



Environmental - Remediation - Engineering - Laboratories - Drilling

PRELIMINARY SITE INVESTIGATION

**173-179 Walker Street,
North Sydney NSW**

Prepared for

Walker Street No. 100 Pty Ltd

30th June 2017

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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
OCF	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, 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 (26th June 2017), the site (173-179 Walker Street, North Sydney) comprised of four (4) two to three-storey apartment buildings. Each apartment block 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.

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, North Sydney NSW (the 'site'). The location of the property is presented in Figure 1 of Appendix A.

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. The proposed development plans 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)
Coordinates ¹	(NE corner) Latitude: -33.836019, Longitude: 151.209973 (NW corner) Latitude: -33.835966, Longitude: 151.209565 (SW corner) Latitude: -33.836509, Longitude: 151.20946 (SE corner) Latitude: -33.836558, Longitude: 151.209879
Approx. Site Area	2,339m 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 is included in Appendix B.

2.2 Site Inspection

A site visit was carried out on Monday 26th June 2017 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:

- 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 173, 175 & 177 Walker Street is via a short concrete/wooden pedestrian bridge. Access to 179 Walker Street is via stairs in the north west corner.
- The general site slope is from the west to the east.
- 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 173 Walker Street.
- 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.

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 Wednesday 26th June 2017:

- The site has a steep slope from Walker Street in the west to the east.
- 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	Medium density residential then Hampden Street
East	Medium density residential
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

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.

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, whilst the eastern portion is open with some small structures noted.	N: Vacant land then a road S: Low to medium density residential E: Vacant land and some residential properties. W: A road then medium density residential
1970	The site layout appeared to be similar to that observed in the 1943 aerial photograph.	No significant changes are visible to the surrounding properties, with the exception of: N: Development of new medium density residential E: 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 E: New high density residential
2017	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

It was indicated by the client, that to their knowledge no serious land or water contamination had occurred.

The majority of the site is currently occupied by four 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 Operations 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.
- Based on information obtained from the aerial photography review, the layout of the existing buildings remain 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 environmental receptors in the site vicinity included:

- Wenona School is located approx. 180m to the north.
- Doris Fitton Park is located approx. 90m to the south.
- Monte Sant Angelo Mercy College is located approx. 205m to the west.
- St Leonards Park is located approx. 320m to the north.
- Neutral Bay is located approx. 750m to the south east.

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 annual mean rainfall from 1858 to 2017 is 1215.7mm.

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 Metal degradation Asbestos and building features	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.
	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.
	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 Conclusion and Recommendation

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

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Mark Kelly

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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 moved from site - Part 5.6, Section 143 of the Protection of the Environment Operations (POEO) Act 1997 states that 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:

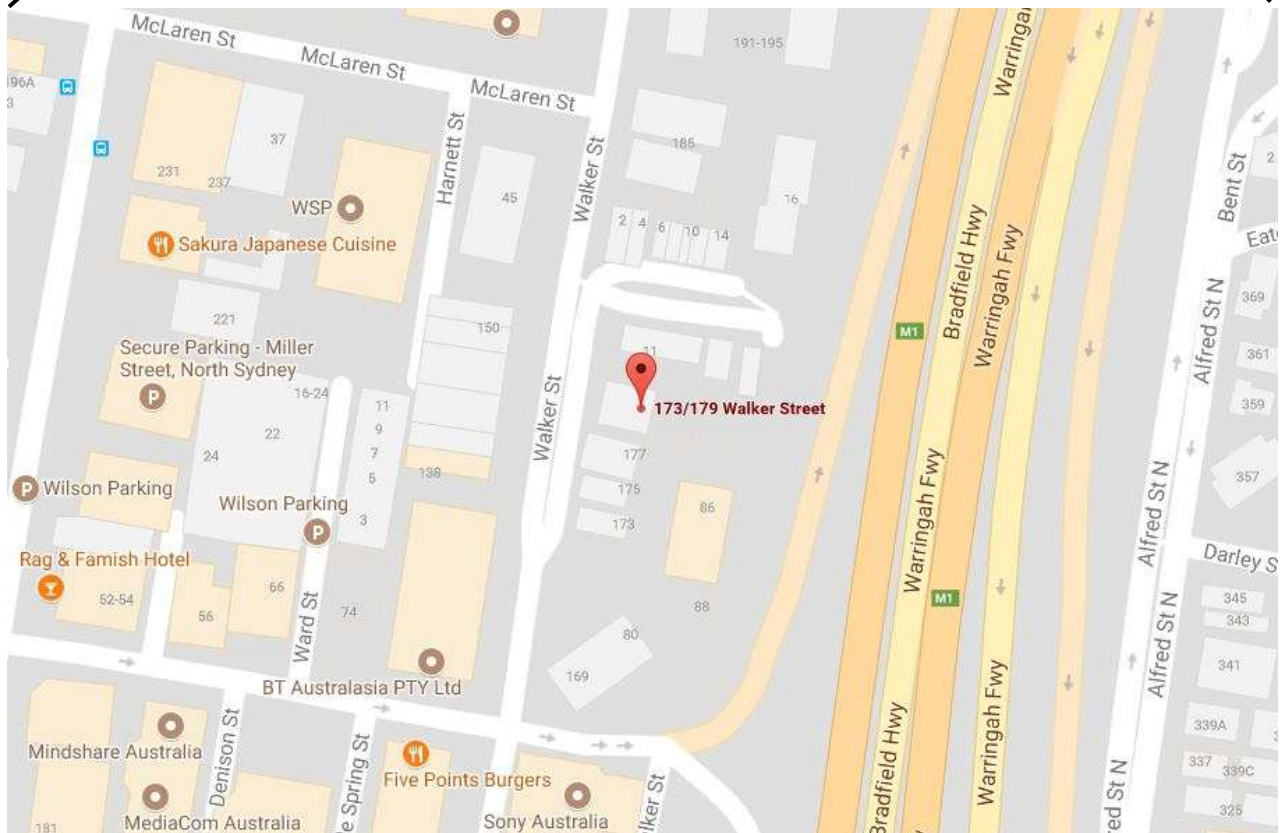
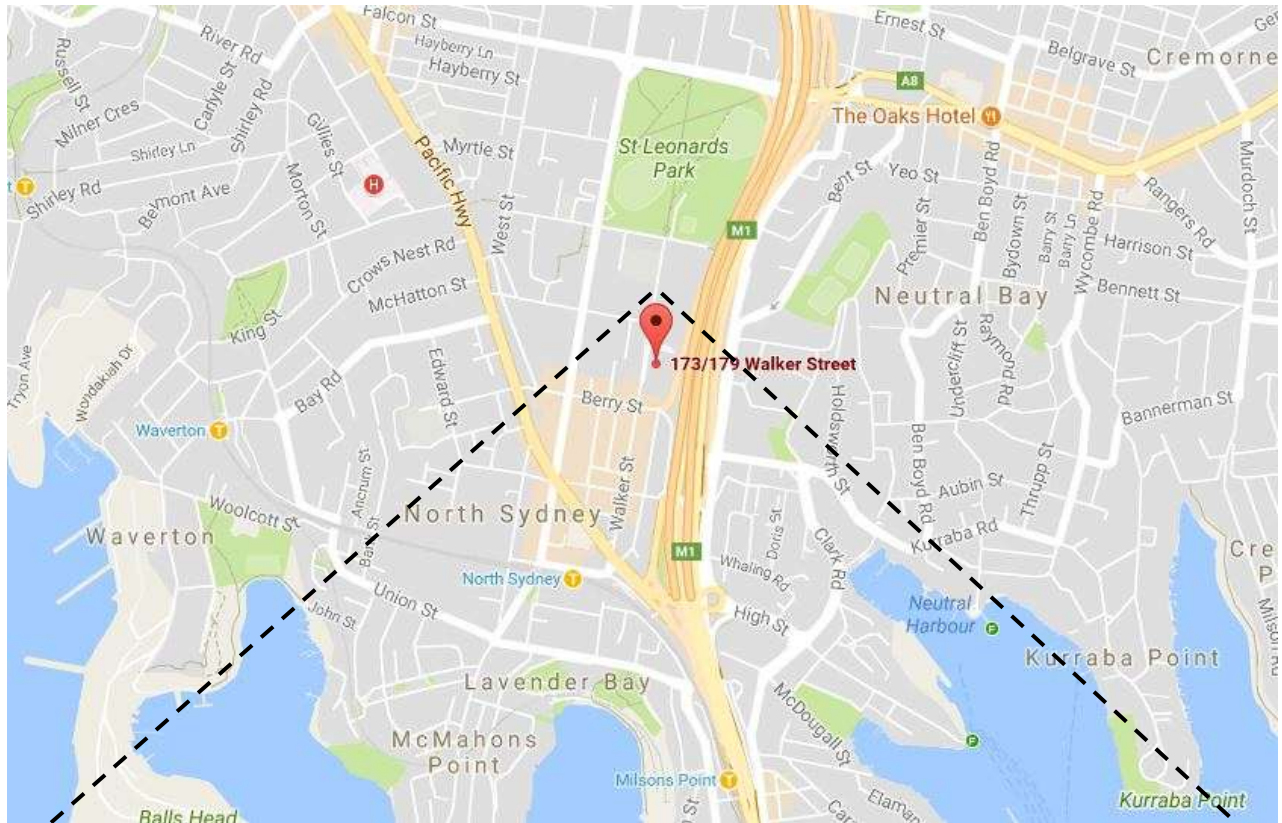
- ANZECC/NHMRC (1992) – “Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites”. Australian and New Zealand Environment and Conservation Council and the National Health and Medical Research Council, Canberra.
- Department of Urban Affairs and Planning – EPA (1998) “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 PLANS



SITE LOCALITY MAP



PROJECT DETAILS

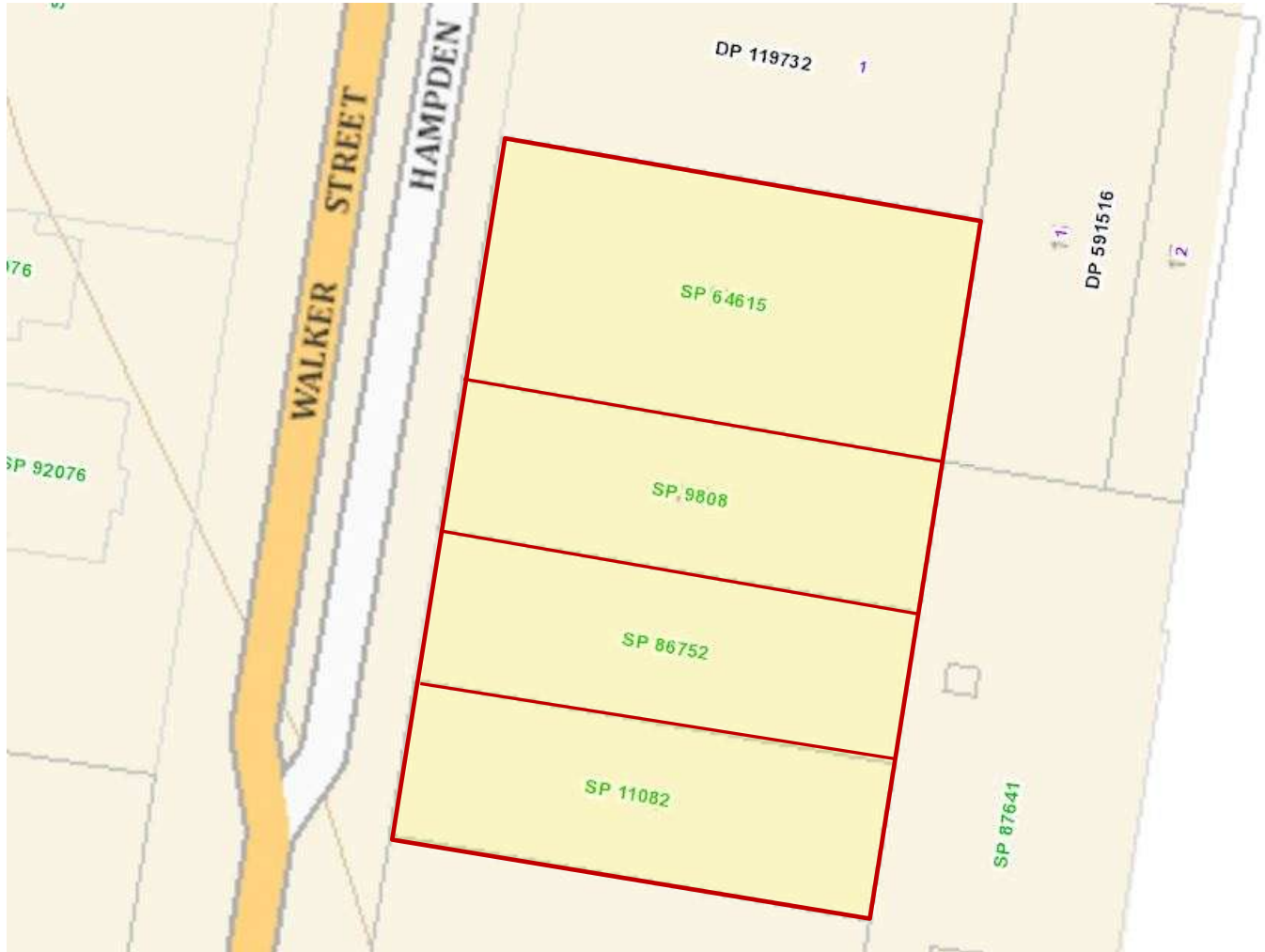
Project Title	Preliminary Site Investigation
Project No.	ES6920
Client	Walker Street No. 100 Pty Ltd
Site Address	173-179 Walker Street, North Sydney NSW



DRAWING DETAILS

Figure No.	1	Rev No.	0
Scale	As above	Size	A4
Drawn by	SP	Date	22.06.2017
Approved by	MK	Date	27.06.2017

LOT & DEPOSITED PLAN



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.	2	Rev No.	0
Scale	As above	Size	A4
Drawn by	SP	Date	22.06.2017
Approved by	MK	Date	27.06.2017

SITE FEATURES



SITE FEATURES - LEGEND

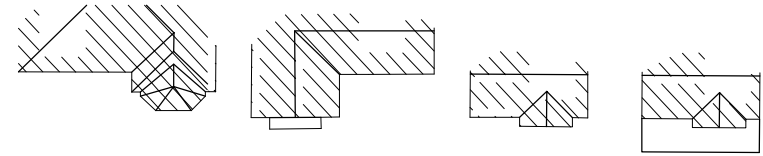
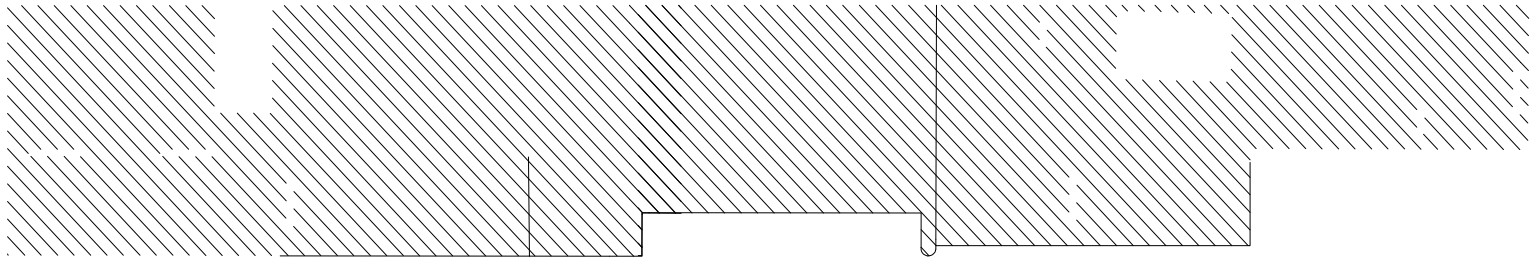
1. Garden bed, grass and tree covered area.
2. Short pedestrian bridge
3. No. 173, three (3) storey brick apartment building with tile roof
4. No. 177, three (3) storey brick apartment building with tile roof
5. No. 175, three(3) storey brick apartment building with tile roof
6. No. 179, two (2) storey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

PROJECT DETAILS			DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	3	Rev No.	0
Project No.	ES6920		Scale	As above	Size	A4
Client	Walker Street No. 100 Pty Ltd		Drawn by	SP	Date	22.06.2017
Site Address	173-179 Walker Street, North Sydney NSW		Approved by	MK	Date	27.06.2017

APPENDIX B

PROPOSED DEVELOPMENT PLANS & SITE SURVEY PLANS





INDICATIVE DEVELOPMENT SUMMARY

LEVEL	GFA	BALCONY	(M²)
BASEMENT	-	-	
GROUND	417	-	
LOW-MID RISE (x 32)	(665) 21280	(95) 3040	
HI RISE (x12)	(430) 5160	(77) 924	
PENTHOUSE (x2)	(330) 660	(80) 160	
TOTAL	27517	4124	

SITE AREA

2339 M²

FSR

11.7:1

APPROX APARTMENT YIELD

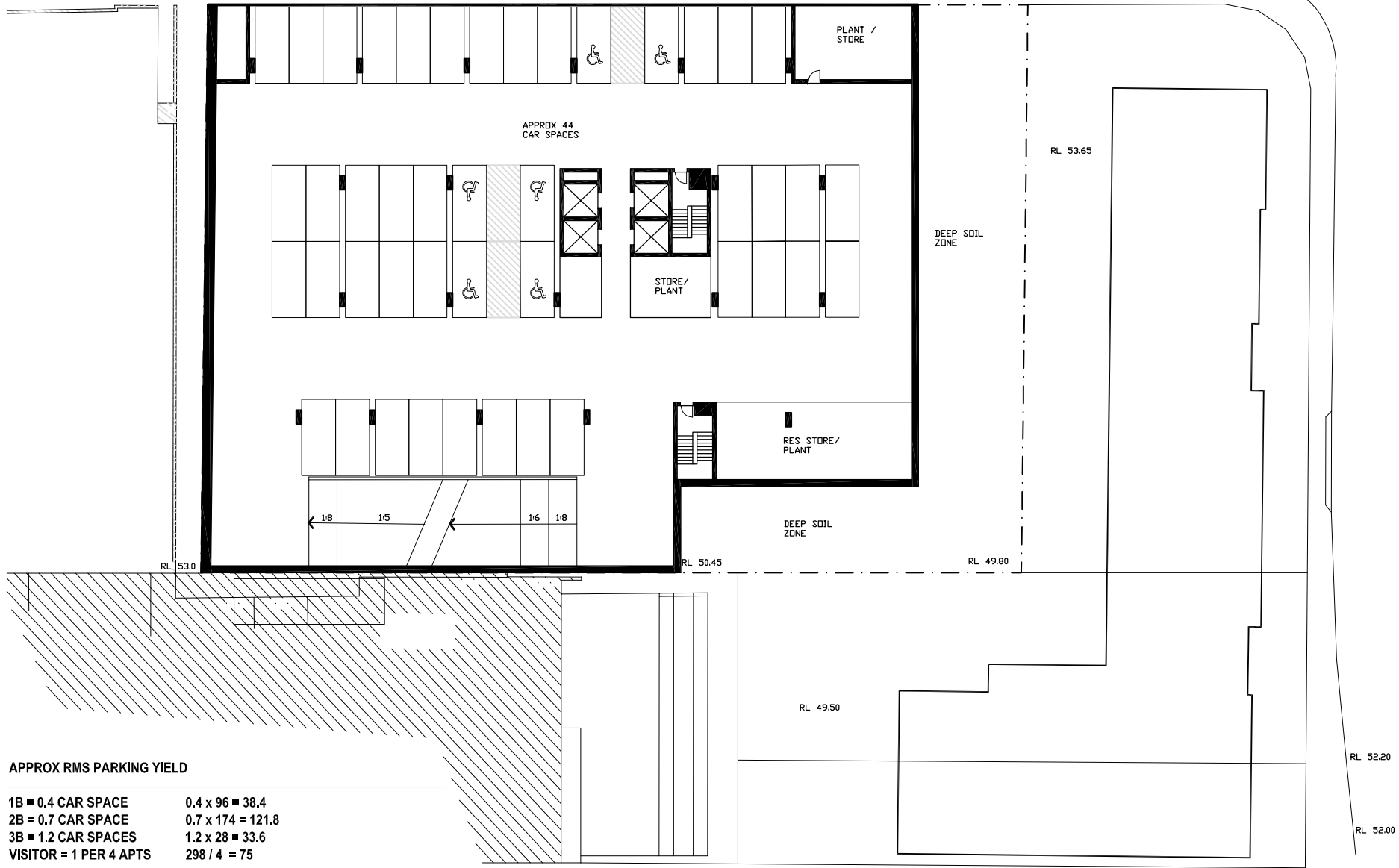
	1B	2B	3B	TOTAL
GROUND	-	2	-	2
LOW-MID RISE	96	160	-	256
HIGH RISE	-	12	24	36
PENTHOUSE	-	-	4	4
TOTAL	96 32%	174 58%	28 9%	298 100%

