



ENVIRONMENTAL INVESTIGATION SERVICES

REPORT

TO

X.PACE DESIGN GROUP

ON

STAGE 1 ENVIRONMENTAL SITE ASSESSMENT

FOR

PROPOSED MIXED USE DEVELOPMENT

AT

**439-441 OLD SOUTH HEAD ROAD,
443-445 OLD SOUTH HEAD ROAD & 1 THE AVENUE,
ROSE BAY, NSW**

24 AUGUST 2015

REF: E28629Krpt



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EXECUTIVE SUMMARY

X.PACE Design Group (the client)' commissioned Environmental Investigation Services (EIS) to undertake a Stage 1 Environmental Site Assessment (ESA) for the proposed mixed use development at 439-441 Old South Head Road, 443-445 Old South Head Road and 1 The Avenue, Rose Bay, NSW. The site location is shown on Figure 1 and the site assessment was confined to site boundaries as shown on Figure 2.

EIS understand that the proposed development includes demolition of the existing structures and construction of a new multi-storey building with basement car park. The building will include residential and retail areas.

The scope of work included the following:

- Review of site information including background and site history information;
- A site inspection to identify Areas of Environmental Concern (AEC);
- Preparation of a Preliminary Conceptual Site Model (PCSM); and
- Preparation of a report presenting the findings of the assessment.

Summary of Site History:

Aerial Photographs and Land Title Records

A review of the site history information has indicated the following:

- The aerial photographs and land title records indicate that the site has been used for a mixture of commercial (bakery, tailor, salon and garage) and residential purposes between 1902 and the present.

Section 149 Planning Certificate

A review of the Section 149 planning Certificate for the properties within the site identified the following:

- the site is located in within a Class 5 ASS Risk Area; and
- The SOOS Bakery located at 445 Old South Head Road, (Lot 1 DP 857668) is an item of Environmental Heritage – Archaeological Site, as identified in Waverley Local Environmental Plan 2012.

WorkCover Records

A review of the WorkCover records for 443-445 Old South Head Road identified Licence 35/007081 for an underground storage tank dated 1965.

Preliminary Conceptual Site Model (PCSM):

The Preliminary Conceptual Site Model (PCSM) identified the following Areas of Environmental Concern (AEC) at the site:

Fill Material – Entire Site

The site may have been filled to achieve existing levels. The fill may have been imported from various sources and can contain elevated concentrations of contaminants.

Fuel Storage Facilities – Western Section (443-445 Old South Head Road)

The western section of the site was identified to have contained an underground storage tank (UST) and associated bowser. Leakage and spillage of petroleum hydrocarbons could have resulted in site contamination.

Commercial Use – South east corner of the Site (439-441 Old South Head Road)

The single storey building located in the south east corner of the site has been used as a car auto body shop. Leakage and spillage of chemicals and fuels associated with these activities could have resulted in site contamination.

Hazardous Building Material – The buildings on the site have been constructed prior to 1990's. Hazardous building materials were used for construction purposes during this period. The material could pose a potential contamination source during demolition/development.

Conclusion

Based on the scope of works undertaken, EIS are of the opinion that the potential contaminants of concern identified at the site pose a risk to the receptors. EIS consider that the site can be made suitable for the proposed residential development provided that the following recommendations are implemented to address the data gaps and to better characterise the risks:

- Undertake a Stage 2 ESA to attempt to address data gaps as identified in **Section 4**. The Stage 2 assessment should include a Ground Penetrating radar (GPR) survey of the site to attempt to locate an additional USTs on the site. The GPR survey should be undertaken prior to drilling;
- Prepare a Remediation Action Plan (RAP) to outline remedial measures for the site;
- Prepare a Validation Assessment (VA) report on completion of remediation; and
- Undertake a Hazardous Materials Assessment (Hazmat) for the existing buildings prior to the commencement of demolition work.

In the event unexpected conditions are encountered during development work or between sampling locations that may pose a contamination risk, all works should stop and an environmental consultant should be engaged to inspect the site and address the issue.

The conclusions and recommendations should be read in conjunction with the limitations presented in the body of the report.

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ABBREVIATIONS

| | |
|---|-------|
| Asbestos Containing Material | ACM |
| Area of Environmental Concern | AEC |
| Australian Height Datum | AHD |
| Acid Sulfate Soil | ASS |
| Above Ground Storage Tank | AST |
| Below Ground Level | BGL |
| Bureau of Meteorology | BOM |
| Benzene, Toluene, Ethylbenzene, Xylene, Naphthalene | BTEXN |
| Cation Exchange Capacity | CEC |
| Contaminated Land Management | CLM |
| Conceptual Site Model | CSM |
| Environmental Protection Agency | EPA |
| Environmental Site Assessment | ESA |
| International Organisation of Standardisation | ISO |
| Light Non-Aqueous Phase Liquid | LNAPL |
| Local Government Authority | LGA |
| Map Grid of Australia | MGA |
| National Association of Testing Authorities | NATA |
| National Environmental Protection Measure | NEPM |
| Organochlorine Pesticides | OCP |
| Organophosphate Pesticides | OPP |
| Polycyclic Aromatic Hydrocarbons | PAH |
| Potential Contaminants of Concern | PCC |
| Remediation Action Plan | RAP |
| Sampling, Analysis and Quality Plan | SAQP |
| Site Audit Statement | SAS |
| Site Audit Report | SAR |
| Semi-Volatile Organic Compounds | sVOC |
| Standard Water Level | SWL |
| Total Recoverable Hydrocarbons | TRH |
| United States Environmental Protection Agency | USEPA |
| Underground Storage Tank | UST |
| Volatile Organic Compounds | VOC |
| Volatile Organic Chlorinated Compound | VOCC |
| Workplace, Health and Safety | WHS |

1 INTRODUCTION

X.PACE Design Group ('the client') commissioned Environmental Investigation Services (EIS)¹ to undertake a Stage 1 Environmental Site Assessment (ESA) for the proposed mixed use development at 439-441 Old South Head Road, 443-445 Old South Head Road and 1 The Avenue, Rose Bay.

The site location is shown on Figure 1 and the assessment was confined to the site boundaries as shown on Figure 2. The proposed development area is referred to as 'the site' in this report.

This report has been prepared to support the lodgement of a Development Application (DA) for the proposed mixed use development.

1.1 Proposed Development Details

EIS understand the proposed development will include demolition of the existing structures and construction of a new multi-storey building with basement car park. The building will include both residential and retail areas.

1.2 Objectives

The assessment objectives were to:

- Identify the areas of environmental concern (AEC);
- Prepare a preliminary conceptual site model (PCSM);
- Establish whether an intrusive (Stage 2) investigation is required; and
- Comment on the suitability of the site for the proposed development.

1.3 Scope of Work

The assessment was undertaken generally in accordance with an EIS proposal (Ref: EP8775KH2) of 27 July 2015 and written acceptance from the client of 30 July 2015.

The scope of work included the following:

- Review of site information including background and site history information;
- A site inspection to identify AEC;
- Preparation of a PCSM; and
- Preparation of a report presenting the results of the assessment.

The report was prepared with reference to regulations/guidelines outlined in the table below. Individual guidelines are also referenced within the text of the report.

¹ Environmental consulting division of Jeffery & Katauskas Pty Ltd (J&K)

Table 1-1: Guidelines

| Guidelines/Regulations/Documents |
|---|
| Contaminated Land Management Amendment Act (2008 ²) |
| State Environmental Planning Policy No.55 – Remediation of Land (1998 ³) |
| Guidelines for Consultants Reporting on Contaminated Sites (2011 ⁴) |
| Guidelines for the NSW Site Auditor Scheme, 2nd Edition (2006 ⁵) |
| National Environmental Protection (Assessment of Site Contamination) Amendment Measure (2013 ⁶) |

² NSW Government Legislation, (2008), *Contaminated Land Management Amendment Act*. (referred to as CLM Amendment Act 2008)

³ NSW Government, (1998), *State Environmental Planning Policy No. 55 – Remediation of Land*. (referred to as SEPP55)

⁴ NSW Office of Environment and Heritage (OEH), (2011), *Guidelines for Consultants Reporting on Contaminated Sites*. (referred to as Reporting Guidelines 2011)

⁵ NSW DEC, (2006), *Guidelines for the NSW Site Auditor Scheme, 2nd ed.* (referred to as Site Auditor Guidelines 2006)

⁶ National Environment Protection Council (NEPC), (2013), *National Environmental Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1)*. (referred to as NEPM 2013)

2 SITE INFORMATION

2.1 Site Identification

Table 2-1: Site Identification

| | |
|---|--|
| Current Site Owner: | Mr S D Davidson - 439-441 Old South Head Road & 443-445 Old South Head Road Proprietors of Strata Plan 55776 c/o Mr S D Davidson - 1 The Avenue |
| Site Address: | 439-441 Old South Head Road, 443-445 Old South Head Road and 1 The Avenue, Rose Bay, NSW 2029 |
| Lot & Deposited Plan: | Lot 6 DP4346 & Lot 1 DP557245 Lot 1 DP857668 CP SP55776 |
| Current Land Use: | Mixed: residential and commercial |
| Proposed Land Use: | Mixed commercial and residential |
| Local Government Authority (LGA): | Waverley Council |
| Current Zoning: | Zone R3 Medium Density Residential |
| Site Area/Area of Proposed Development (m ²): | Approximately 1,741 |
| RL (AHD in m) (approx.): | 0.0 |
| Geographical Location (MGA) (approx.): | N: 33.524046 E:151.161527 |
| Site Location Plan: | Figure 1 |

2.2 Site Location and Regional Setting

The site is located in a predominantly residential area of Rose Bay. The site is bounded by The Avenue to the north, the Rose Bay Zone Substation to the east, William Street to the south and Old South Head Road to the west. The site is located approximately 850m to the south-east of Rose Bay.

2.3 Topography

The site is located at the top of a hill side with a relatively steep slope down to the east and a much gentler slope to the west towards the Royal Sydney Golf Club.

2.4 Site Inspection

A walkover inspection of the site was undertaken by EIS on 31 July 2015. The inspection was undertaken from the site perimeter. An internal inspection of site buildings was not undertaken. At the time of the inspection the site comprised the following:

- 439-441 Old South Head Road (Lot 6 DP 4346 and Lot 1 DP557245) – Single storey brick and fibre cement structure (commercial) eastern end of Lots, William Street frontage. Currently occupied by Scientific Motor Body Works, see Photograph 1. Western end of Lots, on corner of William and Old South Head Road, is occupied by a single storey brick, fibre cement and timber structure (commercial) with basement parking, currently occupied by 'kaos headquarters' beauty therapist. See Photographs 2 and 3.
- 443-445 Old South Head Road (Lot 1 DP 857668) – two storey brick structure on the corner of Old South Head road & The Avenue, vacant area with locked gates to the south of the Lot along on Old South Head Road. See Photograph 4.
- 1 The Avenue (CP SP 55776) – three storey brick, medium density unit block with associated basement parking and landscaped areas. See Photograph 5.

Selected site photographs are presented below:

Table 2-2: Site Photographs



Photograph 1: Looking east along William Street at the southern frontage of 439-441 Old South Head Road. At the time of the site inspection the building was occupied by Scientific Motor Body Works.



Photograph 2: Looking north to the south-western frontage of 439-441 Old South Head Road. At the time of the site inspection kaos headquarters (beauty therapist/hairdresser) occupied the building.



Photograph 3: Looking east from the western side of Old South Head Road at the western frontage of 439-441 Old South Head Road.

Note the vacant land to the north of the building. This is part of 443-445 Old South Head Road.



Photograph 4: Looking east at 443-445 Old South Head Road. The vacant area to the south of the two storey building is included in the lot.

At the time of the site inspection the ground floor of the building was undergoing refurbishment and the vacant area to the south of the building appeared to be utilised as a storage yard and parking space.



Photograph 5: Looking southeast towards 1 The Avenue, Rose Bay. At the time of the site inspection the building was occupied by residential units.

2.5 Surrounding Land Use

The immediate surrounds included the following land uses:

- North – The Avenue, residential properties and a dental practice;
- South – Residential properties;
- East – Rose Bay Zone Substation, then residential properties beyond; and
- West – Old South Head Road and The Royal Sydney Golf Course.

2.6 Underground Services

The 'Dial Before You Dig' (DBYD) plans were reviewed for the assessment. Copies of the relevant plans are attached in the appendices. A brief summary of the relevant information is present below:

Table 2-3: Summary of Relevant Services

| Service | Location | Potential Migratory Pathway |
|----------------|---|--|
| Sewer | The Sydney Water plan indicate that a sewer enters the site in the southeast corner and extends towards the north. A copy of the Sydney water plan is attached in the appendices | These services are considered to be a potential migratory pathway. |
| Telecom | The plan indicates that telecommunication services extend along William Street and The Avenue and enter the site at the both the north and south end. A copy of the Telstra plan is attached in the appendices. | These services are not considered to be a potential migratory pathway. |

2.7 Regional Geology

A review of the regional geological map of Sydney (1983⁷) indicates that the site is underlain by Quaternary aged deposits of medium to fine-grained marine sands with podsols.

2.8 Acid Sulfate Soil (ASS) Risk

A review of the ASS risk maps prepared by Department of Land and Water Conservation (1997⁸) indicates that the site is not located in an ASS risk area. However, a review of the Waverley Local Environment Plan 2011, Acid Sulphate Soils Map – Sheet ASS_003 indicates that the site is located within a 'Class 5' area.

It should be noted that there are five classes of acid sulphate soil specified in the Waverley Council LEP. These provide an indication of the relative potential for disturbance of ASS to occur at locations within the Council area. These maps do not provide an indication of the actual occurrence of ASS at the site of the likely severity of the conditions. The five classes represent the type of activities/works. That may potentially represent an environmental risk through the development of acidic conditions associated with ASS.

2.9 Hydrogeology

A review of groundwater bore records available on the NSW Office of Water⁹ (NOW) online database was undertaken on 6 August 2015. The search was limited to registered bores located within a radius of approximately 0.5km of the site.

The search indicated approximately 45 registered bores within the search area. Copies of the five closest bore records are attached in the appendices. A brief summary of the relevant information for the closest five (5) bores is presented below:

Table 2-4: Summary of Groundwater Bores

| Reference | Distance from Site (m) (approx.) | Direction & Gradient from Site | Final Depth (m) | Standing Water Level (SWL) (m) | Registered Purpose | Potential Receptor |
|-----------|----------------------------------|--------------------------------|-----------------|--------------------------------|--|--------------------|
| GW053131 | <500 | West, down gradient | 18.00 | 1.2 | Recreation (groundwater) irrigation RSGC | Yes |
| GW023930 | <500 | North, down gradient | 7.60 | 5.7 | Domestic (84 Newcastle St) | Yes |
| GW111432 | <500 | South, down gradient | NA | NA | Domestic | Yes |

⁷ Department of Mineral Resources, (1983), *1:100,000 Geological Map of Sydney (Series 9130)*.

⁸ Referred to as DLWC 1997, Department of Land and Water Conservation, (1997), *1:25,000 Acid Sulfate Soil Risk Map (Series 9130N3, Ed 2)*.

