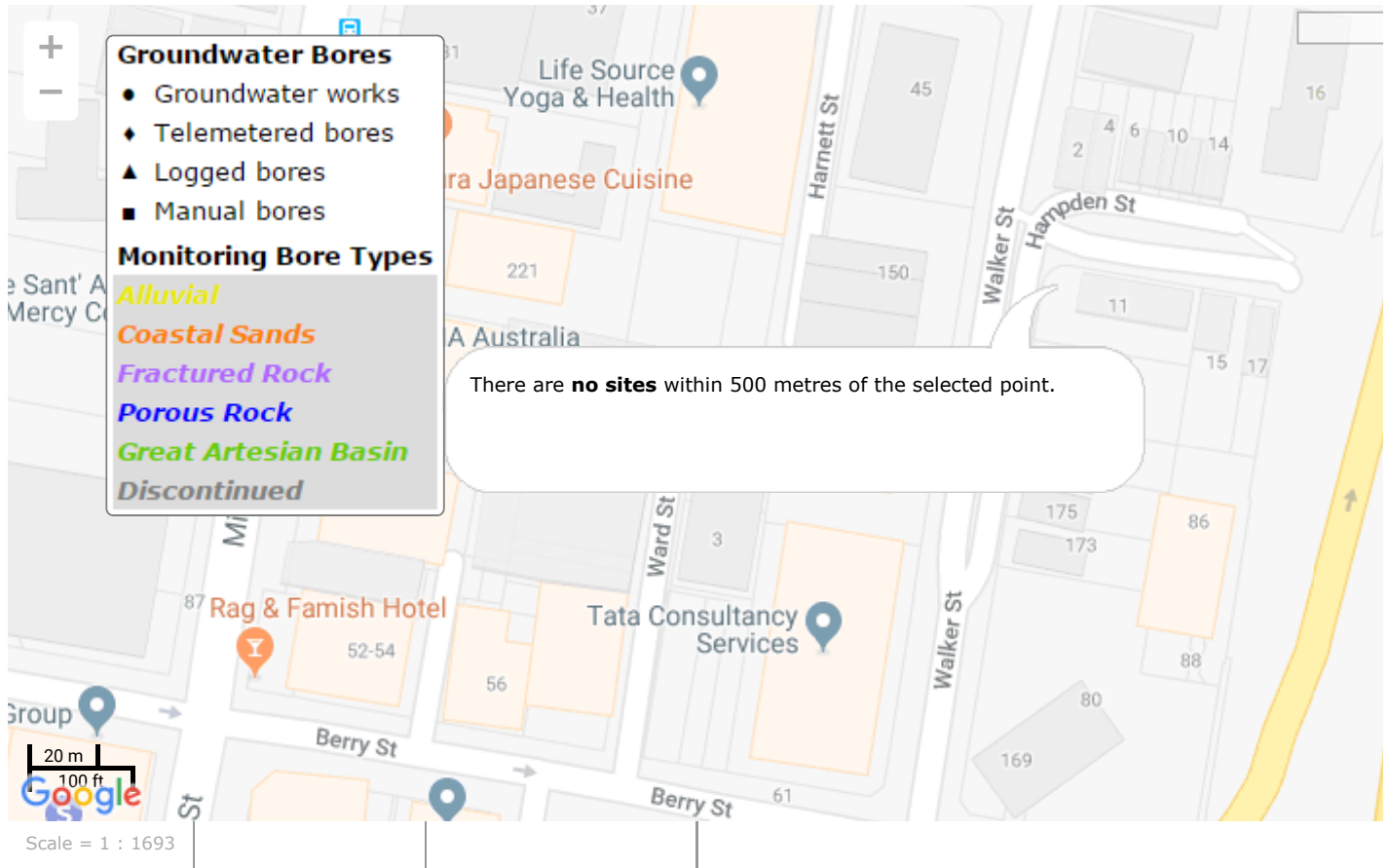
All Groundwater Site Details

All Groundwater Map

[bookmark this page](#)