APPROX MAXIMUM PARKING YIELD

ST/1B/2B = 1 CAR SPACE	1 x 270 = 270
3B = 1.5 CAR SPACES	1.5 x 28 = 42
VISITOR = 1 PER 4 APTS	298 / 4 = 75

TOTAL SPACES = 387 CAR SPACES

(APPROX 9 - 10 BASEMENT LEVELS)

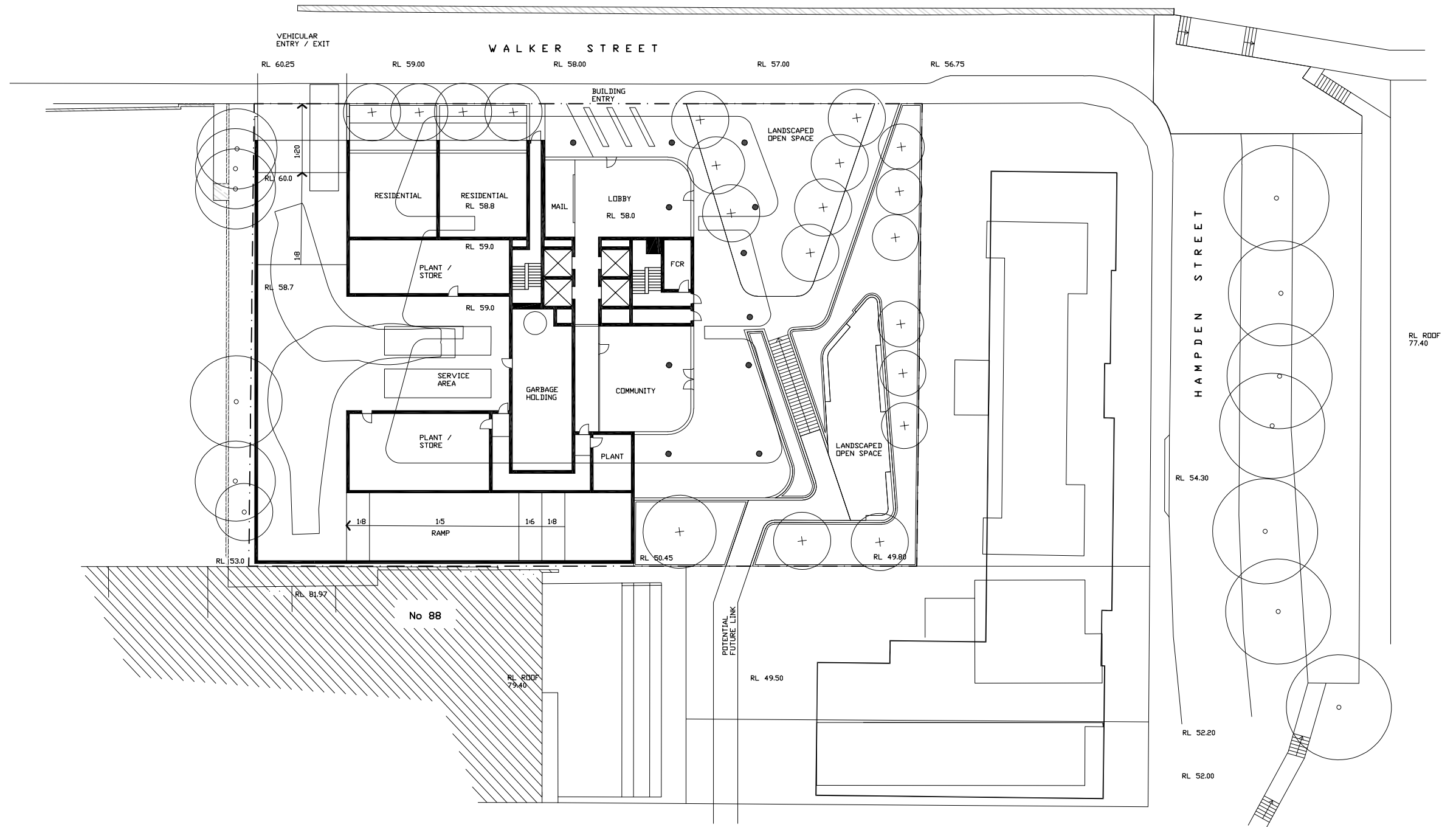
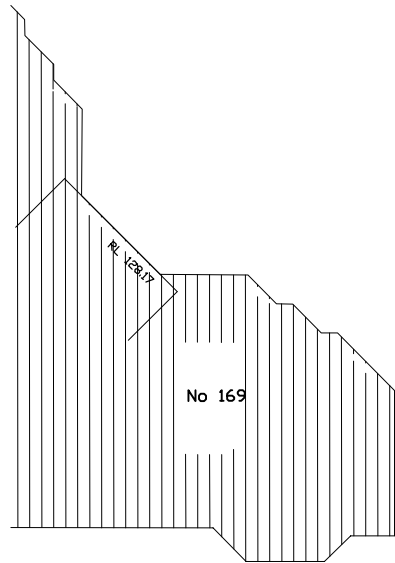
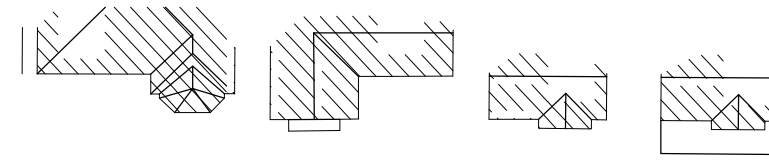
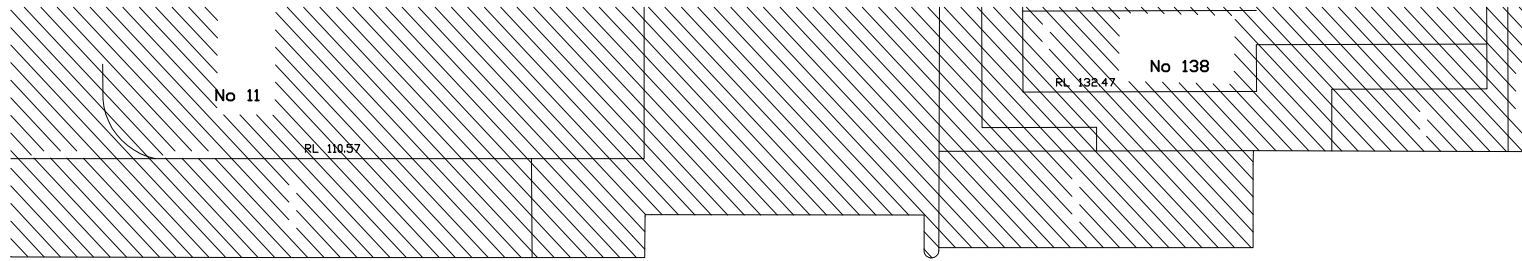


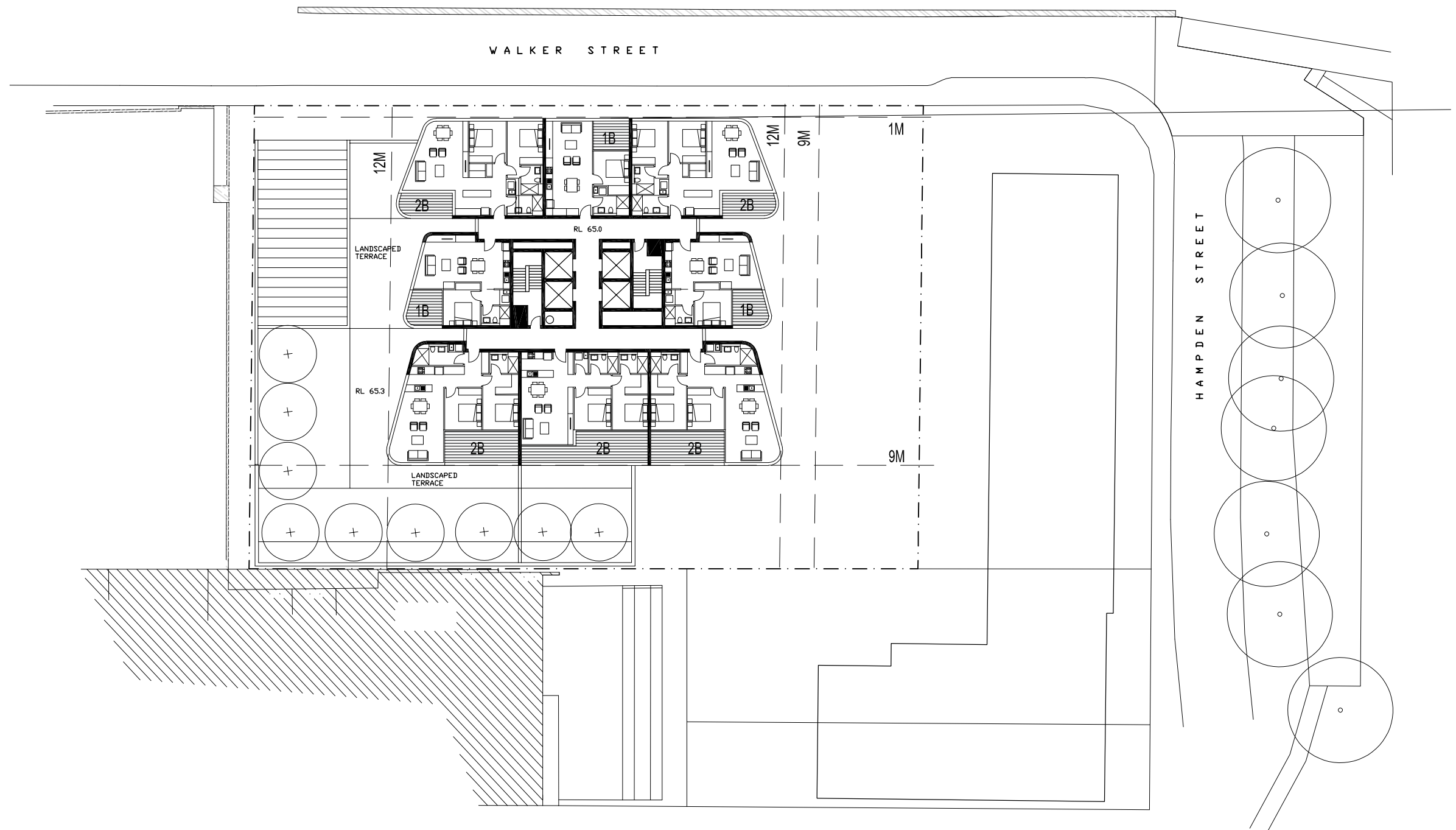
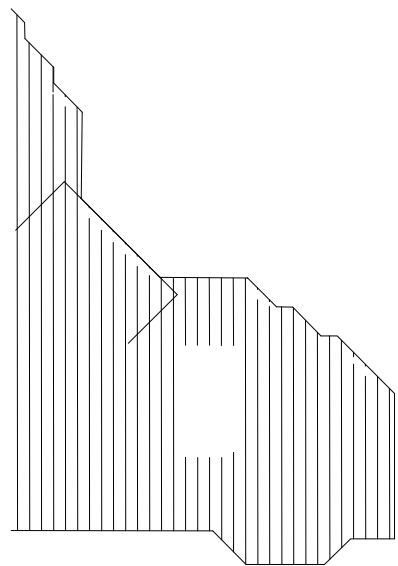
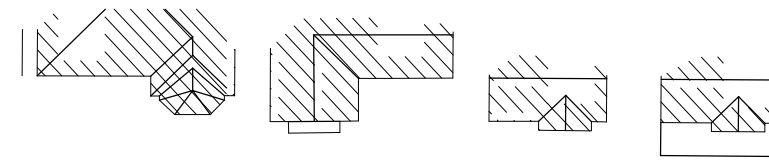
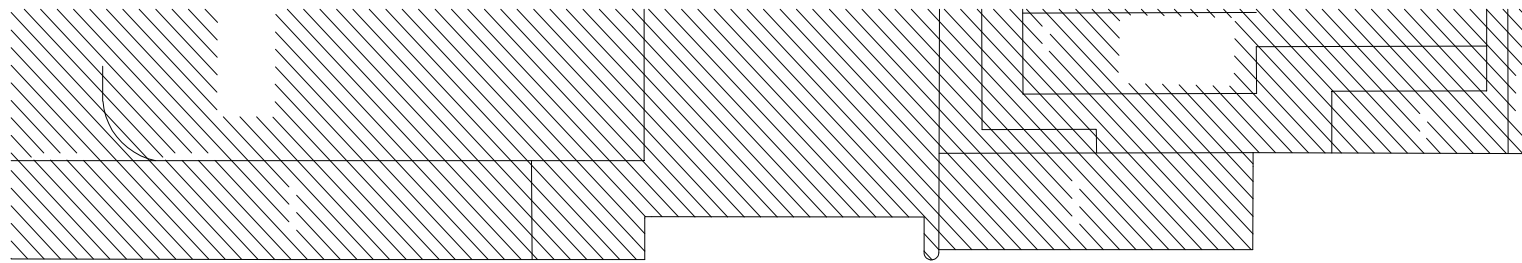
APPROX RMS PARKING YIELD

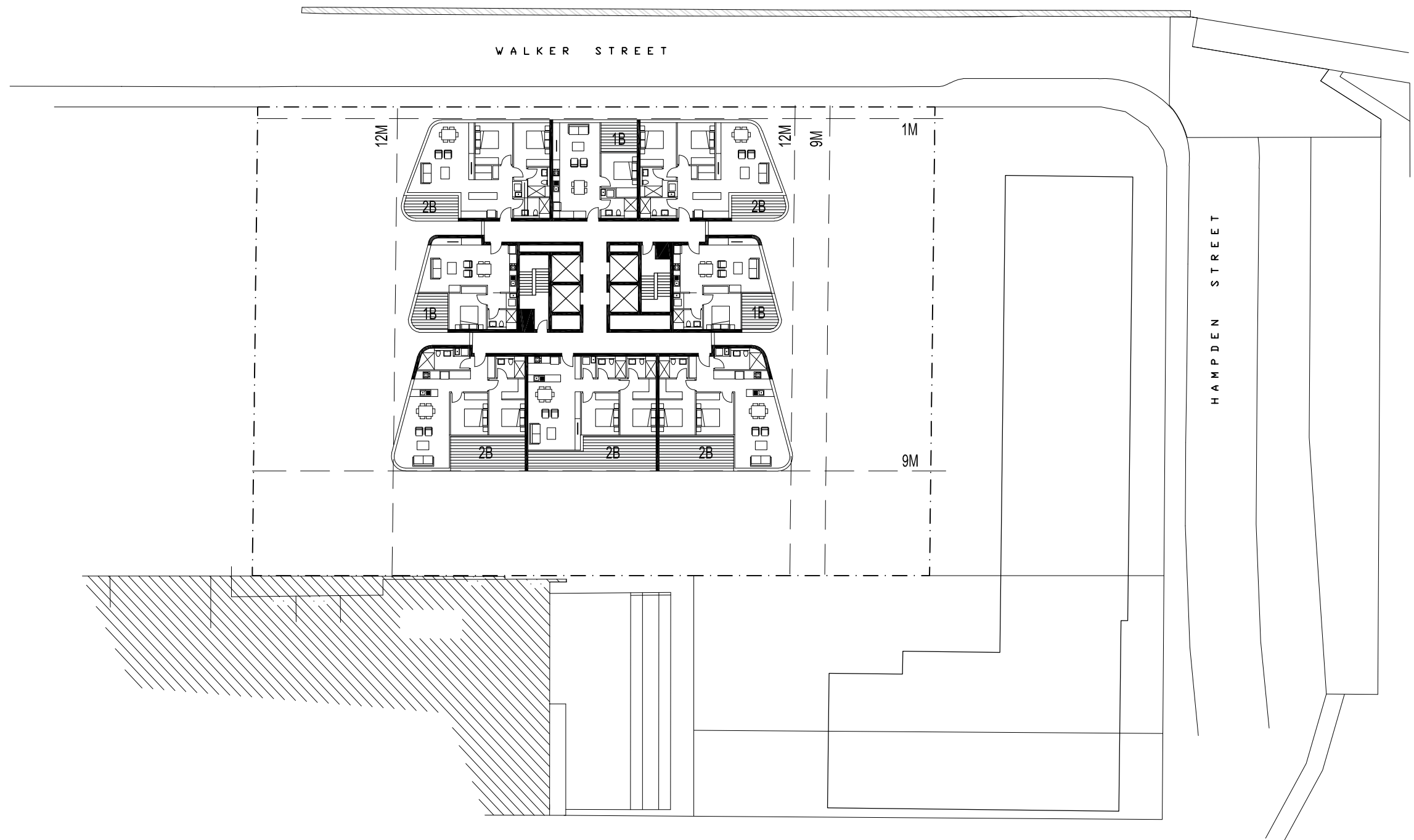
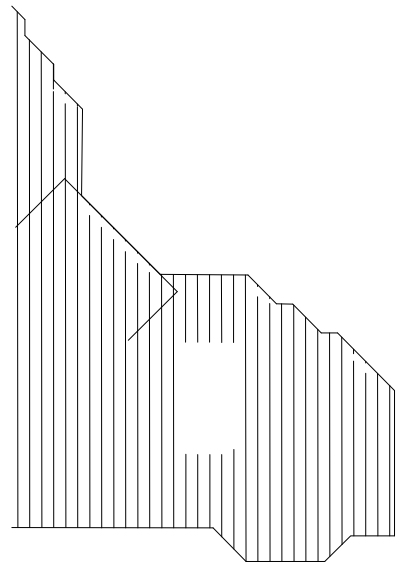
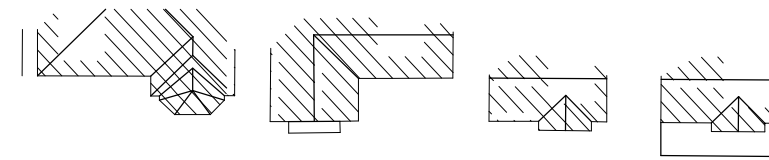
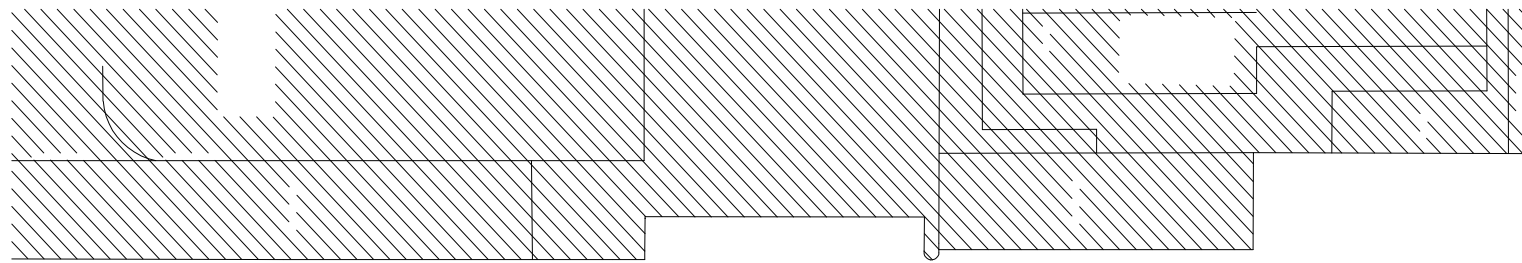
1B = 0.4 CAR SPACE	0.4 x 96 = 38.4
2B = 0.7 CAR SPACE	0.7 x 174 = 121.8
3B = 1.2 CAR SPACES	1.2 x 28 = 33.6
VISITOR = 1 PER 4 APTS	298 / 4 = 75