⁹ <http://www.waterinfo.nsw.gov.au/gw/>

| Reference | Distance from Site (m) (approx.) | Direction & Gradient from Site | Final Depth (m) | Standing Water Level (SWL) (m) | Registered Purpose | Potential Receptor |
|-----------|----------------------------------|--------------------------------|-----------------|--------------------------------|--------------------|--------------------|
| GW101223 | <500 | South, down gradient | 10.67 | 7.62 | Domestic | Yes |
| GW106077 | <500 | North. down gradient | 12.20 | 18.23 | Domestic | Yes |

A review of the regional geology and groundwater bore information indicates that the subsurface condition at the site is expected to consist of alluvial soils overlying relatively deep bedrock. The occurrence of groundwater as a resource for beneficial use is considered to be relatively high under such conditions. The groundwater table may be considered to be a potential environmental receptor. However, the quality of the groundwater may make it unfit as a resource.

2.10 Receiving Water Bodies


Surface water runoff from the site is expected to enter the drains along the adjacent streets and enter the stormwater system.

3 **SITE HISTORY INFORMATION**


3.1 **Review of Historical Aerial Photographs**

Historical aerial photographs available at the NSW Department of Lands were reviewed for the assessment. A summary of the relevant information is presented in the following table:

Table 3-1: Summary of Historical Aerial Photos

| Year | Details |
|--------------------|---|
| 1930 | <p>The photograph was of very poor quality. The site appeared to retain several buildings and structures. A building was visible on the corner of William Street and Old South Head Road and another building was visible further to the east with William Street frontage (439-441 Old South Head Road - Lot 6 DP 4346 and Lot 1 DP557245). On the corner of Old South Head Road and The Avenue (443-445 Old South Head Road - Lot 1 DP 857668) and further along The Avenue (CP SP 55776) buildings were also visible.</p> <p>The surrounding land use appeared to be predominantly residential with The Royal Sydney Golf Club to the immediate west of the site. Approximately 250m to the east of the site appeared to be.</p> |
| 1943 ¹⁰ |  <p>The site appeared similar to the 1930 photograph.</p> <p>The sand dunes 250m to the east appeared to have been developed into further residential properties and parklands.</p> |
| 1951 | The site and its immediate surrounds appeared similar to the 1943 photograph. |
| 1968 | The site and its immediate surrounds appeared similar to the 1951 photograph. |

¹⁰ <https://six.maps.nsw.gov.au/wps/portal/SIXViewer>, visited on 11/08/2015

| Year | Details |
|--------------------|---|
| 1972 | The site and its immediate surround appeared similar to the 1968 photograph. |
| 1974 | <p>The site appeared to have a flat roof covering the central section and the north east corner of the site.</p> <p>The substation appeared in the eastern neighbouring property and a new building was located on the opposite corner of William Street and Old South head Road.</p> |
| 1982 | The site and its immediate surrounds appeared similar to the 1974 photograph. |
| 1991 | The site and its immediate surrounds appeared similar to the 1982 photograph. |
| 1999 | <p>The site had undergone significant change in the north-east corner where a new building appeared.</p> <p>New buildings appeared to the north east and south east of the site.</p> |
| 2004 | The site and its immediate surrounds appeared similar to the 1999 photograph. |
| 2012 (SIX Maps) |  <p>The site and its immediate surrounds appeared similar to the 2004 photograph.</p> |

3.2 Review of Land Title Records

Land title records were reviewed for the assessment. The record search was undertaken by Advance Legal Searchers Pty Ltd. Copies of the title records are attached in the appendices.

The title records indicate the following:

439 - 441 Old South Head Road (Lot 6 DP4346 & Lot 1 DP557245)

- The Lots were owned by numerous private citizens between 1902 and 1967;

- Norman Harry Davidson (motor mechanic and garage proprietor) and Nola Joan Davidson owned the Lots between 1967 and 1998;
- Nola Joan Davidson owned the Lots between 1998 and 2013; and
- Stephen D'Eresby Davidson has owned the site since 2013 to the present date.

443 – 445 Old South Head Road (Lot 1 DP857668)

- Between 1905 and 1910 Lot 5 in DP4346 within the site was owned by Arthur Rickard & Co Limited;
- Between 1910 and 1934 Lot 5 in DP4346 was owned by numerous private citizens;
- Between 1905 and 1934 Lot 4 in DP4346 was owned by numerous private citizens;
- Between 1934 and 1958/59 Lots 4 and 5 in DP4346 were owned by Frank Bowman Limited;
- Between 1958 and 1959 Lot 4 in DP4346 was owned by White Rose Flour Milling Co Pty Limited;
- Imre Soos, master baker owned the Lots between 1959 and 1998;
- Claire Lea Soos owned the Lots between 1998 and 2011; and
- Stephen D'Eresby Davidson has owned the site since 2011 to the present date.

1 The Avenue (CP SP55776)

- The Lot was part of Lot 4 and Lot 5 in DP4346 – see above; and
- The Owners – Strata plan No.55776 have owned the site since 1997 to the present date.

3.3 Review of Waverley Council Information

3.3.1 Publically Accessible Information

Council records available under the access to public information were reviewed for the assessment.

The council records indicate the site has predominantly be utilised for commercial and residential purposes from the 1900's to the present.

3.3.2 Section 149 Planning Certificate

The s149 (2 and 5) planning certificates were reviewed for the assessment. Copies of the certificates are attached in the appendices.

A summary of the relevant information is outlined below:

- a) The site is not deemed to be:
 - significantly contaminated;
 - subject to a management order;
 - subject of an approved voluntary management proposal; or
 - subject to an on-going management order under the provisions of the CLM Act 1997;
- b) The site is not subject to a Site Audit Statement (SAS);
- c) The site is not located within a Class 1 or 2 ASS risk area, however the site is located in within a Class 5 ASS Risk Area;

- d) The site is not located in a heritage conservation area; and
- e) The SOOS Bakery located at 445 Old South Head Road, (Lot 1 DP 857668) is an item of Environmental Heritage – Archaeological Site, as identified in Waverley Local Environmental Plan 2012.

3.4 WorkCover Records

WorkCover records were reviewed for the assessment. Copies of relevant documents are attached in the appendices.

A summary of the relevant information is provided in the following table:

Table 3-2: Summary of WorkCover Records

| Record Number | License Details |
|---------------|--|
| 35/007081 | Lot 1 DP857668 (443-445 Old South Head Road) Soos Bakery Pty Ltd Underground Storage Tank for the storage of mineral spirits |

A sketch plan attached to the WorkCover records dated 23 October 1964, indicates the presence of two (2) tanks on the site (200 gallons and 500 gallons).

3.5 NSW EPA Records

The NSW EPA records available online were reviewed for the assessment. A summary of the relevant information is provided in the following table:

Table 3-3: Summary of NSW EPA Online Records

| Source | Details |
|--|---|
| CLM Act 1997 ¹¹ | There were no notices for the site under Section 58 of the Act. |
| NSW EPA List of Contaminated Sites ¹² | The site is not listed on the NSW EPA register. |
| POEO Register ¹³ | There were no notices for the site on the POEO register. |

3.6 Anecdotal Site Information

At the time of preparation of the proposal for these works, EIS were informed that the western section of the site had formerly been utilised as a service station and the potential for underground storage tanks on the site was considered as high.

¹¹ <http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx>, visited on 6 August 2015

¹² <http://www.epa.nsw.gov.au/clm/publiclist.htm>, visited on 6 August 2015

¹³ <http://www.epa.nsw.gov.au/prpoeoapp/>, visited on 6 August 2015

3.7 Summary of Site History Information

A review of the site history information has indicated the following:

- The aerial photographs and land title records indicate that the site has been used for a mixture of commercial (bakery, tailor, salon and garage) and residential purposes between 1902 and the present;
- Council records indicated the site had been predominantly used for commercial purposes and between the early 1900s and the present;
- WorkCover records indicated one licence for the storage of dangerous goods at the site in 1965; and
- NSW EPA records did not indicate any notices for the site.

3.8 Integrity of Site History Information

The majority of the site history information has been obtained from government organisations as outlined above. The veracity of the information from these sources is considered to be relatively high.

A certain degree of information loss can be expected given the age of the development; gap between aerial photographs; and lack of detailed information prior to the 1900's.

4 **PRELIMINARY CONCEPTUAL SITE MODEL (PCSM)**

The AEC identified below are based on a review of the site and site history information outlined previously in this report. The AEC can either be a point source or widespread areas impacted by current or historical activities.

Table 4-1: PCSM

| AEC / Extent | PCC | Potential Exposure Pathway and Media | Potential Receptors |
|--|--|--|---|
| <u>Fill Material</u> – Entire Site The site potentially retains areas of fill to achieve existing levels. The fill may have been imported from various sources and can contain elevated concentrations of contaminants. | Heavy metals, TRH, BTEXN, PAHs, OCPs, OPPs, PCB and asbestos | <u>Direct Contact</u> – dermal contact; ingestion; and inhalation of dust, vapours and fibres. <u>Media</u> - soil, groundwater and vapour. | <u>Human Receptors</u> – Site occupants; visitors; development and maintenance workers; and off-site occupants. <u>Environmental Receptors</u> – Flora and fauna at the site and immediate surrounds; receiving water bodies; others identified in the above sections. |
| <u>Fuel Storage Facilities</u> – The western section of the site was identified to have contained at least one underground storage tank (UST) and associated bowser. Leakage and spillage of petroleum hydrocarbons could have resulted in site contamination. | Lead, TRH, BTEXN, PAHs and VOCs | <u>Direct Contact</u> – dermal contact; ingestion; and inhalation of dust and vapours. <u>Media</u> - soil, groundwater and vapour. | <u>Human Receptors</u> – As Above <u>Environmental Receptors</u> – As Above |
| <u>On-Site Commercial Use</u> – The single storey building located in the south east corner of the site has been used as a car auto body shop. Leakage and spillage of chemicals and fuels associated with these activities could have resulted in site contamination. | Heavy metals, TRH, BTEXN, PAHs and VOCs | <u>Direct Contact</u> – dermal contact; ingestion; and inhalation of dust and vapours. <u>Media</u> - soil, groundwater and vapour. | <u>Human Receptors</u> – As Above <u>Environmental Receptors</u> – As Above |

| AEC / Extent | PCC | Potential Exposure Pathway and Media | Potential Receptors |
|--|-------------------------|---|--|
| <u>Hazardous Building Material</u> – The buildings on the site have been constructed prior to 1990's. Hazardous building materials were used for construction purposes during this period. The material can pose a potential contamination source during demolition/development. | Asbestos, lead and PCBs | <u>Direct Contact</u> – dermal contact; ingestion; and inhalation of dust and fibres. <u>Media</u> – soil and air. | <u>Human Receptors</u> – As Above <u>Environmental Receptors</u> – As Above |

5 **CONCLUSION**

EIS consider that the assessment objectives outlined in **Section 1.2** have been addressed.

5.1 **Potential for Site Contamination**

Based on the scope of work undertaken, EIS provide the following conclusions:

- EIS consider that the AEC identified at the site (see **Section 4.0**) pose a potential contamination risk. Based on the limited information, EIS assess the risk to be moderate; and
- The potential risk to the site receptors cannot be ruled out without undertaking an intrusive (preliminary Stage 2) investigation.

5.2 **Recommendations**

EIS consider the site can be made suitable for the proposed development provided the following additional work is undertaken to better assess the risks:

1. Undertake a Stage 2 ESA to meet the sampling density outlined in the NSW EPA Contaminated Sites Sampling Design Guidelines (1995¹⁴). The Stage 2 assessment should include a Ground Penetrating radar (GPR) survey of the site to attempt to locate an additional USTs on the site. The GPR survey should be undertaken prior to drilling;
2. Undertake a waste classification assessment for the off-site disposal of material excavated for the proposed development; and
3. Undertake an ASS assessment to establish if an ASS management plan (ASSMP) is required for the proposed development.

¹⁴ NSW EPA, (1995), *Contaminated Sites Sampling Design Guidelines*. (Referred to as EPA Sampling Design Guidelines 1995)

6 LIMITATIONS

Table 6-1: Report Limitations

-
- EIS accepts no responsibility for any unidentified contamination issues at the site. Any unexpected problems/subsurface features that may be encountered during development works should be inspected by an environmental consultant as soon as possible;
 - Previous use of this site may have involved excavation for the foundations of buildings, services, and similar facilities. In addition, unrecorded excavation and burial of material may have occurred on the site. Backfilling of excavations could have been undertaken with potentially contaminated material that may be discovered in discrete, isolated locations across the site during construction work;
 - This report has been prepared based on site conditions which existed at the time of the investigation; scope of work and limitation outlined in the EIS proposal; and terms of contract between EIS and the client (as applicable);
 - The conclusions presented in this report are based on investigation of conditions at specific locations, chosen to be as representative as possible under the given circumstances, visual observations of the site and immediate surrounds and documents reviewed as described in the report;
 - The preparation of this report have been undertaken in accordance with accepted practice for environmental consultants, with reference to applicable environmental regulatory authority and industry standards, guidelines and the assessment criteria outlined in the report;
 - Where information has been provided by third parties, EIS has not undertaken any verification process, except where specifically stated in the report;
 - EIS has not undertaken any assessment of off-site areas that may be potential contamination sources or may have been impacted by site contamination, except where specifically stated in the report;
 - EIS accept no responsibility for potentially asbestos containing materials that may exist at the site. These materials may be associated with demolition of pre-1990 constructed buildings or fill material at the site;
 - EIS have not and will not make any determination regarding finances associated with the site;
 - Additional investigation work may be required in the event of changes to the proposed development or landuse. EIS should be contacted immediately in such circumstances;
 - Material considered to be suitable from a geotechnical point of view may be unsatisfactory from a soil contamination viewpoint, and vice versa; and
 - This report has been prepared for the particular project described and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose.
-

LIST OF IN-TEXT TABLES

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IMPORTANT INFORMATION ABOUT THIS REPORT

These notes have been prepared by EIS to assist with the assessment and interpretation of this report.

The Report is based on a Unique Set of Project Specific Factors:

This report has been prepared in response to specific project requirements as stated in the EIS proposal document which may have been limited by instructions from the client. This report should be reviewed, and if necessary, revised if any of the following occur:

- The proposed land use is altered;
- The defined subject site is increased or sub-divided;
- The proposed development details including size, configuration, location, orientation of the structures or landscaped areas are modified;
- The proposed development levels are altered, eg addition of basement levels; or
- Ownership of the site changes.

EIS/J&K will not accept any responsibility whatsoever for situations where one or more of the above factors have changed since completion of the assessment. If the subject site is sold, ownership of the assessment report should be transferred by EIS to the new site owners who will be informed of the conditions and limitations under which the assessment was undertaken. No person should apply an assessment for any purpose other than that originally intended without first conferring with the consultant.

Changes in Subsurface Conditions:

Subsurface conditions are influenced by natural geological and hydrogeological process and human activities. Groundwater conditions are likely to vary over time with changes in climatic conditions and human activities within the catchment (e.g. water extraction for irrigation or industrial uses, subsurface waste water disposal, construction related dewatering). Soil and groundwater contaminant concentrations may also vary over time through contaminant migration, natural attenuation of organic contaminants, ongoing contaminating activities and placement or removal of fill material. The conclusions of an assessment report may have been affected by the above factors if a significant period of time has elapsed prior to commencement of the proposed development.