All data times are Eastern Standard Time

Map Info



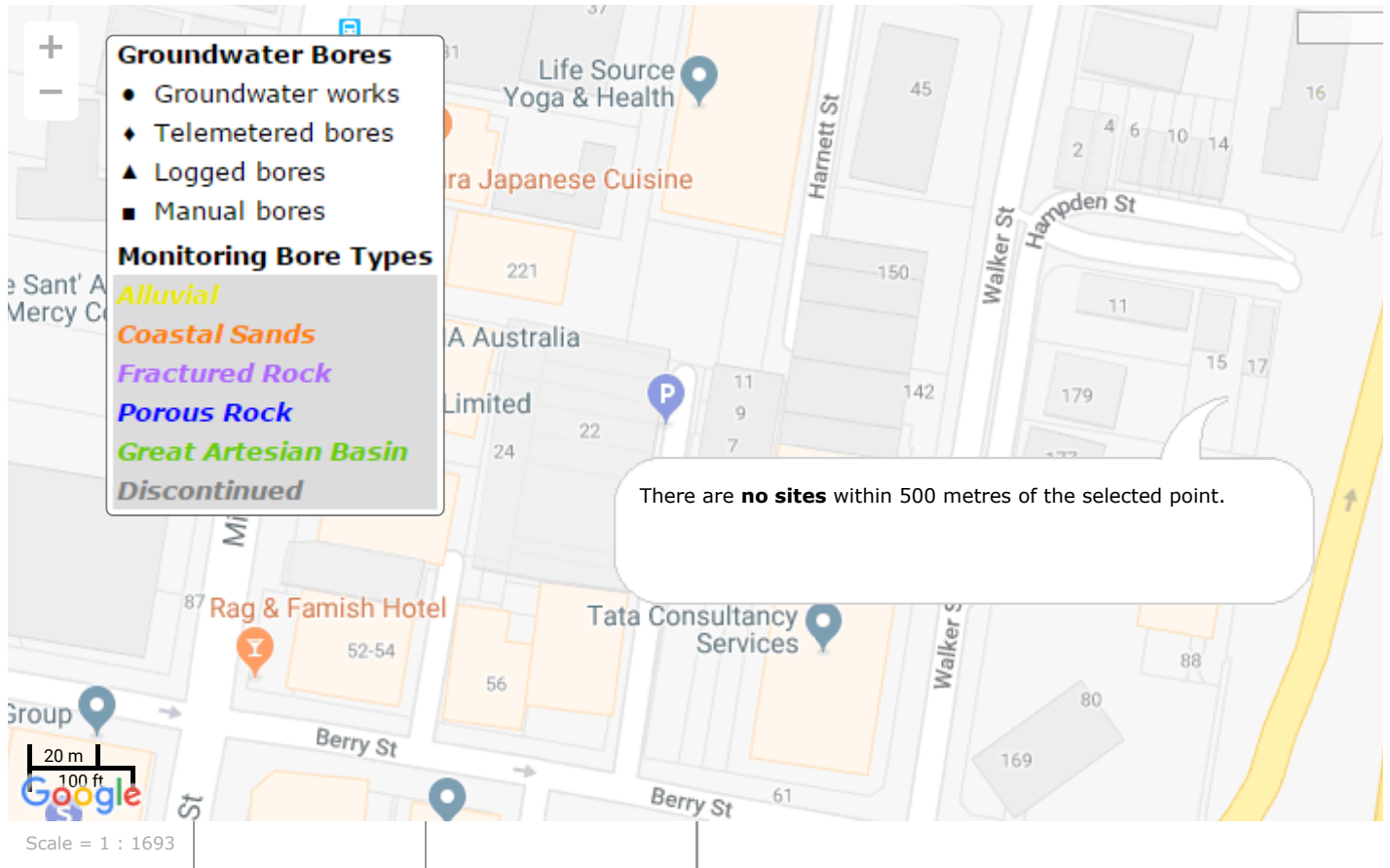
All Groundwater Site Details

All Groundwater Map

[bookmark this page](#)

All data times are Eastern Standard Time

Map Info



All Groundwater Site Details

All Groundwater Map

[bookmark this page](#)

All data times are Eastern Standard Time

Map Info

Groundwater Bores

- Groundwater works
- ◆ Telemetered bores
- ▲ Logged bores
- Manual bores

Monitoring Bore Types

- Alluvial
- Coastal Sands
- Fractured Rock
- Porous Rock
- Great Artesian Basin
- Discontinued

There are **no sites** within 500 metres of the selected point.