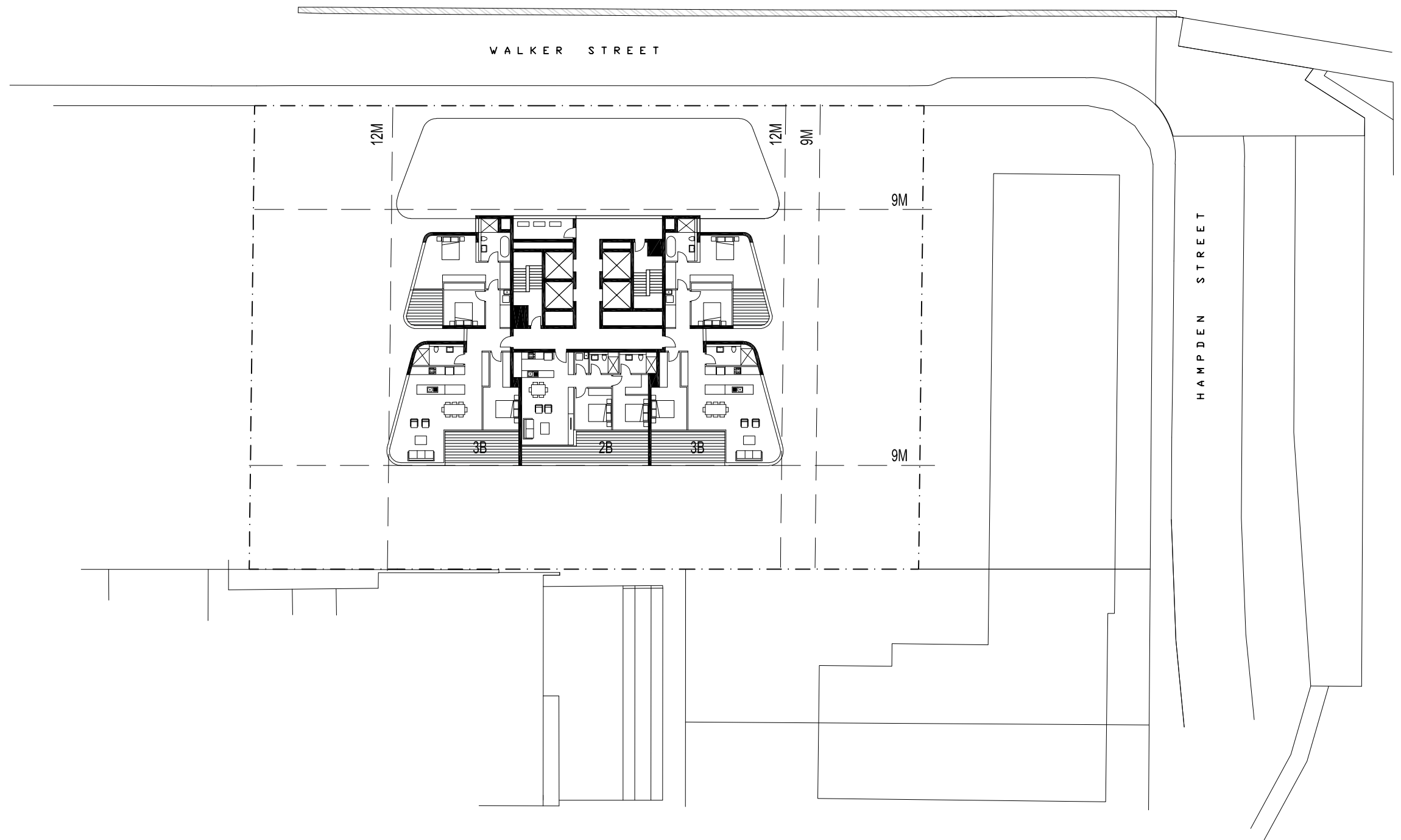
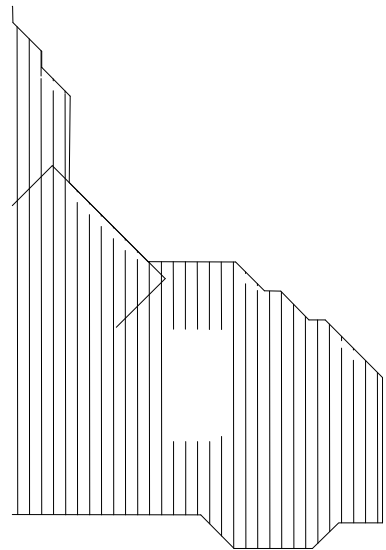
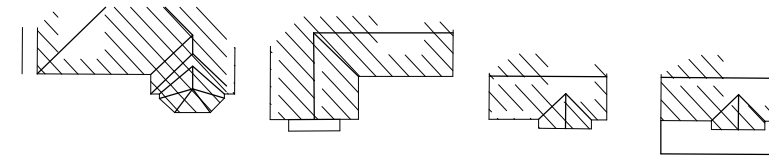
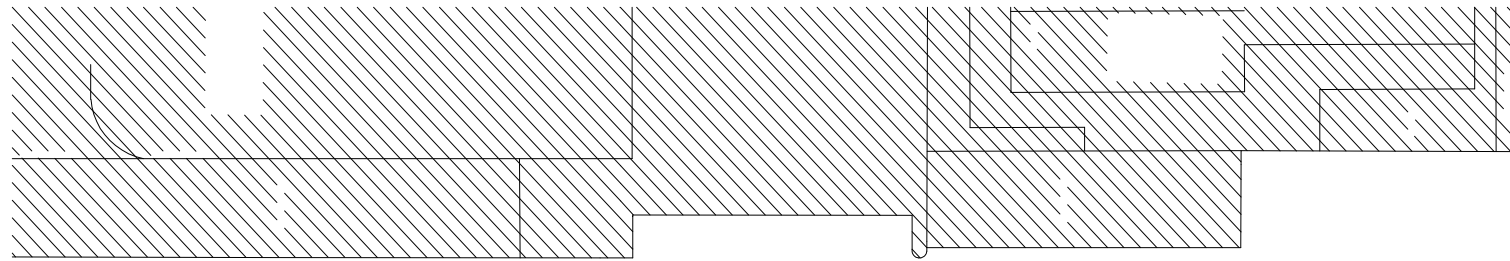
TOTAL SPACES = 194 + 75 VISITOR CAR SPACES

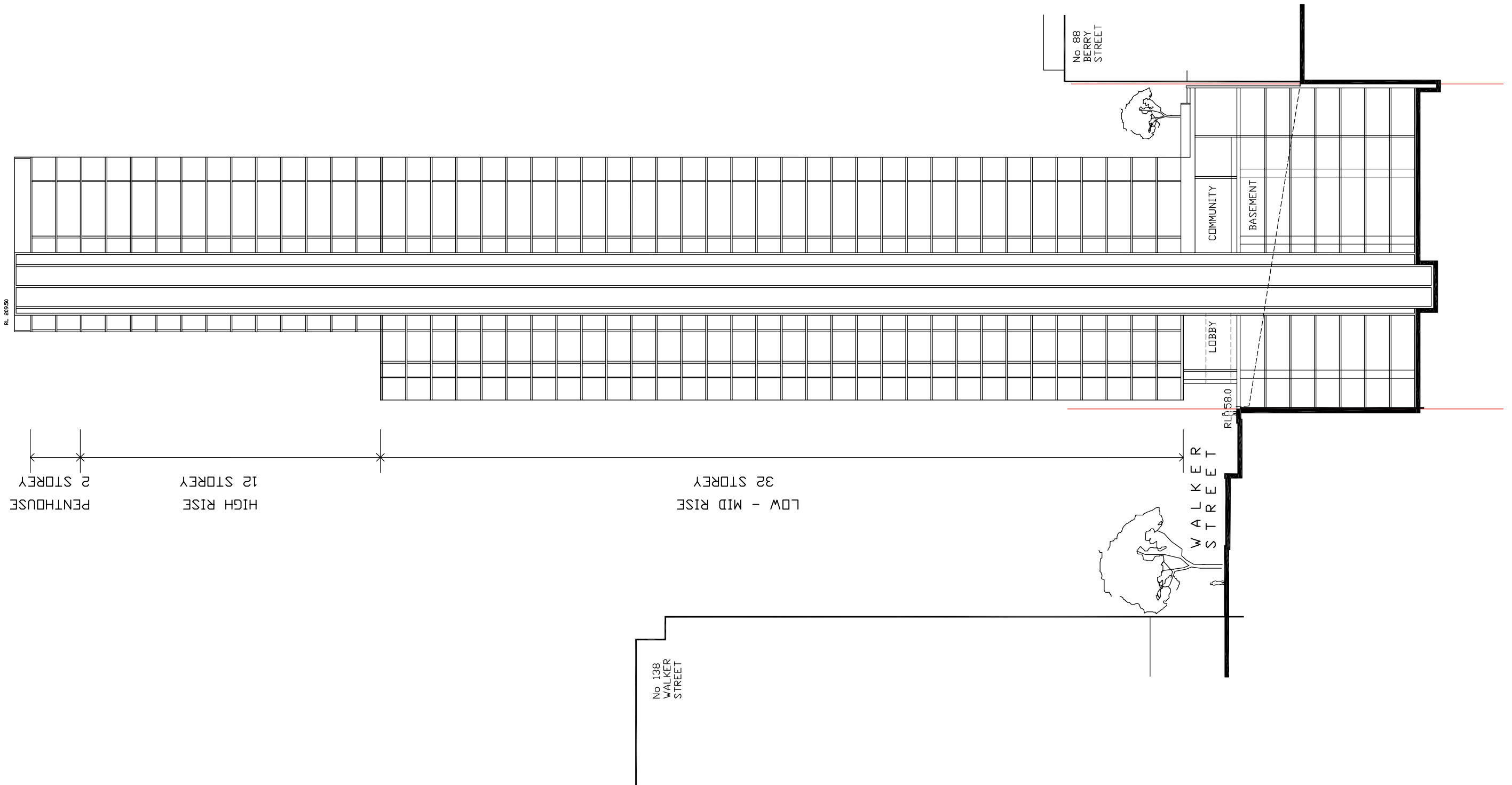
(APPROX 6 - 7 BASEMENT LEVELS)











LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	ELP
POWER POLE	PP
PIT WITH CONCRETE LID	CLID
STREET SIGN	SS
PARKING METER	PMTR
GRATED INLET PIT	GIP
KERB INLET PIT	KIP
STORMWATER MANHOLE	MH
SEWER INSPECTION POINT	SIP
SEWER VENT	SEV
SEWER MANHOLE	SMH
STOP VALVE	SV
HYDRANT	HYD
WATER METER	WM
GAS VALVE	GAS
VEHICLE CROSSING	(VC)
WINDOW	W
DOOR	D
HEAD/SILL	H/S
GAS (DBYD)	G
TELSTRA (DBYD)	T
WATER (DBYD)	W
STORMWATER (DBYD)	SW
SEWER (DBYD)	S
ELECTRICITY (OVERHEAD)	P
ELECTRICITY (U'GROUND) (DBYD)	E
NATIONAL BROADBAND NETWORK (DBYD)	NBN



REFER TO NOTES AND LEGEND



D	00/00/00	-		00
C	00/00/00	-		00
B	00/00/00	-		00
A	00/00/00	-		00
Revision	Date		Description	Reference

THIS IS THE PLAN REFERRED TO
IN MY LETTER DATED:

Registered Surveyor NSW

Suite 1, Level 1
810 Pacific Highway
Gordon NSW 2072
Locked Bag 5
Gordon NSW 2072
P 1300 587 000
F 02 9499 7760Client WALKER STREET No100 PTY LTD
Drawing title
PLAN OF DETAIL AND LEVELS OVER SP64615, SP9808,
SP86752 & SP11082 KNOWN AS No173-179 WALKER
STREET, NORTH SYDNEYdatum
AHD
site Area
2339m²
LGA
NORTH SYDNEY
project number
-
scale
1:300 @A1
reference number
44659DT
date of survey
15/05/17
SHEET
6
SHEETS
1

NOTES

1. THE BOUNDARIES HAVE NOT BEEN MARKED
2. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE OFFICE OF LAND & PROPERTY INFORMATION (NSW) AND ARE SUBJECT TO FINAL SURVEY
3. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM SSM25302 R.L. 55.657 (A.H.D.) IN ARTHUR STREET
4. CONTOUR INTERVAL 0.5 m
5. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
6. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
7. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
8. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
9. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
10. 8/4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
11. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

MGA



HAMPDEN STREET

SHEET 2

STREET

8 STOREY
COMMERCIAL &
RESIDENTIAL
CONCRETE BUILDING
METAL ROOF

PARAPET RL 85.57

S P 8 5 0 1 0

SP 64615

1

D P 5 9 1 5 1 6

1 STOREY
BRICK COTTAGE

SP 87641

SP 9808

SP 86752

SP 11082

S P 1 8 6 0 4

SHEET 4

WALKER

WARRINGAH EXPRESSWAY ON RAMP

+54.34

+53.89

+53.90

+53.57

+53.68

+53.38

+53.61

+53.29

+53.70

+53.32

+53.69

+53.47

+53.70

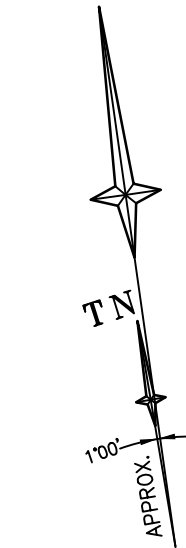
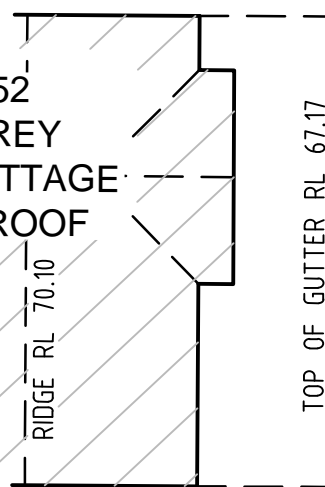
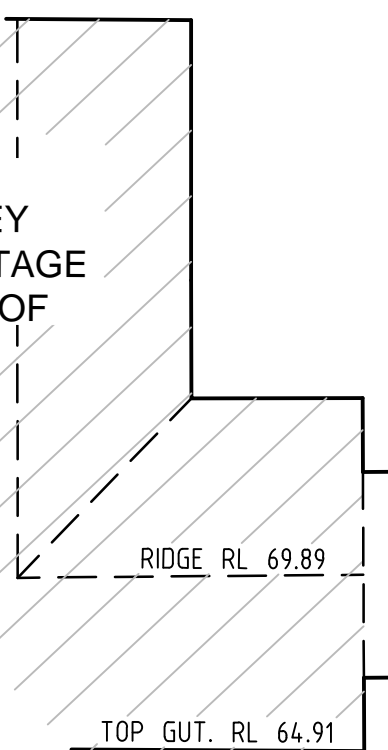
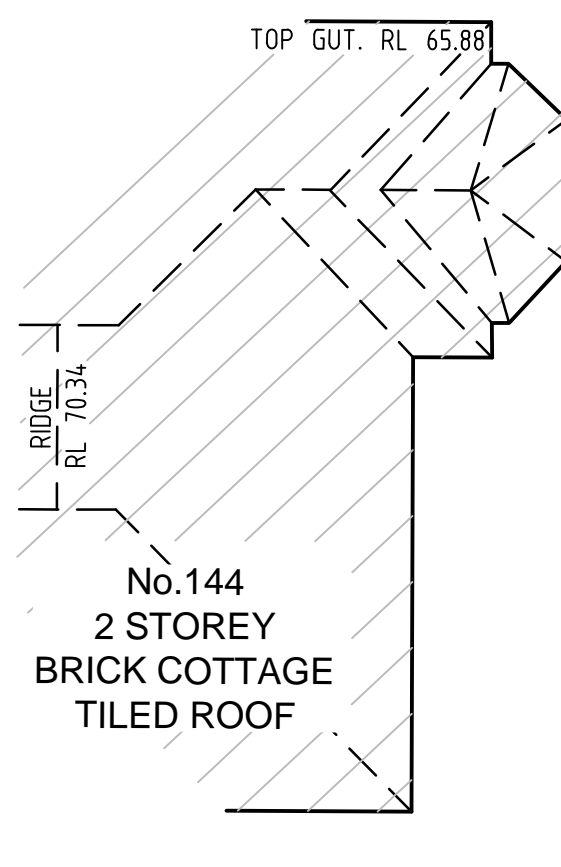
+54.20

+54.88

+55.48

+55.74

MGA

No.152
2 STOREY
BRICK COTTAGE
METAL ROOFNo.148
2 STOREY
BRICK COTTAGE
TILED ROOFNo.146
2 STOREY
BRICK COTTAGE
TILED ROOFNo.144
2 STOREY
BRICK COTTAGE
TILED ROOF

REFER TO NOTES AND LEGEND ON SHEET 1

0 2 3 4 6 8 10
SCALE 1:100 @ A1

S P 8 5 0 1 0

SEE SHEET 1 FOR NOTES AND LEGEND

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C	00/00/00	-	00
B	00/00/00	-	00
A	00/00/00	-	00
Revision	Date	Description	Reference

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IN MY LETTER DATED:

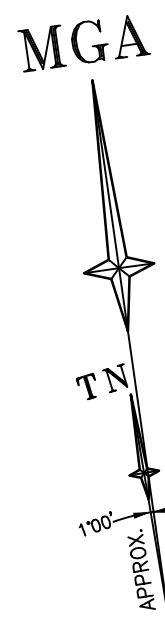
Registered Surveyor NSW

Suite 1, Level 1
810 Pacific Highway
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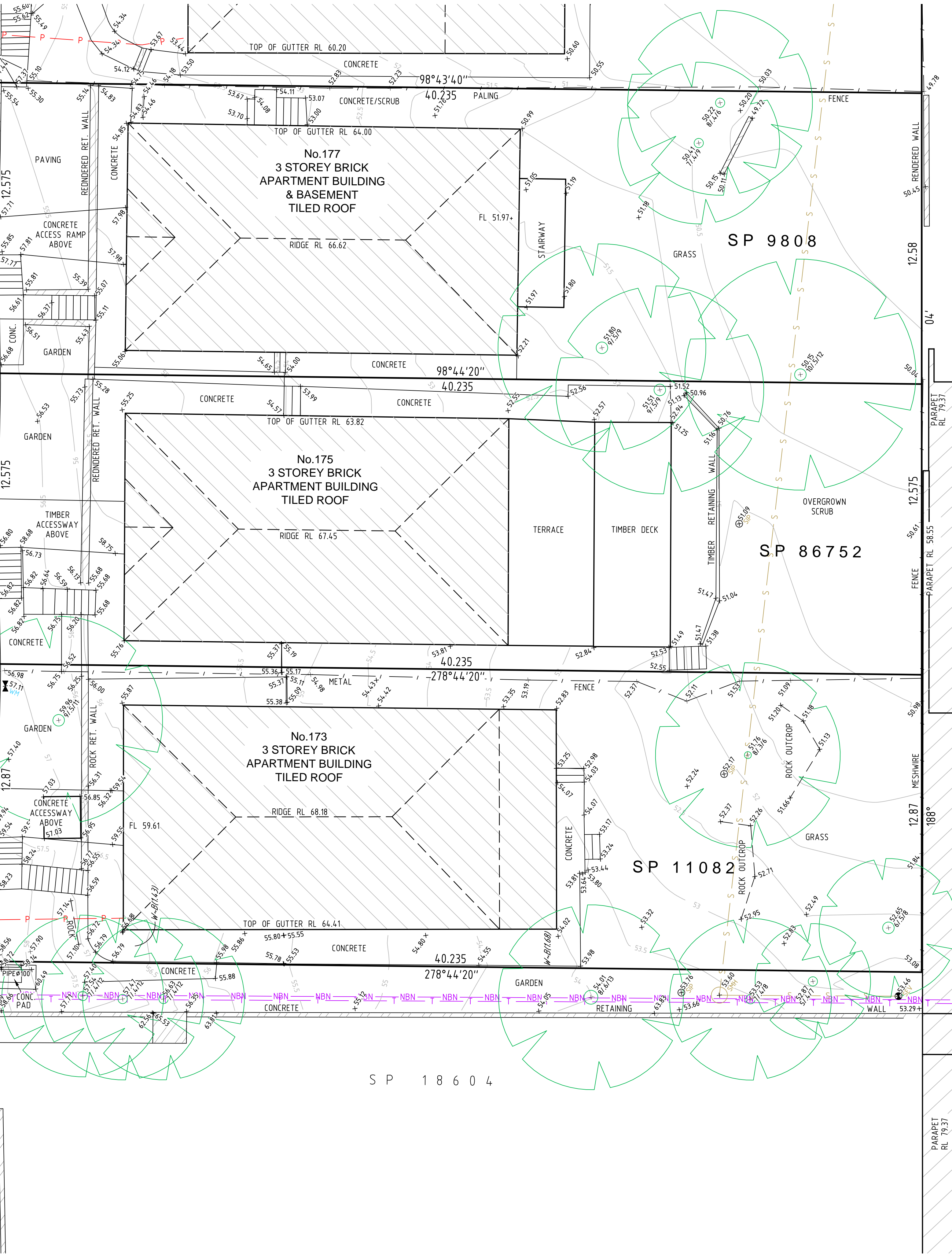
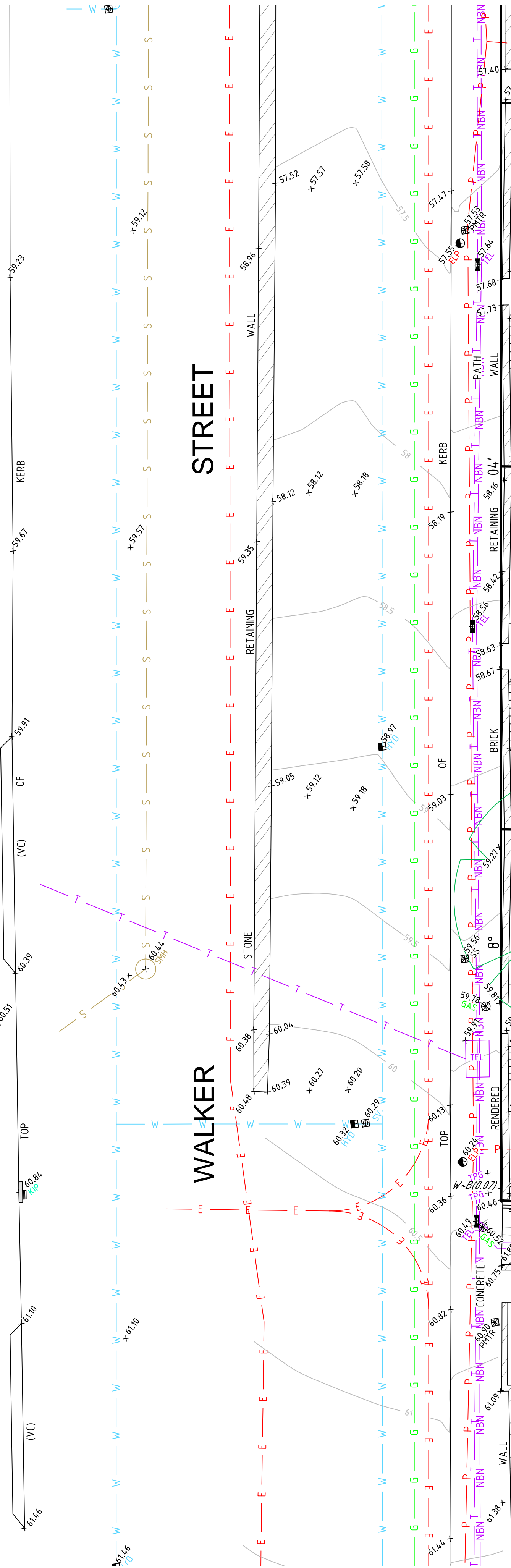
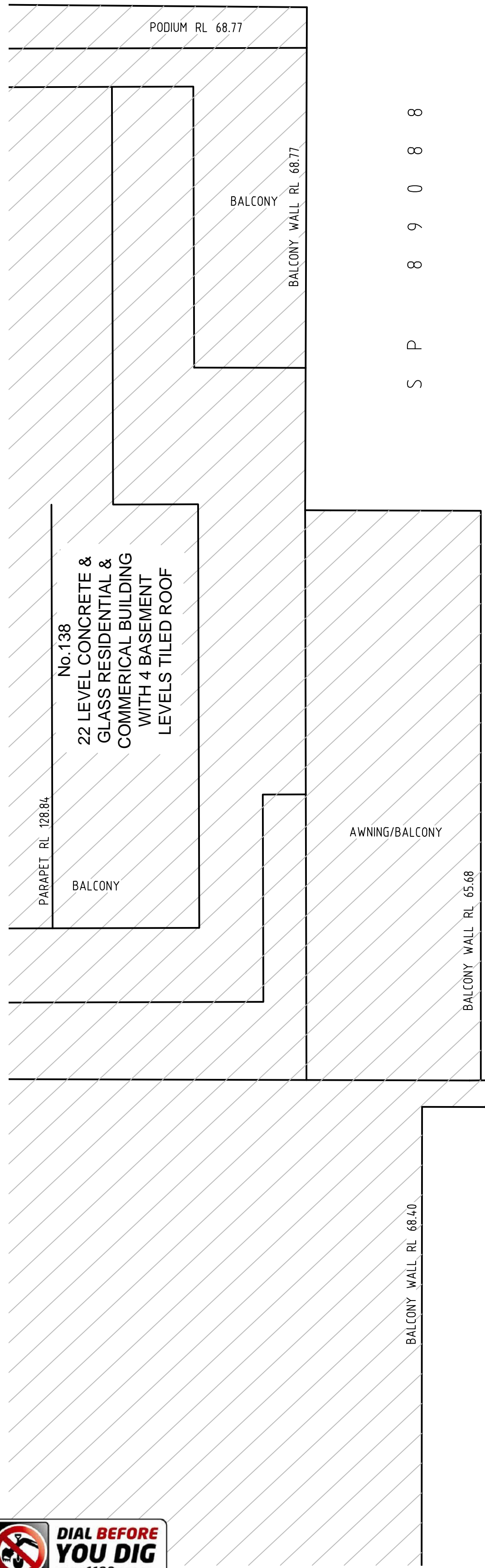
Client WALKER STREET No100 PTY LTD

Drawing title

PLAN OF DETAIL AND LEVELS OVER SP64615, SP9808,
SP86752 & SP11082 KNOWN AS No173-179 WALKER
STREET, NORTH SYDNEYdatum
AHD
site Area
2339m²
LGA
NORTH SYDNEYproject number
scale
1:100 @A1
SHEET
6reference number
44659DT
date of survey
15/05/17
SHEETS
2



S P 8 9 0 8 8



PARAPET RL52.68
PARAPET RL53.61
PARAPET RL55.29
PARAPET RL59.63
TERRACE/BALCONIES

No.88
6 STOREY BRICK &
CONCRETE BUILDING
WITH 2 BASEMENTS



REFER TO NOTES AND LEGEND ON SHEET 1



SEE SHEET 1 FOR NOTES AND LEGEND

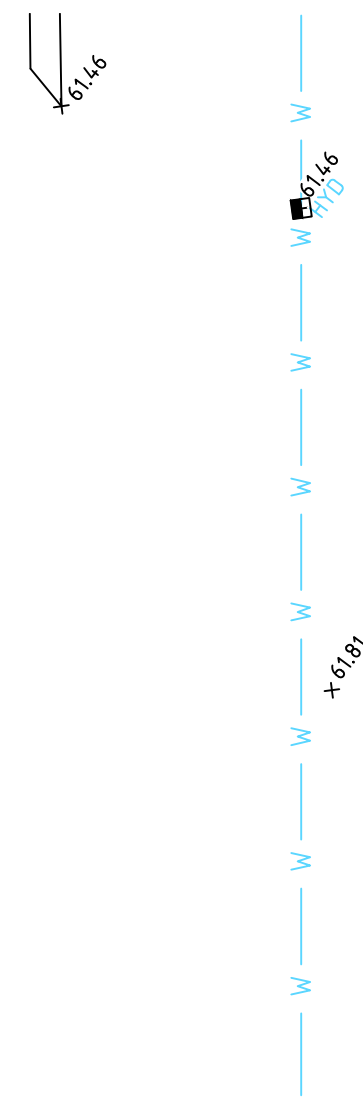
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B	00/00/00	-	00
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Revision	Date	Description	Reference

THIS IS THE PLAN REFERRED TO
IN MY LETTER DATED:
.....
Registered Surveyor NSW

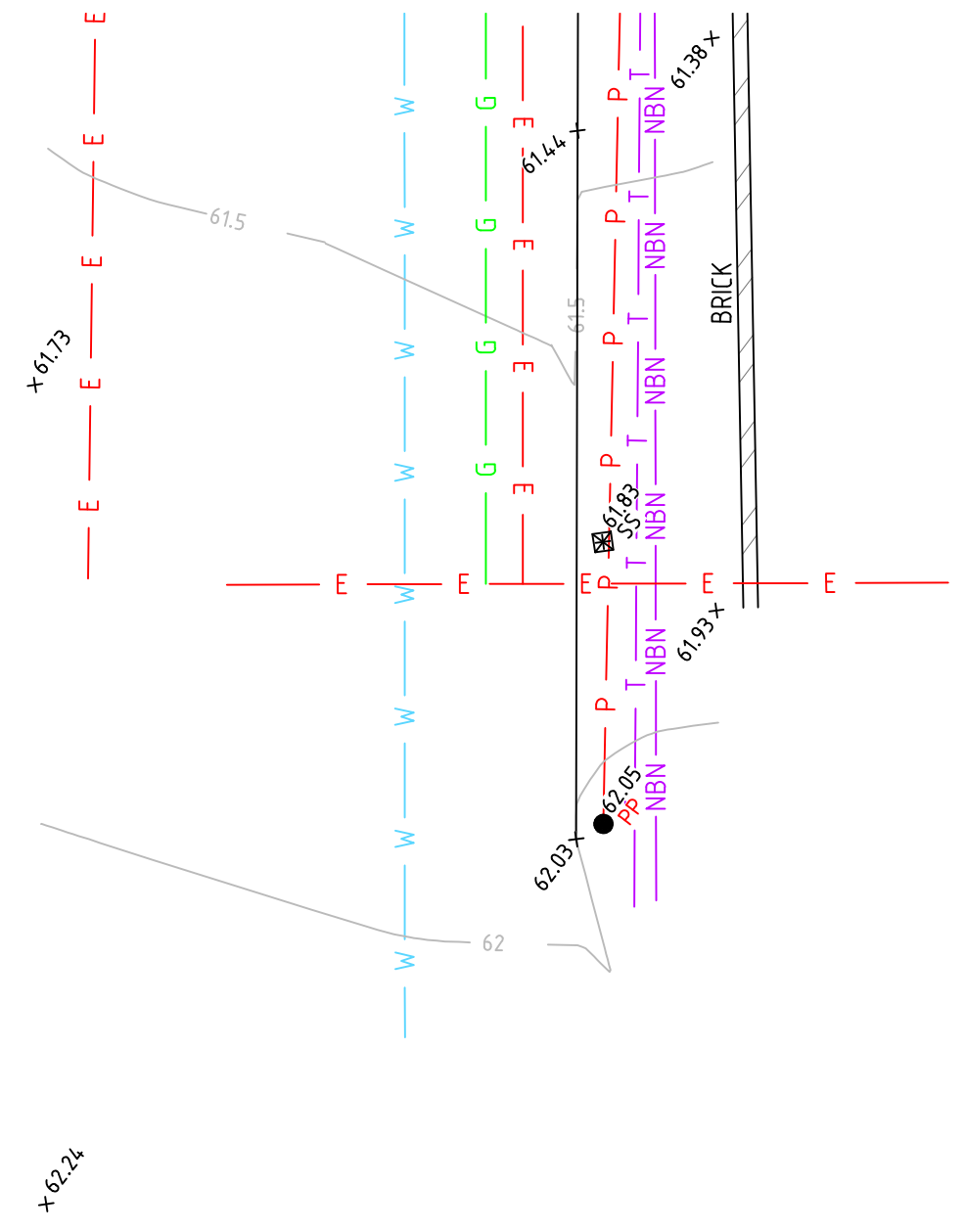


Client WALKER STREET No100 PTY LTD
Drawing title
PLAN OF DETAIL AND LEVELS OVER SP64615, SP9808,
SP86752 & SP11082 KNOWN AS No173-179 WALKER
STREET, NORTH SYDNEY

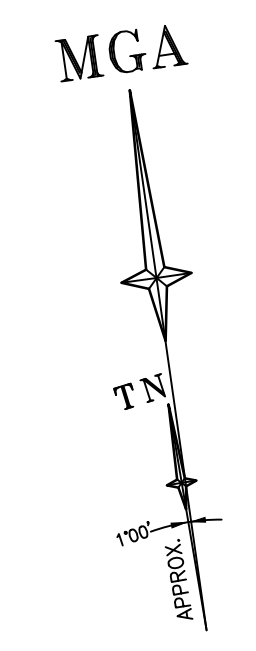
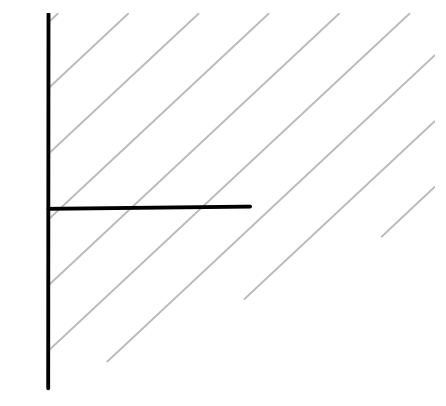
datum AHD	project number	reference number
site Area 2339m ²	scale 1:100 @A1	44659DT
LGA NORTH SYDNEY	SHEET 6	date of survey 15/05/17



STREET



S P 1 8 6 0 4



REFER TO NOTES AND LEGEND ON SHEET 1



SEE SHEET 1 FOR NOTES AND LEGEND

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C	00/00/00	-	00
B	00/00/00	-	00
A	00/00/00	-	00
Revision	Date	Description	Reference

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IN MY LETTER DATED:

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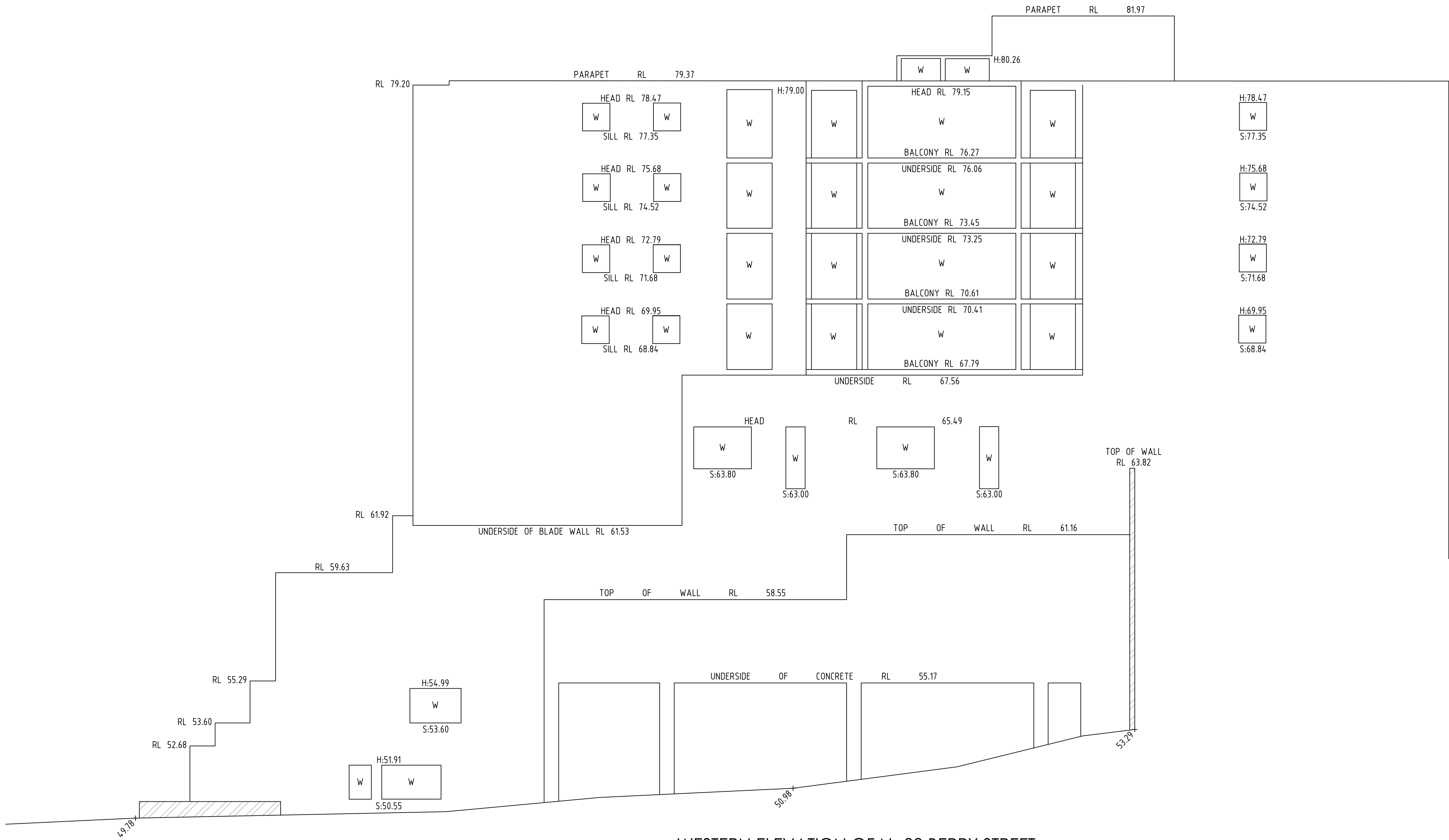
Registered Surveyor NSW



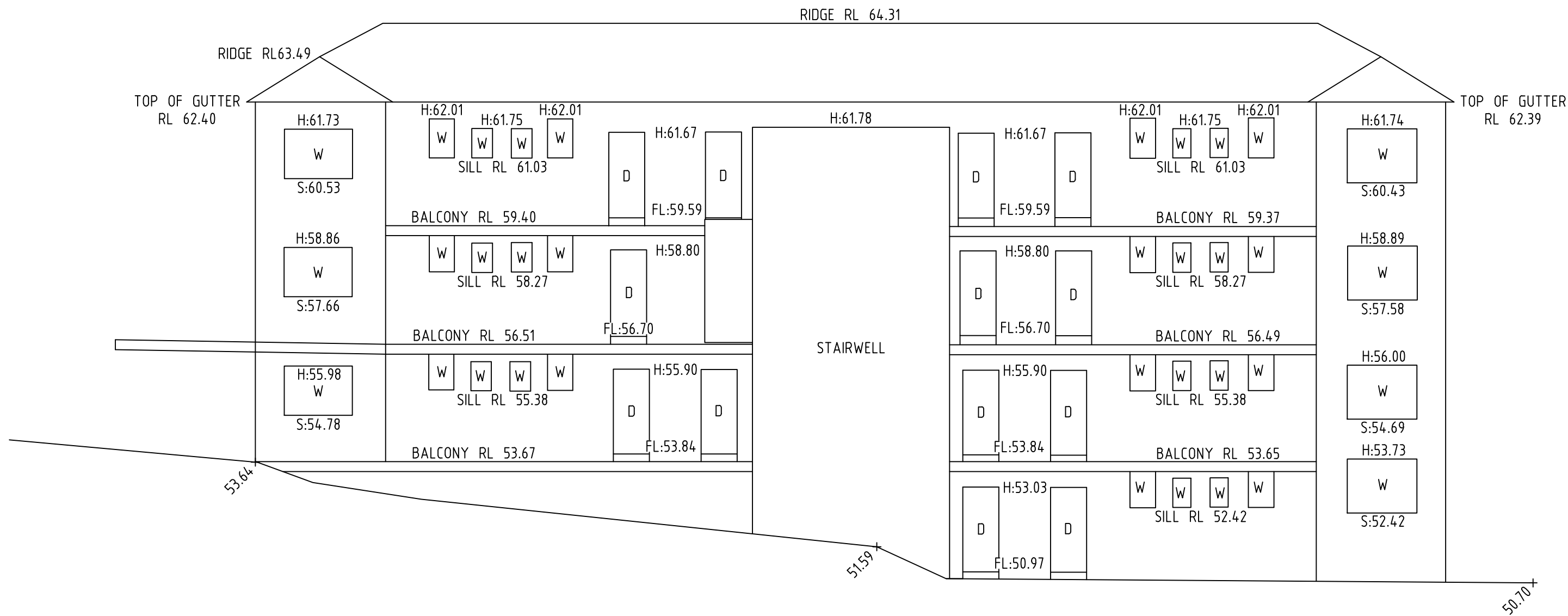
Suite 1, Level 1
810 Pacific Highway
Gordon NSW 2072
Locked Bag 5
Gordon NSW 2072
P 1300 587 000
F 02 9499 7760

Client: WALKER STREET No100 PTY LTD
Drawing title:
PLAN OF DETAIL AND LEVELS OVER SP64615, SP9808,
SP86752 & SP11082 KNOWN AS No173-179 WALKER
STREET, NORTH SYDNEY

datum	project number	reference number
AHD	-	44659DT
site Area	scale	date of survey
2339m ²	1:100 @A1	15/05/17
LGA		
NORTH SYDNEY	OF SHEET 6	SHEETS 4