This Report is based on Professional Interpretations of Factual Data:

Site assessments identify actual subsurface conditions at the actual sampling locations at the time of the investigation. Data obtained from the sampling and subsequent laboratory analyses, available site history information and published regional information is interpreted by geologists, engineers or environmental scientists and opinions are drawn about the overall subsurface conditions, the nature and extent of contamination, the likely impact on the proposed development and appropriate remediation measures.

Actual conditions may differ from those inferred, 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 an assessment indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to prevent the unanticipated, but steps can be taken to help minimise the impact. For this reason, site owners should retain the services of their consultants throughout the development stage of the project, to identify variances, conduct additional tests which may be needed, and to recommend solutions to problems encountered on site.

Assessment Limitations:

Although information provided by a site assessment can reduce exposure to the risk of the presence of contamination, no environmental site assessment can eliminate the risk. Even a rigorous professional assessment may not 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. Contaminant analysis cannot possibly cover every type of contaminant which may occur; only the most likely contaminants are screened.

Misinterpretation of Site Assessments by Design Professionals:

Costly problems can occur when other design professionals develop plans based on misinterpretation of an assessment report. To minimise problems associated with misinterpretations, the environmental consultant should be retained to work with appropriate professionals to explain relevant findings and to review the adequacy of plans and specifications relevant to contamination issues.

Logs Should not be Separated from the Assessment Report:

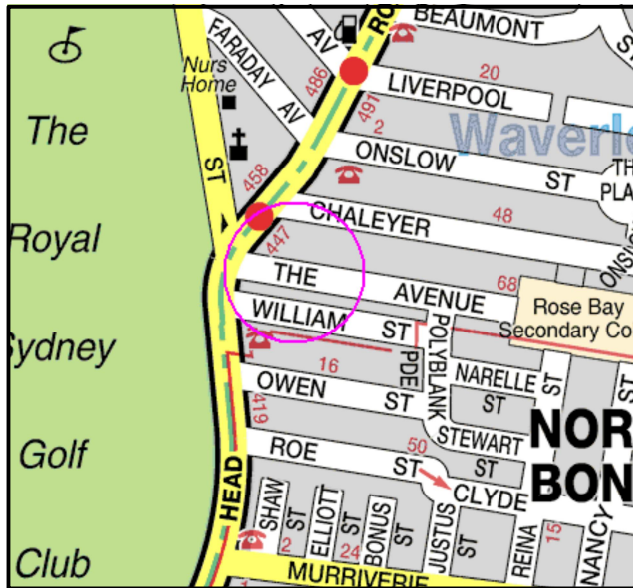
Borehole and test pit logs are prepared by environmental scientists, engineers or geologists based upon interpretation of field conditions and laboratory evaluation of field samples. Logs are normally provided in our reports and these should not be re-drawn for inclusion in site remediation or other design drawings, as subtle but significant drafting errors or omissions may occur in the transfer process. Photographic reproduction can eliminate this problem, however contractors can still misinterpret the logs during bid preparation if separated from the text of the assessment. If this occurs, delays, disputes and unanticipated costs may result. In all cases it is necessary to refer to the rest of the report to obtain a proper understanding of the assessment. Please note that logs with the 'Environmental Log' header are not suitable for geotechnical purposes as they have not been peer reviewed by a Senior Geotechnical Engineer.

To reduce the likelihood of borehole and test pit log misinterpretation, the complete assessment should be available to persons or organisations involved in the project, such as contractors, for their use. Denial of such access and disclaiming responsibility for the accuracy of subsurface information does not insulate an owner from the attendant liability. It is critical that the site owner provides all available site information to persons and organisations such as contractors.

Read Responsibility Clauses Closely:

Because an environmental site assessment 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 written transmittals. These are definitive clauses designed to indicate consultant responsibility. Their use helps all parties involved recognise individual responsibilities and formulate appropriate action. Some of these definitive clauses are likely to appear in the environmental site assessment, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to any questions.

REPORT FIGURES



NOTES:
Figure has been recreated from UBD on disc (version 7.1)
and <http://maps.six.nsw.gov.au/>.

Figure is not to scale. UBD Map ref: 273 M13 & N13

Reference should be made to the report text for a full
understanding of this plan.

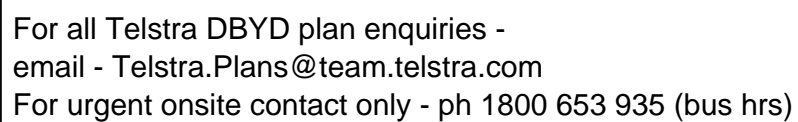


| | |
|-----------------------------------|---|
| Project Number: E28629K | Title: SITE LOCATION PLAN |
| Figure: 1 | Address: 439-441 OLD SOUTH HEAD ROAD, 441-443 OLD SOUTH HEAD ROAD & 1 THE AVENUE, ROSE BAY, NSW |

REPORT APPENDICES

Appendix A: Site Information

Selected Services Plans

[illegible]

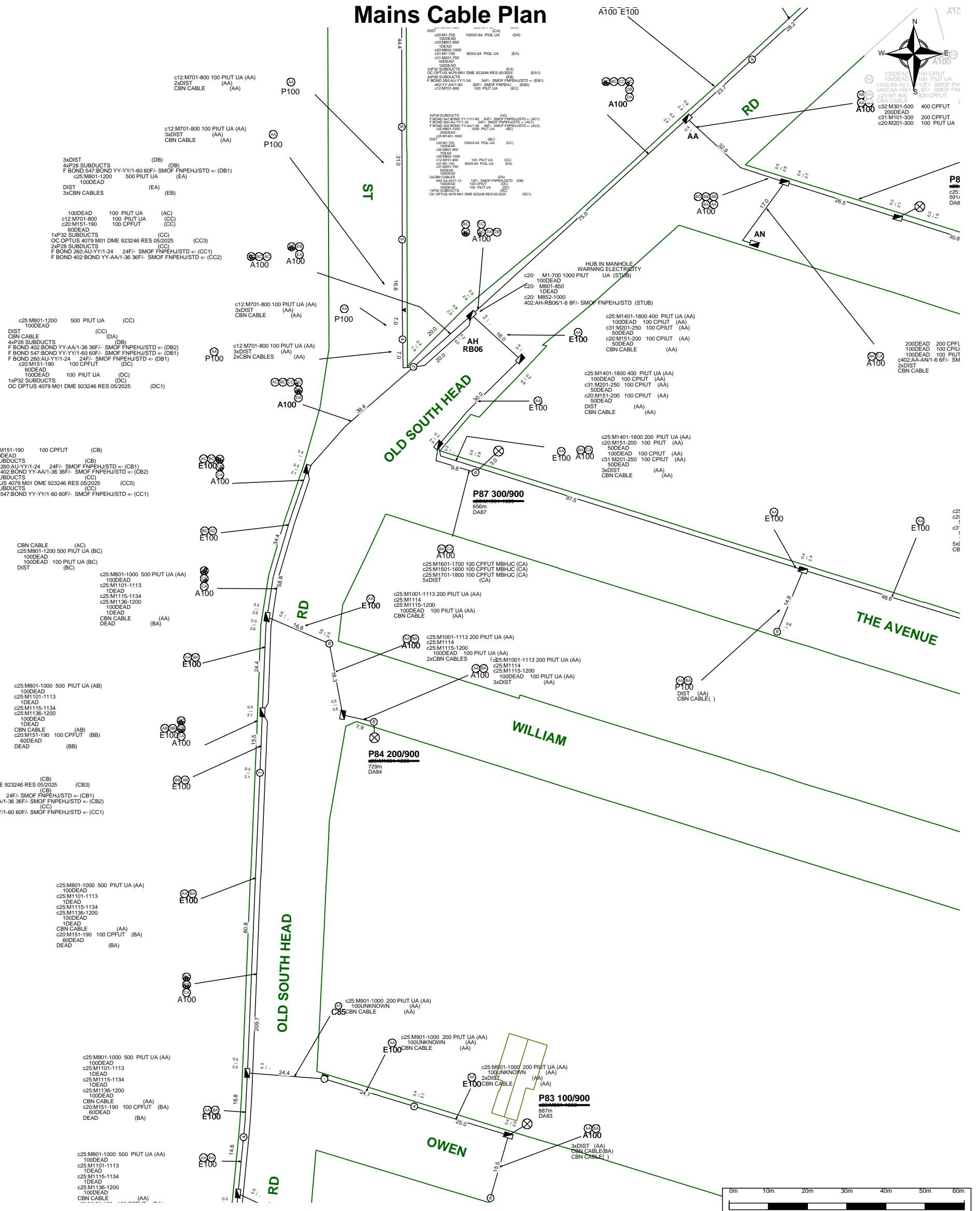
Generated On 06/08/2015 11:52:20

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

Mains Cable Plan



For all Telstra DBYD plan enquiries -
email - Telstra.Plans@team.telstra.com
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 06/08/2015 11:52:30

Sequence Number: 47118143

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

Groundwater Bore Records

NSW Office of Water

Work Summary

GW053131

Licence: 10BL117113

Licence Status: LAPSED

Authorised TEST BORE

Purpose(s):

Intended Purpose(s): RECREATION (GROUNDWATER), IRRIGATION

Work Type: Bore

Work Status:

Construct.Method: Cable Tool

Owner Type: Private

Commenced Date:

Completion Date: 01/01/1981

Final Depth: 18.00 m

Drilled Depth: 27.50 m

Contractor Name:

Driller: Roy Max Barrett

Assistant Driller:

Property: N/A

GWMA: 018 - BOTANY BAY SAND BEDS

GW Zone: -

Standing Water Level (m):

Salinity Description: 0-500 ppm

Yield (L/s):

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed: CUMBERLAND

Parish
CUMBE.1
ALEXANDRIA

Cadastre
1 630927
Whole Lot //

Region: 10 - Sydney South Coast

River Basin: 213 - SYDNEY COAST - GEORGES RIVER

Area/District:

CMA Map: 9130-2S

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)
Elevation (Unknown)
Source:

Northing: 6250067.0
Easting: 339975.0

Latitude: 33°52'39.4"S
Longitude: 151°16'11.0"E

GS Map: -

MGA Zone: 0

Coordinate
Source:

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

| Hole | Pipe | Component | Type | From (m) | To (m) | Outside Diameter (mm) | Inside Diameter (mm) | Interval | Details |
|------|------|-----------|--------------|----------|--------|-----------------------|----------------------|----------|----------------------------|
| 1 | | Annulus | (Unknown) | 6.00 | 18.00 | 210 | | | |
| 1 | | Backfill | Backfill | 18.00 | 27.50 | | | | |
| 1 | 1 | Casing | Welded Steel | 0.00 | 8.00 | 210 | | | |
| 1 | 1 | Opening | Screen | 8.00 | 18.00 | 210 | | 1 | Stainless Steel, A: 0.51mm |

Water Bearing Zones

| From (m) | To (m) | Thickness (m) | WBZ Type | S.W.L. (m) | D.D.L. (m) | Yield (L/s) | Hole Depth (m) | Duration (hr) | Salinity (mg/L) |
|----------|--------|---------------|----------|------------|------------|-------------|----------------|---------------|-----------------|
|----------|--------|---------------|----------|------------|------------|-------------|----------------|---------------|-----------------|

Geologists Log

Drillers Log

| From (m) | To (m) | Thickness (m) | Drillers Description | Geological Material | Comments |
|----------|--------|---------------|-------------------------|---------------------|----------|
| 0.00 | 2.43 | 2.43 | Sand Peaty Water Supply | Sand | |
| 2.43 | 3.00 | 0.57 | Sand Grey Water Supply | Sand | |
| 3.00 | 9.10 | 6.10 | Sand Peat Water Supply | Sand | |
| 9.10 | 14.30 | 5.20 | Sand Water Supply | Sand | |
| 14.30 | 14.60 | 0.30 | Clay Sand Water Supply | Clay | |
| 14.60 | 20.10 | 5.50 | Peat Sand Water Supply | Peat | |
| 20.10 | 25.90 | 5.80 | Clay Sand | Clay | |
| 25.90 | 27.50 | 1.60 | Sand Claybound | Sand | |
| 14.30 | 14.60 | 0.30 | Peat Water Supply | Peat | |
| 20.10 | 25.90 | 5.80 | Peat | Peat | |

Remarks

28/02/1983: ROYAL SYDNEY GOLF LINKS ROSE BAY

*** End of GW053131 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW023930

| | | | |
|----------------------------------|--|----------------------------|--|
| Licence: 10BL017467 | | Licence Status: CONVERTED | |
| Authorised Purpose(s): DOMESTIC | | | |
| Intended Purpose(s): GENERAL USE | | | |
| Work Type: Spear | | | |
| Work Status: | | | |
| Construct.Method: Pre-drilled | | | |
| Owner Type: Private | | | |
| Commenced Date: | | Final Depth: 7.60 m | |
| Completion Date: 01/04/1966 | | Drilled Depth: 7.60 m | |
| Contractor Name: | | | |
| Driller: | | | |
| Assistant Driller: | | | |
| Property: N/A | | Standing Water Level (m): | |
| GWMA: 603 - SYDNEY BASIN | | Salinity Description: Good | |
| GW Zone: - | | Yield (L/s): | |

Site Details

| | | | |
|---|--|--------------------------------|---|
| Site Chosen By: | | | |
| County Form A: CUMBE | | Parish CUMBE.001 | Cadastre UNKNOWN FROM HYDSYS Whole Lot // |
| Licensed: CUMBERLAND | | ALEXANDRIA | |
| Region: 10 - Sydney South Coast | | CMA Map: 9130-2S | |
| River Basin: 213 - SYDNEY COAST - GEORGES RIVER | | Grid Zone: | |
| Area/District: | | Scale: | |
| Elevation: 0.00 m (A.H.D.) | | Latitude: 33°52'36.3"S | |
| Elevation (Unknown) | | Longitude: 151°16'14.2"E | |
| Source: | | | |
| GS Map: - | | MGA Zone: 0 | |
| | | Coordinate GD.,PR. MAP Source: | |

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

| Hole | Pipe | Component | Type | From (m) | To (m) | Outside Diameter (mm) | Inside Diameter (mm) | Interval | Details |
|------|------|-----------|----------------------------------|----------|--------|-----------------------|----------------------|----------|----------------------------------|
| 1 | 1 | Casing | Corrugated Galvanised Iron | 0.00 | 7.00 | 31 | | | Driven into Hole |
| 1 | 1 | Opening | Perforations,Screen - Gauze/Mesh | 7.00 | 7.60 | 38 | | 1 | Mechanically Slotted, A: 15.87mm |
| 1 | 1 | Opening | Perforations,Screen - Gauze/Mesh | 7.00 | 7.60 | 38 | | 2 | Copper Alloy, A: 0.17mm |

Water Bearing Zones

| From (m) | To (m) | Thickness (m) | WBZ Type | S.W.L. (m) | D.D.L. (m) | Yield (L/s) | Hole Depth | Duration (hr) | Salinity (mg/L) |
|----------|--------|---------------|----------|------------|------------|-------------|------------|---------------|-----------------|
|----------|--------|---------------|----------|------------|------------|-------------|------------|---------------|-----------------|