Scale = 1 : 1693

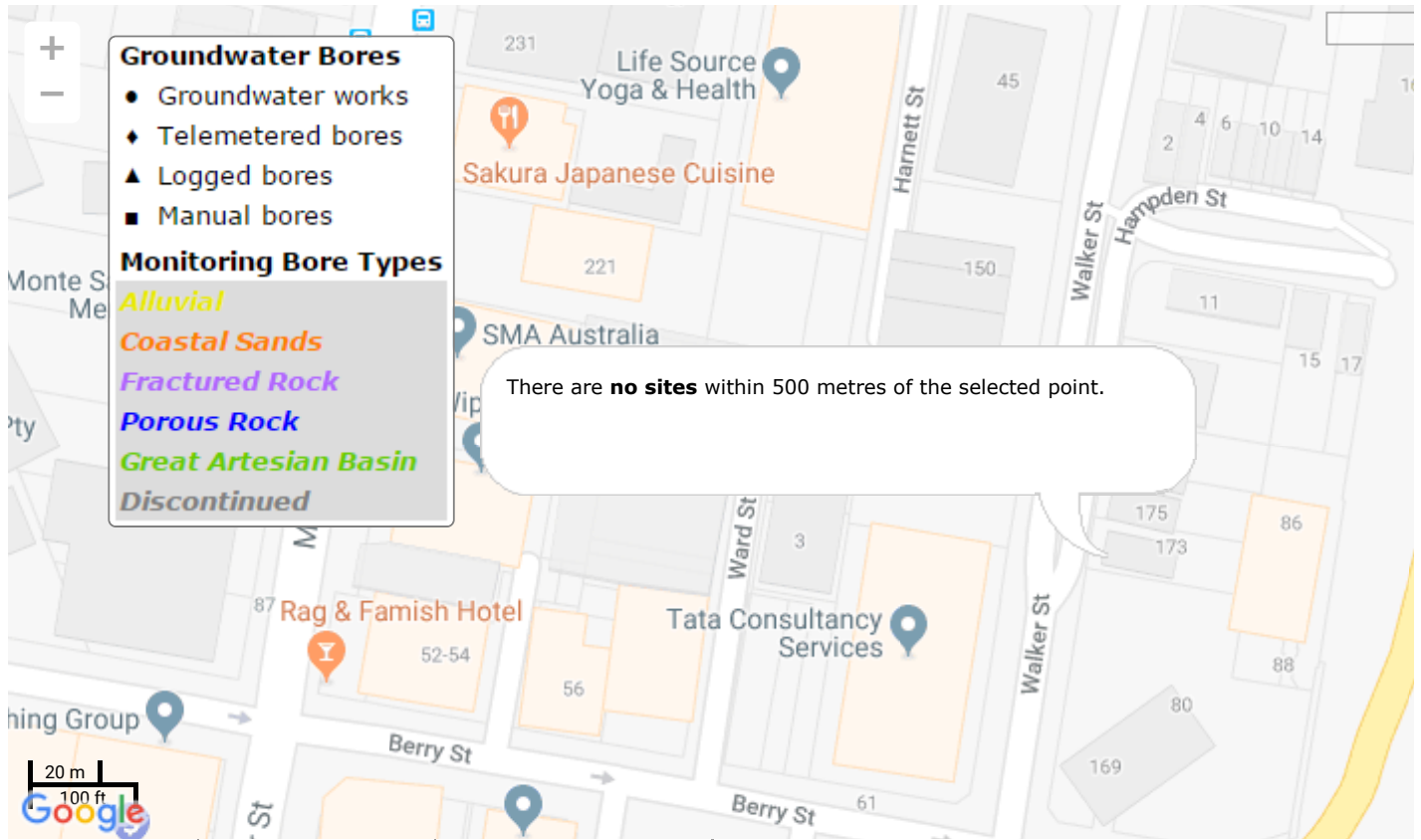
All Groundwater Site Details

All Groundwater Map

[bookmark this page](#)