WESTERN ELEVATION OF No88 BERRY STREET



REFER TO NOTES AND LEGEND ON SHEET 1

SEE SHEET 1 FOR NOTES AND LEGEND

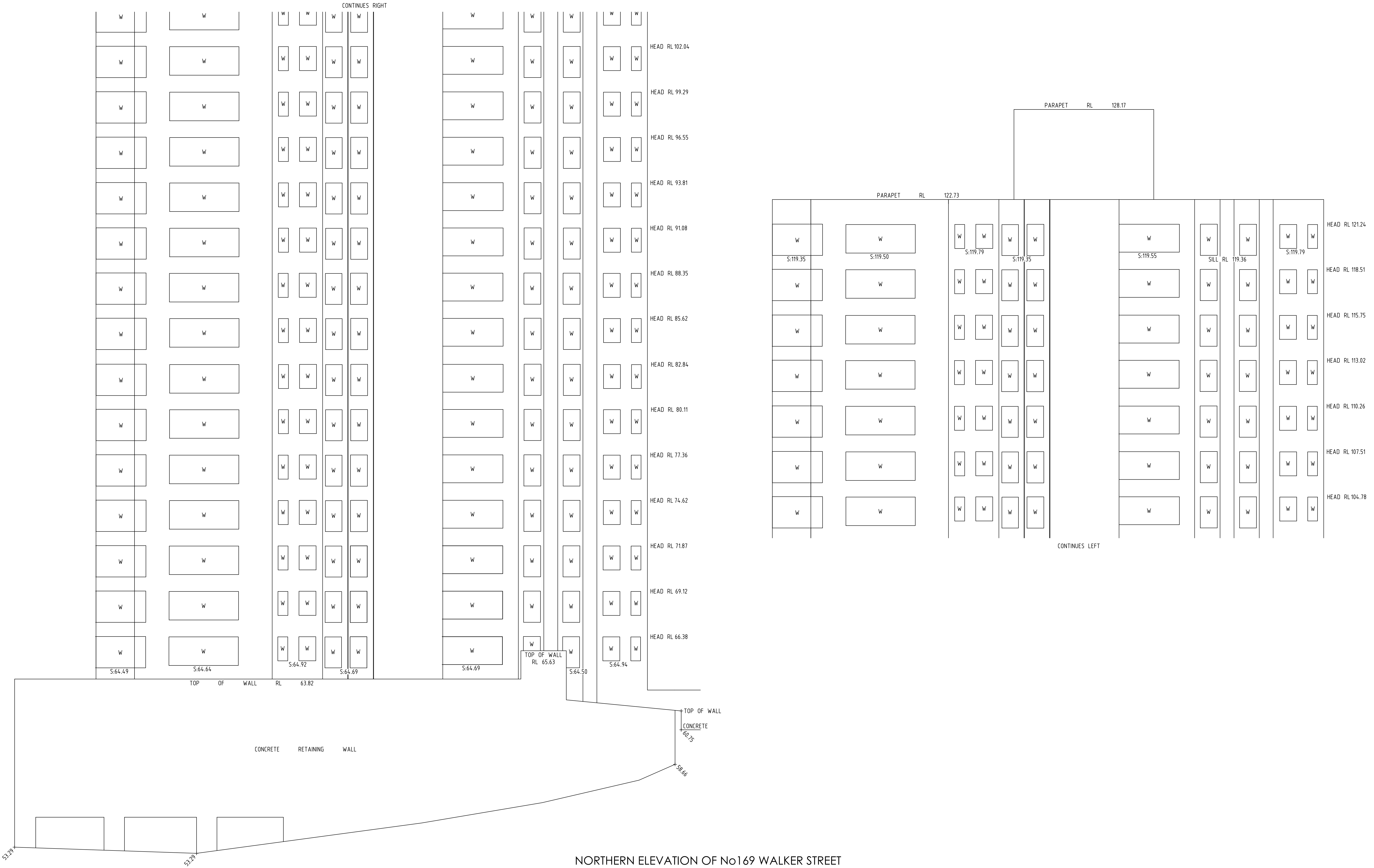
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B	00/00/00	-		00
A	00/00/00	-		00
Revision	Date		Description	Reference

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:
.....
Registered Surveyor NSW



Client WALKER STREET No100 PTY LTD
Drawing title
PLAN OF DETAIL AND LEVELS OVER SP4615, SP9808, SP86752 & SP11082 KNOWN AS No173-179 WALKER STREET, NORTH SYDNEY

datum AHD site Area 2339m ² LGA NORTH SYDNEY	project number - scale 1:100 @A1 OF	reference number 44659DT date of survey 15/05/17 SHEETS 5
--	---	--



REFER TO NOTES AND LEGEND ON SHEET 1



SEE SHEET 1 FOR NOTES AND LEGEND

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C	00/00/00	-		00
B	00/00/00	-		00
A	00/00/00	-		00
Revision	Date		Description	Reference

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.....
Registered Surveyor NSW



Suite 1, Level 1
810 Pacific Highway
Gordon NSW 2072
Locked Bag 5
Gordon NSW 2072
P 1300 587 000
F 02 9499 7760

Client WALKER STREET No100 PTY LTD
Drawing title
PLAN OF DETAIL AND LEVELS OVER SP64615, SP9808,
SP86752 & SP11082 KNOWN AS No173-179 WALKER
STREET, NORTH SYDNEY

datum AHD	project number -	reference number 44659DT
site Area 2339m ²	scale 1:100 @A1	date of survey 15/05/17
LGA NORTH SYDNEY	OF 6	SHEETS 6

APPENDIX C

SITE PHOTOGRAPHS



SITE PHOTOGRAPHS

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



Photograph N° 1



View of: No. 179 Walker Street, Front yard
Looking North
Inspected on 26.0.2017

Photograph N° 2



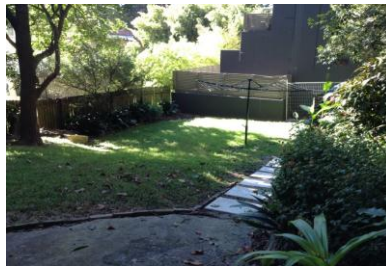
View of: No. 179 Walker Street, rear backyard
Looking North west
Inspected on 26.06.2017

Photograph N° 3



View of: No. 177 Walker Street
Looking: East
Inspected on 26.06.2017

Photograph N° 4



View of: No. 177 Walker Street, rear yard
Looking: north east
Inspected on 26.06.2017

Photograph N° 5



View of: No. 175 Walker Street
Looking: East
Inspected on 26.06.2017

Photograph N° 6



View of: No. 175 Walker Street, rear yard
Looking: East
Inspected on 26.06.2017

SITE PHOTOGRAPHS

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

Photograph N° 7



View of: No. 173 Walker street
Looking North east
Inspected on 26.06.2017

Photograph N° 8



View of: No. 173 Walker Street, Natural rock
Looking South
Inspected on 26.06.2017

Photograph N° 9



View of: Concrete footpath
Looking West
Inspected on 26.06.2017

Photograph N° 10



View of: Pedestrian bridge
Looking West
Inspected on 26.06.2017

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

<u>Current Owners/Lessees(Auto titles only)</u>			<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 9	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

	<u>Locality</u>	<u>Title</u>	<u>Acquiring Dlg</u>
WALKER STREET NO. 100 PTY LTD	NORTH SYDNEY	6/SP86752	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 ***

doccop1

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.

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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. 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 -----
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

PRINTED ON 29/6/2017

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
-----	-----	-----	-----
29/4/1986		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
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 ***

doccop1

PRINTED ON 29/6/2017

60

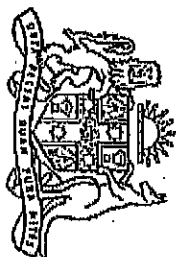
The Registrar General certifies that at the date and time specified above the information set out in this search constitutes the historical record of all dealings recorded in or action taken in respect of the mentioned title which is required to be kept by the Registrar General under section 32(7) of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



Registrar General

Appln No. 2550 DS

Prior Title Vol. 8490 Fol. 171



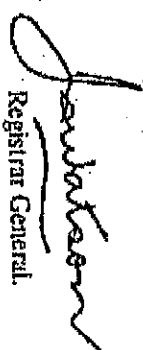
Vol. 13119 Fol. 135

SEE AUTO FOLIO
EDITION ISSUED

20 8 1976

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.

S

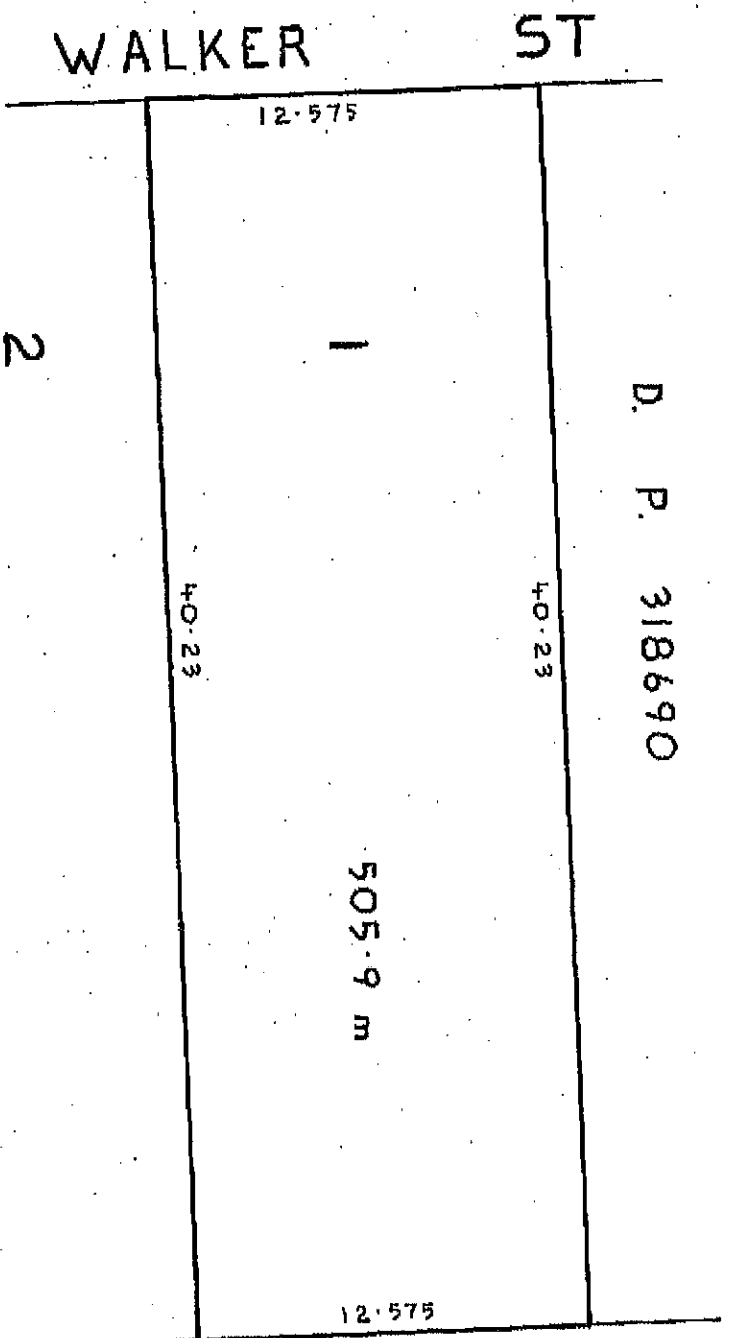

Registrar General

(Page 1) Vol. 13119 Fol. 135



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 THEREFROM the mines of coal reserved by the Crown Grant.

EXCEPTIONS ENCUMBRANCES AND INTERESTS REFERRED TO

1. Caveat No. N609593 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.

523229



HAND AUTHENTICATED BY THE SEAL



TITLES GENERAL ARE CANCELLED

[illegible]

AFTER REGN
REFER ALL
DLGS & PLANS
TO ST30

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. 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 ***

doccop1

PRINTED ON 29/6/2017

46

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

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

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

doccop1

FOLIO CANCELLED PRINTED ON 30/6/2017

45

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. 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.



Registrar General



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.

* 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



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



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

Page 1

LAND

LOT 5 IN STRATA PLAN 64615

AT NORTH SYDNEY

LOCAL GOVERNMENT AREA NORTH SYDNEY

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

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

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 1286

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 ***

NEW SOUTH WALES

Crown Grant Volume 11 Folio 198

Prior Title Volume 361 Folio 32

CERTIFICATE OF TITLE
DEEDS ACT, 1900, as amended.



Vol. 10286 Fol. 72

Edition issued 6-4-1966

CANCELLED

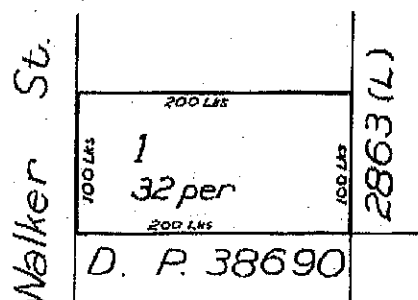
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness D. Sullivan.

J. J. J. J.
Registrar General.



PLAN SHOWING LOCATION OF LAND



K268059 43.

Scale = 1 chain to one inch.

ESTATE AND LAND REFERRED TO

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

J. J. J. J.
Registrar General.

FIRST SCHEDULE (continued overleaf)

HAROLD JOSEPH JAMES of North Sydney Retired.

J. J. J. J.
Registrar General.

SECOND SCHEDULE (continued overleaf)

GRY

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

J. J. J. J.
Registrar General.

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

(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.

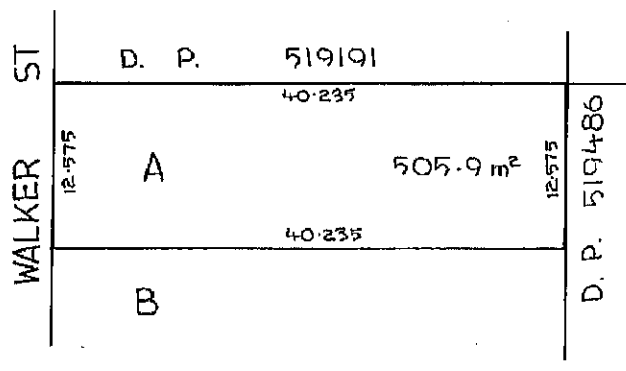
S

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES - REDUCTION RATIO 1:400



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

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





235

Fol.

11312

(Page 1) Vol.

Appln. No. 2550

Prior Titles Vol. 4241 Fols 53 and 54



Vol. 11312 Fol. 235

CANCELLED

Edition issued 14-5-1970

L789027

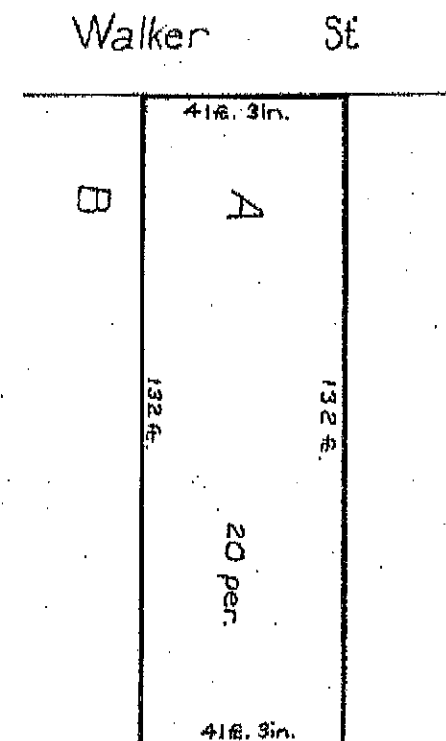
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness

Registrar General.



PLAN SHOWING LOCATION OF LAND



L789027

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.


Registrar General

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

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		
<i>Bill Rowley Cars Pty Limited</i> This deed is cancelled as to <i>whole</i> New Certificates of Title have issued on <i>28/7/1975</i> for lots in <i>Strata</i> Plan No. <i>9808</i> as follows: Lots <i>1-6</i> Vol. <i>12870</i> Fol <i>77-78</i> respectively. <i>Common Property Vol 12870 Fol 70</i>  <i>J. J. J. J.</i> REGISTRAR GENERAL	<i>Transfer</i>	<i>M359424</i>	<i>16.7.1971</i>	<i>27.7.1971</i>	<i>J. J. J. J.</i>

L781/1971
M359423/1971
R 247C
M359423/1971
M359423/1971
97-11
CT 17/6/75
SP9808 10/1/75

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					
Mortgage	1789028	1-3-1970	Industrial Corporation Ltd	23.5.1970	J. J. J. J.	Discharged	M359423
Mortgage	M465415	4-7-1972	To Donald George Lynd of Barclays Company	20-10-1972	J. J. J. J.	Discharged	M465415
Mortgage	M954497	10-10-1972	to Bank of New South Wales	2-11-1972	J. J. J. J.		

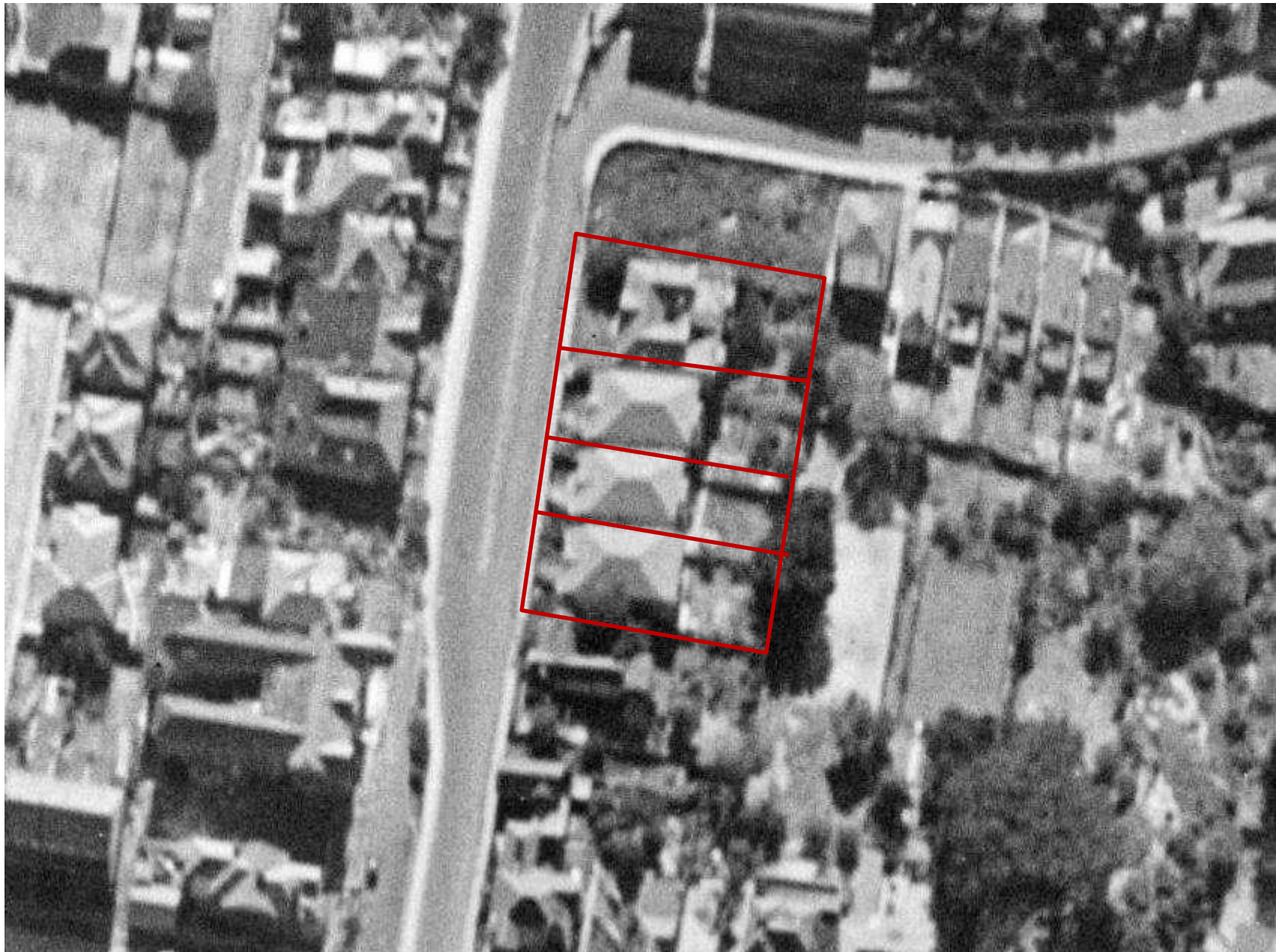
NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED

APPENDIX E

AERIAL PHOTOGRAPHS



HISTORICAL AERIAL PHOTOGRAPHS - 1943



LEGEND

Site Boundary

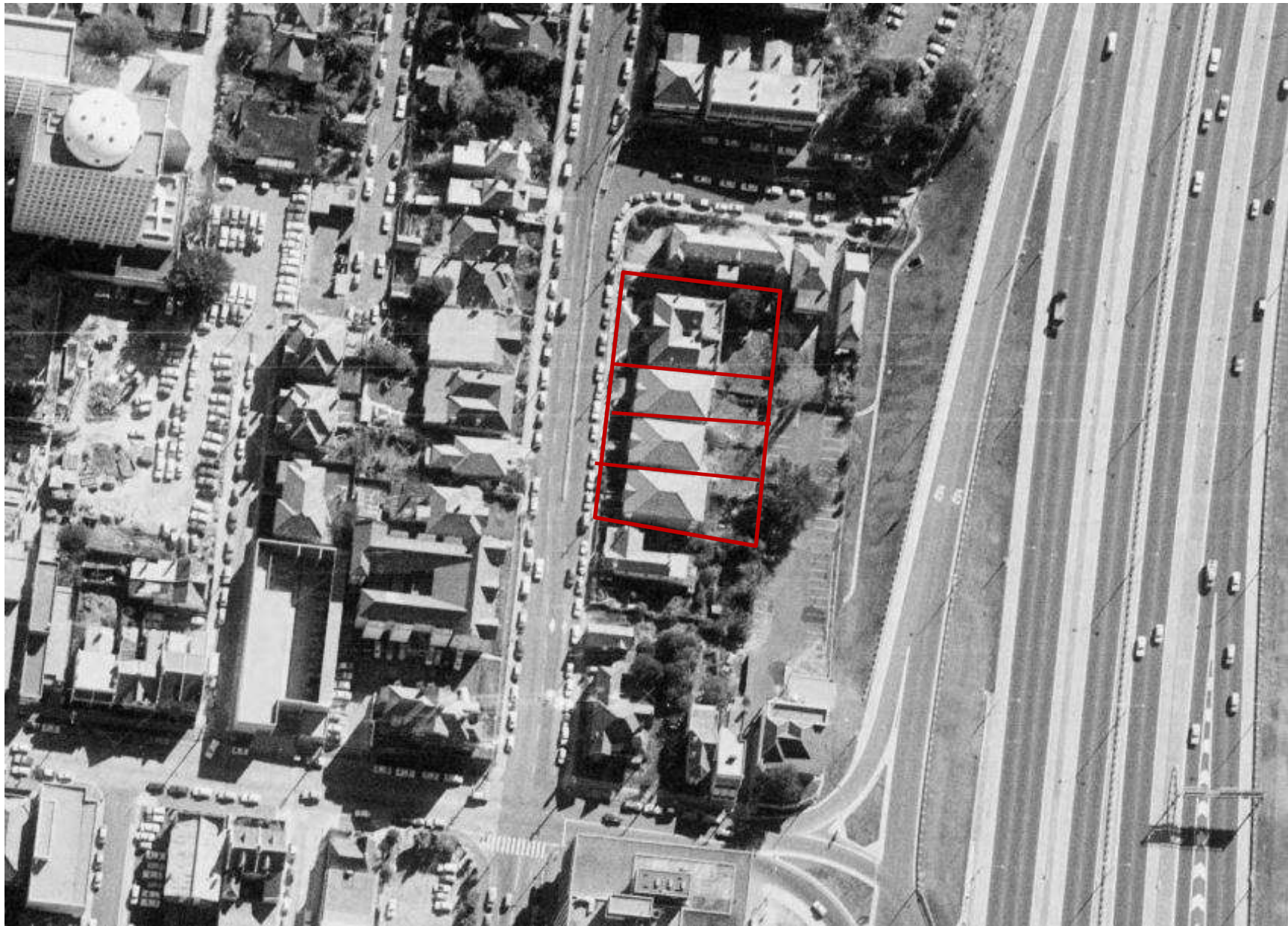
ABN 75 050 212 710

Aargus Pty Limited

Environment – Remediation – Geotechnical Engineering

PROJECT DETAILS			DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	B	Rev No.	0
Project No.	ES6920		Scale	As above	Size	A3
Client	Walker Street No. 100 Pty Ltd		Drawn by	SP	Date	22.06.2017
Site Address	173-179 Walker Street, North Sydney NSW		Approved by	MK	Date	27.06.2017

HISTORICAL AERIAL PHOTOGRAPHS - 1970



LEGEND



ABN 75 050 212 710

Aargus Pty Limited

Environment – Remediation – Geotechnical Engineering

PROJECT DETAILS			DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	C	Rev No.	0
Project No.	ES6920		Scale	As above	Size	A3
Client	Walker Street No. 100 Pty Ltd		Drawn by	SP	Date	23.06.2017
Site Address	173-179 Walker Street, North Sydney NSW		Approved by	MK	Date	27.07.2017

HISTORICAL AERIAL PHOTOGRAPHS - 1991



ABN 75 050 212 710

Aargus Pty Limited

Environment – Remediation – Geotechnical Engineering

PROJECT DETAILS			DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	D	Rev No.	0
Project No.	ES6920		Scale	As above	Size	A3
Client	Walker Street No. 100 Pty Ltd		Drawn by	SP	Date	23.06.2017
Site Address	173-179 Walker Street, North Sydney NSW		Approved by	MK	Date	27.07.2017

CURRENT AERIAL PHOTOGRAPHS - 2017



LEGEND



Site Boundary

ABN 75 050 212 710

Aargus Pty Limited

Environment – Remediation – Geotechnical Engineering

PROJECT DETAILS			DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	D	Rev No.	0
Project No.	ES6920		Scale	As above	Size	A3
Client	Walker Street No. 100 Pty Ltd		Drawn by	SP	Date	22.06.2017
Site Address	173-179 Walker Street, North Sydney NSW		Approved by	MK	Date	27.06.2017

APPENDIX F

NSW 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.)



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



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	
1018976	ST VINCENTS & MATER HEALTH SYDNEY LIMITED	25 - 35 ROCKLANDS ROAD, NORTH SYDNEY, NSW 2060	s.58 Licence Variation	Issued	27 May 2005	
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

Connect

Feedba

Web su
Public c



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

Connect

Feedba

Web su
Public c

APPENDIX G

SECTION 149 CERTIFICATES





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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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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- 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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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*



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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:

A handwritten signature in black ink, appearing to read 'Ross McCreanor', written over the word 'per:'.

DIAGRAM OF SANITARY DRAINAGEMunicipality of **North Sydney** SEWER AVAILABLEDiagram No. **209599****SYMBOLS AND ABBREVIATIONS**

■ Boundary Trap	■ R.V. Reflux Valve	I.P. Induct Pipe	Bsn. Basin
■ Pit	— Cleaning Eye	M.F. Mica Flap	Shr. Shower
■ G.I. Grease Interceptor	o Vert. Vertical Pipe	T. Tube	W.I.P. Wrought Iron Pipe
■ Gully	o V.P. Vent. Pipe	K.S. Kitchen Sink	C.I.P. Cast Iron Pipe
■ R.T. P. Trap	o 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.

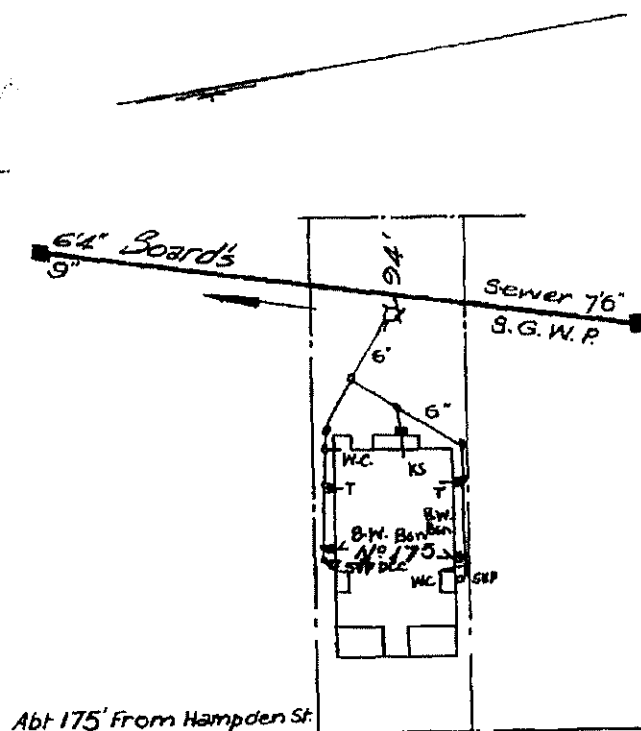
Certificates for drainage and sanitary plumbing may be obtained on application at the office of the Board by the Drainer or Plumber concerned.

~~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

OFFICE USE ONLY			269 164		
WC.	Designed by	Date	Inspector	First Visit	Passed
B.W.		1/1			
Shr.	Inspector				
Bsn.	Examined by	1/1			
K.S.					
T.	Chief Inspector				
Pig.					
Dge. Int.					
Dge. Ext.					

NOTE: This helio must be returned as soon as possible or NOT LATER THAN **B.T.R.**

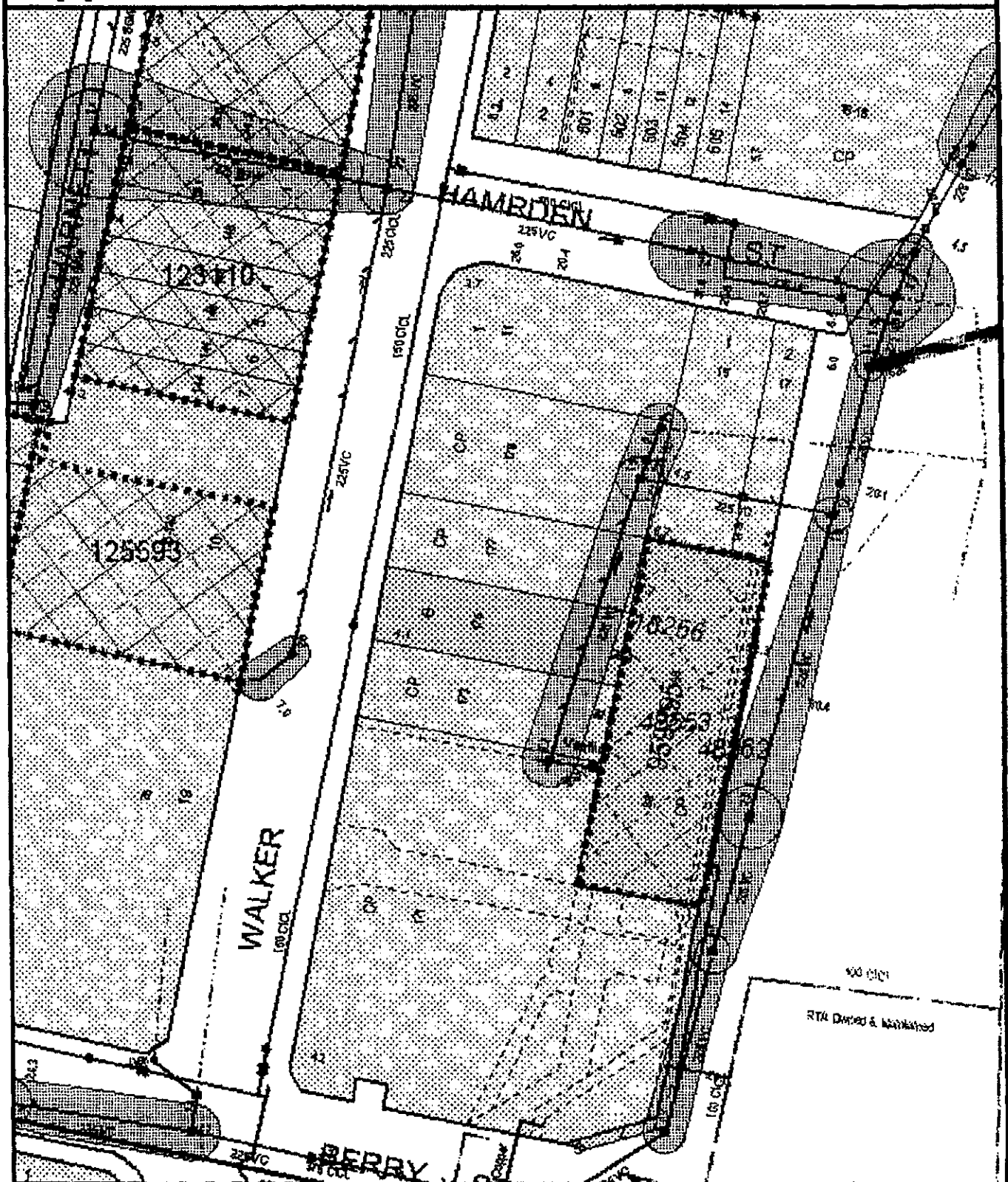
Checked with Design and Diagram

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.

Application Created on 20/04/2012 15:53:25



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

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C O U N C I L

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 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

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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 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.

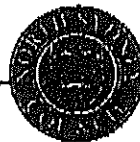
The Planning Proposal will be on public exhibition from Thursday 13 October 2017 to Wednesday 26 October 2017.

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 69(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:

A handwritten signature in black ink, appearing to be 'RM', written over a large, stylized, looped shape.

Municipality of **North Sydney** SEWER AVAILABLEDiagram No. **209598**

SYMBOLS AND ABBREVIATIONS			
□ Boundary Trap	□ R.V. Reflux Valve	I.P. Induct Pipe	Bsn. Basin
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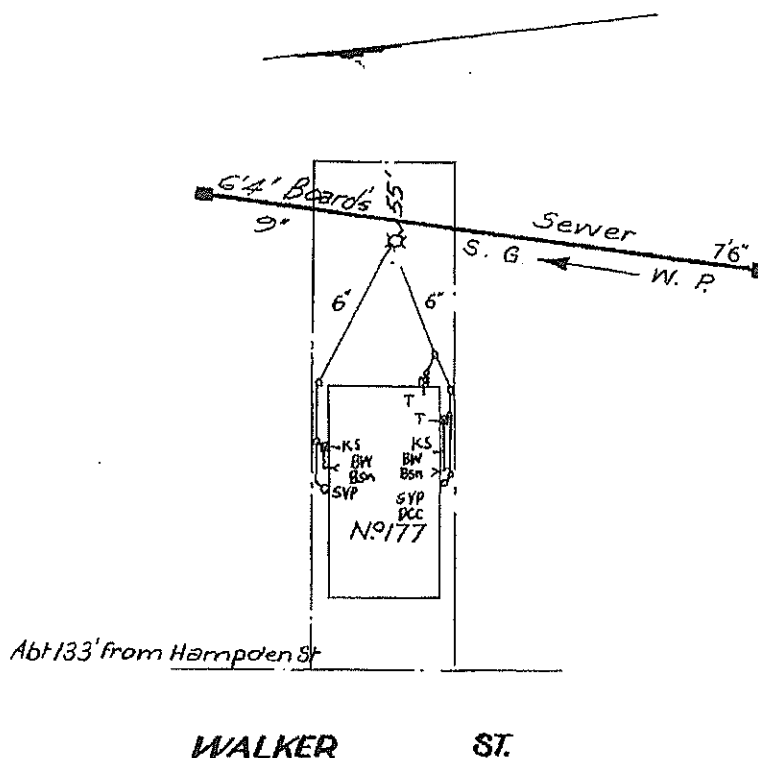
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This work will be tested from

SHEET No **610**.....19....
For Engineer-in-Chief

OFFICE USE ONLY		289 163	
W.C.	Designed by	Date	Inspector
B.W.		1/1	
Shr.	Inspector		
Bsn.			
K.S.	Examined by	1/1	
T.	Chief Inspector		
Pig.			
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	

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From MILLS OAKLEY - LAWYERS Purchasers' SolicitorTo LEARDY & COMPANY PTY LTD Vendors' SolicitorDate 24.11.2016**REQUISITIONS ON TITLE**RE: WALKER STREET NO 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
<p>8. 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>	
<p>9. 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>	
<p>10. 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>	
<p>11. 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>	
<p>12. Is the parcel situated within an aircraft flight path? If so, on what basis and what curfew applies?</p>	
<p>13. 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>	
<p>14. 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 draftsperson for any error or omission or any other liability that may arise directly or indirectly from the publication and use of this form.



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 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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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".

Municipality of **NORTH SYDNEY** SEWER AVAILABLEDiagram No. **209597**

SYMBOLS AND ABBREVIATIONS

□ Boundary Trap	■ R.V. Reflux Valve	I.P. Induct Pipe	Bsn. Basin
■ Pit	○ Cleaning Eye	M.F. Mica Flap	Shr. Shower
■ G.O.I. Grease Interceptor	○ V.P. 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. 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

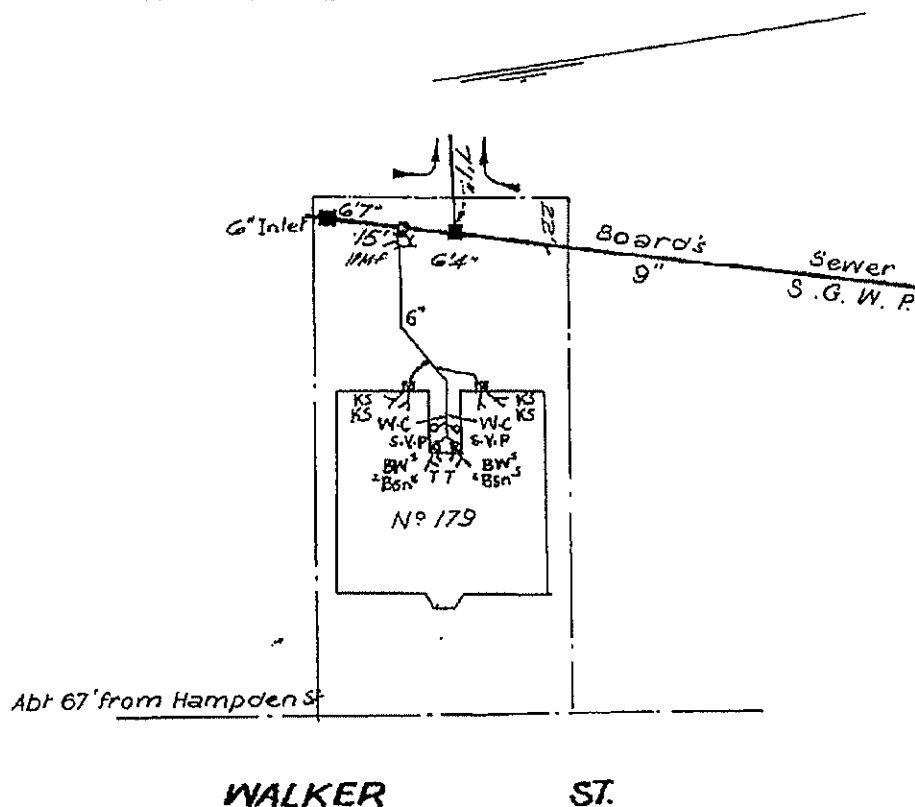
Certificates for drainage and sanitary plumbing may be obtained on application at the office of the Board by the Drainer or Plumber concerned.

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

112/611230 RE-CONNECTION TO SEWERSHEET Nº **610****793 610**

For Engineer-in-Chief

OFFICE USE ONLY				269 162	
W.C.	Designed by	Date	Inspector	First Visit	Passed
B.W.	Inspector	1/1	This helio must be returned as soon as possible on NOT LATER THAN		
Shr.					
Bsn.	Examined by	1/1		Checked with Design and Diagram	
K.S.					
T.	Chief Inspector		Chief Inspector		
Pig.					
Dge. Int.	DESIGN		B.T.R.	SUPERVISION	
Dge. Ext.					

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.



address 200 Miller Street North Sydney NSW 2060

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ABN 32 353 260 317

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

Applicant:

Norris Allen
D X 4424
EPPING

11 NOV 2016

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

Cert. No.: 66232/02
Page No.: 1 of 7

Parcel No: 18814

Date: 02/11/2016
Receipt No.: 1920016
Your REF:

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:

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.



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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 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 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 horizontal line.