8/6/2015allwaterdata.water.nsw.gov.au/wgen/users/395660399/gw023930.wsr.htm

| | | | | | | | | | |
|------|------|------|----------------|------|--|------|-----|--|--|
| | | | | | | | (m) | | |
| 5.70 | 5.70 | 0.00 | Unconsolidated | 5.70 | | 0.45 | | | |

Geologists Log

Drillers Log

| From (m) | To (m) | Thickness (m) | Drillers Description | Geological Material | Comments |
|----------|--------|---------------|--------------------------|---------------------|----------|
| 0.00 | 0.60 | 0.60 | Stones | Gravel | |
| 0.60 | 3.50 | 2.90 | Sand Hard Cemented | Sand | |
| 3.50 | 7.62 | 4.12 | Sand Yellow Water Supply | Sand | |

Remarks

06/03/1987: SITED 84 NEWCASTLE ST. ROSE BAY

*** End of GW023930 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW111432

Licence: 10BL601954

Licence Status: CONVERTED

Authorised Purpose(s):
Intended Purpose(s): DOMESTIC

Work Type: Spear
Work Status: Supply Obtained
Construct.Method:
Owner Type: Private

Commenced Date:
Completion Date: 09/04/2011

Final Depth:
Drilled Depth:

Contractor Name:
Driller: Simon Matthew Hancock
Assistant Driller:

Property: MILLER 6 OWEN STREET
NORTH BONDI 2026 NSW
GWMA:
GW Zone:

Standing Water Level:
Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
CUMBE.1

Cadastre
6/8829

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:

CMA Map:
Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Unknown
Source:

Northing: 6249920.0
Easting: 340118.0

Latitude: 33°52'44.2"S
Longitude: 151°16'16.5"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

| Hole | Pipe | Component | Type | From (m) | To (m) | Outside Diameter (mm) | Inside Diameter (mm) | Interval | Details |
|------|------|-----------|------|----------|--------|-----------------------|----------------------|----------|---------|
|------|------|-----------|------|----------|--------|-----------------------|----------------------|----------|---------|

Water Bearing Zones

| From (m) | To (m) | Thickness (m) | WBZ Type | S.W.L. (m) | D.D.L. (m) | Yield (L/s) | Hole Depth (m) | Duration (hr) | Salinity (mg/L) |
|----------|--------|---------------|----------|------------|------------|-------------|----------------|---------------|-----------------|
|----------|--------|---------------|----------|------------|------------|-------------|----------------|---------------|-----------------|

Geologists Log

Drillers Log

| From | To | Thickness | Drillers Description | Geological Material | Comments |
|------|----|-----------|----------------------|---------------------|----------|
|------|----|-----------|----------------------|---------------------|----------|

| (m) | (m) | (m) | | | |
|------|------|------|------|------|--|
| 0.00 | 8.00 | 8.00 | SAND | Sand | |

Remarks

*** End of GW111432 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW101223

| | | | |
|---------------------------------|--|-----------------------------|--|
| Licence: 10BL158319 | | Licence Status: CONVERTED | |
| Authorised Purpose(s): DOMESTIC | | | |
| Intended Purpose(s): DOMESTIC | | | |
| Work Type: Bore | | | |
| Work Status: Supply Obtained | | | |
| Construct.Method: Other | | | |
| Owner Type: Private | | | |
| Commenced Date: | | Final Depth: 10.67 m | |
| Completion Date: 17/12/1997 | | Drilled Depth: 10.67 m | |
| Contractor Name: A KORKADIS | | | |
| Driller: Arthur Korkidas | | | |
| Assistant Driller: | | | |
| Property: N/A | | Standing Water Level: 7.620 | |
| GWMA: - | | Salinity: Good | |
| GW Zone: - | | Yield: 1.000 | |

Site Details

| | | | |
|---------------------------------|--|---------------------|----------------------------|
| Site Chosen By: | | | |
| County | | Parish | Cadastre |
| Form A: CUMBE | | CUMBE.1 | LOT 1 DP443177 |
| Licensed: CUMBERLAND | | ALEXANDRIA | Whole Lot 1//443177 |
| Region: 10 - Sydney South Coast | | CMA Map: | |
| River Basin: - Unknown | | Grid Zone: | Scale: |
| Area/District: | | | |
| Elevation: 0.00 m (A.H.D.) | | Northing: 6249856.0 | Latitude: 33°52'46.3"S |
| Elevation Unknown | | Easting: 340085.0 | Longitude: 151°16'15.2"E |
| Source: | | | |
| GS Map: - | | MGA Zone: 0 | Coordinate Source: Unknown |

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

| Hole | Pipe | Component | Type | From (m) | To (m) | Outside Diameter (mm) | Inside Diameter (mm) | Interval | Details |
|------|------|-----------|--------|----------|--------|-----------------------|----------------------|----------|--------------------------|
| 1 | | Hole | Hole | 0.00 | 10.67 | 100 | | | Other |
| 1 | 1 | Opening | Screen | 0.00 | 0.00 | 50 | | 1 | Stainless Steel, Screwed |

Water Bearing Zones

| From (m) | To (m) | Thickness (m) | WBZ Type | S.W.L. (m) | D.D.L. (m) | Yield (L/s) | Hole Depth (m) | Duration (hr) | Salinity (mg/L) |
|----------|--------|---------------|----------|------------|------------|-------------|----------------|---------------|-----------------|
| 7.62 | 10.67 | 3.05 | Unknown | 7.62 | | 1.00 | | | |

Geologists Log

Drillers Log

| From | To | Thickness | Drillers Description | Geological Material | Comments |
|------|----|-----------|----------------------|---------------------|----------|
|------|----|-----------|----------------------|---------------------|----------|

| (m) | (m) | (m) | | | |
|------|-------|-------|----------------------------|------|--|
| 0.00 | 10.67 | 10.67 | Unconsolidated - all sand. | Sand | |

Remarks

23/01/2013: Nat Carling, 23-Jan-2013; Added rock type codes to driller's log & added missing information (based on existing data).

*** End of GW101223 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW106077

| | | | |
|--|--|------------------------------|--|
| Licence: 10BL162185 | | Licence Status: CONVERTED | |
| Authorised Purpose(s): DOMESTIC | | | |
| Intended Purpose(s): DOMESTIC | | | |
| Work Type: Spear | | | |
| Work Status: Supply Obtained | | | |
| Construct.Method: Jetted - Water | | | |
| Owner Type: Private | | | |
| Commenced Date: | | Final Depth: 12.20 m | |
| Completion Date: 14/06/2004 | | Drilled Depth: 12.20 m | |
| Contractor Name: | | | |
| Driller: Arthur Korkidas | | | |
| Assistant Driller: | | | |
| Property: WHITE 468 OLD SOUTH HEAD RD ROSE BAY 2029 | | Standing Water Level: 18.235 | |
| GWMA: - | | Salinity: Good | |
| GW Zone: - | | Yield: 1.000 | |

Site Details

| | | | |
|--|--|-----------------------------|---------------------|
| Site Chosen By: | | | |
| County | | Parish | Cadastre |
| Form A: CUMBE | | CUMBE.1 | 23/D/4893 |
| Licensed: CUMBERLAND | | ALEXANDRIA | Whole Lot 23/D/4983 |
| Region: 10 - Sydney South Coast | | CMA Map: 9130-2S | |
| River Basin: 213 - SYDNEY COAST - GEORGES RIVER | | Grid Zone: | |
| Area/District: | | Scale: | |
| Elevation: 0.00 m (A.H.D.) | | Northing: 6250233.0 | |
| Elevation (Unknown) | | Easting: 340118.0 | |
| Source: | | Latitude: 33°52'34.1"S | |
| GS Map: - | | Longitude: 151°16'16.7"E | |
| MGA Zone: 0 | | Coordinate GIS - Geographic | |
| | | Source: Information System | |

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

| Hole | Pipe | Component | Type | From (m) | To (m) | Outside Diameter (mm) | Inside Diameter (mm) | Interval | Details |
|------|------|-----------|-------------|----------|--------|-----------------------|----------------------|----------|----------------|
| 1 | | Hole | Hole | 0.00 | 12.20 | 100 | | | Jetted - Water |
| 1 | 1 | Casing | Pvc Class 9 | 0.00 | 11.59 | 100 | 100 | | Glued |

Water Bearing Zones

| From (m) | To (m) | Thickness (m) | WBZ Type | S.W.L. (m) | D.D.L. (m) | Yield (L/s) | Hole Depth (m) | Duration (hr) | Salinity (mg/L) |
|----------|--------|---------------|----------|------------|------------|-------------|----------------|---------------|-----------------|
| 8.23 | 12.20 | 3.96 | Unknown | 18.23 | | 1.00 | | | |

Geologists Log
Drillers Log

| From (m) | To (m) | Thickness (m) | Drillers Description | Geological Material | Comments |
|-------------|-----------|------------------|----------------------|---------------------|----------|
| 0.00 | 12.20 | 12.20 | sand, uconsolidated | Sand | |

Remarks

14/06/2004: Form A Remarks:
Spear point, stainless steel over PVC, outer diameter 50mm, Length 600mm, Aperture .006, screwed to value
27/11/2009: updated from original form A

*** End of GW106077 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Appendix B: Site History Information

Land Title Records

12 AUG 2015

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)

ABN 82 147 943 842

P.O. Box 149
Yagoona NSW 2199

Telephone: +612 9644 1679
Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email: alsearch@optusnet.com.au

9th August, 2015

ENVIRONMENTAL INVESTIGATION SERVICES

PO BOX 976,
NORTH RYDE BC NSW 1670

Attention: Katrina Taylor

**RE: 439-441, 443-445 Old South Head Road, Rose Bay
1 The Avenue, Rose Bay
Job No. E28629K**

| | | |
|----------------|------------------------|-----------------|
| Note 1: | Lot 6 DP 4346 | (page 1) |
| Note 2: | Lot 1 DP 557245 | (page 3) |
| Note 3: | Lot CP SP 55776 | (page 5) |
| Note 4: | Lot 1 DP 857668 | (page 7) |

Note 1:

Current Search

Folio Identifier 6/4346 (title attached)
DP 4346 (plan attached)
Dated 6th August, 2015
Registered Proprietor:
STEPHEN D'ERESBY DAVIDSON

Title Tree
Lot 6 DP 4346

Folio Identifier 6/4346

Certificate of Title Volume 13879 Folio 16

Certificate of Title Volume 2045 Folio 43

Summary of proprietor(s)
Lot 6 DP 4346

| Year | Proprietor |
|-----------------|---|
| | (Lot 6 DP 4346) |
| 2013 – todate | Stephen D'Eresby Davidson |
| (2014 – todate) | <i>(lease of part, shown on folio identifier 6/4346, to Kaos HQ Saloon Pty Limited and Lana Gottlieb)</i> |
| 1998 – 2013 | Nola Joan Davidson |
| 1989 – 1998 | Nola Joan Davidson Norman Harry Davidson |
| | (Lot 6 DP 4346 – CTVol 13879 Fol 16) |
| 1979 – 1989 | Nola Joan Davidson, wife Norman Harry Davidson, motor mechanic |
| (1987 – 1988) | <i>(lease shown on CTVol 13879 Fol 16)</i> |
| | (Lot 6 DP 4346 – Area 23 ¼ Perches – CTVol 2045 Fol 43) |
| 1967 – 1979 | Norman Harry Davidson, motor mechanic Nola Joan Davidson, wife |
| 1959 – 1967 | Flora Elizabeth Buchanan Douglas, spinster |
| 1920 – 1959 | John Douglas, veterinary surgeon |
| 1915 – 1920 | Arthur John Stanley Russell, commission agent |
| 1910 – 1915 | Ethelbert Leslie Clarke, engineer |
| 1910 – 1910 | Mary Isabel Clarke, wife of dairyman |

Note 2:

Current Search

Folio Identifier 1/557245 (title attached)

DP 557245 (plan attached)

Dated 6th August, 2015

Registered Proprietor:

STEPHEN D'ERESBY DAVIDSON

Title Tree
Lot 1 DP 557245

Folio Identifier 1/557245

Certificate of Title Volume 12492 Folio 211

PA 49348

Conveyance Book 2863 No. 281

Acknowledgement Book 2501 No. 483

Conveyance Book 1303 No. 484

Summary of proprietor(s)
Lot 1 DP 557245

| Year | Proprietor |
|------------------------|--|
| | (Lot 1 DP 557245) |
| 2013 – todate | Stephen D'Eresby Davidson |
| 1998 – 2013 | Nola Joan Davidson |
| 1988 – 1998 | Nola Joan Davidson Norman Harry Davidson |
| <i>(1988 – todate)</i> | <i>(various leases shown on historical folio 1/557245)</i> |
| | (That piece or parcel of land, Parish of Alexandria, part of the Rose Park subdivision, on the eastern boundary of Old South Head Road – Conv Bk 2863 No. 281) |
| 1967 – 1988 | Nola Joan Davidson, wife Norman Harry Davidson, garage proprietor |
| | (That piece or parcel of land, Parish of Alexandria, part of the Rose Park subdivision, on the eastern boundary of Old South Head Road – Ackgt Bk 2501 No. 483) |
| 1959 – 1967 | Flora Elizabeth Buchanan Douglas, spinster |
| 1959 – 1959 | Flora Elizabeth Buchanan Douglas, spinster) executors of the Will of Ronald Anderson Douglas) John Douglas |
| | (That piece or parcel of land, Parish of Alexandria, part of the Rose Park subdivision, on the eastern boundary of Old South Head Road – Conv Bk 1303 No. 484) |
| 1923 – 1959 | John Douglas, surgeon |
| 1902 – 1923 | Boris Clarke, carpenter |

* * * * *

Note 3:

Current Search

Folio Identifier CP/SP55776 (title attached)
SP 55776 (plan attached)
Dated 6th August, 2015
Registered Proprietor:
THE OWNERS – STRATA PLAN NO. 55776

Title Tree
Lot CP DP SP55776

Folio Identifier CP/SP55776

Folio Identifier 2/857668

/

\

(a)

(b)

Folio Identifier 4/4346

Folio Identifier 5/4346

Certificate of Title Volume 11816 Folio 73

Certificate of Title Volume 9476 Folio 77

Certificate of Title Volume 4841 Folio 200

Certificate of Title Volume 2184 Folio 158

Certificate of Title Volume 1605 Folio 82

Certificate of Title Volume 2089 Folio 235

Certificate of Title Volume 1605 Folio 63

Summary of proprietor(s) Lot CP SP 55776

| Year | Proprietor |
|---------------|---|
| | (Lot CP SP 55776) |
| 1997 – todate | The Owners – Strata Plan No. 55776 |
| | (Lot 2 DP 857668) |
| 1996 – 1997 | Imre Soos, master baker |
| (1996 – 1992) | <i>(lease shown on historical folio 2/857668)</i> |

See Notes (a) & (b)