All data times are Eastern Standard Time

Map Info



Scale = 1 : 1693

All Groundwater Site Details

All Groundwater Map

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Scale = 1 : 1693

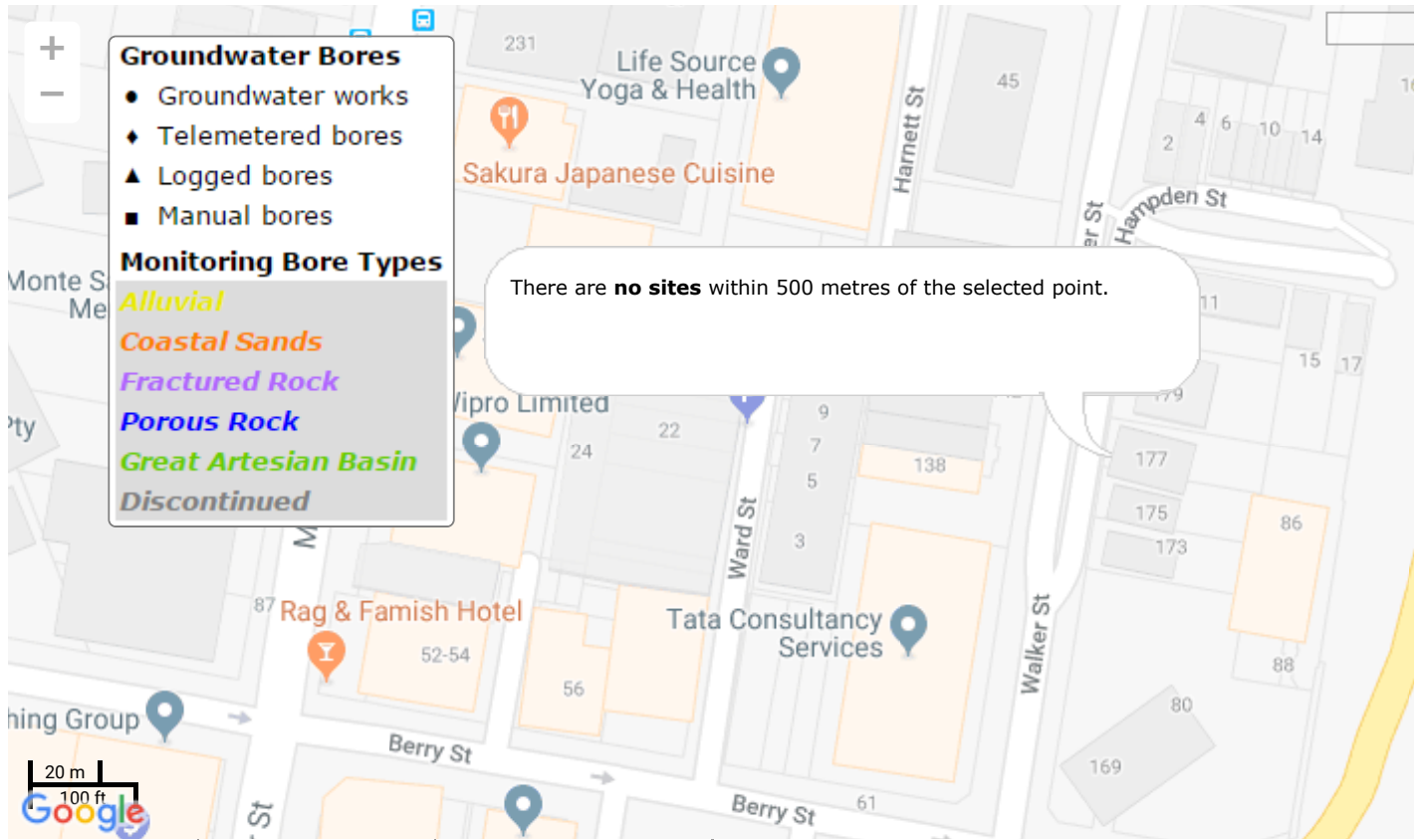
All Groundwater Site Details

All Groundwater Map

[bookmark this page](#)