SEWERAGE SERVICE DIAGRAM

Municipality of *North Sydney*

No. *131528*

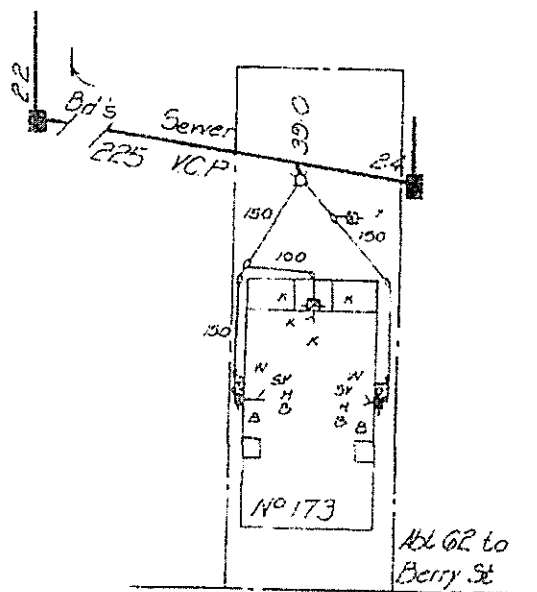
- Boundary Trap
- ⊕ Inspection Shaft
- ⊕ Pit
- ⊕ G Grease Interceptor
- ⊕ Gully
- ⊕ P P Trap

- ⊕ R Reflux Valve
- ⊕ CE Cleaning Eye
- ⊕ V Vertical Pipe
- ⊕ V Vent Pipe
- ⊕ SV Soil Vent Pipe
- ⊕ DC Down Cast Cowl
- ⊕ IP Induc. Pipe
- ⊕ MF Man Flap
- ⊕ T Tubs
- ⊕ K Kitchen Sink
- ⊕ W Water Closet
- ⊕ B Bath Waste

- ⊕ H Basin
- ⊕ S Shower
- ⊕ WIP Wrought Iron Pipe
- ⊕ CIP Cast Iron Pipe
- ⊕ F Floor Waste
- ⊕ M Washing Machine

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. *610* 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		Supervised by	Date
Bth.	Inspector		Date		Inspector
Shr.					
Bsn	Examined by		Outfall		69-737
K.S.					
T.	Chief Inspector		Diameter		
Plg.					
Ogn. Int.	Tracing Checked		Plumber		
Ogn. Ext.			Boundary Trap		
			is/are required		

APPENDIX H

GROUNDWATER BORE SEARCH



All Groundwater

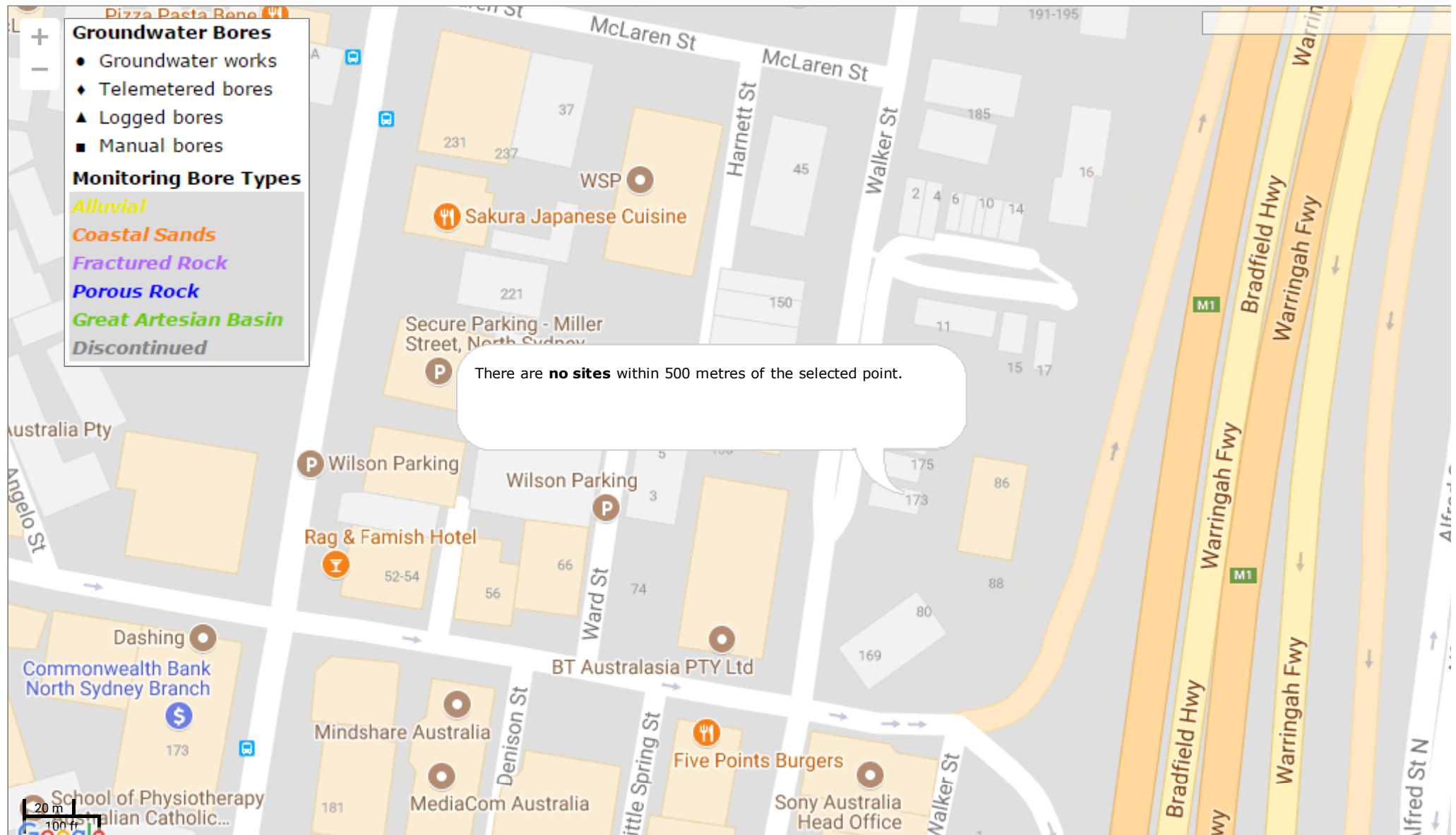
All Groundwater Map

[bookmark this page](#)

All data times are Eastern Standard Time

Map

Info





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bandwidth ☒ high ☐ low

[glossary and metadata](#)

All Groundwater

All Groundwater Map

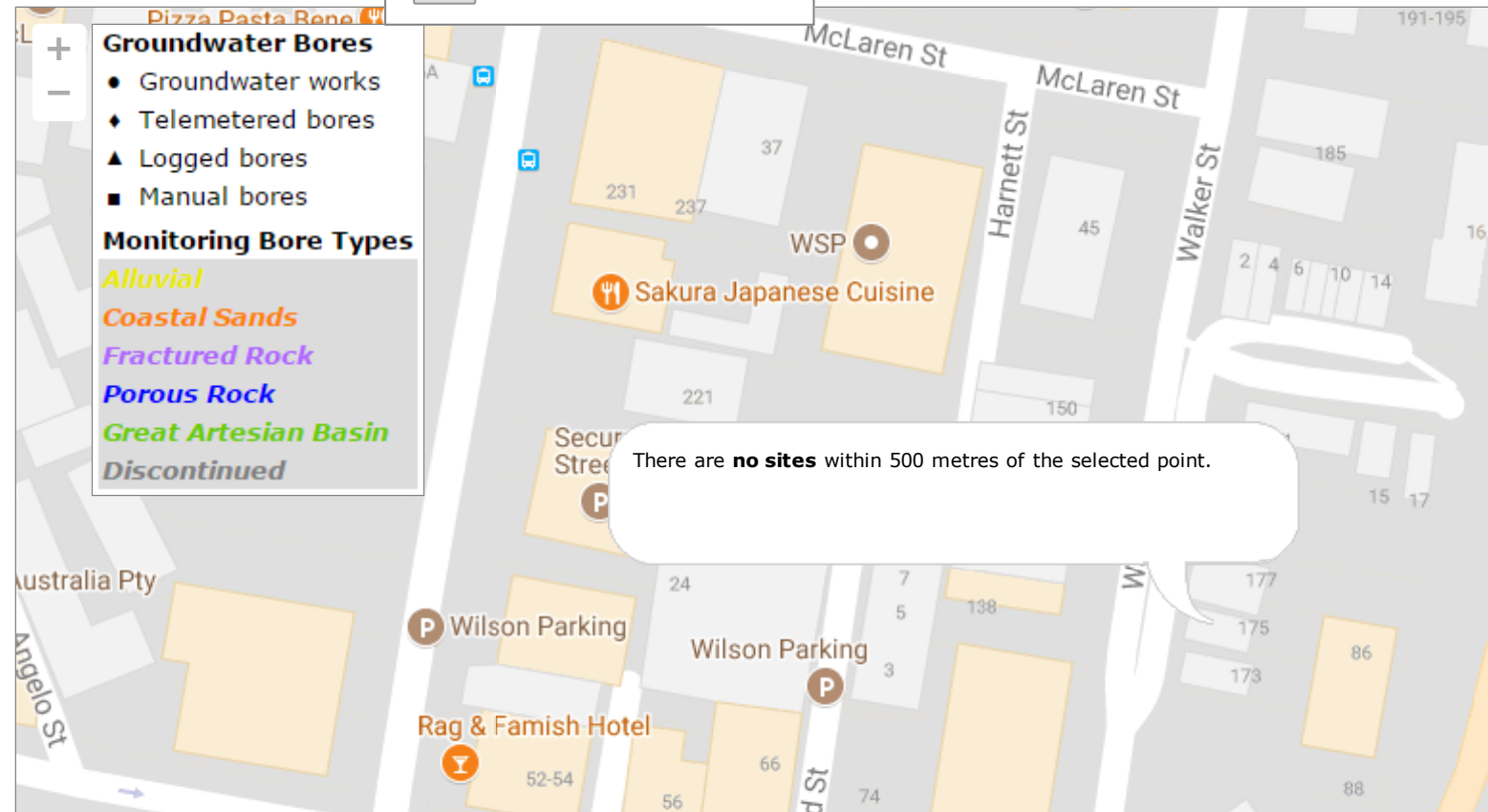
All data times are Eastern Standard Time

Map

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Map

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All Groundwater

All Groundwater Map

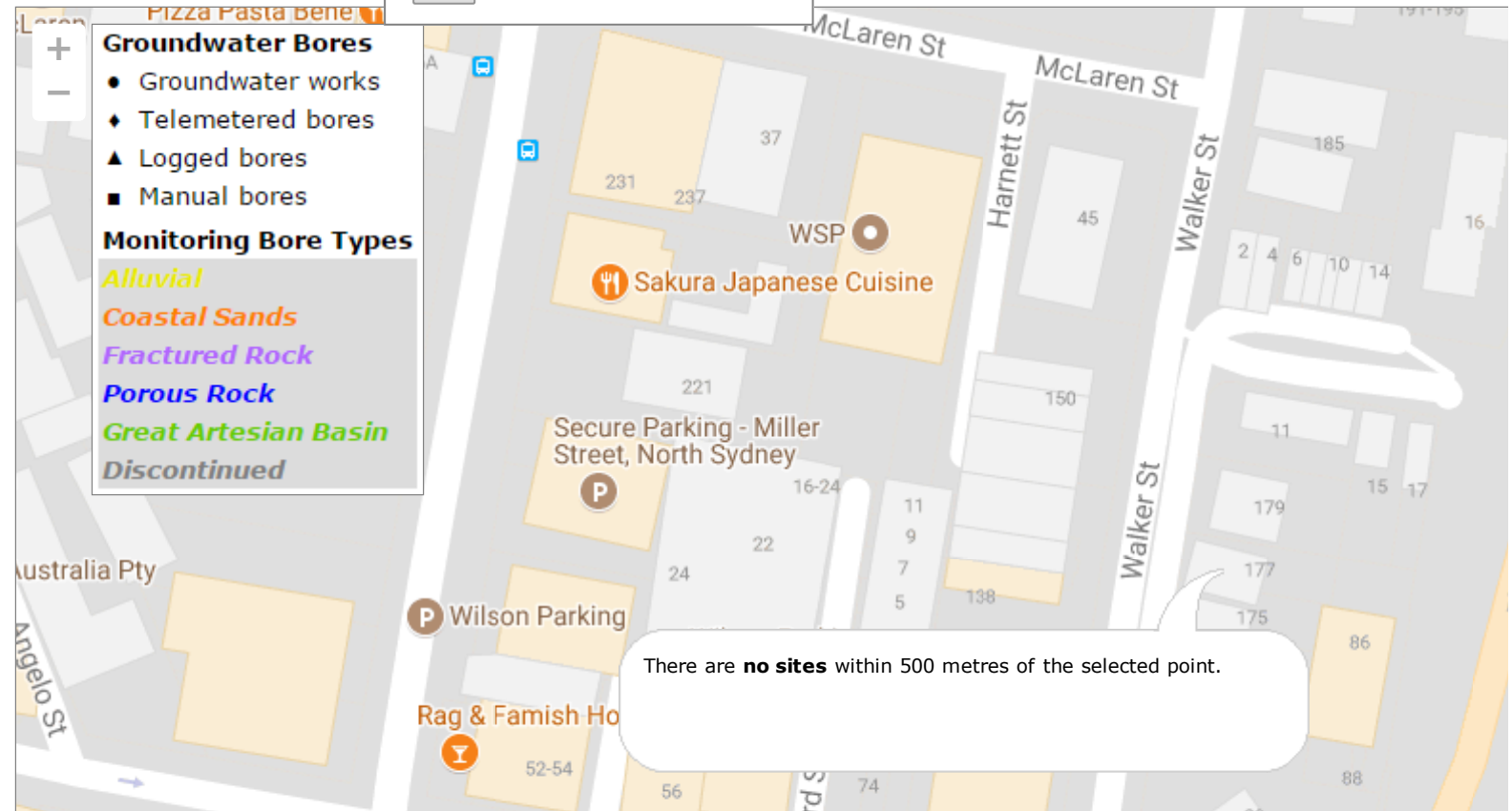
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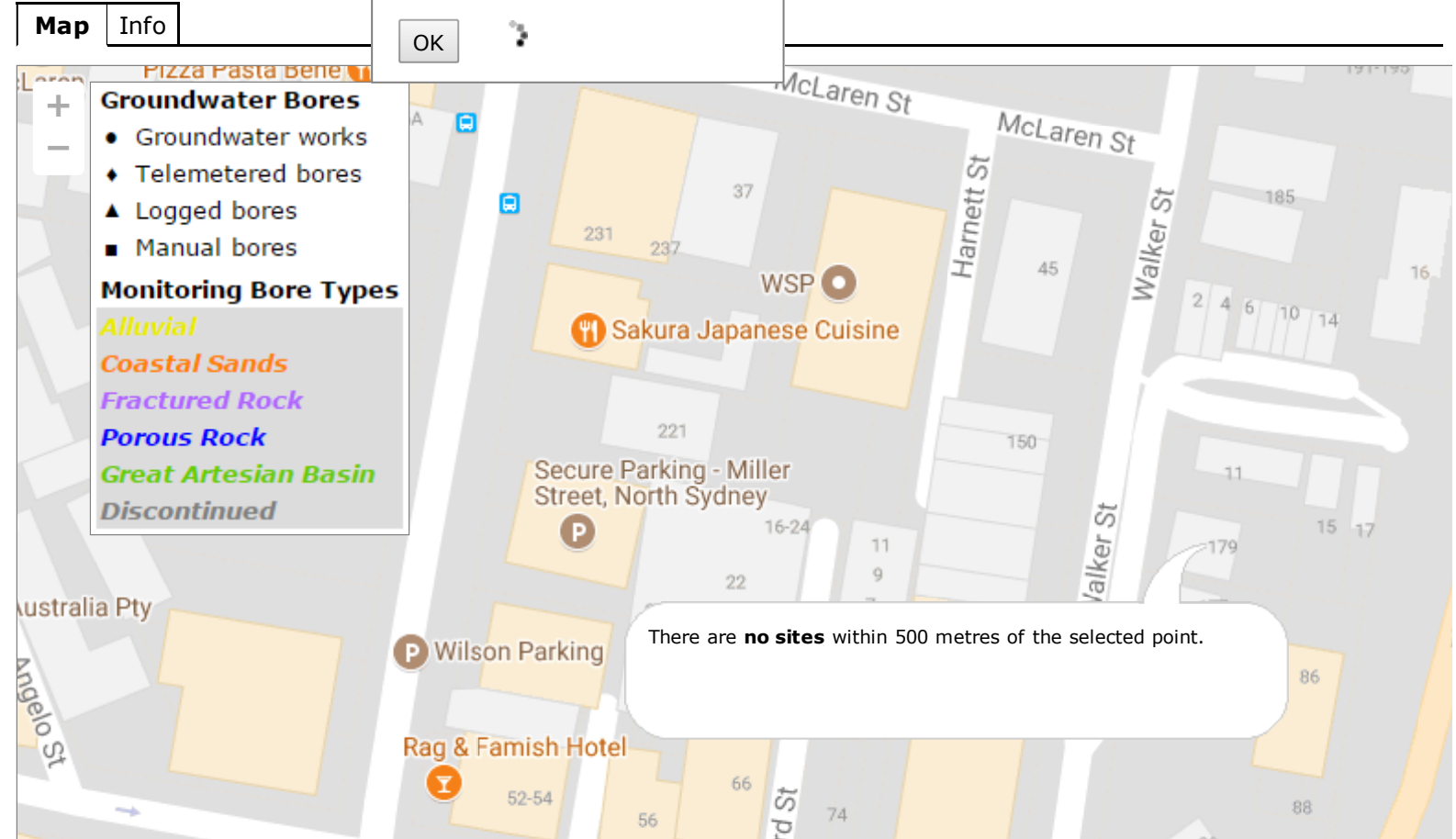
All Groundwater

All Groundwater Map

All data times are Eastern Standard Time

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APPENDIX I

METEOROLOGY





Australian Government
Bureau of 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)

Number: 66062

Opened: 1858

Now: Open

Lat: 33.86°S

Lon: 151.21°E

Elevation: 39m

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
1858							22.5	19.8	35.7	94.9	63.1	53.2	
1859	177.6	183.5	25.7	11.7	24.9	109.8	119.2	7.6	277.3	7.7	33.4	92.4	1070.8
1860	166.9	275.8	132.4	508.0	4.5	72.0	303.9	240.8	72.3	103.5	185.5	44.9	2110.5
1861	91.8	83.1	111.7	622.1	40.4	47.0	121.7	196.3	45.3	69.0	41.3	15.4	1485.1
1862	94.4	120.6	47.8	35.3	37.4	84.7	3.2	49.2	15.7	18.8	26.2	76.1	609.4
1863	163.8	159.8	142.9	160.5	10.3	148.8	36.1	162.4	83.2	87.9	17.1	23.4	1196.2
1864	27.9	182.7	296.5	189.5	102.1	391.0	203.7	77.3	29.1	137.8	31.5	87.2	1756.3
1865	114.4	114.6	23.9	61.4	26.5	135.0	47.9	75.8	28.5	23.2	251.0	19.4	921.6
1866	104.1	100.2	68.9	25.9	84.4	226.4	113.0	26.9	3.6	34.8	91.8	58.4	938.4
1867	44.1	93.6	306.3	443.6	96.7	320.6	66.4	24.8	84.4	5.3	5.1	21.6	1512.5
1868	114.3	388.1	21.2	1.4	127.0	79.2	121.0	66.3	51.3	37.1	61.4	23.1	1091.4
1869	25.9	183.0	131.5	152.0	314.9	35.8	82.7	17.0	40.7	44.1	141.2	51.2	1220.0
1870	70.0	38.2	474.6	140.6	266.1	38.0	61.0	71.4	26.3	106.2	139.9	198.0	1630.3
1871	143.0	115.6	187.5	318.2	256.6	116.4	7.2	11.5	14.3	87.7	54.0	14.7	1326.7
1872	128.1	42.1	159.0	52.4	48.3	34.2	25.0	75.1	57.2	146.1	83.9	89.1	940.5
1873	140.0	471.0	61.0	97.8	25.4	266.5	276.6	75.0	40.2	54.2	239.5	112.5	1859.7
1874	98.4	266.2	110.5	231.4	219.3	236.3	158.4	34.0	53.3	98.1	84.7	24.2	1614.8
1875	29.2	142.5	170.6	120.9	318.8	198.8	40.9	12.9	43.4	26.9	22.6	47.7	1175.2
1876	36.5	34.4	10.6	133.2	334.5	112.3	171.3	32.9	89.0	72.0	122.3	11.4	1160.4