Note (a)

| | |
|---------------|---|
| | (Lot 4 DP 4346) |
| 1988 – 1996 | Imre Soos, master baker |
| (1988 – 1996) | <i>(lease shown on historical folio 4/4346)</i> |
| | (Lot 4 DP 4346 – Area 22 Perches – CTVol 11816 Fol 73) |
| 1972 – 1988 | Imre Soos, master baker |
| | (Lot 4 DP 4346 – Area 22 Perches – CTVol 4841 Fol 200) |
| 1959 – 1972 | Imre Soos, master baker |
| 1937 – 1959 | Frank Bowman Limited |
| (1937 – 1958) | <i>(various leases shown on CTVol 4841 Fol 200)</i> |
| | (Lot 4 DP 4346 – Area 22 Perches – CTVol 1605 Fol 82) |
| 1934 – 1937 | Frank Bowman Limited |
| 1926 – 1934 | John Corby, baker |
| 1922 – 1926 | John James, baker Henry James, baker |
| 1922 – 1922 | Maurice Coughlan, post office official |
| 1905 – 1922 | Marie Reidy, wife of baker |
| (1905 – 1937) | <i>(various leases shown on CTVol 1605 Fol 82)</i> |

Note (b)

| | |
|----------------------|---|
| | (Lot 5 DP 4346) |
| 1988 – 1996 | Imre Soos, master baker |
| <i>(1988 – 1996)</i> | <i>(lease shown on historical folio 5/4346)</i> |
| | (Lot 5 DP 4346 – Area 22 ¾ Perches – CTVol 9476 Fol 77) |
| 1963 – 1988 | Imre Soos, master baker |
| | (Lot 5 DP 4346 – Area 22 ¾ Perches – CTVol 2184 Fol 158) |
| 1939 – 1963 | Imre Soos, master baker |
| 1934 – 1939 | Frank Bowman Limited |
| 1926 – 1934 | John Corby, baker |
| 1922 – 1926 | John James, baker Henry James, baker |
| 1919 – 1922 | Thomas Palen, baker |
| 1911 – 1919 | Oma Arthur Boyd, tailors cutter |
| | (Lot 5 DP 4346 – Area 22 ¾ Perches – CTVol 2089 Fol 235) |
| 1910 – 1911 | Oma Arthur Boyd, tailors cutter |
| | (Lot 5 DP 4346 – Area 22 ¾ Perches – CTVol 1605 Fol 63) |
| 1905 – 1910 | Arthur Rickard & Co Limited |

Note 4:

Current Search

Folio Identifier 1/857668 (title attached)
DP 857668 (plan attached)
Dated 9th August, 2015
Registered Proprietor:
STEPHEN D'ERESBY DAVIDSON

Title Tree
Lot 1 DP 857668

Folio Identifier 1/857668

(a)

Folio Identifier 4/4346

Certificate of Title Volume 11816 Folio 73

Certificate of Title Volume 4841 Folio 200

Certificate of Title Volume 1605 Folio 82

(b)

Folio Identifier 5/43346

Certificate of Title Volume 9476 Folio 77

Certificate of Title Volume 2184 Folio 158

Certificate of Title Volume 2089 Folio 235

Certificate of Title Volume 1605 Folio 63

Summary of Proprietors Lot 1 DP 857668

| Year | Proprietor |
|------------------------|--|
| | (Lot 1 DP 857668) |
| 2011 – todate | Stephen D'EresbyDavidson |
| 1998 – 2011 | Claire Lea Soos |
| <i>(1997 – todate)</i> | <i>(lease shown on Folio Identifier 1/857668)</i> |
| 1996 – 1998 | Imre Soos |
| <i>(1996 – todate)</i> | <i>(various leases shown on Historical Folio 1/857668)</i> |

See Notes (a) & (b)

Note (a)

| | |
|----------------------|--|
| | (Lot 4 DP 4346) |
| 1988 – 1996 | Imre Soos, master baker |
| <i>(1988 –1996)</i> | <i>(lease shown on Historical Folio 4/4346)</i> |
| | (Lot 4 DP 4346 – Area 22 Perches – CTVol 11816 Fol 73) |
| 1972 – 1988 | Imre Soos, master baker |
| | (Lot 4 DP 4346 – Area 22 Perches – CTVol 4842 Fol 200) |
| 1959 – 1972 | Imre Soos, master baker |
| 1958 – 1959 | White Rose Flour Milling Co Pty Limited |
| 1937 – 1958 | Frank Bowman Limited |
| <i>(1937 – 1958)</i> | <i>(various leases shown on CTVol 4841 Fol 200)</i> |
| | (Lot 4 DP 4346 – Area 22 perches – CTVol 1605 Fol 82) |
| 1934 – 1937 | Frank Bowman Limited |
| 1926 – 1934 | John Corby, baker |
| 1922 – 1926 | John James, baker Henry James, baker |
| 1922 – 1922 | Marie Coughlan, married woman |
| 1905 – 1922 | Marie Reidy, married woman |
| <i>(1911 – 1918)</i> | <i>(various commercial leases, shown on CTVol 1605 Fol 82)</i> |

Note (b)

| | |
|----------------------|---|
| | (Lot 5 DP 4346) |
| 1988 – 1996 | Imre Soos, master baker |
| <i>(1988 – 1996)</i> | <i>(lease shown on historical folio 5/4346)</i> |
| | (Lot 5 DP 4346 – CTVol 9476 Fol 77) |
| 1963 – 1988 | Imre Soos, master baker |
| | (Lot 5 DP 4346 – Area 22 ¼ Perches – CTVol 2184 Fol 158) |
| 1959 – 1963 | Imre Soos, master baker |
| 1934 – 1959 | Frank Bowman Limited |
| 1926 – 1934 | John Corby, baker |
| 1922 – 1926 | John James, baker Henry James, baker |
| 1919 – 1922 | Percy Thomas Paten, baker |
| 1911 – 1919 | Oma Arthur Boyd, tailors cutter |
| | (Lot 5 DP 4346 – Area 22 ¼ Perches – CTVol 2089 Fol 235) |
| 1910 – 1911 | Oma Arthur Boyd, tailors cutter |
| | (Lot 5 DP 4346 – Area 22 ¼ Perches – CTVol 1605 Fol 63) |
| 1905 – 1910 | Arthur Rickard & Co Limited |

Advance Legal Searchers
Pty Ltd Phone: 02 9644 1679

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 6/4346

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|-----------|
| 6/8/2015 | 9:49 PM | 8 | 16/3/2015 |

LAND

LOT 6 IN DEPOSITED PLAN 4346
LOCAL GOVERNMENT AREA WAVERLEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP4346

FIRST SCHEDULE

STEPHEN D'ERESBY DAVIDSON (AD AH579520)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 D623899 EASEMENT FOR DRAINAGE AFFECTING THE LAND SHOWN SO BURDENED IN THE PLAN WITH D623899
- 3 AI378691 LEASE TO HEADQUARTERS OF KAOS PTY LIMITED & LANA GOTTLIEB OF THE PART SHOWN HATCHED IN PLAN WITH AI378691. EXPIRES: 11/4/2016. OPTION OF RENEWAL: 3 YEARS.
AI691037 TRANSFER OF LEASE AI378691 LESSEE NOW KAOS HQ SALON PTY LIMITED & LANA GOTTLIEB
- 4 AJ335890 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

EIS - Rose Bay

PRINTED ON 6/8/2015

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Advance Legal Searchers Pty Ltd

Phone: 02 9044 1070

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

6/8/2015 9:51PM

FOLIO: 6/4346

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13879 FOL 16

| Recorded | Number | Type of Instrument | C.T. Issue |
|------------|-----------|---|-----------------------------------|
| 21/8/1988 | | TITLE AUTOMATION PROJECT | LOT RECORDED FOLIO NOT CREATED |
| 10/4/1989 | | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED CT NOT ISSUED |
| 10/8/1989 | Y488801 | LEASE | EDITION 1 |
| 16/10/1996 | 2528472 | DISCHARGE OF MORTGAGE | EDITION 2 |
| 7/12/1998 | 5445931 * | NOTICE OF DEATH | EDITION 3 |
| 27/6/2001 | 7620623 | LEASE | EDITION 4 |
| 25/11/2002 | 9158163 | DEPARTMENTAL DEALING | |
| 4/2/2003 | 9293394 | REQUEST | |
| 11/4/2005 | AB133894 | REJECTED - LEASE | |
| 3/12/2007 | AD535648 | LEASE | EDITION 5 |
| 6/3/2013 | AH579520 | TRANSMISSION APPLICATION (DEVISEE, BENEFICIARY, NEXT OF KIN) | EDITION 6 |
| 12/5/2014 | AI378691 | LEASE | EDITION 7 |
| 4/7/2014 | AI691037 | TRANSFER OF LEASE | |
| 16/3/2015 | AJ335890 | MORTGAGE | EDITION 8 |

*** END OF SEARCH ***

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PRINTED ON 6/8/2015

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CERTIFICATE OF TITLE

NEW SOUTH WALES
 LAND PROPERTY ACT, 1900



13879016

Vol. 13879 Fol. 16

Appln No 12271

Prior Title Vol. 2045 Fol. 43



EDITION ISSUED

22 6 1979

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

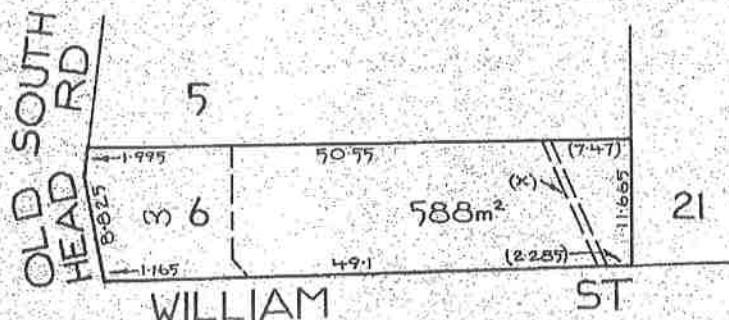
CANCELLED

See Auto Folio
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



(X) EASEMENT FOR DRAINAGE 0.915 WIDE D623899
 (Y) RESTRICTION ON USER VAR WIDTH-N363922

R139500 LB_{PT}

REDUCTION RATIO 1:500

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 6 in Deposited Plan 4346 in the Municipality of Waverley Parish of Alexandria County of Cumberland being part of 2.53 hectares granted to Andrew Murray on 7-2-1835.

FIRST SCHEDULE

NORMAN HARRY DAVIDSON of Bondi, Motor Mechanic and NOLA JOAN DAVIDSON his wife, as Joint Tenants.

SECOND SCHEDULE

- GRY
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
 - ED 2. D623899 Easement for drainage affecting the land shown so burdened in the plan hereon.
 - RT 3. N363922 Restriction on user (section 27E(6) Main Roads Act, 1924) affecting the land shown so burdened in the plan hereon.

✓

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

(Page 1) Vol. 13879 Fol. 16

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NOTICE OF DEATH

New South Wales

Section 101 Real Property Act 1900



(A) LAND

1/557245
6/4346

5445931P

(B) REGISTERED DEALING

If applicable:

(C) LODGED BY

LTO Box

Name, Address or DX and Telephone

48T

CITYLINK

Reference (15 character max):

PRM/MURSON

(D) DECEASED JOINT TENANT

NORMAN HARRY DAVIDSON

(E) SURVIVING JOINT TENANT

ND

NOLA JOAN DAVIDSON

(F) I, the surviving joint tenant, apply to be registered as proprietor of the interest of the deceased joint tenant in the land referred to above.

(G) STATUTORY DECLARATION

I solemnly and sincerely declare that the deceased joint tenant died on 6TH JUNE 1996 and is identical with the deceased named in the Death Certificate No. 18456/1996 accompanying this application.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900, and certify this application correct for the purposes of the Real Property Act 1900.

Made and subscribed at SYDNEY in the State of New South Wales on 15th December 1997 in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address & Qualification of Witness

Signature of Surviving Joint Tenant

Evidence sighted & returned (LTO use) DLR

Checked by (LTO use)

**Advance Legal Searchers
Pty Ltd** Phone: 02 9644 1679

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/557245

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|-----------|
| 6/8/2015 | 9:49 PM | 6 | 16/3/2015 |

LAND

LOT 1 IN DEPOSITED PLAN 557245
AT ROSE BAY
LOCAL GOVERNMENT AREA WAVERLEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP557245

FIRST SCHEDULE

STEPHEN D'ERESBY DAVIDSON (AD AH579520)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 BK 2008 NO 220 EASEMENT FOR DRAINAGE AFFECTING PART OF THE LAND
ABOVE DESCRIBED 0.915 SHOWN AS RIGHT OF DRAINAGE 3
FEET WIDE IN DP557245
- 3 AJ335890 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

EIS - Rose Bay

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

6/8/2015 9:52PM

FOLIO: 1/557245

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

Prior Title(s): VOL 12492 FOL 211

| Recorded | Number | Type of Instrument | C.T. Issue |
|-----------|----------|---|-----------------------------------|
| 28/3/1988 | | TITLE AUTOMATION PROJECT | LOT RECORDED FOLIO NOT CREATED |
| 5/8/1988 | | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED CT NOT ISSUED |
| 10/8/1989 | Y488801 | LEASE | EDITION 1 |
| 23/9/1991 | Z936805 | DISCHARGE OF MORTGAGE | EDITION 2 |
| 7/12/1998 | 5445931 | NOTICE OF DEATH ~ | EDITION 3 |
| 4/3/1999 | 5651201 | LEASE | EDITION 4 |
| 6/3/2013 | AH579520 | TRANSMISSION APPLICATION ~ (DEWISEE, BENEFICIARY, NEXT OF KIN) | EDITION 5 |
| 16/3/2015 | AJ335890 | MORTGAGE | EDITION 6 |

*** END OF SEARCH ***

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NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900

Vol. 12492 Fol. 211

Edition issued 22-7-1974



Appln. No.49348

12492 211

(Page 1) Vol.

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.

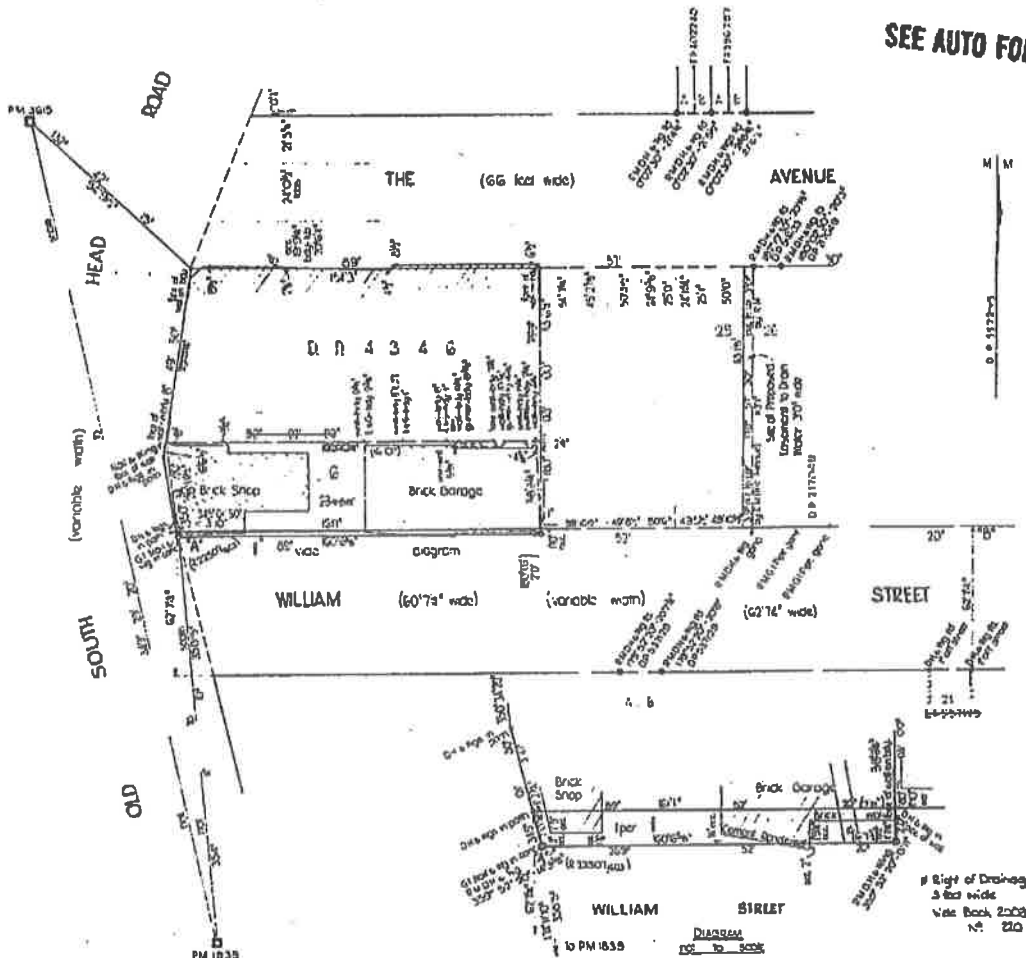
Lawson
Registrar General.