All data times are Eastern Standard Time

Map Info



All Groundwater Site Details

All Groundwater Map

[bookmark this page](#)

All data times are Eastern Standard Time

Map Info

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- Manual bores

Monitoring Bore Types

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- Fractured Rock
- Porous Rock
- Great Artesian Basin
- Discontinued

Scale = 1 : 1693

There are **no sites** within 500 metres of the selected point.

APPENDIX I

Local Meteorology



Monthly rainfall

The Monthly rainfall is the total of all available Daily rainfall for the month. Observations of Daily rainfall are nominally made at 9 am local clock time and record the total for the previous 24 hours. Rainfall includes all forms of precipitation that reach the ground, such as rain, drizzle, hail and snow.

[About monthly rainfall](#)

Station: Sydney (Observatory Hill Comparison)	Number: 66214	Opened: 2017	Now: Open
	Lat.: 33.86°_S	Lon.: 151.20°_E	Elevation: 45_m

Key: Units are millimetres. 12.3 = Not quality controlled.

Period for calculating statistics: All years 1961-1990

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2017											67.8	49.2	
2018	41.2	118.0	110.2	24.2	23.2	173.4	11.2	8.6	49.8	171.4			

2017 View a year of daily data

Summary statistics for all years

Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Lowest	41.2	118.0	110.2	24.2	23.2	173.4	11.2	8.6	49.8	171.4	67.8	49.2	
Highest	41.2	118.0	110.2	24.2	23.2	173.4	11.2	8.6	49.8	171.4	67.8	49.2	

Data within the table which are in italics represent observations which have not been fully quality controlled, a process which may take a number of months to complete. While these data may be correct, you should exercise caution in their use.

Gaps occur in the table where there are missing valid daily observations within the month. This is frequently associated with the observer being unavailable (where observations are undertaken manually), a failure in the observing equipment, or when an event has produced suspect data.

Product Code: IDCJAC0001 reference: 42608929

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LIABILITY

While every effort is made to supply the best data available this may not be possible in all cases. We do not give any warranty, nor accept any liability in relation to the information given, except that liability (if any), that is required by law.

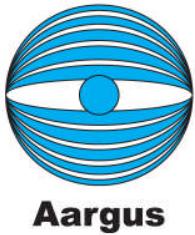
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APPENDIX J

Important information





IMPORTANT INFORMATION ABOUT YOUR ENVIRONMENTAL SITE ASSESSMENT

These notes have been prepared by Aargus (Australia) Pty Ltd and its associated companies using guidelines prepared by ASFE (The Association) of Engineering Firms Practising in the Geo-sciences. They are offered to help you in the interpretation of your Environmental Site Assessment (ESA) reports.

REASONS FOR CONDUCTING AN ESA

ESA's are typically, though not exclusively, carried out in the following circumstances:

- as pre-acquisition assessments, on behalf of either purchaser or vender, when a property is to be sold;
- as pre-development assessments, when a property or area of land is to be redeveloped or have its use changed for example, from a factory to a residential subdivision;
- as pre-development assessments of greenfield sites, to establish "baseline" conditions and assess environmental, geological and hydrological constraints to the development of, for example, a landfill; and
- as audits of the environmental effects of an ongoing operation.

Each of these circumstances requires a specific approach to the assessment of soil and groundwater contamination. In all cases however, the objective is to identify and if possible quantify the risks that unrecognised contamination poses to the proposed activity. Such risks may be both financial, for example, cleanup costs or limitations on site use, and physical, for example, health risks to site users or the public.