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1877	39.8	40.4	161.4	166.7	252.8	14.4	290.1	74.9	159.2	211.5	69.1	37.5	1517.8
1878	27.8	412.9	50.5	45.3	20.9	182.0	88.6	83.6	149.0	50.6	49.4	104.1	1264.7
1879	79.8	93.9	68.1	47.0	307.7	149.7	31.7	258.2	355.8	75.6	90.7	45.7	1603.9
1880	28.5	90.1	157.1	107.1	14.9	15.2	19.6	15.6	155.5	60.3	64.7	20.1	748.7
1881	72.7	98.8	67.3	137.6	94.2	100.8	62.9	80.4	83.3	166.2	39.3	41.1	1044.6
1882	15.8	10.6	134.9	288.1	98.3	130.3	11.3	82.2	2.1	219.6	22.2	56.9	1072.3
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1883	266.7	151.8	36.7	101.0	151.7	21.4	72.2	71.4	157.6	46.3	64.3	52.8	1193.9
1884	21.8	20.5	32.0	322.0	185.5	162.1	176.3	21.5	31.4	55.6	60.1	31.3	1120.1
1885	99.4	41.1	48.4	35.9	5.2	414.0	189.8	0.6	17.0	35.9	26.4	100.6	1014.3
1886	70.3	18.7	138.7	75.3	67.0	53.7	140.6	54.5	19.4	140.1	110.4	110.2	998.9
1887	160.4	112.2	72.9	180.9	233.7	140.5	92.6	186.4	40.5	34.3	144.1	130.8	1529.3
1888	10.2	81.0	30.0	5.9	13.6	26.6	66.2	46.7	68.5	40.6	13.6	180.1	583.0
1889	53.3	68.4	28.1	91.4	530.0	28.6	226.5	104.5	110.0	21.4	134.7	55.6	1452.5
1890	153.0	406.0	434.3	62.0	215.8	274.1	228.6	30.8	55.2	44.8	102.3	64.2	2071.1
1891	132.8	64.9	158.0	120.5	72.0	369.1	97.8	91.7	148.1	45.7	83.6	43.3	1427.5
1892	162.2	113.1	469.2	106.8	55.1	50.3	119.1	122.4	172.5	124.6	73.3	171.6	1740.2
1893	116.0	80.8	204.0	118.7	34.3	197.9	112.4	53.1	40.8	93.7	102.8	37.1	1191.6
1894	41.3	128.7	293.5	91.5	41.5	36.3	34.1	28.8	117.1	64.3	17.1	77.1	971.3
1895	205.3	169.5	37.7	59.0	48.2	23.4	8.8	10.7	92.2	16.7	66.9	73.8	812.2
1896	42.6	120.2	90.4	3.7	97.6	373.2	64.4	45.3	13.0	55.7	132.9	37.8	1076.8
1897	54.2	12.0	85.0	153.3	90.8	194.6	167.7	100.8	31.6	27.4	10.3	135.3	1063.0
1898	137.2	125.1	32.4	15.3	267.8	163.6	95.6	98.9	39.5	80.7	11.3	31.1	1098.5
1899	52.0	27.1	43.9	77.6	173.3	276.5	101.2	378.3	48.3	96.7	128.3	17.6	1420.8
1900	43.1	42.4	153.0	137.1	363.4	266.3	335.3	17.6	58.6	15.5	207.0	51.9	1691.2
1901	164.4	52.0	95.4	257.9	50.4	26.5	99.7	120.7	61.7	45.0	30.6	15.1	1019.4
1902	45.6	8.9	60.7	68.2	30.7	16.3	236.4	159.0	53.9	274.8	70.7	70.8	1096.0
1903	58.0	25.6	95.6	43.7	82.0	44.0	135.9	130.6	109.7	104.8	50.4	99.7	980.0
1904	48.9	100.6	127.4	319.9	131.6	4.1	280.7	33.3	25.3	58.6	11.5	22.1	1164.0
1905	44.2	47.4	228.0	149.1	132.3	55.2	9.7	15.9	63.3	58.3	15.9	69.2	888.5
1906	55.8	9.9	107.0	23.2	185.3	47.2	4.9	143.5	34.6	52.1	104.2	41.0	808.7
1907	68.5	65.2	213.8	37.9	43.4	232.1	8.6	6.9	6.6	15.0	51.2	45.3	794.5
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1908	45.8	174.6	62.7	75.0	65.4	24.3	294.1	245.5	76.6	34.1	20.6	40.0	1158.7

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1909	35.7	186.3	32.4	26.2	31.8	108.6	20.9	54.9	129.7	43.0	61.9	91.5	822.9
1910	134.6	16.8	192.2	73.6	80.6	89.8	221.2	6.9	61.2	96.9	5.0	214.8	1193.6
1911	387.1	124.4	49.4	90.8	36.7	5.3	195.9	189.9	52.8	18.3	48.3	74.5	1273.4
1912	34.2	177.4	219.7	148.8	82.1	67.9	272.9	45.9	10.2	28.9	65.3	54.0	1207.3
1913	17.8	32.9	226.4	234.0	378.9	284.8	196.8	2.9	37.6	28.8	20.5	5.7	1467.1
1914	16.6	42.6	279.1	39.2	80.2	127.8	222.4	54.0	132.9	191.5	64.8	181.7	1432.8
1915	30.0	33.4	88.0	268.4	122.7	33.6	137.0	31.9	36.2	25.4	1.9	77.1	885.6
1916	37.5	67.9	62.6	156.2	57.5	55.8	82.7	70.2	114.5	283.2	66.9	87.1	1142.1
1917	78.6	124.3	25.0	312.0	89.6	133.4	10.5	52.1	137.7	111.9	212.2	44.9	1332.2
1918	335.5	124.2	63.0	119.4	13.6	13.8	209.6	63.7	75.2	18.8	32.1	22.7	1091.6
1919	39.1	133.6	134.4	81.1	585.0	60.3	51.5	18.9	101.1	120.9	85.2	78.9	1490.0
1920	172.9	47.7	38.2	71.7	7.4	61.7	149.0	31.1	26.7	43.9	52.3	401.9	1104.5
1921	80.0	23.7	79.4	146.5	185.3	22.7	178.7	24.1	71.7	78.9	76.7	134.1	1101.8
1922	178.3	64.8	42.3	33.1	93.6	32.1	274.9	46.0	107.2	81.5	9.1	37.3	1000.2
1923	46.6	12.3	47.8	240.3	24.3	95.5	206.8	104.5	56.4	37.4	35.3	33.7	940.9
1924	122.0	59.5	107.1	180.5	73.3	51.1	40.4	58.3	71.0	32.1	78.3	67.4	941.0
1925	120.1	49.1	77.2	53.1	508.9	151.7	6.4	123.3	21.4	19.4	120.8	28.8	1280.2
1926	89.9	27.0	309.6	80.2	74.7	36.2	59.8	23.6	40.8	9.4	3.4	188.1	942.7
1927	104.4	21.0	93.8	472.1	41.4	106.2	7.6	7.7	77.7	88.4	154.0	59.7	1234.0
1928	65.7	175.5	113.2	123.6	69.8	188.2	169.2	35.8	5.1	42.1	6.6	24.0	1018.8
1929	8.1	279.4	134.1	137.6	262.8	71.5	80.6	99.5	39.7	232.1	78.7	47.8	1471.9
1930	116.5	15.6	107.8	123.8	128.5	300.0	99.7	28.6	4.9	53.2	17.4	135.1	1131.1
1931	51.4	37.7	187.9	184.0	89.0	57.4	324.3	8.2	125.7	22.8	77.7	85.3	1251.4
1932	6.4	142.7	79.1	88.7	55.3	28.7	65.5	58.9	202.0	22.2	94.7	108.7	952.9
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1933	164.3	5.9	57.5	191.6	149.6	48.2	88.5	6.5	70.8	103.1	115.5	84.7	1086.2
1934	59.9	218.5	49.3	201.8	130.1	104.9	229.7	155.8	186.6	49.1	107.7	157.4	1650.8
1935	77.7	88.2	60.2	25.1	52.7	122.5	38.7	5.8	55.1	88.4	54.3	119.5	788.2
1936	114.1	128.4	101.3	47.1	58.0	72.0	21.6	34.5	32.9	29.3	7.4	122.9	769.5
1937	54.0	33.2	230.3	141.8	19.2	401.6	83.9	105.7	12.5	84.1	92.9	63.3	1322.5
1938	237.8	90.6	33.5	60.9	97.2	12.8	74.3	211.3	48.1	74.4	43.9	11.7	996.5
1939	82.3	3.0	276.1	99.9	80.7	18.3	31.3	74.7	73.9	50.3	52.3	13.7	856.5
1940	14.3	19.8	15.1	156.6	150.8	40.7	120.7	62.7	80.7	65.0	61.7	213.0	1001.1
1941	95.8	50.3	39.0	93.7	48.1	50.0	58.3	71.4	60.0	50.4	29.3	34.1	680.4

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1942	13.5	36.5	521.4	14.3	38.7	134.8	48.7	26.7	21.2	161.3	134.2	94.1	1245.4
1943	62.5	12.0	26.2	47.6	363.6	24.9	7.2	195.8	222.1	35.9	219.9	71.8	1289.5
1944	61.6	88.7	73.3	79.0	90.9	79.5	90.2	117.4	30.7	30.6	23.0	21.8	786.7
1945	61.3	48.0	33.7	336.7	185.3	213.0	83.3	57.9	7.2	37.7	57.3	55.7	1177.1
1946	15.9	81.4	103.6	267.7	65.5	176.8	2.7	3.3	22.1	65.3	90.7	20.9	915.9
1947	42.4	148.3	64.8	187.4	113.0	54.6	13.5	42.7	19.7	55.4	84.0	214.3	1040.1
1948	229.2	71.2	91.4	35.0	134.8	190.2	19.7	10.1	71.9	16.6	20.9	95.9	986.9
1949	274.6	166.2	96.6	31.7	101.9	423.3	58.7	128.7	230.0	38.3	87.7	46.8	1684.5
1950	154.8	159.2	136.2	169.7	166.0	642.7	336.1	81.5	96.5	111.7	104.6	35.0	2194.0
1951	267.8	56.8	111.3	36.2	162.9	350.4	26.8	157.8	107.0	46.7	6.9	20.9	1351.5
1952	49.3	55.9	90.8	238.4	64.5	153.3	220.2	303.2	21.2	188.6	77.7	41.6	1504.7
1953	70.4	187.7	112.8	16.5	329.5	33.2	81.2	48.8	30.5	72.0	46.5	9.6	1038.7
1954	118.7	254.0	27.6	20.7	35.1	11.4	101.1	34.4	56.3	166.3	148.7	75.7	1050.0
1955	228.2	263.9	233.6	82.5	331.1	123.2	39.4	13.6	27.8	46.6	230.5	222.2	1842.6
1956	99.9	564.2	367.1	22.5	147.6	227.7	51.6	87.7	41.8	64.7	10.0	26.2	1711.0
1957	53.6	74.8	113.6	25.1	3.7	36.0	128.4	144.8	17.4	12.5	27.1	53.5	690.5
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1958	129.2	372.8	333.4	71.9	16.6	205.7	28.8	94.5	30.4	55.8	17.3	148.7	1505.1
1959	163.6	202.2	143.2	41.0	57.9	109.8	196.4	85.4	86.7	282.8	99.0	49.1	1517.1
1960	57.9	93.6	53.7	29.1	109.1	91.4	140.5	56.9	67.8	280.3	71.6	244.9	1296.8
1961	62.6	75.0	41.0	89.4	31.4	54.0	42.0	239.9	52.5	74.4	517.2	172.2	1451.6
1962	133.4	158.2	62.8	100.3	270.1	4.1	69.7	109.7	86.5	21.9	10.4	114.1	1141.2
1963	138.7	50.4	387.8	238.6	211.1	264.8	67.2	269.2	24.8	62.4	41.5	279.1	2035.6
1964	18.2	37.0	171.7	139.6	78.1	407.5	9.5	25.7	15.1	86.3	74.2	38.0	1100.9
1965	36.8	22.7	8.4	85.1	42.6	236.3	97.8	11.3	101.3	177.8	34.2	61.1	915.4
1966	23.0	139.3	150.2	232.8	67.4	138.8	13.0	88.4	56.0	58.5	166.2	96.7	1230.3
1967	163.1	153.7	146.5	41.9	40.4	244.8	29.1	179.8	98.1	74.0	126.8	44.0	1342.2
1968	134.0	19.3	103.3	14.1	115.1	26.0	61.0	31.6	5.1	6.7	17.7	90.9	624.8
1969	35.7	255.5	92.3	193.9	46.1	206.2	49.2	161.3	56.9	47.3	266.5	36.5	1447.4
1970	142.8	49.0	185.2	54.0	10.4	43.6	1.8	33.3	165.2	20.7	125.9	271.6	1103.5
1971	119.9	171.2	89.1	96.6	102.9	74.2	19.1	172.3	53.9	1.9	75.8	132.0	1108.9
1972	385.0	100.1	183.5	72.3	91.7	117.4	4.1	33.7	13.7	174.6	65.7	40.5	1282.3
1973	268.1	357.9	93.9	79.1	33.6	69.7	107.4	88.1	72.4	174.2	117.3	30.8	1492.5
1974	183.6	121.6	270.2	160.6	230.2	207.8	14.2	174.4	42.8	70.6	99.0	27.4	1602.4

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1975	38.8	137.0	380.3	75.6	16.0	355.6	46.2	22.4	48.2	108.8	28.0	36.0	1292.9
1976	296.2	232.8	297.2	51.6	26.0	146.6	154.2	41.6	125.2	259.8	123.6	27.8	1782.6
1977	110.8	161.0	251.4	23.8	127.6	102.8	8.8	21.6	47.0	8.8	34.8	24.8	923.2
1978	219.8	10.2	254.6	132.0	122.6	314.2	17.6	35.2	111.8	89.8	95.4	95.4	1498.6
1979	114.6	17.6	191.6	25.6	114.6	170.8	27.0	7.6	25.0	46.8	66.6	2.8	810.6
1980	173.2	75.2	65.8	11.6	124.8	47.8	44.0	14.4	5.4	32.4	60.4	81.2	736.2
1981	58.6	206.8	42.8	118.6	91.0	60.4	38.0	7.0	6.3	207.2	125.2	76.4	1038.3
1982	52.0	26.2	182.8	16.6	13.6	107.3	153.2	25.2	169.8	51.0	19.0	21.6	838.3
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1983	44.6	62.0	301.8	153.5	215.6	76.6	39.8	116.2	49.4	155.2	28.8	102.4	1345.9
1984	191.0	118.0	293.2	106.6	126.4	86.8	150.2	11.0	45.2	60.6	512.8	98.8	1800.6
1985	5.6	57.8	81.4	313.4	123.8	124.8	81.8	28.2	72.2	166.6	59.8	101.6	1217.0
1986	202.8	91.0	15.0	117.4	50.2	11.8	27.4	470.6	30.2	56.6	143.8	8.5	1225.3
1987	67.4	27.0	158.4	47.0	54.8	82.2	110.6	199.6	8.4	285.0	188.0	84.4	1312.8
1988	273.2	102.0	84.6	506.6	166.8	81.2	120.0	68.8	141.8	0.6	174.6	141.6	1861.8
1989	137.4	115.6	158.0	368.4	143.0	291.0	18.6	66.4	2.8	13.2	50.8	161.2	1526.4
1990	84.0	630.6	161.6	320.4	131.2	45.2	67.0	204.8	205.4	46.8	36.2	43.6	1976.8
1991	120.0	63.4	28.6	53.0	141.2	340.6	108.4	6.0	18.4	11.0	40.6	190.2	1121.4
1992	66.2	408.6	76.4	60.8	68.2	108.0	14.8	48.0	21.0	70.8	138.0	201.6	1282.4
1993	61.0	100.2	97.4	66.2	18.6	55.8	104.4	62.0	159.4	59.0	93.4	35.6	913.0
1994	52.2	99.2	197.4	140.2	33.2	75.0	75.0	23.2	24.2	50.0	56.6	80.8	907.0
1995	95.4	51.0	187.4	28.8	184.0	122.6	5.4	0.0	226.2	46.8	180.4	101.8	1229.8
1996	150.0	54.8	66.2	43.4	177.8	166.4	54.8	146.2	121.8	23.6	103.6	40.0	1148.6
1997	185.6	137.0	23.2	5.2	193.8	99.8	180.2	27.2	118.5	49.0	29.4	29.4	1078.3
1998	99.0	31.0	27.0	328.4	263.8	130.8	86.8	482.6	37.6	37.0	69.8	54.8	1648.6
1999	178.0	143.0	28.0	244.8	57.4	93.8	181.6	134.8	30.0	205.2	91.4	82.4	1470.4
2000	55.8	18.6	248.4	64.0	55.8	37.0	25.4	20.6	29.4	79.4	140.8	46.4	821.6
2001	186.4	109.0	110.2	162.2	371.4	22.0	128.0	72.8	27.6	30.6	98.4	40.2	1358.8
2002	98.4	348.2	45.4	68.4	92.8	28.4	24.2	19.8	21.8	5.8	31.8	75.0	860.0
2003	13.6	59.4	132.0	192.2	348.6	76.4	58.2	43.0	5.8	102.8	108.8	59.6	1200.4
2004	50.8	129.4	100.8	33.2	8.0	39.0	43.8	153.4	60.2	234.0	66.8	75.8	995.2
2005	67.8	125.0	153.6	33.4	48.4	79.0	62.8	1.6	51.2	43.0	125.0	25.2	816.0
2006	121.4	51.2	40.2	9.8	40.4	176.8	140.2	86.0	192.0	17.2	44.6	74.2	994.0
2007	45.4	107.6	65.4	179.6	9.8	510.6	67.2	152.2	41.2	27.0	170.0	123.2	1499.2

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2008	57.0	258.4	63.4	146.6	3.0	127.2	89.6	44.2	99.2	66.6	73.2	54.2	1082.6
2009	24.8	127.6	60.6	152.6	125.8	129.8	53.0	6.0	16.0	180.0	13.2	66.8	956.2
2010	36.0	239.4	51.4	29.8	168.4	147.2	114.6	27.0	42.2	85.0	129.6	83.2	1153.8
2011	53.8	18.0	191.6	206.2	135.6	93.8	282.2	52.2	71.6	37.4	148.4	78.4	1369.2
2012	138.8	111.0	269.8	187.0	37.2	244.2	56.2	19.0	23.8	29.4	52.0	45.2	1213.6
2013	137.8	165.4	65.6	199.8	110.2	316.4	32.6	14.8	35.8	42.2	192.8	31.0	1344.4
2014	17.4	58.2	102.6	121.0	27.4	68.0	16.4	215.2	50.4	86.6	16.0	118.0	897.2
2015	164.8	59.0	65.2	366.8	109.8	110.6	47.0	71.8	80.0	43.0	122.6	96.6	1337.2
2016	249.8	25.8	193.2	155.0	7.2	305.0	104.6	151.4	70.0	31.4	27.2	65.0	1385.6
2017	48.4	205.2	326.6	82.6	30.0								

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Summary statistics for all years

Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	102.2	117.6	130.9	128.5	118.6	133.0	97.1	81.1	68.4	76.4	83.8	77.6	1215.7
Lowest	5.6	3.0	8.4	1.4	3.0	4.1	1.8	0.0	2.1	0.6	1.9	2.8	583.0
5th %ile	15.9	12.3	25.6	14.3	10.2	15.1	7.2	6.4	6.2	10.8	9.9	15.1	784.1
10th %ile	25.7	19.7	31.6	24.8	18.2	24.7	11.1	9.7	14.2	18.1	16.0	21.6	822.5
Median	79.8	93.6	100.8	97.8	90.8	101.8	74.3	54.9	52.5	55.4	66.9	59.7	1169.6
90th %ile	193.4	254.3	281.9	272.3	266.4	301.5	221.4	187.1	150.3	175.2	156.4	163.3	1649.3
95th %ile	266.8	359.4	327.3	329.2	335.9	369.7	277.0	240.0	187.1	220.9	207.5	202.7	1806.9
Highest	387.1	630.6	521.4	622.1	585.0	642.7	336.1	482.6	355.8	285.0	517.2	401.9	2194.0

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.

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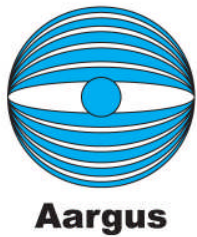
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APPENDIX J

IMPORTANT INFORMATION ABOUT YOUR REPORT





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.