PLAN SHOWING LOCATION OF LAND

CANCELLED

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 557245 at Rose Bay in the Municipality of Waverley Parish of Alexandria and County of Cumberland being part of 2.023 hectares granted to James Chisholm on 26-11-1834.

FIRST SCHEDULE

NORMAN HARRY DAVIDSON, of Vacluse, Garage Proprietor and NOLA JOAN DAVIDSON, his wife, as Joint Tenants.

GRY

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement for Drainage created by Deed Book 2008 No.220 affecting the part of the land above described 0.915 shown as 'Right of Drainage 3 feet wide' in the plan hereon.

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

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: CP/SP55776

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|------------|
| 6/8/2015 | 9:49 PM | 1 | 24/10/1997 |

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 55776
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT ROSE BAY
LOCAL GOVERNMENT AREA WAVERLEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM SHEET 1 SP55776

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 55776
ADDRESS FOR SERVICE OF NOTICES:
1 THE AVENUE
ROSE BAY 2029

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 ATTENTION IS DIRECTED TO THE RESIDENTIAL SCHEMES MODEL BY-LAWS
CONTAINED IN THE STRATA SCHEMES MANAGEMENT REGULATION APPLICABLE
AT THE DATE OF REGISTRATION OF THE SCHEME
KEEPING OF ANIMALS-OPTION A HAS BEEN ADOPTED
- 3 D623899 EASEMENT FOR DRAINAGE APPURTENANT TO THE PART SHOWN
SO BENEFITED IN THE TITLE DIAGRAM AFFECTING LOT 6 IN
PLAN WITH D623899
- 4 BK 2008 NO 220 EASEMENT FOR DRAINAGE APPURTENANT TO THE PART SHOWN
SO BENEFITED IN THE TITLE DIAGRAM AFFECTING LOT 1 IN
DP557245

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 9)

STRATA PLAN 55776

| LOT | ENT | LOT | ENT | LOT | ENT | LOT | ENT |
|-----|-----|-----|-----|-----|-----|-----|-----|
| 1 | - 1 | 2 | - 1 | 3 | - 1 | 4 | - 1 |
| 5 | - 1 | 6 | - 1 | 7 | - 1 | 8 | - 1 |
| 9 | - 1 | | | | | | |

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES
NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED

END OF PAGE 1 - CONTINUED OVER

EIS - Rose Bay

PRINTED ON 6/8/2015

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◀ RECENT ACTIVITY

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Advance Legal Searchers
Pty Ltd Phone: 02 9644 1679

LPI On-Line

FOLIO: CP/SP55776

PAGE 2

NOTATIONS (CONTINUED)

CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS
RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE
IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND
COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

EIS - Rose Bay

PRINTED ON 6/8/2015

*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.

Advance Legal Searchers
Pty Ltd Phone: 02 9644 1679

Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPI/NSW Information Broker
LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

6/8/2015 9:53PM

FOLIO: CP/SP55776

First Title(s): OLD SYSTEM
Prior Title(s): 2/857668

| Recorded ----- | Number ----- | Type of Instrument ----- | C.T. Issue ----- |
|-------------------|-----------------|-----------------------------|----------------------------|
| 24/10/1997 | SP55776 | STRATA PLAN | FOLIO CREATED EDITION 1 |

*** END OF SEARCH ***

EIS - Rose Bay

PRINTED ON 6/8/2015

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

6/8/2015 9:53PM

FOLIO: 2/857668

First Title(s): OLD SYSTEM

Prior Title(s): 4-5/4346

| Recorded | Number | Type of Instrument | C.T. Issue |
|------------|----------|--------------------|----------------------------|
| 20/3/1996 | DP857668 | DEPOSITED PLAN | FOLIO CREATED EDITION 1 |
| 29/4/1997 | 3014596 | LEASE | EDITION 2 |
| 27/8/1997 | 3360912 | SURRENDER OF LEASE | EDITION 3 |
| 24/10/1997 | SP55776 | STRATA PLAN | FOLIO CANCELLED |

*** END OF SEARCH ***

EIS - Rose Bay

PRINTED ON 6/8/2015

*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.

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Information provided through Tri-Search an approved LPINSW Information Broker
LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

6/8/2015 9:53PM

FOLIO: 4/4346

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 11816 FOL 73

| Recorded ----- | Number ----- | Type of Instrument ----- | C.T. Issue ----- |
|-------------------|-----------------|-----------------------------|-----------------------------------|
| 21/8/1988 | | TITLE AUTOMATION PROJECT | LOT RECORDED FOLIO NOT CREATED |
| 4/11/1988 | | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED CT NOT ISSUED |
| 13/6/1990 | Y947552 | DISCHARGE OF MORTGAGE | EDITION 1 |
| 15/6/1994 | U351163 | LEASE | EDITION 2 |
| 19/3/1996 | DP857668 | DEPOSITED PLAN | FOLIO CANCELLED |

*** END OF SEARCH ***

EIS - Rose Bay

PRINTED ON 6/8/2015

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NEW SOUTH WALES

CIFICATE OF TITLE

AL PROPERTY ACT, 1900

Vo

Edition issued 18-4-1972

M637413

Appln. No.12271

Prior Titles Vol.4841 Fol.200

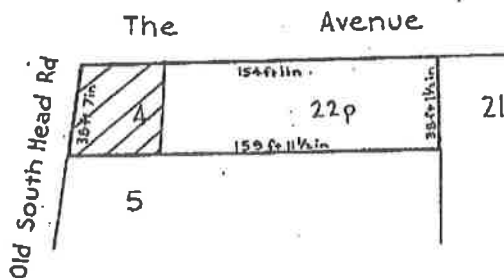


I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Lawson
Registrar General
NEW SOUTH WALES



PLAN SHOWING LOCATION OF LAND



Scale : 60 feet to one inch

M 637413 *LP*

S

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 4346 at Rose Bay in the Municipality of Waverley Parish of Alexandria and County of Cumberland being part of 6 acres 1 rood granted to Andrew Murray on 7-2-1835.

FIRST SCHEDULE

IMRE 500S of Rose Bay, Master Baker.

SECOND SCHEDULE

- GRY*
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
 2. Mortgage No.M514481 to Australia and New Zealand Banking Group Limited.
Entered 2-12-1971.
 3. Mortgage No.M637413 to Fair Finance Pty. Limited Entered 20-3-1972. Discharged N748380

Lawson
Registrar General

11816 73

(Page 1) Vol.

Advance Legal Searchers Pty Ltd

Phone: 02 9644 1679

Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker
LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

6/8/2015 9:54PM

FOLIO: 5/4346

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 9476 FOL 77

| Recorded | Number | Type of Instrument | C.T. Issue |
|------------|----------|-----------------------------|-----------------------------------|
| 21/8/1988 | | TITLE AUTOMATION PROJECT | LOT RECORDED FOLIO NOT CREATED |
| 15/11/1988 | | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED CT NOT ISSUED |
| 13/6/1990 | Y947552 | DISCHARGE OF MORTGAGE | EDITION 1 |
| 15/6/1994 | U351163 | LEASE | EDITION 2 |
| 19/3/1996 | DP857668 | DEPOSITED PLAN | FOLIO CANCELLED |

*** END OF SEARCH ***

EIS - Rose Bay

PRINTED ON 6/8/2015

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G.

NEW SOUTH WALES

For Grant and title reference
prior to first edition see
Deposited Plan.

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



09476077

Vol. **9476** Fol. **77**
1st Edition issued **15.7.1963**
J365215

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

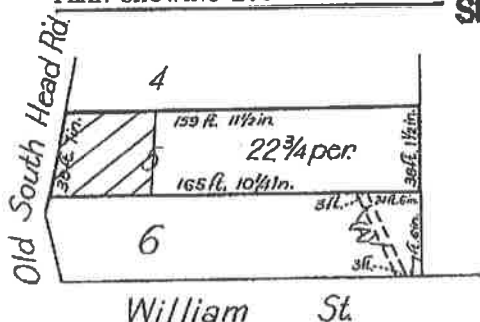
J. Davenport

CANCELLED
J. Watson
Registrar-General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



Scale: 60 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 5 Deposited Plan 4346 in the Municipality of Waverley Parish of Alexandria and County of Cumberland

J. Watson
Registrar General

FIRST SCHEDULE (continued overleaf)

IMRE SOOS, of Rose Bay, Master Baker.

J. Watson
Registrar General

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
2. Easement for Drainage created by Grant No. D623899 appurtenant to the land above described affecting the strip of land designated (A) as shown within Lot 6 in the plan hereon.
3. Mortgage No. H508176 to Douglas Asher Day, Company Director, and Stephen Keir, Company Manager, both of Waverley. Entered 17.6.1960. Discharged 23.5.89.

J. Watson
Registrar General

**Advance Legal Searchers
Pty Ltd** Phone: 02 9644 1679

Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/857668

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|-----------|
| 9/8/2015 | 5:38 PM | 7 | 16/8/2013 |

LAND

LOT 1 IN DEPOSITED PLAN 857668
AT ROSE BAY
LOCAL GOVERNMENT AREA WAVERLEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP857668

FIRST SCHEDULE

STEPHEN D'ERESBY DAVIDSON (T AG459456)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 D623899 EASEMENT FOR DRAINAGE APPURTENANT TO THE PART SHOWN
SO BENEFITED IN THE TITLE DIAGRAM AFFECTING LOT 6 IN
PLAN WITH D623899
- 3 BK 2008 NO 220 EASEMENT FOR DRAINAGE APPURTENANT TO THE PART SHOWN
SO BENEFITED IN THE TITLE DIAGRAM AFFECTING LOT 1 IN
DP557245
- 4 AH83154 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 5 AH949509 LEASE TO LOAF SHACK PTY LTD OF BAKERY, LOCK-UP SHOP
AND RESIDENCE KNOWN AS 443-445 OLD SOUTH HEAD ROAD,
ROSE BAY. EXPIRES: 28/2/2016. OPTION OF RENEWAL: 3
YEARS.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

EIS - Rose Bay

PRINTED ON 9/8/2015

*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.

Advance Legal Searchers Pty Ltd

Phone: 02 9644 1670

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Information provided through Tri-Search an approved LPINSW Information Broker
LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

9/8/2015 5:39PM

FOLIO: 1/857668

First Title(s): OLD SYSTEM

Prior Title(s): 4-5/4346

| Recorded | Number | Type of Instrument | C.T. Issue |
|------------|----------|--------------------------|----------------------------|
| 20/3/1996 | DP857668 | DEPOSITED PLAN | FOLIO CREATED EDITION 1 |
| 29/4/1997 | 3014596 | LEASE | EDITION 2 |
| 27/8/1997 | 3360912 | SURRENDER OF LEASE | |
| 27/8/1997 | 3360913 | LEASE | EDITION 3 |
| 2/9/1998 | 5239421 | TRANSMISSION APPLICATION | EDITION 4 |
| 25/11/2002 | 9158163 | DEPARTMENTAL DEALING | |
| 4/2/2003 | 9293394 | REQUEST | |
| 18/8/2011 | AG435619 | CAVEAT | |
| 29/8/2011 | AG459454 | WITHDRAWAL OF CAVEAT | |
| 29/8/2011 | AG459455 | LEASE | |
| 29/8/2011 | AG459456 | TRANSFER | EDITION 5 |
| 3/7/2012 | AH83154 | MORTGAGE | EDITION 6 |
| 16/8/2013 | AH949509 | LEASE | EDITION 7 |

*** END OF SEARCH ***

EIS - Rose Bay

PRINTED ON 9/8/2015

*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.

PLAN FORM 2

Plan Drawing only to appear in this space

OFFICE USE ONLY

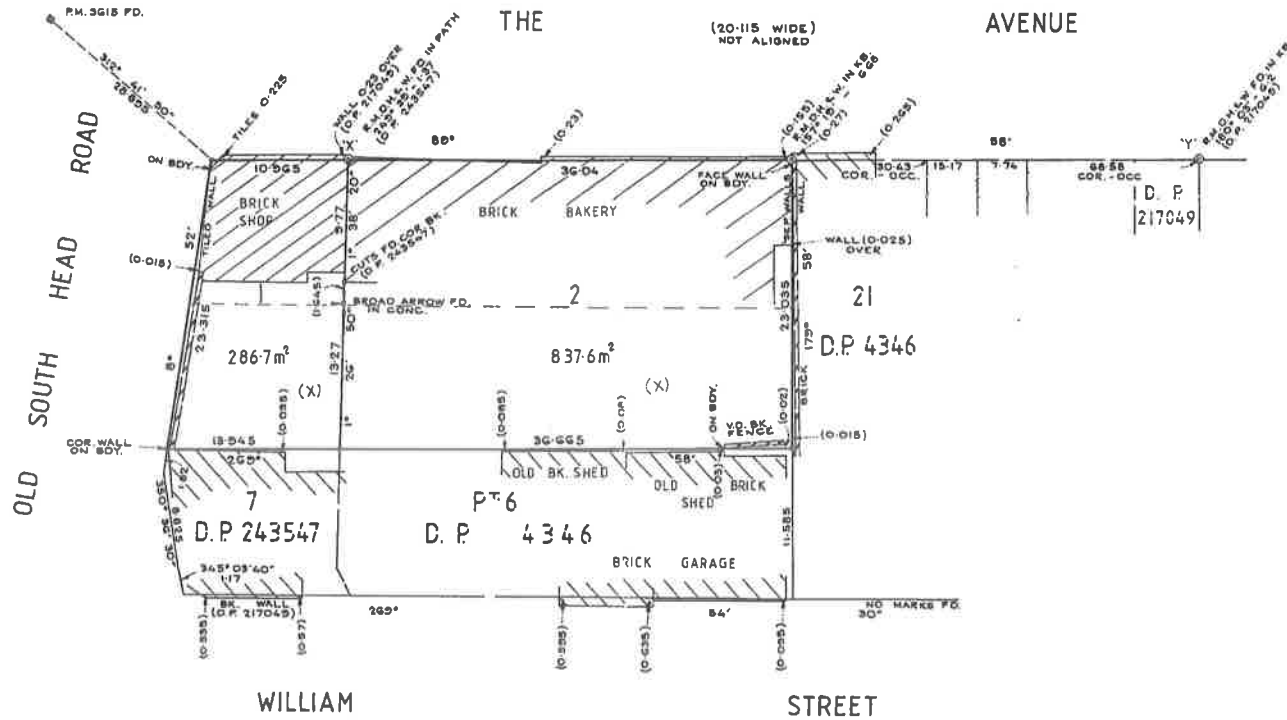
SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

Imre Joor

Stacy

Waverley

Waverley



Crown Lands Office Approval

PLAN APPROVED

Authorised Officer

Land District

Paper No.