THE LIMITATIONS OF AN ESA

Although the information provided by an ESA could reduce exposure to such risks, no ESA, however, diligently carried out can eliminate them. Even a rigorous professional assessment may fail to detect all contamination on a site. Contaminants may be present in areas that were not surveyed or sampled,

or may migrate to areas which showed no signs of contamination when sampled.

AN ESA REPORT IS BASED ON A UNIQUE SET OF PROJECT SPECIFIC FACTORS

Your environmental report should not be used:

- when the nature of the proposed development is changed, for example, if a residential development is proposed instead of a commercial one;
- when the size or configuration of the proposed development is altered;
- when the location or orientation of the proposed structure is modified;
- when there is a change of ownership
- or for application to an adjacent site.

To help avoid costly problems, refer to your consultant to determine how any factors, which have changed subsequent to the date of the report, may affect its recommendations.

ESA "FINDINGS" ARE PROFESSIONAL ESTIMATES

Site assessment identifies actual subsurface conditions only at those points where samples are taken, when they are taken. Data derived through sampling and subsequent laboratory testing are interpreted by geologists, engineers or scientists who then render an opinion about overall subsurface conditions, the nature and extent of contamination, its likely impact on the proposed development and appropriate remediation measures. Actual conditions may differ from those inferred to exist, because no professional, no matter how qualified, and no subsurface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than a report indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to help minimise its impact. For this reason owners should retain the services of their consultants

through the development stage, to identify variances, conduct additional tests which may be needed, and to recommend solutions to problems encountered on site.

SUBSURFACE CONDITIONS CAN CHANGE

Natural processes and the activity of man change subsurface conditions. As an ESA report is based on conditions, which existed at the time of subsurface exploration, decisions should not be based on an ESA report whose adequacy may have been affected by time. Speak with the consultant to learn if additional tests are advisable.

ESA SERVICES ARE PERFORMED FOR SPECIFIC PURPOSES AND PERSONS

Every study and ESA report is prepared in response to a specific brief to meet the specific needs of specific individuals. A report prepared for a consulting civil engineer may not be adequate for a construction contractor, or even some other consulting civil engineer. Other persons should not use a report for any purpose, or by the client for a different purpose. No individual other than the client should apply a report even apparently for its intended purpose without first conferring with the consultant. No person should apply a report for any purpose other than that originally contemplated without first conferring with the consultant.

AN ESA REPORT IS SUBJECT TO MISINTERPRETATION

Costly problems can occur when design professionals develop their plans based on misinterpretations of an ESA. To help avoid these problems, the environmental consultant should be retained to work with appropriate design professionals to explain relevant findings and to review the adequacy of their plans and specifications relative to contamination issues.

LOGS SHOULD NOT BE SEPARATED FROM THE ENGINEERING REPORT

Final borehole or test pit logs are developed by environmental scientists, engineers or geologists based upon their interpretation of field logs (assembled by site personnel) and laboratory evaluation of field samples. Only final logs customarily included in our reports. These logs should not under any circumstances be redrawn for inclusion in site remediation or other design drawings, because drafters may commit errors or omissions in the transfer process. Although photographic reproduction eliminates this problem, it does nothing to minimise the possibility of contractors misinterpreting the logs during bid preparation. When this occurs, delays, disputes and unanticipated costs are the all-too-frequent result.

To reduce the likelihood of boring log misinterpretation, the complete report must be available to persons or organisations involved in the project, such as contractors, for their use. Those who do not provide such access may proceed under the mistaken impression that simply disclaiming responsibility for the accuracy of subsurface information always insulates them from attendant liability. Providing all the available information to persons and organisations such as contractors helps prevent costly construction problems and the adversarial attitudes that may aggravate them to disproportionate scale.

READ RESPONSIBILITY CLAUSES CLOSELY

Because an ESA is based extensively on judgement and opinion, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, model clauses have been developed for use in transmittals. These are not exculpatory clauses designed to foist liabilities onto some other party. Rather, they are definitive clauses that identify where your consultant's responsibilities begin and end. Their use helps all parties involved recognise their individual responsibilities and take appropriate action. Some of these definitive clauses are likely to appear in your ESA report, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to your questions.