Field Book

Council Clerk's Certificate

I hereby certify that -

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and

(b) the requirements of Part 3 Division 2 of the Water Board Act 1987 and the Water Supply Authorities Act 1987

have been complied with by the applicant in relation to the proposed Subdivision

(Insert "new-road", "subdivision" or "consolidation" as appropriate) set out herein

Subdivision No. 21-7-94

Date 27-7-94

(Signature) [Signature]

Council Clerk

Council File No. 3680/443/G

* This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the area of operations of the Metropolitan Water Sewerage and Drainage Board and the Shire of Bayswater

† Delete if inapplicable.

SURVEYOR'S REFERENCE 10-390

DP 857668

Registered: 19-3-1996

C.A. No. 3680/443/G OF 27-7-1994

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: WAVERLEY SH. 3

Last Plan: DP 4346 DP 243547

PLAN OF SUBDIVISION OF

PT LOT 4 & PT LOT 5 D.P. 4346

& LOTS 5 & 6 D.P. 243547

Lengths are in metres. Reduction Ratio 1:300

Mun./Shire: WAVERLEY

Locality: ROSE BAY

Parish: ALEXANDRIA

County: CUMBERLAND

This is sheet 1 of my plan in (Delete if inapplicable) sheets.

DENNY LINKER

or DENNY LINKER & CO. EDGECLIFF, 2002

a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made in accordance with the Survey Practice Regulations, 1933 and any special requirements of the Department of Lands, and was completed on 16/8/90

Signature [Signature]

Surveyor registered under Surveyors Act, 1929, as amended.

Datum Line of Asymptote X-Y

Insert Date of Survey

Plans used in preparation of survey/compilation.

D.P. 4346, D.P. 217049, D.P. 243547

PANEL FOR USE ONLY for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

OFFICE USE ONLY

| COUNCIL'S CERTIFICATE Waverley Council | | SURVEYOR'S CERTIFICATE | | PLAN OF SUBDIVISION OF LOT 2 D. P. 857668 | | STRATA PLAN 55776 | |
|---|--|---|--|---|--|---|--|
| <p>having satisfied itself that the requirements of the Strata Titles Act 1973 (other than the requirements for the registration of plans) have been complied with, approves of the proposed</p> <p>strata plan</p> <p>illustrated herein</p> <p>This approval is given on the condition that any</p> <p>shall be subject to the restriction on user referred to in section 39 of the Strata Titles Act 1973</p> <p>Date 3.1.97</p> <p>Subdivision No. 3680/443/a</p> <p>General Manager/Authorized Person</p> <p>*Complete or delete if inapplicable</p> | | <p>ROBERT WILLIAM BARKER</p> <p>DENNY LINKER & CO. DX 630 SYDNEY</p> <p>a surveyor registered under the Surveyors Act 1928, hereby certify that:</p> <p>(1) each applicable requirement of Schedule 1A to the Strata Titles Act 1973 has been met.</p> <p>(2) the building encroaches on a public place</p> <p>(b) the building encroaches on land (other than a public place) in respect of which encroachment an appropriate easement</p> <p>*has been created by registration</p> <p>(3) the survey information recorded in any accompanying location plan is accurate</p> <p>Signature R.W. Barker</p> <p>Date 18.5.96</p> <p>*Delete if inapplicable</p> <p>*State whether dealing or plan, and quote registered number</p> <p>This is sheet 1 of my Plan in 3 sheets.</p> | | <p>LG A WAVERLEY Locality : ROSE BAY</p> <p>Parish : ALEXANDRIA County : CUMBERLAND</p> <p>Reduction Ratio 1:250 Lengths are in metres</p> <p>Name of, and *address for service of notices on, the owners corporation</p> <p>*Address required on original strata plan only.</p> <p>THE OWNERS STRATA PLAN N° 55776 N°1 THE AVENUE ROSE BAY 2029</p> | | <p>Registered: 23-10-1997</p> <p>C.A. : No. 3680/443/a OF 3.7.1997</p> <p>Purpose : STRATA PLAN</p> <p>Ref. Map : WAVERLEY SH 3</p> <p>Last Plan : DP 4346, DP 857668</p> | |
| <p>Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants.</p> | | | | <p>THE AVENUE</p> <p>10.965 TO OLD SOUTH HEAD RD.</p> <p>(1) 9.77</p> <p>1</p> <p>(1-22) 13.27</p> <p>D. P. 857668</p> <p>(1-53)</p> <p>7</p> <p>D. P. 243547</p> <p>36.04</p> <p>N°1</p> <p>BRICK FLATS 4 LEVELS (X)</p> <p>COURTYARDS</p> <p>36.665</p> <p>Pt. 6</p> <p>D. P. 4346</p> <p>B - BALCONY</p> <p>(X) BENEFITED BY EASEMENT FOR DRAINAGE - D623899 & BK 2003 No.220 (DP 557245)</p> <p>21</p> <p>20.035</p> <p>(0-07)</p> <p>D. P. 4346</p> <p>(0-09)</p> <p>(0-35)</p> <p>94755 Plan Drawing only to appear in this space</p> | | | |
| <p>RESIDENTIAL MODEL BY-LAWS ADOPTED FOR THIS SCHEME</p> <p>GARBAGE DISPOSAL: OPTION KEEPING OF ANIMALS OPTION</p> <p>Table of mm 10 20 30 40 50 60 100 110 120 130 140 150 160</p> <p>SURVEYOR'S REFERENCE: 940328 SP M P D</p> | | | | | | | |

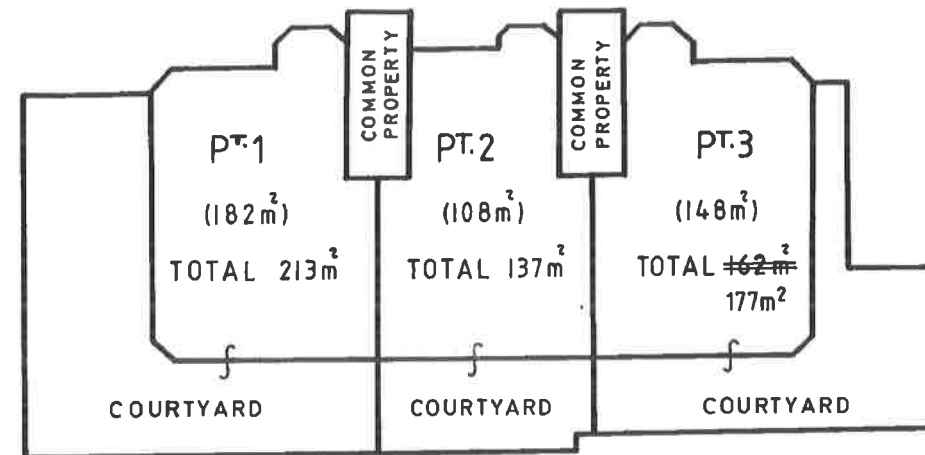
Req:R072206 /Doc:SP 0055776 P /Rev:28-Oct-1997 /Sts:OK.OK /Prt:06-Aug-2015 21:50 /Pgs:ALL /Seq:1 of 3
Ref:ALS /Src:T

STRATA PLAN 55776

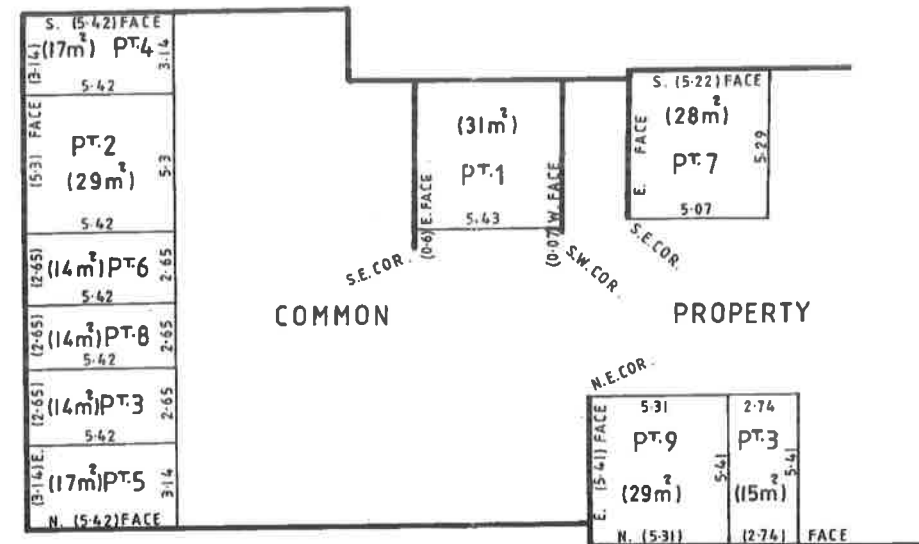
THE STRATUM OF THE COURTYARDS WHERE NOT COVERED IS LIMITED IN HEIGHT TO 2.5 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOORS.

SCHEDULE OF UNIT ENTITLEMENTS

| LOT N° | UNIT ENTITLEMENT |
|-----------|------------------|
| 1-9 INCL | 1 EACH |
| AGGREGATE | 9 |



LEVEL 1



BASEMENT CARPARK

Reduction Ratio 1:200

Lengths are in metres

R. W. Barber
Surveyor Registered under Surveyors Act 1929

Mr. G. M. M. M.
General Manager/Authorised Person

940328 SP

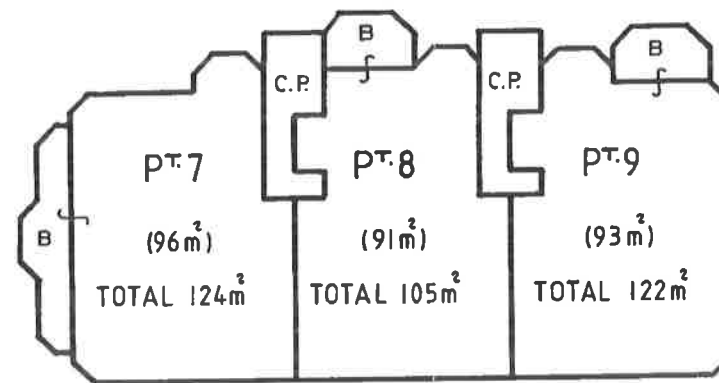
*OFFICE USE ONLY

PLAN AMENDED IN L.T.O. AT SURVEYOR'S REQUEST

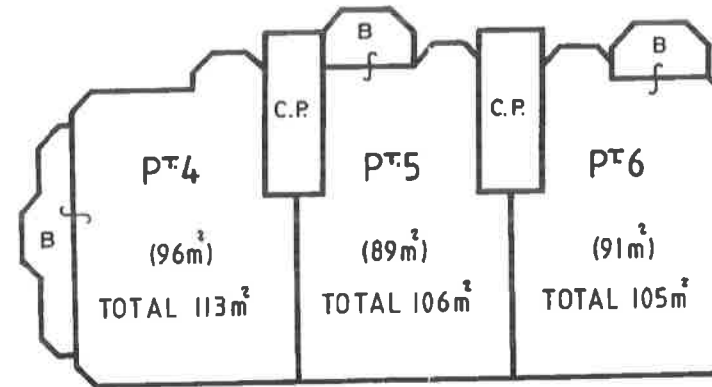
55776

STRATA PLAN 55776

NOTE: THE STRATUM OF LOTS 7, 8 & 9 EXTENDS TO THE UNDERSIDE OF CEILING OF THOSE LOTS & INCLUDES THE MEZZANINE.
THE STRATUM OF THE BALCONIES WHERE NOT COVERED IS RESTRICTED TO 2.5 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOORS.



LEVEL 3



LEVEL 2

B - BALCONY
C.P. - COMMON PROPERTY

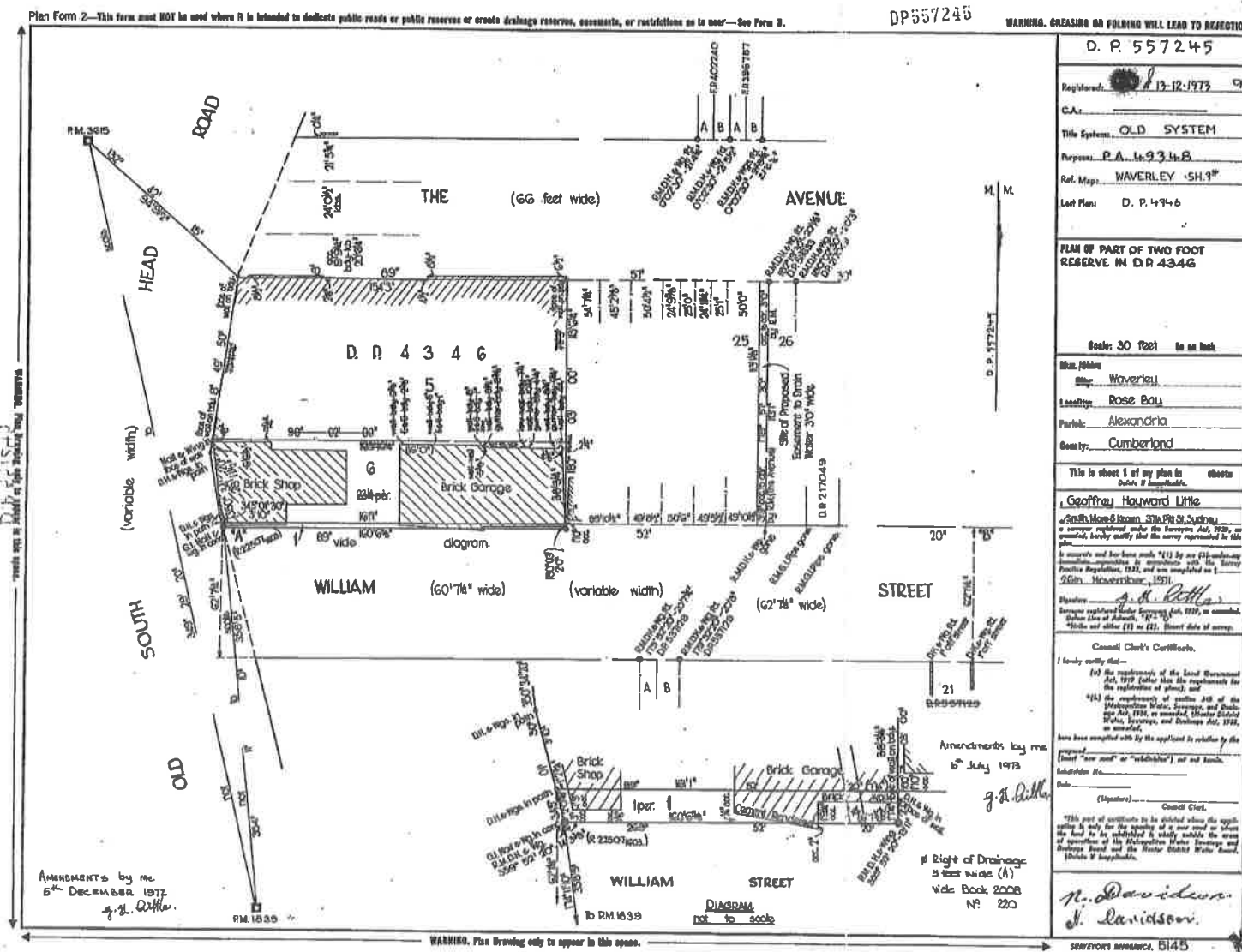
Reduction Ratio 1:200

Lengths are in metres

R. W. Barker
Surveyor Registered under Surveyors Act 1929

[Signature]
General Manager/Authorised Person

SURVEYOR'S REFERENCE 940328 SP



DP 4346

| FEET INCHES | METRES |
|-------------|--------|
| 1 | 0.305 |
| 2 | 0.61 |
| 3 | 0.91 |
| 4 | 1.22 |
| 5 | 1.52 |
| 6 | 1.83 |
| 7 | 2.13 |
| 8 | 2.44 |
| 9 | 2.74 |
| 10 | 3.05 |
| 11 | 3.35 |
| 12 | 3.66 |
| 13 | 3.96 |
| 14 | 4.27 |
| 15 | 4.57 |
| 16 | 4.88 |
| 17 | 5.18 |
| 18 | 5.49 |
| 19 | 5.79 |
| 20 | 6.10 |
| 21 | 6.40 |
| 22 | 6.71 |
| 23 | 7.01 |
| 24 | 7.32 |
| 25 | 7.62 |
| 26 | 7.93 |
| 27 | 8.23 |
| 28 | 8.54 |
| 29 | 8.84 |
| 30 | 9.14 |
| 31 | 9.45 |
| 32 | 9.75 |
| 33 | 10.06 |
| 34 | 10.36 |
| 35 | 10.67 |
| 36 | 10.97 |
| 37 | 11.28 |
| 38 | 11.58 |
| 39 | 11.88 |
| 40 | 12.19 |
| 41 | 12.49 |
| 42 | 12.80 |
| 43 | 13.10 |
| 44 | 13.41 |
| 45 | 13.71 |
| 46 | 14.02 |
| 47 | 14.32 |
| 48 | 14.63 |
| 49 | 14.93 |
| 50 | 15.24 |
| 51 | 15.54 |
| 52 | 15.85 |
| 53 | 16.15 |
| 54 | 16.46 |
| 55 | 16.76 |
| 56 | 17.07 |
| 57 | 17.37 |
| 58 | 17.68 |
| 59 | 17.98 |
| 60 | 18.29 |
| 61 | 18.59 |
| 62 | 18.89 |
| 63 | 19.20 |
| 64 | 19.50 |
| 65 | 19.81 |
| 66 | 20.11 |
| 67 | 20.42 |
| 68 | 20.72 |
| 69 | 21.03 |
| 70 | 21.33 |
| 71 | 21.64 |
| 72 | 21.94 |
| 73 | 22.25 |
| 74 | 22.55 |
| 75 | 22.86 |
| 76 | 23.16 |
| 77 | 23.46 |
| 78 | 23.77 |
| 79 | 24.07 |
| 80 | 24.38 |
| 81 | 24.68 |
| 82 | 24.99 |
| 83 | 25.29 |
| 84 | 25.60 |
| 85 | 25.90 |
| 86 | 26.21 |
| 87 | 26.51 |
| 88 | 26.82 |
| 89 | 27.12 |
| 90 | 27.43 |
| 91 | 27.73 |
| 92 | 28.04 |
| 93 | 28.34 |
| 94 | 28.65 |
| 95 | 28.95 |
| 96 | 29.26 |
| 97 | 29.56 |
| 98 | 29.87 |
| 99 | 30.17 |
| 100 | 30.48 |

| AC | RD | P | SD | M |
|----|----|-----|-------|---|
| 1 | 18 | | 555.5 | |
| 2 | 20 | 1/2 | 518.5 | |
| 3 | 20 | 3/4 | 524.4 | |
| 4 | 21 | | 531.1 | |
| 5 | 22 | | 556.4 | |
| 6 | 22 | 3/4 | 575.4 | |
| 7 | 23 | 1/4 | 568.1 | |
| 8 | 23 | 3/4 | 777.8 | |
| 9 | 21 | | 784.1 | |

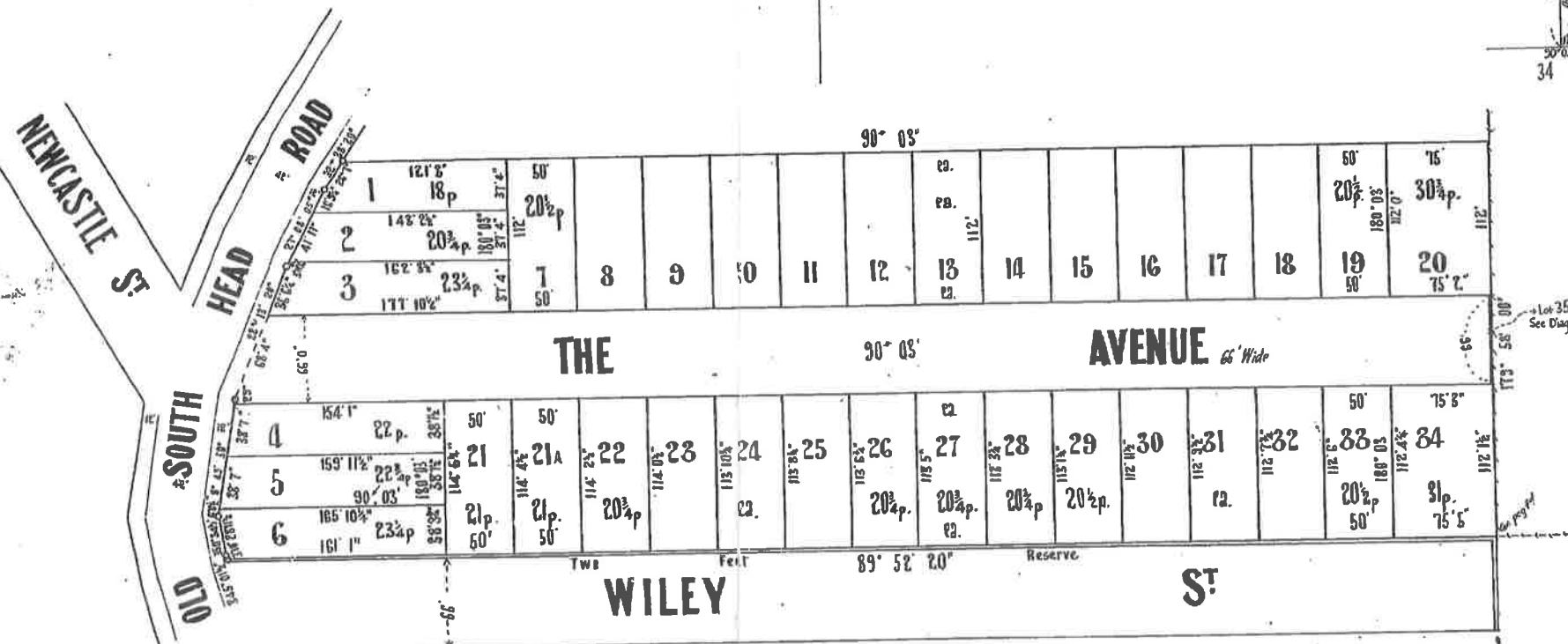
This is the Plan marked "A" referred to in the
declaration of P. R. Rygate Licensed Surveyor
made before me this 29th day of July 1904.

This is the Plan marked "A" referred to in the
declaration of P. R. Rygate Licensed Surveyor
made before me this 29th day of July 1904.

Philip W. Rygate
Licensed Surveyor

I, Bruce Richard Davies, Registrar General for New South Wales, certify
that this negative is a photograph made as a permanent record of a
document in my custody this 14th day of September, 1979

B. WAVERLEY
PLAN
— of Rose Park Subdivision —
Borough of Waverley
— PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND —
Scale 80 feet to one inch



Date of Survey July 1904.

Photodup
13.9.79

10 20 30 40 50 60 70 80 90 100 110 120 130 140
Scale of feet

WorkCover Information



KT
12 0 AUG 2015
WorkCover

Our Ref: D15/128381
Your Ref: Katrina Taylor

WorkCover NSW
92-100 Donnison Street, Gosford, NSW 2250
Locked Bag 2906, Lisarow, NSW 2252
T 02 4321 5000 F 02 4325 4145
Customer Service Centre 13 10 50
DX 731 Sydney workcover.nsw.gov.au

19 August 2015

Attention Katrina Taylor
Environmental Investigation Services
PO Box 976
NORTH RYDE BC NSW 1670

Dear Ms Taylor,

RE SITE: Lot 1, DP857668, 443-445 Old South Head Road, ROSE BAY

I refer to your site search request received by WorkCover NSW on 06 August 2015 requesting information on licences to keep dangerous goods for the above site.

Enclosed are copies of the documents that WorkCover NSW holds on Dangerous Goods Licence 35/007081 relating to the storage of dangerous goods at the above-mentioned premises, as listed on the Stored Chemical Information Database (SCID). If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely


Diana Hayes
Customer Service Officer - Operations
Dangerous Goods Notification Team

Liquid—Oil—Includes kerosene, mineral turpentine and white spirit (for cleaning), and compositions containing same.
Mineral Spirit—Includes petrol, benzene, benzolene, benzol and naphtha, and compositions containing same.

Dangerous Goods—

- Class 1.**—Acetone, amyl acetate, butyl acetate, carbon bisulphide; any combination of substances of an inflammable character suitable for use as an industrial solvent and having a true flashing point of less than 73 degrees Fahrenheit.
Class 2.—Nitro-cellulose (also known as "pyroxylin" and "collodion cotton") moistened with an alcohol, butyl alcohol (also known as "butanol"), methylated spirits, vegetable turpentine; and any liquid or solid containing methylated spirits, having a true flashing point of less than 150 degrees Fahrenheit.
Class 3.—Nitro-cellulose product.
Class 4.—Compressed or dissolved acetylene contained in a porous substance.

DIRECTIONS

1. Applications must be forwarded to the Chief Inspector of Inflammable Liquid, Explosives Department, 2nd Floor, 82 Pitt Street, Sydney (Box 48, G.P.O.), and must be accompanied by the prescribed fee, as set out hereunder:—

Registration of Premises (Fee £1 10s. 0d. p.a.)—For quantities not exceeding 300 gallons of mineral oil and 100 gallons of mineral spirit, if kept together; or 800 gallons of mineral oil and 100 gallons of mineral spirit, if kept in separate depots; or 500 gallons of mineral spirit, if kept in an underground tank depot; or 800 gallons of mineral oil and 500 gallons of mineral spirit, if mineral spirit is kept in an underground tank depot.

In addition to, or in lieu of the above, similar quantities of Dangerous Goods of Classes 1 and 2 may be kept under the like conditions; reading Dangerous Goods of Class 1 for the words Mineral Spirit and Dangerous Goods of Class 2 for the words Mineral Oil.

Store License, Div. A (Fee, £3 5s. 0d. p.a.)—For quantities in excess of those stated above, but not exceeding 4,000 gallons mineral oil and/or mineral spirit, and/or Dangerous Goods of Classes 1 and 2.

Store License, Div. B (Fees, See Regulation 7)—For quantities exceeding 4,000 gallons of mineral and/or mineral spirit, and/or dangerous goods of Classes 1 and 2, and/or dangerous goods of Class 3.

For the keeping of Dangerous Goods of Classes 3 and/or 4. (£7 10s. 0d. p.a.).

2. The certificate of inspection at foot hereof must be signed by an Inspector under the Inflammable Liquid Act, 1915 (as amended), or Police Officer, or other officer duly authorised in that behalf, and where the premises are situated outside the Metropolitan Area of Sydney, it is requested that such certificate be obtained prior to forwarding application.

1. Name in full of occupier

37-8421.

2. Occupation

3. Locality of the premises in which the depot or depots are situated

Mathew & Co. Retail

4. Nature of premises (Dwelling, Garage, Store, etc.)

5. Will mineral spirit be kept in a prescribed underground tank depot?

James Barker Pty Ltd
No. or Name *1645*
Street *Old South Head Road*
Town *Rose Bay*
Bakery
1/10

6. Particulars of construction of depots and maximum quantities of inflammable liquid and/or Dangerous Goods to be kept at any one time.

| Depot No. | Construction of Depots | | | Inflammable Liquid | | Dangerous Goods | | | |
|-----------|------------------------|-------------------------------|-------------|------------------------|---------------------|-----------------|-----------------|-------------|------------------|
| | Walls | Roof | Floor | Mineral Spirit Gallons | Mineral Oil Gallons | Class 1 Gallons | Class 2 Gallons | Class 3 lb. | Class 4 cub. ft. |
| 1 | <i>Underground</i> | <i>Yank.</i> | | <i>500</i> | <i>10</i> | | <i>3279</i> | | <i>4-3-65</i> |
| 2 | | | | | | | | | |
| 3 | | | | | | | | | |
| 4 | | <i>Chap</i> | <i>20</i> | | | | | | |
| 5 | | <i>Public Revenue Account</i> | | | | | | | |
| 6 | | <i>(Note) 5</i> | <i>3-65</i> | | | | | | |
| 7 | | | <i>7280</i> | | | | | | |
| 8 | | <i>Receipt No</i> | | | | | | | |
| 9 | | | | | | | | | |
| 10 | | | | | | | | | |

Signature of Applicant *J. Grever*

Date of Application *22 Feb. 1965*

Postal Address

CERTIFICATE OF INSPECTION

I, *Keith R. Worboys* being an Inspector under the Inflammable Liquid Act, 1915 (as amended), do hereby certify that the premises or store herein referred to and described is suitable with regard to its situation and construction for the safe keeping of inflammable liquid and/or dangerous goods in quantity and nature specified.

Place *Sydney*

Signature of Inspector *Mr Worboys*

Date *22-2-65*

[PLEASE TURN OVER]

William St.

GROCER Shop

BRICK WALL

Factory.

Office

WATER PUMP

13'0"

11'6"

BRICK WALL

Shop

The Avenue.

EXISTING pump

EXISTING tank

NEW 500 gal tank

DRIVEWAY

OLD South Head Road

Royal Sydney Golf Course.



Any exp to installation being in open area

Please Contact
Mr. Ross

| | | | |
|---|------------------|--------------|------------|
| TITLE SOOS BAKERY 445 OLD SOUTH HEAD RD ROSE BAY. | | | |
| SCALE | DATE 23.10.64 | DRAWN RM. | SKETCH No. |
| AMOCO AUSTRALIA PTY. LIMITED OPERATIONS • ENGINEERING DEPARTMENT | | | |